

Docket Item # 6
BAR CASE # 2016-0248

BAR Meeting
September 7, 2016

ISSUE: Certificate of Appropriateness - Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Carr 625 First Street LLC

LOCATION: 625 First Street, Holiday Inn & Suites

ZONE: CD

STAFF RECOMMENDATION

Staff recommends approval of the Waiver of Rooftop HVAC Screening Requirement as submitted, with the condition that the exterior color of the unit must match the adjacent brick wall surface.

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.



BAR2016-00248



I. ISSUE

The applicant is requesting approval for a Certificate of Appropriateness for Waiver of Rooftop HVAC Screening Requirement for a replacement cooling tower at the Holiday Inn & Suites located at 625 First Street. The existing unit is located on a northeast corner of the four-story building. The new unit will be installed in the same location but will be 1'-4" taller and 1'-2" wider than the existing unit and is considered an intensification of the existing condition.

So that the building would not be without air conditioning during the BAR process, advance approval for installation of the new unit was granted by staff, provided that the applicant first submit a BAR application for a Waiver of Rooftop Mechanical Screening.

II. HISTORY

The Holiday Inn and Commonwealth Center was constructed beginning in **1982** and was not originally located in the Old and Historic Alexandria District. The boundary line for the historic district was amended in November of 2000 as a result of the work of the Washington Street Standards task force to protect a larger area visible from the George Washington Memorial Parkway. The boundary now runs through the center of the building and the BAR's longstanding practice is that if any portion of a structure falls within the district boundaries, all of the building is reviewed as if it were in the district.

In 2007, the Board approved alterations to convert a window opening to a door (BAR Case #2007-00228, 11/14/2007).

In 2008, the Board approved signage and lighting along the south elevation of the hotel (BAR Case #2008-0191, 11/05/2008). The conditions of this approval were:

1. That the applicant relocates the freestanding directional signs onto the subject property or seek approval of an encroachment by City Council.
2. That the building-mounted signage be anchored through the mortar joints.
3. That the applicant revise the directional signs to be externally illuminated, pending final approval by Staff.
4. That the proposed green-colored up lighting and down lighting on the brick piers be eliminated.

On March 18, 2009, the Board approved thirteen (13) awnings fabricated of black, Sunbrella fabric to be installed along the front (south) elevation of the building. Each awning is a shed roof form and measures 12 feet long by 3 feet wide. Additionally, the Board approved a new sign "Bistro on First" to be installed on the restaurant's awning. This sign was never installed.

On October 7, 2009, the Board defer the Certificate of Appropriateness application for the installation of two, separate business identifier signs at the east end of the building located.

III. ANALYSIS

The zoning ordinance requires that all rooftop mechanical equipment in the city be screened. The BAR's *Design Guidelines* further state that, to the extent possible, mechanical equipment should be hidden from view and integrated with the overall building design. Although the *Design Guidelines* recommend that visually prominent HVAC equipment be screened and painted in a way so that it does not detract from the building, the BAR has the authority to grant a waiver of rooftop screening, should it find the screening to be more visually obtrusive than the unit itself, per §6-403(B)(3) of the zoning ordinance.

In this particular instance, staff believes that the replacement unit will be visible but it doesn't detract from the building, and does not find it necessary to screen the unit, as long as the unit is painted to match the color of the adjacent masonry wall surface, so that it resembles the penthouses on this roof.

Staff supports the proposed replacement of the existing cooling tower and waiver of rooftop screening requirements, finding that the screening would substantially increase the visual size of the unit and would increase the visibility of the unit.

STAFF

Amirah Lane, Historic Preservation Sr. Planning Technician, 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

No comments received.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 Previously reviewed under [BAR2009-00029, BAR2009-00209] (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

