

Docket Item # 9
BAR CASE # 2009-0176

BAR Meeting
October 21, 2009

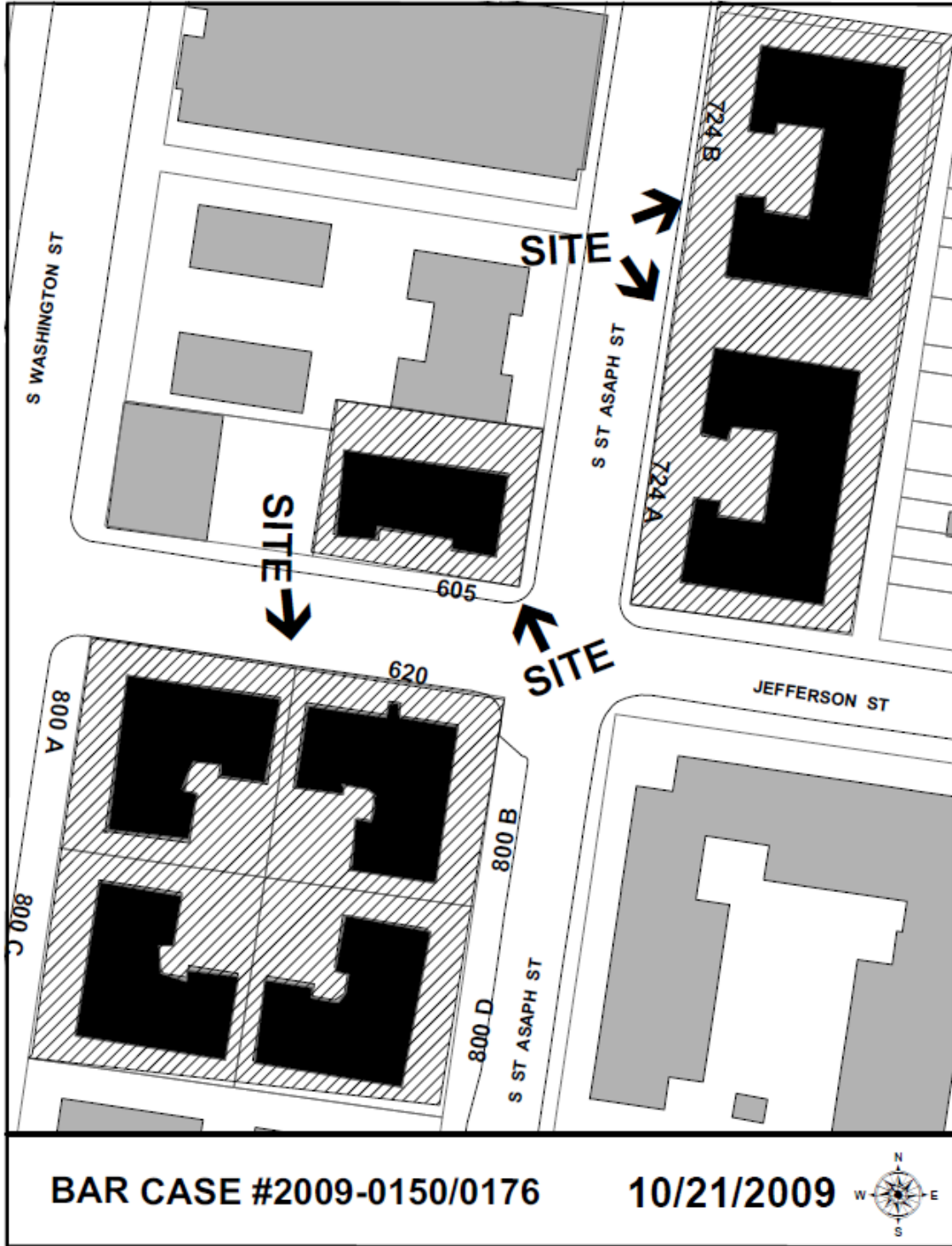
ISSUE: Permit to Demolish
APPLICANT: Scott Management Inc.
LOCATION: 620 Jefferson Street
ZONE: RCX

STAFF RECOMMENDATION: Staff recommends denial of the application.

