

Docket Item #8
BAR CASE #2010-0320

BAR Meeting
December 1, 2010

ISSUE: Door Replacement

APPLICANT: Jan Scott

LOCATION: 708 Duke Street

ZONE: RM/ Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition:

That the new fiberglass doors are a pair of four-panel doors ordered unfinished and painted on-site.

*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.



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for a replacement door at 708 Duke Street.

The applicant is requesting approval of a replacement front entry door. The existing front door is a traditional four paneled wood door flanked by full-length sidelights to be replaced with a set of Feather River, factory-painted, fiberglass, six-paneled doors. The existing storm doors will be removed and not replaced.

II. HISTORY

708 Duke Street is part of the St. John's Square condominiums. The condominium complex contains two separate buildings a: 1980s building, and historic ca. 1840 building. 708 Duke Street is located in the modern 1980s building built in the Neo-Victorian style. The detailing of the masonry building includes a mansard roof, 2/1 windows, and jack and segmental arches above the doors and windows.

Staff was not able to locate any previous BAR cases.

III. ANALYSIS

The proposed alterations comply with Zoning Ordinance requirements.

This condominium building was constructed in 1980 to be compatible with the adjacent historic ca 1840 building. Staff believes that any proposed alterations or changes to this building need to be evaluated to ensure that they are also sympathetic to the adjacent historic building.

The *Design Guidelines* identify "Doors and their surrounds... [are]...as much a character defining feature of architectural styles as windows," and note that, "Exterior doors and storm doors constitute prominent visual details of the main façade of a building."

The application as currently presented is requesting that the Board approve replacement of the current four-panel, wood, door flanked with full sidelights with a set of new fiberglass, six-panel doors. The applicant has indicated that the existing single door causes difficulty maneuvering around the stair immediately inside and this would move the active leaf of the pair of doors away from the stair. Double door, often containing glass upper panels, were common on Victorian period buildings and Staff has no objection to alteration of this entrance to accommodate the proposed pair of doors. However, as this building was built in the neo-Victorian style in the late 1980s, staff would recommend that the proposed doors retain the four-panel configuration, either with or without

glazing, as shown below:



A roof materials policy and a windows policy were adopted at the October 27, 2010 hearing to assist in the Certificate of Appropriateness and Administrative Approval processes and to supplement the existing *Design Guidelines*. In the coming months, Staff will be exploring small alterations to some of the Board's other policies. One such alteration includes revisiting the Board's policy on doors on modern buildings within the historic district. It has been the Board's current practice to only approve wood doors on modern buildings within the historic district. Staff would like feedback from the Board on whether the *Design Guidelines* might be amended to allow high-quality, field-painted fiberglass doors on modern buildings within the historic district to be approved by staff at an administrative level. Invented in the mid-1960s, modern fiberglass doors have evolved to include details such as solid square edges, architecturally correct stiles, rails and panels. In addition, many companies provide the option to order the doors unfinished in order for the door to be field painted.

The Board's guidance with previous Modern Materials Policies has been that appropriate modern materials can be utilized on buildings that post-date the date the material became commercially available. Given the age of the condominium building (1980), and the fact that fiberglass doors were commercially available by 1965 when Kaylien Doors¹ invented the product, Staff finds that this material is appropriate for this application. It is recommended that the subject proposal is approved with the conditions that the new fiberglass doors are a set of four-panel doors, ordered unfinished and painted on-site, as these specifications will maintain continuity in door style and design in the St. John's Square development. In addition, the proposal is consistent with the current Modern Materials policies that the Board has recently adopted.

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From "History of Fiberglass Doors" Timeline

http://www.google.com/search?q=history+of+fiberglass+doors&hl=en&sa=X&rls=com.microsoft:en-US&tbs=tl:1,tll:1962,tlh:1962&ei=G8PmTPb1OIH98AaTi_3LDQ&ved=0CCwQzQEwAQ

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement & Transportation and Environmental Services (T & ES):

No comments received.

