

Docket Item # 15
BAR CASE # 2007-0243

BAR Meeting
December 6, 2007

ISSUE: Re-Approval of Addition and Alterations, and Waiver of required HVAC Screening

APPLICANT: Land Design, Inc.

LOCATION: 200 South Peyton Street

ZONE: CD/Commercial

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

(Insert sketch here)

NOTE: Docket item # 14 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting a re-approval of a Certificate of Appropriateness to construct a second-story addition over a portion of the building located at 200 South Peyton Street and a re-approval of a Waiver of the required HVAC screening. The original approvals from 2006 have expired. The scope of the project has not changed since the 2006 approvals.

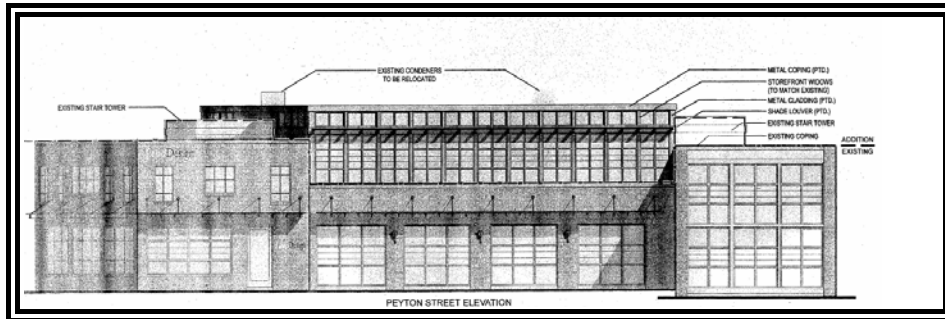


Figure 1: Proposed Peyton Street Elevation.

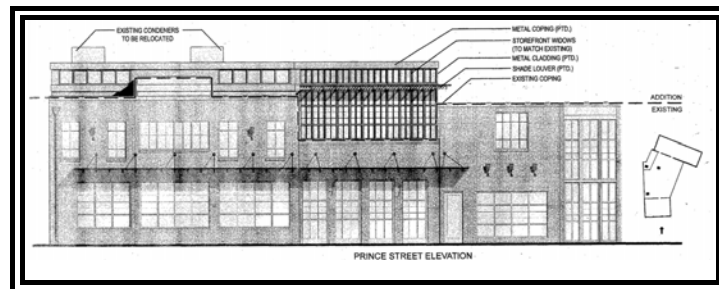


Figure 2: Proposed Prince Street Elevation.

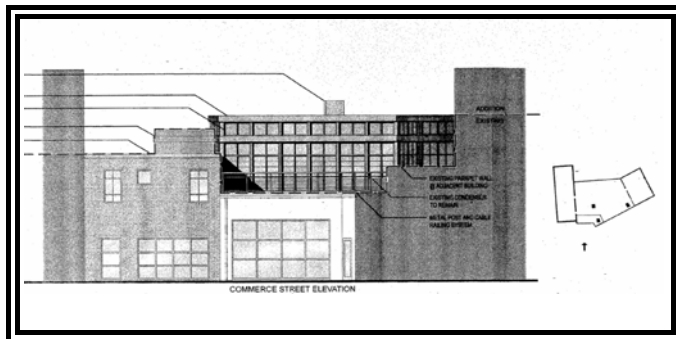


Figure 3: Proposed Commerce Street

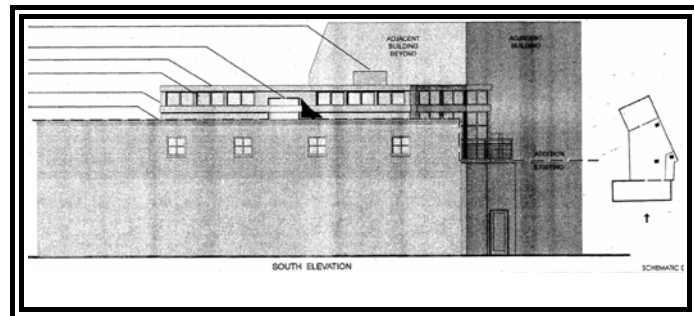


Figure 4: Proposed South Elevation.