BOARD ACTION at the September 9, 2009 Public Hearing: On a motion by Mr. von Senden, seconded by Mr. Keleher, the Board voted to defer the application for restudy, with a 5-0 vote.

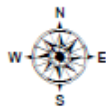
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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

10/21/2009



 - SITE

UPDATE:

This case was presented to the Board at their September 9, 2009 Public Hearing. At this hearing, the Board generally agreed with the Staff analysis that found it inappropriate to remove the building's historic brick masonry fabric in order to install through-the-wall HVAC units. The Board deferred the item in order for the applicant to research alternative HVAC replacement options that would not damage the historic building such as placing the units on the roof and/or on ground level.

The applicant's transmittal letter dated September 23, 2009 and attached photo documentation provides the additional information requested by the Board. In the letter, the applicant reports that installing the HVAC units on the roof would cost an additional \$500,000, and states that the roof would have to be reinforced and additional electric baseboard heat installed. In exploring the possibility of locating the HVAC units on the ground, the applicant reports an additional cost of \$600,000, the need to install ventilation equipment in each apartment, and challenges in locating and screening ground mounted HVAC units.

I. ISSUE:

The applicant is requesting a Permit to Demolish in order to cut 325, 16 3/4 inch tall by 27 inch wide holes into the masonry of the Monticello-Lee Apartment complex for the installation of through-the-wall HVAC units. The Monticello-Lee Apartment complex is located on parts of three City blocks along Jefferson Street, South Washington Street, and South Saint Asaph Street. The complex consists of seven buildings located at 800A, 800B, 800C and 800D South Washington Street, at 605 Jefferson Street, and 724A and 724B South Saint Asaph Street. For the purpose of installation, the proposed wall units will require that a 16 3/4 inch tall by 27 inch wide hole be cut into the historic brick wall of all 325 Apartment units. The wall units will be mounted in a vertical column on each façade and will extend 9/16 of an inch from the exterior wall of the building. The units will be centered on each apartment window with the top of the unit being approximately 6 to 12 inches below the bottom of the window sill. The applicant has indicated the intention of painting the exterior grills to match the masonry. The total area of proposed demolition for all 325 units is approximately 1,054 square feet.

II. HISTORY:

The main Monticello Lee Apartment complex of four buildings 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, with variations in the design of the buildings on each of the three contiguous sites. The buildings have undergone minimal exterior alterations in their seventy year history.

The Monticello-Lee Apartments 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 built in this period 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 in the 800 South Washington Street buildings.

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 design, age and brickwork of the buildings, removal of historic fabric for the installation of new HVAC equipment for meets criteria (1). The Monticello-Lee Apartment 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 loose relevancy. Some properties in the historic district, such as the building at 815 King Street, have in recent years had their through the wall units removed with the installation of new mechanical systems. Removing the through the wall units at 815 King Street enabled restoration of the original brick wall, filling the void with brick that very closely

approximates but does not exactly or seamlessly match the original brick and will always be discernable.

Additionally, the Monticello-Lee Apartment 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 Apartment Complex from the George Washington Memorial Parkway. Finally, the subject proposal is not considered a reversible change as brickwork and mortar can never be re-constructed without the repair being visually incompatible. It is for the above reasons Staff recommends that the Board deny this application.

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

STAFF:

Meredith Kizer, Historic Preservation Planner, Planning and Zoning
Stephen Milone, Division Chief, Land-Use Services

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.



