

Docket Item # 11 & #12  
BAR CASE # 2017-00380  
2017-00381

BAR Meeting  
October 25, 2017

**ISSUE:** After-the-fact Permit to Demolish and a Certificate of Appropriateness for alterations

**APPLICANT:** Gayla Gordon

**LOCATION:** 420 North Payne Street

**ZONE:** RB / Residential Townhouse

---

**STAFF RECOMMENDATION**

Staff recommends **denial** of the application for after-the-fact capsulation of historic siding and **denial** of the installation of replacement siding of a different design and material. Staff recommends that the BAR require that the applicant remove the inappropriate siding and repair the historic siding (if determined to be reasonably feasible) under staff's guidance. Should it be infeasible, as determined by staff in the field, to repair and retain the historic siding, then the applicant may install wood or composite siding to match the historic siding in profile and dimension, with final approval by staff. The work shall be completed within six months.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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, 703-746-4200 for further information.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR #2017-00380 &  
BAR #2017-00381  
420 N Payne Street** 

**Note:** Staff couple the applications for a Permit to Demolish (BAR2017-00380) and Certificate of Appropriateness (BAR2017-00381) for clarity and brevity.

**I. ISSUE**

The applicant is requesting after-the-fact approval of a Permit to Demolish to capulate historic siding and after-the-fact approval of a Certificate of Appropriateness for the installation of new wood-grain HardiePlank siding on the north (side) elevation. No change is proposed on the street facing elevation.

**II. HISTORY**

420 N Payne Street was constructed in the **early-20<sup>th</sup> century**. The building, in its current form, first appears on the 1921 Sanborn Maps. The two-story, two-bay, semi-detached townhouse is a prime example of vernacular townhouses in the Parker-Gary District. It is considered an Early building with respect to the Parker-Gray Residential Reference Guide.

Staff could not locate any previous approvals for this property.

**III. ANALYSIS**

On January 24, 2016, the Parker-Gray BAR adopted a new design guideline on siding and trim after an extensive community engagement process that also included input from the BAR. This design guideline, as well as other recently updated design guidelines, are a result of the work of the Parker-Gray Work Group that convened in 2011 to both clarify and streamline the BAR’s regulations and procedures. That effort also led to the differentiation between “Early” (pre-1932) and “Later” (post-1931) buildings in Parker-Gray as well as the creation of the Parker-Gray Residential Reference Guide. The recently adopted design guidelines provide guidance to property owners, contractors and the BAR about policies and practices. Continuing the basic tenets of both the 1993 Design Guidelines and nationally accepted preservation practices, the underlying principle is that “original historic materials should be retained and repaired, rather than replaced.”

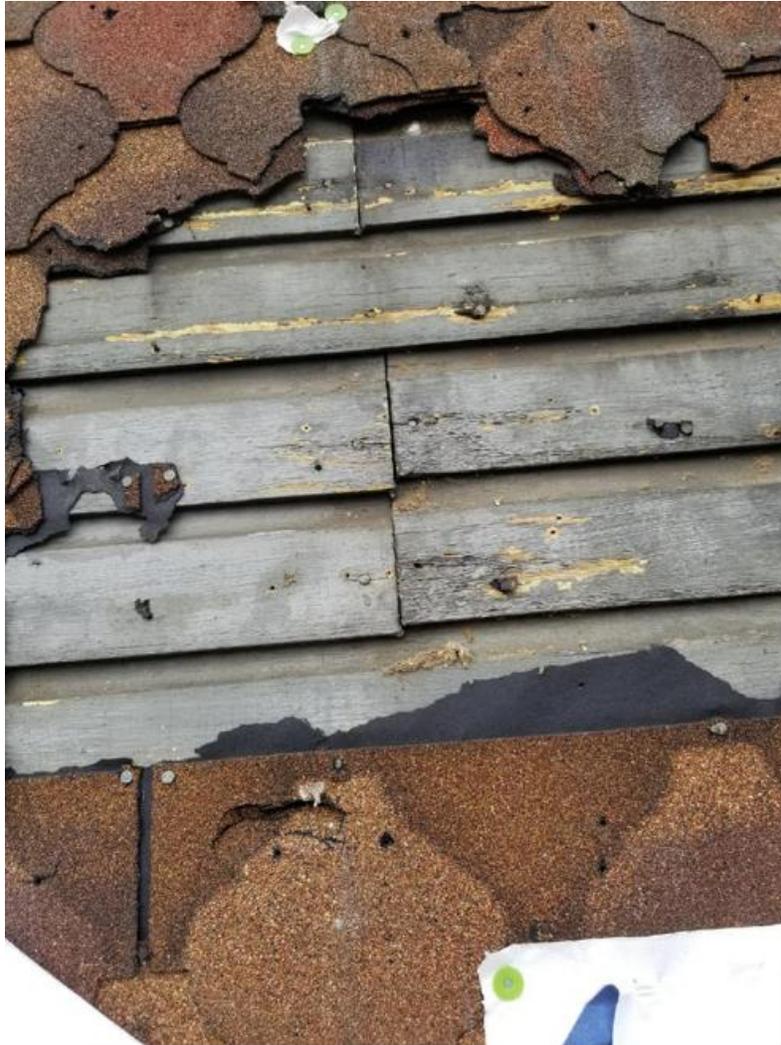
Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	Yes, the capsulation of historic siding is a detriment to the public interest as it represents the unnecessary loss of authentic material that contributes to the overall character and integrity of the historic district.
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No, historic shrines are buildings associated with famous people, such as Mount Vernon or the Carlyle House.
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	Yes, preservation of the building and its historic fabric would help preserve and protect the 400 block of North Payne Street. Retaining historic material, as it is feasible in this case, would contribute to the preservation and protection of this area.
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	Yes, Alexandria is defined in large part by its historic resources and character, creating an authentic setting for residents and visitors alike. While the subject building itself may not attract visitors, it contributes to the overall character of the historic district. Alexandria prides itself on being an authentic place and preventing inappropriate alterations without approval is at the heart of maintaining its authenticity.
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	Yes, retaining and repairing the historic siding contributes to the character of this neighborhood.

