

Docket Item # 8  
BAR CASE # 2009-0190

BAR Meeting  
September 16, 2009

**ISSUE:** Alterations  
**APPLICANT:** Verizon Wireless (Harold Bernadzikowski, Agent)  
**LOCATION:** 520 King Street  
**ZONE:** KR/ King Street Retail Zone

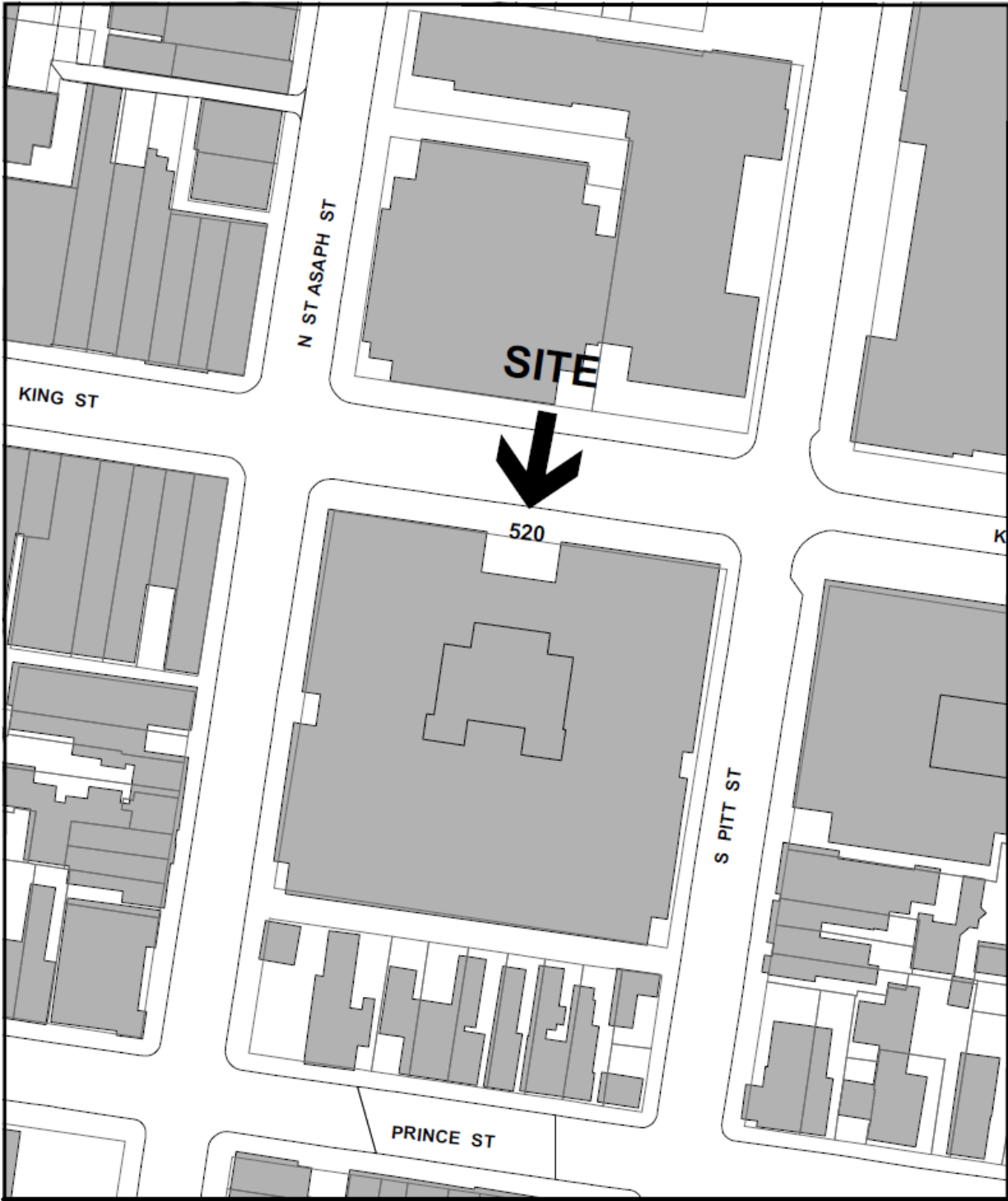
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**STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness application with the condition that all the cellular antenna units on the building be painted to match the background color of the building.

Note: The applicant has been contacted, and indicated agreement with the Staff recommended condition.

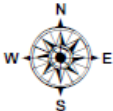
\*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month 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 #2009-0190**

**9/16/2009**



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness at 520 King Street. The request includes installing one antenna on each of the existing three sectors in the current telecommunications facility mounted to the penthouse level of this building. The three (3) antennas will be eight (8) feet tall and fabricated from aluminum alloy with brass feedlines, covered by a UV safe fiberglass radome.

