

Docket Item #10
BAR Case #2003-0268

BAR Meeting
December 5, 2003

ISSUE: Permit to Demolish
APPLICANT: J. Michael & Judith McVay
LOCATION: 207 North Columbus Street
ZONE: RM/Residential

STAFF RECOMMENDATION:

Staff recommends approval of the application with the following conditions:

1. That the nails not show in the installation of the siding; and,
2. That smooth, beaded siding be installed.

NOTE: Docket item #9 must be approved before this docket item can be considered.

DISCUSSION:

Applicant s Description of the Undertaking:

Repair existing siding and trim on rear addition; remove first floor windows and replace with siding. Existing siding and trim dates to 1986 and is not historical. To be replaced with smooth surfaced concrete siding of same size and spacing as existing siding and PVC trim.

Issue:

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing wood siding with new fiber cement siding and to cover up three windows and replace the area with fiber cement siding.

The new siding will be painted and the applicant has supplied an actual paint sample which will be made available to members at the public hearing.

History and Analysis:

207 North Columbus Street is a two story, brick rowhouse dating from ca. 1880. The area of demolition and alterations are part of an addition constructed in 1986. The addition was designed by Richard Clausen and was approved by the Board on 2/19/86.

Proposed alterations comply with zoning ordinance requirements.

Staff has no objections to enclosing the windows which are minimally visible from the public right-of-way. Staff does not believe that the elimination of the windows will lead to a greater perception of building mass on the part of the public.

With respect to the proposed use of fiber cement siding, the Board has reviewed a number of other applications for the use of fiber cement siding and has adopted the following policy with respect to the product:

1. That fiber cement siding not be installed on an historic structure;
2. That historic materials should not be removed to install fiber cement siding;
3. That fiber cement siding replace other artificial or composite siding;
4. That the nails not show in the installation of the siding;
5. That smooth, beaded siding be installed; and,
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

The proposed use of fiber cement siding is consistent with the Board s policy because it will be

used on the addition which was constructed in 1986. Item # s 4 and 5 of the above policy should be included as conditions to the approval to ensure the appropriate use of the fiber cement siding. Based upon the conditions outlined, Staff recommends approval of the alterations and the new siding.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 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.

Historic Alexandria:

No comment.