

Docket Item #3
BAR Case #2004-0194

BAR Meeting
November 3, 2004

ISSUE: Rooftop mechanical equipment and railing

APPLICANT: PMA Properties, 815 LLC

LOCATION: 815 King Street

ZONE: CD/Commercial

BOARD ACTION, OCTOBER 20, 2004: Deferred for lack of public notice.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a safety railing around new rooftop mechanical equipment and painting the equipment. The rooftop equipment was installed after the Board's 2002 approval of alterations to this building in response to USBC requirements. The new mechanical equipment sits atop the elevator housing and is for fire suppression purposes. This new equipment is silver colored and is prominently visible along King, Prince and Cameron Streets. The screening proposal consists of simple open rails around the King Street side of the equipment. The railing is approximately 3' in height and 5 ½' in length and will be constructed of Boardwalk siding, a composite fire rated synthetic material. The railing material will be painted a beige color to match the existing screening material used for the trellis on the roof. The rooftop equipment itself will be painted a pale yellow to match the existing color of the building.

II. HISTORY:

815 King Street is a six story steel frame, limestone faced retail and office building constructed in 1941 and was originally named the Rupley Building. When it was completed the *Alexandria Gazette* editorialized that the "handsome new near-skyscraper" was the "largest of its kind in Virginia, north of Richmond."

In the past several years the Board has approved a number of signs for the various retail tenants on the first floor of this building. Most recently in 2002, the Board approved the reconstruction of the storefronts to something like their original configuration and a roof top deck to serve the new use of the building as residential apartments (BAR Case #2002-0083, 6/19/02).

III. ANALYSIS:

Proposed alterations comply with Zoning Ordinance regulations.

In the opinion of Staff, the proposed railing and painting the new rooftop equipment is acceptable. It will somewhat reduce the cluttered appearance of the rooftop equipment and when painted will reduce its visual prominence because it will be the same color as the building. Thus, Staff has no objections to the proposal.

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:

No comments.

Historic Alexandria:

No comment.