

Docket Item # 4
BAR CASE # 2016-0267

BAR Meeting
September 7, 2016

ISSUE: Waiver of Rooftop HVAC Screening Requirement (annex building)
APPLICANT: CAS Riegler
LOCATION: 513 North Washington Street
ZONE: OC / Office Commercial

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2016-00267



I. ISSUE

The applicant is requesting approval of a waiver of the rooftop HVAC screening requirement for the previously approved annex building at 515 North Washington Street. The applicant proposes to install seven rooftop HVAC condenser units for the seven-unit annex building. They will be located at the center of the flat roof which has a parapet.

II. HISTORY

The four-and-one-half story painted brick building at 515 North Washington Street was constructed in 1847. This is one of a very few nineteenth-century industrial buildings on North Washington Street (the old Paff Shoe Factory at 520 South Washington would be another) and one of only a few large industrial buildings remaining anywhere in Old Town (the old Portner Brewery bottling building is a half block away). The building has had a range of uses over the years, including its original use as a cotton factory, beer brewing house and spark plug factory, as well as an apartment building, and most recently as commercial office space. Historic maps indicate that numerous smaller buildings were constructed and demolished on this property over the years. The building has had some alterations, including the addition of the front portico, shutters, and dormers in 1935, when it was converted to an apartment building. However, the building retains a high level of historic integrity. The applicant completed a Historical Overview report which was previously provided to the Board. This report notes that the rear joined dormers were not part of the 1935 work and were in place by 1992.

In 1996, the Board approved a number of alterations to the building including enlargement of the portico on the east side of the building facing the surface parking area (Case BAR Case #96-0251, 11/20/96). In 2000, the Board approved fencing, paving and benches as part of overall site improvements (BAR Case #2000-0206, 9/20/2000).

The applicant purchased the property in 2013. On September 3, 2014, the BAR approved alterations to the historic building that included replacement rear dormers, balconies and the conversion of some windows to doors (BAR Case # 2014-0208/209). The BAR approved a revision to the approved dormers on April 15, 2015 (BAR Case # 2015-0067). On September 2, 2015, the BAR approved replacement windows (BAR Case # 2015-0246). The applicant received historic rehabilitation tax credits for the historic building.

The annex building went before the BAR for three concept reviews: March 19 and June 4, 2014, and January 7, 2015. The Board specifically directed the applicant to pull from the commercial heritage of Alexandria but did not want a replicative or imitative design. The BAR requested that the applicant continue to refine the industrial aesthetic and roof monitor and return for a third work session. At the third concept review work session the BAR endorsed what was described as Option 3 (a hybrid option created during the hearing by combining elements of Option 1 and 2 presented in the presentation at the hearing) by a vote of 5-1. City Council subsequently approved the Development Special Use Permit for the annex (DSUP # 2013-0023) on February 21, 2015. On November 4, 2015, the BAR approved a Certificate of Appropriateness for new construction of the annex building by a vote of 6-0 (BAR Case # 2015-0341).

III. ANALYSIS

The zoning ordinance requires that all rooftop mechanical equipment in the city be screened but does not specify from whom or from what vantage point. The BAR's *Design Guidelines* also state that, to the extent possible, mechanical equipment should be hidden from view and integrated with the overall building design, though the BAR's purview is limited to what is visible from a public way.

Although the *Design Guidelines* recommend that visually prominent HVAC equipment be screened and/or painted in a way so that it does not detract from the building, zoning ordinance §6-403(B)(3) grants the BAR the authority to waive rooftop screening, should it find the screening to be more visually obtrusive than the unit itself.

In the present case, the sight line drawings on the applicant's sheet BAR-01 indicate the parapet will screen the residential scale units from a 6' tall person standing on the sidewalk directly across both Pendleton and Washington streets. Staff has no objection to the proposed request and recommends approval as submitted, believing that any screening at the rooftop would be more visually obtrusive than these residential-sized HVAC units on this building.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

C-1 Proposed roof top mechanical will comply with zoning if the waiver of screening is approved.

Code Administration

C-1 No code comment for review of waiver to eliminate the requirement for roof top screening.

