

Docket Item # 1
BAR CASE # 2011-0135

BAR Meeting
June 22, 2011

ISSUE: Door and window replacement

APPLICANT: Concept Analysis and Integration by Skip Maginniss

LOCATION: 1108 Queen Street

ZONE: CD / Commercial

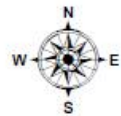
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness as submitted.

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2011-0135



I. ISSUE

The applicant is requesting to replace five existing windows on the side (west) elevation and a pair of French doors on the rear (south) with glass block at the one-story commercial building at 1108 Queen Street. Currently the windows are metal hopper windows with integrated metal security bars and grates. The applicant is also proposing to replace the front and back single-light aluminum storefront doors in-kind.

The bricked in window openings on the front of the building will remain in their current configuration.

II. HISTORY

The one story, brick-faced commercial structure at 1104-1108 Queen Street was constructed in **1964** (building permit #7922) as an office/machine shop.

In 2003, the Board approved signage for “Al’s Used Tires and Rims” at 1108 Queen Street (BAR Case #2003-0019). The Board has also heard two cases concerning the adjacent storefront at 1104 Queen Street. In 2001, the Board approved after-the-fact approval of two flat wooden signs for “Levi’s Carry-Out, Barbeque Southern Cuisine” (BAR Case #2000-0280). Previously, in 1997, the Board approved after-the-fact neon accent lighting for “Chick & Family Carry Out” (BAR Case #97-77PG).

The Uptown/Parker-Gray Historic District National Register nomination attributes this building’s style to the Modern Movement but it lists it as a non-contributing resource due to its date of construction.

III. ANALYSIS

Staff is generally supportive of the proposed alterations for this mid-century commercial building. The *Design Guidelines* note that “new and replacement windows should be appropriate to the historic period of the architectural style of the building.” In addition, the *Guidelines* note that “glass block may be appropriate on both commercial and residential buildings dating from ca. 1920 to 1950.” Staff has no objection to the use of glass block for the five windows on the side elevation, all of which currently have black metal security bars. Staff is less enthusiastic about the use of glass block to replace the existing French doors since this alteration essentially converts doors to fixed oversized windows. However, these doors are on the rear elevation amid a parking area and garage entrances (the existing French doors were likely a garage entrance at one time). The rear overlooks a parking and alley area used by a mechanic business. Furthermore, Staff notes that the conversion to glass block is a reversible change and a future owner or tenant could return the glass block to a garage door or French doors.

Staff has no objections to the use of single-light glass and aluminum doors on the front and rear elevations, finding them appropriate to the commercial architecture of the building.

Staff encouraged the applicant to consider opening up the existing bricked-in windows on the front elevation. Bricking in these windows was likely done prior to the creation of the Parker-Gray Historic District in 1984, as Staff would not now support such an alteration to a storefront façade. Although at this time the applicant wishes to leave these openings blocked, Staff notes

that in the future, the return of these to open storefront windows is an alteration that could likely be administratively approved.

STAFF:

Catherine 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:

C-1 Proposed window and door replacement complies with zoning.

CODE ADMINISTRATION:

C-1 A building permit will be required prior to the door and window replacement

C-2 Specifications submitted with the BAR request are not approved for construction

C-3 Note that if the outward swing of the entrance/exit doors is the result of occupancy they must continue to swing in the direction of egress

