

Docket Item #4  
BAR #2018-00546

BAR Meeting  
January 2, 2019

**ISSUE:** Certificate of Appropriateness for Alterations

**APPLICANT:** Catherine Webster, Executrix for Estate of Catherine D. Garber

**LOCATION:** 500 Queen St

**ZONE:** RM/Townhouse zone

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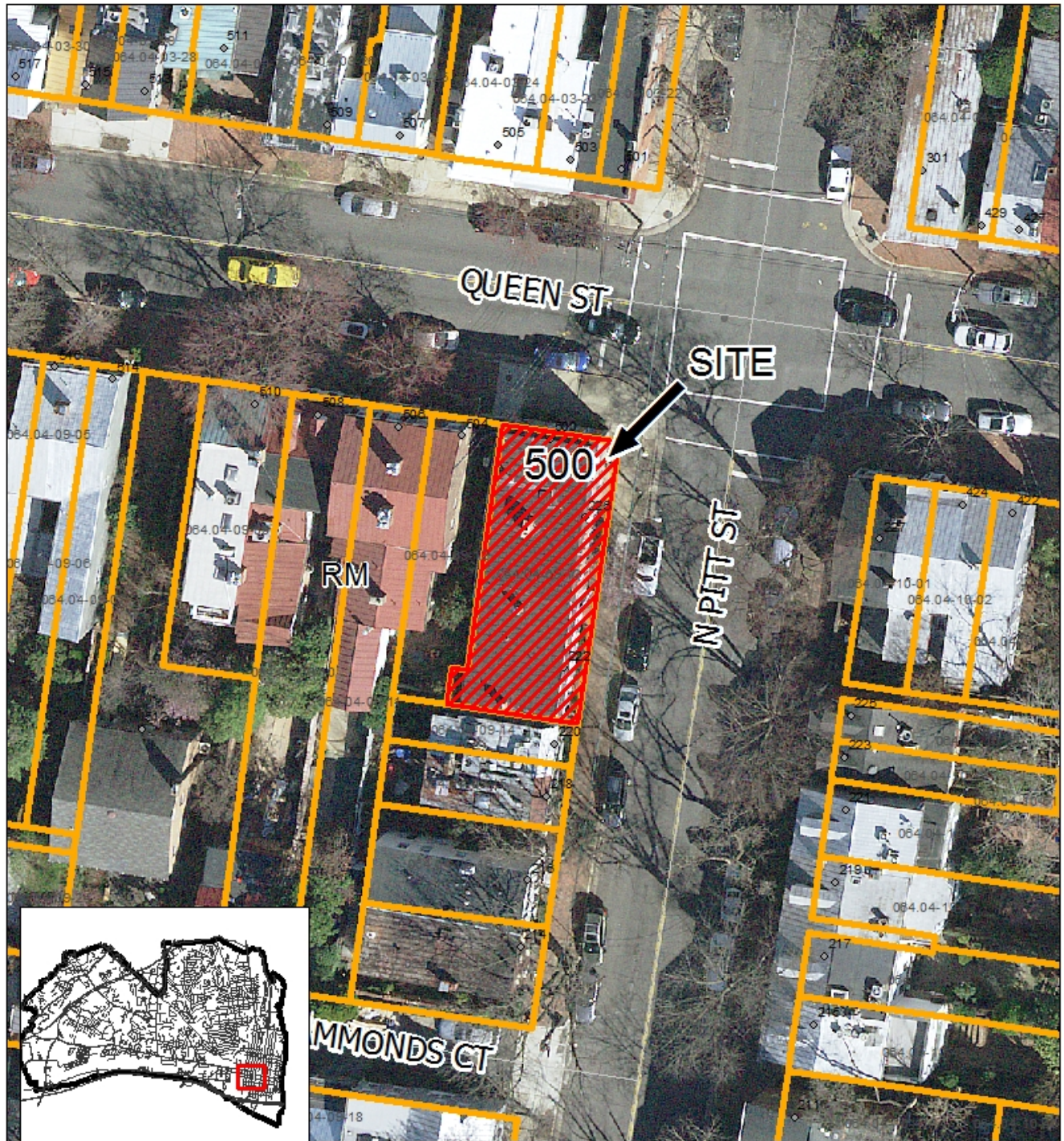
**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for the after-the-fact alterations, with the following conditions brought forward from the previous approval:

1. The existing wood-grain fiber cement siding is permitted to remain on the south end of the west elevation; and
2. The existing wood-grain fiber cement siding must be removed at the north end of the west elevation above the top of the existing privacy fence and replaced with smooth finish fiber-cement clapboard.