Staff objects to the proposed capsulation of the historic German profile lap siding on the north elevation at this time because staff has not had the opportunity to evaluate the entirety of the condition of the siding (Figure 1). Staff finds that the capsulation of historic siding that can be reasonably repaired is a detriment to the public interest because that siding tells an authentic story about the age of the structure and the evolution of the district. Although, the authentic material is underneath, the public cannot interact with it and the property will not be contributing to the overall character and integrity of the historic district. Staff recommends **denial** of the Permit to Demolish/Capsulate at this time. If the applicant removes all of the later siding, staff can evaluate the condition of the historic siding and make a finding as to whether it can be reasonably repaired and retained. If the majority of the siding is beyond reasonable repair, as determined by staff, then the applicant may remove the damaged siding according to the adopted siding design guideline.



**Figure 1: Photo of historic German lap siding on the north elevation.**

### Certificate of Appropriateness

Siding is one of the principal character defining elements of a building. Historic siding, such as the German lap found at 420 North Payne Street, was common in the second half of the 19<sup>th</sup> century and should be retained and repaired if it is reasonably feasible to do so. Instead, the applicant is requesting after-the-fact approval to capulate the historic siding with wood-grain HardiePlank brand fiber cement clapboard siding (Figure 2). The recently adopted Siding Design Guideline clearly states the “BAR requires retention of historic siding, if present, on buildings or additions constructed prior to 1932 (“early” buildings).” The Guideline further outlines the process for determining the appropriate course of action and notes that “an informed and careful field analysis of the condition of existing siding must be completed by BAR staff before any decision to replace historic materials is made.”



**Figure 1: View of north (side) elevation being capsulated without BAR approval from the public right-of-way.**

If it is not feasible to retain the historic siding, then an applicant may request administrative approval of replacement siding, which may include any synthetic siding material except vinyl on a side elevation of an Early building, according to the Parker-Gray Residential Reference Guide. However, to maintain historic integrity, the replacement siding must also match the historic siding profile, design and dimension. Should it be infeasible to repair and retain the historic siding here, then appropriate replacement siding must match the size and dimensions of the #105, known locally as German lap, profile. The currently available materials for German lap siding include yellow pine or cypress species of wood and also Boral brand synthetic (a fly-ash composite), both are options that staff can administratively approve. While there may be some less visible locations where replacement with a different profile could be considered, at 420 North Payne the north elevation, where the capsulation has taken place, is completely visible from the public right-of-

way and very prominent. Therefore, staff finds no justifiable reason for finding an alternate profile and design to be appropriate.

Staff does not support the proposed alterations, finding them inappropriate for this building and recommends **denial**. Staff also recommends that the BAR require the applicant to remove the inappropriate siding and, if determined feasible in the field by staff, repair the historic siding, as needed, under staff's guidance. The work must be completed within six months.

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning Comments**

C-1 Proposed scope of work complies with zoning.

