

Docket Item # 8
BAR CASE # 2006-0301

BAR Meeting
January 24, 2007

ISSUE: Alterations and signage
APPLICANT: Ricardo and Yvonne Wanzer
LOCATION: 728 North Patrick Street
ZONE: CSL/Commercial

STAFF RECOMMENDATION: Staff recommends deferral of the application for restudy.

****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 alterations and signage for the freestanding commercial building at 728 North Patrick Street.

Alterations

New bronze anodized windows will be installed in the existing openings on façade of the building. These windows are 52” x 87”.

An awning on a rigid metal frame is proposed to be installed above the existing front entry door fronting on North Patrick Street. The awning will be covered in Sunbrella fabric in a black color and will be approximately 40” in width, 46” in height and 36” in depth.

Carriage style lamp. The applicants are proposing the installation of a carriage style lantern at the front entry if the Board determines not to approve the proposed awning.

Signage

Window signs

Signs in white vinyl lettering are proposed to be installed in each of the two new windows, “Another Level Hair Studio and Barber Shop.” The “Another Level” lettering with logo will measure 9” high and 24” in length. The “Hair Studio and Barber Shop” lettering section will be 2” in height and 48” in length.

Hanging sign

A wood hanging sign is proposed to be installed above the front door awning facing North Patrick Street. The hanging sign will be transferred from the existing location of the barber shop at 526 North Patrick Street.

Wall sign

A wood wall mounted sign is proposed to be installed on the north side of the building facing Madison Street. No design, dimensions or colors have been provided for this sign.

A barber pole will be installed next to the window on the south side of the building.

II. HISTORY:

728 North Patrick Street is a one story freestanding vernacular modernist brick commercial building dating from the mid-20th century.

In 2001 the Board considered a curb cut for this property but deferred the application for restudy (BAR Case #2000-0300, 1/24/01). However, there was no subsequent follow-up to the curb cut application.

III. ANALYSIS:

The proposed alterations and signage comply with zoning ordinance requirements.

Staff is gratified to see the active re-use of this building which has been vacant for a number of years and staff is generally supportive of the overall direction proposed for the exterior changes to the building.

However, staff has a number of concerns regarding the details of the proposed alterations and signs. First, staff is not supportive of the installation of bronze anodized finished windows. The *Design Guidelines* recommend the use of plain glass windows. Second, with respect to the signs proposed, staff believes that the number of signs proposed is excessive. While the *Design Guidelines* generally recommend that only one sign per business is appropriate, staff is supportive of two signs on a business at a corner location such as this one. However, in this instance four signs (three on the front and one on the side) are proposed and staff believes that the number of signs should be reduced. Staff is also concerned that no design has been presented for the Madison Street sign. Staff is supportive of the proposed awning but has concerns about the installation of a carriage style lamp at this location. This style of lamp is generally not appropriate for mid-20th century vernacular modernist style buildings. For these reasons, staff recommends deferral of the application for restudy for a proposal which more closely meets the Board's *Design Guidelines*.

IV. STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Alterations to the existing structure must comply with the current edition of Uniform Statewide Building Code (USBC).
- 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.
- C-3 A Building Permit is required for this project.

Historic Alexandria:

No comments received.