

Docket Item # 4
BAR CASE # 2008-0233

BAR Meeting
December 17, 2008

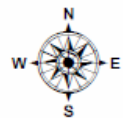
ISSUE: Alterations
APPLICANT: The Pyne Company by Michael Molinari
LOCATION: 411 King Street
ZONE: CD/Commercial

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



BAR CASE #2008-0233

12/17/2008



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at Tavern Square. The applicant is proposing to replace the storefronts/lobby entrances located at 421 King Street, 123 North Pitt Street, and 130/132 North Royal Street. The proposed storefront alterations will match the existing storefront at 110 North Royal Street.

The alterations include:

Replacement Lobby Entrance/Storefront Systems:

421 King Street

The existing storefront system will be removed and replaced with a new aluminum and glass storefront system for the 421 King Street lobby entrance. The storefront materials will be 2" x 4" anodized aluminum, with clear insulated safety glass with black rubber gasketing. The proposed entrance lobby will have a slightly different light configuration from the existing entrance.

123 North Pitt Street

The existing storefront system will be removed and replaced with a new aluminum and glass storefront system for the 123 North Pitt Street lobby entrance. The storefront materials will be 2" x 4" anodized aluminum, with clear insulated safety glass with black rubber gasketing. The proposed entrance lobby will have a slightly different light configuration from the existing entrance.

130/132 North Royal Street

The existing storefront will be replaced with a new storefront, with materials to be 2"x4" anodized aluminum and clear insulated safety glass with black rubber gasketing. The proposed entrance lobby will have a slightly different light configuration from the existing entrance.

II. HISTORY:

411 King Street is part of Tavern Square. Tavern Square is an urban renewal era project that was originally constructed in 1967. Over the course of the last several years, the Board has approved a number of alterations at the Tavern Square complex including a redesign of the courtyard (BAR Case #99-0028, 9/20/00 and 11/1/00 BAR Case #2001-0176, 7/18/01) as well as new retail space for Pat Troy's restaurant and Weichert Realtors. In 2001, the Board approved storefront alterations at 401 King Street to what was Riggs Bank, now PNC Bank, that are similar to the current proposal (BAR Case #2001-0137, 1/16/02). In 2002, the Board approved storefront alterations at 110 North Royal Street to match the adjacent alterations from 2001 (BAR Case #2002-0312, 1/15/02).

III. ANALYSIS:

Proposed alterations comply with zoning ordinance requirements.

As this building is not considered historic, there is no concern for the loss of historic fabric. The proposed alterations will introduce a slightly different light configuration for the windows for the three entrance lobbies but will not affect the defining features of these spaces. While staff has

some concern with the proposed anodized aluminum finish, the change from a bronzed metal framing system to an anodized aluminum framing system is appropriate for the architectural style of the building. Staff notes that the proposed anodized framing will not match the existing framing for the upper story windows; however, the proposed new storefront systems are consistent with other approved storefront alterations within Tavern Square, most recently for the PNC bank location at the southeast corner of the building.

Staff has no objection to the proposed alterations and recommends approval of the application as submitted.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

V. 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 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 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.

Historic Alexandria:

Approve.

