

Docket Item #16  
BAR CASE #2006-0042

BAR Meeting  
March 15, 2006

**ISSUE:** Alterations and sign  
**APPLICANT:** Apple Computer Inc.  
**LOCATION:** 615 King Street  
**ZONE:** KR/King Street Urban Retail

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**STAFF RECOMMENDATION:**

Staff recommends approval of the application as submitted.

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations and a sign at the commercial building at 615 King Street.

**Alterations**

The alterations include a re-working of the existing storefront system on the King Street facade as well as the installation of a sign for Apple Computer. The existing metal and glass storefront system will be removed on both floors and replaced with new butt glazed windows on both floors. The windows on the second floor will be frosted and the storefront windows on the first floor are proposed to be clear. On the first floor the east and west bays will be pulled out to be flush with the building wall. The center bay will have a recessed double door entry.

**Sign**

Two new banner type signs are proposed; one on each side of the center entry. The proposed signs are painted black metal with a cut out of the Apple Computer logo. Each sign measures 5'7" in height x 3'2" in width and will be attached to metal bracket on both the upper and lower ends.

**II. HISTORY:**

615 King Street is currently a flat roofed, two story, three bay painted brick commercial building. The existing building on the site was constructed in the late 19<sup>th</sup> century.

The 19<sup>th</sup> century storefront was remodeled in 1979 for a McDonald's restaurant, the last building tenant (approved by the Board, 10/3/1979).

**III. ANALYSIS:**

The new storefront and signs comply with the zoning ordinance.

Staff has no objection to the redesign storefront. The new storefront with a recessed entry will bring the first floor of the of the building flush with the building wall above generally re-creating the historic storefront configuration of the building which is visible in historic photographs of the blockface (see *Seaport Saga*, p.138).

Likewise, Staff has no objection to the two banner type signs proposed. While the *Design Guidelines* recommend generally only one sign per business, the Board has routinely approved two signs for a single business. The two banner signs are similar to the two banner type signs that the Board approved for the Circe Day Spa at 123 North Washington Street in 2000 (BAR Case #99-0242, 1/19/2000).

**IV. STAFF RECOMMENDATION:**

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 A, Assembly; the proposed use is B, Business. 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. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
  
- 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, handicapped accessibility and plumbing facilities.
  
- 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 The applicant must obtain a Certificate of Occupancy prior to occupancy (use) of the structure (USBC 119.1).
  
- C-7 Required exits and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
  
- C-8 Projecting, hanging signs must comply with USBC [H103-H107, H112] for type of materials, maximum projection, vertical clearance below all parts of the sign, and additional loads.

### Historic Alexandria:

No comment.