

Docket Item #6
BAR CASE# 2004-0098

BAR Meeting
June 2, 2004

ISSUE: Rooftop Generator & Screening

APPLICANT: Keith Powell

LOCATION: 1 Wales Alley

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 a new emergency generator required by Code Enforcement to be located on the roof of 1 Wales Alley. The new generator will be screened by 3' high wood lattice with 4x4 wood posts and metal caps. The rectangular patterned lattice will be constructed of 1 ½" wide wood slats with 1" gaps. The proposed screening will be painted beige.

II. HISTORY:

The new addition at 1 Wales Alley is a 3 ½ story (approximately 38' tall), gable roofed masonry structure connected to the existing historic warehouse at 104 South Union Street.

The Board originally approved the demolition and capsulation of the rear portions of 104 South Union Street with a new addition in 1997 (BAR Case #96-0271 and #97-0072, 4/15/1997). The Permit to Demolish and the Certificate of Appropriateness expired because construction was not commenced within the 12 month period and the Board re-approved the demolition and addition in 1999 (BAR Case #99-0179, 11/17/99). The Certificate of Appropriateness again expired and the addition was re-approved in 2001 (Bar Case #2001-001, and BAR #2001-002, 2/7/01). The original Special Use Permit for the addition was approved in 1997 (SUP #97-0184, 3/4/1997) and was extended in 1998 (DSUP, 10/17/1998) and again by City Council in January of 2001 (DSUP #2000-0052).

Recently, the Board approved a sign for the retail tenant at 1 Wales Alley (BAR Case #2003-0276, 12/17/03).

III. ANALYSIS:

Staff has no objections to the installation of the new rooftop generator and screening. The unit and screening will be visible from King Street and minimally visible from Wales Alley and the Strand. The proposed design of the screening is similar to screening types typically approved by the Board for rooftop HVAC units. The Board approved alterations for neighboring 6 King Street including rooftop HVAC screening in 2002 (BAR Case #2002-0240, 10/2/02).

The screening will continue to keep the existing building height to less than 50 feet as required by the Potomac Height Overlay Zone and the CD zone. Therefore, the proposed rooftop screening complies with zoning regulations.

Staff believes that the proposed rooftop screening complies with the recommendations of the Design Guidelines and is appropriate.

IV. STAFF RECOMMENDATION:

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 Fixed screening must be designed and constructed to withstand wind or other lateral loads required by the USBC.
- 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.

Office of Historic Alexandria:

“No comment”