## **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, 703-838-4360 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 #2018-00546**  
**500 Queen Street**



0 15 30 60 Feet



## **UPDATE**

This is the second time the Board is seeing 500 Queen Street for work without BAR approval and/or without the required permits. The Board approved the after-the-fact Certificate of Appropriateness for the installation of fiber-cement clapboard siding on the west elevation of the subject property on October 18, 2017 (BAR Case # 2017-00361) with the following conditions:

1. The existing wood-grain fiber cement siding is permitted to remain on the south end of the west elevation.
2. The existing wood-grain fiber cement siding must be removed at the north end of the west elevation above the top of the existing privacy fence and replaced with smooth finish fiber-cement clapboard.

## **I. ISSUE**

The applicant is requesting re-approval of a Certificate of Appropriateness for the installation of new fiber-cement clapboard siding on the west elevation of the subject property since the previous approval expired on October 18, 2018. The applicant is also requesting the approval of the after-the-fact installation of a six-panel wood door on the north elevation.

## **II. HISTORY**

The two-story flat-roof frame structure at 500 Queen Street was constructed in the **late-19<sup>th</sup> century**. The building appears on the 1877 G.M. Hopkins *City Atlas of Alexandria* and is shown in the late-19<sup>th</sup> and early 20<sup>th</sup> century *Sanborn Fire Insurance* maps as a corner grocer. In 2013, BAR staff administratively approved replacement of the previous metal roof with a new standing seam copper roof, as the low slope roof behind a parapet is not visible from a public way (BLD2013-01416).

In October 2017, BAR approved the after-the-fact work for siding replacement on the west elevation (BAR#2017-00361).

No other BAR approvals were located.

## **III. ANALYSIS**

In November 2018, staff discovered that the applicant was doing work without the required permits and issued a stop work order. The applicant complied immediately. Even though the applicant was installing the siding previously approved by the BAR on the west elevation, the work was being carried out with an expired Certificate of Appropriateness and without a building permit. Staff has no concerns with the siding being installed because it was previously approved by the BAR but was very concerned that no building permit had been obtained and that the contractor was apparently about to temporarily remove unfused primary electrical lines on the side of the building without review by Dominion Virginia Power company.

The applicant had also replaced a six-panel door on the north elevation with a matching six-panel wood door without applying for BAR staff administrative approval. According to the BAR's *Design Guidelines*: "Exterior doors and surrounding details should be appropriate to the period of the structure." and "Doors and their surrounds are as much a character defining feature of architectural styles as are windows. For example, Federal and Georgian style residential structures from the late-18<sup>th</sup> and early-19<sup>th</sup> century usually have solid wood panel entrance doors. Late 19<sup>th</sup>

century Victorian structures often have wood doors that incorporate glass panels.” (Doors – Page 1 & 2)

The existing doors, windows and clapboard siding on this building have been in place for many years but are Colonial Revival style features that are not appropriate for the original period of this structure. Staff was unable to locate any BAR approvals for these significant stylistic changes. It is apparent from the flat roof and bracketed, Italianate Victorian style cornice that the house was constructed sometime after the Civil War and that the Federal Revival style door surround, wide, beaded clapboard siding and residential scale 6/6 windows with shutters were likely added in the mid-20<sup>th</sup> century when this building was converted from a grocery store to a residential use using the then-popular Colonial Revival style.

A long-standing policy of the BAR is that restoration of features not otherwise part of an application is not required but when an applicant proposes replacement of an element, such as windows or doors, and those features have not acquired historic significance in their own right due to age, then the style of the replacement features should reflect the architectural period of the original structure. The purpose of this policy is to replace, over time and when otherwise necessary, existing inappropriate windows, doors, siding and roofing that detract from the original architectural style and could confuse residents and visitors studying the city’s cultural and historic heritage.

