

Docket Item # 1
BAR CASE # 2011-00150

BAR Meeting
July 6, 2011

ISSUE: Alterations (storefront windows and benches)

APPLICANT: The Pyne Company by Michael Molinari

LOCATION: 123 North Pitt Street (tenant space)
411 King Street (Tavern Square)

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 final approval 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 siding or roofing over 100 square feet, windows and 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, 703-746-4200 for further information.



BAR CASE #2011-0150



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for alterations to three storefront entrances in the Tavern Square development at 411 King Street. The proposed alterations are limited to the tenant space at 123 North Pitt Street. The existing doors – two on North Pitt Street and one facing Cameron Street – will be replaced with fixed storefront windows that will match the existing dark bronze aluminum storefront system installed throughout most of the building. The applicant, unfortunately, intends to retain the shingled panels above the doors, so this work is not before the Board.

II. HISTORY

Tavern Square is a large brick building complex over an underground parking garage which encompasses the majority of the block bounded by King Street, North Pitt Street, Cameron Street and North Royal Street. It was built in **1968** as part of the urban renewal of the central business district.

Over the course of the last several years, the Board has approved a number of alterations at the Tavern Square complex, from numerous signage cases to the redesign of the courtyard (BAR Case #99-0028, 9/20/00 and 11/1/00 BAR Case #2001-0176, 7/18/01). More recently, in 2008, the Board approved alterations to the front entrances of three of the buildings - King Street, North Royal Street and North Pitt Street (BAR Case #2008-0233, 12/17/2008).

III. ANALYSIS

Proposed alterations comply with zoning ordinance requirements.

As this building is not considered historic, at the present time, there is no concern for the loss of historic fabric. The proposed alterations will change the configuration of the openings, but will not affect the defining features of these spaces. The tenant space on the corner of Cameron and North Pitt streets has been used for office uses for some time and the proposed windows are more appropriate for the tenant's interior space layout. Should a retail tenant lease the space in the future, new doors could be easily reinstalled.

A Certificate of Appropriateness is required for street furniture in the public right-of-way; however, by practice, the Board does not review portable planters, landscaping, paving or benches located on private property.

STAFF

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration

- C-1 A building permit is required to be obtained prior to the start of work on the alterations/storefront
- C-2 Five set of drawings must be submitted for review with the building permit application
- C-3 Plans shall show the dimensions and anchorage of the benches and the benches may not impede the path of egress from the doors to the public sidewalk.

Transportation & Environmental Services

- R-1 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- F-1 No work is proposed within the public right of way. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-2 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

V. IMAGES



Figure 1. Photos of three existing entrance doors.

