

Docket Item # 3  
BAR CASE #2006-0090

BAR Meeting  
May 10, 2006

**ISSUE:** Alterations  
**APPLICANT:** Public Opinion Strategies  
**LOCATION:** 214 North Fayette Street  
**ZONE:** CRMU-M

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

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval to install a metal door on the west side of the building and add metal roofing coping.

The west elevation, which is the rear of the building, is visible from Payne Street. The proposed new door will be located where a window currently exists. The window opening will be enlarged to accommodate the new steel door and frame. A new metal stair and railing with a landing will provide access to the door from the public alley. The landing and stair will project about 3 ½ feet from the face of the building. The stair will have three risers to the landing.

The new metal roof coping will be added at the roof's parapet in locations shown on the submitted drawings.

**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.

On November 7, 2005, the Board approved demolition and exterior alterations to the building for the present owner, Public Opinion Strategies (BAR Case #s 05-0245 and 05-0246).

**III. ANALYSIS:**

The proposed new metal door and stair are located on the rear elevation of the building and are appropriate to the era and style of this industrial-type building.

The metal coping is also appropriate.

Therefore, staff recommends approval of the proposal because the alterations are visually compatible to the building.

**IV. STAFF RECOMMENDATION:**

Staff recommends approval of application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 Based upon the information submitted, the proposed project will be constructed outside of the property line of the applicant. This issue shall be resolved prior to any approvals.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

Historic Alexandria:

Proposed alterations seem appropriate. More photos of the building and surrounding area would have been helpful.