**Code Administration**

C-1 A building permit is required to replace siding in a historic district.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**V. ATTACHMENTS**

- 1 – Application for BAR2017-00380 & BAR2017-00381: 420 N Payne Street*
- 2 – Supplemental Materials*

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 420 N. PAYNE ST ALEX, VA 22314

TAX MAP AND PARCEL: 064.01-08-11 ZONING: RB

APPLICATION FOR: (Please check all that apply)

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant:  Property Owner  Business (Please provide business name & contact person)

Name: GAYLA GORDON

Address: 617 S. PITT ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-3604605 E-mail: michgoblue@verizon.net

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: GAYLA GORDON

Address: 617 S. PITT ST

City: ALEX State: VA Zip: 22314

Phone: 703-3604605 E-mail: michgoblue@verizon.net

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**4. How do I determine the abutting properties?** Consult the tax maps in the Department of Planning and Zoning to determine the correct map, block and lot numbers of the abutting properties. Use that information to fill out the attached **Property Owners List** form.

**5. How do I find the name and address of the owners of those properties?** Visit our City website at [www.alexandriava.gov](http://www.alexandriava.gov) and follow the link for Real Estate and perform a Real Estate Assessments Search for each property. You may also contact the Office of Real Estate Assessments on the second floor of City Hall, 301 King Street, Room 2600. For each search, look up the name and mailing address of the property owner for each parcel you have listed on the Property Owners List. Fill in that information on the same form under the *Adjoining Property Owner's Name and Mailing Address* and *Tax Assessment Map Number* sections.

**6. What do I do in the case of a condominium property?** Legal notice to an abutting property that is in condominium ownership may be provided in only one of two ways:

- By sending notice to each and every condominium unit owner; or,
- By sending notice to the president of the condominium association.

In order to find the name and mailing address of the unit owners, use the records of the Office of Real Estate Assessments, as you would for any other owner of property. These records will provide the official name and address of each property owner. You may consult the City's Department of Citizen Assistance for the name and address of the association president, but you should also call the condominium association to confirm the information.

**7. How must the notice be mailed?** A copy of the **Notice of Public Hearing** form must be mailed to each property owner listed on the **Property Owners List** (plus the owner of the property, if the applicant is not the owner). The notices must be sent by first-class U.S. mail. Hand-delivered notices are not sufficient.

**8. When must the notice be sent?** The notices must be sent at least 10 days but not more than 30 days prior to the public hearing. Consult the BAR schedule for notification deadline dates.

**9. What documents must be submitted to show that I sent notice correctly?** After you have sent the notice letters, the following documents must be submitted to the Department of Planning and Zoning:

- The attached **Certification of Notice** form. This form tells the City that you have sent the appropriate form to the correct list of owners and that you have sent it at the right time. You must sign this form.
- A copy of the **Notice of Public Hearing** form that you sent to the property owners.
- A copy of the **Property Owners List**, filled in with the names and mailing addresses of the abutting properties to whom you have sent notice.

**10. When must the above documents be submitted?** The above documents must be submitted to the Department of Planning and Zoning at least five days prior to the hearing date.

**11. If my case is deferred do I need to send notice again?** It is likely that you will have to notify abutting property owners of the new hearing date, which will be determined after BAR receives revised information.

**If you fail to send correct legal notice as described above, the application will not be heard as scheduled and will be deferred to the next scheduled hearing date or until proper notice is sent. If you have any questions about the notice process, contact BAR staff at (703) 746-3833 for assistance.**

BAR Case # _____
------------------

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - fence, gate or garden wall
  - HVAC equipment
  - shutters
  - doors
  - windows
  - siding
  - shed
  - lighting
  - pergola/trellis
  - painting unpainted masonry
  - other \_\_\_\_\_
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

COVER RED ASPHALT & PLYWOOD WHICH IS WEAKING CAUSING DAMAGES TO DRYWALL  
COVER WITH HARD PLYWOOD

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- N/A
- Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A
- Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. GAYLA GORDON	<del>422</del>	100%
2.	617 S. P. #ST	
3.	Alex, VA 22314	

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. GAYLA GORDON	617 S. P. #ST	100%
2.	Alex, VA 22314	
3.		

**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Gayla Gordon	none	N/A
2.		
3.		

**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

Sept 21  
Date
GAYLA GORDON  
Printed Name
  
Signature

BAR Case # \_\_\_\_\_

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

---

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: Gayle Gordon  
 Printed Name: GAYLE GORDON  
 Date: SEPT 21st 2017

Sept 21, 20217

To BAR Members

I accept full responsibility for my failure to apply for a permit. My life has been extremely stressful this last 6 months. Following the death of my husband and mother I made the decision to sell my house where I had lived for 53 years and raised my three children I moved to a house on Pitt Street that I had restored 18 years ago. I am 80 years old and the move was extremely difficult. I had to do it by myself.

