

Docket Item #23
BAR CASE #2005-0266

BAR Meeting
December 7, 2005

ISSUE: Alterations
APPLICANT: Katherine Johnson
LOCATION: 1119 Prince Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval.

NOTE: Docket item #22 must be approved before this docket item may be considered.

I. ISSUE:

The applicant is seeking approval of a Certificate of Appropriateness for alterations for 1119 Prince Street, following a fire.

The applicant is proposing to replace the damaged metal roof with a new metal roof, repair the front of the building with matching siding and paint, and repair the existing windows. The damage to the exterior was caused by a fire on February 2, 2005

II. HISTORY:

According to early building permits, 1119 Prince Street was constructed in 1904, along with 1121 Prince Street, by George T. Klipstein.

In 1968, the Board approved the remodeling of the fronts of both 1119 and 1121 Prince Street and in 1969, the Board approved the installation of beaded siding for both properties. There does not appear to be any further approvals for 1119 Prince Street by the Board.

III. ANALYSIS:

The replacement roof complies with zoning ordinance requirements.

The applicant is proposing to replace the damaged metal roof with a metal roof. Windows will be repaired, not replaced. The applicant states there will be “minor touch ups for the siding”. The exterior siding of 1119 Prince Street appears to be a masonite product, not true wood or even Hardi-plank. It is possible that the masonite siding was installed on the building in 1969. The Design Guidelines state that historically accurate materials should be used for repairs and replacement on historic buildings in the Historic District. If the given area to be “touched up” is limited, Staff can support the repair with matching siding to the existing siding. A handrail will also be repaired.

IV. STAFF RECOMMENDATION:

Staff recommends approval.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- 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.”