VI. IMAGES



Figure 1: Existing Conditions Photos



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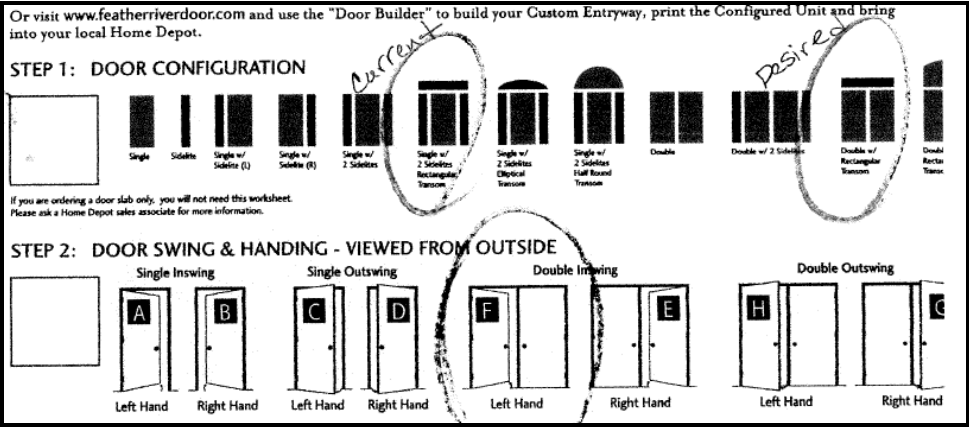
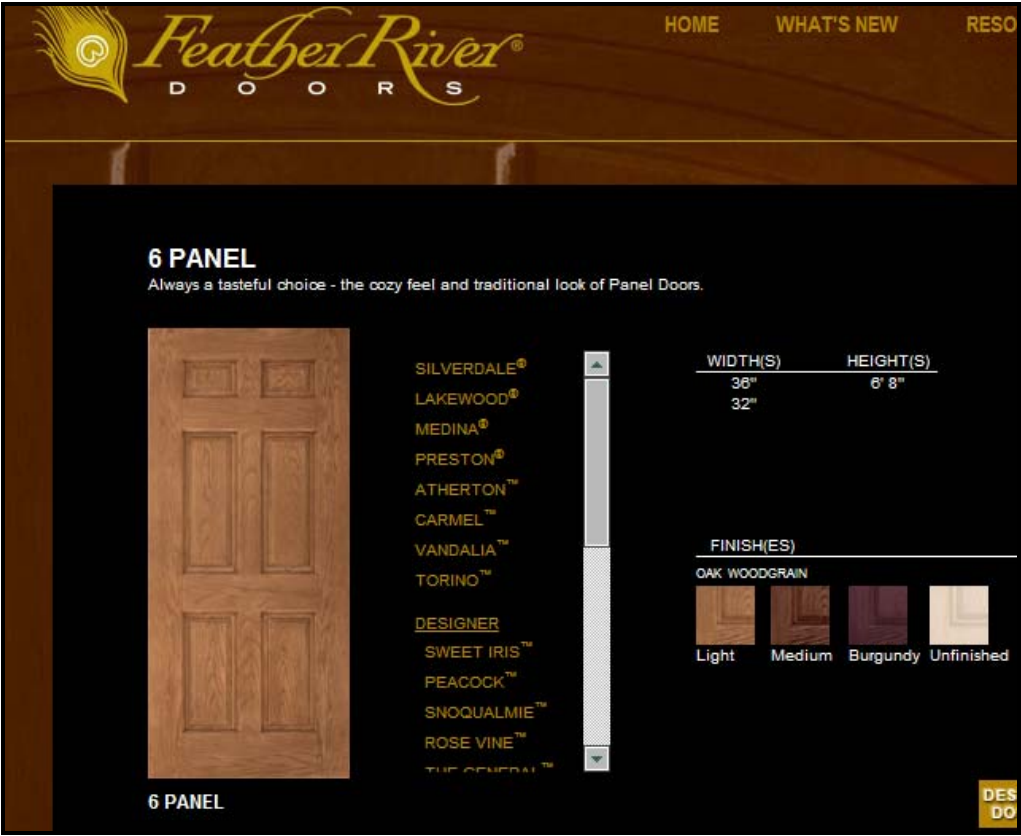


Figure 2: Proposed Door to Be Installed