

Docket Item # 7
BAR CASE # 2009-0189

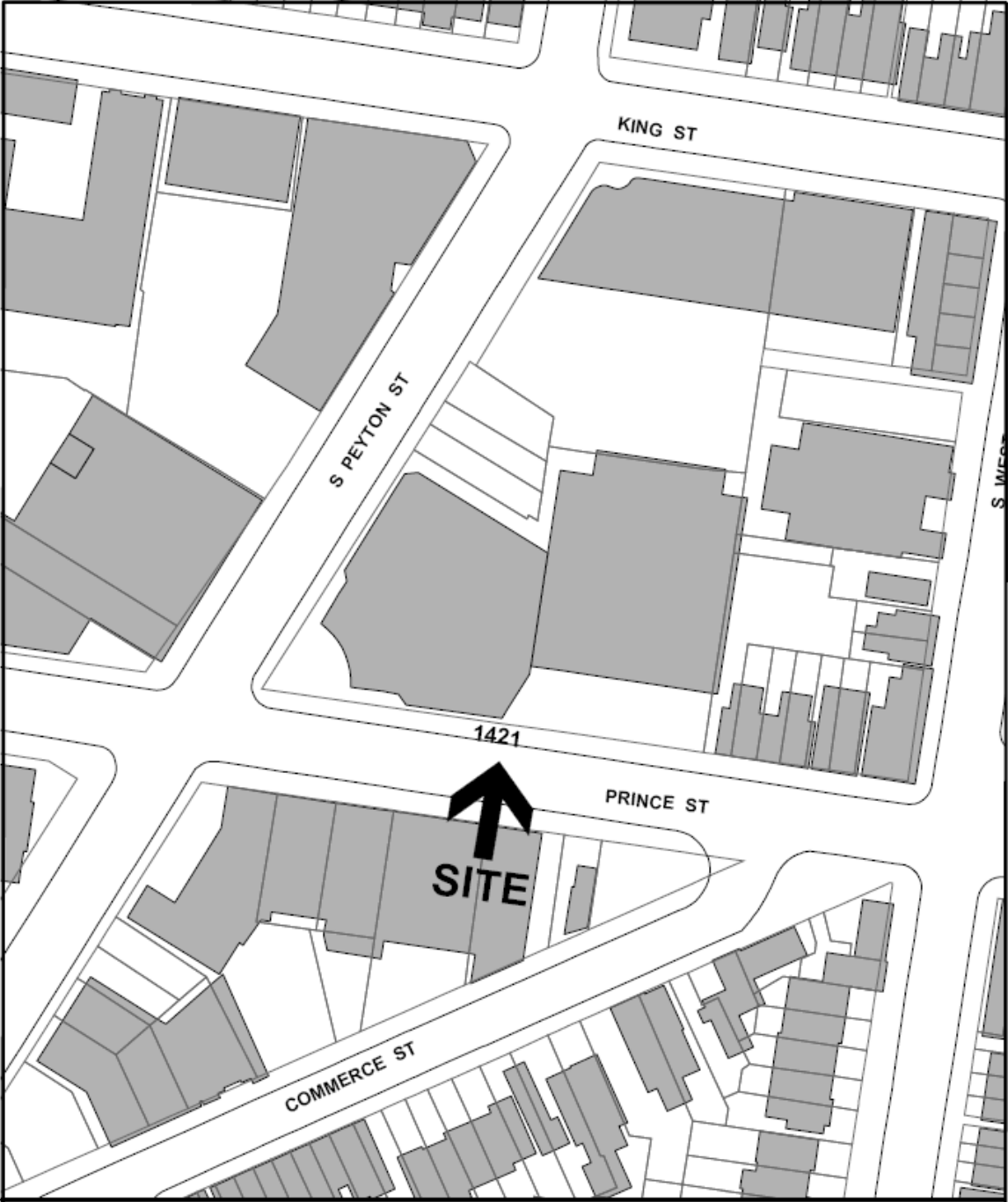
BAR Meeting
September 16, 2009

ISSUE: Alterations
APPLICANT: Verizon Wireless (Harold Bernadzikowski, Agent)
LOCATION: 1421 Prince Street
ZONE: CD/ Commercial Zone

