

Docket Item #9
BAR CASE #2008-0074

BAR Meeting
May 28, 2008

ISSUE: Signs and Alterations
APPLICANT: Sam Safaeian
LOCATION: 224 North Henry Street
ZONE: CD/Commercial

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the existing hanging sign and bracket be removed;
2. That the refaced sign board on the southern elevation of the building facing the drive aisle/parking not be illuminated; and
3. That the new windows and doors be free of muntins and more commercial in style.

****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 map here.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to install two wall signs, two windows and a door at 224 North Henry Street. The new business, Ideal Design & Construction, is an expansion of the existing Ideal Tile business and will go into the vacant store front to the south.

Signs

Two flat wall signs will be installed – one fronting North Henry Street and the other fronting the parking/drive aisle on the south side of the property on an existing sign board. The North Henry Street sign will measure 2' 6" by 9' and will be anchored to the wall with expansion bolts through the mortar joints. The south facing sign will be installed on the existing sign board, which measures approximately 2' by 9'. Both signs will have a white background with black lettering, IDEAL DESIGN & CONSTRUCTION, and the business logo, IDC, in a beige box with brown text.

The applicant also proposes to reface the existing IDEAL TILE hanging sign to add the name of the new business. The size of the sign, 3' by 2'6", will not change. Staff has not yet received the new design of the sign.

Windows/Doors

The applicant intends to install two windows in the existing bricked up openings on either side of the door facing North Henry Street where the new business will go. The sill on the southernmost window will be lowered to match the other window and to reflect its previous size. The windows will measure approximately 5'6" by 7'10". The existing door and transom will also be replaced. The double insulated windows and door will be manufactured by Pella and will have a red brick colored aluminum clad exterior with a "prairie style" muntin pattern.

II. HISTORY:

The one story concrete and brick structure at 224 North Henry Street was constructed in the late 1950s or early 1960s as part of a sprawling one story brick complex fronting on both North Henry and Queen Streets. The Board approved the existing signage and lighting for Ideal Tile on August 25, 2004 (BAR Case #2004-0163).

III. ANALYSIS:

The proposed signs and alteration comply with the zoning ordinance requirements. The building frontage for both storefronts along North Henry Street is 60' and therefore the total sign area permitted is 60 square feet. The existing signage for IDEAL TILE (the wall sign and the hanging sign) measures 37.5' square feet; therefore, only 22.5' of available signage remains.

The *Design Guidelines* state that, "generally, only one sign per business is appropriate." (Signs - Page 3). Although Staff recommended only one IDEAL TILE sign in 2004, the Board approved the two existing signs. Staff would have no objection to the installation of a second wall sign for the new business, IDEAL DESIGN & CONSTRUCTION. Further, Staff believes that three signs along this street frontage is excessive and recommends that the existing hanging sign and bracket be removed.

Staff does not object to a refacing of the sign board on the southern elevation of the building facing the drive aisle/parking. The Henry Street façade is somewhat difficult to see due to fast-moving, one-way traffic and the sign on the south elevation will provide additional visibility from Cameron Street. However, because the sign now faces a residential development that sign should under no circumstances be illuminated.

Staff supports utilization of this now vacant portion of the building and improvements to the facade. However, Staff does not believe that the residential “prairie” style of the proposed new windows and door is appropriate. Instead, staff recommends that the applicant select a more commercial style window and door free of any muntins.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That the existing hanging sign and bracket be removed;
2. That the refaced sign board on the southern elevation of the building facing the drive aisle/parking not be illuminated; and
3. That the new windows and doors be free of muntins and more commercial in style.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The applicant shall obtain a sign permit for the proposed sign and/ or wall lettering.
- C-1 Wall letters / signs must comply with USBC [H103-H111] Please indicate the method to be used for anchoring the letters to the wall.
- 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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comments received.

VI. IMAGES:



Figure 1. Front elevation, 224 N. Henry Street.



Figure 2. South elevation, 224 N. Henry Street.

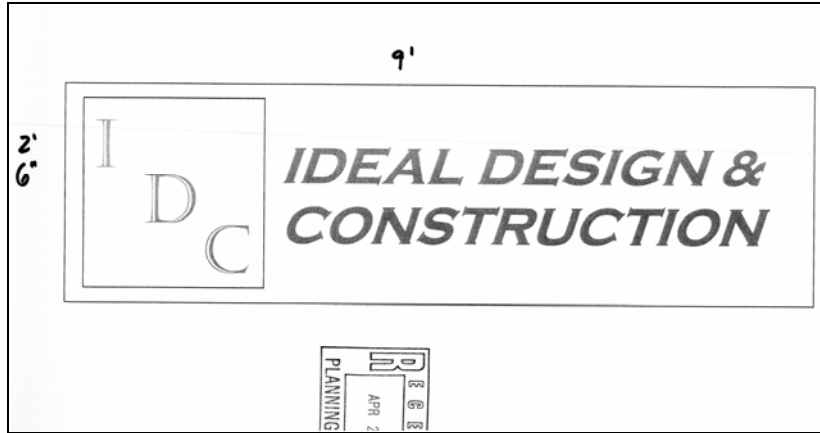


Figure 3. Proposed sign.

