

Docket Item # 20  
BAR CASE # 2007-0062

BAR Meeting  
April 18, 2007

**ISSUE:** Alterations (Roof mounted antennas and equipment cabinet)

**APPLICANT:** Verizon Wireless

**LOCATION:** 1421 Prince Street

**ZONE:** CD/Commercial

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**STAFF RECOMMENDATION:** Staff recommends approval of the application as submitted.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting a certificate of appropriateness for roof mounted antennas and an equipment cabinet at the office and retail building at 1421 Prince Street.

Roof Mounted Antennas

A total of 12 antenna sets are proposed to be installed – four sets of two each on the north, south and west faces of the roof. The antenna sets consist of one each of a 94.5” high x 21.25” wide and a 47.3” x 5.8”. The antennas will be painted to match the existing brick color of the roof material.

The applicant has supplied photo montages of the visual appearance of the antennas installed on the roof.

Equipment Cabinet

The equipment cabinet will be built near the center of the roof and will project only marginally above the existing penthouse roof. That section will be painted to match the brick color of the penthouse.

**II. HISTORY:**

The four-story, brick-faced, modernistic office structure known as Prince Street Plaza was constructed in 1987.

Last year the Board approved awnings and signage for the building (BAR Case #2006-0019, 2/15/06). In 2002, the Board approved signs for an office tenant of the building (BAR Case n#2002-0273, 11/6/2002). In 2001, the Board approved the demolition of the wood trellis over the parking garage at this building (BAR Case #2001-2/6/02) and in 1999 the Board approved window signs for a BB&T bank in for this building (BAR Case #99-0027, 3/17/99).

**III. ANALYSIS:**

The proposed antennas and equipment cabinet meet the requirements of the zoning ordinance.

In the past several years the Board has approved numerous installations of wireless antennas on rooftops of relatively tall buildings in the historic district. For the most part such antennas do not detract from the overall visual integrity of such buildings because they are normally painted or colored to match the background color of the building, as in this instance, and are located at a remove from the street so that they are not normally visible to either a pedestrian or a motorist as is the case with the rooftop of this building. In the opinion of staff, the proposed antennas and equipment cabinet will not detract from the visual impression of the building and staff recommends approval.

**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:

- F-1 Applicant shall describe the source of natural gas. Is gas being supplied by an existing building system or from a storage tank.
- F-2 A fire suppression / detection system will be required for the proposed project. The system shall interface with the existing building system and annunciate to the existing buildings annunciator panel showing location and system activated for responding Fire Suppression personnel.
- F-3 A rapid entry system (Knox-Box) shall be provided for 24-hour access to building for responding Fire Suppression personnel.
- C-1 The proposed structure shall be of the same type and construction as the existing building.
- C-2 Any alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.