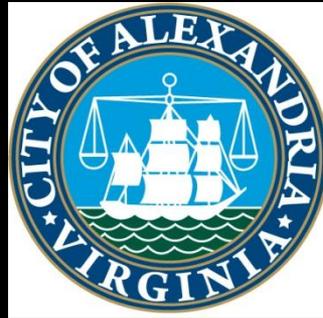


Alexandria's Parker-Gray District: A Generation Later



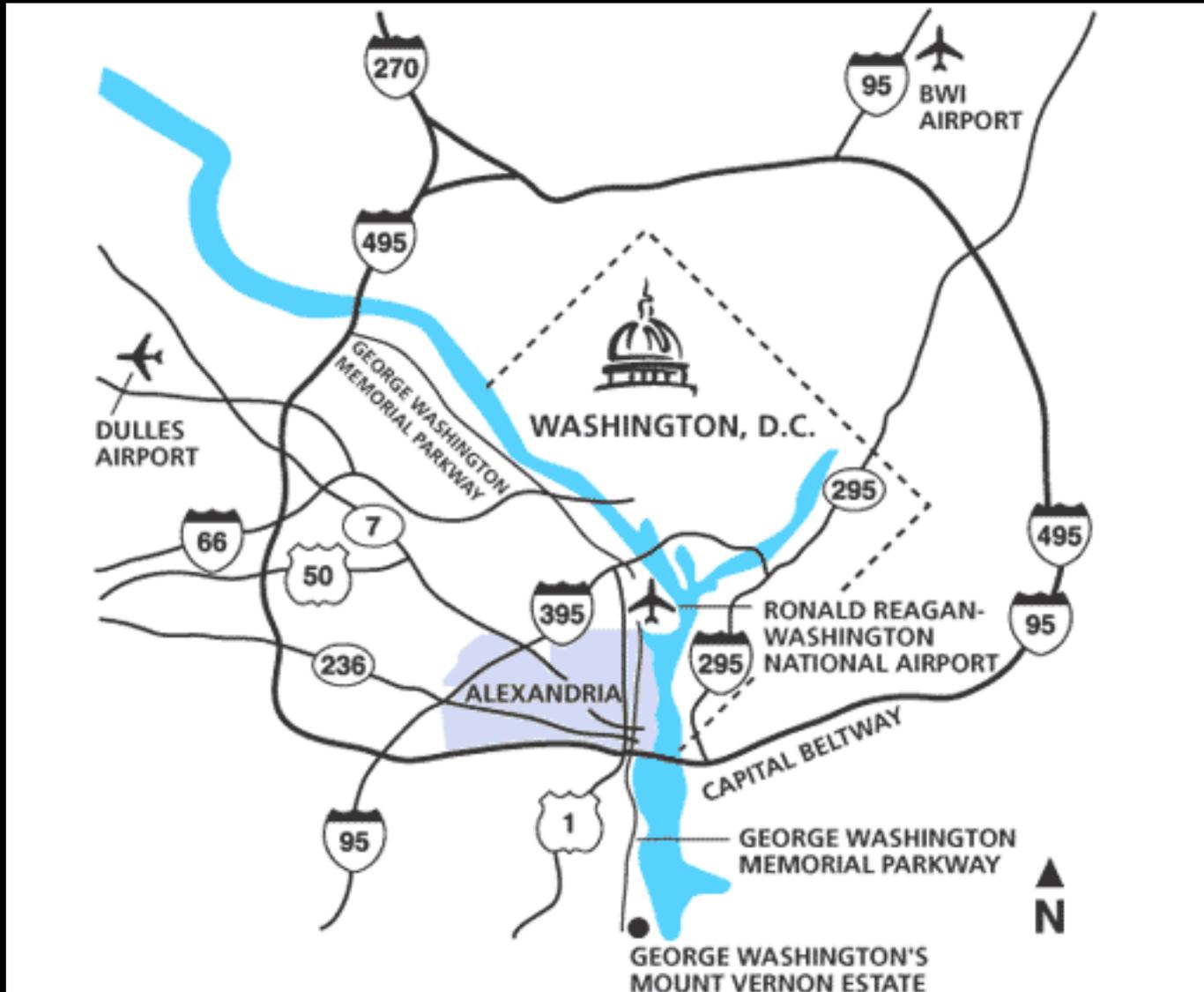
Catherine Miliaras
Stephanie Sample

City of Alexandria, VA

Overview

- Alexandria history
- Alexandria today
- The beginnings of historic preservation in Alexandria
- The establishment of the Parker-Gray District
- Changes to the Parker-Gray District
- What we can learn 30 years later