V. IMAGES

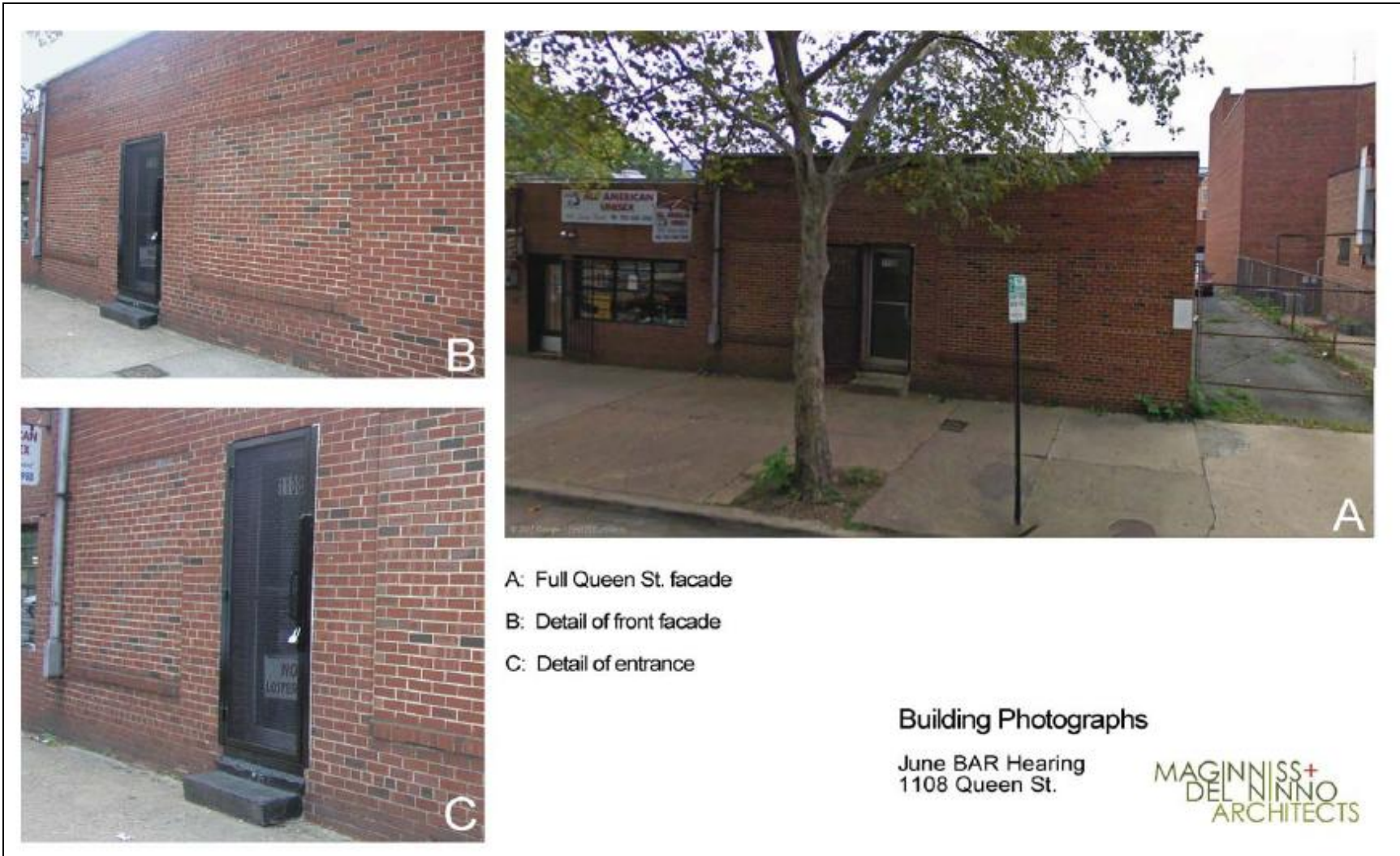


Figure 1. Front (north) elevation, existing conditions.



Figure 2. Rear (south) elevation, existing conditions.



Figure 3. Side (north) elevation, existing conditions.

