

Docket Item #4
BAR CASE #2004-0160

BAR Meeting
August 25, 2004

ISSUE: Awnings
APPLICANT: Shaw & Sullivan
LOCATION: 1221 Cameron Street
ZONE: CRMU-M/Mixed Use

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the awnings are anchored through the mortar joints rather than into the brick units.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of three awnings, one above each window on the Cameron Street front of the building. The proposed awnings are dome-type awnings in burgundy Sunbrella, a fire retardant canvas-like fabric. A sample of the proposed fabric will be made available to the Board at the hearing. The 18" high awnings will project 24" from the building face and will be at least 8' above the sidewalk. The awnings will extend 6" beyond the edge of the window on either side. The awning over the easternmost window will be 5' long. The two awnings over the paired windows to the west will each be 9' long. The awnings will not carry any signage.

II. HISTORY:

1221 Cameron Street is a one story brick commercial building constructed in 1955. On January 23, 2003, the Board approved the installation of three awnings at 1221 Cameron Street (BAR Case #2003-00321). These awnings, identical to those currently proposed but with a shed shape, were never installed and the approval has expired. On April 25, 2001, the Board approved two hanging signs at this location: one for Cameron Street Signs and the other for Shaw & Sullivan (BAR Case#2001-085 & 086). Both signs remain above the doorways on Cameron Street.

III. ANALYSIS

The awnings comply with zoning ordinance requirements.

Staff has no objection to the proposed awnings. They meet the recommendations contained in the *Design Guidelines* and add interest to the rather severe facade. In 2003, the Board approved similar awnings for this building. Staff does note the *Design Guidelines* call for awnings to be anchored through mortar joints rather than the masonry units (Awnings - Page 4).

IV. STAFF RECOMMENDATIONS:

Therefore, Staff recommends approval of the application with the condition that the awnings are anchored through the mortar joints rather than into the brick units.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 A construction permit is required for the proposed project.
- C-2 Awnings must comply with all applicable requirements of USBC. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. The bottom of the valance of canvas awnings must have a minimum clearance of 6'-9" above the sidewalk. Retractable awnings must be securely fastened to the building and can not extend closer than 12" in from the curb line (USBC 510.2).
- C-3 Fixed awnings must be designed and constructed to withstand wind or other lateral loads and live loads required by the USBC. Structural members must be protected to prevent deterioration (USBC 510.6).

Office of Historic Alexandria:

No Comment.