**II. HISTORY:**

The five story brick, Colonial Revival style office at 500-532 King Street was constructed in 1981. The offices of the Alexandria Courts are in the building.

Previous Approvals:

- In 2007, the Board approved the installation of security bollards to be installed (BAR Case 2007-0168), however, the bollards were not installed.
- In 1996, the Board approved the installation of antenna sets and an equipment cabinet to be mounted on the penthouse level of the building (BAR Case 1996-0184).
- In the past ten years, the Board has approved numerous signs for the retail tenants of the building including Starbucks (1993) and La Madeleine (1994 and 1997).

**III. ANALYSIS:**

The proposed addition complies with zoning ordinance requirements.

The subject proposal is requesting approval to install three (3) additional antennae onto the penthouse level of the building. These antennae will be installed in locations where other cellular antennae are mounted.

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 as it is the Board's practice to require that the antenna are painted to match the background color of the building. However, the previously approved (1996) antennae were not conditioned to be painted. In this case, requiring the proposed units to be painted will be consistent with the Board's most recent practice. Therefore, to maintain this consistency, Staff recommends that the Board conditions the approval to require that all the units, including those previously approved, be painted to match the background color of the building. Staff has discussed these concerns with the applicant and they have agreed to accept the recommended condition.

In the opinion of Staff, the antenna proposal, as amended, will not detract from the visual character of the building.

**IV. STAFF RECOMMENDATION:** Staff recommends approval of the Certificate of Appropriateness application with the condition that all the cellular antenna units on the building be painted to match the background brick color of the building.