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness 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 #2009-0189

9/16/2009



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness at 1421 Prince Street. The request includes installing one antenna onto each of the existing three sectors in the current telecommunications facility mounted to the penthouse level of this building. The three (3) new antennas will be eight (8) feet tall and fabricated from aluminum with brass feedlines, covered by a UV safe fiberglass radome. The antennae will be painted to match the building and other existing antennae on site.

II. HISTORY:

The four-story, brick-faced, modernistic office structure known as Prince Street Plaza was constructed in 1987.

Previous Approvals:

- In 2007, the Board approved twelve (12) antenna sets and an equipment cabinet to be mounted on the penthouse level of the building (BAR Case 2007-0062).
- In 2006, the Board approved awnings and signage for the building (BAR Case #2006-0019, 2/15/06).
- In 2002, the Board approved signs for an office tenant of the building (BAR Case n#2002-0273, 11/6/2002).
- In 2001, the Board approved the demolition of the wood trellis over the parking garage at this building (BAR Case #2001-2/6/02)
- In 1999, the Board approved window signs for a BB&T bank in this building (BAR Case #99-0027, 3/17/99).

III. ANALYSIS:

The proposed addition complies with zoning ordinance requirements.

The subject proposal is requesting the installation of three (3) additional antennae on the penthouse level of the building. These antennae will be installed in locations where other cellular antennae are mounted. The applicant will be painting the antennae to match the brick color and the other antennae currently on the building.

The Board has approved several wireless antennae on rooftops of relatively tall, contemporary buildings in the historic district. For the most part, such antennae do not detract from the overall visual integrity of the buildings or the historic district because they are normally painted or colored to match the background color of the building. Additionally, because of their location, on the rooftop of a tall building and below the top of the penthouse parapet, they are for the most part out of one's line-of-sight for either a typical pedestrian or motorist. In the opinion of Staff, the proposed antennae will not detract from the visual character of the building and staff recommends approval.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness application as submitted.

STAFF:

Michele Oaks, 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 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-2 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).
- C-3 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC). Provide complete structural and electrical/mechanical work details for the project.

Historic Alexandria:

No comments received.

Transportation and Environmental Services:

No Comments received.

