

Docket Item #18 & 19
BAR CASE# 2004-0119 &
2004-0120

BAR Meeting
June 16, 2004

ISSUE: Alterations and Waiver of rooftop screening requirement

APPLICANT: Heffner Architects

LOCATION: 200 South Peyton 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 as well as a waiver of the rooftop screening requirement for the commercial office building at 200 South Peyton Street.

Alterations

The alterations include:

- Removal of the proposed balcony on the south side of the building and replacement with a new window;
- Extend roof at the second floor over both the north and south ends to create a platform for new exit doors;
- New pyramid skylight with bronze glazing on the north roof at the second level;
- New metal guardrail in one story center section between two story sections on the both Prince and Commerce Street elevations;
- Remove proposed door on north section at first floor to create larger glazed area;
- Revised new front door design to be full view glazed door;
- At rear (Commerce Street) change sizes of two windows on the second level and change design of door at first level to an all glazed door and remove garage doors and replace with new awning storefront style windows;
- Rooftop a/c unit. New rooftop a/c unit to be installed on the south side of the South Peyton Street elevation of the building.

II. HISTORY:

200 South Peyton Street is a one and two story freestanding brick building that was constructed as 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 as an automobile service facility in 1960. The architect for the building was Hamilton Morton.

Last year the Board approved a substantial remodeling of this building into offices for a landscape architecture firm (BAR Case #2003-161, 9/17/03).

III. ANALYSIS:

Staff believes that the relatively minor alterations to the previously approved plans for this building are appropriate and maintain the design idiom chosen for the adaptive re-use of this building.

When the Board last considered this project in September, it indicated that rooftop a/c units without screening were acceptable and asked the project architect to apply for a waiver of the rooftop screening requirement. This application is the result of that request.

Proposed alterations comply with Zoning Ordinance requirements.

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 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 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).
- C-6 Awnings must comply with all applicable requirements of USBC. Retractable and fixed awnings must have a minimum 7 foot clearance form a sidewalk to the lowest part of the framework or any fixed portion of nay 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).
- 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) and compliance with USBC 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.
- C-10 Roof top egress shall conform to the requirements of the USBC including continued maintenance during foul weather and illumination and signage.

Office of Historic Alexandria:

Is it not possible to screen the HVAC?