Orientation





Alexandria, VA: Founded 1749



BIRD'S EYE VIEW OF ALEXANDRIA, VA

Alexandria: Early Development



Christ Church



126 Prince Street: Captain's Row

Alexandria: 19th-century

St.
Paul's



Alexandria: 20th-century



Alexandria Today



Torpedo Factory Arts Center

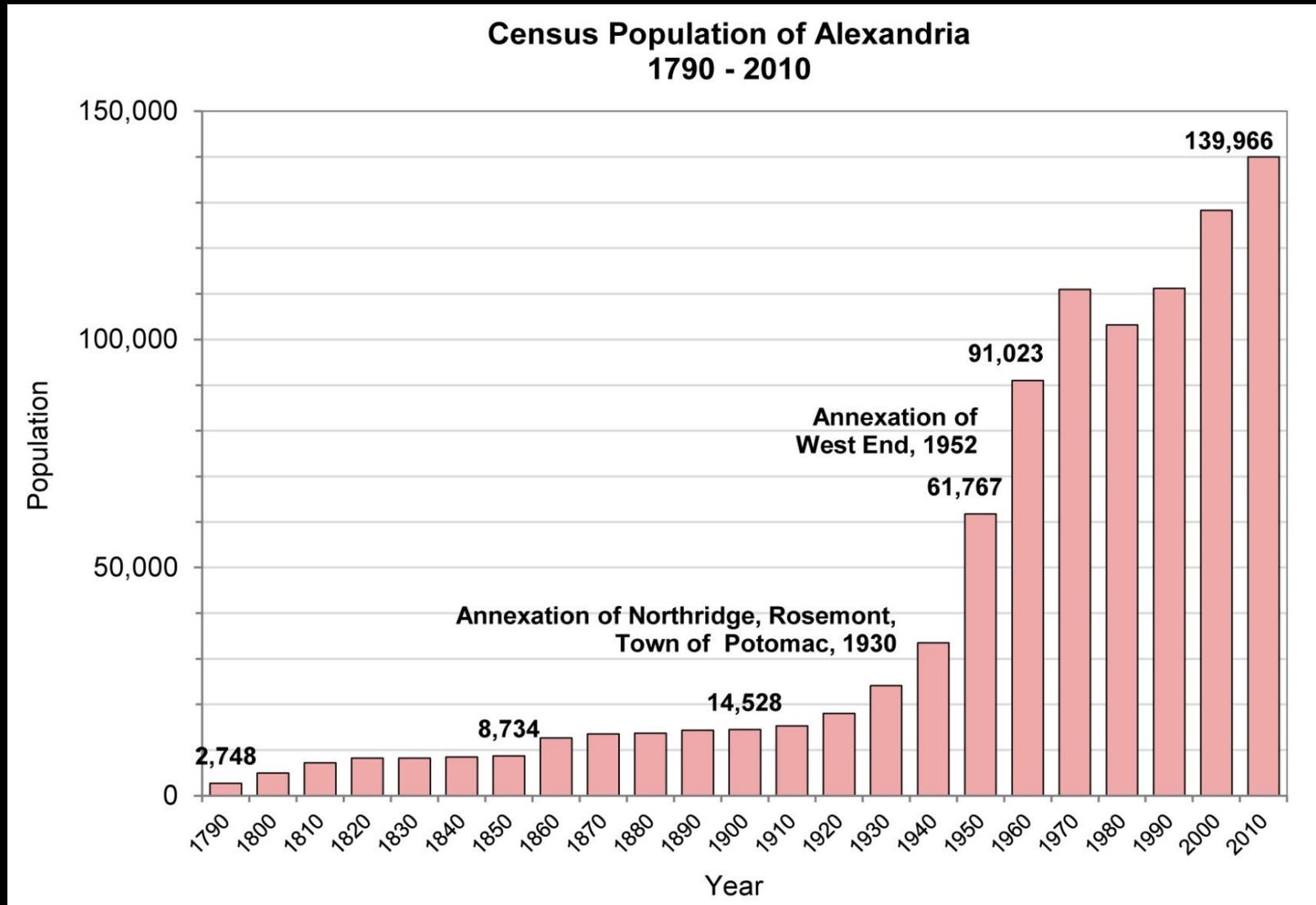


King Street Metro Station



King Street Shops

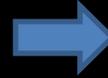
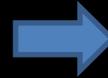
Population Changes