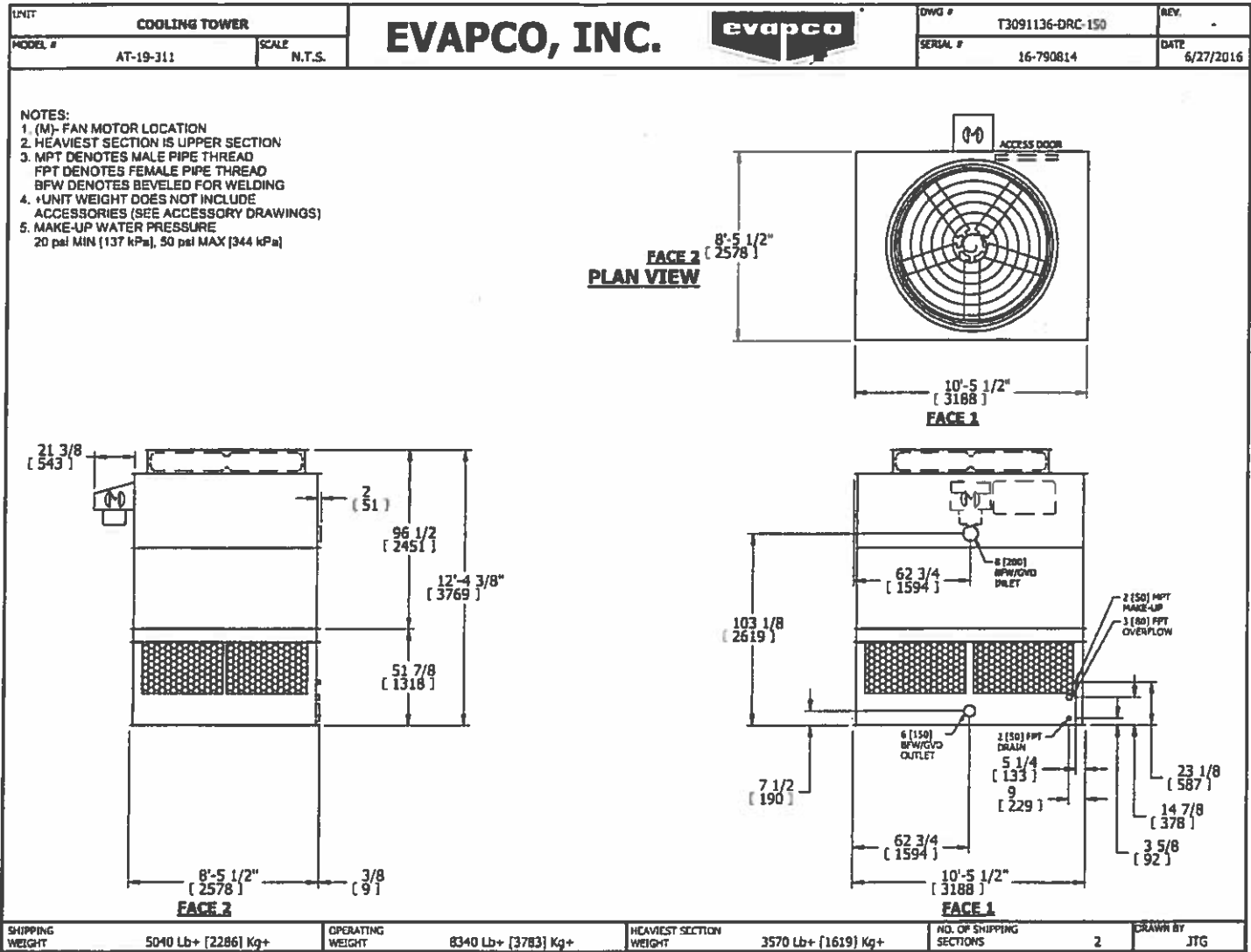
Alexandria Archaeology

No comments received.

