

Docket Item # 7
BAR CASE # 2017-00361

BAR Meeting
October 18, 2017

ISSUE: After-the-fact Certificate of Appropriateness for alterations

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

LOCATION: 500 Queen Street

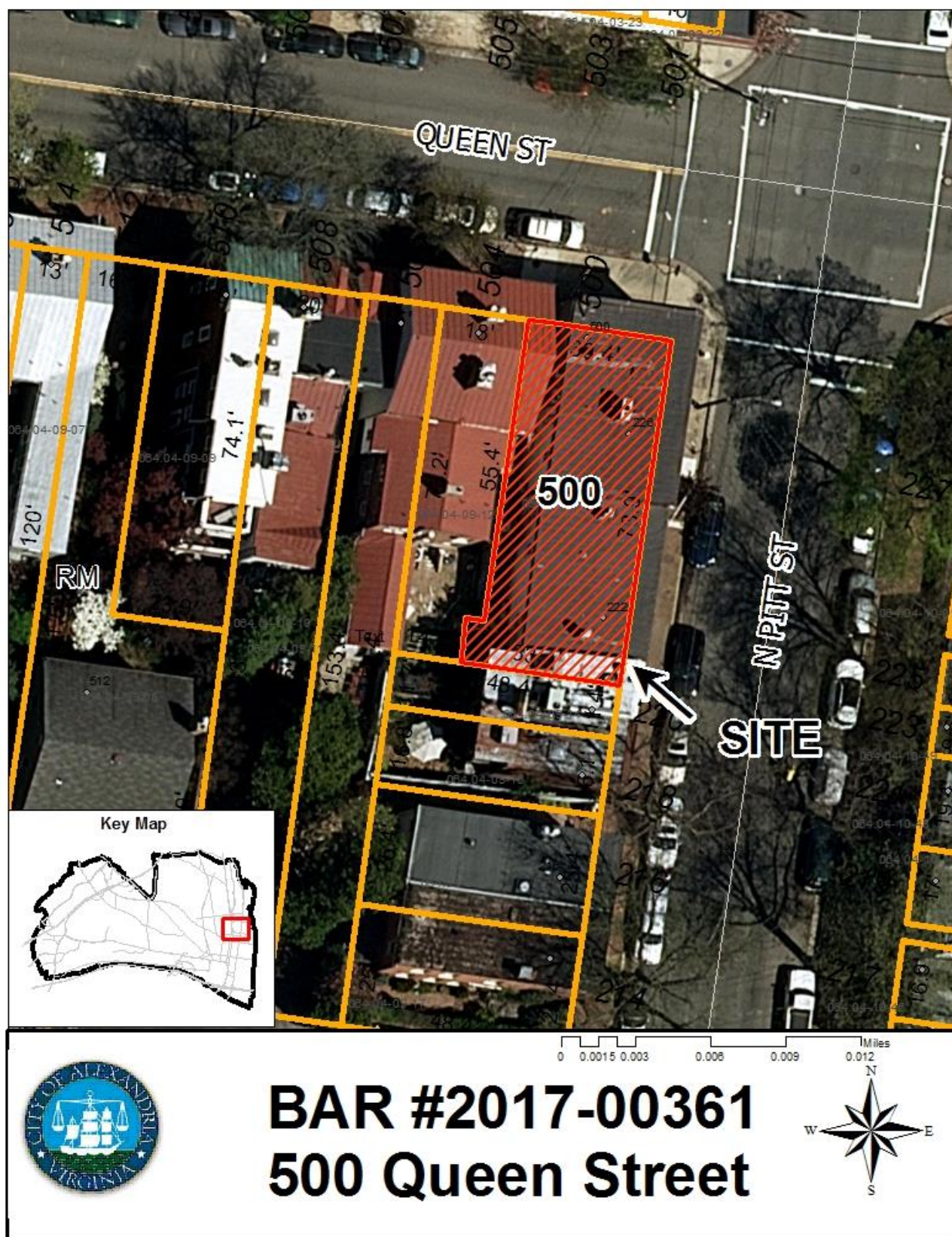
ZONE: RM / Townhouse zone

STAFF RECOMMENDATION

Staff recommends that the existing wood grain fiber cement siding be permitted to remain on the south end of the west elevation, that it be removed at the north end of the west elevation above the top of the existing privacy fence, and that the clapboard siding installed above the fence height be 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 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.