VI. IMAGES

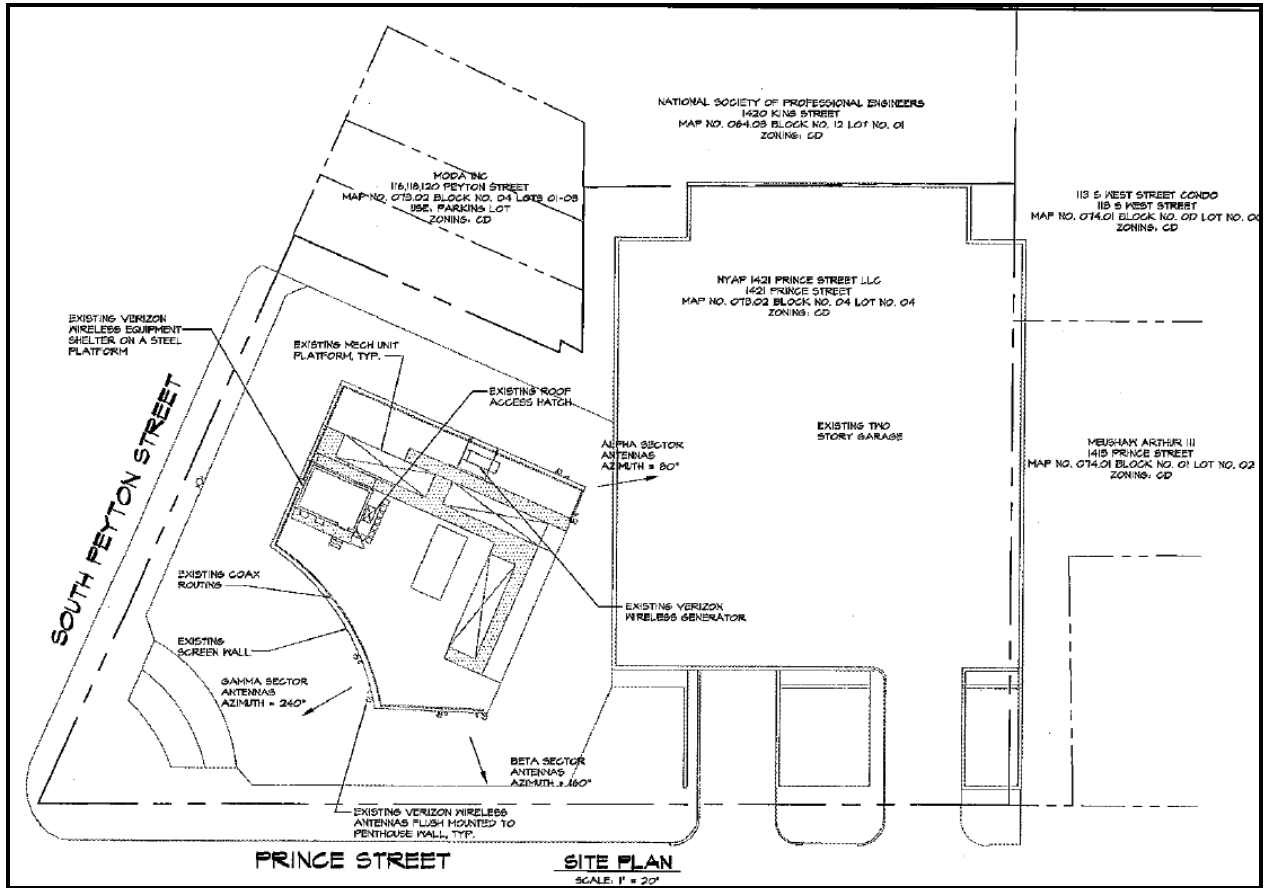


Figure 1: Plat



Figure 2: Existing – View of the East



Figure 3: Proposed – View of the East



Figure 4: Existing – View of the North



