

Docket Item # 3
BAR CASE # 2009-0030

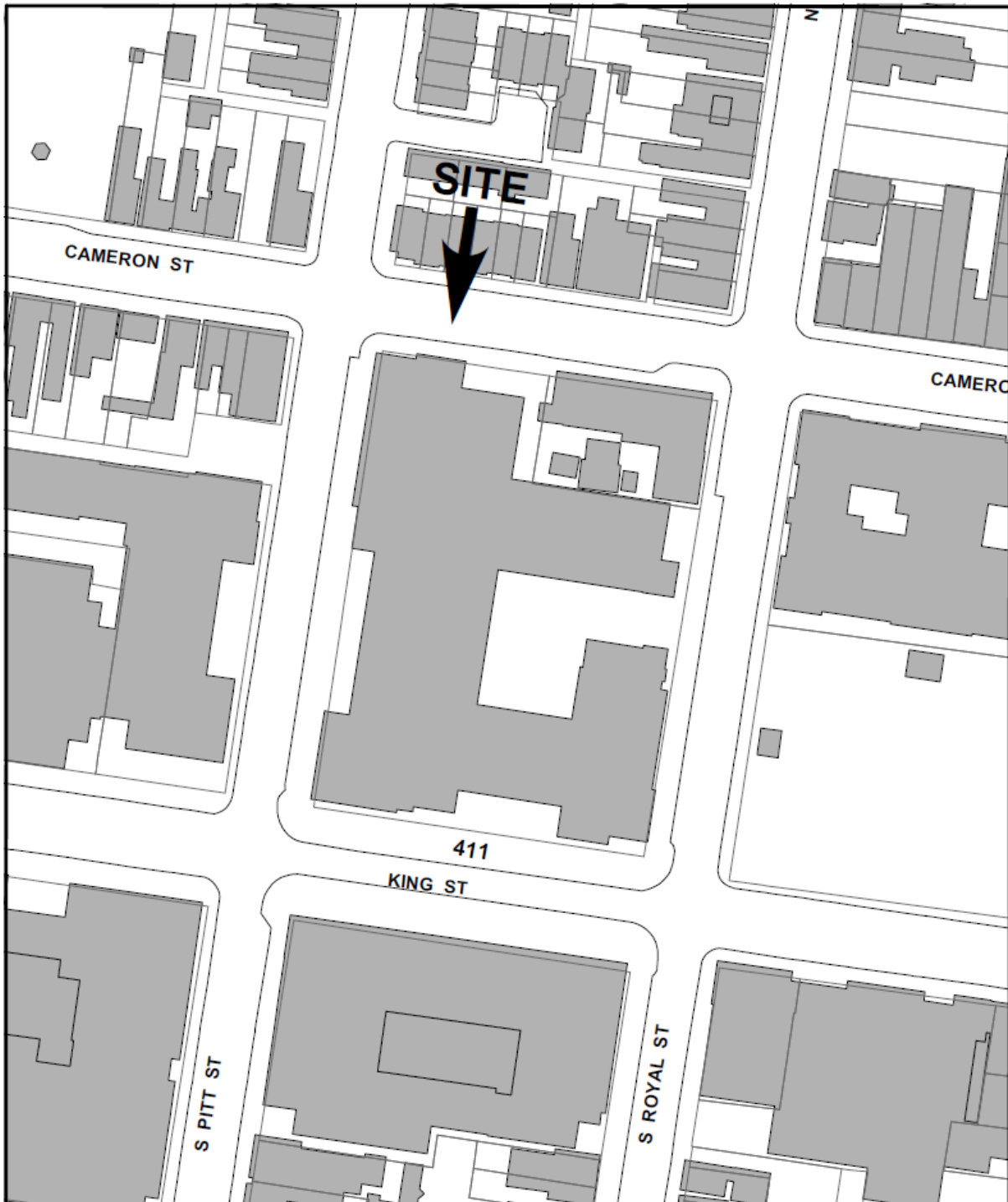
BAR Meeting
April 1, 2009

ISSUE: Alterations
APPLICANT: AGW & Associates, Inc.
LOCATION: 411 King Street
ZONE: KR/King Street Retail

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

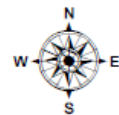
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0030

4/1/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for alterations at Tavern Square. The applicant is proposing the installation of rolling garage doors at both the vehicular entrance and exit to the underground parking garage located under the Cameron Street side of the building. The proposed doors are manufactured by Overhead Door Company and will be made of galvanized painted steel with curtain slats.

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. (BAR Case # 2008-0233 & 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). In 2008, the Board approved the replacement of the storefronts/lobby entrances located at 421 King Street, 123 North Pitt Street, and 130/132 North Royal Street to match those approved in 2002.

III. ANALYSIS:

According to the *Design Guidelines*, "Exterior flush or paneled metal doors may be appropriate in certain limited circumstances for 20th Century retail, commercial, and industrial buildings." The proposed garage doors will be located at the vehicular entrance and exit to the underground parking garage located under the Cameron Street side of the building, and will be mounted on the interior of the openings. The entrance and exit ramps are considerably recessed from the street and therefore in staff's opinion the proposed garage doors will be minimally obtrusive to the streetscape.

Staff 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 Administration:

C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).

Historic Alexandria:

No comments received.

VI. IMAGES

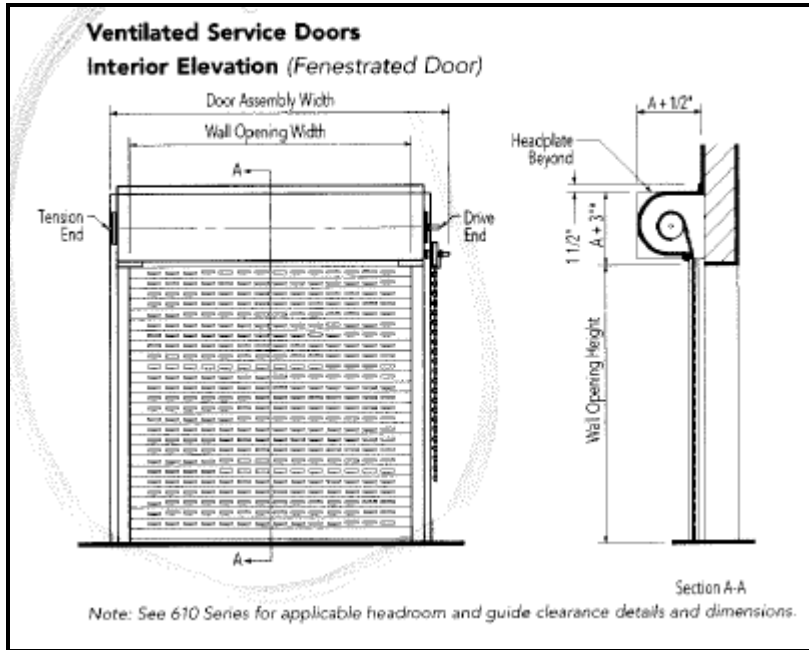


Figure 1: Illustration of Proposed Garage Door



Figure 2: Photograph of Garage Entrance Ramp