However, in this case, staff has no objection to replacement of the existing six-panel door with a new six-panel wood door since the present Colonial Revival door surround, the windows and the siding on the street-facing elevations are being retained. When the windows and/or siding on these elevations are replaced, then the overall appearance of the building should be reexamined. Therefore, staff recommends reapproval of the siding on the west wall and after-the-fact approval of replacement of the front door with the same conditions previously approved by the BAR.

**STAFF**

Marina Novaes, 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**

C-1 Proposed window and door replacement complies with zoning.

**Code Administration**

C-1 A building permit, plan review and inspections are required for siding alterations.

**Transportation and Environmental Services**

T&ES had no comments

**Alexandria Archaeology**

Alexandria Archaeology had no comments

**V. ATTACHMENTS**

- 1 – Application for BAR2018-0546 – 500 Queen St*
- 2 – Supplemental Materials*

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

ADDRESS OF PROJECT: 500 Queen Street

TAX MAP AND PARCEL: 064.04-09-13

ZONING: RM

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: Catherine Webster, Executrix for Estate of Catherine D. Garber \*

Address: 304 S. Lee Street

City: Alexandria

State: VA Zip: 22314

Phone: (703) 836-2610

E-mail: cweb21@comcast.net

Authorized Agent *(if applicable)*: ☒ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: Jennifer A. Lucey

Phone: (703) 299-3440

E-mail: jalucey@rrbmdk.com

Legal Property Owner:

Name: Estate of Catherine D. Garber

Address: 131 N. Washington Street, Unit #2

City: Alexandria

State: VA Zip: 22314

Phone: (703) 836-2610

E-mail: cweb21@comcast.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.

\* Joined by her co-executrix Margaret Bourjaily, 218 S. Fairfax Street, Alexandria, VA 22314

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

- ☐ **NEW CONSTRUCTION**  
☒ **EXTERIOR ALTERATION:** *Please check all that apply.*
- |   |   |   |                                   |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning           | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input type="checkbox"/> windows                    | <input checked="" type="checkbox"/> siding          | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting         | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____      |   |   |                                   |
- ☐ **ADDITION**  
☐ **DEMOLITION/ENCAPSULATION**  
☐ **SIGNAGE**

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

1. Replacement of old siding on west elevation (1' x 6' German yellow pine siding) with Hardieplank Lap Siding - Smooth in Sandstone Beige. (See attached manufacturer's specifications.) (Note: BAR2017-00361; the work for previously approved CoA was not completed within 1 year of approval.)
2. Replacement of old front door on north elevation of structure with 3' x 6'8" fir door with 6 panels (the top 2 of which are glass), to match the existing door on the east elevation of the structure (its address is 226 N. Pitt Street). (See attached manufacturer's specifications.)

**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.*

- N/A
- ☐ ☐ 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.

**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.

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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: 

Printed Name: Jennifer A. Lucey, Esq.

Date: 11/30/18

## 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 ten 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. Catherine Webster	304 S. Lee Street	100
2. Margaret Bourjaily	218 S. Fairfax Street	100
3.		

\ co-  
/ executrix

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 500 Queen Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Estate of Catherine Garber	131 N. Washington St., #2	100
2.		
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. Catherine Webster	NONE	NONE
2. Margaret Bourjaily	None	None
3. Estate of Catherine Garber	None	None

**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.

11/30/18  
Date

Jennifer A. Lucey  
Printed Name

  
Signature

**Siding – West Elevation of Structure (500 Queen Street)**



Photograph of north elevation and west elevation of structure. West elevation has old siding (top) and new Hardiplank Lap Siding – Smooth (Sandstone Beige) (bottom).



Up close photograph of west elevation, with old siding and new Hardiplank Lap Siding – Smooth (Sandstone Beige).





Up close photograph of west elevation and new Hardiplank Lap Siding – Smooth (Sandstone Beige).



Street view of west elevation of structure.

**Door – North Elevation of Structure (500 Queen Street)**



Old front door on north elevation of 500 Queen Street



Current front door on north elevation of 500 Queen Street (6 panels, the top 2 of which are glass). Same as old front, except for being a different color and the top 2 panels being glass.





Photograph of north elevation of structure (right side of photograph) (500 Queen Street) and of east elevation of structure (left side of photograph) (226 N. Pitt Street).



