

Docket Item #18  
BAR Case #2003-0247

BAR Meeting  
November 5, 2003

**ISSUE:** After-the-fact HVAC units

**APPLICANT:** Get Wah Moy

**LOCATION:** 1517 King Street

**ZONE:** CD/Commercial

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STAFF RECOMMENDATION:

Staff recommends approval of the installation of the two new HVAC units and deferral of the application for appropriate screening.

DISCUSSION:

Applicant s Description of the Undertaking:

Placement of A/C Condensing units adjacent to side of existing structure.

Issue:

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for two new HVAC units. The units, Duncane Air Conditioner model AC12B8 and AC12B24, are located on the east side of the building at the rear. One unit measures 22 ½" by 30" while the other unit measures 22 ½" by 26". The units will not be screened.

The rear of 1517 King Street is fully visible from Baggett Place.

History and Analysis:

1517 King Street is a simple two story brick rowhouse with cast iron stairs and a metal cornice. It is one of a row of nine apparently constructed together circa 1912. These nine as well as three similar houses to the west appear on the 1912 Sanborn Fire Insurance Map. Historic mapping suggests that a one story frame porch was added to the rear of 1517 King Street between 1912 and 1921. The building at 1517 King Street remained in use as a dwelling long after the other residences on the blockface were converted to commercial or office uses.

The building is currently being converted to commercial use. Recently, the Board approved the after-the-fact demolition of the rear porch as well as alterations to allow for a rear handicap accessibility ramp (BAR Case #2003-0092/72, 5/21/03).

On October 1, 2003, the applicant filed a Revision application to Building Permit #2003-00515. At this time, the applicant was informed by BAR Staff that the two new HVAC units shown on the plans would need to go before the Board. The Permit was issued for interior work only with the two HVAC units noted as not approved. The applicant subsequently filed an application for a Certificate of Appropriateness for the next BAR hearing. However, upon inspection of the site by Staff, the HVAC units have in fact already been installed.

The proposed ground mounted units located in the side yard comply with zoning ordinance requirements.

The *Design Guidelines* recommend that HVAC units be located in a visually inconspicuous area of a building. Staff believes that the applicant has selected the least obtrusive area to locate the new HVAC units. However, that being said, the rear of 1517 King Street is fully visible from Baggett Place.

The *Design Guidelines* recommend that HVAC equipment should be screened. Therefore, Staff

recommends approval of the installation of the two new HVAC units and deferral of the application for appropriate screening.

CITY DEPARTMENT COMMENTS

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

Code Enforcement

C-1 Construction permits are required for this project.

Historic Alexandria

No comment.