

Docket Item #14
BAR CASE #2004-0097

BAR Meeting
June 2, 2004

ISSUE: Alterations

APPLICANT: Dimond Adams Architecture

LOCATION: 1113 Prince Street

ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

Note: Docket item #13 must be approved before this docket item can be considered.

I. Issue:

The applicant is requesting approval of a Certificate of Appropriates for alterations to portions of the residential rowhouse at 1113 Prince Street. The alterations will take place on the rear one story flounder section. The alterations include:

- The pair of existing windows on the rear (north) elevation will be removed and a pair of multi-light wood French doors will be installed;
- The existing door on the east side of the flounder will be removed and replaced with a single six-over-six wood window to match the existing;
- Three skylights will be installed on the slope of the flounder roof. Each skylight is approximately 3' x 3' (Note: the plan drawing that indicates two skylights is incorrect); and,
- A new standing seam copper roof will be installed on the flounder section.

II. History

1113 Prince Street is a two story, three bay brick rowhouse built in 1816-1818 according to Ethelyn Cox in *Alexandria Street by Street* (p.138). It is the former home of Jean Keith, one of the most prominent historic preservationists in Alexandria. The rear flounder section also likely dates from the early 19th century.

III. Analysis

The proposed changes are minimally visible from the public right-of-way. The pair of French doors will be installed on a previously altered area of the flounder and thus will little alter the existing historic fabric. Staff has no objection to replacing the existing door on the east side with a new window nor to the proposed skylights which have a low profile and remove minimal historic fabric. Finally, in the opinion of Staff the new standing seam copper roof is more historically appropriate than the asphalt shingle roof that is currently installed.

IV. Staff Recommendation

Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 All exterior walls within 3 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to porches with roofs and skylights within setback distance. The proposed new window openings are in conflict with this condition.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 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-5 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.

Historic Alexandria:

No comment.