

Docket Item # 18
BAR CASE# 2005-0261

BAR Meeting
December 7, 2005

ISSUE: Alterations
APPLICANT: Michael Molinari
LOCATION: 411 King Street
ZONE: CD/Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application with clarification if any revisions to the N. Royal Street entrance will occur. No details for this work were submitted with this application.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a number of alterations to the retail space at 411 King Street in Tavern Square.

These alterations include:

Storefront system:

411(421) King Street

The existing storefront system will be removed and replaced with a new aluminum and glass storefront system for the 411 King Street lobby entrance. The storefront materials will be 2"x4" anodized aluminum, with clear insulated safety glass with black rubber gasketing. The new storefront will contain a pair of double doors.

123 North Pitt Street

The existing storefront system will be removed and replaced with a new aluminum and glass storefront system for 123 North Pitt Street lobby entrance and Pitt Street retail level tenant. The new system will also be 2"x4" anodized aluminum with clear insulated safety glass with black rubber gasketing. The new storefront will contain a pair of double doors.

Cameron Street

The existing solid panels and sconces will remain, the shingled roofing material will remain. The existing storefront will be replaced with a new storefront, with materials to be 2"x4" anodized aluminum and clear insulated safety glass with black rubber gasketing. No doors are located in this area of storefront replacement.

Address Numbers

All new address numbers for building identification to be injection formed plastic, flush mounted to the building awning with 2" concealed steel fasteners. The numbers will be 12" tall centered on the end of awning, in solid black. Matching building identification numbers are also proposed for the lobby at 110 North Royal St.

II. HISTORY:

411 King Street is part of Tavern Square. Tavern Square is an urban renewal era project that was originally constructed in 1967. Over the course of the last four years, the Board has approved a redesign of the courtyard (BAR Case #99-0028, 9/20/00 and 11/1/00' BAR Case #2001-0176, 7/18/01) as well as new retail space for Pat Troy's restaurant and Weichert Realtors.

III. ANALYSIS:

Proposed alterations comply with zoning ordinance requirements.

The proposed new storefront systems are consistent with other approved storefront alterations

within Tavern Square.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with clarification if any revisions to the N. Royal Street entrance will occur. No details for this work were submitted with this application.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The submitted application shows revisions to the N. Royal entrance. No details for this work was submitted with this application.

- F-2 The submitted plans show removal of an exterior door for a first floor tenant space on the North Pitt Street side of the structure. The tenant space shall comply with egress requirements of the USBC. The applicant shall confirm with Code Enforcement's Engineering Section that the exterior door is not a required means of egress at the time of building permit application.

- 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.

- C-4 Required exists and accessibility for persons with disabilities must be provided to the building.

Historic Alexandria:

"No comment."