**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

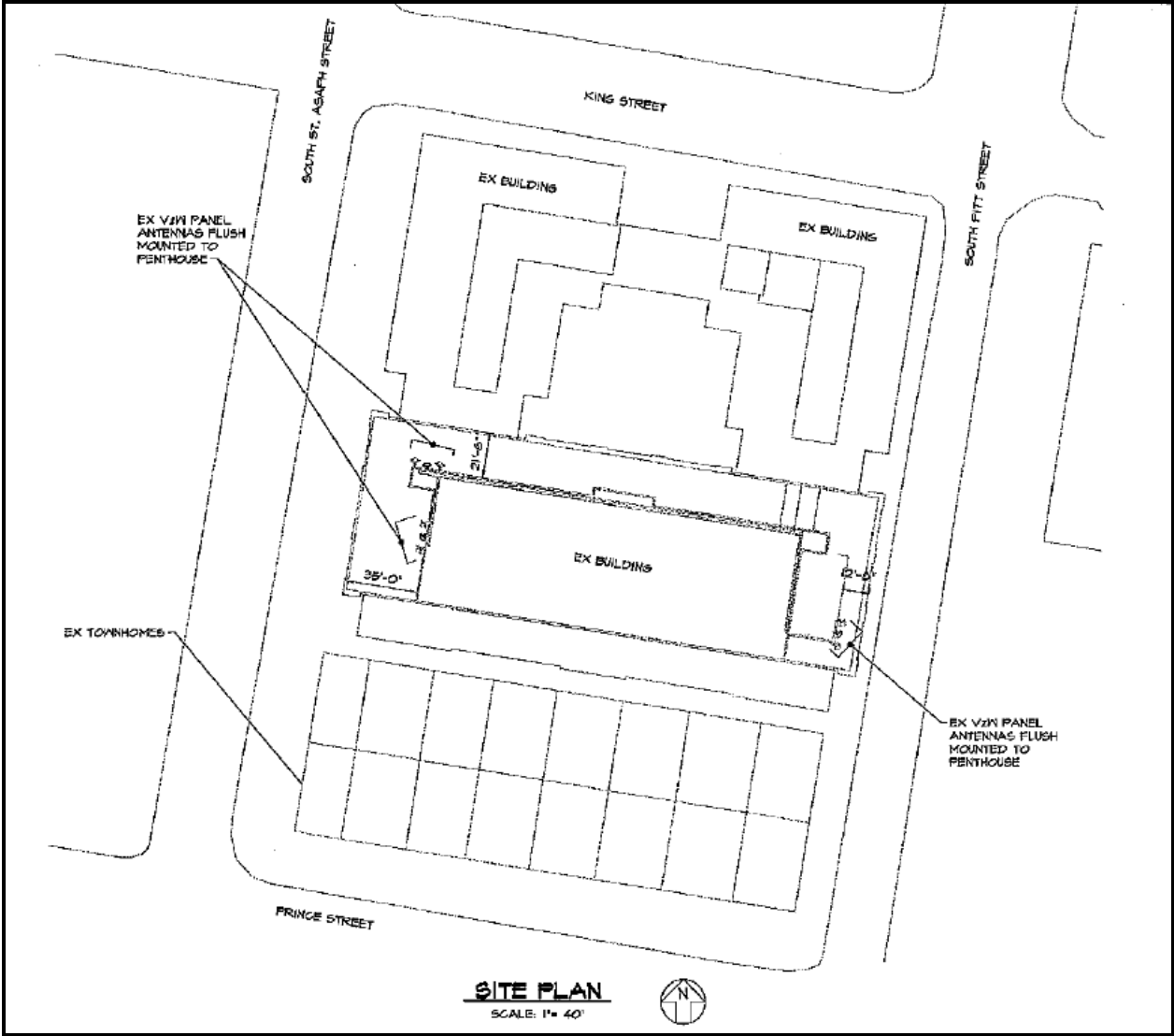


Figure 1: Site Plan



Figure 2: Existing – View of the East



Figure 3: Proposed – View of the East



**Figure 4: Existing– View of the Southeast**



**Figure 5: Proposed – View of the Southeast**





Figure 6: Existing– View of the Southwest



