

Docket Item #3  
BAR Case #2003-0247

BAR Meeting  
December 3, 2003

**ISSUE:** HVAC Screening

**APPLICANT:** Get Wah Moy

**LOCATION:** 1517 King Street

**ZONE:** CD/Commercial

---

**BOARD ACTION, NOVEMBER 5, 2003:** On a motion by Dr. Fitzgerald, seconded by Mr. Wheeler the Board approved the Staff recommendation which was: recommends approval of the installation of the two new HVAC units and deferral of the application for appropriate screening. The vote on the motion was 7-0.

**REASON:** The Board agreed with the Staff analysis.

**SPEAKER:** Get Wah Moy, building owner, spoke in support

STAFF RECOMMENDATION:

Staff recommends approval of the HVAC screening with the following conditions:

1. The screening should be located on the north, and east sides of the units; and,
2. The screening should be painted to match the color of the building.

DISCUSSION:

Applicant s Description of the Undertaking:

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

Update:

At the November 5, 2003 hearing, the Board approved the after-the-fact placement of two HVAC units at the rear of 1517 King Street. The Board approved the application with the condition that the applicant return to the Board with a design for screening the units.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for HVAC Screening at 1517 King Street. The screening will be constructed of pressure treated lattice in a rectangular pattern. The screening measures 36" high by 36"wide. No information has been provided on the length of the screening.

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).

The *Design Guidelines* recommend that wood lattice have a rectangular pattern rather than a diamond pattern (Fences - Page 2). The Guidelines also recommend that HVAC equipment be painted so that it does not detract from the architecture of a building (HVAC Equipment - Page 3).

Staff believes the proposed design of the screening is appropriate. Therefore, Staff recommends approval of the application with the condition that the screening is located on the north and east sides of the units and the screening is painted to match the color of the building.