I. ISSUE

The applicant is requesting after-the-fact approval of a Certificate of Appropriateness for the installation of new wood grain fiber-cement clapboard siding on the west elevation of the subject property.

II. HISTORY

The two-story flat roof frame structure at 500 Queen Street was constructed in the late-**19th century**. The building appears on the 1877 G.M. Hopkins *City Atlas of Alexandria* and is shown in the late-19th and early 20th 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) No other requests for alterations were located.

III. ANALYSIS

Staff discovered this siding replacement work in progress and asked the contractor to stop, which they did immediately, having completed the lower half of the north portion of the west elevation and all of the south end of the west elevation. The west elevation faces a narrow side yard and is only visible from Queen Street over a 6' tall wood privacy fence. The previous siding, still evident on the upper half of the west wall, was 1x6 pine #105 profile, commonly called German or Dutch siding. The applicant has installed Hardi brand wood grain pattern fiber cement siding in a 1x6 beveled clapboard profile. Staff is unable to approve this siding replacement administratively because the OHAD BAR's adopted Minor Architectural Elements policy, adopted in 2011, allows fiber cement siding and composite trim only on those portions of a building constructed after that material generally became commercially available in **1975** and only permits "...a smooth finish without a wood grain surface texture." The BAR's policy further states that "Existing early siding must be preserved wherever possible." The existing German profile siding on the west side is not historic and is different than the wider, beaded colonial style clapboard siding on the two street facing elevations. It is historically common in Alexandria for a utilitarian siding to be installed on the side and rear elevations and for a more expensive decorative siding to be used on the front.

Although staff was unable to locate any prior BAR approvals, it is apparent from the flat roof and Italianate Victorian cornice that the house was constructed sometime after the Civil War and that the Federal Revival door surround, beaded clapboard siding and residential scale 6/6 windows with shutters were likely added in the mid-20th century when this building was converted from a grocery store to a Colonial Revival style residential use. According the BAR's policy: "Where staff finds in the field that the early siding is too damaged to be repaired, new siding must match the material, profile, exposure and texture of the early siding." Staff has been unable to determine whether any of the original siding remains below the present German siding or what its condition may be but is coordinating with the applicant to visit the site with a ladder prior to the BAR meeting. Both the wood German siding being removed, and the clapboard profile siding being installed are architecturally appropriate profiles for the side elevation in the Victorian period.

Parker-Gray siding design guideline

For the OHAD BAR's information only, in 2012 the Parker-Gray district BAR adopted a new Residential Reference Guide after an extensive community engagement process. This reference guide, 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. In addition, Parker-Gray created a hierarchy of elevations with the highest importance given to the street facing elevations of Early buildings. The adopted Siding *Design Guideline* clearly states the "BAR requires retention of historic siding, if present, on [any elevation of] buildings or additions constructed prior to 1932 ("early" buildings)." When reasonably repairable historic siding is not present, the street facing elevations of Early buildings must be replaced with painted wood but the sides and rears of these dwellings may utilize any smooth finish and paintable synthetic siding except vinyl. The BAR's conclusion was that the front of the majority of Early buildings were constructed at the front lot like where they can be closely examined and touched by the public but that it is extremely difficult to determine what the material is in narrow horse alleys or when viewed at a distance or from the alley in the rear.

Staff Recommendation

Staff recommends the use of fiber cement clapboard siding on the side of this late 19th century structure because it is located on the side of the structure behind a 6' tall privacy fence. It is extremely difficult to tell the difference between fiber cement clapboard and wood clapboard siding if it is field painted. Although it will weather differently over time, it is not in a location that can be closely inspected by the public.

