

Docket Item #5
BAR CASE #2003-0206

BAR Meeting
September 17, 2002

ISSUE: Alterations to previously approved plans

APPLICANT: Urban Investment Advisors

LOCATION: 6 King Street

ZONE: CD/Commercial

BOARD ACTION, SEPTEMBER 3, 2003: This docket item was removed from the Proposed Consent Calendar by Chairman Hulfish. On a motion by Dr. Fitzgerald, seconded by Ms. Neihardt the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: The Board questioned why the electrical disconnect box could not be placed inside the building and asked for detailed drawings which showed the various alternatives that had been considered for the electrical service and their impact on the design of the exterior of the building. Mr. Dahlberg noted that the building was in the flood plain and that the electrical service had to be above the flood plain.

SPEAKERS: Duncan Blair, attorney, representing Urban Investment Advisors, spoke in support
Mike Ernst, project architect, spoke in support
Mark Orling, project architect, spoke in support

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Update:

The applicant has provided a letter outlining the alternatives considered for providing electricity to the building and the preferred option. Additionally, plan drawings of the interior of the building showing the location of the egress stairway has been provided. Since the design has not changed, Staff here repeats the Staff report from September 3, 2003.

DISCUSSION:

Applicant's Description of the Undertaking:

Amend the existing Certificate of Appropriateness (BAR2002-0240) to remove the surface mounted meter and downspout and add a surface mounted pull box, bollards and an additional conduit as required by VA Dominion Power.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to previously approved plans for the renovation of the rear addition at 6 King Street. This new plan proposes to install an electrical pull box for electrical disconnection at the base of the building on the south side. This box measures approximately 30" x 18" and will have two conduits connected to it which will provide electrical service to the building through the second floor. The pull box and conduit will be painted to match the adjacent brick. The pull box will be protected from vehicular contact by two metal bollards which will be installed immediately in front of the electrical box.

History and Analysis:

According to Ethelyn Cox in Alexandria Street by Street, the original warehouse building at this location was constructed ca. 1787 and was owned by Col. John Fitzgerald, an important Revolutionary War figure. The rear addition dates from the early 1960s and was approved by the Board on October 12, 1960. The architect for the addition was E.J. Ayers. The Board approved alterations to this addition last year (BAR Case #2002-0240, 10/2/02).

Proposed revised alterations comply with zoning ordinance requirements.

As originally approved, the Strand Street elevation indicated that a single electrical meter and conduit would be mounted on the south side of the rear elevation. However, during construction a three headed cobra fixture with exposed wiring was installed. This application seeks to remedy that unsightly condition at the rear of the building by the installation of the electrical disconnect box and the associated conduit.

Staff believes that the solution to the provision of electrical service to the building is acceptable and provides for a relatively clean elevation.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project.

Historic Alexandria:

No comment.