

Docket Item # 3
BAR CASE # 2008-0083

BAR Meeting
June 18, 2008

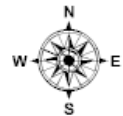
ISSUE: Alterations
APPLICANT: Barry Ford
LOCATION: 414 Gibbon Street
ZONE: RM, Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted with the condition that the nails not show in the installation of the siding.



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I. ISSUE:

The applicant is requesting the approval of a Certificate of Appropriateness for the installation of new HardiPlank Lap siding on the rear east wall of 414 Gibbon Street. The rear east wall is minimally visible and only a very small portion can be seen from South Royal Street. There is currently 6 ¼ inch wooden lap siding with a 5 inch reveal dating from 1989 that is in a state of disrepair. The proposed HardiPlank would maintain the current profile of the wood siding and the 5 inch reveal. The applicant has chosen a deep blue color to match the existing trim for the proposed siding.

II. HISTORY:

The two story wood frame townhouse at 414 Gibbon Street was most likely originally constructed near 1900 however it has been extensively modified over the years, including alterations to the original fenestration and an expansive addition that was built in 1989. (BAR Case #1989-42) It was at this time that all new two-over-two windows were installed to return the home to its original “Victorian flavor.” The entire east wall where the proposed residing would take place was constructed as part of the 1989 addition to the home and is not original.

III. ANALYSIS:

The proposed alterations comply with the zoning ordinance requirements.

The *Design Guidelines* note that siding is one of the principal character defining elements of a building and that brick and wood are the predominant exterior wall materials in the historic districts. It is a central tenet of historic preservation that original historic materials should be retained and repaired rather than replaced. The *Guidelines* recommend an informed and careful analysis of the existing condition be undertaken before determining to replace and encourage repair and retention of historic materials whenever possible. The Board has adopted the following policy with respect to the use of fiber cement siding:

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.
6. That BAR Staff may administratively approve the installation of fiber cement siding on *non-historic* buildings (those constructed in 1975 or later).

In this case, due to the fact that the siding being replaced is non historic, on an addition dating from 1989 and the fact that only a very small portion is visible from a public right of way, HardiPlank would not be considered an inappropriate replacement material. Additionally, in March 2006 (BAR 2006-0049), the Board approved the use of HardiPlank on an addition at neighboring 412 Gibbon Street. However, in staff’s opinion the HardiPlank should be yellow in color to match the other siding on the house and not blue as the applicant has indicated.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application as submitted with the condition that the nails not show in the installation of the siding.

V. CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No Comments received.

Historic Alexandria:

No Comments received.

VI. IMAGES



Figure 1 Front Facade facing Gibbon St



Figure 2 East Wall of Addition

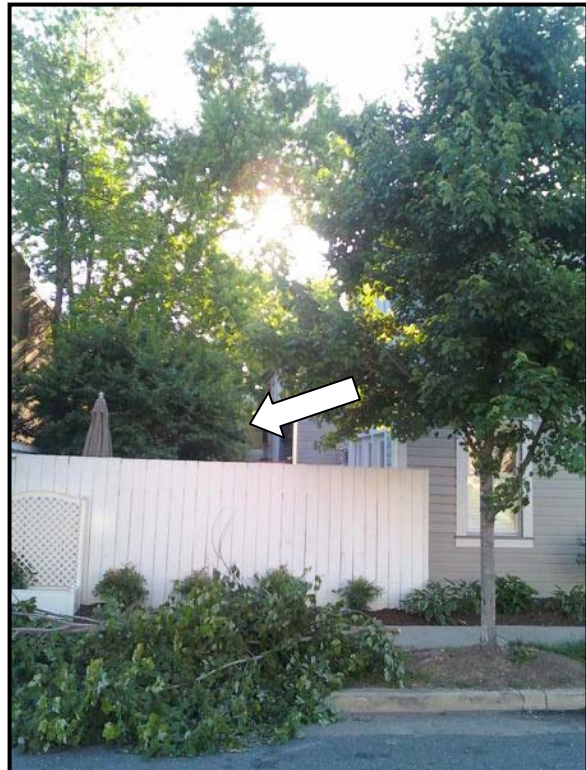


Figure 3 S. Royal Street View