Figure 3: 605 Jefferson Street

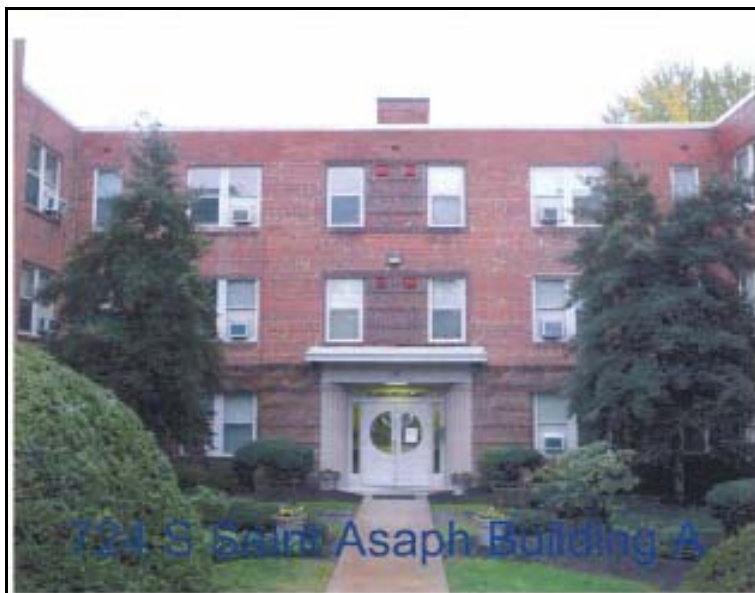
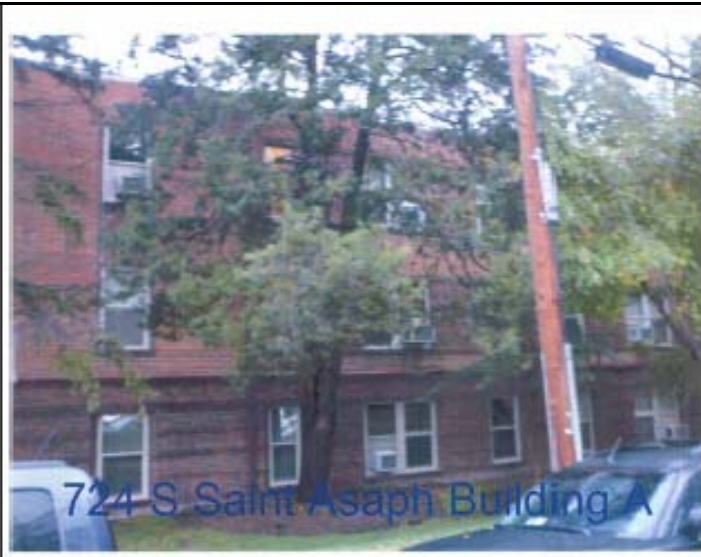
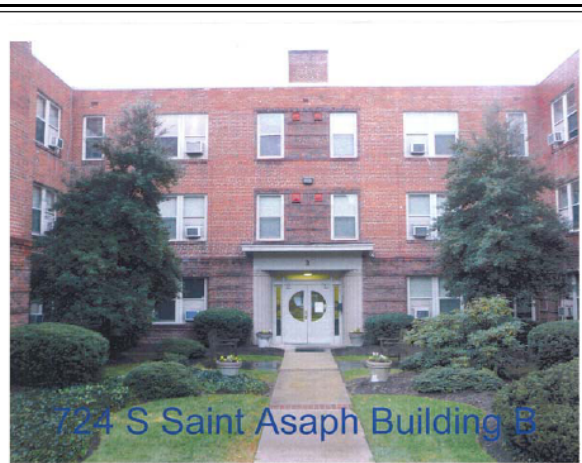