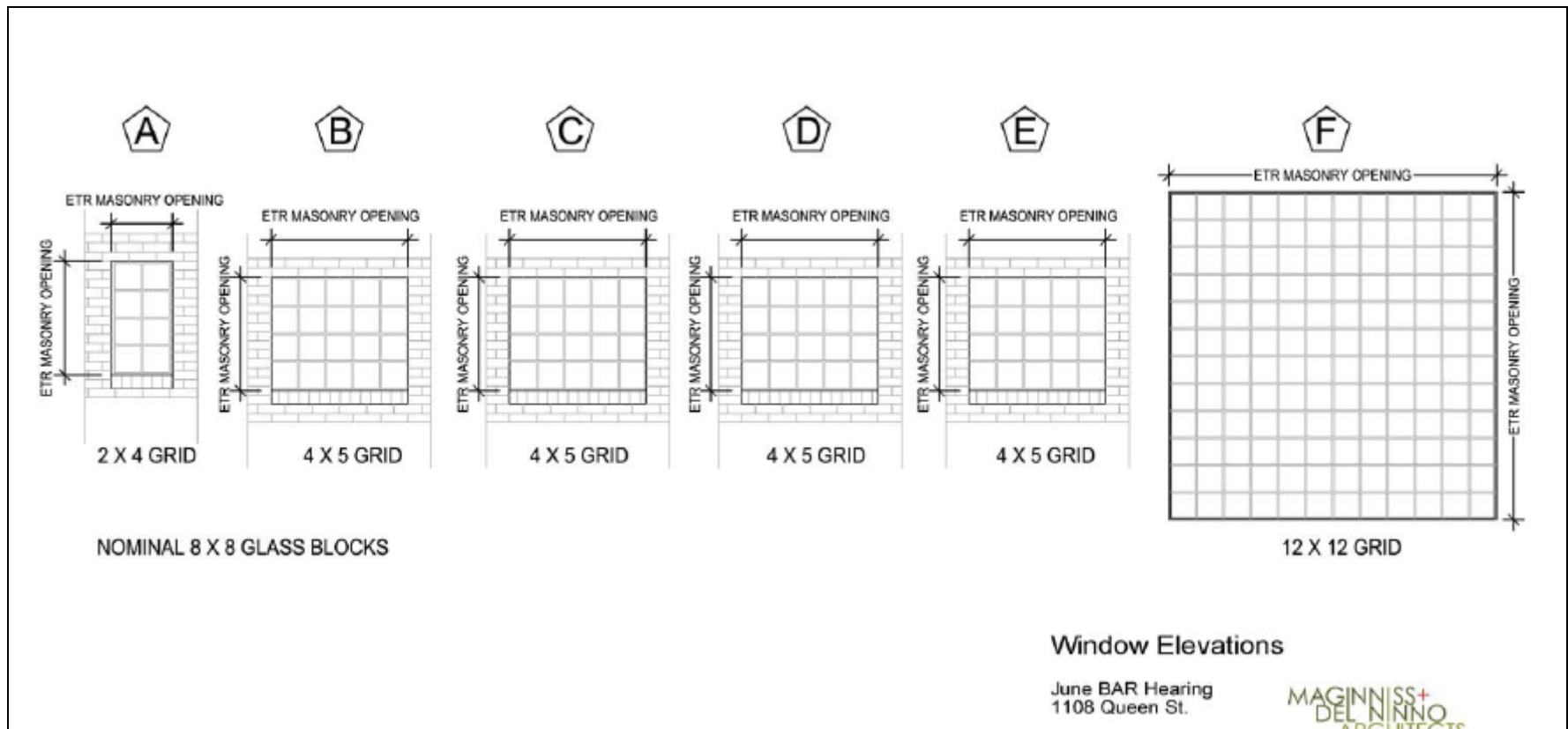


Figure 4. Proposed glass block details.