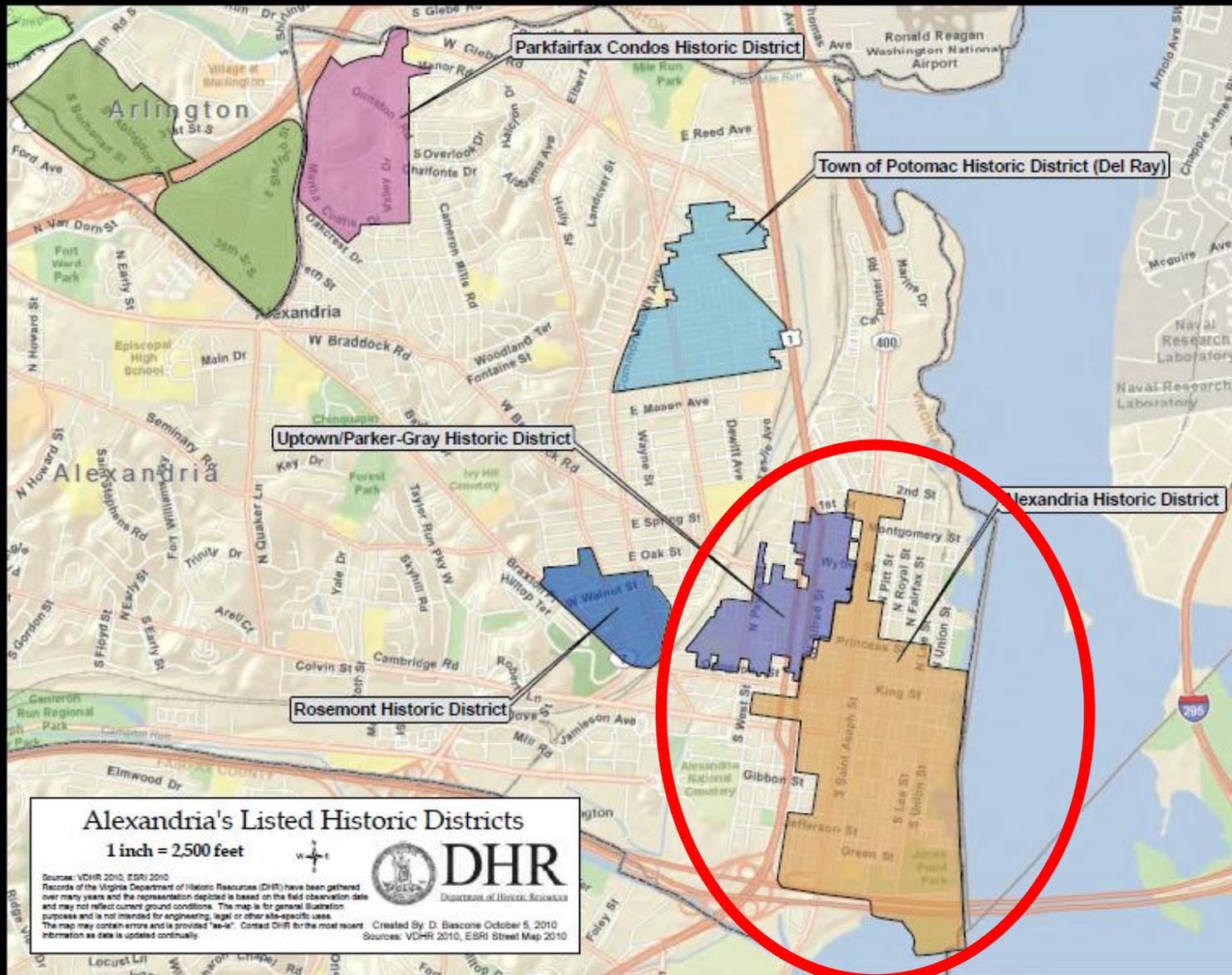
Alexandria Today

Then

Now



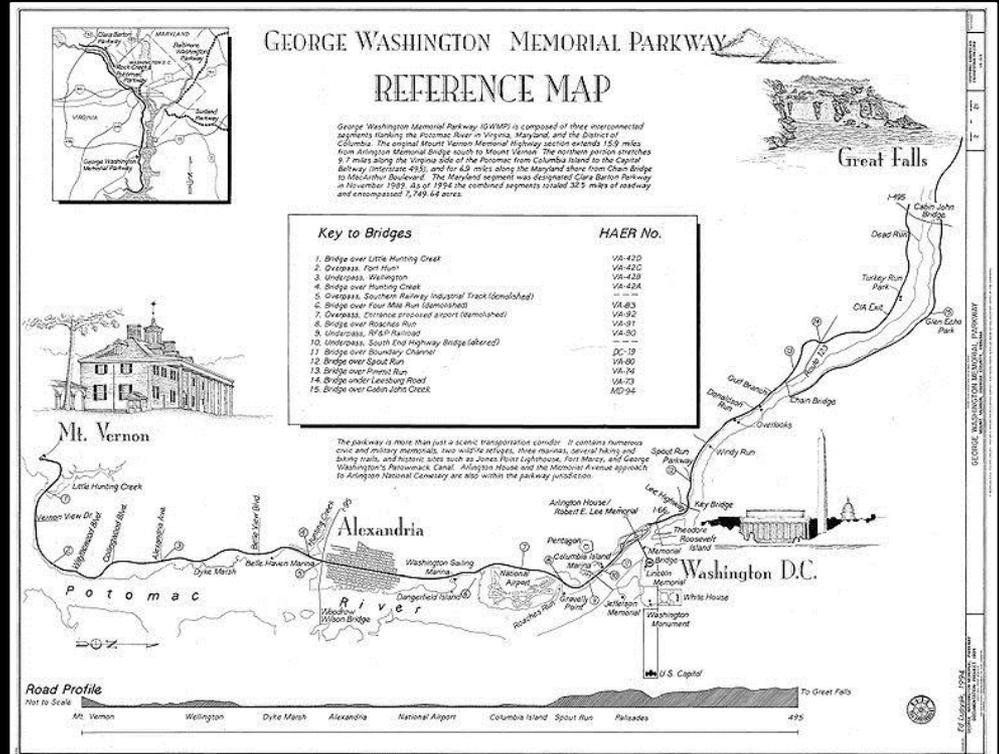