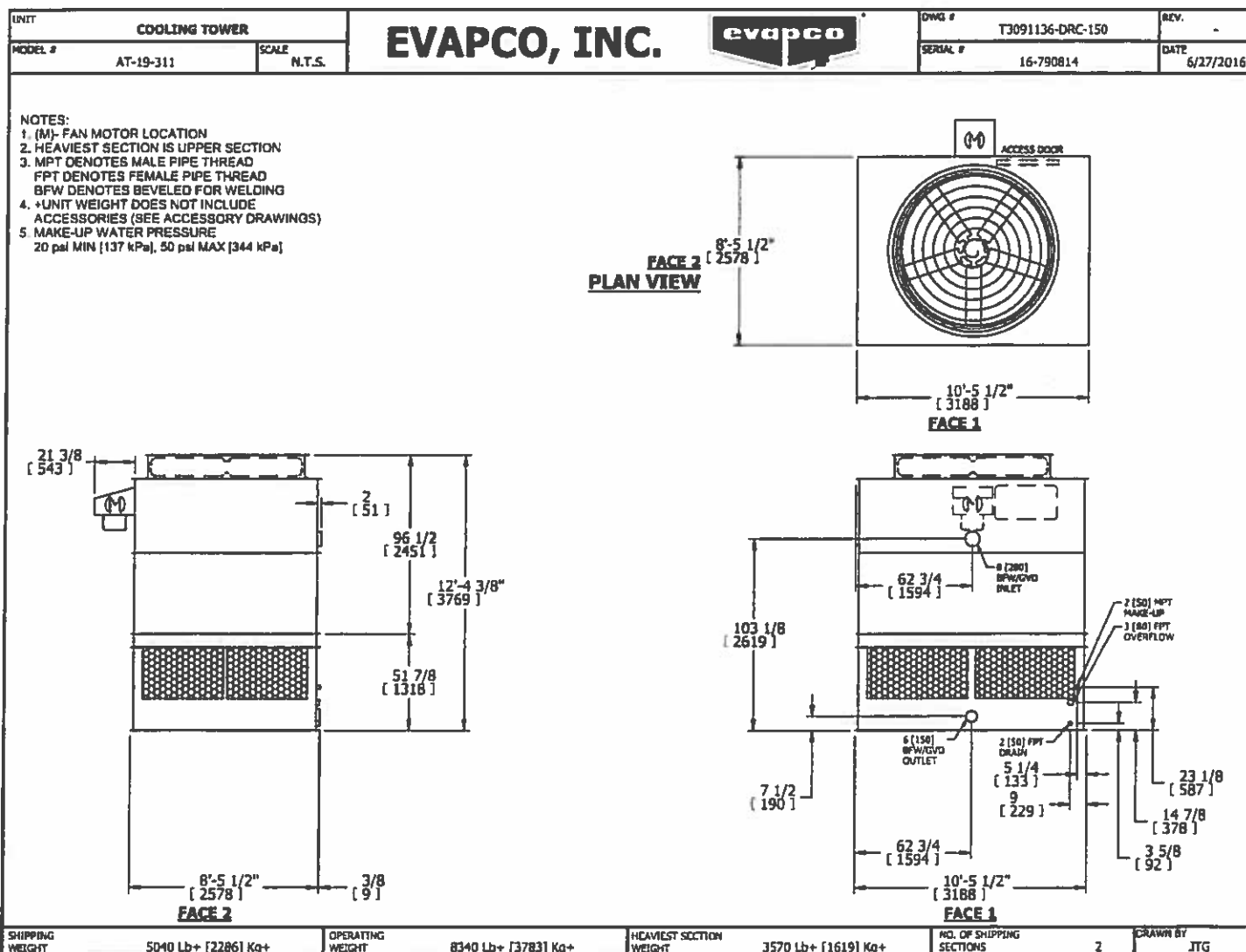
V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2016-0248: 625 First Street