Figure 5: Proposed – View of the North

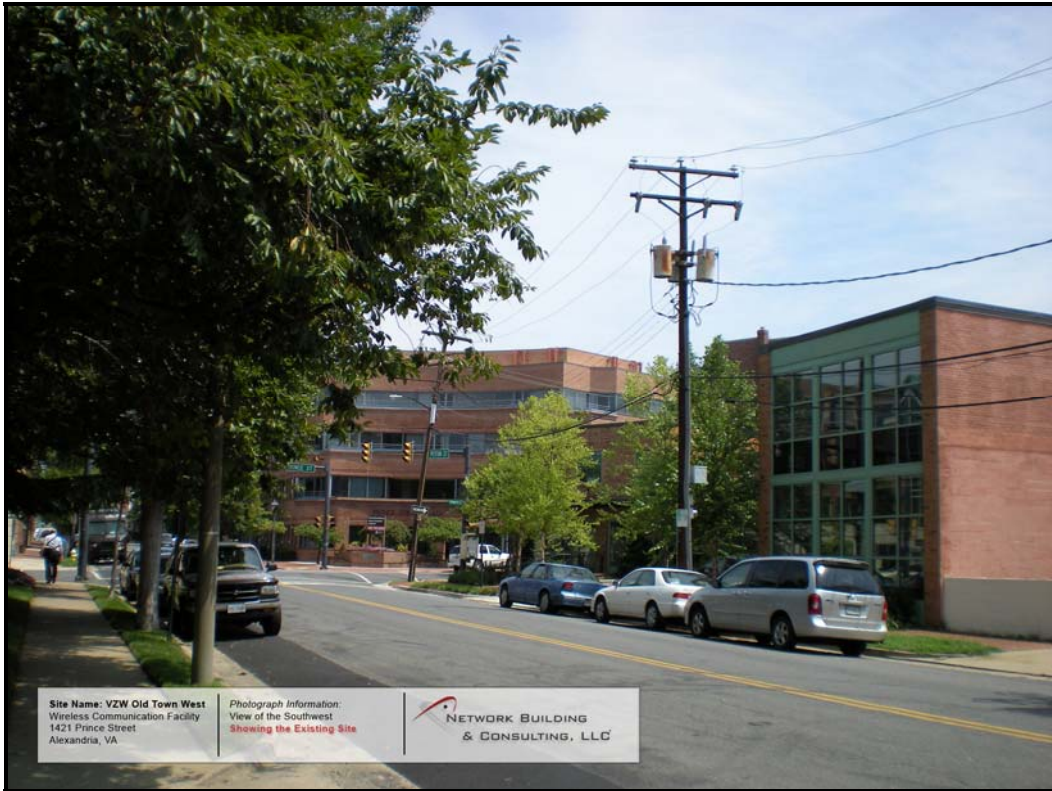


Figure 6: Existing – View of the Southwest



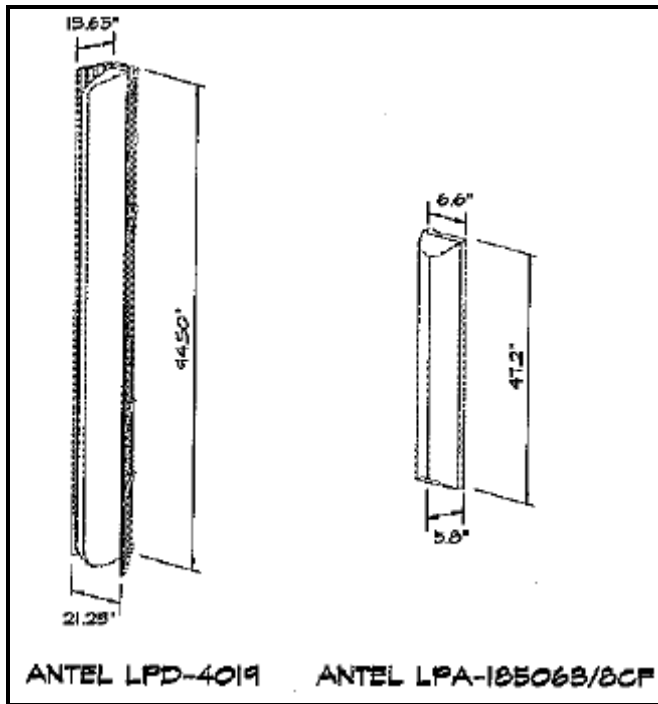
Figure 7: Existing – View of the Southwest