VI. IMAGES

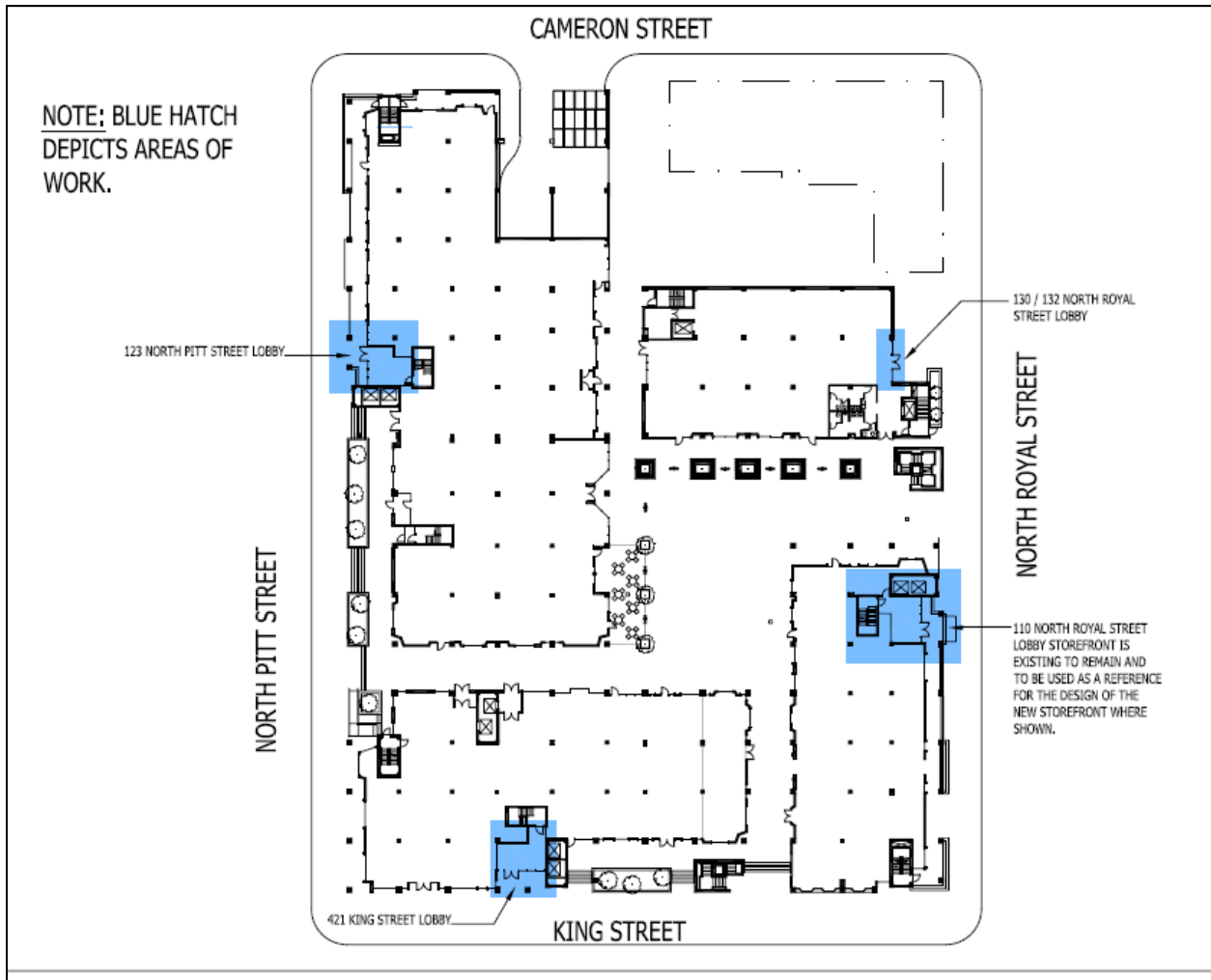


Figure 1. Areas of proposed alterations.



Figure 2. Existing entrance at 421 King Street.

