

Docket Item #3
BAR CASE #2004-0147

BAR Meeting
July 28, 2004

ISSUE: Replacement siding
APPLICANT: Barbara Levy
LOCATION: 522 North Alfred Street
ZONE: RB/Residential

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-838-4360 for further information.

STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness to replace the existing masonite lap siding on the sides and rear of the two story house at 522 North Alfred Street with Hardiplank siding. Hardiplank is a particular brand name for fiber cement siding. While the front of the house is clad in brick, the side and the rear walls are clad in 5" wide masonite lap siding. The masonite is deteriorating. The applicant is proposing to install smooth Hardiplank siding with the same 5" width as the existing siding.

II. HISTORY:

The two story, gable roof dwelling located at 522 North Alfred Street was constructed circa 1963 (Building Permit #7892, 11/3/1963). As built, the house had a brick front and CMU side and rear walls. In 1988, the Board approved a rear addition and alterations to the property (BAR Case #88-34PG, 8/15/1988). Among the alterations approved was the cladding of the CMU side walls in 5" masonite lap siding and the addition of the front portico. In 1990, the Board approved alterations to the previously approved plans (BAR Case #90-40PG, 11/28/1990). In 1992, the Board approved the replacement of a chain link fence with a wood fence and vehicle gate (BAR 92-3PG, 1/22/1992). Most recently, earlier this year, the Board approved a Permit to Demolish and Certificate of Appropriateness for the construction of a new front porch at 522 North Alfred Street (BAR Case #2004-0003 & 0004, 1/28/2004).

With respect to fiber cement siding, the Board has approved its use for the following nearby projects:

- 929 Oronoco Street, entire house (BAR Case #2001-0146, 7/11/01)
- 424 North Alfred Street, north side of house, (BAR Case #2001-227, 9/26/2001)
- 516 North Alfred Street, new rear addition (BAR 2002-0238, 3/5/2003)

III. ANALYSIS:

The proposed alteration complies with the zoning ordinance requirements.

Staff believes the proposed use of fiber cement siding for the rear and side walls of 522 North Alfred Street is appropriate. The Board has reviewed a number of 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.
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 complies with the Board's policy. Constructed in circa 1963 and 1990, the house is not historic. Moreover, the fiber cement will replace a non-historic material, the masonite siding, apparently installed circa 1990. The appearance of the house will not be markedly different with the new fiber cement siding. The applicant has confirmed that the siding will be smooth, not wood grained finish, fiber cement siding and that the nails will not show in the installation.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

“No comments.”

Historic Alexandria:

“No comment.”