

Docket Item # 15
BAR CASE #2006-0085

BAR Meeting
May 17, 2006

ISSUE: Siding replacement
APPLICANT: Lynne D'Amico-Reisner
LOCATION: 1228 Prince Street
ZONE: CL/Commercial

STAFF RECOMMENDATION: Staff recommends denial of the application.

(Insert sketch here)

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement siding at the residence at 1228 Prince Street. The existing wood siding, cornerboards and trimwork are proposed to be replaced with new fiber cement siding from HardiPlank.

II. HISTORY:

1228 Prince Street is two story, two bay wood frame corner residential house located at the corner of South Payne Street and was constructed ca. 1830.

In 1997 the Board approved a fence at this property (BAR Case #97-0042, 3/19/97).

III. ANALYSIS:

The proposed siding replacement complies with zoning ordinance requirements.

The applicant has stated that the replacement fiber cement siding is needed because the paint on the existing wood siding is blistering.

The Board's policy with respect to replacement fiber cement siding is:

1. That fiber cement siding not be installed on an historic structure; and,
2. That historic materials should not be removed to install fiber cement siding.

The applicant has not met the Board's established criteria with respect to replacement fiber cement siding and merely desires replacement siding to solve a current short term maintenance problem, therefore, Staff recommends denial of the replacement fiber cement siding.

In a very similar cases in 2002 the Board denied the replacement of existing wood siding with fiber cement siding at the identical rowhouses at 1100, 1102, 1104 & 1106 Prince Street for the same reasons as outlined here by staff (BAR Case #'s 2002-0168, 7/17/06) and approved the installation of appropriate wood siding. These houses have now been resided with wood siding appropriate to the mid-19th century date of the houses.

IV. STAFF RECOMMENDATION:

Staff recommends denial of the application.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comment.