

Docket Item # 4
BAR CASE # 2007-0228

BAR Meeting
November 14, 2007

ISSUE: Alterations
APPLICANT: Carr Hospitality
LOCATION: 625 First Street
ZONE: CD/Commercial

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

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to convert an existing first floor window opening to a new stained wood door with side transoms, on the eastern side of the Commonwealth Center, a component of the Holiday Inn located at 625 First Street. The existing window has a brick course at the bottom of the window a few inches above grade. The new door will have a 12-pane configuration with a solid panel below. Each of the transoms will have four lites with a solid panel below. The existing arch of the opening will be maintained.

II. HISTORY:

The Holiday Inn and Commonwealth Center was constructed beginning in 1982. The boundary line for the Old and Historic Alexandria runs through the building, as amended in November of 2000.

Staff did not locate any prior approval for this building by the Board.

III. ANALYSIS:

Proposed window to door conversion complies with Zoning Ordinance Requirements.

Staff supports the application. The alteration does not result in an increase in the size of the opening and the proposed new door and side transoms are compatible to this late 20th-century building. Furthermore, the portion of the building where the proposed alteration will occur is actually located outside of the Old and Historic Alexandria District. However, a portion of the building is located within the District so Staff believes it is appropriate for the Board to review and make a decision on this request.

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 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).

C-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).

Historic Alexandria:

Approved as submitted.