My two daughters live in Los Angeles so I bought a tiny 1906 cottage and restored it for our retirement. My husband died two months later and never got to see it. Four months ago my daughter called me to say it had flooded and the water had run for a month. Baseboards, walls were full of mold, doors warped, etc. It took three months of water & mold restoration to complete. My electrical bill was 1,400.00 to run the fans and dehumidifiers. The last day the painter brought in a cleaning lady who turned on the water shut off and did not turn it off. It flooded again for a week. I just returned from dealing with this disaster when Eladio told me we were getting dry wall damage from the asphalt siding at 420 N. Payne.

We opened up the lower part of the siding to see if original siding looked reclaimable at a reasonable cost. Eladio did not think so and was concerned about the weather and also my tenants' ones my neighbor on Pitt street had used Hardee Plank on the sides of the house. So I told Eladio to order Hardee Plank from Roofing Center as that would be the best and fastest solution. My fault. We did not remove any of the original German siding.

This side of the house is covered with hideously ugly red asphalt siding. As we tore off the asphalt below the windows to expose the original siding we now have plywood running the length of the house below the windows. We were already getting drywall damage and it did not appear feasible both time wise, money wise and weatherproofing wise to restore the original siding at this time. It was better to encapsulate it and wait for a complete restoration of the siding removing the metal siding on the front and the asphalt on side and back at some point in the future.

If I am required to remove the Hardee Plank I do not have another 6 or 7 thousand dollars to do anything else so will have to leave the asphalt and plywood. I plan to sell this house and the twin next door in the next year or two. I am hopeful that they will be restored and the siding on both houses can be returned to the original German siding.

I have a very large problem emotionally and financially now with one of my children and all my money is going toward this problem. I apologize as this is not your problem and I apologize for my poor judgment in trying to rush this through. Thank you for your time and consideration.

Sincerely  
Gayla Gordon

Attachment 2  
Dear BAR Members

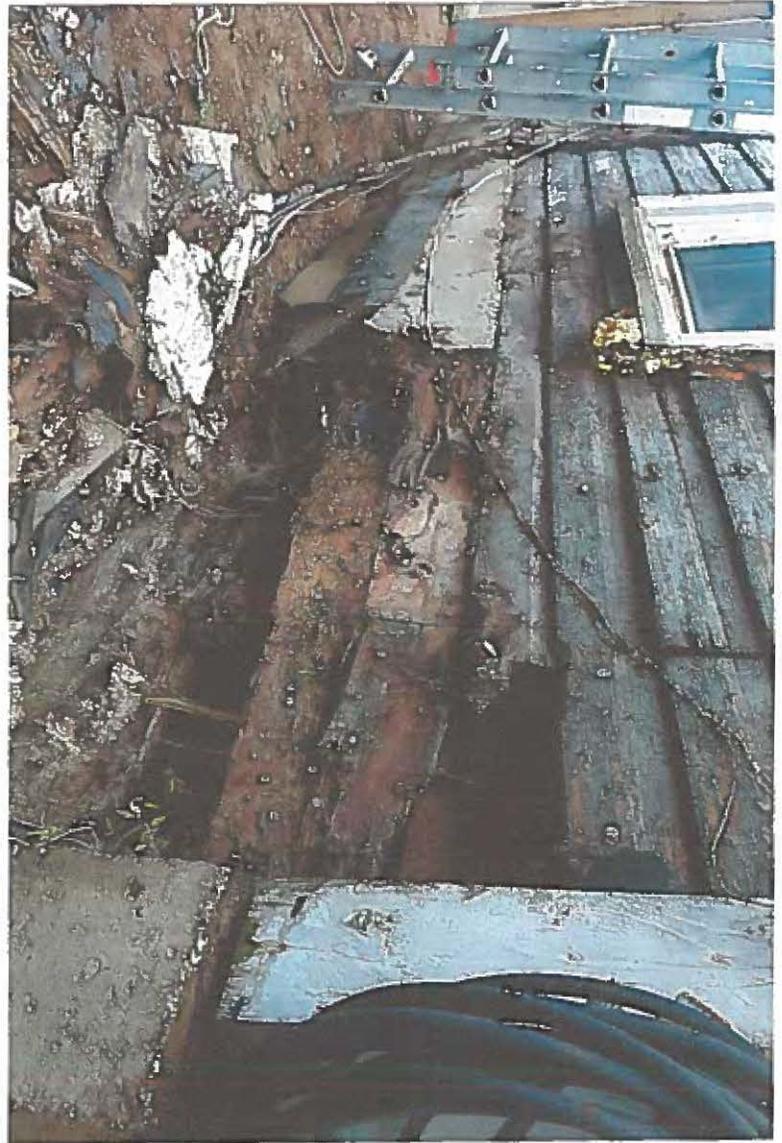
I have restored ten houses in Old Town starting in the 80's. I spent more than a year on each one. The first house I did on S. Pitt street had little redeeming value. It had no foundation, sat on one course of brick. But it was a major learning experience for me. I did something I don't believe anyone else in Old Town has ever done. I plastered the walls using the technique used in the 1,800's and earlier. I wanted to see how it was done. I brought siding from Chads Ford Pa. (half of it went to Sturbridge Village) I found old hardware, a period appropriate mantel and even old glass window panes. The city inspectors were my teachers- building, electrical, plumbing. I guess I was so enthusiastic to learn I became somewhat of a mascot.

