

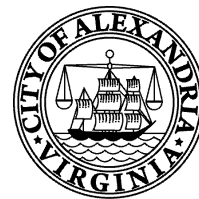
BAR Review Levels

These levels of review are applicable in most cases. Please note that during the administrative review process, Staff may determine that a project requires Board review. Contact Staff at 703.746.3833 to confirm which level of review is required for your project. Also, contact Code Administration at 703.746.4200 to confirm building permit requirements.

NO BAR REVIEW	ADMINISTRATIVE (STAFF) REVIEW	BOARD REVIEW
Installation of new awnings or canopies that are retractable, located on non-street-facing elevations	Changing material or signage text of existing awnings or canopies on street-facing elevations	Installation of new awnings or canopies on street-facing elevations
Replacement in-kind of awnings or canopies that comply with the design guidelines, located on any elevation	Installation of new awnings or canopies that are non-retractable, located on non-street-facing elevations	Changing design or size of existing awnings or canopies
Complete removal of fabric awnings or canopies	Partial removal of awnings or canopies	
	Complete removal of non-fabric awnings or canopies	

Introduction

Awnings and canopies are roof projections made of fabric or solid material, typically suspended or cantilevered from a building’s wall, entrance, or windows. They provide protection from the elements and serve as a decorative feature. Awnings have been used on commercial buildings in the historic district since the 19th Century. They were historically retractable sloped or shed type, usually with valances. Awnings became common on residential properties in the 20th Century, offering shade before air conditioning became widespread. Awnings on residential buildings were also generally of the shed type and retractable for the same reason. As the functional need for awnings has changed, their general configuration has changed as well. Today, most awnings on commercial buildings are constructed on fixed or rigid frames, used to attract attention to a business. Awnings should be sympathetic to, and not detract from, the architecture of buildings.



Guidelines

- o Awnings and canopies should be designed in styles and materials that are appropriate and sympathetic to the age and architectural style of the building.
- o On Early Buildings, the Board encourages retractable, not rigid frame, awnings because they are easily removable and when retracted, are minimally visible and do not obscure architectural details above doors and windows.
- o Rigid frame awnings are more appropriate on Later Buildings or over residential entrances.
- o On masonry buildings, all awning hardware should be installed into the mortar joints to avoid damage to the brick or stone.
- o Awnings and canopies should not obscure the architectural or decorative features of a building.
- o Awnings and canopies should be sized to fit the door/window openings.
- o The Board discourages awnings and canopies made of plastic or vinyl.
- o The Board discourages awnings and canopies with ground supports.
- o The Board discourages internally illuminated awnings and canopies.

Additional Information

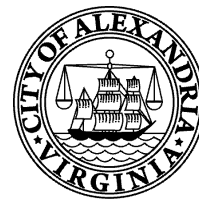
Zoning Regulations

- o The area of any sign hung, placed, painted or displayed on an awning shall be included in determining the total area of signs erected or displayed.
- o Awnings are permitted to encroach into a required yard provided they do not project more than five feet in depth from the existing building face. Refer to § 7-202 of the Zoning Ordinance.
- o According to § 5-2-29 of the City Code, canopies and awnings suspended from a building or structure with no ground supports, having a clearance of at least eight feet above a sidewalk, extending no more than four feet beyond the front property line, and extending to no more than one foot from the established curb line, may be erected.
- o Awnings that project into the public right-of-way may require approval of an encroachment ordinance by City Council.

Additional Resources

[National Park Service Preservation Brief #44: The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design](#)

AWNINGS + CANOPIES



AWNING AND CANOPY TYPES



^ RETRACTABLE AWNING



^ RIGID CANOPY



^ FIXED FRAME AWNING



^ FIXED FRAME AWNING



^ RIGID CANOPY



^ DOOR HOOD/FIXED CANOPY



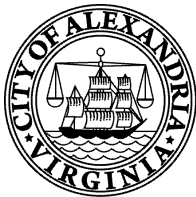
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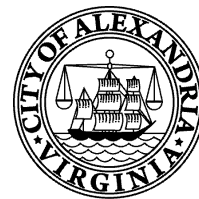
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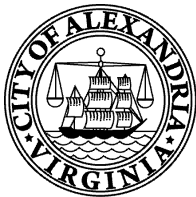
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