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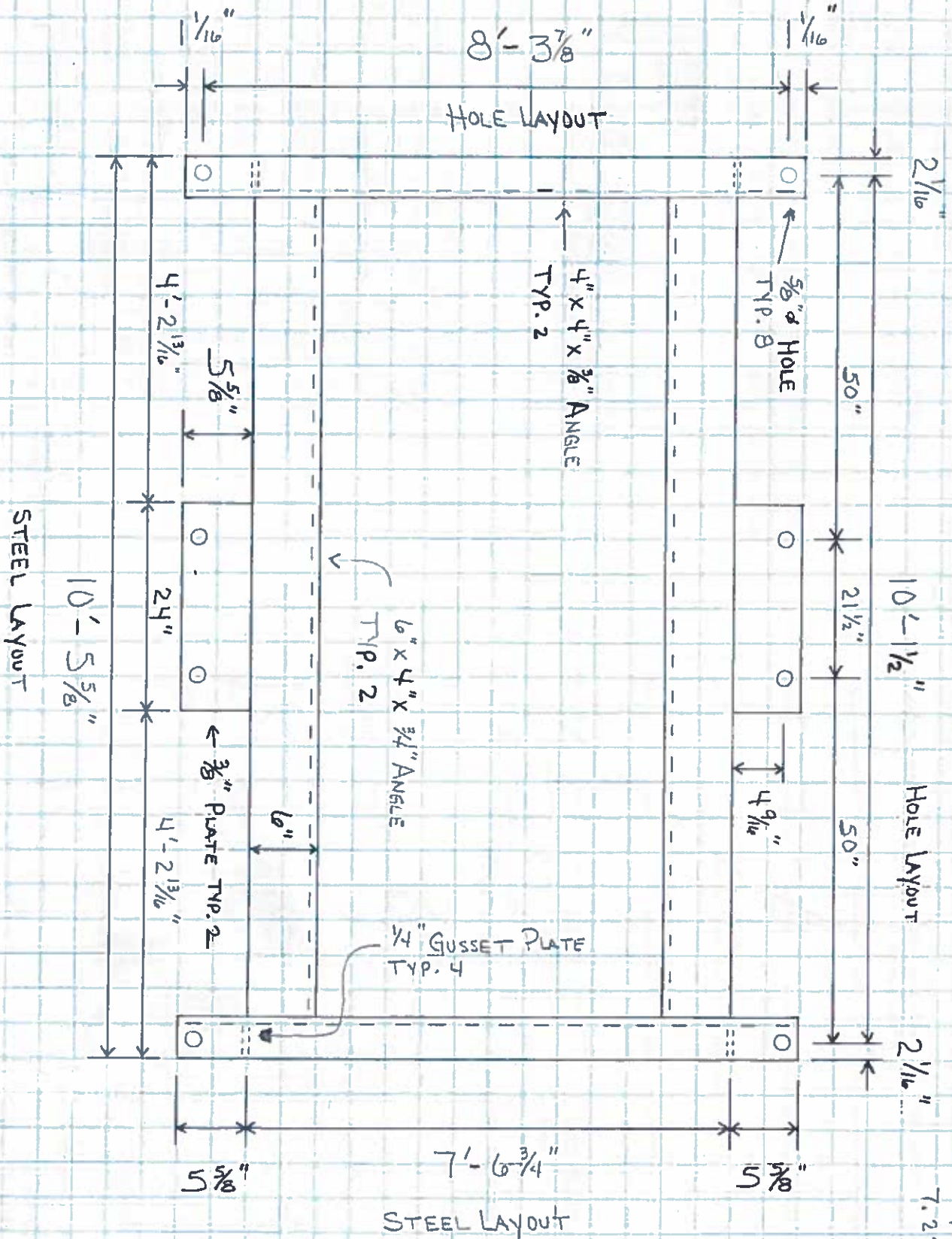
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MAKE-1
PAINT COLD GALV.

HOLIDAY INN
7.5.16

30089

complete
7.22.14



FLS 1" DEFLECTION ISOLATOR

IP UNITS (INCHES AND POUNDS)

TYPE	L	W	T	A	B	D	E	F	d	H	TT
1-50/3500	8.75	4.00	0.25	0.75	1.13	0.69	2.75	2.75	0.56	6.25	0.38

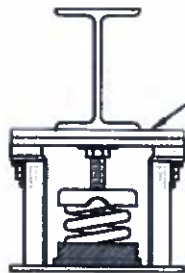
*ALL MOUNTING BOLT PATTERNS SYMMETRICAL ABOUT ISOLATOR CENTER-LINE

STANDARD RATINGS		COLOR		FREE		RATED	
TYPE	SIZE	OUTER	INNER	HT.	O.D.	LOAD	DEFL.
FLS	1-50	BEIGE		4.20	3.00	50	1.00
FLS	1-100	CHROME		4.20	3.00	100	1.00
FLS	1-250	BLUE		4.20	3.00	250	1.79
FLS	1-450	GREEN		4.20	3.00	450	1.54
FLS	1-625	BLACK		4.20	3.00	625	1.44
FLS	1-800	GRAY		4.20	3.00	800	1.31
FLS	1-1000	RED		4.20	3.00	1000	1.15
FLS	1-1250	BROWN		4.20	3.00	1250	1.09
FLS	1-1700	ORANGE		4.20	3.00	1700	0.95
FLS	1-2200	ORANGE	GRAY	4.20	3.00	2200	1.00
FLS	1-2465	BLUE		4.20	3.00	2465	1.00
FLS	1-2865	BLUE	GRAY	4.20	3.00	2865	1.00
FLS	1-3500	BLUE	BROWN	4.20	3.00	3500	1.00

1-50/3500 REQUIRES 0.62 DIA. x 4.00 MIN. EMBED ANCHORS IN CONCRETE

(ALLOWABLE LOADS BASED ON 3000 PSI MIN CONCRETE)

