

Docket Item #3
BAR CASE# 2004-0087

BAR Meeting
June 2, 2004

ISSUE: Garage alterations

APPLICANT: WRIT

LOCATION: 515 King Street

ZONE: CD Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the garage at 515 King Street. The alterations are intended to increase security for the building. The applicant has proposed a number of alterations, but only the new security gate at the North St Asaph Street entrance to the garage will be visible from the public right of way. The new gate measures 15' 3" wide by 8' 10" high.

II. HISTORY:

The five story concrete and brick commercial building at 515 King Street was constructed in 1968 as part of the urban renewal of downtown Alexandria. The structure was designed as a late 20th century commercial contemporary style building with the use of some traditional building materials and forms.

The Board approved the addition of window openings to 515 King Street in 1993 and 1996 (BAR Case #93-112, 7/21/93 and BAR Case #96-128, 6/19/96). In 2000, the Board approved signs for the building (BAR Case #2000-0043, 6/5/00). In 2002, the Board approved a new awning on the King Street elevation of the building (BAR Case #2002-0209, 8/21/02).

III. ANALYSIS:

515 King Street is located at the corner of King and North St Asaph Streets. The proposed alterations will be visible from North St Asaph Street.

The proposed garage alterations comply with zoning ordinance requirements.

Garage doors should be appropriate to the architectural character and materials of the garage (Exterior Doors - Page 2). The proposed modern metal grate is appropriate to this 20th century building.

The Design Guidelines specifically state that "Flush or paneled metal or open metal grate garage doors may be appropriate for 20th century retail, commercial and industrial buildings (Exterior Doors - Page 3). Staff believes that the proposed metal grate door is appropriate to this building.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

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. 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-4 Required exits shall be accessible for persons with disabilities.

Office of Historic Alexandria:

“No comment”