

Docket Item # 4  
BAR CASE # 2010-0053

BAR Meeting  
April 21, 2010

**ISSUE:** Alterations

**APPLICANT:** Prince Street Club Condominium

**LOCATION:** 318 Prince Street

**ZONE:** RM/Residential

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**STAFF RECOMMENDATION:** Staff recommends approval of the application with the condition that the railing style identified as “alternative” is installed.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for a new railing around the rooftop deck at 318 Prince Street. The existing pressure treated wood railing is in significant disrepair and must be replaced.

The applicant proposes to install a new 3 foot 6 inch tall aluminum railing in the same location as the existing railing. It will have vertical pickets and a rounded horizontal rail cap. The 1" wide pickets will be approximately 5" on center, with larger support posts every 6 feet. The railing will be brown to match the other railings on the building. This is the applicant's preferred railing style.

At Staff's request, the applicant also submitted a railing that more closely resembles the existing railings on the building, which have a 4" tall horizontal opening between the vertical pickets and the rounded top railing. The proposed railing, which the applicant has identified as "alternative", does not have the circles between the pickets.

**II. HISTORY:**

The 1909 Beaux Arts style building at 318 Prince Street was originally constructed as an Elks' Club (Benevolent Protective Order of Elks). It has many of the hallmarks of a Beaux Art institutional building, with a clearly articulated base, columned "body," and prominent cornice. There is a clock on the parapet of the building which eternally reads eleven o'clock, which is likely symbolic of a traditional Elks 11 p.m. toast to "all brothers everywhere, land or sea, and a remembrance of absent brothers at that hour." [Marilyn Burke, "The Elks Club at 318 Prince Street" in the Alexandria Chronicle, Summer 1993]

In the mid-1990s, the building was converted into condominiums.

On March 24, 2010, Staff administratively approved the replacement of the rooftop decking and the sheathing on the rooftop stair towers (BAR CASE #2010-0058).

**III. ANALYSIS:**

The proposed alterations comply with the zoning ordinance.

Staff believes the 1990s renovation to be one of the most successful and compatible additions in the entire District, with the exception of the roof deck railing. Staff, therefore, commends the applicant for agreeing to reinstall a more durable material and appropriate style railing than the previous pressure treated wood – which looked like a suburban deck and was incongruous with the historic building and the excellent detailing of the railings on the previous renovation. However, Staff believes that the "alternative" railing design is more compatible with the existing railings on the historic building and recommends that this railing style be installed, instead of the railing originally proposed by the applicant.

**STAFF:**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### Code Administration:

- C-1 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-3 Construction permits are required for this project. Plans shall accompany the permit application that fully details the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-4 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.

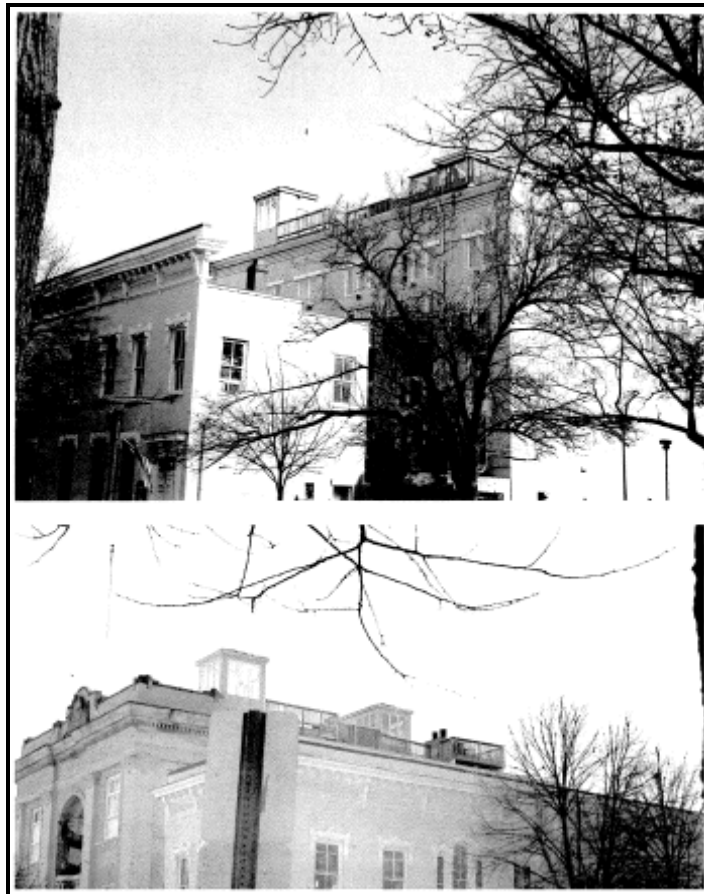
##### Historic Alexandria:

No comments received.