Figure 4: 724 S. St. Asaph Building A

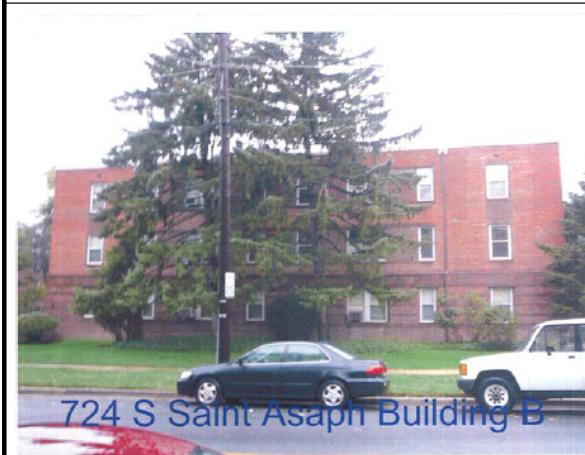




724 S Saint Asaph Building B



724 S Saint Asaph Building B



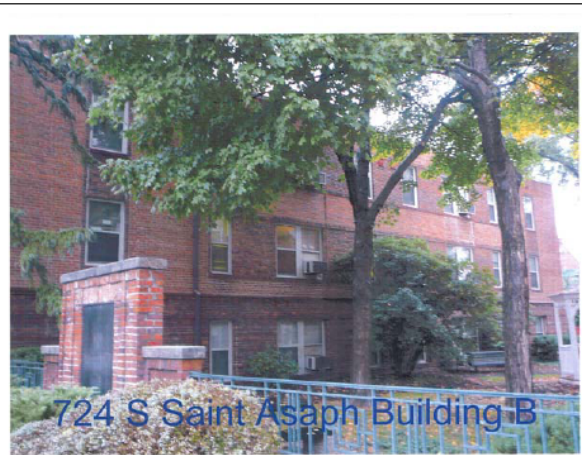
724 S Saint Asaph Building B



724 S Saint Asaph Building B



724 S Saint Asaph Building B



724 S Saint Asaph Building B

Figure 5: 724 S. St. Asaph Building B





Figure 6: 800 S. Washington St. Building A



Figure 7: 800 S. Washington St. Building B



Figure 8: 800 S. Washington St. Building C



Figure 9: 800 S. Washington St. Building D

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McGUIREWOODS

Land Use and Environmental
kwire@mcguirewoods.com

September 23, 2009

VIA EMAIL AND HAND DELIVERY

Thomas Hulfish, III Chair and Members of the
Board of Architectural Review
301 King Street, Suite 2100
Alexandria, VA 22101

RE: 620 Jefferson Street, BAR Case # 2009-0716

Dear Chairman Hulfish and Members of the Board:

On behalf of our client, Scott Management, Inc. (the "Applicant"), we are submitting this letter and attachments in response to your request for additional information for the permit to demolish request for 620 Jefferson Street (the "Property") at the Board's September 2, 2009 hearing. At the September hearing, the Board requested that the Applicant explore alternative options for providing heat and air conditioning for the tenants units on the Property. The Applicant has explored alternative options and is submitting this letter in support of the original request and to provide information related to the alternative options suggested by the Board.

I. The Use Of The Wall Units Improves The Historic Appearance Of The Property.

The air conditioning for the individual tenant spaces is currently provided by window units. These window units occupy approximately 4 square feet of window space per unit and approximately 1,300 square feet of space for the entire Property. The window units are not attractive and are not efficient. As the attached Exhibit "A" demonstrates, the window units significantly disrupt the plane of the building's façade by protruding over a foot past the building façade. It is also extremely difficult to maintain the units at a precise perpendicular angle to the building façade. As such, the units detract from the orderly appearance of each building's façade.

In contrast, the proposed wall units will be covered by a decorative grate which will match the color of the brick and will only protrude from the building façade by 2 inches. See Exterior Grill Specifications Exhibit "B". In addition, the amount of brick which will be removed is approximately 1,000 square feet, which is less than the 1,300 square feet of window area which will be restored as a part of this proposal. Therefore, this proposal will actually restore more of the historic façade than is being removed.

Almaty | Atlanta | Baltimore | Brussels | Charlotte | Charlottesville | Chicago | Jacksonville | London | Los Angeles
New York | Norfolk | Pittsburgh | Raleigh | Richmond | Tysons Corner | Washington, D.C. | Wilmington

Figure 9: Scott Management September 23, 2009 letter to staff and related exhibits

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II. The Proposed Design Increases The Quality Of Life For The Tenants By Increasing The Amount Of Natural Light Into The Tenant Spaces And Reducing Noise.

