

Docket Item #9
BAR CASE #2003-0161

BAR Meeting
September 17, 2003

ISSUE: Alterations to the existing building and signage

APPLICANT: Heffner Architects

LOCATION: 200 South Peyton Street

ZONE: CD/Commercial

BOARD ACTION, SEPTEMBER 3, 2003: Deferred because of a lack of public notice.

BOARD ACTION, AUGUST 6, 2003: The Board combined the discussion of docket item # s 11& 12. On a motion by Ms.Quill, seconded by Dr. Fitzgerald the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: The Board believed that more detail on the project elements was needed to make an informed decision about the project. For example, the Board believed that the drawings should clearly show the size of the rooftop condensing units and a cut sheet should be provided. Similarly, the Board believed that a cut sheet on the window mullion details should be provided as well as additional details on the proposed canopy. Additionally, members suggested that the green color proposed for the window mullions be reconsidered in favor of a more background color.

SPEAKERS: Jim Heffner, Heffner Architects, project architect, spoke in support
Stephen Jordan, Land Design, project landscape architect, spoke in support

BOARD ACTION, JULY 16, 2003: The Board combined the discussion of docket item # s 28 & 29. On a motion by Mr. Keleher, seconded by Ms. Quill the Board deferred the application for restudy. The vote on the motion was 5-0.

REASON: The Board believed that the overall design was appropriate and had a texture with many subtle elements. However, the Board believed that addition time was necessary to evaluate the colors for the design which were presented at the meeting; that the rooftop mechanical equipment needed to be explicitly detailed and that consideration should be given to using the roof of the one story section of the building.

SPEAKERS: Jim Heffner, Heffner Architects, project architect, spoke in support
Stephen Jordan, Land Design, project landscape architect, spoke in support

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that a waiver of the rooftop screening requirement is approved.

NOTE: Docket item #8 must be approved before this docket item can be considered..

UPDATE:

At the last public hearing, the Board was supportive of the overall design intent of the proposal. However, the Board deferred the application and asked that the drawings clearly show the size of the rooftop condensing units and that a cut sheet be provided. Similarly, the Board believed that a cut sheet on the window mullion details should be provided as well as additional details on the proposed canopy. Additionally, members suggested that the green color proposed for the window mullions be reconsidered in favor of a more background color. The applicant has provided the information that was requested by the Board.

DISCUSSION:

Applicant s Description of the Undertaking:

Replacing windows and doors with new window design and patterns. Add new canopy, add new light fixtures, add new signage, add new balcony and railings. New landscape design with new planters, plant materials, and sidewalks.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and new signage for the building at 200 South Peyton Street. These alterations include:

Windows

Prince and South Peyton Streets elevation

Installation of new storefront window system to replace the existing retail storefront windows and garage doors on the first level and the window openings on the second level will be enlarged to accommodate the new window system. The existing pedestrian door will be replaced with a new single light door.

Commerce Street elevation

The existing garage door opening on the Commerce Street side of the building will be glazed with a matching storefront system. The existing pedestrian door will be replaced with a new single light door.

All of the new windows which are metal will have colored muntins. It is proposed that the muntins be a pale green color, that is similar in appearance to weathered copper.

Details have been provided concerning the storefront system as well as the operation of the windows. The window muntins are proposed to be the weathered copper color and good color renderings have been provided.

Awnings

Awnings will be installed along the Prince Street side of the building and along the one and two story sections of the 200 South Peyton Street facade, but not at the 208 South Peyton Street section of the building. The awnings are proposed to be installed between the first and second levels and will be metal with a corrugated translucent roof deck. The section along the Prince Street section of the building and its return onto to South Peyton Street will be trapezoidal in configuration with the largest section at the northwest corner of the building. The configuration of the awning at the one story section will be curvilinear. These awnings are a translucent plastic with a metal frame painted a dark green color.

Awning details have been provided.

New light fixtures

New light fixtures are proposed to be installed in the piers between the new windows of the Peyton Street elevation as well as along the north elevation of the 208 South Peyton Street section of the building. A cut sheet describing the proposed light fixtures has been provided.