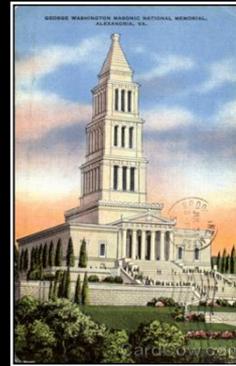
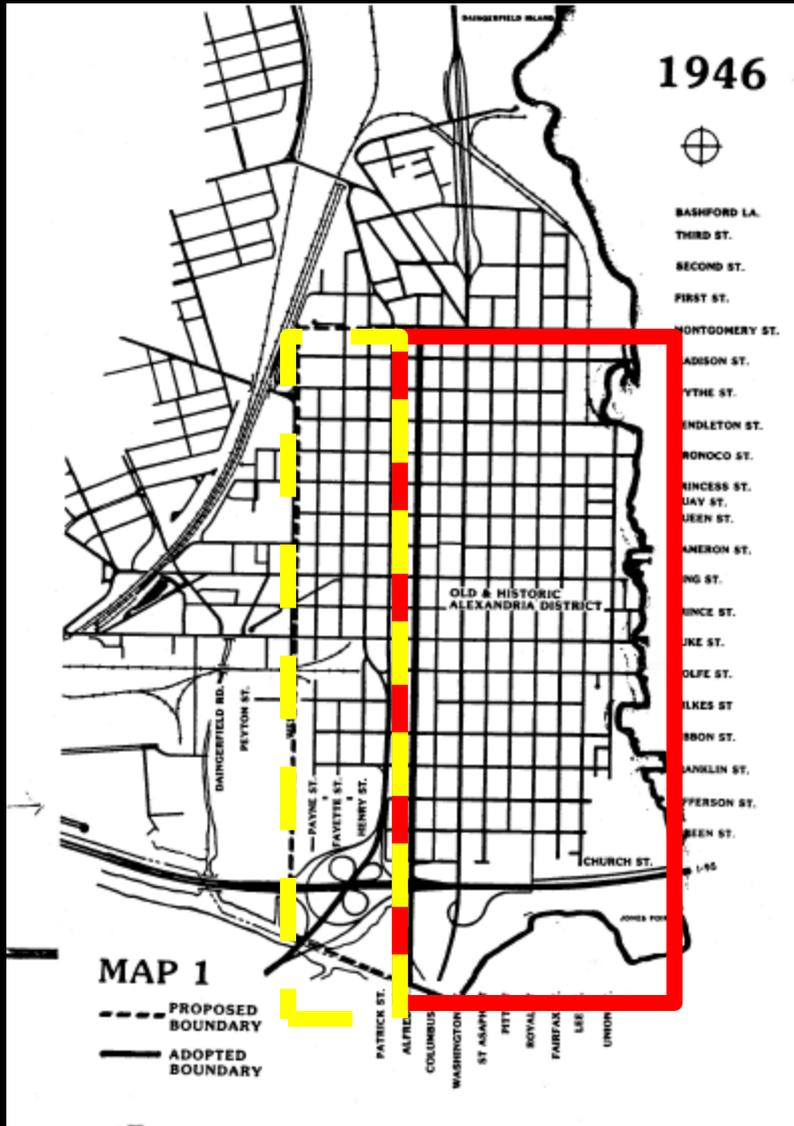
Alexandria's historic districts



