

Docket Item # 7
BAR CASE # 2009-0176

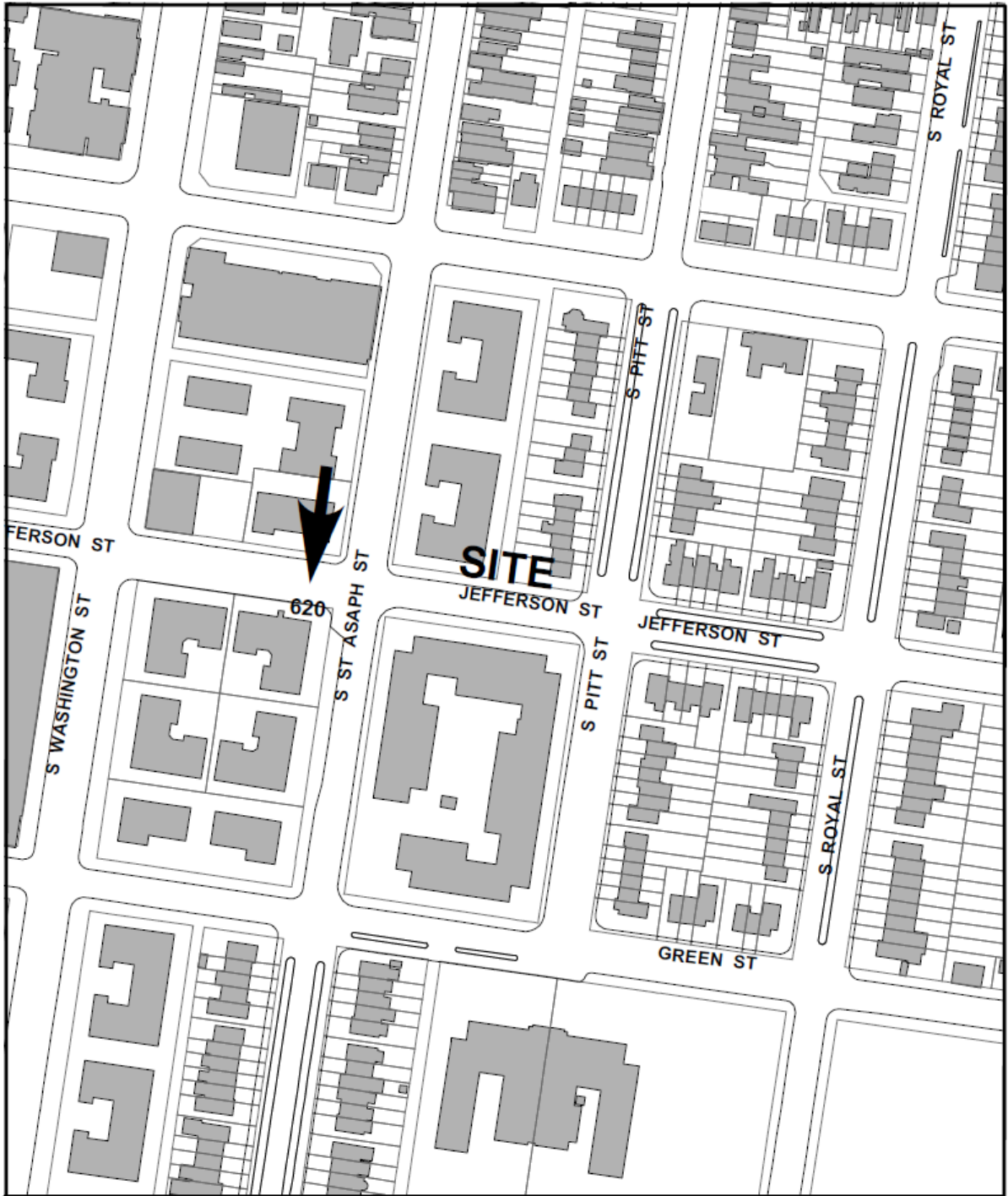
BAR Meeting
September 2, 2009

ISSUE: Permit to Demolish
APPLICANT: Scott Management Inc.
LOCATION: 620 Jefferson Street
ZONE: RCX

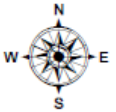
STAFF RECOMMENDATION: Staff recommends denial of the application.

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



BAR CASE #2009-0150 & 0176 9/2/2009



I. ISSUE:

The applicant is requesting a Permit to Demolish in order to cut 325, 17 ¼ inch by 27 ¼ inch holes into the masonry of the Monticello-Lee Condominium complex at 620 Jefferson Street, and along South Washington Street, for the purpose of installing through-the-wall HVAC units. The total area of proposed demolition for all 325 units is 1,054 square feet.

II. HISTORY:

The Monticello-Lee apartment complex was designed by Evan Conner for the Atlantic Development Company and was constructed in late 1939 and early 1940. The garden style apartment buildings are three stories in height and constructed of brick. The buildings have undergone minimal exterior alterations in their seventy year history.

The Monticello-Lee Condominiums are among a number of garden apartment complexes constructed in Alexandria at the north and south ends of Washington Street from the late 1930s through approximately 1950. Each of these garden-style apartment developments utilized Colonial Revival detailing, had large setbacks and open space, and are emblematic of garden-style apartments throughout the Washington, D.C. region.