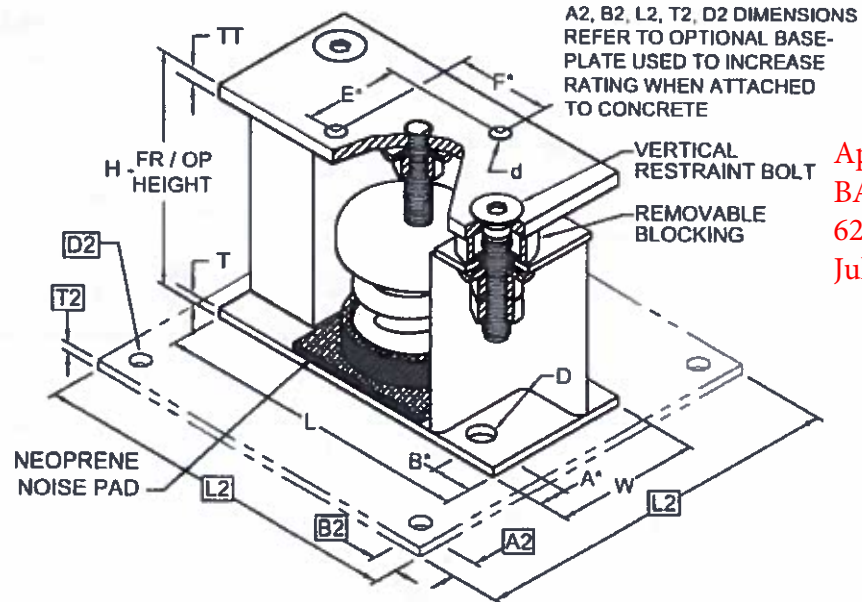
1-50/3500 ANCHOR BOLT TORQUE - 75 FT-LB, PULL TEST - 2670 LB



IF EQUIP SUPPORT STEEL IS 90° TO THE LONG ISOLATOR AXIS, AN ADD'L PLATE EQUAL IN THICKNESS TO THE TOP PLATE IS REQUIRED

SPECIFICATIONS:

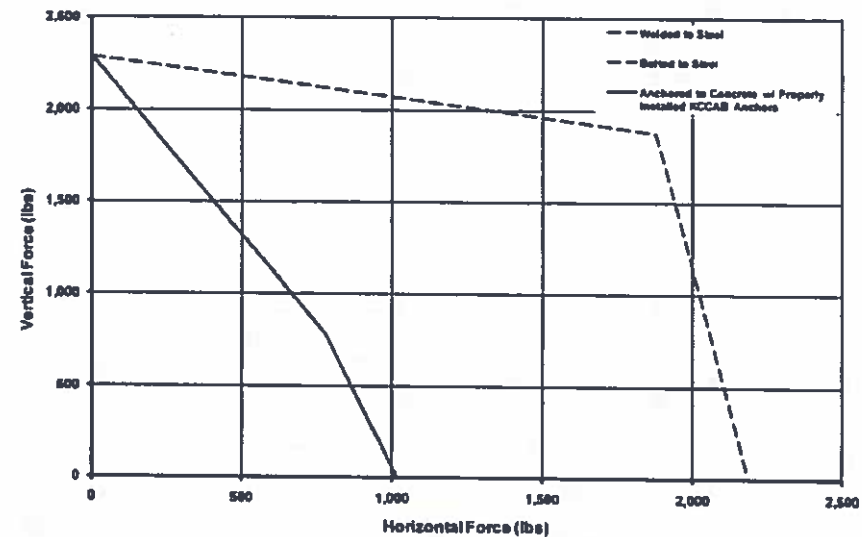
- VERTICALLY AND Laterally RESTRAINED SPRING ISOLATOR WITH CONSTANT FREE AND OPERATING HEIGHT AND REPLACEABLE NEOPRENE SNUBBING ELEMENTS.
- WHEN PROPERLY ADJUSTED, MAX. CLEARANCE IN SNUBBING ELEMENTS IS LIMITED TO 0.25 INCHES.
- MINIMUM COIL OVERLOAD OF 50%.
- MINIMUM K_x/K_y RATIO OF 1.0.
- ALL ELEMENTS SAFE AT SOLID LOADING.
- POWDER COATED COILS AND HOT DIPPED GALVANIZED BRACKET.
- HOUSINGS MAY BE USED FOR BLOCKING DURING EQUIPMENT ERECTION.