Transportation and Environmental Services

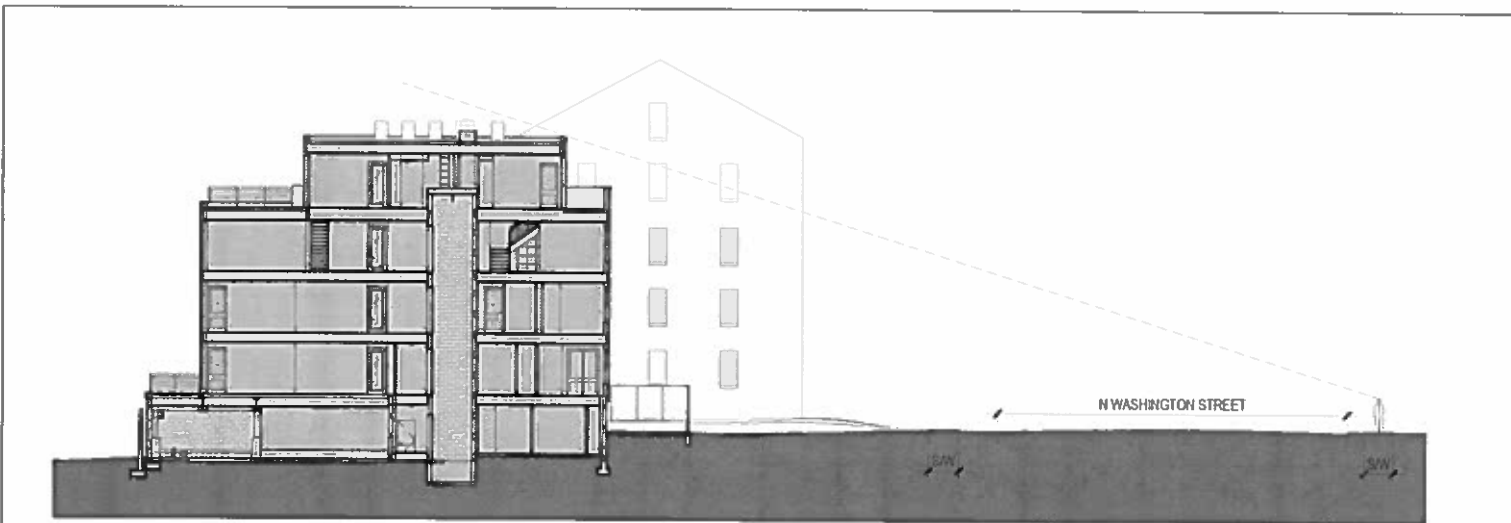
C-1 Comply with all requirements of DSP2013-00023. (T&ES)