Local Historic Districts



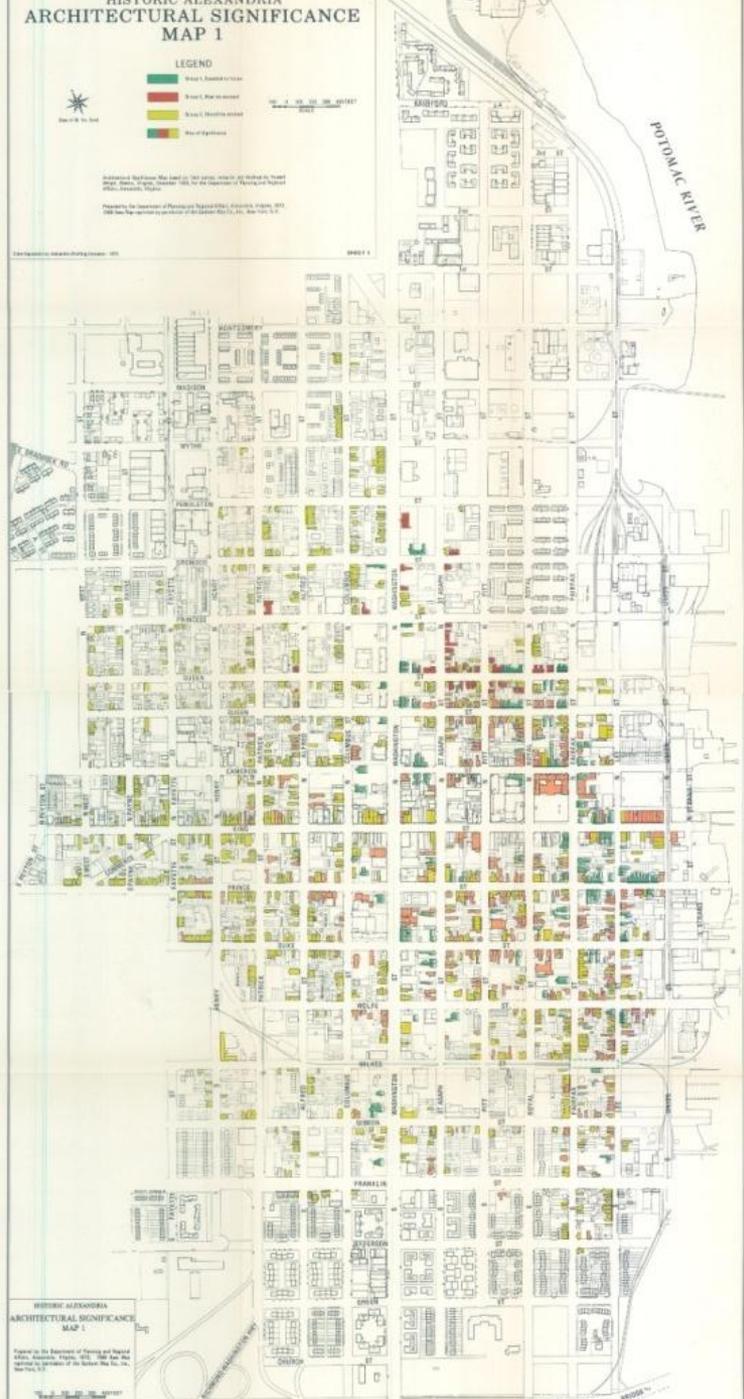
Creation of Old and Historic Alexandria District