However, staff still does not support the fake wood grain pattern finish, at least for siding that is subject to close visual inspection, as much on philosophic as aesthetic grounds. Most synthetic siding is also available in a smooth finish, though it is generally a special order and it has been very difficult for staff to enforce this condition in the field because small contractors are often unaware of the requirement and aren't informed by staff until most of it has already installed. Over time, after several coats of paint are applied and when that oxidizes and loses its glossy factory finish, the wood grain finish is less pronounced and much less objectionable. The OHAD BAR's policy now permits the wood grain finish on fiberglass doors because the pattern is subtle and staff acknowledges that genuine wood siding can develop a pronounced grain as it ages, so staff seeks direction from the BAR on the importance of this issue.

In this case, staff recommends that the existing siding be permitted to remain on the south end of the west elevation, where it is only visible from a distance, that it be removed at the north end of the west elevation above the top of the existing privacy fence, and that the remainder of the fiber cement clapboard siding installed above the fence height have a smooth finish.

Staff also recommends that the OHAD BAR review its siding and trim policy in light of the diminishing availability of quality modern wood and improvements in synthetic siding.

STAFF

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 siding replacement complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required to replace siding in the designated historic district. Please contact code administration to apply for a building permit.

T&ES Comments

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

F1. The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

C1. 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)

C2. 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)

C3. 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)

C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C6. 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 BAR #2017-00361: 500 Queen Street*
- 2 – Supplemental Materials*
- 3 – Parker-Gray Design Guideline on Siding & Trim (adopted January 24, 2016)*

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: RICHARD F. DZUBIN Phone: (703) 299-3440

E-mail: rfdzubin@RRBMDK.com

Legal Property Owner:

Name: ESTATE OF CATHERINE D. GARBER

Address: 131 N. WASHINGTON ST., 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 BOURSAILEY, 218 S. FAIRFAX ST.,
 Alexandria, VA 22314

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).*

Replacement of siding with Hardieplank LAP SIDING - SELECT CEDARMILL (SANDSTONE BEIGE)
 at 500 Queen St. (See attached Manufacturer's Specs)

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 or 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. X
- ☒ ☐ 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.

* Mr. Cox has these photos.

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: RFIPrinted Name: RICHARD F. DZUBINDate: 9/15/17

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. FARMAN 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 GARDER	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 Garder	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.

9/14/17
Date

RICHARD F DZUBIN
Printed Name


Signature

< Lifetime Value



Color & Design >

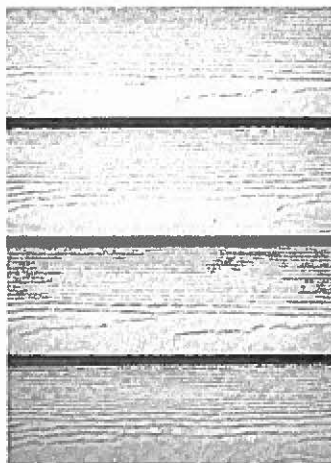
JAMES HARDIE SIDING & TRIM

Whether your dream house is a classic Colonial, ladylike Victorian or handsome Craftsman, our diverse and detailed product selection will help you create a historically accurate, architecturally correct and flat-out gorgeous home.

HARDIEPLANK® LAP SIDING



HardiePlank® Lap Siding SELECT CEDARMILL



Sandstone Beige



THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS: 5.25" 6.25" 7.25" 8.25" 9.25"* 12"*

EXPOSURES: 4" 5" 6" 7" 8" 10.75"

* Sizes/exposures not available in ColorPlus® technology, only primed

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

HardiePlank® Lap Siding SMOOTH

THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS: 5.25" 6.25" 7.25" 8.25" 12"* 9.25"*

EXPOSURES: 4" 5" 6" 7" 10.75" 8"

Hardiplank® Lap Siding

INSTALLATION INSTRUCTIONS



**James Hardie®
Building Products**

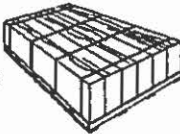
MAY 2005

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
 - ii. Dust reducing circular saw with Hardiblade
 - c. Good:

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 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.

