

**Carlyle/Eisenhower East Design Review Board  
November 13, 2007**

**REQUEST:** Approval of awnings that project more than 4 feet

**LOCATION:** 415 John Carlyle Street (Block G)

**APPLICANT:** HSBC Bank, by Marty Buckingham of Washington Canopies

**STAFF:** Thomas Canfield, City Architect, Planning & Zoning  
Katy Parker, Urban Planner, Planning & Zoning

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**BOARD ACTION – NOVEMBER 13, 2007:** On a motion by Mr. Quill, seconded by Mr. Lewis, the Carlyle Design Review Board voted to approve the applicant’s request for awnings. The motion carried on a vote of 3-0. Mr. McKinney was absent.

Reason: The Design Review Board agreed with the staff analysis.

Speakers:

Thomas Andrews, representing the property owner, discussed the other retail tenant spaces in the building.

Marty Buckingham, representing the applicant, discussed the proposal and possible alternatives to the encroachment.

**I. REQUEST**

HSBC Bank has requested DRB approval of the proposed awnings at the new bank location at 415 John Carlyle Street.

**II. PROJECT FACTS AND FIGURES**

*Project Location:*

HSBC Bank is located in the first floor of the recently constructed office and retail building in Block G. The tenant space is located in the northeast corner of the building on John Carlyle Street, a portion of which fronts John Carlyle Square. The tenant space includes 43.5 feet along the eastern façade and 46 feet along the curved portion of the building.

*Project Details:*

HSBC Bank received DRB approval for three wall signs at the March 14, 2007 DRB meeting. Since then these signs have been permitted and installed. The bank is now proposing to recover the

existing blue awnings on the eastern portion of the tenant space with black fabric. Additionally, the bank is requesting DRB approval to extend the existing awning on the eastern portion and add new awnings to the curved portion of the space where there are currently none. The awnings will project 6 feet and will be designed to match the curve of the building. Since the awnings will project more than 4 feet, DRB approval is required. Three 5 sf signs showing the HSBC name and logo will also be added to lowest part of the awnings that hang from the frame, bringing the total signage for this space to 87.75 sf.

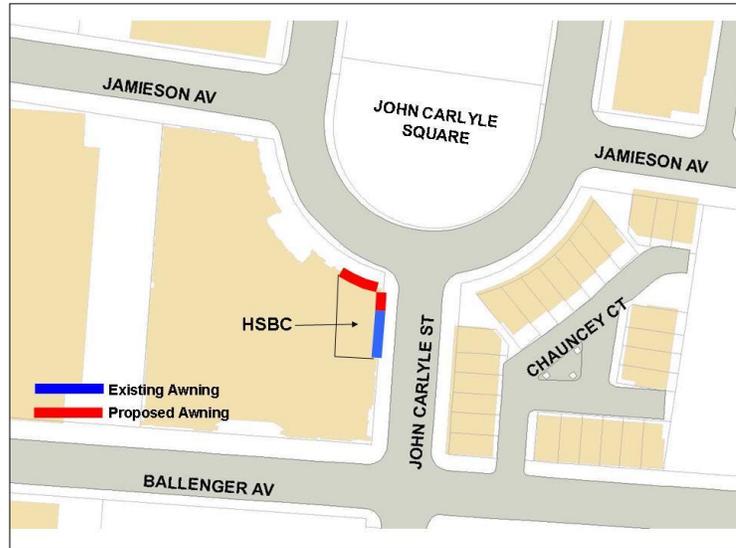


Figure 1: Location of Existing and Proposed Awnings

### III. COMPLIANCE TABLES

Zoning Requirement	Allowed	Proposed	Complies?
Amount of Signage	1 sq.ft. per linear foot = 89.5 sf	72.75 sf (already approved) 15 sf (on awnings) 87.75 sf Total	Yes
Projection	No more than 4 feet over the property line.	The awning on the curved portion does not project over the property line.  The extended awning on the east façade projects 5 feet over the property line.	Yes  No*
Illumination	Signs facing or in close proximity to residential uses may not be illuminated between 10:30pm and 6:30am	No illumination proposed with awnings.	n/a
Window Coverage	Total area of window signs may not exceed 20% of the area of the window	No window signs proposed with this application.	n/a
*Condition #1 recommends that the eastern awning shall not be approved.			

Design Guideline	Allowed	Proposed	Complies?
Number of Retail Signs	One, but additional signs may be permitted with	3 wall signs (already approved)	Yes*

	DRB approval	3 awning signs	
Size of Sign	Signs exceeding 16 sf must be approved by the DRB	Awning signs are 5 sf each.	n/a
Projecting Signs	One per business May not be illuminated Must be 8 feet above a sidewalk Should be located near primary entrance or door	No projecting signs proposed.	n/a
Awnings	Awnings that project more than 4 feet from the building must be approved by the DRB	The awnings project 6 feet from the building	Yes*
* If approved by the DRB			

**IV. STAFF ANALYSIS**

The design for the entire building was approved at the November 5, 2003 DRB meeting. At that meeting, the issue of whether awnings should be included on the curved portion of the building was discussed. The Board did not express a strong feeling for having or not having the awnings on this façade. The primary concern was making sure each retailer had the opportunity to individualize their space through different signage and making sure the building design accommodated locations for these signs.

Staff has reviewed the proposal for the additional awnings and feels it is generally appropriate for this location. The addition of the awnings on the curved portion of the building unifies the entire bank space and differentiates the use from other spaces in the building. However, the awnings on the east façade will project more than 4 feet over the property line and since awnings were not originally approved in this location, an encroachment approved the City Council would be required. Since the building wall steps back at this corner location and there are no doors at this spot, extending the awnings at the corner may not be necessary and staff is recommending that they are not installed.

**V. STAFF RECOMMENDATION**

Staff recommends that the Board **approve** the proposed awnings for this building as depicted by the applicant, subject to the following conditions:

1. The proposed extension of the existing awning on the east side of the building shall not be added. Should it be determined that the awnings are appropriate in this location, the awnings shall not project more than 4 feet over the property line or an encroachment must be approved by the City Council.