**V. IMAGES**



**Figure 1. Site photos.**



**Figure 2. Site photos.**

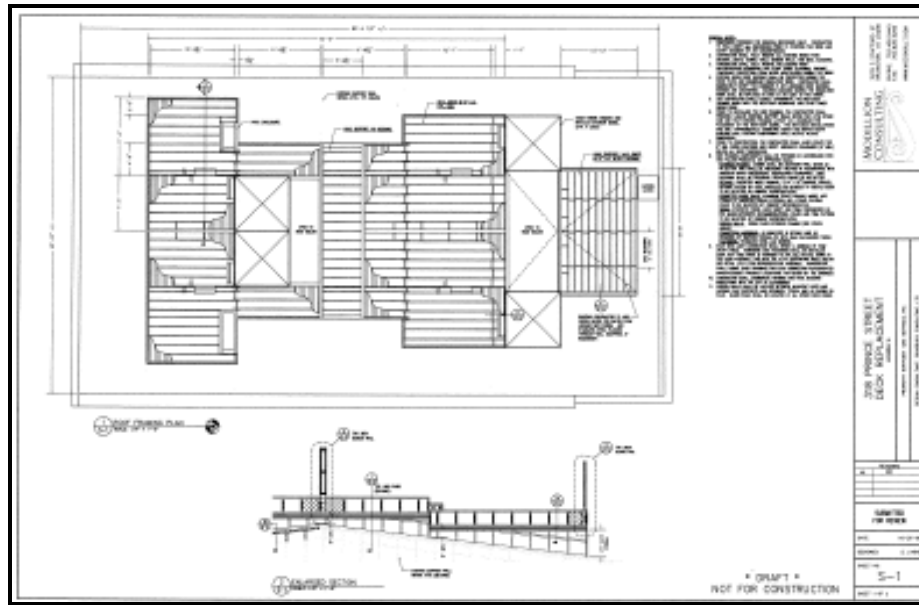


Figure 3. Roof plan.

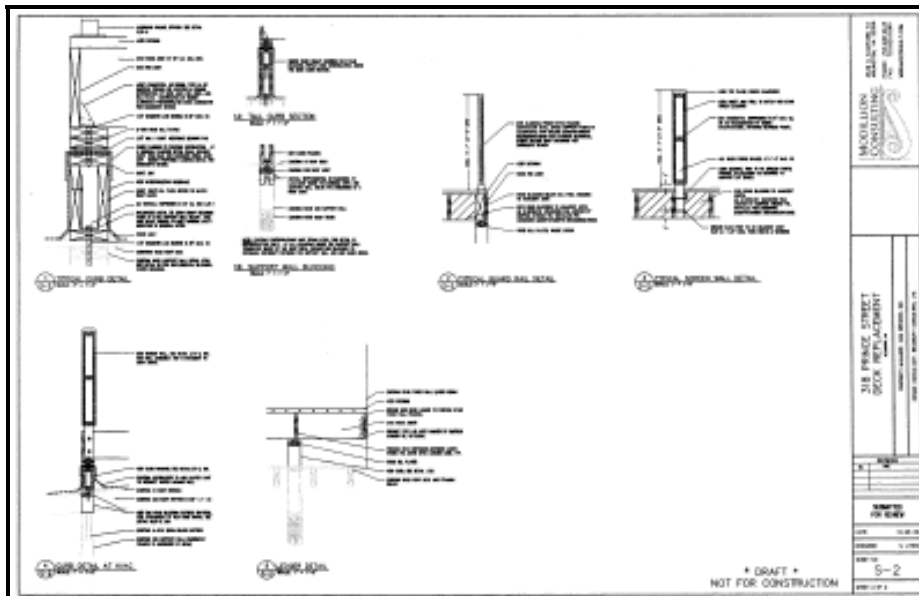


Figure 4. Railing sections.

