

Docket Item # 14
BAR CASE # 2007-0267

BAR Meeting
December 19, 2007

ISSUE: After-the-fact alterations

APPLICANT: King Street, LLC

LOCATION: 615 King Street

ZONE: KR/King Street Retail

STAFF RECOMMENDATION: Staff recommends denial of the application.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of an after-the-fact for a Certificate of Appropriateness for installation of a metal roll up security door at the Walgreen's Pharmacy at 615 King Street. The door goes across the entire recess entry and will be lowered into place during the hours in which the retail store is not in operation. The security grille is constructed of a visually porous metal screen.

II. HISTORY:

The Walgreen's Pharmacy at 615 King Street was approved by the Board last year (BAR Case #2006-00082, 6/7/2006).

615 King Street is a flat roofed, two story, three bay painted brick commercial building which was constructed in the late 19th century. The 19th 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 alteration complies with the Zoning Ordinance requirements.

The applicant has indicated that the security grille is needed because of the drugs that are stored in the pharmacy. The applicant has also noted that there are other storefronts along King Street and one within this blockface that have roll up security grilles.

Staff acknowledges these arguments in favor of the current proposal, but believes that, as a general rule, security grilles are visually disruptive to the design composition of a storefront and are, virtually without exception, an after thought to a storefront design. Indeed, such is the case with this security grille which was installed after the storefront design had gone through the approval process. Staff is further of the opinion that the material of such metal roll up security grilles is inimical to the masonry configuration of most King Street storefronts in the historic district. Staff, therefore, concludes that we cannot support the after-the-fact approval of installation of this metal security grille.

IV. STAFF RECOMMENDATION:

Staff recommends denial of the application.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

- C-1 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-2 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.
- R-1 Rapid Entry System (Knox Box) must be provided at front of building.

Historic Alexandria:

Comments Pending