

Docket Item # 7
BAR CASE # 2009-0262

BAR Meeting
December 2, 2009

ISSUE: Alterations
APPLICANT: Bette Gorman
LOCATION: 412 S. Royal Street
ZONE: RM/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That all trim proposed for replacement be replaced in kind with wood trim.
2. That the applicant use Hardie Plank siding with a smooth finish and that it be installed so that the nails do not show.

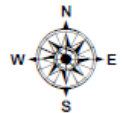
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2009-0262

12/2/2009



I. ISSUE:

The applicant is requesting a Certificate of Appropriateness for alterations at 412 S Royal Street. The proposed alterations include the following:

- Removal and replacement of the existing masonite siding on the front façade with new 8 ¼ inch beaded Hardie Plank siding;
- Replacement of 1 x 6 wood trim with Azek trim to the left, right and below all five windows on the front façade of the house in the same style as the existing trim;
- Replace wood trim above both first floor windows with Azek trim in same style as the existing trim; and,
- Repair and replace as needed a portion of the soffit trim with Azek in the same style as the existing wood soffit trim.

II. HISTORY:

The house located at 412 S Royal Street was constructed by the owner in 1985 (BAR85-04) as approved at the January 16, 1985 BAR Hearing. In September 1985 the Board approved amendments to the original approval in the form of reconfiguring the pattern of the window panes (BAR85-176). There are no additional BAR cases since the completion of construction.

III. ANALYSIS:

The proposed alterations comply with zoning ordinance requirements.

According to the *Design Guidelines*, “In order to help safeguard the visual and architectural quality of the districts, the provisions of the Zoning Ordinance encourage the use of appropriate materials when maintenance work requires the repair and replacement of exterior features of a building.” Furthermore they state that, “As maintenance is carried out it may seem easier to use contemporary materials to replace existing historic materials or traditional materials,” however, “such incremental actions can result in the loss of the historic architectural appearance of the surviving fabric of the historic districts. Taken cumulatively, individual changes to properties as part of on-going exterior maintenance work have the potential to substantially alter the overall historic and architectural character of the districts.” Due to the fact that the original building wood trim materials used in the construction of this building were reviewed and approved by the BAR, it is the opinion of Staff that the trim in need of repair and replacement be done so in-kind rather than with a synthetic or composite material such as Azek. The Board originally approved synthetic siding for the house in the form of masonite. Therefore, Staff does not object to the use of Hardie Plank siding as a compatible replacement material with the condition that the siding be installed according to the Boards fiber cement policy which states that only smooth siding be installed and that the nails may not show.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application with the following conditions:

1. That all trim proposed for replacement be replaced in kind with wood trim.
2. That the applicant use Hardie Plank siding with a smooth finish and that it be installed so that the nails do not show.

STAFF:

Meredith Kizer, Historic Preservation Planner, Planning & Zoning
Stephen Milone, Division Chief, Land Use Services

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

No comment.

VI. IMAGES



Figure 1: Photograph of front facade.



Figure 2: Detail of front facade.

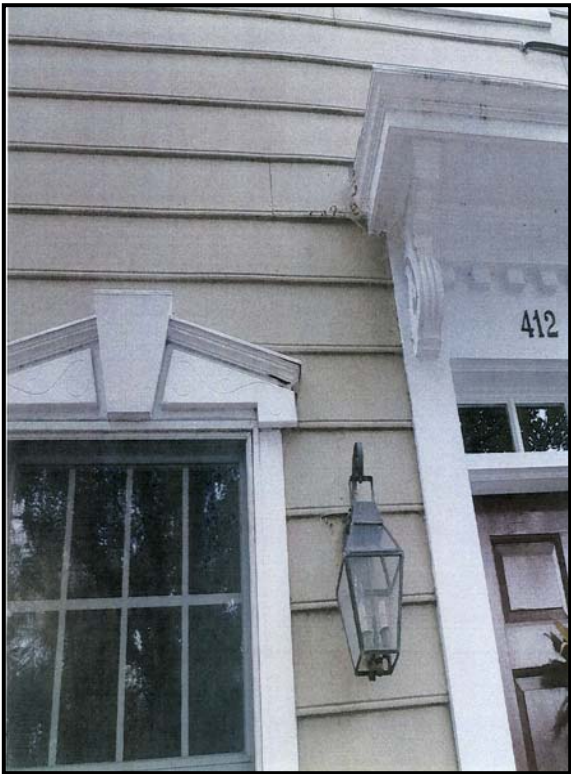


Figure 3: Detail of siding.



Figure 4: Detail of trim.