

Docket Item # 9
BAR CASE # 2007-0184

BAR Meeting
September 26, 2007

ISSUE: Replacement siding
APPLICANT: Michael Vezzetti
LOCATION: 804 North Columbus Street
ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the application with the condition that the replacement siding be wood.

****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 a Certificate of Appropriateness to replace the existing wood siding with hardiplank siding. The applicant is proposing to use hardiplank with a smooth finish and 6” reveal. The existing wood trim will remain.

II. HISTORY:

The 2-story frame Victorian style residence at 804 North Columbus Street was erected prior to 1912 when it first appears on the Sanborn Fire Insurance Company maps of Alexandria. Prior to 1912, the area where 804 North Columbus Street now stands was not mapped. However, the architectural features of the building indicate that the house was likely built around the turn of the 20th century, perhaps as early as the 1880s.

Built originally as a residence, the structure was long occupied by a grocery store. The building retains many of its original features, including the full height projecting 3-sided front bay and Victorian style front entrance door hood.

On December 5, 2000, the Planning Commission recommended approval of a development special use permit to construct an addition to the existing residence at 804 North Columbus Street and to build an attached new residence. City Council approved the same, subject to a number of conditions, on December 16, 2000 (DSUP #2000-0045). The alterations to 804 North Columbus Street and the new construction were approved by the Board on January 10, 2001 (Case BAR #2000-0287/0288).

III. ANALYSIS:

The subject property is zoned RB, residential townhouse. The replacement siding complies with zoning ordinance requirements.

The Board has adopted the following policy in regards 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).

The use of hardiplank proposed in this application does not meet the policy guidelines established by the Board for the use of fiber cement siding in that this is an historic building. Staff however, has no objection to the replacement of the existing wood siding with new wood siding. The existing siding was installed as part of the 2000 renovation.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the application with the condition that the replacement siding be wood.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

No comments.

Historic Alexandria:

R-1 Approval