

Docket Item #8
BAR CASE #2005-0242

BAR Meeting
November 2, 2005

ISSUE: Alterations to garage entrance

APPLICANT: David Pyles by Rust Orling & Neale Architects

LOCATION: 110 South Union Street

ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the gate be painted a brick red color to blend in with the surrounding masonry.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for a new roll up gate at the parking garage entrance at 110 South Union Street. The roll up gate will extend across the entire width of the alley between 110 and 106 South Union Streets, approximately 22 feet, and set back approximately 14' from the front property line. The gate will be black anodized aluminum with square posts topped by a 1'4" rectangular header. The word "Park" will be centered on the header in 8" high lettering and the lettering "Clearance 6'7" will be located at both ends in 4" high lettering.

II. HISTORY:

The four-story, brick-faced concrete block Strand Building was approved by the Board in 1988 (BAR Case #88-15, 3/3/88) for office use.

The Board has approved a number of alterations to the property including rooftop antennas (BAR2001-0206, 9/19/01) and a number of different signs.

III. ANALYSIS:

The proposed garage entrance complies with zoning ordinance requirements.

Open metal grate garage doors may be appropriate for 20th century retail, commercial, and industrial buildings (Exterior Doors - Page 3). Staff believes that the proposed modern metal roll up door is acceptable for this late 20th century building. While Staff would prefer to see the alley remain open, the gate is required for security purposes. Staff believes that the new gate will be less visible than the existing gate as it will be set back on the property. Staff also notes that while the garage is open, the gate will be rolled up and not visible.

The *Design Guidelines* also state that garage doors should be painted to match the predominate body color of the primary structure. In this case, where the metal roll up gate spans an alleyway between two brick buildings, Staff believes that the gate should be painted a brick red color to match the color of the brick. Staff believes that this will further minimize the appearance of the gate.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application with the condition that the gate be painted a brick red color to blend in with the surrounding masonry.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.
- R-1 It is strongly recommended that the applicant purchase and install a Knox Box key repository system for the overhead gate. A key or access card should be deposited in the key repository for use by emergency personnel in the event of an emergency. The card or access key should operate the overhead gate, providing access for emergency personnel.

Historic Alexandria:

“No comment”