Serie 850

Método de instalación

- Marco completo
- Instalación en abertura sin marco — disponible en las ventanas de doble abertura fabricadas a la medida de la Serie 850 Renovation*

Tamaños

- Estándar
- En incrementos de 1/4 de pulgada a la medida.

Vidrio aislante

- De baja emisión con argón† — cumple o excede las pautas ENERGY STAR® y ayuda a proteger los muebles y la alfombra del daño que causa el sol.
- Vidrio HurricaneShield® resistente a impactos — fabricado con vidrio laminado para ayudar a mantener intacto su hogar.
- Oscuro — escarchado para aumentar la privacidad.
- Templado — añade seguridad; no se parte en pedacitos cortantes.

Acabado interior (Puertas para patio están disponibles pre-acabadas en seis diferentes opciones de finos o pinturas blancas. Consulte las páginas 16a - 15a.)

Color de acabado exterior EnduraClad® de bajo mantenimiento*

White	Dark	Brown	Poplar White	Putty
Northford Green	Silk Red	Black	Hemlock	Morning Sky Gray

Tipos de rejillas (consulte el recuadro lateral derecho para las descripciones)

Permanentes

- Luz dividida simulada de 3/8" madera/ventilada con espaciador
- Luz dividida simulada de 1-1/4" madera/ventilada con espaciador

Desmontables

- ◆ Madera 3/4" desmontable
- ◆ Madera 1-1/4" desmontable

Patrón de rejillas

- Tradicional
- Estilo pasera de 9 vidrios
- 1/4 superior
- A la medida (con divisiones iguales)

Acabado de aditamentos

Chargala	Blanco	Latón brillante	Níquel satinado	Acabado escarchado
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Una variedad de tipos de rejillas para complementar su hogar.

▲ Rejillas entre los vidrios
 Rejillas de aluminio permanentemente instaladas entre dos paneles de vidrio de modo que estén protegidas del polvo, proporcionan una superficie lisa de vidrio que es fácil de limpiar.

■ Luz dividida simulada
 Las rejillas de madera en el interior/EnduraClad en el exterior permanentemente adheridas al interior y exterior del vidrio añaden atractivo adicional desde el exterior.

● Luz dividida simulada con espaciador
 Las rejillas de madera en el interior/EnduraClad en el exterior permanentemente adheridas al interior y exterior del vidrio. Un espaciador antideformante entre los paneles crea la apariencia de paneles individuales de vidrio.

◆ Madera desmontable
 Las herméticas rejillas de madera bi-faciales pueden desmontarse para facilitar la limpieza del vidrio.

NZTA. Los colores pueden variar según el producto. Consulte los folletos para información específica sobre el producto y la disponibilidad.
 * El costo adicional de baja emisión para gas argón no contiene gas argón.
 † Para consultar en el momento de la compra con otro proveedor de aluminio, haga la pregunta adicional del acabado EnduraClad suavizado de PVC.
 ‡ El primer artículo en un artículo que que involucra su patio, por lo tanto, no se cobra.

Figure 4. Specifications for proposed window.

Puertas estilo francés con bisagras para patio de Pella®
Estilo perdurable y óptimo funcionamiento.

- **Los exteriores EnduraClad® de bajo mantenimiento no necesitan pintarse.** Los marcos de madera fuertes y duraderos protegidos por nuestros resistentes exteriores EnduraClad que resisten la decoloración, la pulverización de la pintura y la corrosión.
- **El interior blanco pre-acabado en fábrica ahorra el tiempo y los costos del acabado.** La pintura ha sido ya aplicada con un acabado duradero de fábrica que se verá hermoso durante muchos años. Están también disponibles las puertas para patio con aplicación de pintura Sene, listas para pintar.
- **Seguridad adicional.** La estructura de tres puntas asegura la parte superior, media e inferior de la puerta.
- **Obtenga un ajuste exacto.** Las ventanillas de la Serie 850 se hacen a la medida en incrementos de 1/4 de pulgada. Los tamaños estándar están disponibles en las Series 250, 450 y 850.
- **Listas para una instalación rápida y fácil.** Ensambladas en fábrica y pre-colgadas.
- **Auténtica apariencia estilo francés.** El anchoriel inferior añade tradicional belleza.
- **Diseño a prueba de intemperie.** Los burletes de doble extrusión y la soleira en pendiente patentada mantienen el aire y el agua del lado de afuera.
- **Umbral con aislamiento en roble.** Proporciona calidez adicional, durabilidad y la belleza de la madera.
- **Funcionamiento suave.** Las bisagras son resistentes al óxido y la corrosión.
- **Puerta de malla coordinada.** Disponible para combinar con el color exterior EnduraClad tanto para las puertas de una como de dos bisagras en puertas.

Patrón de rejillas



Opciones de puertas para patio



Serie 850 Puerta estilo francés para patio con bisagras, doble con giro y panel adentro



NOTA: Consulte los datos para información específica y disponibilidad del producto.
* La garantía EnduraClad® para exteriores ofrece protección superior de la madera con una garantía de 15 años. Consulte la garantía escrita para obtener todos los detalles.
* El tamaño estándar es un acabado más que disponible en colores propios y otros con el color.

Figure 5. Specifications for proposed door.