The two houses I did at 821,823 Orinoco were a real challenge. Everyone said I was crazy to spend 175,000 on each house in the 80's. Several houses down was a half pint "joint" A block away were 3 houses of prostitution. The 823 house had a living and dining room full of coal. But I persisted and those houses are still completely relevant, Their foundations, sill plates etc in perfect condition and cosmetically lovely today. I am proud that I opened up that section of Parker Gray to restoration Today I can drive by and see what has grown up around them.

I even had men scale four floors in the demolished building which is now the court house. I discovered some fantastic early flooring. It was a real feat to rescue it, but I was able to use it in several houses.

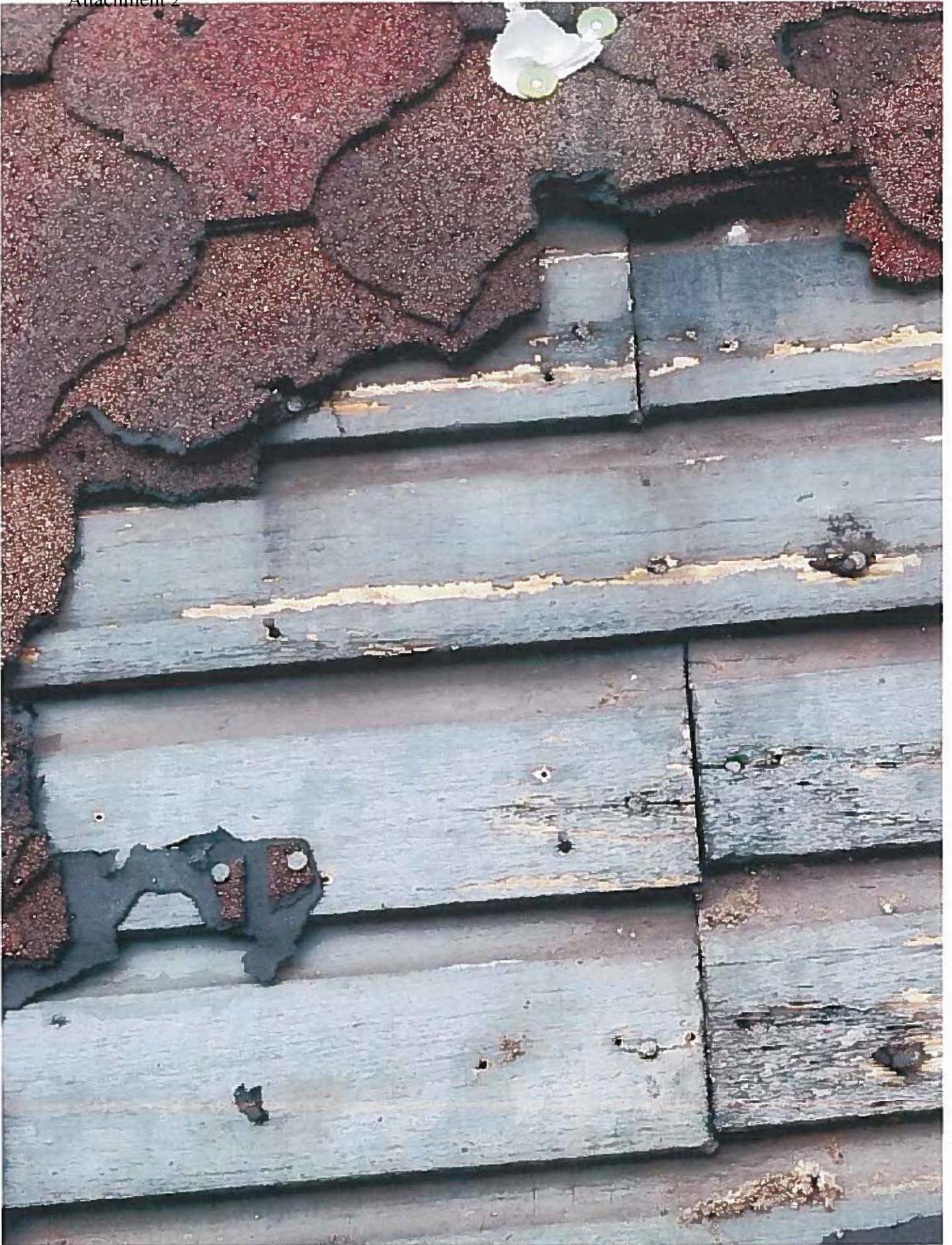
I can assure you that none has been more interested in preservation than me. I saved every minute piece of original property in a house, carefully preserving it and guarding it as I progressed. I feel I am too old and too tired to get into the restoration of 420 N. Payne now. It is my hope that the new owners will remove all the siding on both houses as well as restore the interiors. In the meantime I have preserved the siding by encapsulating it.