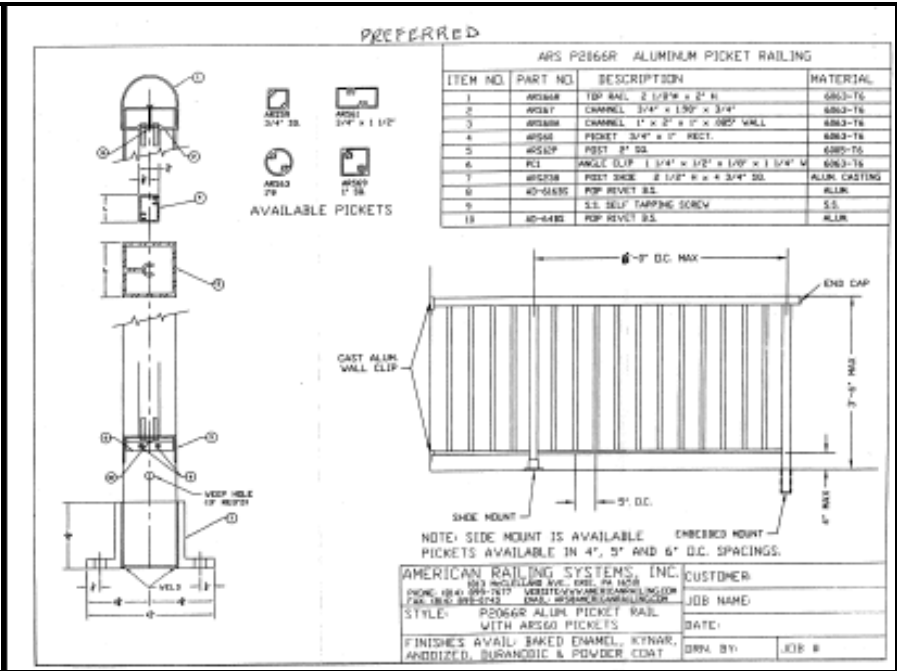


Figure 5. Applicant's preferred railing.

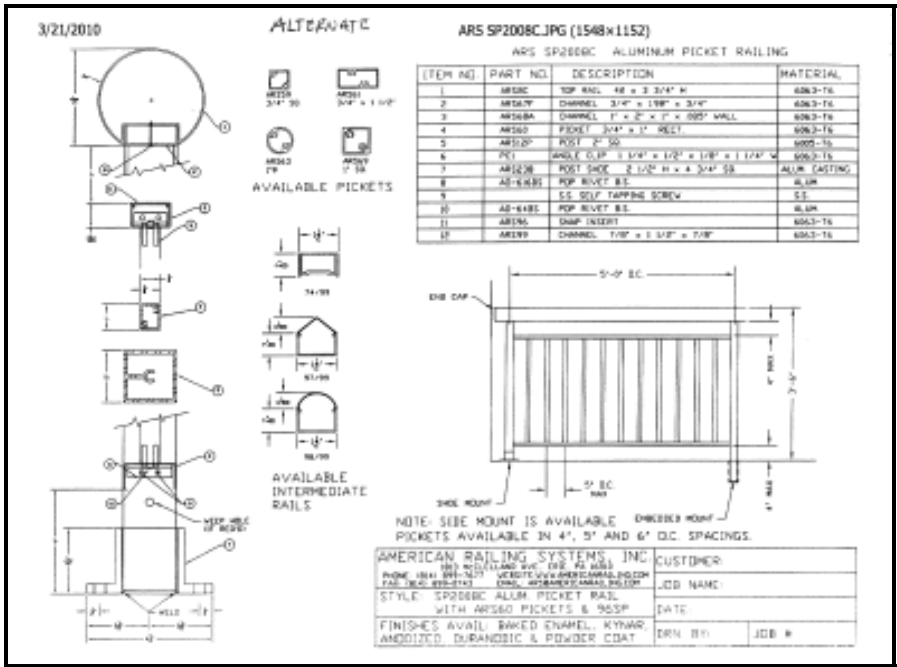


Figure 6. Staff recommended railing.