

Docket Item # 4
BAR CASE # 2017-00390

BAR Meeting
November 1, 2017

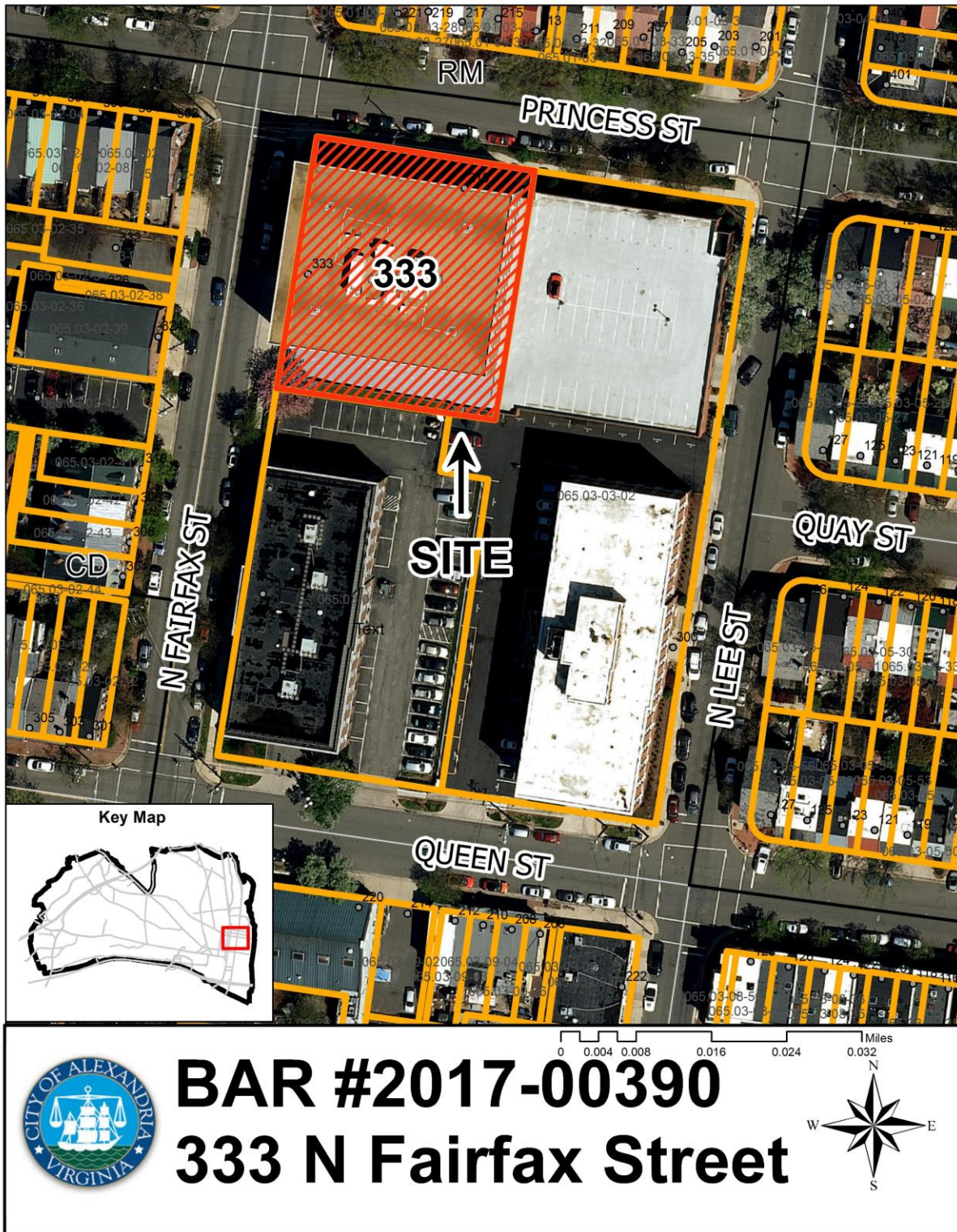
ISSUE: Alterations (Louvers)
APPLICANT: McChrystal Group LLC
LOCATION: 333 North Fairfax Street
ZONE: CD / Commercial

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, 703-746-4200 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.



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for the installation three new fresh air intake louvers at 333 North Fairfax Street, although the proposed alterations are located on the Princess Street elevation. Two new louvers, one 12" x 12" and one 16" x 16", will be located in the soffit (ceiling) behind the entrance arches while the third 32" wide by 28" tall louver will replace a smaller louver already existing on the Princess Street facing red brick wall. The louvers are required to comply with building code requirements to provide outside air in the building. The new soffit louvers will be finished with a bone white color to match the existing ceiling color and the wall louver will be slate grey, consistent with the existing louvers on other portions of the building.

