

Docket Item #8 & 9
BAR CASE #2006-0166 &
BAR CASE#2006-0167

BAR Meeting
July 26, 2006

ISSUE: Alterations and waiver of rooftop HVAC screening requirement

APPLICANT: Robert A Bunn by John E. Cole

LOCATION: 1101 Queen Street

ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends:

1. Approval of the application for the alterations to the building with the condition that an encroachment ordinance for the proposed new marquee be approved; and,
2. Approval of the waiver of the rooftop HVAC equipment screening requirement.

****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, 703-838-4360 for further information.

NOTE: Docket item #7 must be approved before this docket item can be considered.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness and Waiver of the Rooftop Screening Requirement for alterations to the one story masonry building at 1101 Queen Street at the northwest corner of Queen and North Henry Streets in order to convert the building to new retail uses. Those alterations include:

- New punched openings on the first level for new retail storefronts and entries. Three retail storefront spaces will be created along the North Henry Street facade and one on Queen Street. The existing entry doors will be converted to a storefront window and three storefront windows will be created directly to the north. In the center of the North Henry Street facade a new pair of metal storefront doors flanked by new storefront sidelight windows and surmounted by new transoms are proposed to be installed. To the north of this set of storefront doors two new storefront windows are proposed. Immediately to the north of these windows another pair of storefront doors with sidelights and transoms to match the other set are proposed. One additional storefront window is proposed at the north end of this facade. New decorative brick panel are proposed to be installed over the new storefront windows. These decorative panels will be the same color brick at the existing building.

Along the first floor of the Queen Street facade similar storefront windows and doors are proposed. A new single door is proposed at the corner with a new storefront window to the west and a new door, sidelight and transom will be installed at the west end of this facade.

All of the new storefront doors, sidelights and transoms will be an aluminum Kawneer system.

New art deco styled lanterns are proposed to be installed between the new storefronts on both streets. Five will be installed on North Henry Street and two on Queen Street.

Where the existing red brick watertable has been altered it will be infilled with new brick to match the existing.

- New punched openings will also be created on the second level. Along the North Henry Street facade 20 new openings will be created for new windows to match those existing on the north end of the building nearest Queen Street. An additional two windows will be punched through on the Queen Street facade. These windows will be inward swinging aluminum frame casement windows.

- A new aluminum marquee is proposed to wrap around the corner of the building at the two street fronts. This marquee will project from the face of the building approximately six feet.
- New mechanical equipment is proposed to be installed on the roof. A total of four new units is proposed each of which will extend approximately two feet beyond the building parapet.

II. HISTORY:

As noted in the discussion section of docket item #7, the commercial building at 1101 Queen Street was originally built in 1939 as the Lincoln Theater, a “colored theater”. It was designed by John J. Zink for H.A. Wasserman and built by local builder D.E. Bayliss (Building Permit #2224, 8/3/1939).

In 1995 the Board approved the existing second story windows for offices (BAR Case #94-32PG).

III. ANALYSIS:

Proposed improvements and rooftop HVAC unit equipment comply with zoning ordinance requirements.

This is an example of adaptive reuse of a former theater to a renewed life as the home of a number of retail uses. While staff is fully supportive of the change in the use of building, in this instance, staff has been concerned about preserving the overall visual character of this art moderne theater building. In the opinion of staff, the proposed design will, to a large degree, preserve the visual characteristics of the exterior of the building which define its style and former use. The distinctive brick coloration will be preserved in this present scheme and the corner tower element will remain undisturbed. The new punched openings on both levels with their new metal window clearly will appear as modern alterations that were added after the original building was constructed. The new punched openings and decorative brick panels follow the original lines of the decorative brickwork of the building thus maintaining the essential symmetry and art moderne characteristics intended as part of the original scheme. Staff believes that the reintroduction of a marquee at the corner of the building will serve to unmistakably identify the original use of the building as a theater. Thus, staff supports the proposed alterations to the facades of the building.

The new marquee will require approval of an encroachment ordinance by the Planning Commission and City Council. Staff recommends that the Board recommend approval of an encroachment ordinance by City Council for the new marquee.

Staff has no objection to the waiver of the rooftop screening requirement. Adding visual

screening to the new rooftop HVAC equipment would, in the opinion of staff, add visual mass to the top of the building which would only serve to disrupt the otherwise uninterrupted roofline. Staff believes that the unscreened HVAC equipment will provide the lowest visual alteration to the roof.

IV. STAFF RECOMMENDATION:

Staff recommends:

1. Approval of the application for the alterations to the building with the condition that an encroachment ordinance for the proposed new marquee be approved; and,
2. Approval of the waiver of the rooftop HVAC equipment screening requirement.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The applicant shall verify the current approved use for the structure. The intended use is Mercantile. If a change of use is required, the applicant shall comply with conditions C-6, C-7 and C-8 below.
- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-5 Required exits, parking, and facilities shall be accessible for persons with disabilities.
- *****
- C-6 Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-7 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and

plumbing facilities.

C-8 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).

Office of Historic Alexandria:

Alterations seem appropriate. Request for waiver of HVAC screening should be considered as it would disturb the roofline design more noticeably than the HVAC units.