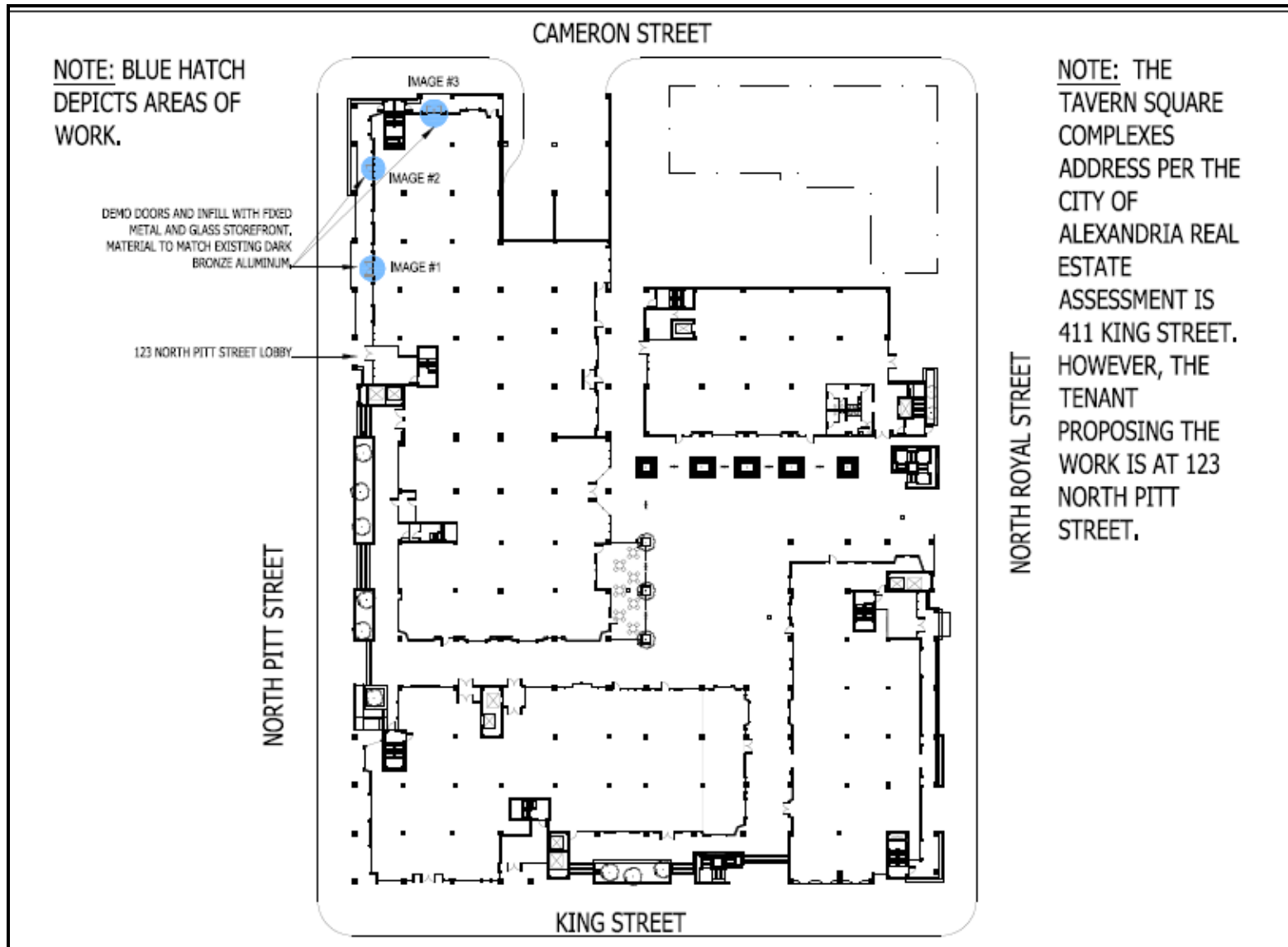


Figure 2: Site plan.