SDS 1005

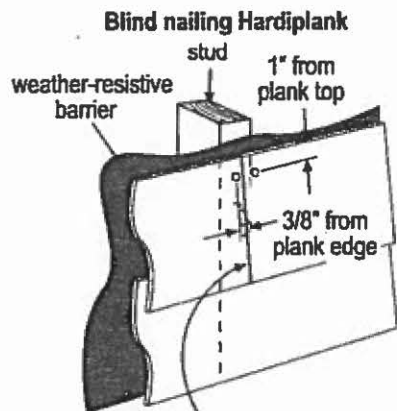
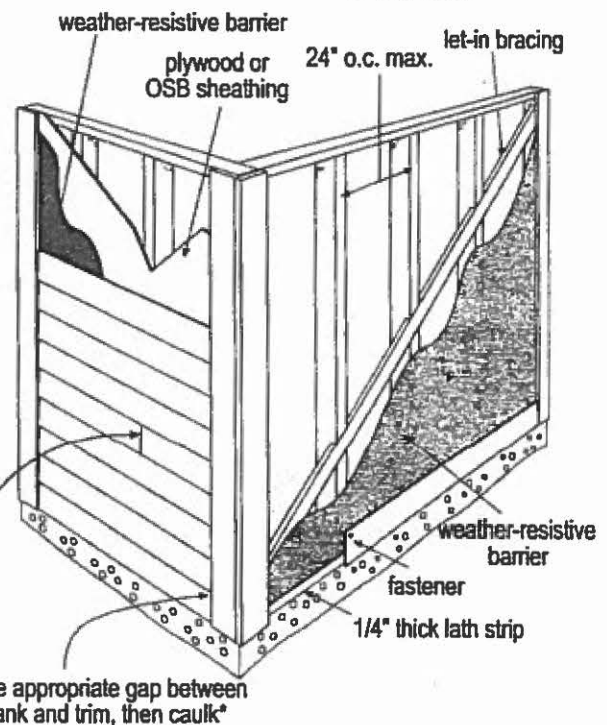
FRAMING REQUIREMENTS:

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.

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

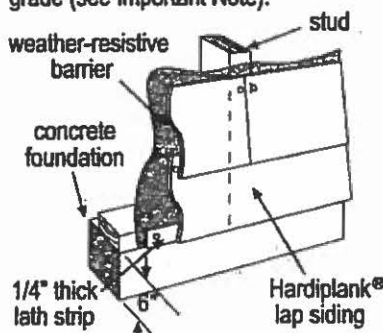
WARNING: AVOID BREATHING SILICA DUST

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 or by calling 1-800-SHARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

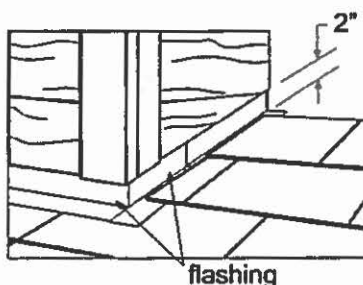
SDS 1005

GRADE CLEARANCE figure 2

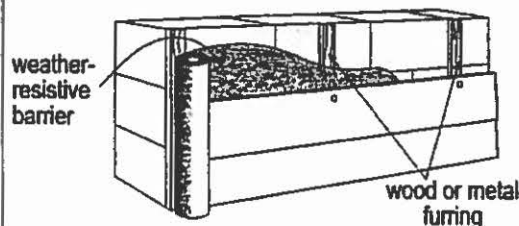
Install Hardiplank® lap siding in compliance with local building code requirements for clearance between the bottom edge of plank and the adjacent finished grade (see Important Note).