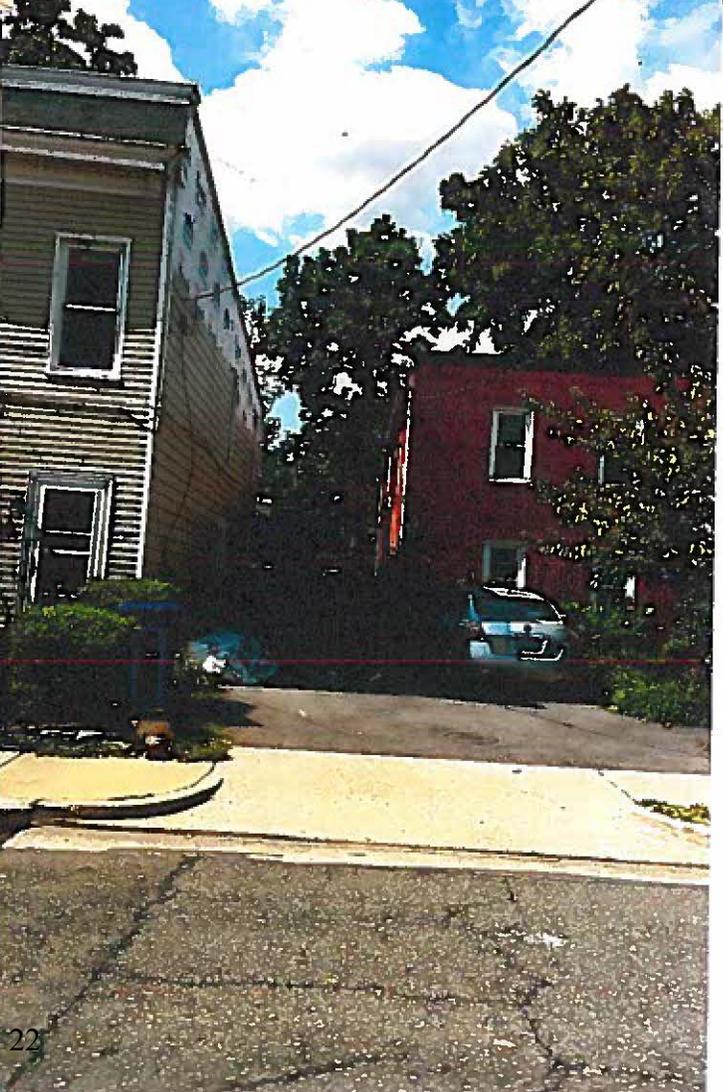
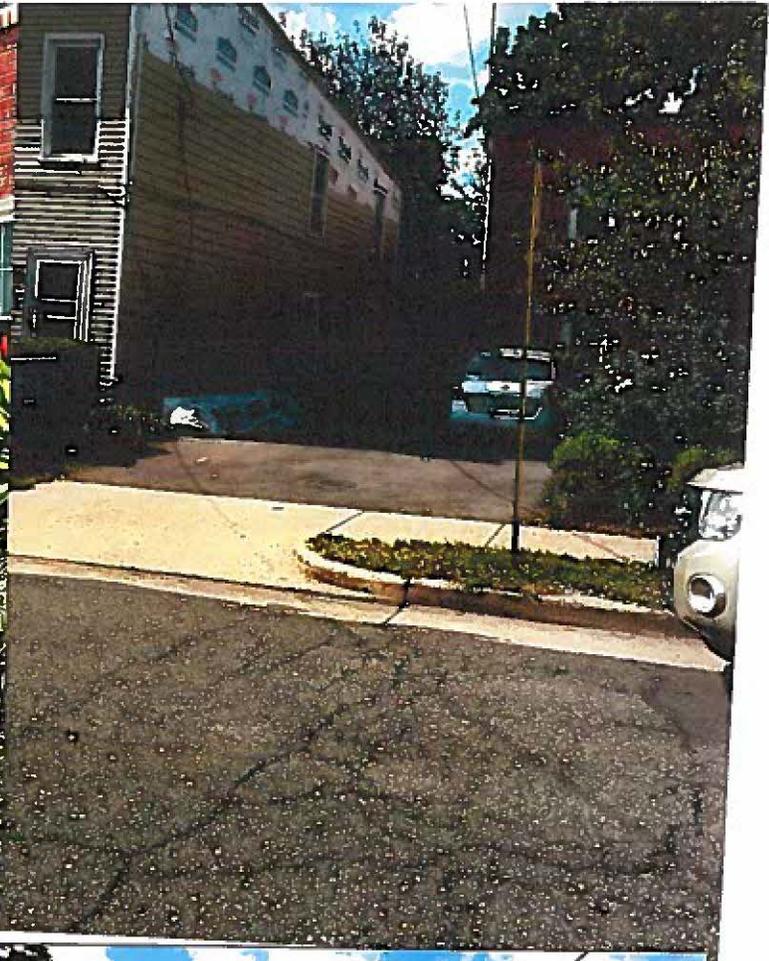