Photograph of east elevation of structure, including existing door of 226 N. Pitt Street



Up close photograph of existing door of 226 N. Pitt Street – same structure, but different address on east elevation of structure.





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AN OPEN DOOR ON STYLE, FLEXIBILITY AND DURABILITY



2014 WOOD DOOR COLLECTION



# WOOD SELECTION

The suppleness of maple, the warmth of pine, the richness of mahogany – your choice of wood can make all the difference. What matters is that it suits your tastes and style, and achieves the effect you're looking for. Lemieux Doors prides itself on offering an impressive selection of woods that adapt gracefully to any decor and give your home an irresistible ambiance.

We've traveled the world so that we might bring you the best, managed-forest woods available. Responsible forest management is an important part of our philosophy, and ensures access to a renewable supply for years to come. That's more than can be said for resource depleting materials like steel, and fiberglass!

Lemieux offers 15 attractive stain-grade species and, excluding the double-primed variety, are all 100% stain grade. And because we've standardized the use of the stain-grade species across all our products, Lemieux's applied moldings, jambs, and fire-rated doors can be perfectly matched to any other of our components.

Knotty Alder

Hemlock

White Birch

Cherry

VG Douglass Fir

Wood  
Dougless Fir  
/



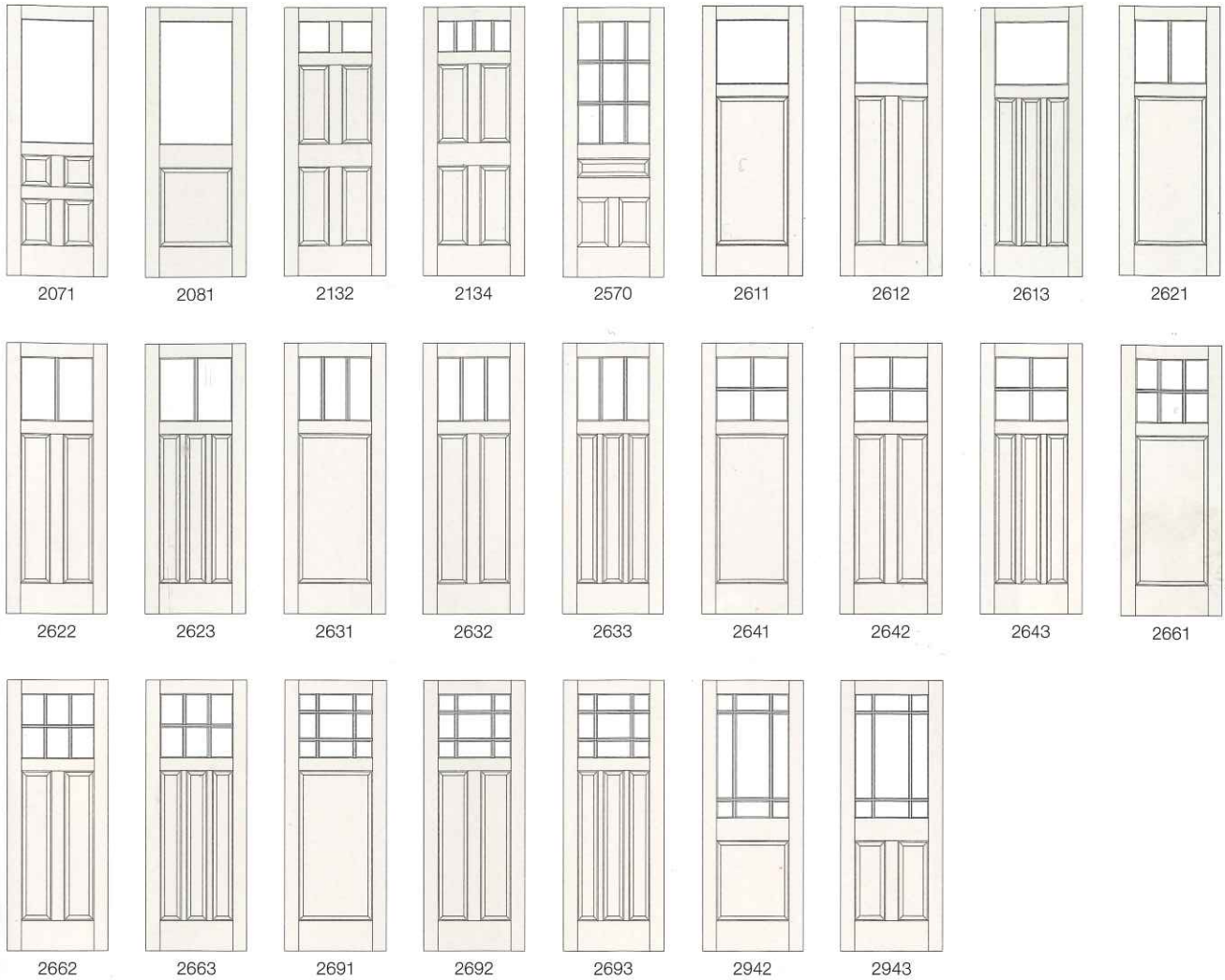


# ARTISAN COLLECTION

The charm of the countryside is captured in the Artisan Collection. Their rustic appeal well deserved: these are doors built by true craftsmen! Unparalleled attention to detail and quality aside, they're among the best doors available today – complete with durable MDF panel components and a solid warranty against splitting. We also offer nature's own Solid Wood panels, with our entire selection of species and designs available. Add to that raised mouldings, top rail designs and the widest selection of glazing offered by any door maker, and you'll realize just how easily the Artisan Collection can deliver a unique door created expressly for you and your home décor.