**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)

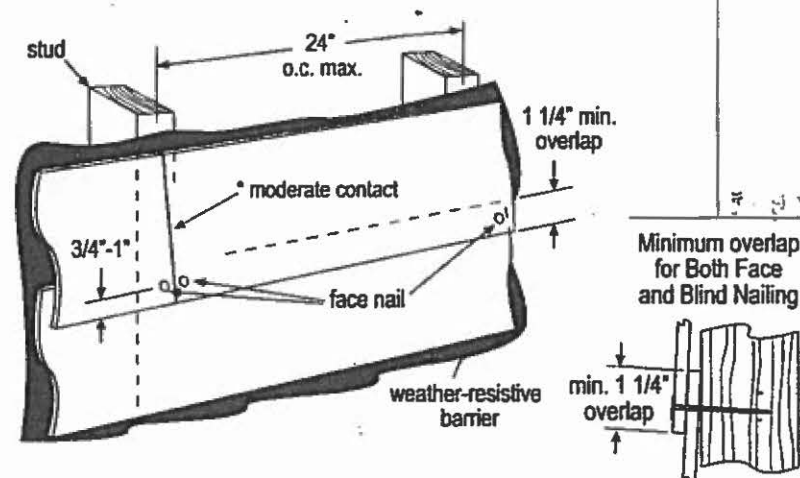
**BLIND NAIL: ****

figure 6

Corrosion Resistant Nails (galvanized or stainless steel)

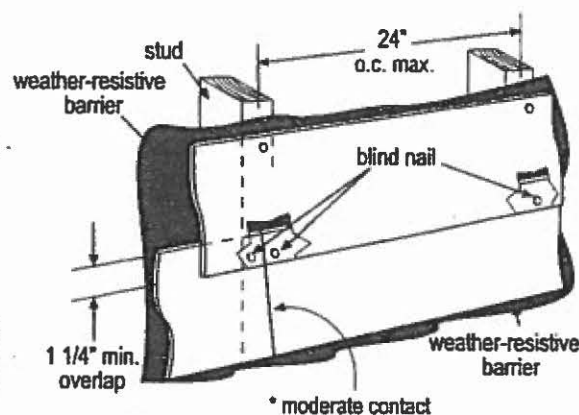
- Siding nail (0.089" shank x 0.221" HD x 1-1/4" long)
- 11ga. roofing nail (0.121" shank x 0.371" HD x 1-1/4" long)

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.



Gentleman
J.M. BER
OF HARRY BRASWELL, INC.
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SIDING & TRIM

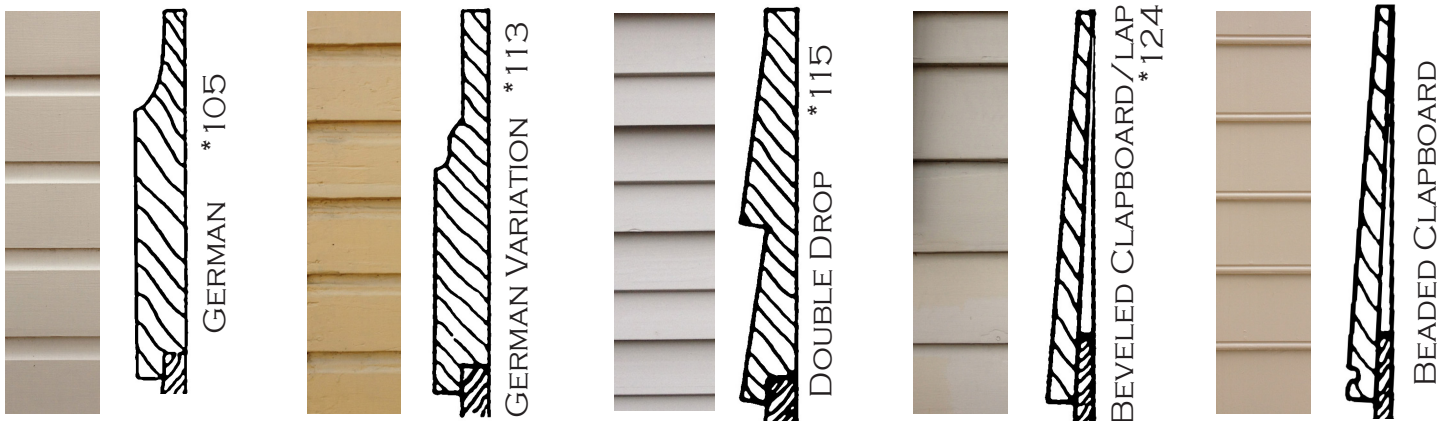
PARKER-GRAY DISTRICT
CITY OF ALEXANDRIA

REQUIRED APPROVALS			
YEAR BUILT	FRONT (STREET FACING)	SIDE (NON-STREET FACING)	REAR (NON-STREET FACING)
Pre - 1932	STAFF REVIEW	STAFF REVIEW	STAFF REVIEW
Post - 1931	STAFF REVIEW	STAFF REVIEW	STAFF REVIEW

