

April 7, 2021

Re: BAR Docket Item 6 & 7, 1309 Prince Street

To the Board of Architectural Review:

On behalf of my household at 1311 Prince Street and my neighbors, including those at 1304 Prince, we greatly appreciate the reduced scope of work that, for the most part, preserves this historic triplet of 1309, 1311 and 1313 Prince, and keeps intact the historic architecture of the north side of the 1300 block of Prince Street. The historic architecture of Old Town is a key piece of the City's success and protecting these historic buildings for all to enjoy matters.

My initial research shows that it's likely this triplet was home to working people and their families, and it is important to note that it is just as critical to preserve the history and still-existing buildings of those who were not the rich and the powerful. Preservation also helps honor those who toiled to actually create the historic architecture and character that so many of us here today appreciate and enjoy.

Considering my property at 1311 appears in 8 out of the 10 photos included in 1309's current application, I hope it is understandable why I had so many concerns. I appreciate that many of those concerns have been lifted with the reduced scope.

However, I have serious questions and concern about plumbing being installed on the party wall on the second floor. In emailing with City staff, I have been informed that modern construction standards may resolve some of these questions, but they include: Will the plumbing sit on top of the party wall? Does the party wall itself stay intact? What steps will be taken to mitigate the risk of a pipe breaking and water leaks potentially damaging adjoining property?

Furthermore, there is a significant soundproofing problem with the party wall between 1309 and 1311. Noise travels even when people are just talking or walking next door. Having to listen to pipes running impacts the sanctity of my home and the peace of anyone in my household who is using the room in 1311 that is adjacent to the new 1309 plumbing.

Ideally, there'd be no plumbing on the party wall, but if there is, the potential noise should be mitigated. In the course of the renovation work, QuietRock drywall, QuietWool insulation, Green Glue Noiseproofing Compound, mass-loaded vinyl and/or some other soundproofing should be installed on the entire party wall adjoining 1309 and 1311 to mitigate the new plumbing noise.

Because the neighbors will bear the brunt of the renovation construction—particularly since many of us are working at home because of the pandemic—I hope that details will be

communicated to the adjoining neighbors about the timeline of the project, such as start and end dates for the project and start and end times for daily work, and other pertinent information.

Regards,
R.L. Sheedy
1311 Prince Street