Light fixture details have been provided previously.

Parking area along South Peyton Street

The parking area in front of the building will be re-worked and provide spaces for four automobiles. The existing curb cut will be reduced to 20' in width and the parking area will be screened on either side from the sidewalk by a 2' high brick wall with a decorative metal railing. Plantings are proposed in front of the new brick wall.

Signage

A sign for the new tenant of the building, Land Design, is proposed to be installed immediately to the south of the entrance door on the South Peyton Street side of the building. The sign is approximately 9" in height and 5'3" in width and will be green in color and will be made of cast aluminum. The sign will be back lit.

In addition, a second sign is now proposed. It is to be located on the west elevation at the second floor level at the South Peyton and Prince Street corner of the building. The sign lettering will be approximately 12" in height and have an overall length of 8'4". This sign is also proposed to be back lit.

Commerce Street elevation and parking area

A new metal balcony is proposed at the second level of the rear of the 208 South Peyton Street elevation of the building. The balcony is approximately 17' in overall length, 4' in height and will extend from the face of the building approximately 3'.

The Commerce Street parking area will be screened by a new brick and metal fence. The screen wall will be approximately 5'5" in height and will incorporate a 1" metal grid at 8" o.c. that will match the new storefront system in color.

Rooftop HVAC equipment

A total of five rooftop HVAC condensers will be installed on the two building. Two will be installed on the southern edge of the two story section of 200 South Peyton Street and one on the southern edge of the one story of the same building. The two other units will be located on the northern edge of the building at 208 South Peyton. The units are proposed to be painted a brick color to match the building.

Details of the location of the HVAC equipment as well as cut sheets of the equipment together with visual sight line drawings have been provided.

History and Analysis:

200 South Peyton Street is a one and two story freestanding brick building that was constructed for and is currently used as an automobile repair facility and is located at the corner of South Peyton and Prince Street. It was originally constructed in 1960.

Proposed alterations comply with zoning ordinance requirements.

The project basically involves the adaptive re-use of an automobile service facility into office space. In the historic district, there have been numerous examples of the re-use of originally automobile oriented facilities that have been adapted for a variety of uses. For example, 901 Prince Street was originally an automobile dealership and has been turned into office space. Shuman s Bakery and Restaurant at the corner of Wilkes and South Washington Street was originally an automobile service station. Similarly, the Royal Market on North Washington Street was originally constructed as a gasoline service station. Thus, in concept the re-use of this building as office space breaks no new ground.

Based upon the Board s general acceptance of the design intent, Staff does not object to the proposed re-use improvements for the building. With this submission, the applicant has provided the details of the project that have been requested by the Board.

The applicant has also provided information on the location of rooftop HVAC equipment for a zoned system to serve both buildings. Based upon the sight line drawings provided, the height of the building parapets and the fact that the rooftop units will be painted to match the surrounding brick, Staff is convinced that the units will be, at best, minimally visible from the public right-of-way. The Zoning Ordinance, however, requires that all rooftop units must be screened, but allows the Board to waive this requirement if it is considered architecturally appropriate. If screening is installed, it is the belief of Staff that considerable mass would be added to the rooftop of the building which would be inappropriate. Therefore, Staff recommends approval with the condition that the Board waive the rooftop screening requirement. This will require a separate application from the applicant.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 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 510.6).
- C-6 Awnings must comply with all applicable requirements of USBC 510.0. Retractable and fixed awnings must have a minimum 7 foot clearance from a sidewalk to the lowest part of the framework or any fixed portion of any retractable awning is required. The bottom of the valance of canvas awnings must have a minimum clearance of 6'-9" above the sidewalk. Retractable awnings must be securely fastened to the building and can not extend closer than 12" in from the curb line (USBC 510.2).
- C-7 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-8 The current use is classified as S-2; the proposed use is not defined but appears to be a change from the current use. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 115.4) and compliance with USBC 118.2, including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-9 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required (USBC 105.1).

Historic Alexandria:

A very interesting and attractive project.