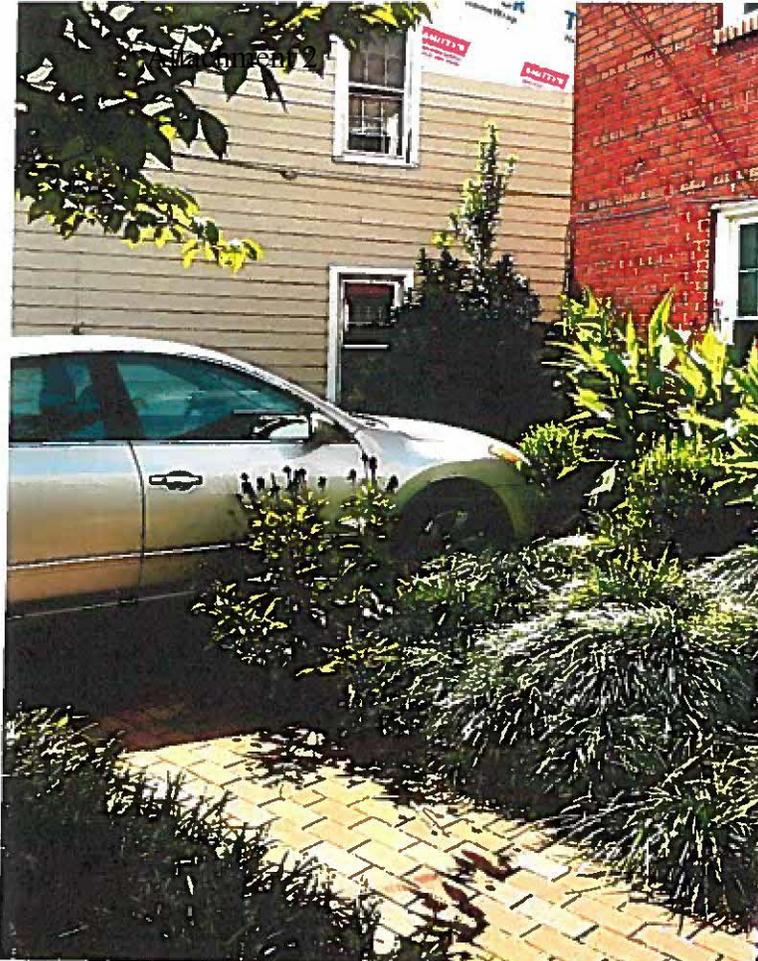
Thank you for your consideration.  
Sincerely,  
Gayla Gordon