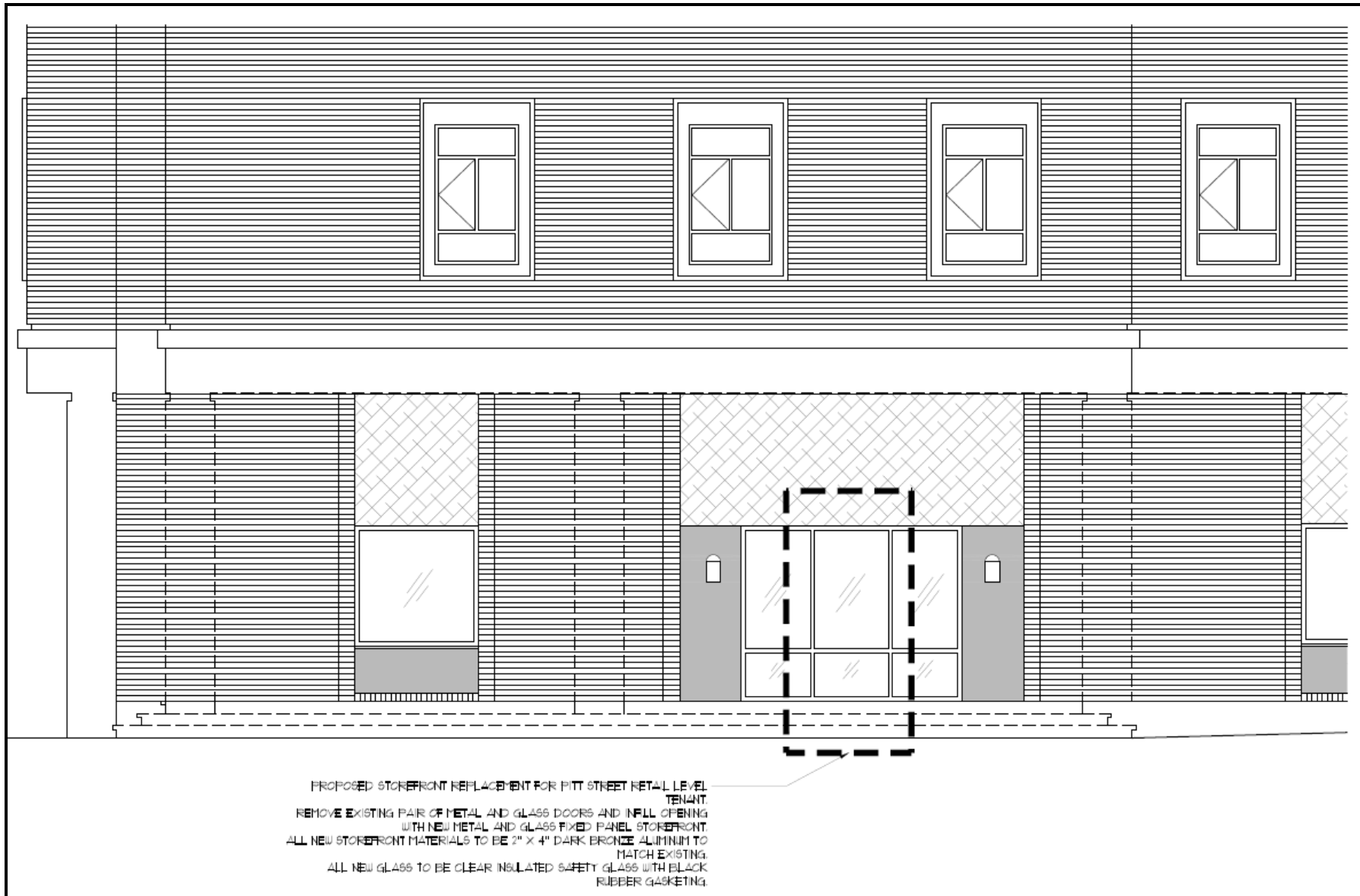


Figure 3: Proposed elevation - Pitt Street.



Figure 4. Proposed elevation – Pitt Street.

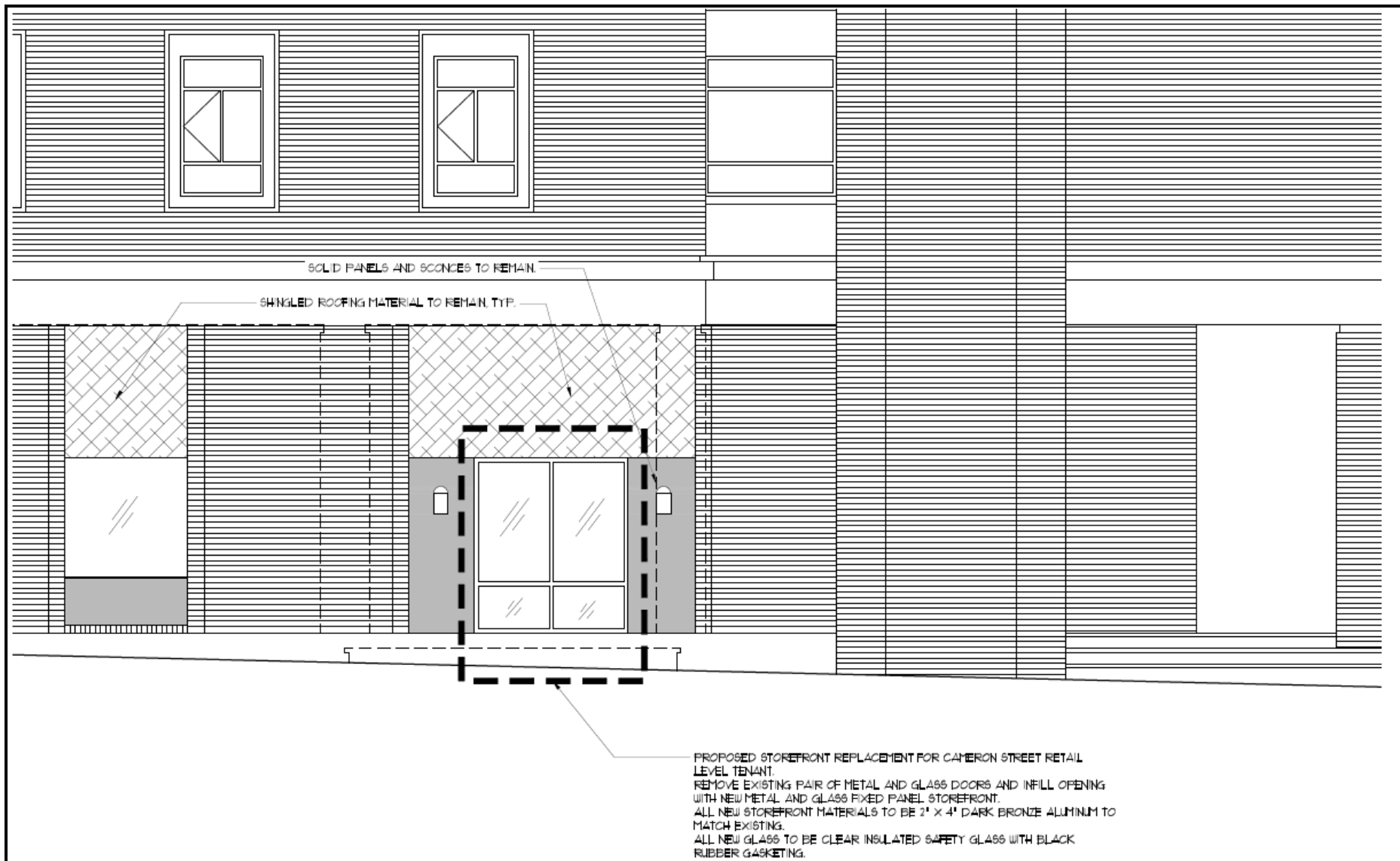


Figure 5. Proposed elevation – Cameron Street.