Exterior siding protects a structure from the elements and is an important design element which can also provide clues to the building's age and architectural style. A central tenant of historic preservation is that original historic materials should be retained and repaired, rather than replaced. Therefore, the BAR requires retention of historic siding, if present, on buildings or additions constructed prior to 1932 ("early" buildings). For "later" buildings or for the side and rear elevations of early buildings where historic siding no longer exists, high quality composite siding such as fiber cement or fly ash composite can be used, provided that it has a smooth finish and is paintable. Likewise, synthetic trim can be applied in select locations, as long as it is solid through-the-core, millable, and paintable.

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. In many cases, historic siding is covered by subsequent layers of siding, such as aluminum, vinyl, and artificial stone siding and it is not unusual to discover intact historic siding in good condition underneath. Staff will make a written determination whether the historic siding is reasonably-salvageable and must be retained on early buildings. Maintenance of any type of siding is of essential, as regular caulking and painting is far less expensive than replacement.

SIDING TYPES



TIME TO REPAINT?

While the BAR does not regulate color, staff can provide you a list of historically appropriate colors as well as advice on regular maintenance and repairs.

GUIDELINES

RECOMMENDED . . .

- Repair rather than replace historic wood siding.
- Replace only those portions of siding that cannot be repaired.
- Match the appropriate historic profile.
- Paint wood siding. BAR staff can provide you a list of historically appropriate colors.
- Prime all six sides of each clapboard and install on rain screen sleepers to promote ventilation on the back side.

DISCOURAGED . . .

- Blow-in insulation that permanently adheres to the historic framing and siding.
- Installation of aluminum or vinyl siding.
- Encapsulation of siding, trim or other wood elements such as brackets, spindles, cornices, columns, etc.

REGARDLESS OF AGE OR LOCATION:

A building permit is required for siding replacement over **100 square feet** in the historic districts.

SIDING ANALYSIS



1

A contractor carefully removes a small portion of the surface siding.

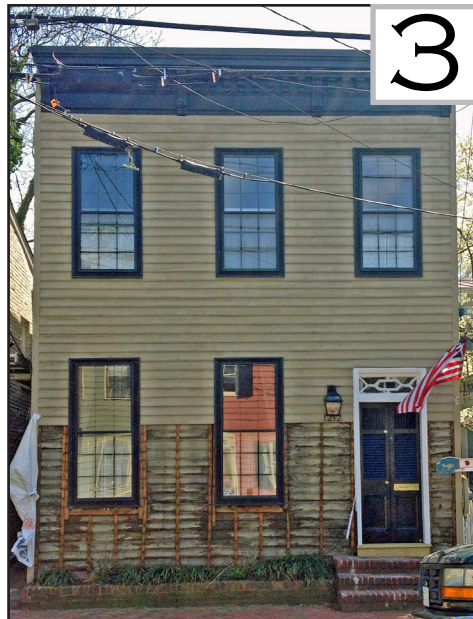


2

The investigation reveals an older layer of siding underneath.



Using clues such as the siding profile and the type of nails used, staff makes a determination on the age of the siding.



3

The contractor exposes more of the historic siding for staff to assess its condition. In this case, the historic siding is in very good condition and will be stripped and painted for reuse on this building.



4

Removal of the contemporary siding revealed ghost marks in the old paint from which the contractor was able to recreate the original window and door trim.

OLD WOOD OR NEW WOOD?

Restoring historic wood siding is often less expensive and more eco-friendly than buying all new material. Also, historic siding is often of a better quality and durability than what you can purchase today.