

Docket Item #20
BAR CASE #2005-0103

BAR Meeting
May 18, 2005

ISSUE: Alterations and addition

APPLICANT: Thomas G. Fannon

LOCATION: 1200 Duke Street

ZONE: OC/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #19 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations and an addition to the existing one story brick garage structure at 1200 Duke Street. The one story brick garage is located on the west side of the compound. The existing walls will be raised by approximately 5' and a new addition constructed along the south half of the east facing elevation. The walls will be raised to match the highest point of the existing walls. A new addition is proposed to be constructed at the southeast corner. The addition will measure approximately 40' in length and 8'6" in depth. Three existing garage doors will be consolidated into two bays with new metal roll up doors. On the north elevation a new pedestrian metal door will be added. The raised height of the walls as well as the addition will use brick to match the existing as closely as possible.

II. HISTORY:

1200 Duke Street is the site of the headquarters for the Fannon Fuel Company. The garage is used for the maintenance and repair of the company's fleet of trucks. The garage dates from the 1940s and is being enlarged to accommodate larger trucks.

There are no previous BAR actions with respect to this property which was included in the boundaries of the historic district in 1993.

III. ANALYSIS:

Improvements comply with zoning ordinance requirements for non-conforming buildings.

Staff has no objections to the expansion of this industrial structure which services the function of fleet maintenance for the company. It is a utilitarian structure of no specific architectural style and the proposed modifications and addition continue the industrial aesthetic established by the original structure.

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 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 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-7 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-8 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Historic Alexandria:

No comment.