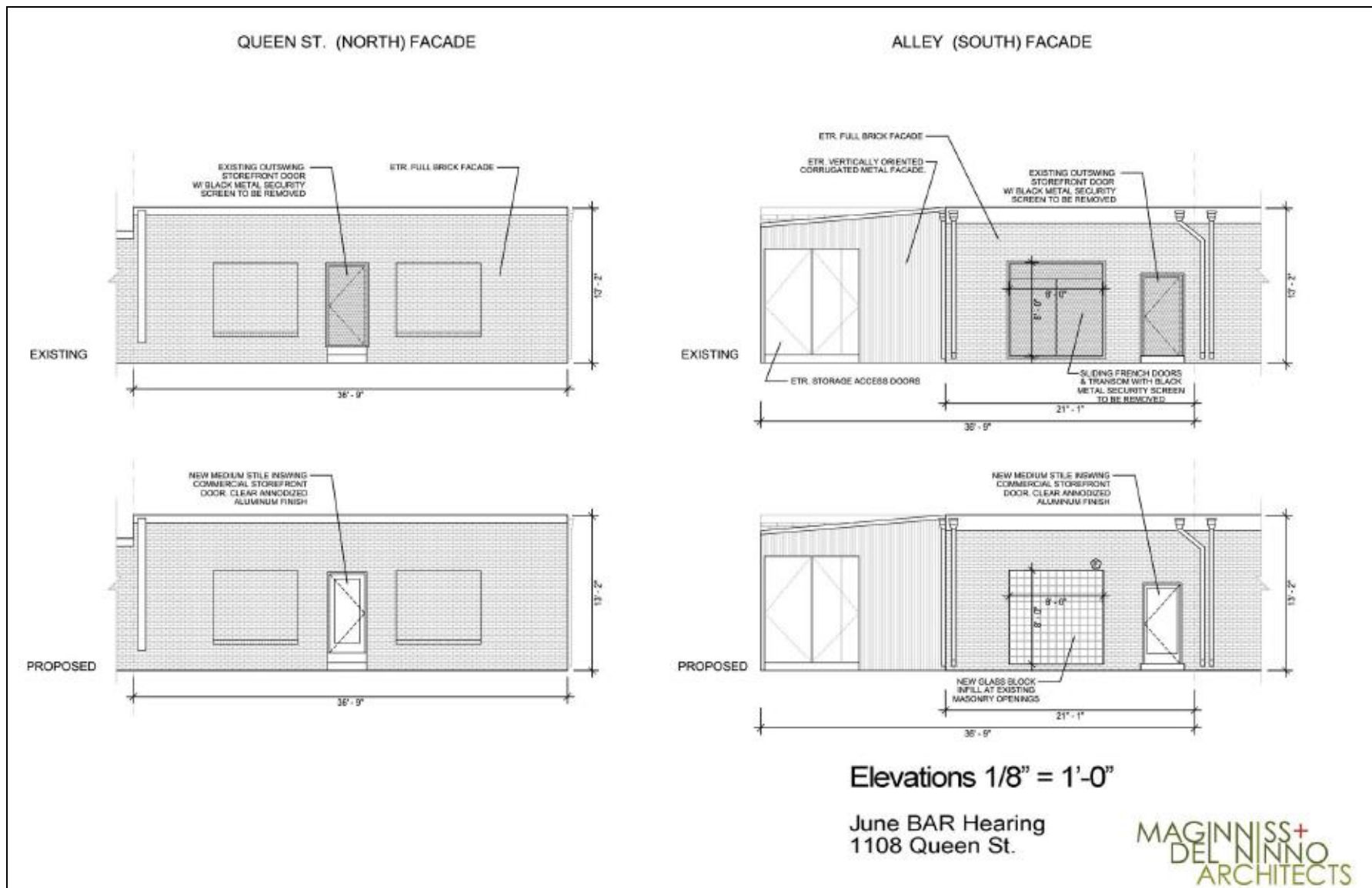


Figure 5. Existing and proposed front (north) and rear (south) elevations.

