

Docket Item #12
BAR CASE #2004-0065

BAR Meeting
April 21, 2004

ISSUE: Alterations
APPLICANT: Paul Davey
LOCATION: 200 Prince Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends deferral of the application for restudy.

NOTE: Docket item #11 must be approved before this docket item can be considered.

DISCUSSION:

Applicant's Description of the Undertaking:

“Homeowners request approval to install 2 French sliding doors in the location of the current door and window. The new doors are on the rear of the residence.”

Issue:

The applicant is requesting approval of Certificate of Appropriateness for the installation of two pair of sliding French doors at the rear of the residence at 200 Prince Street. The doors are proposed to be Marvin simulated divided light with single light transoms above. New brick arches will be constructed to accommodate the new doors. The pair of doors on the south end will have new brick veneer steps and stoop with wrought iron railings leading the rear yard. Two new lights are proposed to flank each pair of doors.

History and Analysis:

As noted in the Discussion section of docket item #11, 200 Prince Street along with 201 South Lee Street was originally constructed ca. 1780 with rear two story flounder wings added in the early part of the 20th century.

Proposed alterations (french doors) comply with zoning regulations.

In the opinion of Staff, the simulated divided light sliding doors do not reflect the rich architectural character of these houses and represent a severe 21st century alteration of historic building fabric that will completely alter the character of the building. Staff believes that there are alternatives that should be considered which would not have such a substantial impact on the historic property. For example, Staff believes that an option might be to consider the installation of a single multi-light wood door in place of the Colonial Revival six panel wood door that is currently installed at the rear of the house. This six panel door is clearly inappropriate on an early 20th century addition. Thus, Staff recommends deferral of the application for restudy.

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.