

Docket Item # 20
BAR CASE #2007-0164

BAR Meeting
September 5, 2007

ISSUE: Alterations
APPLICANT: PIA by Roxanne Johnson
LOCATION: 400 North Washington Street
ZONE: CD/Commercial

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

(Insert sketch here)

NOTE: Docket item #19 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the window soffits as well as the decorative brick arch over the garage entrance at the rear of the addition on the north side of the office building at 400 North Washington Street.

The bricks of the soffits and above the garage entrance were removed because they presented a safety hazard.

The bricks of the window soffits are not proposed to be replaced. Rather, the metal bracing of the window lintels is proposed to be painted and prefinished aluminum trim installed between the steel plate and the window head. The metal lintels will be the same color as the brick and the prefinished aluminum will be the same color as the existing window trim.

The garage entry arch is proposed to be essentially rebuilt with new brick in its original configuration.

II. HISTORY:

The three-story, brick-faced office building at 400 North Washington Street was constructed in 1960-1961. The windows and the garage to be altered are in a brick addition constructed in 1980-1981. The addition was approved by the Board 2/6/1980. The addition is modernist while using traditional building materials in historicist building forms.

In recent years, the Board approved signs for a tenant of the building in 2001 (BAR Case #2001-0217, 10/1/92001) and security lights poles for the building in 1998 (BAR Case #98-0179, 10/21/98).

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

The concern is the overall visual appearance of the building without the brick soffits at the windows. While an interesting finish detail, the brick soffits are not, in the opinion of staff, critical visual components of the modernist architecture vocabulary of the addition. Once the metal lintel support is painted and the aluminum trim is installed it will, in the opinion of staff, be a barely discernible alteration. Therefore, staff has no objection to these alterations.

The faux arch over the garage entrance will largely be rehabilitated to its original appearance. Staff has no objection to this section of the proposed work.

Therefore, staff recommends approval of the application as submitted.

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 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- 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 details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-6 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.

Historic Alexandria:

No comments were received.