

Docket Item #2  
BAR CASE# 2006-0048

BAR Meeting  
March 22, 2006

**ISSUE:** Signage and alterations  
**APPLICANT:** Sophea Nuth  
**LOCATION:** 700 North Patrick Street  
**ZONE:** RB/Residential

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**\*\*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:

1. approval of one wall sign and one hanging sign as submitted; and,
2. approval of new wood doors to match those recently removed with the new doors to be installed within 2 months from the date of the approval.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the proposed installation of two signs and for the after-the-fact replacement of three doors at 700 North Patrick Street. The two story brick building located at the corner of North Patrick and Wythe Streets will have a hair salon and spa on the first floor and apartments on the second floor.

The proposed signs will be aluminum with a green background and white lettering reading, "Old Town Salon & Spa." There will be a small motif of crossed scissors and comb in gold in the upper left corner. The sign on the Wythe Street facade will be located between the first and second story windows closest to the front of the building. It will be 48" long by 24" high. The second sign will be a double sided hanging sign mounted on an angle at the southeast corner of the building, oriented to both Patrick and Wythe Streets. The sign will be 22" long by 12" high and will have clipped corners. The sign will hang from a scroll bracket. Both signs will be mounted with anchors and screws to the mortar.

Subsequent to submitting the application for the signs, the applicant replaced the three doors on the first story without seeking the approval of the Board or Staff. Staff requested that the applicant seek approval of these after-the-fact alterations in the pending application. Two doors are located on the Patrick Street front facade. One is located near the center of the Wythe Street side. All three of the existing doors were wood doors with a single light above two panels. These doors had been approved by the Board of Architectural Review (BAR) in 1992 (BAR Case #92-35PG, 10/28/1992). At a later date, black metal security doors were added to each of the doorways, apparently without Board approval. The applicant removed the BAR approved wood doors and the metal security doors, replacing them with new metal doors. The doors on Wythe Street and on the south end of the Patrick Street facade are similar in configuration to the former doors, with a single light above two panels. The door on the north end of the Patrick Street facade is a four panel door with fanlight above.

### **II. HISTORY:**

A building has been located on this corner since at least since 1921. Historic maps and building permits indicate that an earlier frame building was used as a store and, by 1939, a beauty salon. The existing brick faced building at 700 North Patrick Street was constructed in 1961 as a multi-use commercial and residential building (building permit #7479, 9/28/1961). The first story of the new building often held a barber shop and/or hair salon, a non-conforming use in the residential zone. In 1992, the Board approved a number of alterations as part of a post-fire renovation of the building (BAR Case #92-35PG, 10/28/1992). Among the alterations approved were: installing one-over-one wood windows and installing wood doors with two panels and single light above. Later, in 1996, the Board approved a sign for Marie's Hair Salon (BAR Case

#96-00076, 5/8/1996).

### **III. ANALYSIS:**

The proposed alteration complies with the zoning ordinance requirements. The applicant has applied for a Special Use Permit (SUP) to allow the operation of a beauty salon in the residential zone. The SUP was approved by the Planning Commission on March 9, 2006. City Council is scheduled to consider the SUP on March 18, 2006.

Staff recommends approval of the signs as submitted. The signs are modest in size and compatible in design with the building and surrounding district. The *Design Guidelines* state that generally only one sign per business is preferred. However, the Board has frequently approved more than one sign in cases where buildings are located on corners. Staff has no objection to the installation of two signs in this case. Staff notes that the application materials state that the signs will be anchored through the mortar, thus conforming the *Design Guidelines* requirement that the anchors not be through masonry units (Signs - page 4).

On the other hand, Staff does not believe the after-the-fact metal doors are appropriate. The *Design Guidelines* appear to provide some flexibility in the matter, stating a strong preference for wood doors, but allowing that:

Exterior flush or paneled metal doors may be appropriate in certain limited circumstances for 20<sup>th</sup> century retail, commercial and industrial buildings (Doors - pages 2 & 3).

However, in this case Staff believes the residential appearance of the building and its anchoring location on the corner of a predominantly historic residential block warrant the use of doors of good quality and traditional design and materials. Photographs of the original doors from the 1992 application appear to show *wood* doors. In 1992, as recorded in the hearing minutes, the Board specifically approved new wood doors and modified the proposed door design from multi-light to single light, clearly aiming to improve the appearance of the building. Staff believes it would be detrimental to the district and to the department's enforcement efforts to allow the after-the-fact metal doors to remain. Therefore, Staff recommends that the existing doors be replaced with wood doors with single light over two panels.

### **IV. STAFF RECOMMENDATION:**

Staff recommends:

1. approval of the one wall sign and one hanging sign as submitted; and,
2. approval of new wood doors to match those recently removed with the new doors to be installed within 2 months from the date of the approval.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement

C-1 A permit is required for the proposed project.

C-2 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.

### Historic Alexandria

“No comment.”