Administration of Historic Preservation by City Government

- Originally staffed by building office
- Early 1980s, hired first professional preservation staff, within Planning Department
- Today, 5 staff, and two Boards of Architectural Review oversee two local districts
- Alexandria does not consider buildings “contributing” or “non-contributing”

HISTORIC ALEXANDRIA
ARCHITECTURAL SIGNIFICANCE
MAP 1



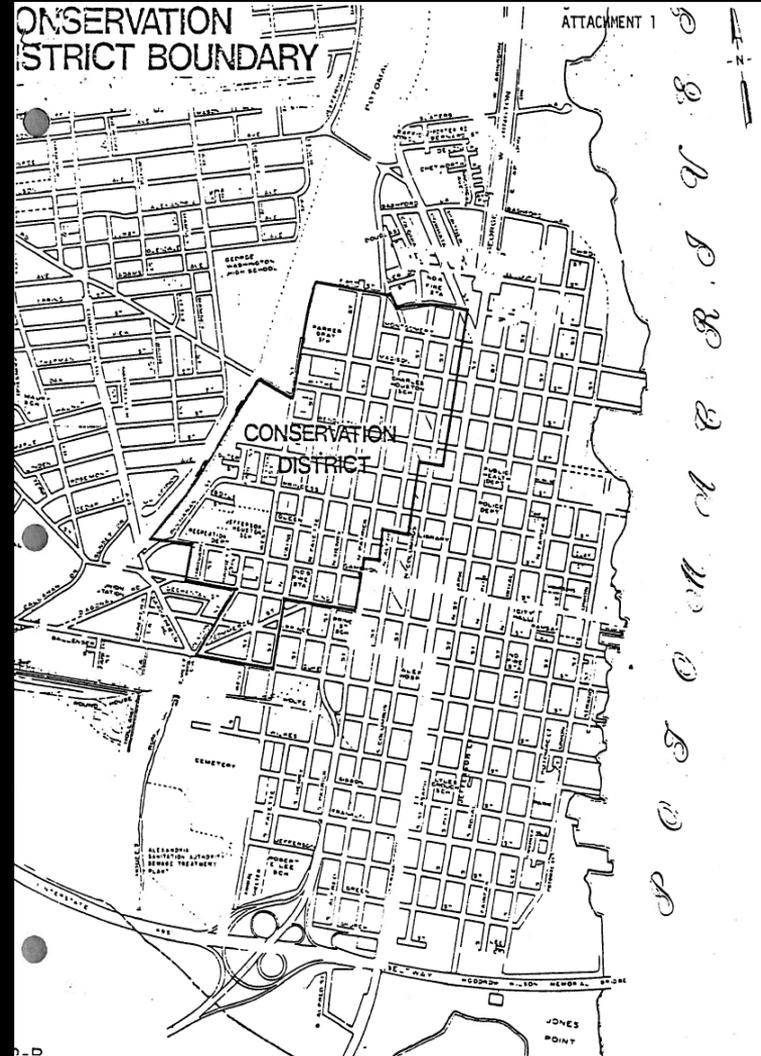
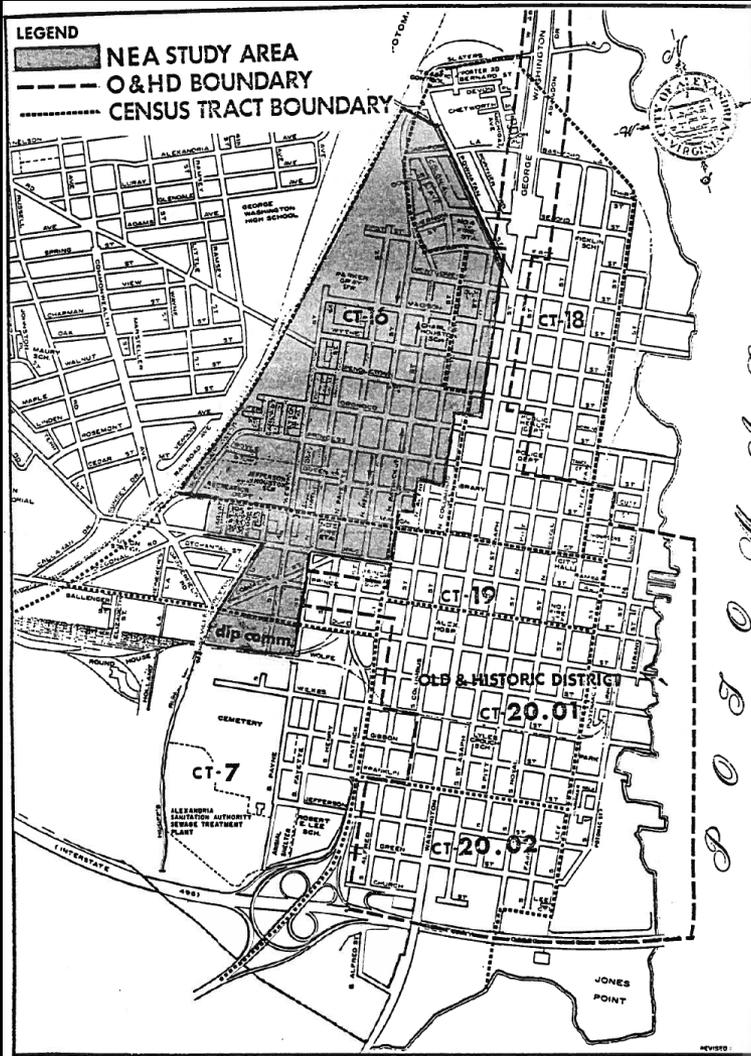
Evolution and Expansion of OHAD



