

Docket Item # 4
BAR CASE # 2009-0232

BAR Meeting
October 28, 2009

ISSUE: Awning, Signage and Alterations
APPLICANT: Café Nicole at Parker Gray (Nicole Burlimann, Applicant)
LOCATION: 1125 Queen Street
ZONE: CL / Commercial Low Zone

STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness with the condition that the final manufacturer's cut sheet for the new metal, single, entry door will be reviewed and approved by BAR Staff prior to purchase and installation.

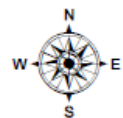
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0232

10/28/2009



I. ISSUE:

The applicant is requesting a Certificate of Appropriateness for the following:

1. To remove the existing plywood “sign board” above the storefront windows, and repair and replace the existing brickwork as needed;
2. To install two, separate business identifier signs on the subject building located at 1125 Queen Street; and,
3. To remove the existing metal, six panel entry door and replace it with a new metal single-light commercial entry door.

The applicant proposes a new, three foot (3') high by 2-1/2 feet wide by twenty feet (20') long awning to be installed above the existing windows on the building's south (front) elevation. The awning will be fabricated of an aluminum square welded frame, wrapped with blue, Sunbrella fabric. The awning's frame supports will be affixed to the brick façade through the wall surface's mortar joints with sixteen (16), ½ inch by four inch (4") lag and shield bolts. The proposed color scheme for the oval, two foot (2') by four foot (4') sign to be located in the center of the awning is a white background with red and blue lettering identifying the restaurant name “Café Nicole Restaurant.”

A new, flat sign is proposed to be mounted on the west side elevation of the building. The proposed two foot (2') by four foot (4') oval-shaped sign will be fabricated of MDO Plywood with applied surface graphics. The proposed color scheme for the sign is consistent with the awning sign with a white background and blue and red graphics which identify the restaurant name “Café Nicole Restaurant.”

The applicant proposes to mount the sign toward the southern edge of the storefront's west (side) elevation.

There is no lighting proposed for either sign.

II. HISTORY:

The subject building was built c.1960. This two-bay storefront has been occupied by Sargent's Restaurant for over 35 years.

Staff administratively approved the re-installation of storefront windows on 3/25/2009 (BAR# 2009-00056) based on physical evidence of windows.

III. ANALYSIS:

The proposed application complies with zoning ordinance requirements.

Per the application, the existing building width facing Queen Street measures approximately 30 feet, and the secondary, North Fayette Street elevation's width measures 70 feet. Both the proposed awning sign and the proposed wall sign measure 8.25 sq. ft. each. The total proposed

square footage of signage is 16.25 square feet, considerably below the 30 sq. ft. and 70 sq. ft. maximum limitations under the zoning ordinance.

Since the original submission, the applicant has worked with staff to modify the design of the sign and awning to reduce the amount of text on the sign and provide a proposal that is more in-keeping with the Board's practices. To this end, the original submission for a white and blue striped awning was altered to the current design for a solid blue awning. Additionally, the applicant's logo was originally presented with the additional wording "at Parker Gray." Staff recommended that these words be deleted from the logo as the Board has a general policy not to include historic district or City names in the signage.

Additionally, to return the storefront to its original appearance, the applicant is requesting to remove the existing wood sign board that currently hangs above the front windows. Based on discussions with the building owner, Sarge, it is believed that there is a brick pediment behind the wood sign board, which the applicant proposes to repair and re-point as needed.

Finally, the applicant desires in the near future to install a new, more business friendly door to replace the six panel metal door currently on the building. This proposed door will be a single-light, metal framed commercial entry door. Since the manufacturer and details of the door are not yet established, Staff recommends that the Board approve the design of the door in-concept with the final details and specifications to be reviewed and approved by BAR Staff prior to purchase and installation.

With the above modifications to the proposal, Staff believes there will be no adverse impact to the historic resource or the surrounding district. With the recommended conditions, the proposal meets the *Standards for a Certificate of Appropriateness* and complies with the *Design Guidelines* for the historic district.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application for Certificate of Appropriateness with the condition that the final manufacturer's cut sheet for the new metal, single, entry door will be reviewed and approved by BAR Staff prior to purchase and installation.

V. CITY DEPARTMENT COMMENTS:

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

Code Administration:

F-1 The applicant shall obtain a sign permit for the proposed sign and/ or wall lettering.

C-1 Awnings must comply with all applicable requirements of USBC 3105.3 and 3202.3.1 Retractable and fixed awnings must have a minimum 7 foot clearance form 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 3202.3.1).

C-2 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 3105.3).

C-3 Wall letters / signs must comply with USBC [H103-H111] Please indicate the method to be used for anchoring the letters/ sign to the wall.

Historic Alexandria:

VI. IMAGES:



Figure 1. Existing Front (Queen Street) Elevation



Figure 2. Existing Side (North Fayette Street) Elevation



Figure 3. Proposal

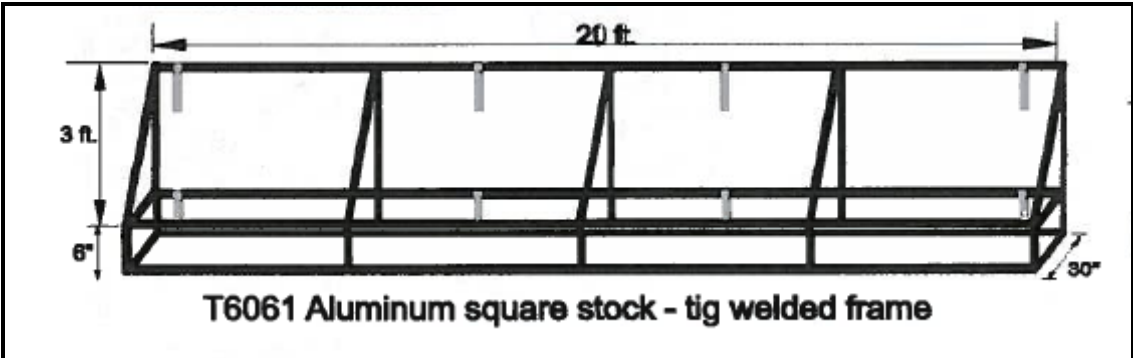


Figure 4. Awning Frame Detail

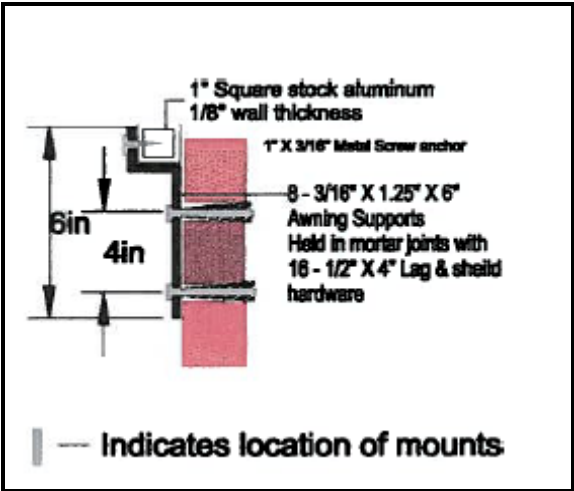


Figure 5. Awning Wall Mounting Detail