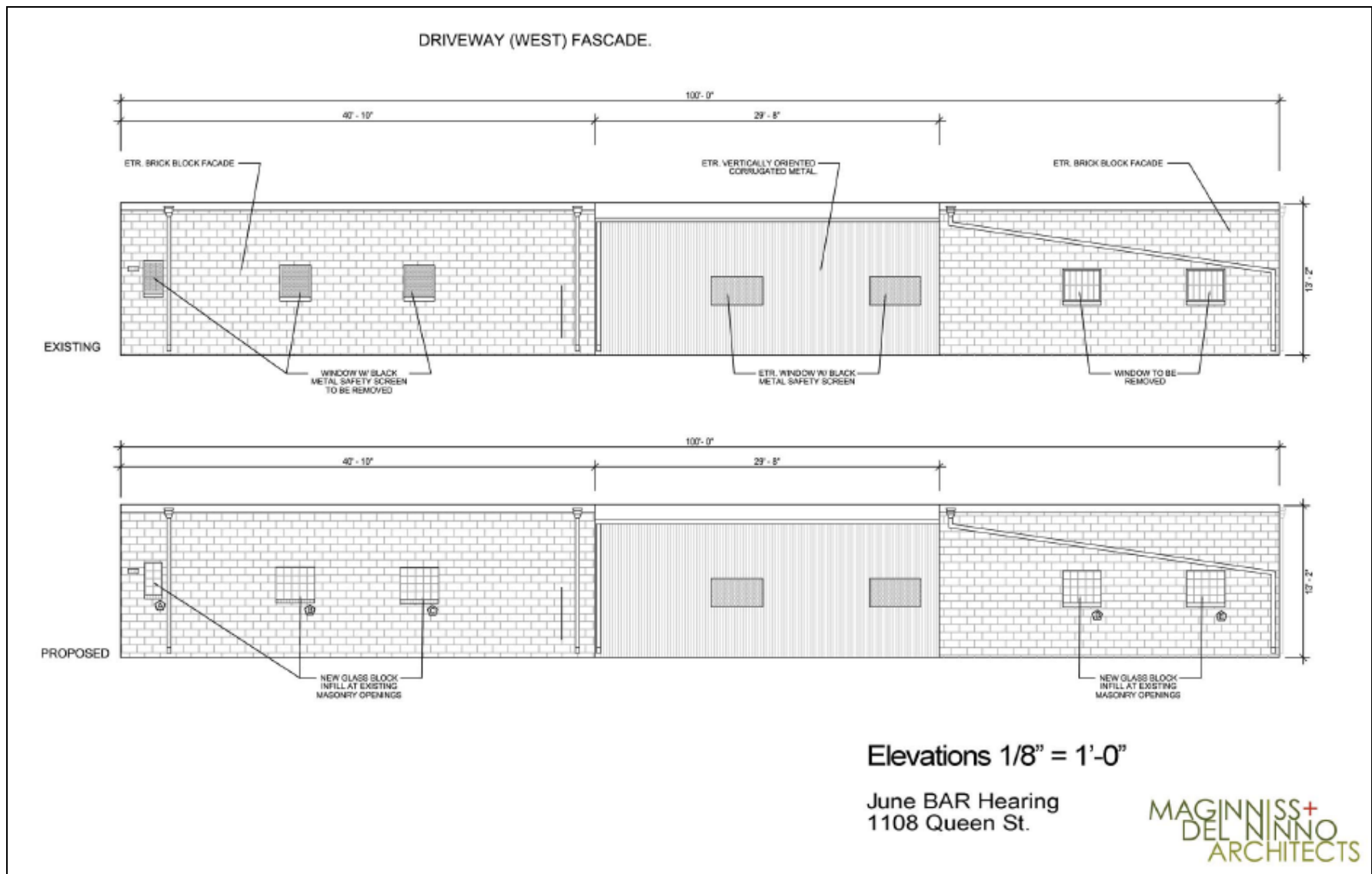


Figure 6. Proposed side (west) elevation.

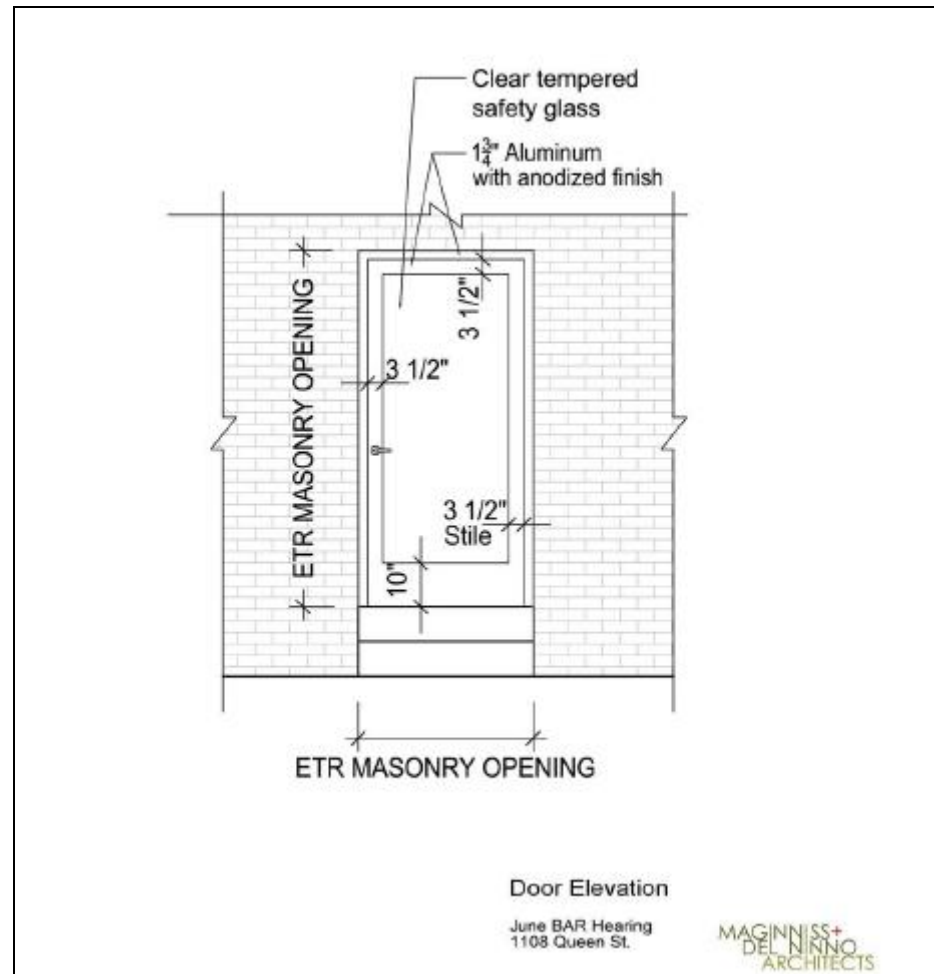


Figure 7. Proposed front and rear door.