

Docket Item # 5
BAR CASE # 2009-0187

BAR Meeting
September 16, 2009

ISSUE: Alterations

APPLICANT: Washington Alexandria Architecture Center

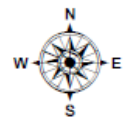
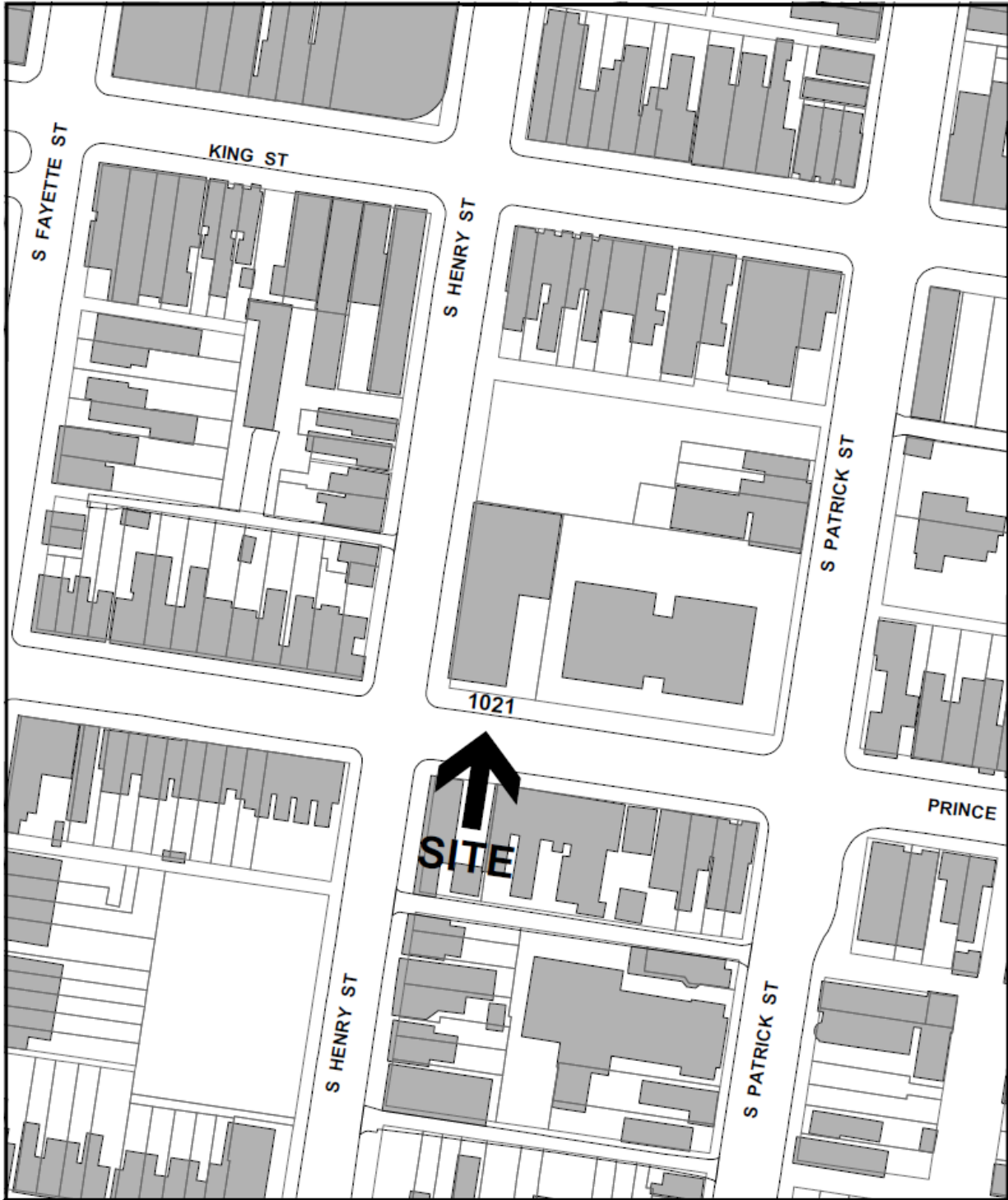
LOCATION: 1021 Prince St

ZONE: CD, Commercial

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. In the case for a certificate or permit for a project that requires a development special use permit or site plan under section 11-400 of the zoning ordinance, the period of validity shall be coincident with the validity of the development special use permit or site plan as determined pursuant to section 11-418 of the ordinance.

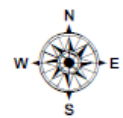
**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board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





BAR CASE #2009-0187

9/16/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a glass and steel canopy to be located at the courtyard entrance of 1021 Prince Street. The proposed canopy will be mounted ten feet, eight inches above the courtyard floor and measure six feet, eight inches wide by 20 feet long. The proposed canopy is being relocated from an existing location and is therefore already constructed. The canopy is constructed of steel framing with a glass covering. It will be hung from the building by hanging rods and mounted into the masonry through connector plates. For the purpose of drainage off of the canopy the applicant is proposing the installation of two down spouts that will come down either side of the canopy and be mounted flush against the building. The proposed metal down spouts will be four inches in diameter and attached to the building with two inch wide metal wall straps.

II. HISTORY:

1021 Prince Street is also known as the Washington Alexandria Architecture Center owned by the Virginia Tech Foundation. The building was built in 1984 according to the Sanborn Fire Insurance Maps, by the National Mental Health Association who sold the building to Virginia Tech in 2002. The building is common bond, brick faced.

The only previous BAR case for this property was when the building was initially built the National Mental Health Association applied for signage on March 3, 1985. (BAR1985-0037)

III. ANALYSIS:

The proposed canopy complies with zoning ordinance requirements.

