

Docket Item #2
BAR CASE #2005-00237

BAR Meeting
October 26, 2005

ISSUE: Awning
APPLICANT: Hillary Coombs & C. Caston Jarvis
LOCATION: 1020 Oronoco Street
ZONE: RB/Residential

****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 awning be of a canvas type fabric with fabric selection to be approved by Staff.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a retractable shed-type awning to provide shade for the backyard patio. Mounted on the rear wall above the existing glazed doorway, the awning will be 13' wide and extend out 10' from the wall. The awning is to be of a cream colored vinyl material with a blue striped valence. There will be limited views of the awning from North Henry Street and the public alley behind the property.

II. HISTORY:

The three story frame townhouse at 1020 Oronoco Street was constructed several years ago on what had been a vacant lot. The Board approved the plans for the house on August 9, 2000 (BAR Case#99-0228). Subsequently, the Board approved alterations to the previously approved plans (BAR Case #2002-0263, 10/23/2002).

III. ANALYSIS:

The proposed retractable awning complies with zoning ordinance regulations.

Staff is not opposed to the installation of an awning at this location. The proposed awning is located at the rear of the house and will be partially screened by the rear wing of the adjacent house and fencing. However, the material proposed for the awning does not comply with the *Design Guidelines*, which state that:

Awnings should be made of a canvas type fabric. Awnings made from plastic fabric are strongly discouraged. (Awnings - Page 3)

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the condition that the awning be of a canvas type fabric with fabric selection to be approved by Staff.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 Awnings must comply with all applicable requirements of USBC 3105 and 3202. Retractable 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. Retractable awnings must be securely fastened to the building and can not extend closer than 24 inches in from the curb line (USBC 3202.3).

Historic Alexandria:

“No comment.”