A2, B2, L2, T2, D2 DIMENSIONS REFER TO OPTIONAL BASE-PLATE USED TO INCREASE RATING WHEN ATTACHED TO CONCRETE

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FLS-1-50/3500 Seismic Capacity Envelopes



Computed horiz. and vert. seismic load combinations must fall within the restraint capacity envelope.



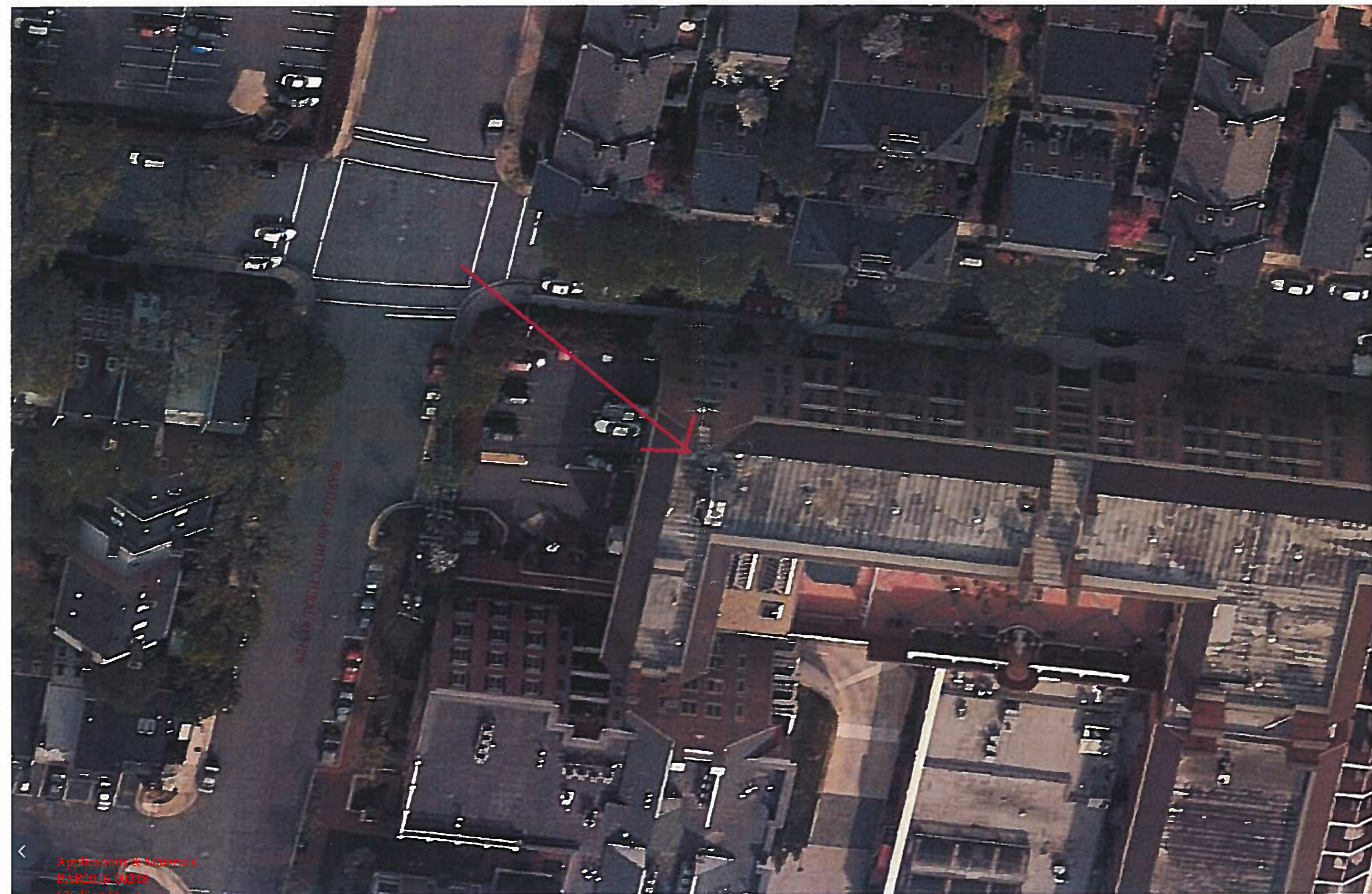
Member
VISCMA
Vibration and Seismic Control Manufacturers Association