The only prior BAR case for this property was heard before the Old and Historic Board on March 20th of 1996, at which time the Board approved replacement of 752 non original windows.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff both criteria (1) and (5) are met. According to the *Design Guidelines*, “Through-the-wall air conditioning units are discouraged because of their adverse visual impact as well as the loss of historic building material that results from their installation.” In keeping with the *Design Guidelines*, it is the opinion of Staff that due to the age of the buildings, removal of historic fabric for the installation of new HVAC equipment for cosmetic purposes meets criteria (1). The Monticello-Lee Condominium complex currently has window AC units that can be either repaired or replaced upon failure without any impact on the historic building. It is the opinion of Staff that due to ever-progressive HVAC technology it is inappropriate to remove historic fabric in order to install new HVAC units that will eventually lose relevancy. Additionally, the Monticello-Lee Condominium complex spans one block of South Washington Street which is part of the George Washington Memorial Parkway and thus subject to the Washington Street Design Guidelines which state that, “construction shall be compatible with and similar to traditional building character particularly mass, scale, design, and style, found on Washington Street on commercial or residential building of historic architectural merit.” Staff finds that criteria (5) is met due to the high visibility of the Monticello-Lee Condominium Complex from the George Washington Memorial Parkway.

IV. STAFF RECOMMENDATION: Staff recommends denial of the application.

STAFF:

Meredith Kiser, Historic Preservation Planner, Planning & Zoning
Lee Webb, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

- C-1 Installation of the mechanical units must comply with the current edition of the Mechanical Code.
- C-2 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Historic Alexandria:

No comments received.

VI. IMAGES

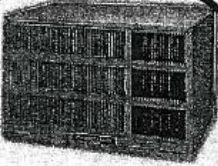


Figure 1. Photograph of the building from S. Washington St.



Figure 2. Photograph of building with existing HVAC units.

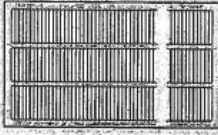
WallMaster | 27" Sleeve Exterior Grilles



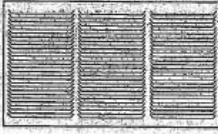
WSC Sleeve Standard Grille - Ships with sleeve

IMPORTANT:
Operating the air conditioner with incorrect rear grille or without Baffle Adapter Kit (on 19 3/4" deep sleeve) will recirculate discharge air and cause compressor overload to trip.

CORRECT Vertical Louvers

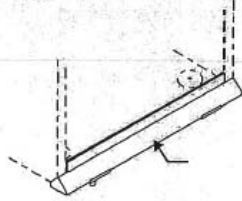


INCORRECT Horizontal Louvers



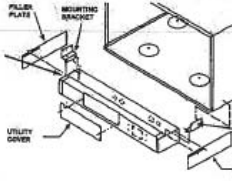
DK / Drain Kit

Installed at the back of the unit and allows for attachment to permanent condensate disposal system, if disposal is necessary or desired.



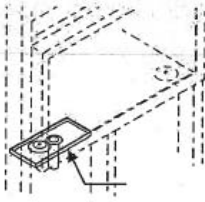
SB / Sub Base

Used as a base for the unit when it is desired to place the cord and receptacle within the installation, or simply as a base for the unit when mounted low in the wall.



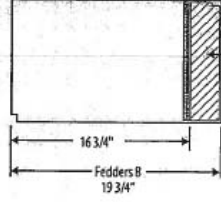
IDK / Internal Drain Kit

New construction applications where a condensate drain system has been built into the wall interior.

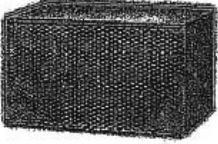
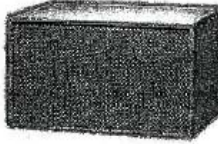


BAK / Baffle Adapter Kit

Necessary when installing in a sleeve deeper than 16 3/4" deep, such as Fedders B sleeve (19 3/4" deep).



Uni-Fit. | 26" Sleeve Exterior Grilles

USC Sleeve Standard Grille Sleeve shown with Replacement Grille

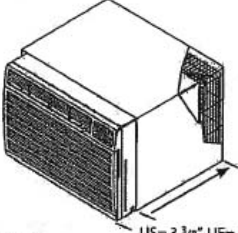
STANDARD GRILLE - Ships with USC sleeve
Expanded aluminum grille designed for use with USC sleeve.

REPLACEMENT GRILLE - Ships with US/UE chassis
High-tech plastic for use on existing sleeves without any grille.

IMPORTANT:
When installing into an existing sleeve, consult Installation Section of your Installation/Operation Manual to determine whether or not the grille needs to be replaced and/or a baffle adapter should be used.

WallMaster. | Uni-Fit. Sleeve/Chassis Dimensions

Model	Height	Width	Depth	Depth with Extension		Minimum Extension		Thru-the-wall Finished Hole		
				Front	Into Room	Into Room	Outside	Height	Width	Max. Depth
WALLMASTER										
WSC Sleeve	16 3/4"	27"	16 3/4"	23"	7 1/2"	9/16"	-	17 1/4"	27 1/4"	15 5/16"
Chassis	15 3/4"	26 1/2"	21"	22"	-	-	-	-	-	-
UNI-FIT										
USC Sleeve	15 1/2"	25 7/8"	16 3/4"	20 1/2"	-	1/2"	-	15 3/4"	26 1/8"	16 1/4"
US Chassis	14 3/8"	24"	-	20 1/8"	3 3/4"	-	-	-	-	-
UE Chassis	14 3/8"	24 5/8"	-	19 5/8"	3 1/2"	-	-	-	-	-



US = 3 3/8", UE = 2 7/8"

IMPORTANT:
US chassis w/front fully installed into USC sleeve extends into room 3 3/8". UE chassis w/front fully installed into USC sleeve extends into room 2 7/8".

IMPORTANT: Sleeves are sold and shipped separately to accommodate new construction and replacement requirements

Figure 1. Proposed HVAC Units.

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