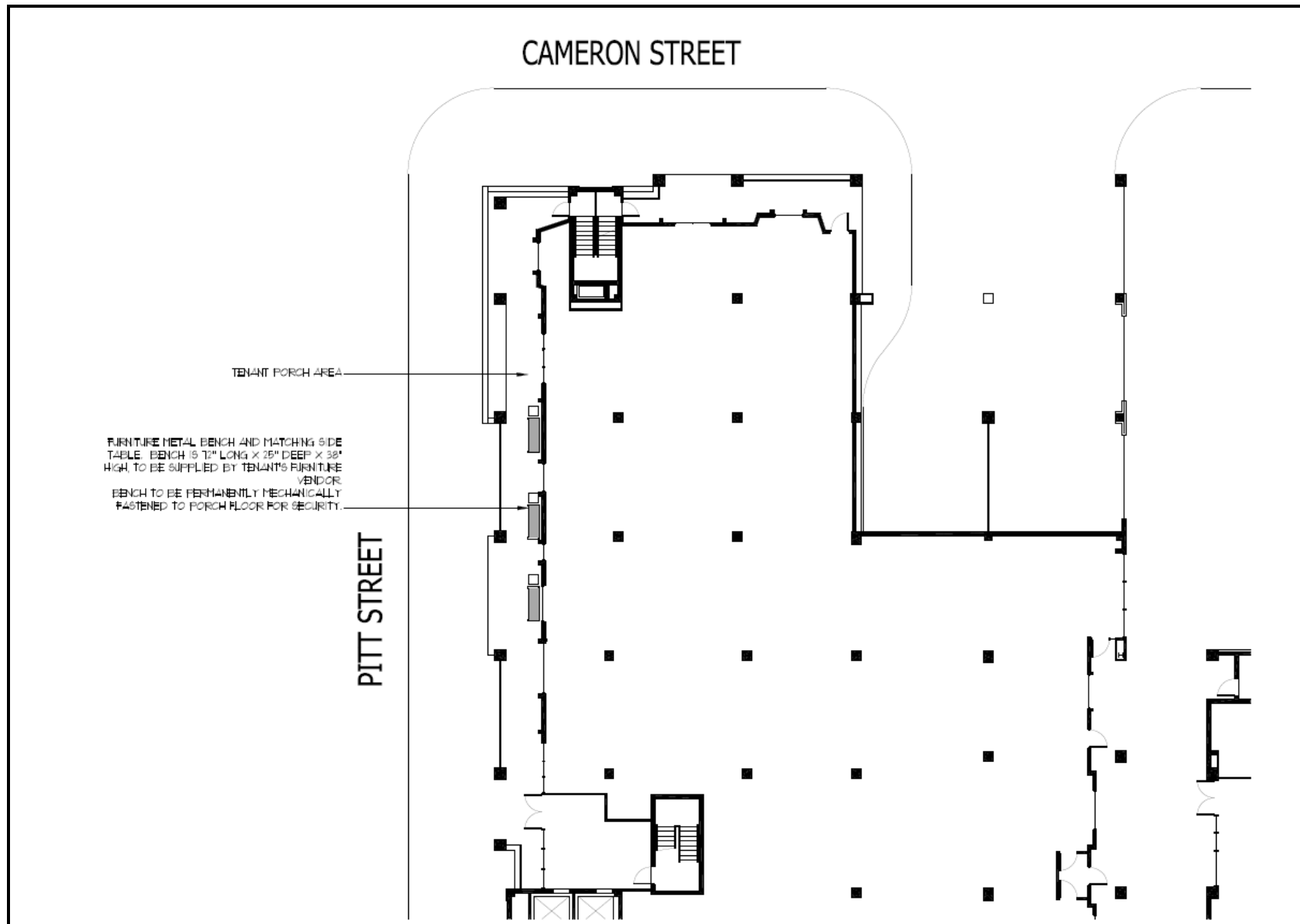


Figure 6: Location of proposed benches and tables.



FURNITURE GRADE ALL METAL BENCH FOR PITT STREET PORCH AREA. BENCH
DIMENSIONS ARE 72" L X 25" D X 38" H.
BENCH TO BE PERMANENTLY MECHANICALLY FASTENED TO PORCH FLOOR FOR
SECURITY.

Figure 7: Proposed benches and tables.