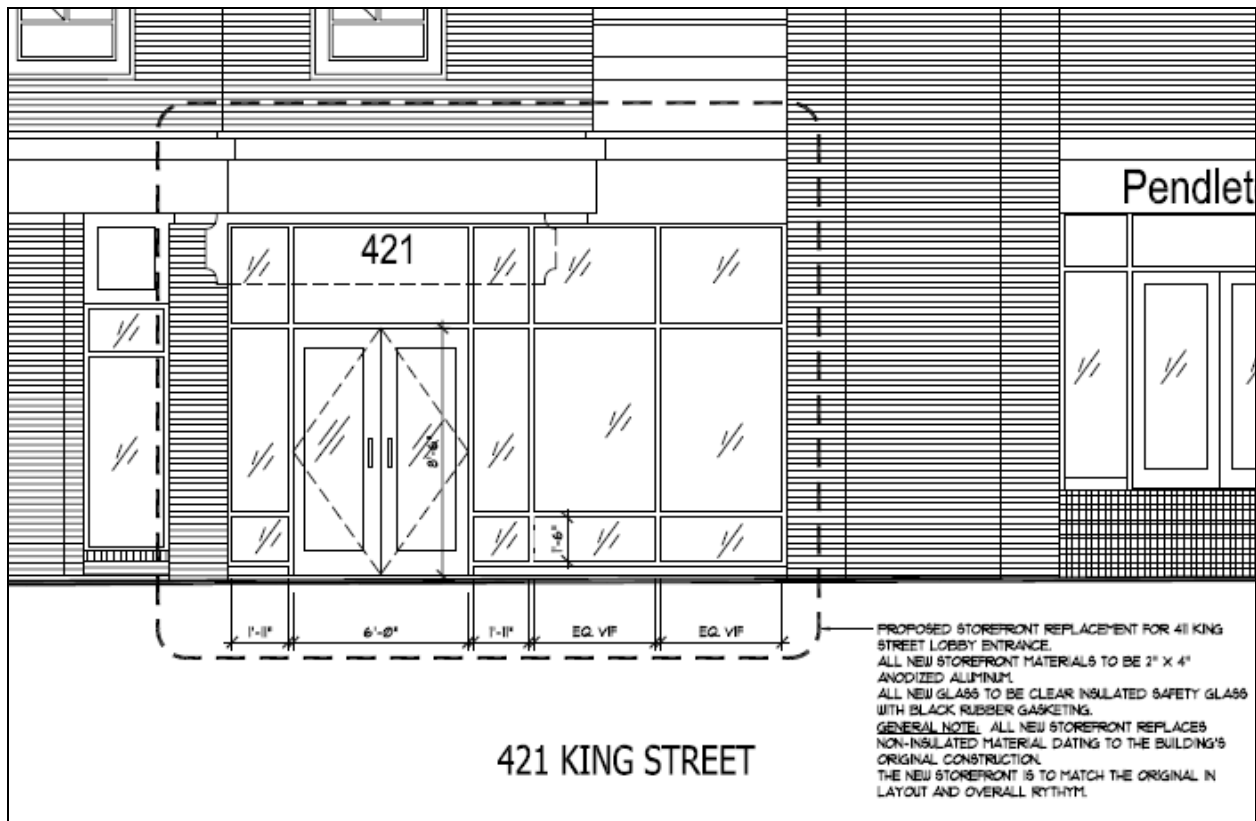


Figure 3. Proposed alterations at 421 King Street.



Figure 4. Existing entrance at 123 North Pitt Street.

