

Docket Item #30  
BAR CASE #2005-0153

BAR Meeting  
July 6, 2005

**ISSUE:** Alterations

**APPLICANT:** Mary O'Donnell by Stephanie Dimond

**LOCATION:** 121 Prince Street

**ZONE:** RM/Residential

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### **STAFF RECOMMENDATION:**

Staff recommends approval of the application with the following conditions:

4. That the replacement windows on the rear elevation be simulated divided lights with 7/8" muntins; and,
2. That the decorative railings be simplified with Staff to approve the final design.

NOTE: Docket item #29 must be approved before this item may be heard.

### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for alterations to the residential building at 121 Prince Street.

#### **North (rear) elevation**

A new dormer is proposed on the rear slope of the main block of the house. The dormer will be clad in wood siding with two double hung six-over-six wood windows. The existing second story windows on the main block and the rear addition will both be replaced with new double glazed true divided light windows. The existing french doors on the first floor of the main block will remain while new doors will be installed on the first floor and basement level of the flounder addition. A decorative metal railing will be added to both sets of french doors on the first floor.

#### **West elevation**

The four northern windows on the first and second floors will be replaced with new wood simulated divided light windows. The two southern windows on the first floor will be replaced with new true divided light french doors with decorative metal railings. The basement level door located at the northern end of the elevation will be replaced with a new grooved wood door.

The alterations will be highly visible from the 12' public alley which runs from S Lee Street to S Union Street behind the subject property.

### **II. HISTORY:**

According to Ethelyn Cox in *Historic Alexandria Street by Street*, in June 1849 heirs of Dr. Frederick May, conveyed this then "vacant lot" to Margaret Calender for \$175. The house was built by Margaret Calender or her heirs after 1849 (Cox page 116).

The Board approved a rear addition to 121 Prince Street on June 29, 1968 which included removing the existing one story porch and extended the flounder to the north by approximately 10' 4".

### **III. ANALYSIS:**

The proposed alterations comply with zoning ordinance requirements.

Staff has no objections to the replacement of the windows and french doors on the rear and west elevations. The applicant is proposing double glazed true divided lights for the new windows with the exception of the west elevation where the windows will be less visible. Staff believes that in this case the use of simulated divided lights for all of the rear windows and doors will be

more appropriate. The location of the building, set back from the rear property line will make it difficult to distinguish between the true divided and simulated divided lights. Staff notes that double glazed true divided light windows are not available in a 7/8" muntins so that the use of a simulated divided light will more accurately match the appearance of the original windows.

According to the *Design Guidelines*, railings should be appropriate and compatible to the historic style of the building. While Staff can support the use of metal railings on this property, Staff believes that the proposed highly decorative railings are too high style and would be more appropriate on a Victorian building. Staff recommends that the railings be simplified.

Staff believes that the proposed alterations are relatively minor and are appropriate with the conditions mentioned above.

#### **IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends approval of the application with the following conditions:

1. That the replacement windows on the rear elevation be simulated divided lights with 7/8" muntins; and,
2. That the decorative railings be simplified with Staff to approve the final design.

## CITY DEPARTMENT COMMENTS

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

### Code Enforcement:

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 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-6 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:

“The pattern on iron/metal grill on doors does not seem appropriate in style.”