Figure 7: Proposed – View of the Southwest

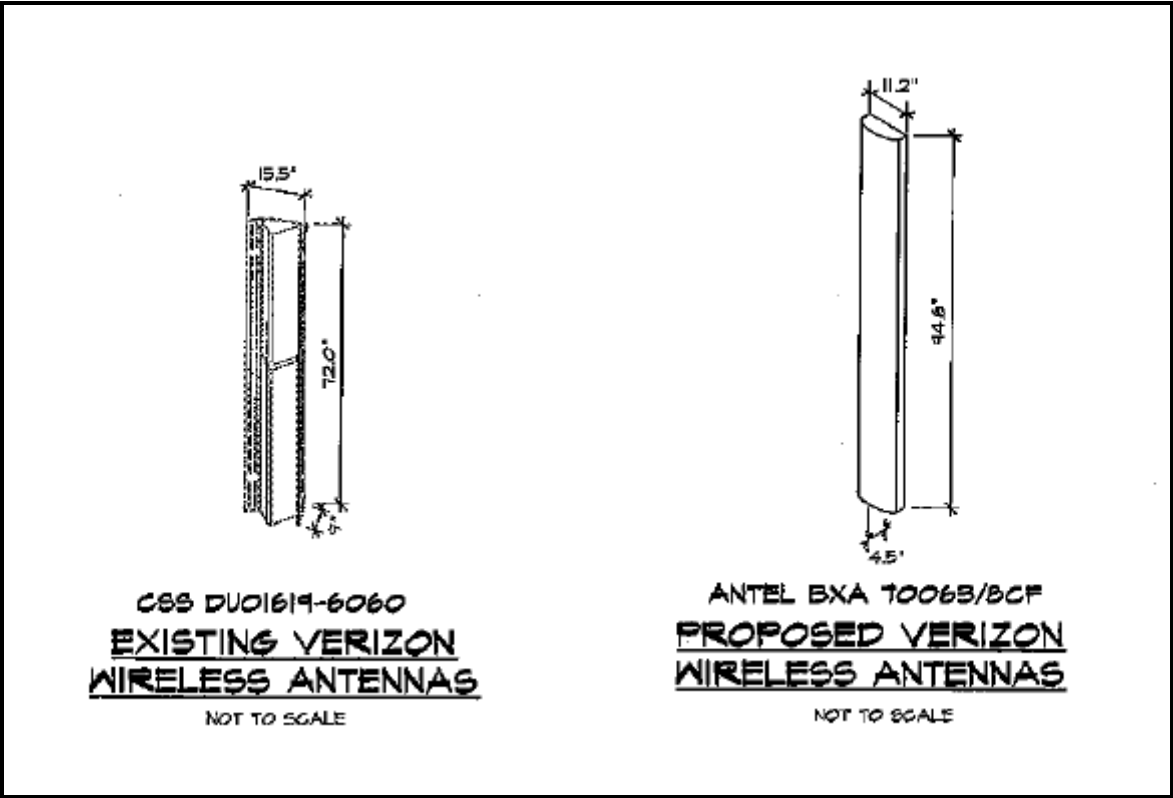


Figure 8: Detail of Existing and Proposed Antennas

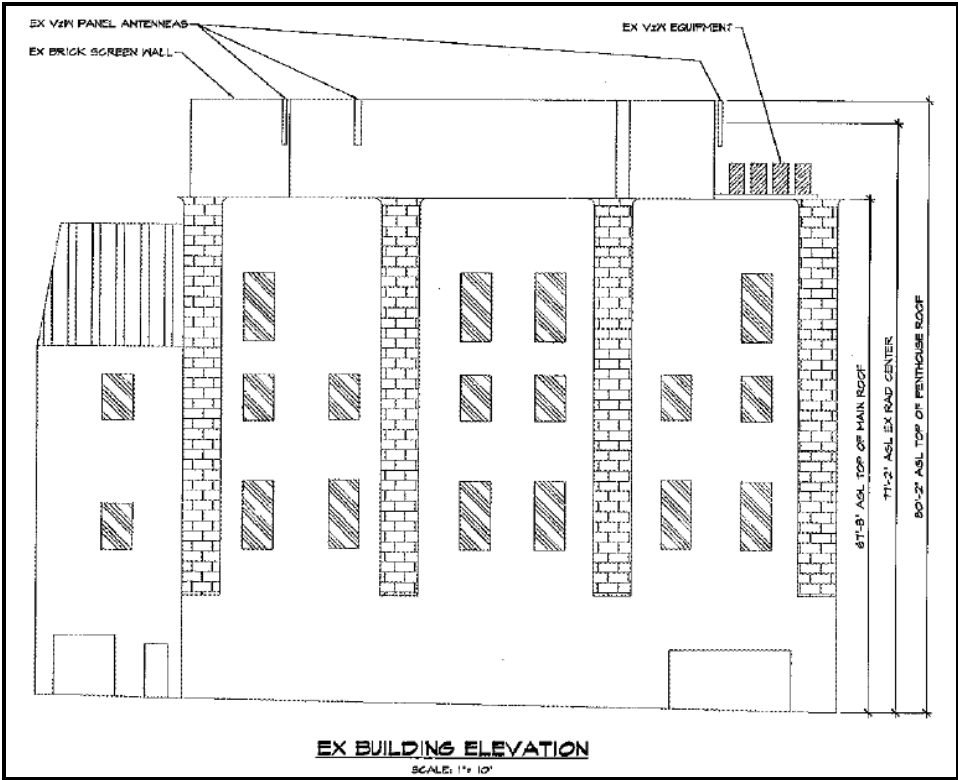


Figure 9: Illustrative Existing Building Elevation

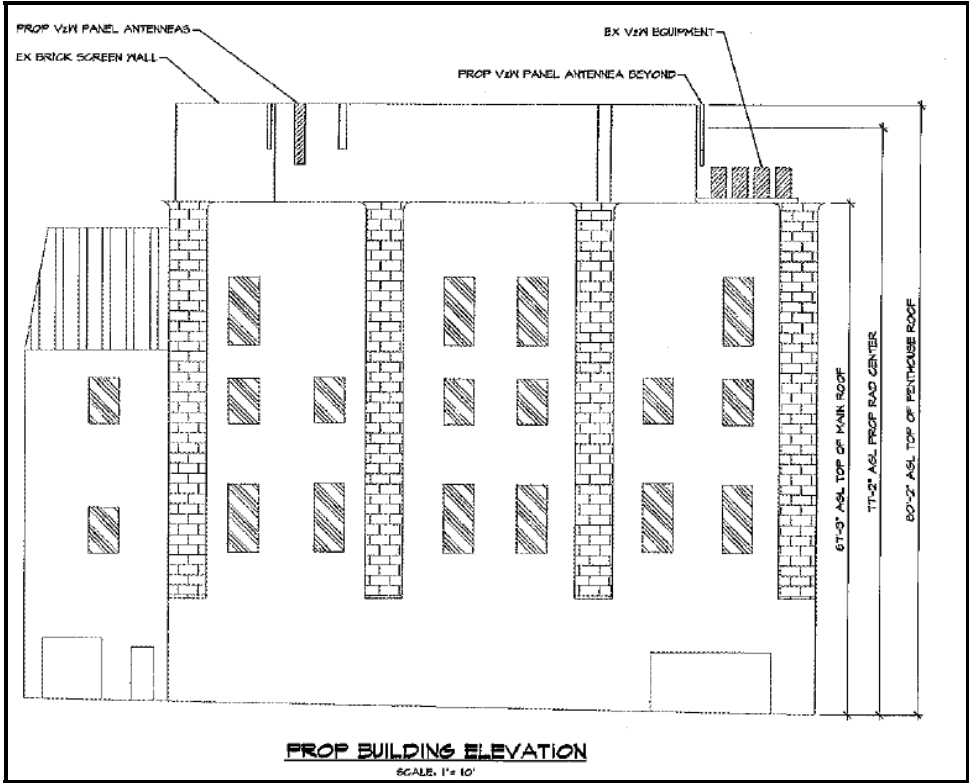


Figure 10: Illustrative of Proposed Building Elevation