Removing the window units will significantly increase the amount of natural light into the tenant spaces. The window units currently occupy the bottom center frame of the largest window in the typical tenant space. Removing the window units will increase the amount of natural light let into the space by approximately 25-50 percent, depending on if it is a single window room or a double window room, which will improve the quality of life of the tenants and reduce lighting costs.

The window units also permit a significant amount of outdoor street noise into the tenant spaces as they are not adequately insulated. The units cannot be adequately insulated as they are mounted within the window frame openings. In contrast, the wall mounted units are securely attached to the brick wall and will be adequately insulated as the wall mounted units will securely fit and will be sealed within the masonry wall.

III. The Proposed Design Is Significantly More Energy Efficient Meeting A Key Goal Of The City's Environmental Sustainably Policies.

Replacing the window units in each unit and replacing the individual building's boiler heating systems with more efficient units achieves a key goal of the City's Environmental Action Plan and Green Building Policy. The new units will use significantly less energy and will allow each tenant better control of their thermostats. *See* Information for WY10 and WT13 units, attached as Exhibit "C".

IV. The BAR Has Previously Approved The Use Of Similar Wall Units On Adjacent Properties.

The BAR has approved the use of the same type of wall units on several of the adjacent properties. The BAR approved of the use of wall mounted units at 1) the Old Town Gardens Apartments located at the corner of South Washington Street, and Jefferson Street, *see* photos attached Exhibit "D", and the Bearings Apartments location at 820 A&B S Washington and one building on Green Street, *see* photos attached as Exhibit "E". As the attached Exhibit "F" shows, the BAR has approved of the use of similar units on the facades of both of the adjacent properties.

The BAR must apply the same standards to this Applicant as it has to other adjacent properties.

VI. Other Alternative Heating Designs Are Cost Prohibitive.

The Applicant has reviewed the Board's request for alternative roof mounted systems as a means of providing heating and air conditioning to the individual tenant spaces. The Applicant's current contractor for the building renovations have estimated that the roof mounted

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Page 3

systems installation alone would cost well over \$500,000 above the cost of installing the wall mounted systems. The contractor has also indicated that these units do not supply adequate heating for the units and that most units will require the installation of electrical floor boards to heat the units in the winter. In addition, the roof support system for each building will need to be reinforced to support the weight of the roof systems. This additional cost of the units and the required roof reinforcement make the roof mounted system cost prohibitive.

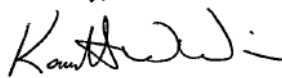
The Board also asked the Applicant to examine typical heat pump systems where the condensers are mounted on the ground. The Applicant has examined this option and this option would cost approximately \$600,000 more than the proposed wall units. In addition to the increased cost, the Property does not contain adequate space to locate the condensers on the ground and to screen them from view, nor is there space inside the apartments to build a utility closet to contain the necessary ventilation equipment. See Site Plan, attached as Exhibit "E". As such, this option is cost prohibitive and not feasible.

VII. The Applicant Is Willing To Maintain The Window Units On The S. Washington Street Facades.

Even though the Board does not review window mounted units, the Applicant is willing to use window mounted heat and air conditioning units on the S. Washington Street façade. These units still obstruct the view from the units and are noisier than the wall mounted units. If the Board, however, views these units as a preferable alternative, the Applicant is willing to install them only on the S. Washington Street facades.

For each of the above reasons, we request that the Board approve the Applicant's permit to demolish in order for the Applicant to complete the renovation of these affordable housing units. We look forward to discussing these issues with the Board at its October 21st hearing.

