

Docket Item # 5  
BAR CASE # 2006-0296

BAR Meeting  
January 24, 2007

**ISSUE:** Replacement siding  
**APPLICANT:** Richard Plotkin  
**LOCATION:** 325 North West Street  
**ZONE:** RB/Residential

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**STAFF RECOMMENDATION:** Staff recommends that the south and west elevations be clad in appropriate wood siding.

**\*\*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.

(Insert sketch here)

**I. ISSUE:**

The applicant is requesting approval of a Certificate of Appropriateness for the installation of HardiPlank fiber cement siding on the south and west elevations of the townhouse at 325 North West Street.

**II. HISTORY:**

325 North West Street is a freestanding two story, two bay, frame vernacular residential townhouse likely constructed in the early 20<sup>th</sup> century.

In 1987 the Board approved the demolition of a rear shed, an addition as well as a new four panel front door and wood siding to match the existing (BAR Case #87-054, 12/30/87). The addition was not constructed.

According to the applicant the previous owner of the house installed HardiPlank siding on the north side of the house in 2001. This alteration was not reviewed by Staff or the Board.

Staff administratively approved replacement of the fencing surrounding the house in July 2006 as well as replacement of the wood siding with new cedar siding in December 2006.

**III. ANALYSIS:**

The proposed replacement siding meets the zoning ordinance requirements.

Cladding the south and west elevations in fiber cement siding will match the siding installed on the north side of the townhouse in 2001.

The Boards have developed the following policy regarding the use of fiber cement:

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 (not wood grained) siding be installed.

Based upon this policy, staff cannot support the installation of fiber cement siding on the south and west elevations because this is an historic townhouse. Staff recommends that these elevations be clad with cypress, cedar or redwood siding in a profile to match the existing.

**IV. STAFF RECOMMENDATION:**

Therefore, Staff recommends that the south and west elevations be clad in appropriate wood siding.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

No comments received.