II. HISTORY

The four-story masonry commercial building at 333 North Fairfax Street was constructed in **1979**, according to the City's Real Estate Assessment data.

III. ANALYSIS

Staff finds the location of the proposed new vents to be compatible with the *Design Guidelines* chapter on Exhaust & Supply Fans, which recommend that fans should be "...located in visually inconspicuous sections of a building...". The *Design Guidelines* also encourage the features to be painted the predominate color of the building "so that they do not form prominent visual components of a façade." Staff typically recommends that utilitarian features such as gas meters, HVAC units, and kitchen exhaust vent be painted to match the adjacent wall material. The bone white color of the soffit vents at the entrances will allow them to visually blend in with the ceiling. However, the vent located on the red brick wall is proposed to be slate grey. In this case, the other nearby wall vents are also slate grey and it seems more logical for all of the similar architectural features to be treated the same. In addition, the vents are located on a secondary wall and are not a prominent visual feature. Staff, therefore, supports the grey color in this instance and finds the proposed vents to be appropriate.

STAFF

Stephanie Sample, 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

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of alterations.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- F1. 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)
- C1. 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)
- C2. 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)
- C3. Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. 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)

V. ATTACHMENTS

1 – Application for BAR 2017-00390: 333 North Fairfax Street
2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 333 N. Fairfax St.TAX MAP AND PARCEL: 065.30-03-01ZONING: CDAPPLICATION 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: McChrystal Group, LLC (Attn: Rudy Valentine)Address: 333 N. Fairfax St., Suite 100City: Alexandria State: VA Zip: 22314Phone: (571) 312-8637 E-mail: rudvalentine@mcchrystalgroup.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____Name: Cole & Denny Architects (John Cole) Phone: (703) 684-5994E-mail: jcole@coleanddenny.com**Legal Property Owner:**Name: Domar Ltd. Partnership (Robin Perrin)Address: P. O. Box 430City: Alexandria State: VA Zip: 22313-0430Phone: (703) 299-0029 E-mail: rperrin@simpsondev.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 Exterior Louvers☐ ADDITION☐ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

Current code requires increased fresh air intake, thus new louvers are proposed to be installed in the soffits at the two building entrances on the north side of the property; additionally, an existing 16" x 24" aluminum louver on the northeast corner of the building needs to be replaced with a new, 28" x 32" aluminum louver, finished to match the existing louver.

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.*

- ☐ ☒ 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 of 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.

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: John E. ColeDate: 21 September 2017



Photo 1
333 N. Fairfax St.
North Elevation

32" WIDE X
28" TALL
WALL
LOUVER



Photo 2
333 N. Fairfax St.
Northeast Corner – Louver

16x16 SCOFFIT LOUVER (BEHIND ARCH)