Sincerely,



Kenneth W. Wire

Enclosures

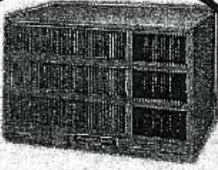
cc: Faroll Hamer, Director, Planning and Zoning
Steve Milone, Division Chief, Planning and Zoning
Jim Banks, City Attorney
Meredith Kizer, Planning and Zoning
Eric Freitag, Scott Management
Carson L. Fifer, McGuire Woods

09934633.1



Exhibit A

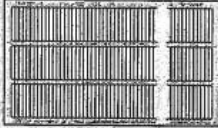
WallMaster | 27" Sleeve Exterior Grilles



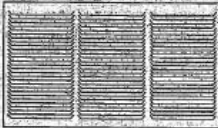
WSC Sleeve Standard Grille - Ships with sleeve

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

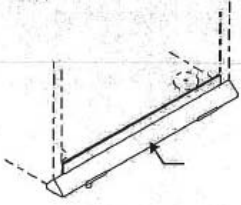


INCORRECT Horizontal Louvers

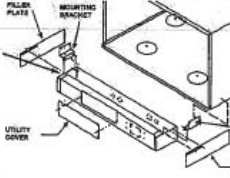


Installation Accessories (27" sleeve models only)

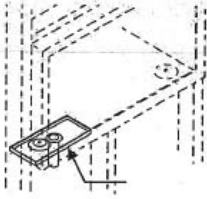
DK / Drain Kit
Installed at the back of the unit and allows for attachment to permanent condensate disposal system, if disposal is necessary or desired.



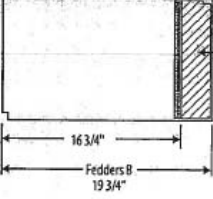
SB / Sub Base
Used as a base for the unit when it is desired to place the cord and receptacle within the installation, or simply as a base for the unit when mounted low in the wall.



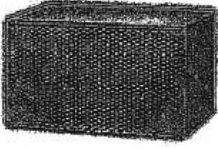
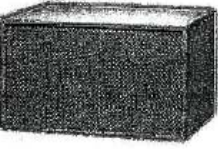
IDK / Internal Drain Kit
New construction applications where a condensate drain system has been built into the wall interior.



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

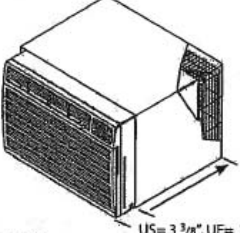
STANDARD GRILLE - Ships with USC sleeve
Expanded aluminum grille designed for use with USC sleeve.

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 Front	Minimum Extension Into Room	Minimum Extension Outside	Thru-the-wall Finished Hole		
							Height	Width	Max. Depth
WALLMASTER									
WSC Sleeve	15 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

Exhibit B

21



WallMaster Thru-the-wall
 Cooling only, heat pump, electric heat

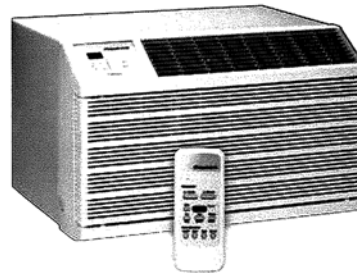
PURCHASER	P.O. #	DATE
PROJECT	LOCATION	
ENGINEER	ARCHITECT	
SUBMITTED BY	FOR APPROVAL	FOR REFERENCE

ITEM	PLAN DESIGNATION	QUANTITY	COOLING BTU/H	VOLTAGE	FRIEDRICH MODEL

The Most Energy Efficient Solid-side Air Conditioner
 Installs in existing 27" sleeves

COOLING ONLY, HEAT PUMP & ELECTRIC HEAT

- High efficiency operation saves on energy costs
- Residential/commercial applications
- Mounts flush with the exterior wall for a neat appearance
- A high efficiency replacement for 27" sleeves including Fedders A and B*. Sleeve measures 27" W x 16 3/4" H
- Ideal for thicker wall installations, where side fins don't fit
- Easy-to-reach, top mount controls
- Three-speed fan
- Efficient rotary compressor
- Easy-to-clean filter



Digital Controls Feature

- 24 hour programmable timer
- Money Saver® setting saves energy by cycling the fan with the compressor
- Smart Fan auto-adjusts fan speed to maintain desired temperature
- Auto-memory backup