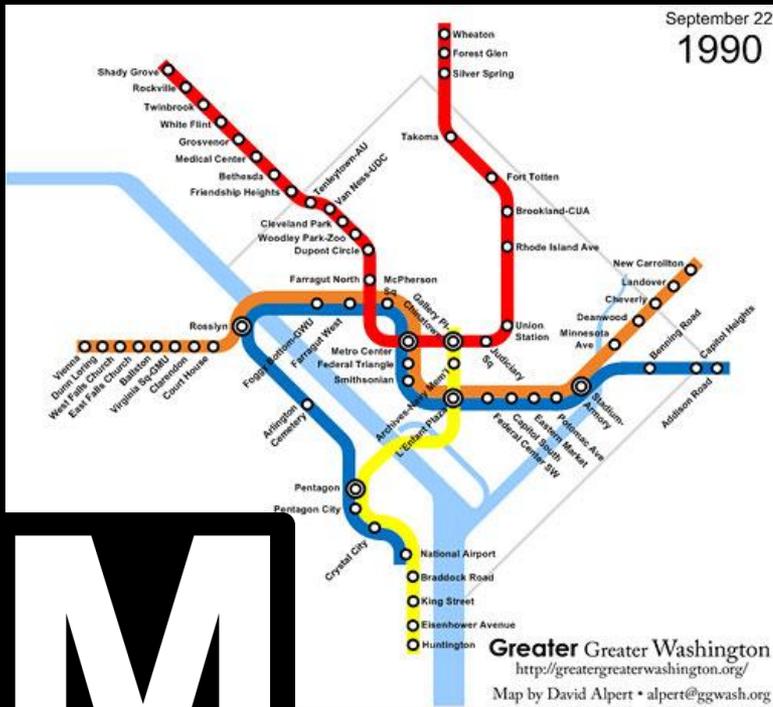
1976
Bicentennial
Celebration
at
Gadsby's
Tavern



Other Planning Initiatives in Old Town



Preparing for Growth



Revival Seen for Braddock Road

By Lena H. Sun
Washington Post Staff Writer

Robert Burke, who has lived in the 700 block of North West Street in Alexandria for 34 years, always has measured change by the activity across the street from his modest one-story brick house.

First there were the coal-powered steam engines that roared along the tracks, spewing soot and smoke onto his front lawn. Then there was the traffic from a Safeway food store.

