

Docket Item # 2
BAR CASE # 2006-0227

BAR Meeting
November 29, 2006

ISSUE: After-the-fact Awning
APPLICANT: C. Cameron Purpose & Shaun Shephard
LOCATION: 515 North Alfred Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends denial of the after-the-fact installation of the awning with the condition that the awning be removed within 15 days.

BOARD ACTION, OCTOBER 25, 2006: Deferred prior to the public hearing for lack of public notice.

STAFF RECOMMENDATION: Staff recommends denial of the after-the-fact installation of the awning with the condition that the awning be removed within 15 days.

****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.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the after-the-fact installation of a new awning over the front door of 515 North Alfred Street.

As installed, the awning is a bull nose awning with metal framing. The awning appears to be a canvas awning in a black color, with the street number, 515, prominently displayed on the drop. The awning has been installed above the front door and appears to meet the necessary clearance from the sidewalk.

II. HISTORY:

The two story frame house at 515 North Alfred Street is one of a row of 11 houses (509 through 529 North Alfred Street) which were constructed prior to 1902, the first year the area was included in Sanborn mapping, and may date to the last decade of the 19th century. Although one of the houses on the south end of the row (511 North Alfred Street) was no longer extant by 1907, the row represents one of the largest single developments of the Victorian period in the Parker-Gray District.

The Board approved an after-the-fact garden shed on June 22, 2005 (BAR Case #2005-0110).

III. ANALYSIS:

Canopy complies with zoning ordinance requirements.

According to the Design Guidelines, “awnings should be appropriate and sympathetic to the historical style of the building to which they are attached. Shed or sloped awnings are more appropriate than other awning forms in the historic district. Awnings should not overwhelm or obscure the architecture and decorative features of historic buildings. Rigid frame bull nose awnings are only appropriate for buildings dating from the late 20th-century. “

While staff could support an awning for this property, in staff’s opinion, the current bull nose awning is not appropriate or visually compatible, nor meets the Design Guidelines. As stated in the history section, this property was constructed in 1902. A compatibly scaled shed or sloped awning would be more appropriate for this property. The bull nose awning installed is also too large and overwhelms the façade of the building. The size of the street numbers is also a concern of staff.

Therefore, staff recommends denial of the after-the-fact installation of the awning at 515 North Alfred Street.

IV. STAFF RECOMMENDATION:

Staff recommends denial of the after-the-fact installation of the awning at 515 North Alfred Street with the condition that the awning be removed within 15 days.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required for this project.

C-2 Awnings must comply with all applicable requirements of the USBC 3105 and 3202. 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.

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 3105.2).

Historic Alexandria:

Awning does not look compatible with design of residence and adjacent homes and the street number is too large—it's visually distracting.