Sleeve Dimensions	Friedrich WSC Sleeve	Fedders A Sleeve	Fedders B Sleeve*
Height (inches)	16 3/4	16 3/4	16 3/4
Width (inches)	27	27	27
Depth (inches)	16 3/4	16 3/4	19 3/4

REMOTE CONTROL	24-HOUR TIMER	MONEY SAVER FEATURE	SMART FAN	ANTIMICROBIAL FILTER
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



TTW_WALLMASTER_SUBMITTAL_09

Exhibit "C"

Exhibit C

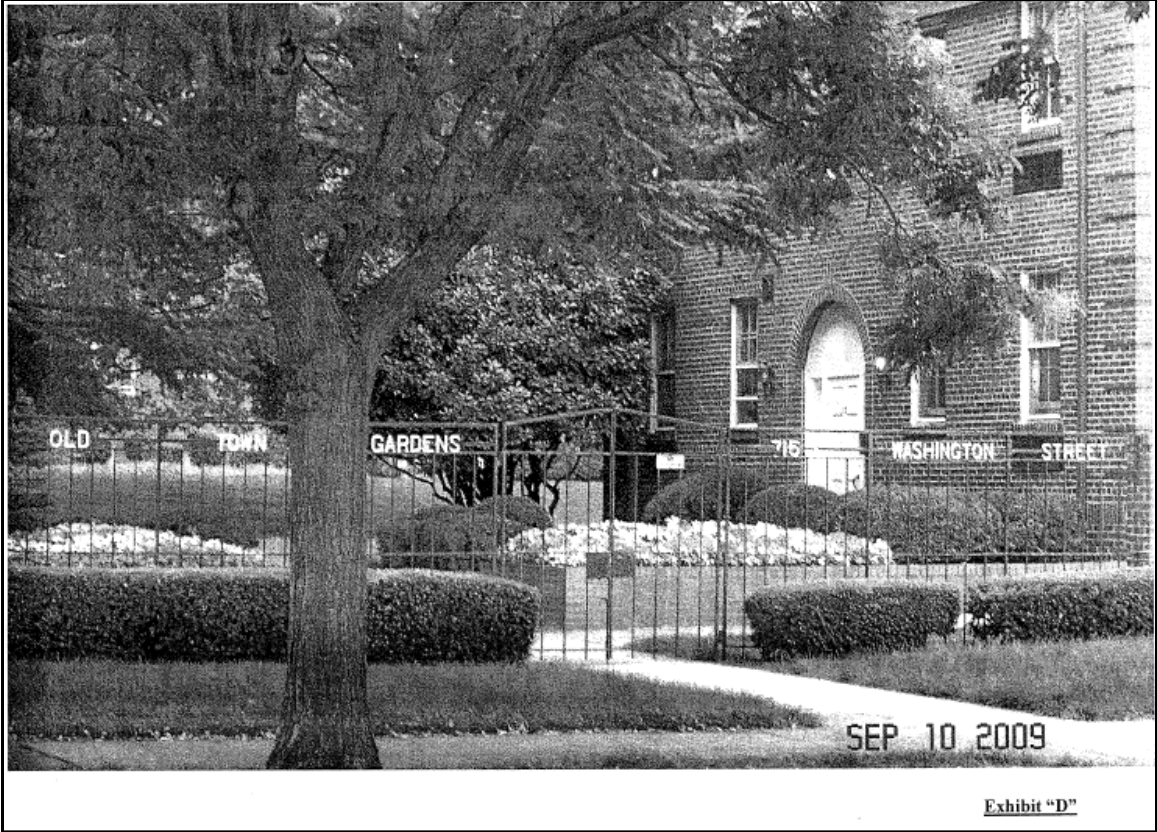


Exhibit "D"



