

Docket Item #13
BAR CASE #2005-0037

BAR Meeting
April 20, 2005

ISSUE: Addition

APPLICANT: National Center for Missing and Exploited Children

LOCATION: 699 Prince Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #12 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the construction of a new computer room on the roof of the two story wing on the east of the building 699 Prince Street. The area of the addition is minimally visible down the alley running eastward from South Washington Street. The addition will be approximately 8'3" in height, 20' in width and 39' in length. There will be no fenestration and the addition will be clad in stucco to match the existing.

II. HISTORY:

The building at 699 Prince Street was constructed in 1926 as the George Mason Hotel. At the time of its construction, the building was widely praised for its Colonial design vocabulary.

The Board approved signage for the National Center for Missing and Exploited Children in 1999 (BAR Case #99-0116, 7/21/99) and in 2001 for alterations to the adjacent garage (BAR Case #2001-0223, 12/19/02). In 2002, the Board approved new replacement columns at the Prince Street entrance (BAR Case #2002-0219, 9/4/02).

III. ANALYSIS:

The addition complies with zoning ordinance requirements.

In the opinion of Staff, the design of the addition is appropriate. It is well hidden from the public right-of-way in an unobtrusive area of the building, uses materials that are currently found on the building and reads as an additional story on one of the building wings.

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 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 Compliance with means of egress, fire protection requirements, handicap accessibility in accordance with the USBC will be required. The extent of code requirements will be determined at the time of building permit plan submission.