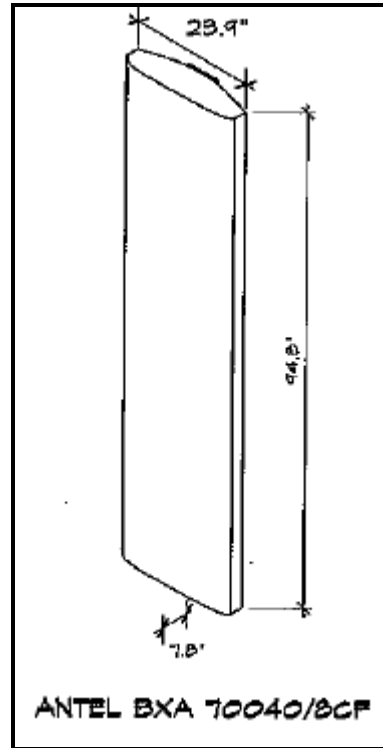
Figure 8: Existing – View from the West



Figure 9: Existing – View from the West



Existing



Proposed

Figure 10: Existing and Proposed Antenna

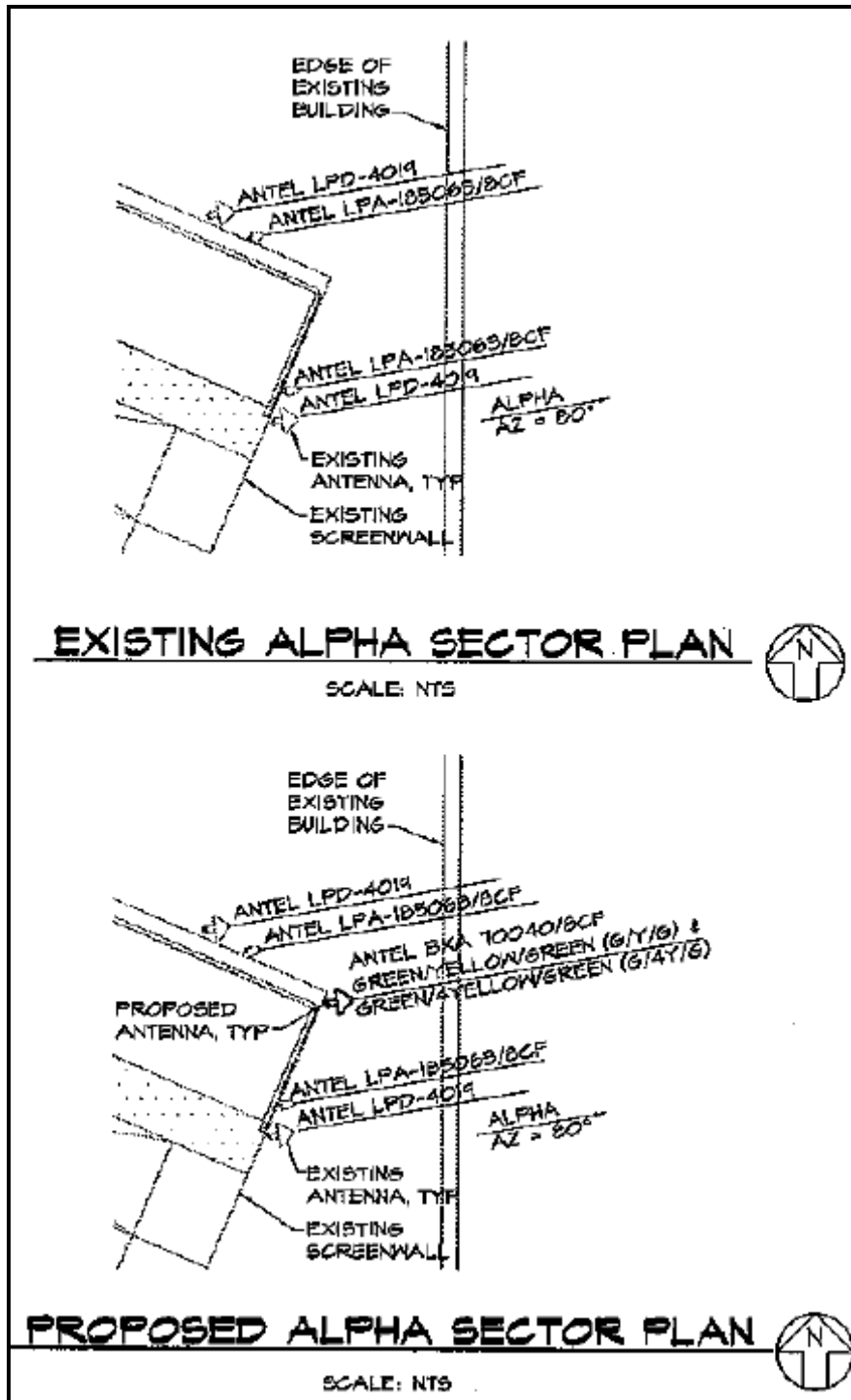


Figure 12: Detail of Proposal

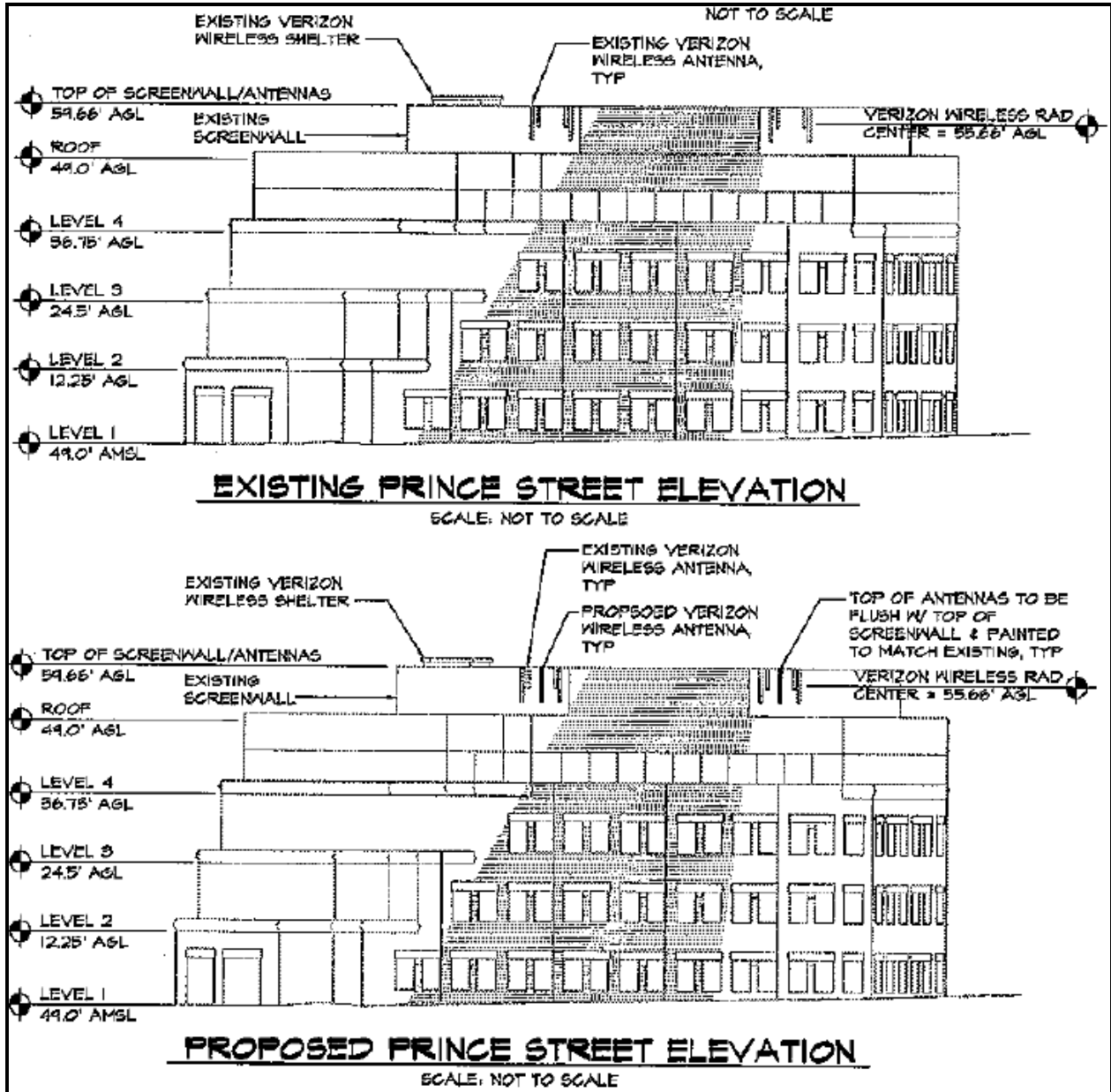


Figure 13: Proposal