Explore our wide range of glazing on pages 24 to 27.





Hemlock 2642 IG DH w/ LVL stiles



2132  
 Douglass Fir  
 1 3/4" Thick  
 36" Wide  
 80" Tall  
 6 Panels  
 Top Two glass

 More ColorPlus® Technology colors are available **near you...**

HardiePlank® Lap Siding

**SMOOTH**



Sail Cloth

**THICKNESS:** 0.312"  
**LENGTH:** 144" boards

<b>WIDTHS:</b>	12"*	6.25"	7.25"	8.25"
<b>EXPOSURES:</b>	10.75"	5"	6"	7"
	9.25"*			
	8"			

\*Sizes/exposures not available in ColorPlus® Technology, only primed.



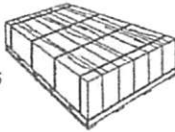


### SELECT CEDARMILL® • SMOOTH • COLONIAL SMOOTH® • COLONIAL ROUGHSAWN® • BEADED CEDARMILL BEADED SMOOTH • STRAIGHT-EDGE SHINGLE PLANK®

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE'S WRITTEN APPLICATION INSTRUCTIONS MAY AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY.

#### HANDLING & STORAGE:

Store flat and keep dry prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge.



#### RECOMMENDED CUTTING INSTRUCTIONS

##### OUTDOORS

1. Position cutting station so that wind will blow dust away from user or others in working area.
2. Use one of the following methods based on the required cutting rate:
  - a. Best:
    - i. Score and snap
    - ii. Shears (Pneumatic or Handheld)
  - b. Better:
    - i. Dust reducing circular saw equipped with Hardiblade and HEPA vacuum extraction
  - c. Good:
    - i. Dust reducing circular saw with Hardiblade

##### INDOORS

1. Cut only using score and snap, or shears (manual, electric or pneumatic).
2. Position cutting station in well-ventilated area

- NEVER use a power saw indoors
- NEVER use a circular saw blade that does not carry the Hardiblade logo
- NEVER dry sweep - Use wet suppression or HEPA Vacuum

Important Note: Each level is a "minimum". For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"-level cutting methods where feasible

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at [www.jameshardie.com](http://www.jameshardie.com) to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