Exhibit D



Exhibit D



Exhibit E



Exhibit E

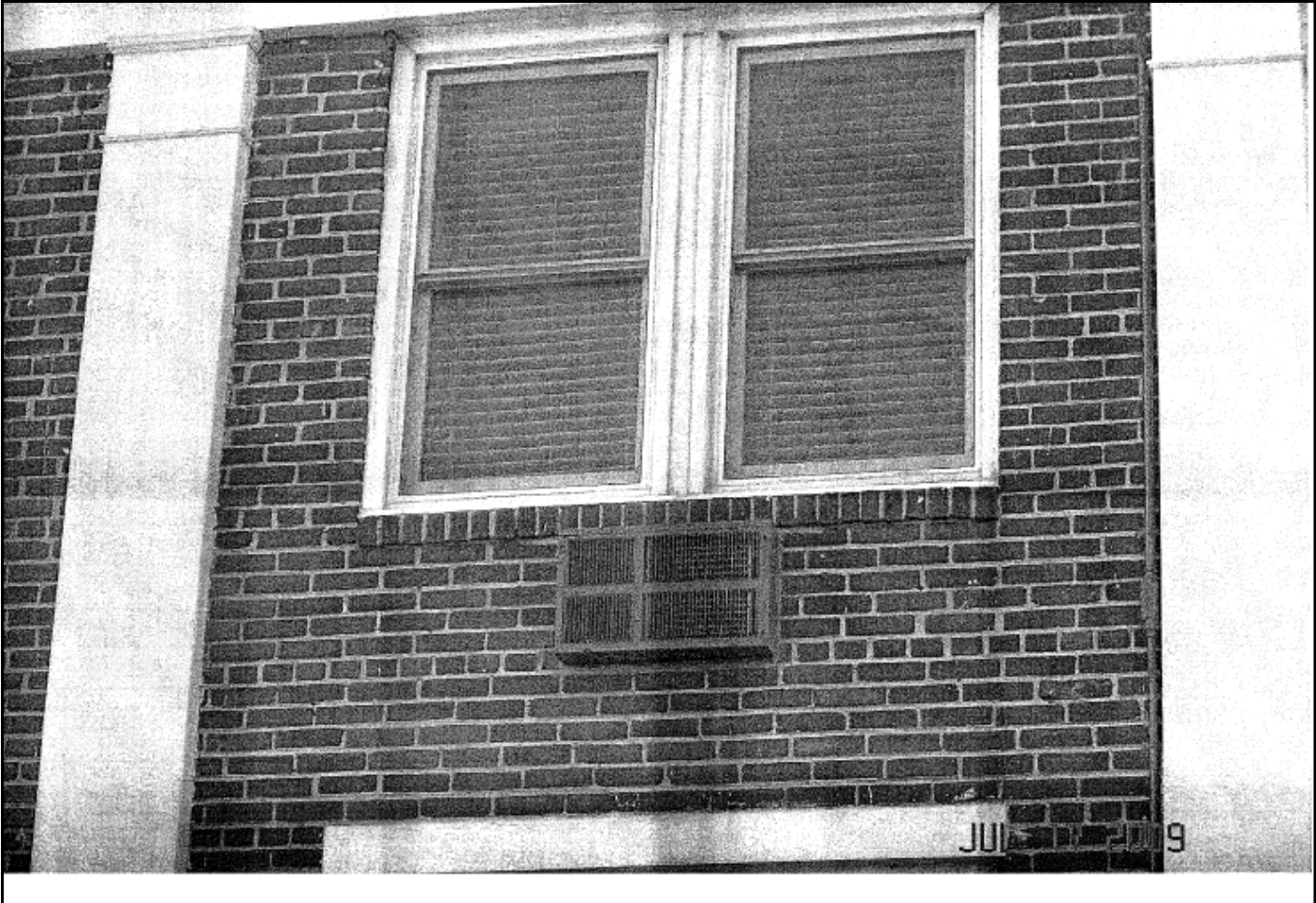


Exhibit E

620 jefferson st 22314 - Google Maps

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Google maps Address



The Bearings

<http://maps.google.com/maps?hl=en&tab=wl>

Exhibit "F"

Exhibit F