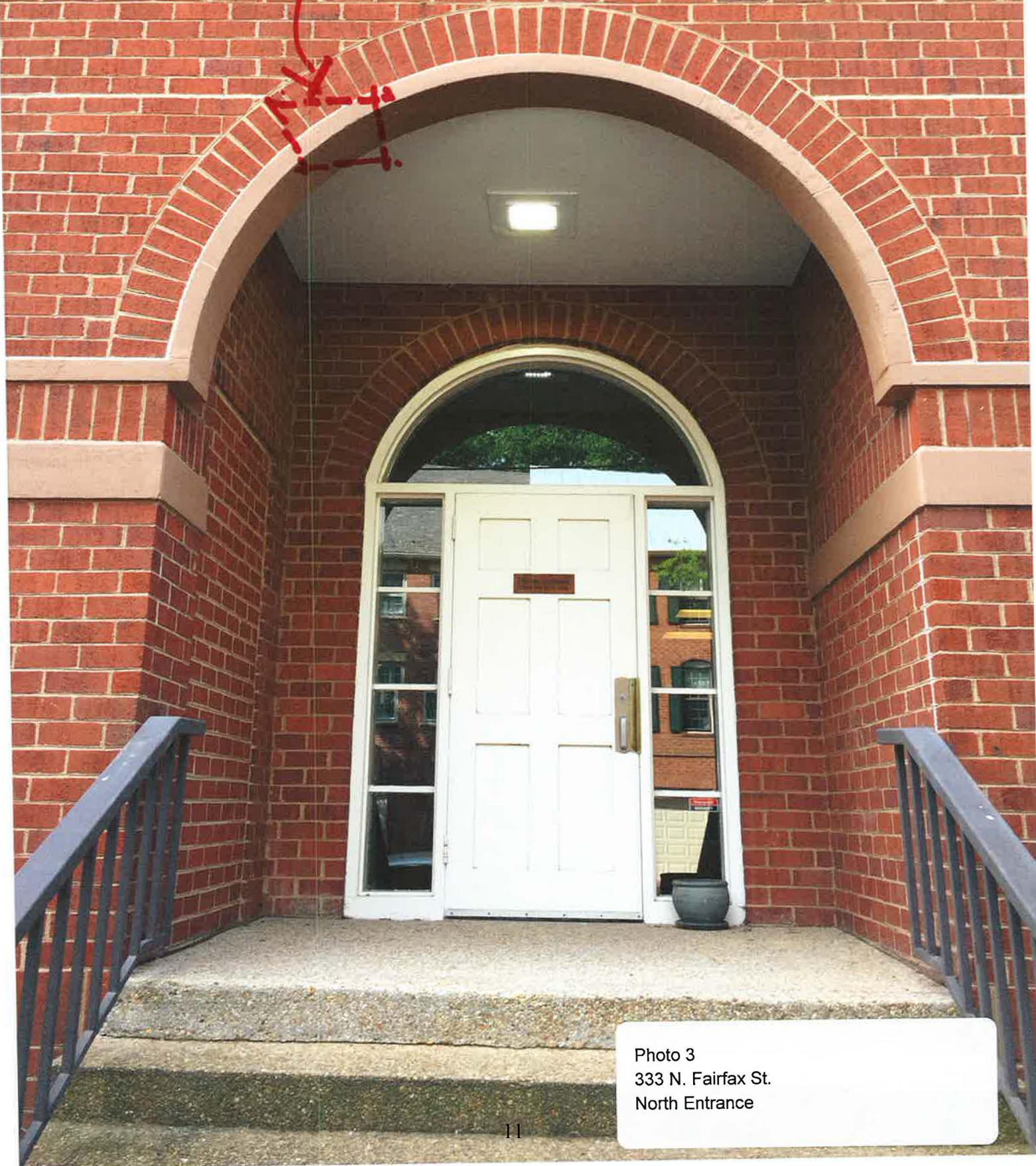
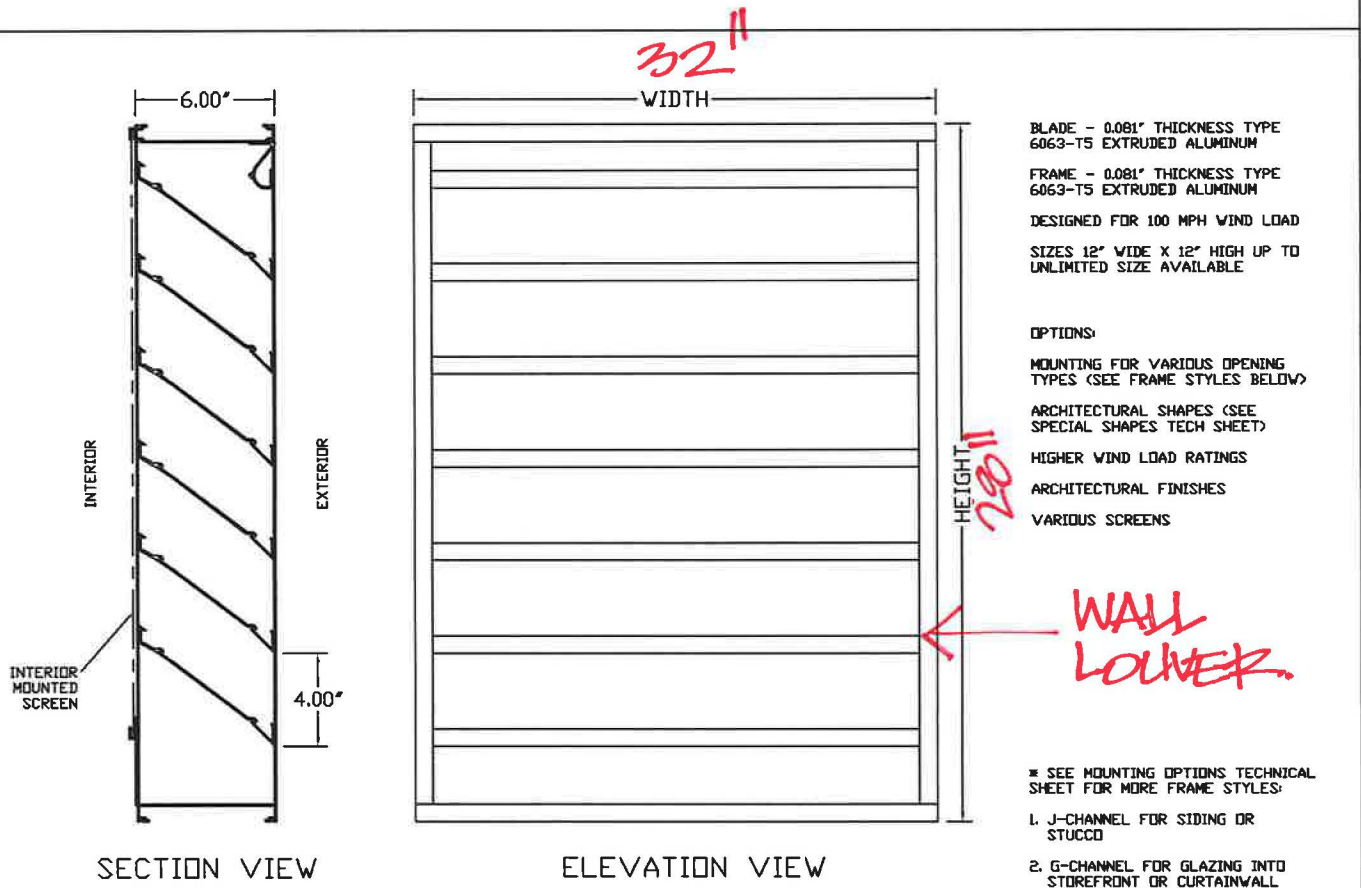


