

Docket Item #20  
BAR CASE #2005-0140

BAR Meeting  
July 6, 2005

**ISSUE:** Replacement siding  
**APPLICANT:** Lars Klores  
**LOCATION:** 114 South Fayette Street  
**ZONE:** CL/Commercial

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### **STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that wood siding with a 5" or less reveal be installed on the front of the house and fiber cement siding be installed on the sides and rear.

#### **I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing masonite siding with new hardiplank lap siding at 114 South Fayette Street. The proposed fiber cement siding is smooth, beaded siding with a 7" exposure.

#### **II. HISTORY:**

According to Ethelyn Cox in *Historic Alexandria Street by Street*, when Richard Stanton sold the house at 114 to Elijah Taylor in 1816, it was described as a 'tenement and lot of ground'. Under reconstruction 1974. (Cox page 53).

Building permits indicate that the two story three bay freestanding house at 114 South Fayette Street had undergone extensive alterations (#30495, 1/3/74 and #32189, 1/12/76).

#### **III. ANALYSIS:**

The proposed siding complies with zoning ordinance requirements.

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; and,
5. That smooth 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 use of fiber cement here complies with criteria #'s 2 & 3 of the Board's policy. At the request of Staff, the applicant removed sections of the exterior siding, revealing no original siding. Staff believes that it is highly unlikely that any original siding remains anywhere on the building.

In several past cases, the Board has approved the installation of fiber cement siding on historic buildings where no original siding remained. In 2003, the Board approved the installation of fiber cement on the sides and backs of two turn of the century rowhouses at 216 and 218 South Henry Street (BAR Case#2003-0089/90, June 4, 2003).

Although the house has undergone numerous alterations, the building still reads as a 19<sup>th</sup> century structure. Therefore, Staff believes that wood siding with a 5" reveal should be installed on the front of the house. Staff has no objections to the use of fiber cement siding on the sides and rear of the building which are not readily visible from the public right-of-way.

**V. STAFF RECOMMENDATION:**

Staff recommends approval of the application with the condition that wood siding with a 5" or less reveal be installed on the front of the house and fiber cement siding be installed on the sides and rear.

## **CITY DEPARTMENT COMMENTS**

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

### **Code Enforcement:**

No comments

### **Historic Alexandria:**

“There is no information as to material being replaced. I prefer wood on front facade.”