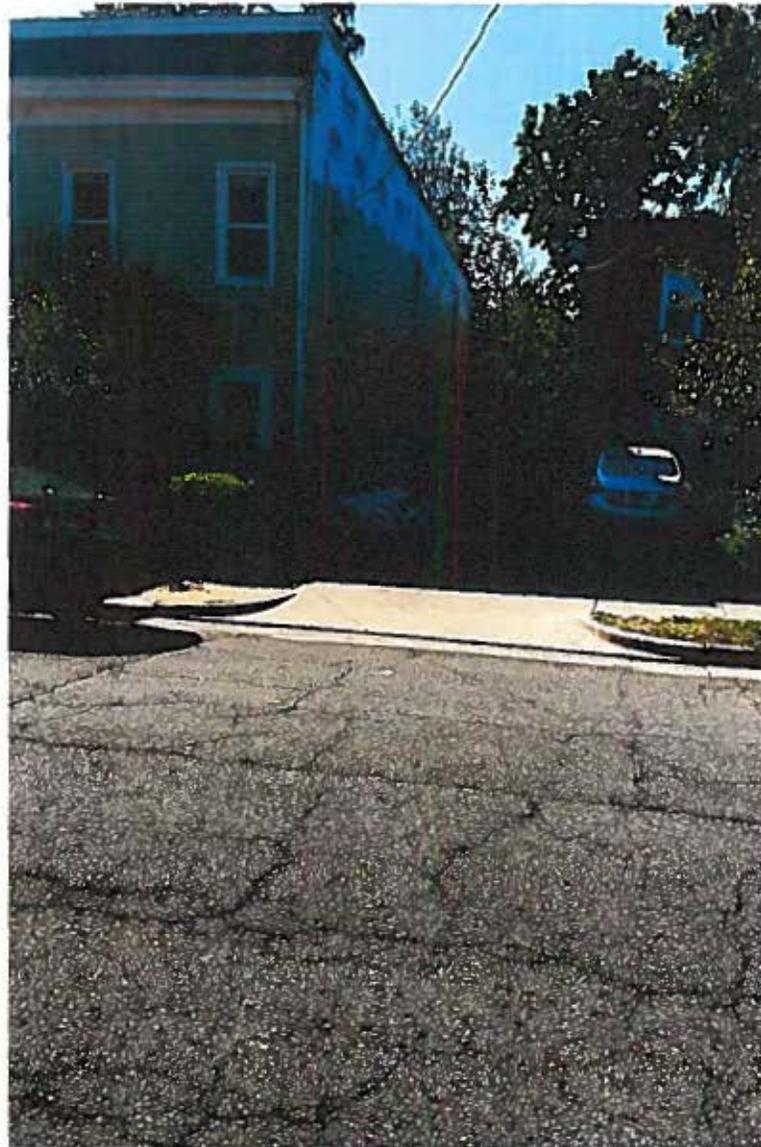
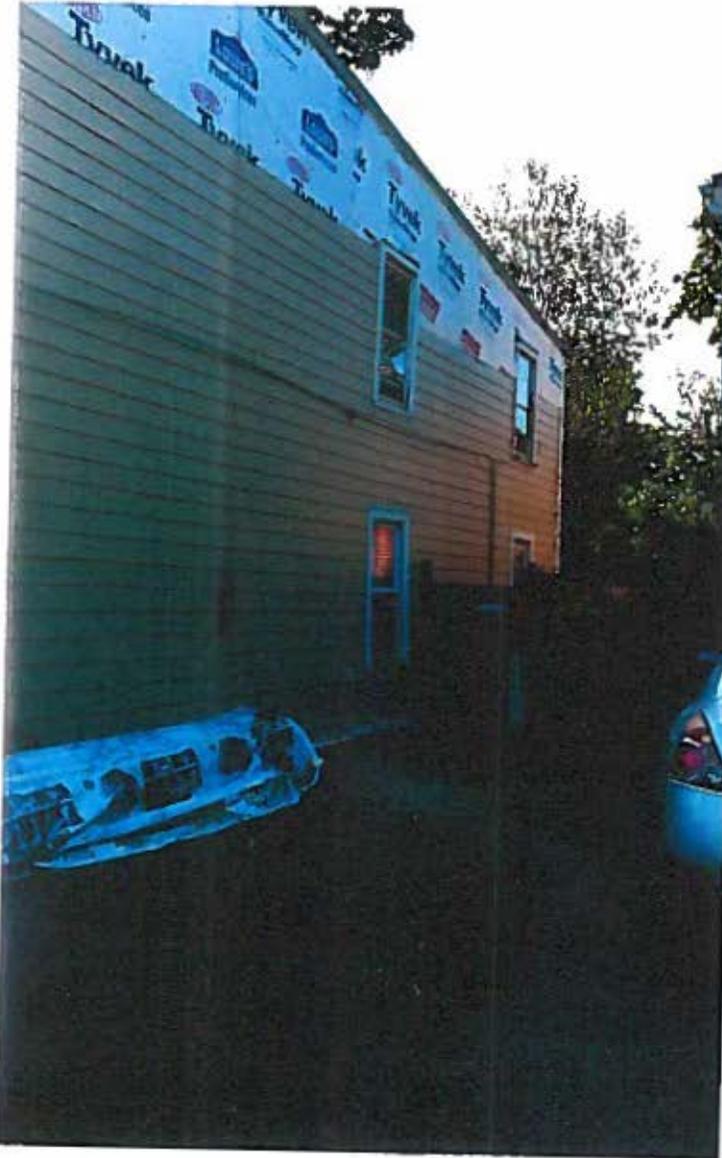












Attachment 2

