

Docket Items # 3 and 4
BAR CASE# 2005-0246
BAR CASE# 2005-0247

BAR Meeting
November 7, 2005

ISSUE: Alterations and Waiver of Rooftop HVAC Screening Requirement
APPLICANT: Public Opinion Strategies
LOCATION: 214 North Fayette Street
ZONE: CRMU-M

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval with the condition that the existing painted signs be removed.

NOTE: Docket item #2 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for Alterations and a Waiver of Rooftop HVAC Screening Requirement for 21 North Fayette Street.

East Elevation Alterations:

The applicant is proposing substantial alterations to the east elevation, including: removal of existing doors and infilling with brick on the first level, removal of existing windows and infilling with brick on the second level and creating new window openings on the second level, removal of existing metal awnings, removal of an existing glass door frame and adding new glass door with sidelight, with natural finish frames with clear glass, removing an existing window and cast stone trim and brick panel and infilling with brick on the first level, removal of existing iron railing, adding a new steel canopy structure with an aluminum sunshade and glass panels, and adding a new steel trellis to be post mounted to masonry wall and painted black.

One new one-square foot sign will be located on the east elevation, next to the primary entrance. This sign does not require BAR review and approval.

South Elevation Alterations:

The applicant is proposing alterations on the south elevation as follows: removal of existing light fixtures, remove existing windows, cast stone trim, and brick panel to be infilled with brick and the addition of a new window with cast stone trim and metal frames on the first level, removal of existing screen wall and constructing a smaller brick screen wall.

Other:

An existing raised brick planter will be removed.

All areas where brick is removed on the facade of the building will be infilled with brick to match the existing adjacent wall.

All brick surfaces will be cleaned.

All new windows will be clear, insulated glass with 2" wide aluminum framing with the frame color to be natural anodized.

II. HISTORY:

The one story brick commercial/industrial building at 214 North Fayette Street was constructed in 1977 for a brick mason contractors office.

In 1997, the BAR approved requests for a Permit to Demolish and a Certificate of Appropriateness for Alterations and Additions, when the building was converted to a bakery use.

The addition and alterations included an addition consisting of a semi-circular storefront entrance with a standing seam metal roof and new and replacement windows; standing seam metal awnings over most windows; individual letter signs; and, gooseneck lights to illuminate the signs.

III. ANALYSIS:

The applicant has indicated on the submitted drawings that the existing painted signs will remain. However, the signs must be removed per the Sign Ordinance in the Zoning Ordinance (Sec. 9-105 E) Removal) because they now serve as remote signs for a business that is no longer operating at this location. The proposed alterations comply with zoning ordinance requirements with the exception of the sign issue.

In the opinion of Staff, the proposed alterations are in compliance with the recommendations in the Design Guidelines and are in keeping with the design characteristics of this 1977 building.

HVAC Equipment:

Existing HVAC units and rooftop equipment will be removed. New HVAC equipment will be installed on the flat roof. Staff has no objection to the Waiver of the HVAC Screening Requirement. In the opinion of Staff, rooftop screening would not be beneficial in this case. Screens would only increase the appearance of mass on the rooftop and serve to draw more attention to the units. The new HVAC equipment will be installed on the flat roof and appear to be set back from the edge of the roof, at least 10', so their visibility from the street level should be minimal.

IV. STAFF RECOMMENDATION:

Staff recommends approval with the condition that the existing painted signs be removed.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-5 Canopies must comply with USBC 3202 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.

Historic Alexandria:

"No comment."