C-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

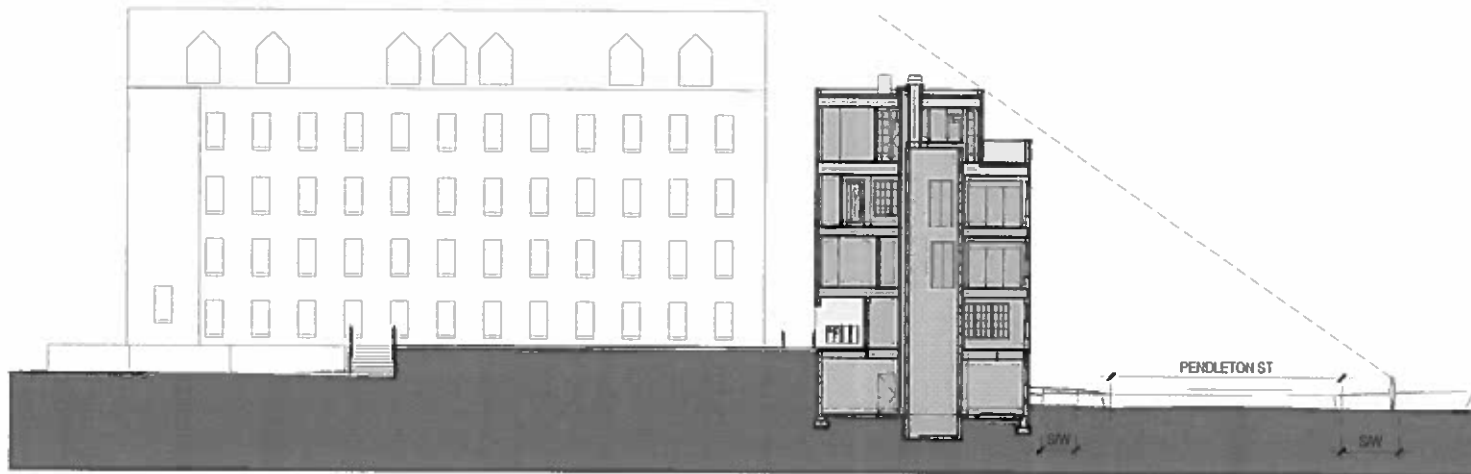
V. ATTACHMENTS

1 – Supplemental Materials


2 – Application for BAR 2016-0267: 515 North Washington Street



1
BAR-01
SIGHTLINE EXHIBIT - N WASHINGTON ST
Scale: 1" = 20'-0"



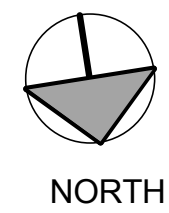
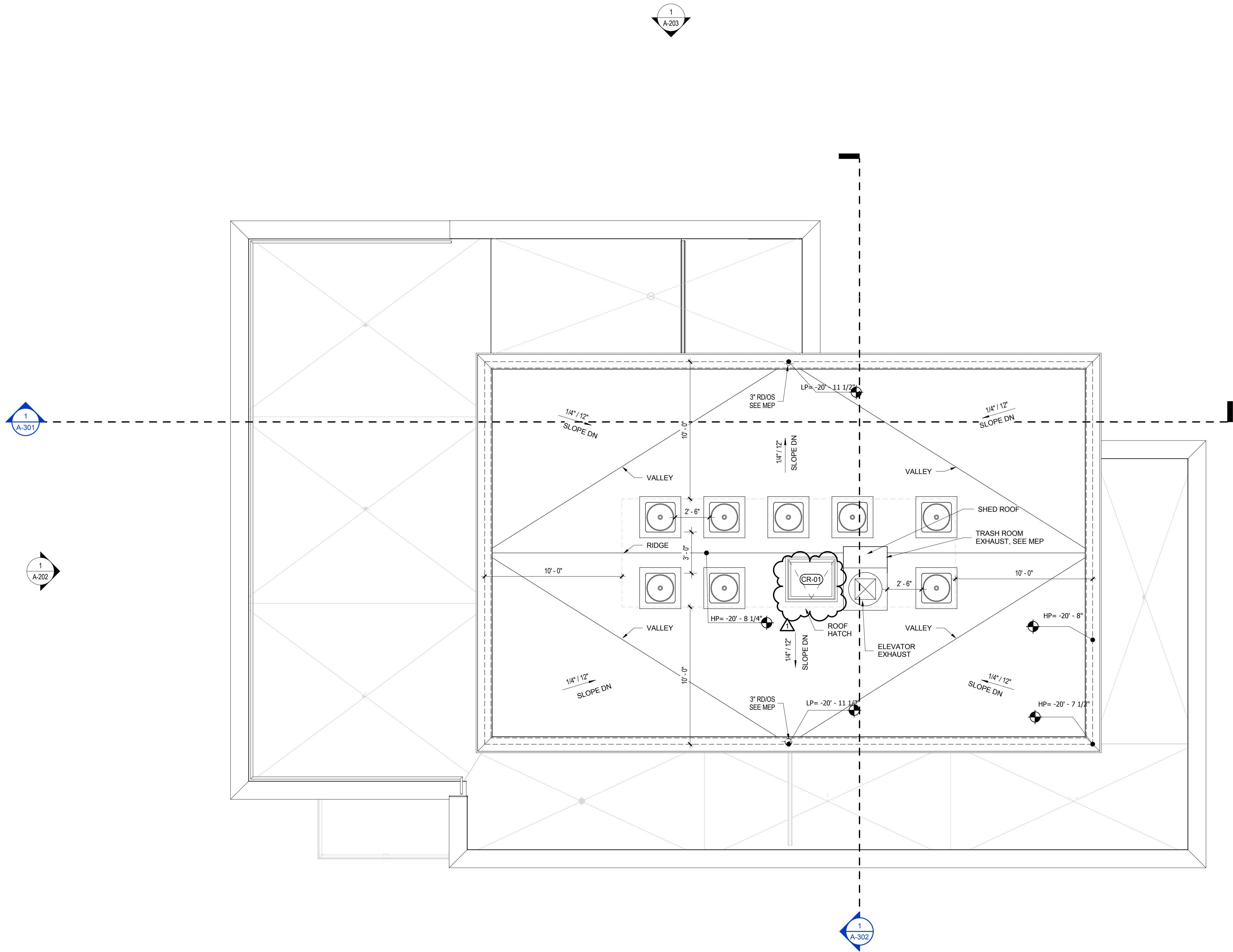
2
BAR-01
SIGHTLINE EXHIBIT - PENDLETON ST
Scale: 1" = 20'-0"