The proposed addition will be located on the central section of this building that is currently one-story. The sections on either side are currently two stories tall. The addition will add approximately 2,625 square feet. The building currently has a square footage of 7,950 square feet. With the addition the building will have a total height of 27' 8". The height of the addition will be about 5' and 6'2" taller than the heights of the existing two-story wings of the building. The addition will be set back about 8" from the face of the Peyton Street elevation of the central section of the building and will have a flat-roof.

The addition will mimic the industrial aesthetic of the original building but will have subtle differences in the window configuration to distinguish it as a new addition. Metal storefront windows will be used on the addition and will match the existing windows used in the 2004 alterations. On the S. Peyton Street elevation, windows will be located in 11 bays, with typical widths of 4' 10", and reflect the configuration found on the existing building. Above the main bank of windows, a metal shade louver will be located, with a transom-style window above. Metal copings will be used at the rooflines. The addition will be clad in metal to match the metal on the existing building.

On the Commerce Street elevation facing the parking lot, the addition will have the same windows but not the metal shade louver. A metal post and cable railing system will provide railing for the roof-top deck area that overlooks the rear parking lot.

In the applicant plans to relocate two HVAC units and is requesting a re-approval of the waiver of the requires rooftop HVAC screening. The two condenser units will be relocated on top of the roof of the new addition, and one existing unit will remain at its current location on the existing roof of the building. The existing lower unit will be partially screened by the existing parapet wall and new railing system. The applicant plans to paint the three HVAC units to match the building.

II. HISTORY:

200 South Peyton Street is a one and two story freestanding brick building that was constructed in 1960 as an automobile repair facility and is located at the corner of South Peyton and Prince Street. The architect for the building was Hamilton Morton.

In 2003 and 2004, the Board approved substantial alterations to the building when it was converted to office use by the applicant, Land Design, Inc., a landscape design firm (BAR Case #'s 2003-0160, 2003-0161, 2004-0119).

In 2006, the Board approved a Permit to Demolish/Encapsulate, a Certificate of Appropriateness for a second story addition, and a Waiver of required HVAC screening (BAR Case #'s 2006-0218, 2006-0219, 2006-0236). Those approvals have expired and the applicant is requesting re-approvals.

III. ANALYSIS:

Proposed demolition, alterations, addition, and HVAC screening waiver comply with Zoning Ordinance requirements.

Staff continues to support the proposed addition and believes it is an appropriate and compatible alteration to this 1960's building. The applicant has been mindful of the industrial aesthetic of the existing building with the proposed design, yet has added subtle design clues that indicate that the addition is new. The height and massing of the addition is respectful to the adjacent building. Therefore, staff maintains a recommendation of the approval of the Certificate of Appropriateness for the new addition.

In respect to the HVAC units, staff believes the proposed relocation of the HVAC units and the waiver of the required screening is appropriate and recommends approval. The applicant has attempted to mitigate their appearance and visibility by painting them to match the building and by locating the units where their view is minimal from the public rights-of-way.

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 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 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-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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 be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-6 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-7 Roof drainage must not run toward adjacent property. If the footprint area of the addition: (1) exceeds the footprint area of the existing structure, or (2) the roof drainage of the existing structure is hard piped, or (3) the roof drainage from the addition will cause erosion or damage to an adjacent property, then run-off water must be hard piped (schedule 40 PVC pipe; ≥ 3 " in diameter) to the storm, sewer, inlet box, building sub drain, street flume or curb.
- C-8 Sheeting and shoring shall not extend beyond the property line; except when the developer has obtained a written release from adjacent property owners which has been recorded in the land records; or through an approved encroachment process.
- C-9 A soils report must be submitted with the building permit application.
- C-10 Canopies must comply with USBC 3202.3.1 for support and clearance from the sidewalk, and the applicable sections of USBC's Chapter 11. Structural designs of fabric covered canopies must comply with USBC 3105.3. The horizontal portions of the framework

must not be less than 8 feet nor more than 12 feet above the sidewalk and the clearance between the covering or valance and the sidewalk must not be less than 7 feet.

- C-11 Canopies must comply with USBC 3105.1 and the applicable sections of USBC: Chapter 16. Structural designs of fabric covered canapés must comply with USBC 3105.3.

Historic Alexandria:

No comments received.