

Docket Item #7
BAR CASE# 2004-0099

BAR Meeting
June 2, 2004

ISSUE: HVAC alterations

APPLICANT: BMK, PC

LOCATION: 913 King Street

ZONE: CD Commercial

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for two new HVAC units at the rear of the property at 913 King Street. The proposed new HVAC units are Carrier models 38CKC-024 and 38CKC-030. One unit measures approximately 18" by 18" by 24" while the other unit measures slightly larger at 23" by 23" by 22". The units are not proposed to be screened.

II. HISTORY:

The two story commercial building at 913 King Street was constructed as a dwelling between 1885 and 1891 according to the Sanborn Maps. In 1936, a building permit was issued for the front concrete steps (Permit #1942, 10/1/36). In 1944, the property underwent a number of alterations including screening in a rear two story porch, adding a new window to the rear elevation, removing the rear chimney and replacement of a rear door (Permit #5700, 5/17/44). Building permit records indicate that there was a fire in 1988, with damage limited to the roof and chimney. While not included on any building permits or BAR cases, it is possible that the 2 story rear frame porch was removed at this time.

Staff was unable to locate any previous BAR review for this property.

Recently, the applicant applied for a building permit for alterations to the property at 913 King Street (BLD#2004-01476, 5/3/04). At this time, the applicant was advised that the rear HVAC units would require a Certificate of Appropriateness. Staff administratively approved a number of historically appropriate alterations including repair of the existing slate roof and replacement gutters and downspouts.

III. ANALYSIS:

The Design Guidelines recommend that HVAC equipment be located in a visually inconspicuous area of a building (HVAC Equipment - Page 3). Staff has no objections to the location of the new HVAC units at the rear of the property. Staff also has no objection to the lack of screening for this location. The units are well set back from the rear property line and are behind a parking area.

The proposed HVAC units comply with zoning ordinance requirements provided they do not obstruct the on-site parking spaces. The applicant has submitted a letter indicating that the HVAC units will not obstruct the parking spaces.

Staff believes that the proposed HVAC units meet the recommendations of the Design Guidelines.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 A construction permit is required for the proposed project.

Office of Historic Alexandria:

“No comment”