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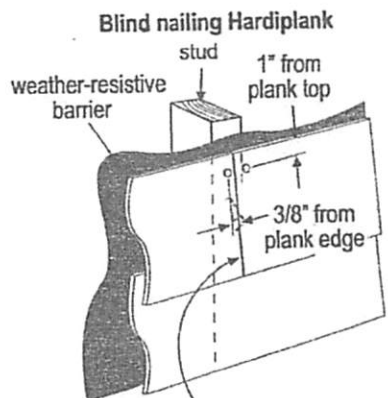
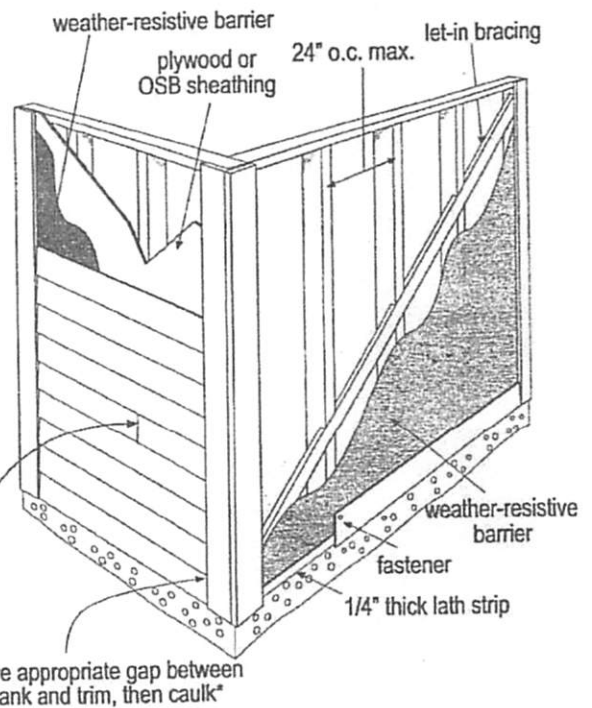
#### FRAMING REQUIREMENTS:

Hardiplank® lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing. Hardiplank lap siding can also be installed over foam insulation up to 1" thick.† Irregularities in framing, sheathing, and/or foam insulation can mirror through the finished application.

The use of a Weather-resistive barrier is required in frame construction with siding. James Hardie recommends the use of asphalt saturated felt or equivalent non-woven, non-perforated, vapor permeable building paper or housewrap. Note: James Hardie does not recommend the use of water repellent wood based panel sheathing as the primary weather resistive barrier. The weather resistive barrier must be appropriately incorporated with penetration and junction flashings. Materials must be lapped such that water will drain down and to the outside. James Hardie will assume no responsibility for water infiltration within the wall.

The first course of any wall should be installed over a 1/4" lath strip to ensure a consistent plank angle (see figure 1).

figure 1 Double Wall Construction Single Wall Construction



\* Space plank according to joint treatment either in "moderate contact" (joints not caulked) or in accordance with the caulking manufacturer's written application instructions (joints caulked), see detail at right.

\* moderate contact

† For application over foam insulation, the length of the specified fastener shall be increased by the thickness of the foam insulation.

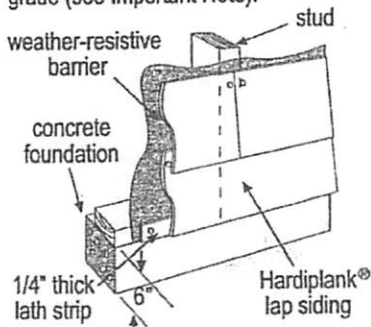
#### WARNING: AVOID BREATHING SILICA DUST

James Hardie products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a Hardiblade® and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at [www.jameshardie.com](http://www.jameshardie.com) or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

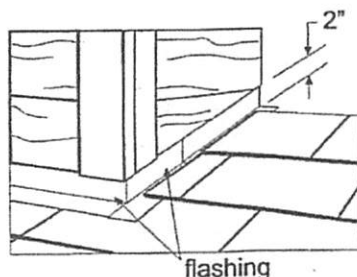
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**GRADE CLEARANCE** figure 2

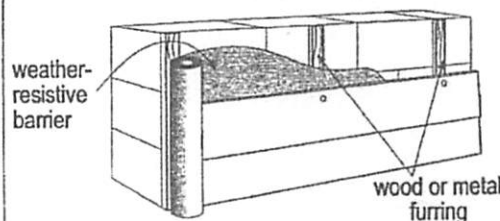
Install Hardiplank® lap siding in compliance with local building code requirements for clearance between the bottom edge of plank and the adjacent finished grade (see Important Note).

**ROOF CLEARANCE** figure 3

At the juncture of the roof and vertical surfaces, flashing and counterflashing shall be provided per the roofing manufacturer's Instructions. Provide a minimum of a 2" clearance between the roofing and bottom edge of siding.