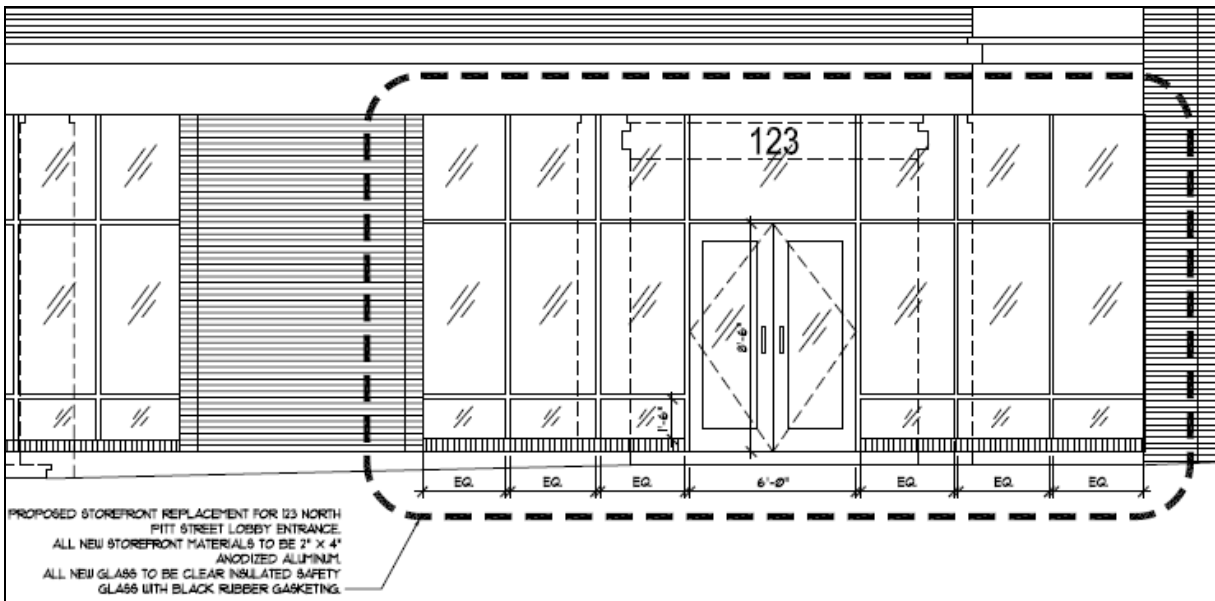


Figure 5. Proposed alterations at 123 North Pitt Street.

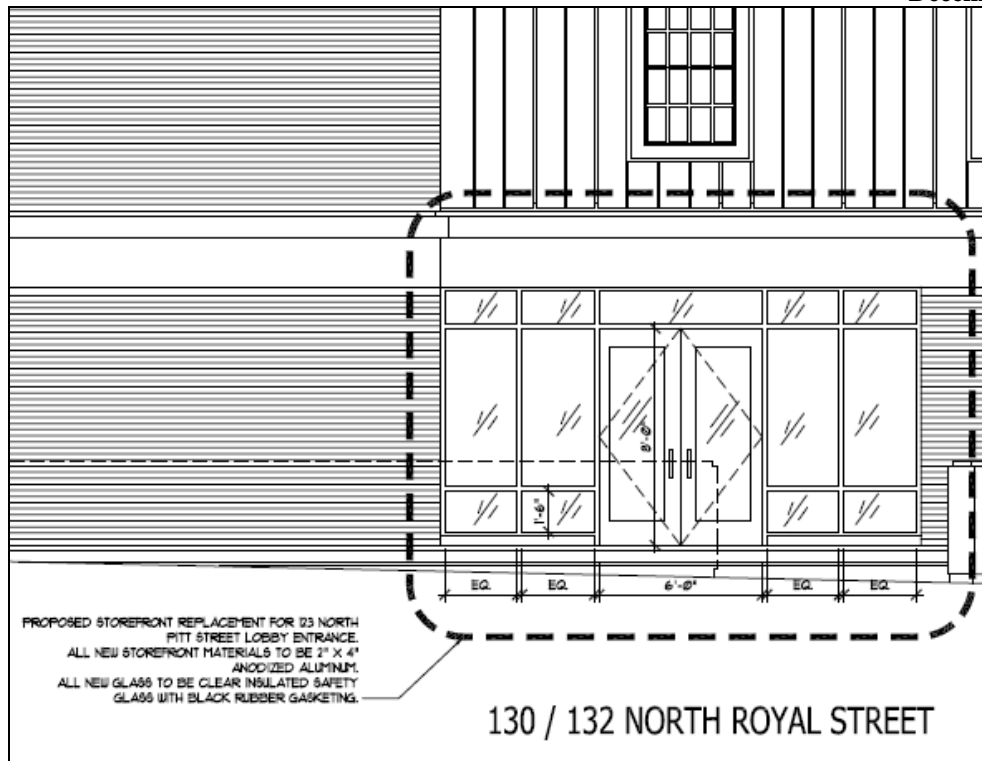


Figure 6. Proposed alterations at 130/132 North Royal Street.



Figure 7. Example of proposed storefront system at 110 North Royal Street.



Figure 8. Example of proposed storefront system at PNC Bank lobby.