Photo 3
333 N. Fairfax St.
North Entrance



Photo 4
333 N. Fairfax St.
Northwest Entrance

E6DP - 6" DEEP 35 DEGREE HP DRAINABLE D BLADE EXTRUDED ALUMINUM STATIONARY LOUVER



CONSTRUCTION	FRAME STYLE *	STIFFENER	VERTICAL MULLION (MULTIPLE PANELS WIDE)	HORIZONTAL MULLION (MULTIPLE PANELS HIGH)
STANDARD	EXTERIOR CHANNEL "C" FRAME	EXTERIOR STIFFENER (EVERY 60" WIDTH MAX) BLADE STIFFENER	EXTERIOR EXPOSED	 EXPOSED
OPTIONAL	EXTERIOR FLANGE "F" FRAME	EXTERIOR STIFFENER (SIZE TO MEET WIND LOADS) BLADE STIFFENER	EXTERIOR HIDDEN	 HIDDEN
ARCHITECTURAL LOUVERS 266 West Mitchell Ave - Cincinnati, OH 45232 PH: (888) 568-8371 Fax: (888) 568-8370		PROJECT		
		CONTRACTOR		
		ARCHITECT		
		DRAWN BY: JRR	DATE: 08/2007	333 N. Fairfax St. Wall Louver

Project: Attachment 2

Tag:

Engineer:

Contractor:

Date:

METALAIRE™

Submittal: RHE-1

Return Grilles and Registers Extruded Aluminum - 40° Louvered Face

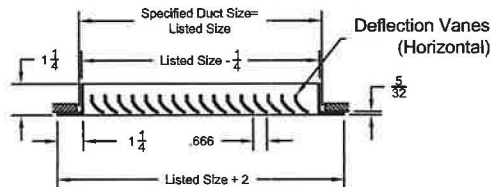
Models: **RHE-1** Return Grille - Surface Mount

RHE-H-1 Return Grille - Surface Mount - Hinged Core

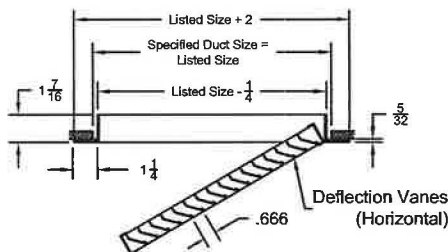
Option: **RHE-1 OBD** Return Grille - with Opposed Blade Damper - Surface Mount

RHE-H-1 OBD Return Grille - with Opposed Blade Damper - Surface Mount - Hinged Core

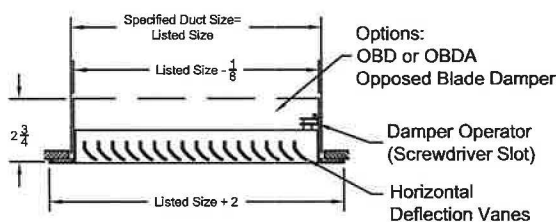
Model: ☐ **RHE-1 (Return Grille - Surface Mount)**



