

Docket Item #22
BAR CASE #2005-0086

BAR Meeting
April 20, 2005

ISSUE: Alterations
APPLICANT: Liberty Row LLC.
LOCATION: 615 First 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 an outbuilding at the condominium development at 615 First Street. The building to be altered is the former pool utility building. It is being converted into a trash and storage facility for the new condominium units. The following is proposed:

- Replace the existing roof with a new DuraSlate roof. This is the same faux slate roofing material that the Board has previously approved for the roof of the converted registration building.
- Replace existing door with new 6 panel metal door on the east elevation.
- Install new wood gate and mesh screening on the west elevation.
- Install new carriage lamps on motion sensors on both the east and west elevations.
- Paint the existing unpainted brick the same color as the converted registration building.

II. HISTORY:

The former pool house for the Old Colony Motel was consciously modeled after the octagonal magazine building at the Colonial Williamsburg Restoration. It was constructed in 1958-1960. The Board has previously approved demolition of the motel.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

Staff has no objections to the proposed alterations which continue the useful life of this utilitarian building as part of the new condominium development. Staff believes that painting the building is appropriate because the building has suffered substantial damage to its brick work as a result of the demolition of the motel and the new construction work. Painting the brick will hide much of the damage that has been done.

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 The current use is classified as U, Utility; the proposed use is S-2, Low-Hazard Storage. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2.

- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems.

- 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 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).

Historic Alexandria:

I noticed the painted brick. Normally this is something that should not be done because of the possible damage to the brick. Removing it might cause more damage.