ARCHITECT:		
 lessard DESIGN 8521 Leesburg Pike Suite 700 Vienna, VA 22182 P: 703.596.4486 F: 703.596.0147 www.LessardDesign.com		
OWNER:		
CASRiegler 1010 Wisconsin Ave, NW - Suite 600 Washington, DC 20007 www.casriegler.com		
THE ANNEX	515 NORTH WASHINGTON STREET	
	Sightline Exhibits	
NO	DESCRIPTION	DATE
PROJECT No: CAS.01A.000		
DRAWN BY:		
CHECKED BY:		
PLOT DATE: 8/4/2016 5:35:35 PM		
FILE NAME: ANNEX_MAIN.RVT		
BAR-01		

C:\Users\sglerum\Documents\ANNEX_MAIN_sglerum.rvt

C:\Users\ryan\Documents\ANNEX_MAIN.rvt

Applicatios & Materials
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ROOF PLAN

Scale: 1/4" = 1'-0"

1
A-116

ARCHITECT:



lessard
DESIGN

8521 Leesburg Pike | Suite 700 |
Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.Lessarddesign.com

SEAL & SIGNATURE:

OWNER:



1010 Wisconsin Ave, NW - Suite 600
Washington, DC 20007
www.casriegler.com

THE ANNEX
515 NORTH WASHINGTON STREET

ROOF PLAN

PROJECT NAME:

SHEET TITLE:

1	PERMIT COMMENTS	08.05.2016
	PERMIT SET	05.06.2016
NO.	DESCRIPTION	DATE
PROJECT No:		CAS.01A.000
DRAWN BY:		LDI
CHECKED BY:		LDI
PLOT DATE:		8/5/2016 9:26:54 AM
FILE NAME:		ANNEX_MAIN.RVT

A-116

ADDRESS OF PROJECT: 513 N Washington StTAX MAP AND PARCEL: 064.02-0D-01 ZONING: OCAPPLICATION FOR: *(Please check all that apply)*☐ CERTIFICATE OF APPROPRIATENESS☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☒ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: CAS Riegler dba J. River 515 Annex, LLCAddress: 1010 Wisconsin Ave NW, Suite 600City: Washington State: DC Zip: 20007Phone: (703) 409 - 4077 E-mail: matt@casriegler.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ **Project Manager**Name: Matt Kennerknecht Phone: (703) 409 - 4077E-mail: matt@casriegler.com

Legal Property Owner:

Name: J. River 515 Annex, LLCAddress: 1010 Wisconsin Ave NW, Suite 600City: Washington State: DC Zip: 20007Phone: (703) 409 - 4077 E-mail: matt@casriegler.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ **NEW CONSTRUCTION**
☐ **EXTERIOR ALTERATION:** *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☐ **ADDITION**
☐ **DEMOLITION/ENCAPSULATION**
☐ **SIGNAGE**

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Application for rooftop HVAC equipment screen waiver. Applicant has discussed with BAR staff, and sightline diagrams from both Pendleton and N Washington St are attached.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☐ ☐ Description of the reason for demolition/encapsulation.
☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☐ N/A
- ☐ ☒ Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
 - ☐ ☒ FAR & Open Space calculation form.
 - ☐ ☒ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
 - ☐ ☒ Existing elevations must be scaled and include dimensions.
 - ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
 - ☐ ☒ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
 - ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ N/A
- ☐ ☐ Linear feet of building: Front: _____ Secondary front (if corner lot): _____
 - ☐ ☐ Square feet of existing signs to remain: _____
 - ☐ ☐ Photograph of building showing existing conditions.
 - ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
 - ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
 - ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet or bracket if applicable).
 - ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ N/A
- ☐ ☐ Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
 - ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
 - ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
 - ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
 - ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Printed Name: Matt KennerknechtDate: 08-08-16

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. CASR 513/515 N. Washington Holdings, LLC	1010 Wisconsin Ave NW, Suite 600 Washington, DC 20007	71.11%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 513 N Washington St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. J. River 515 Annex, LLC	1010 Wisconsin Ave NW, Suite 600 Washington, DC 20007	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. CASR 513/515 N. Washington Holdings, LLC	None	CC and PH
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

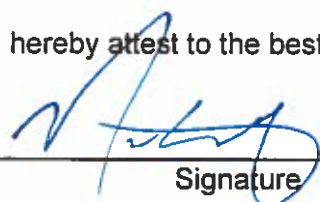
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

08-08-16

Date

Matt Kennerknecht

Printed Name


Signature