KINETICS NOISE CONTROL, INC
6300 IRELAN PL,
DUBLIN, OH 43017 USA
Ph: 614 889-0480, Fax: 614 889-0540
www.kineticsnoise.com

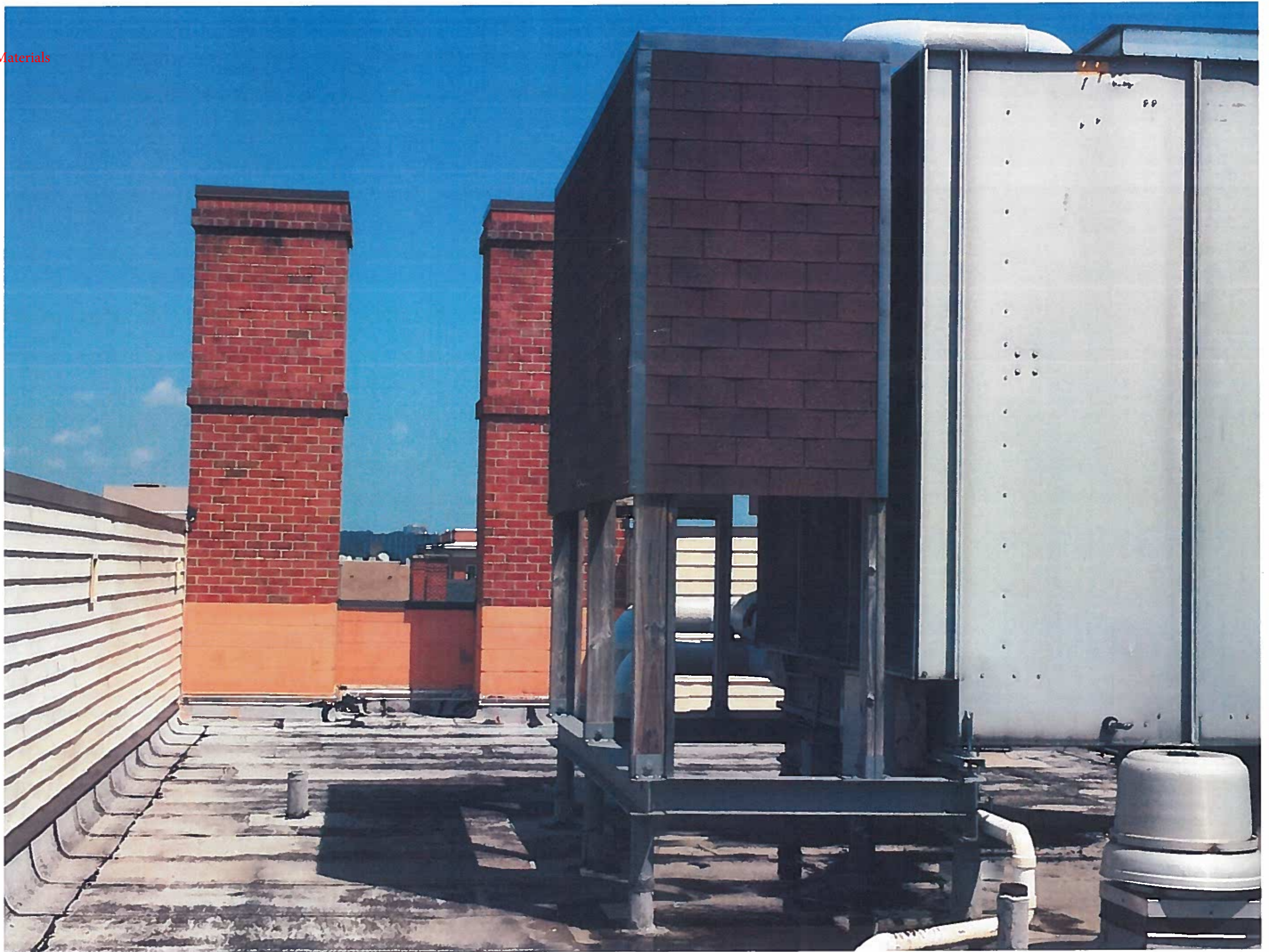
Model:
FLS-1-50/3500

By: **JMJ**
Date: **07/10/02**
Revised: **05/10/10/BB**

Drawing No:
S-01.22-11









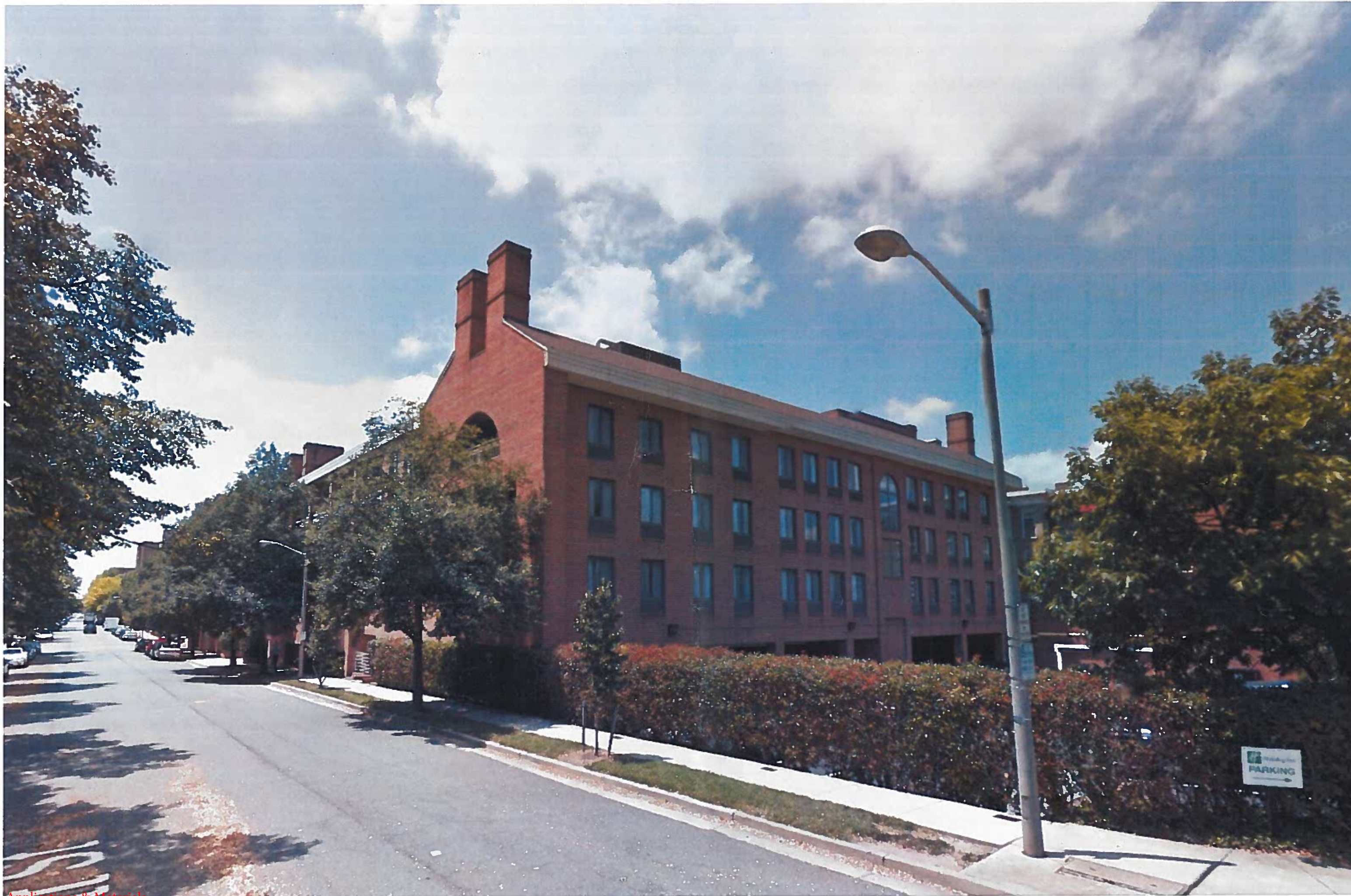
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BAR Case # 2016-00748ADDRESS OF PROJECT: 625 First Street

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION 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: Carr 625 First Street LLCAddress: 1455 Pennsylvania Ave NWCity: Washington State: DC Zip: 20004Phone: 202 349 1441 E-mail: 1casas@carrrcc.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: SAME AS ABOVE.

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Replace cooling tower with another cooling tower (same place)
It taller than existing by 1.36 feet.

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.

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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: R. Lawrence Schombert

Printed Name: R. Lawrence Schombert

Date: 7/26/16 SVP, Asset Management

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