The proposed canopy meets the recommendations for awnings outlined in the *Design Guidelines*. The *Design Guidelines* note: "From the mid-19th century until the mid-20th century, awnings were a common feature on commercial buildings in Alexandria." In Staff's opinion, the metal and glass canopy is appropriate and compatible to this late 20th-century building. The photographs provided indicate that the canopy will not visually overwhelm the existing building and will complement the overall architecture. The proposed downspouts are necessary to the functionality of the design of the canopy and their proposed materiality is compatible to the building. Based upon these factors, Staff supports the installation of the proposed canopy and downspouts.

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

STAFF:

Meredith Kizer, Historic Preservation Planner, Planning & Zoning
Lee Webb, Historic Preservation Manager, Planning & Zoning
Stephen Milone, Division Chief, Zoning and Land Use Services

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).
- 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 and schematics.
- C-3 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type.
- C-4 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-5 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.



Figure 2. Prince Street Elevation



Figure 5. Existing entrance



Figure 6. Proposed entrance

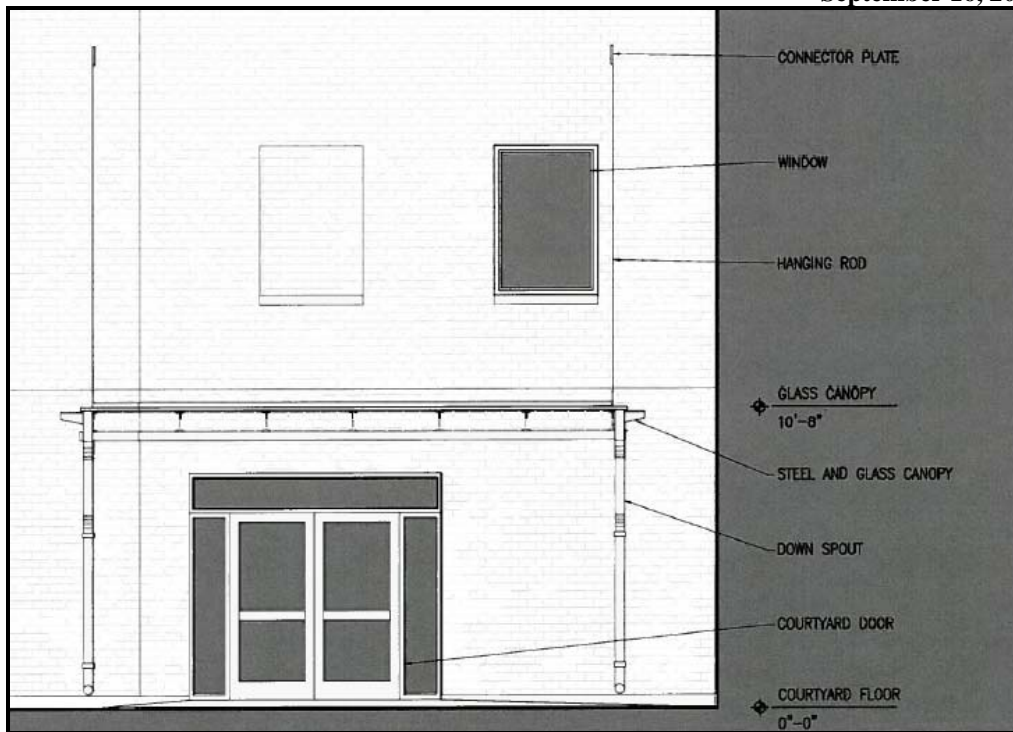


Figure 7. Drawing of proposed alterations

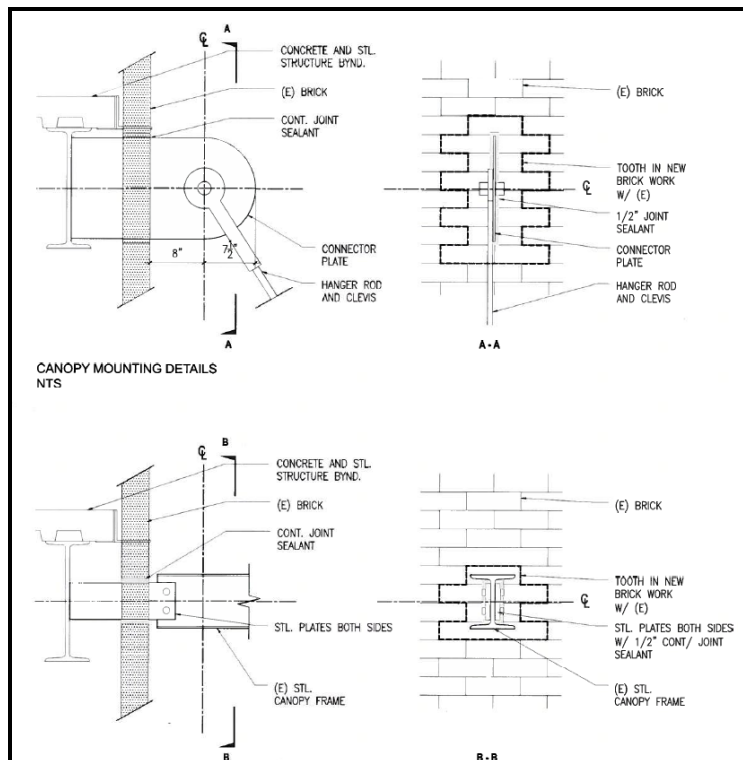


Figure 8. Detail of proposed mounting hardware