

Docket Item #3
BAR Case #2003-0245

BAR Meeting
February 4, 2004

ISSUE: Alterations
APPLICANT: Glen Stone
LOCATION: 126 Prince Street
ZONE: RM/Residential

BOARD ACTION, NOVEMBER 5, 2003: On a motion by Dr. Fitzgerald, seconded by Ms. Quill the Board approved the new replacement windows and deferred for restudy the coating of the east wall with a clear finish as a preservative. The roll call vote on the motion was 7-0.

REASON: The Board agreed with the Staff analysis. The Board agreed that this was a largely intact 18th century building with unpainted siding on the east side and that, as such, it was a rare survival and should be preserved in its unpainted state. The dormers were not considered because the demolition necessary to construct them had been denied.

SPEAKERS: Glen Stone, building owner, spoke in support
Joe Reeder, 517 Prince Street, spoke in support
Charles Ablard, representing the Historic Alexandria Foundation, spoke in opposition to painting the east side of the house

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

DISCUSSION:

Update:

The applicant is returning to the Board for the approval of a new gas light fixture on the front of the house. The coating of the siding on the east side of the house will be the subject of a separate application.

Applicant's Description of the Undertaking:

“Request to add front and rear dormers. Change window sash to wood 12 over 12 style. Paint east side of house.”

Issue:

The applicant is requesting approval of a Certificate of Appropriateness for a new simulated gas electric light fixture to be installed at the front door. The new light fixture is copper in color and measures 12" high and is 8" square. The fixture will be installed on the east side of the doorway to the house.

History and Analysis:

The house at 126 Prince Street is a three bay, two story attached frame building that likely dates from the late 18th century based upon construction techniques employed in the building. It is a largely intact example of a vernacular 18th century residence. The house is a remarkable survival. Despite documentary evidence, it appears that the house largely escaped the devastating fire of 1827 which destroyed the rest of the 100 block of Prince Street and portions of surrounding blocks. There was evidence of fire damage on the rear of the house.

At the public hearing of November 5, 2003, the Board denied the demolition necessary to construct roof dormers, approved replacement windows and deferred for restudy the coating of the siding on the east side of the house.

Staff has no objection to the installation of the proposed light fixture which is appropriate to the style of the existing house.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- 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.

Historic Alexandria:

No comment.