

Docket Item # 24
BAR CASE #2005-0147

BAR Meeting
July 6, 2005

ISSUE: Alterations
APPLICANT: Verizon Wireless
LOCATION: 1420 King Street
ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the rooftop communications shelter and the rooftop antennas with the condition that they be painted to match the brick color of the building.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for the installation of a series of wireless antennas as well as an equipment shelter on the roof of the office building at 1420 King Street. Twelve wireless antennas are proposed to be installed on existing rooftop penthouses. Two types of antennas are proposed: one is 94" in height and 13" in width and the other is 71" in height and 6.6" in width. These antennas will be mounted in tandem.

A wireless equipment shelter is also proposed. This structure will be approximately 12' in width, 20' in length and 11' in height and will be located near the center of the roof at the south side of the building. The structure will be built on a raised steel platform and be faced with brick.

II. HISTORY:

The building at 1420 King Street (southeast corner of King and Peyton Streets) was built in 1983-84 and was designed by the architectural firm of VVKR. The boundaries of the historic district were not extended to this area of King Street until 1984. The building is a six story contemporary brick-clad office building with frontage on King Street and South Peyton Street.

Signage, consisting of individual brass pin letters with a corporate logo mounted to the brick face of the structure near the entrance, was approved on October 7, 1992. (BAR Case #92-188) Replacement signage of similar size and design was approved on July 2, 1994. (BAR Case #94-100) Additional brass pin-lettered signage for the "National Society of Professional Engineers" is also located on the building facade.

III. ANALYSIS:

The zoning ordinance requires that rooftop antennas should appear more architectural in presentation rather than be simply painted to match brick. Applicant is to explore masking the appearance of the antennas to represent penthouse embellishments, architraves, or turned horizontally and covered to appear like a roof cornice.

Because of the height of the building, the antennas and new communications shelter will only be visible from a removed distance along King Street or from South Peyton Street.

The antennas and rooftop structure are similar to others reviewed and approved by the Board for taller buildings in the historic district. For example, in 2000 the Board approved similar rooftop antennas for Nextel Communications at 312 South Washington Street (BAR Case #2000-0052, 4/19/00).

The *Design Guidelines* state that satellite antennas or dishes should be located on the least visually prominent area of a structure, consistent with functional requirements. Given the location of the building and the low visibility of the proposed antennas if they are painted to match the walls of the building, Staff finds the proposed location of the antennas acceptable.

Similarly Staff has no objection to the proposed communications shelter which visually appears to be a rooftop mechanical penthouse.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the rooftop communications shelter and the rooftop antennas with the condition that they be painted to match the brick color of the building.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement:

- C-1 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the proposed structure.
- 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.

Historic Alexandria:

No comment.