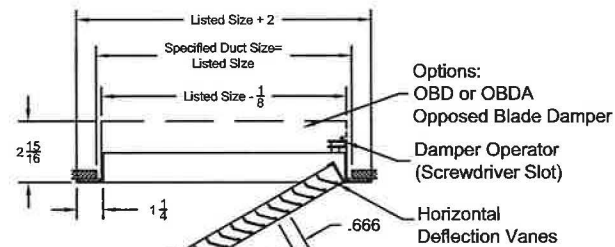
Model: ☐ **RHE-H-1 (Return Grille - Surface Mount - Hinged Core / Removable Core)**



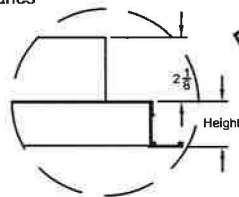
Model: ☐ **RHE-1 OBD (Return Register - Surface Mount with Opposed Blade Damper)**



Model: ☐ **RHE-1 OBD (Return Register - Hinged Core with Opposed Blade Damper)**

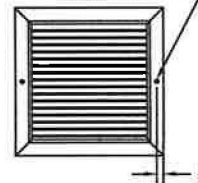


TR Transition Square / Rectangular To Round



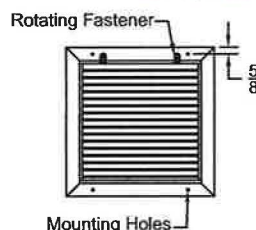
Face View (Model RHE-1)

Countersunk Mounting Holes

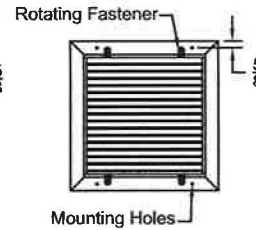


SOFFIT LOUVERS
(12x12 AND 16x16)

Face View (Hinged)



Face View (Removable Core)



Notes: ☐ (check if provided)

1. Available Finishes	2. Available Accessories	3. Available Options	4. Construction Details
Standard Finish: <input type="checkbox"/> 01 White. Optional Finish (no extra charge): <input type="checkbox"/> 24 Mill Finish. Optional Finish (Extra Charge): <input type="checkbox"/> 02 Satin Silver. <input type="checkbox"/> 03 Black. <input type="checkbox"/> 04 Clear Anodized <input type="checkbox"/> 28 Custom Color / Setup Charge	<input type="checkbox"/> OBD - Steel Opposed Blade Damper <input type="checkbox"/> OBDA - Aluminum Opposed Blade Damper. <input type="checkbox"/> L9 - Equalizing Grid. <input type="checkbox"/> PF - Plaster Frame <input type="checkbox"/> LIPF - Lay-In Plaster Frame <input type="checkbox"/> TR - Transition Square / Rectangular to Round Up to 22 x 22 <input type="checkbox"/> TR - Deep Transition Used With Dampers	<input type="checkbox"/> Hinged Core/Removable Core <input type="checkbox"/> Insect Screen.	<ul style="list-style-type: none">All sizes have extruded aluminum frames and blades.Oversized units made in multiple sections, each with full flanges. Mullion strips provided for joining units in field.

333 N. Fairfax St.
Soffit Louver

Revision: B

Date: 11/2013

14

Dime

ARCHITECTURAL LOUVERS

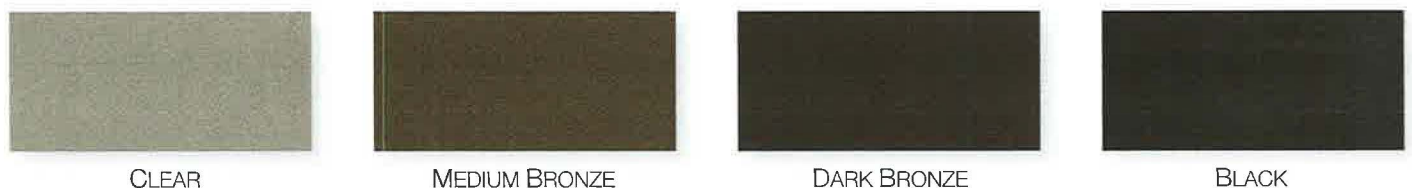
STANDARD BAKED ENAMEL / KYNAR® COLORS

K SOFFIT GRILLES



STANDARD ANODIZED COLORS

Slight color variation may occur in color anodized production runs.



ARCHITECTURAL LOUVERS • 266 WEST MITCHELL AVENUE, C 333 N. Fairfax St.

Due to variations in computer monitors, we cannot guarantee the accuracy of
Please refer to a color card or paint swatches to e