**CONCRETE CONSTRUCTION** figure 4

Hardiplank lap siding can be installed directly to masonry block. Hardiplank siding can also be installed to concrete construction when the wall is furred out with wood framing or minimum No. 20 gauge steel framing anchored to the wall. Framing can be spaced up to 24" OC. Consult applicable code compliance report for recognized application to masonry block. A weather-resistive barrier is recommended between the framing and the siding.

**IMPORTANT NOTE**

- Install James Hardie® products with a minimum 6" clearance to the earth on the exterior of the building or in accordance with local building codes if greater than 6" is required.
- Maintain a minimum 2" clearance between James Hardie® products and roofs, decks, paths, steps and driveways.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not install Hardiplank® lap siding, such that it may remain in contact with standing water.

**FACE NAIL: (All Lap Products) \*\***

figure 5

**Corrosion Resistant Nails (galvanized or stainless steel)**

- 6d (0.113" shank x 0.267" HD x 2" long)
- Siding nail (0.089" shank x 0.221" HD x 2" long)
- Siding nail (0.091" shank x 0.221" HD x 1-1/2" long) ‡

**Corrosion Resistant Screws**

- Ribbed Wafer-head or equivalent (No. 8-18 x 0.323" HD x 1-5/8" long) Screws must penetrate 1/4" or 3 threads into metal framing.

**Corrosion Resistant Fasteners**

- ET & F pin (0.100" shank x 0.25" HD x 1-1/2" long)

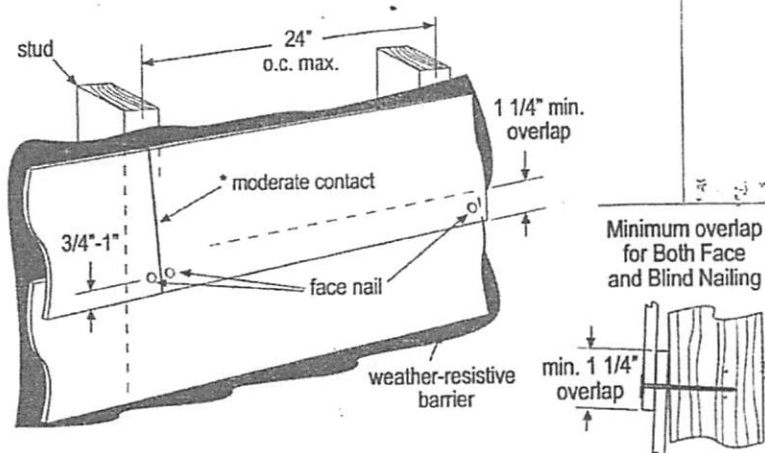
**BLIND NAIL: \*\***

figure 6

**Corrosion Resistant Nails (galvanized or stainless steel)**

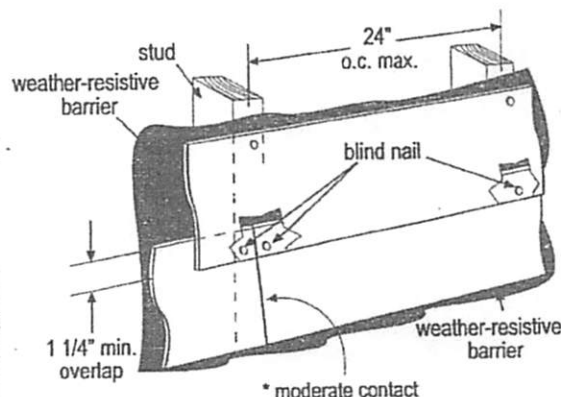
- Siding nail (0.089" shank x 0.221" HD x 1-1/4" long)
- 11ga. roofing nail (0.121" shank x 0.371" HD x 1-1/4" long)

**Corrosion Resistant Screws**

- Ribbed Wafer-head or equivalent (No. 8-18 x 0.323" HD x 1-5/8" long) Screws must penetrate 1/4" or 3 threads into metal framing.

**Corrosion Resistant Fasteners**

- ET & F Panelfast™ (0.100" shank x 0.313" HD x 1-1/2" long)



‡ When face nailing to OSB, planks must be no greater than 9 1/2" wide and fasteners must be 12" o.c. or less.

\*\* See Fastening Requirements.