Next month, the Braddock Road Metro station opens, and for longtime residents of the neighborhood like Burke, who pride themselves on

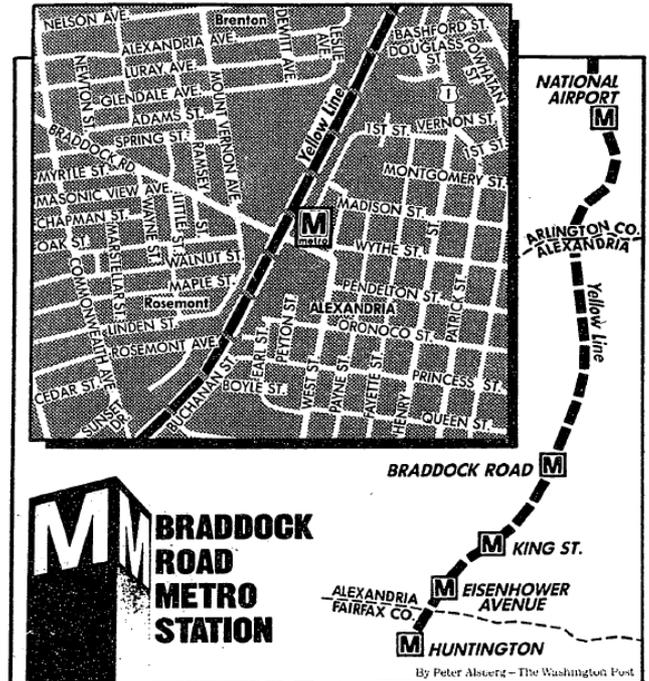
METROPOLITAN LIFE

SUBWAY STATION OPENINGS

their ability to survive, there is a fear that Metro may foster development that will force them out of their homes.

"Nobody knows for sure what's going to happen," said Burke, 59, a retired Federal Aviation Administration employee, as he painted the white picket fence around his yard. Burke opposed the station from the start because of what he fears will be unbearable traffic through the narrow streets to a station that will not have parking.

The subway's coming, Burke said, "could eventually lead to a push by the private developers to buy the property. That's been the trend around Metro stations, develop as much as possible . . . I don't want even the thought of

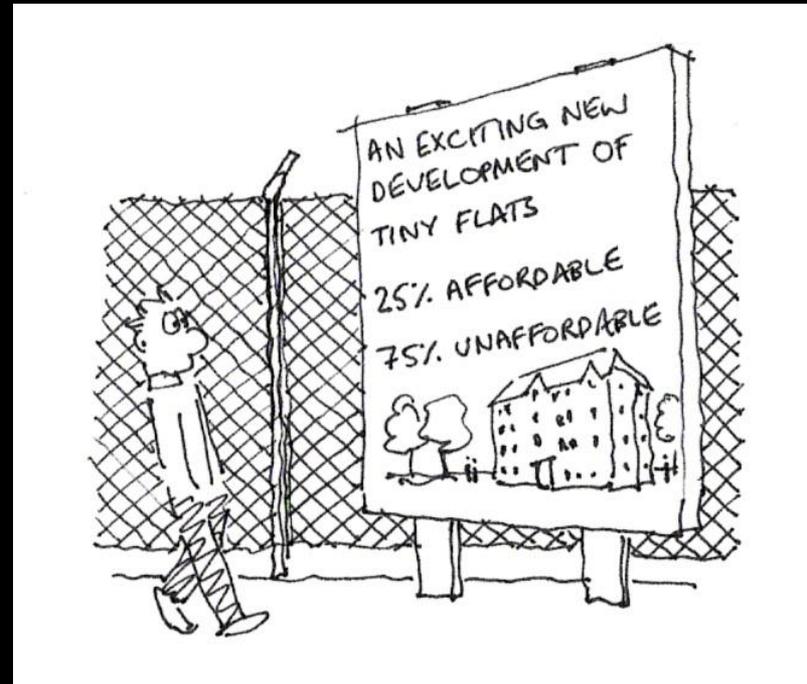


likely to attract middle and upper-income whites to an area of the city that traditionally has been predominantly black.

Area residents will get a chance to preview the line on Saturday, Nov. 19, when the King Street station will be opened for rides to Braddock Road.

The commercial phase of the development on the former school grounds, known as Braddock Place, is scheduled to begin next spring and is expected to include 303,000 square feet of office space, 39,500 square feet of retail space, and town houses.

Expand existing or create a new district?



“The fact is, redevelopment is occurring regardless of the precise boundaries” (1983, *Alexandria City Manager*)

“Tremendous gains in assessment occurred....regardless of location inside or outside the Old and Historic Alexandria District.” (1983, *Tax assessment analysis*)

Architectural Resource Comparison

Old and Historic District



Parker-Gray District



Architectural Resource Comparison

Old and Historic District



Parker-Gray District



Architectural Resource Comparison

Parker-Gray District



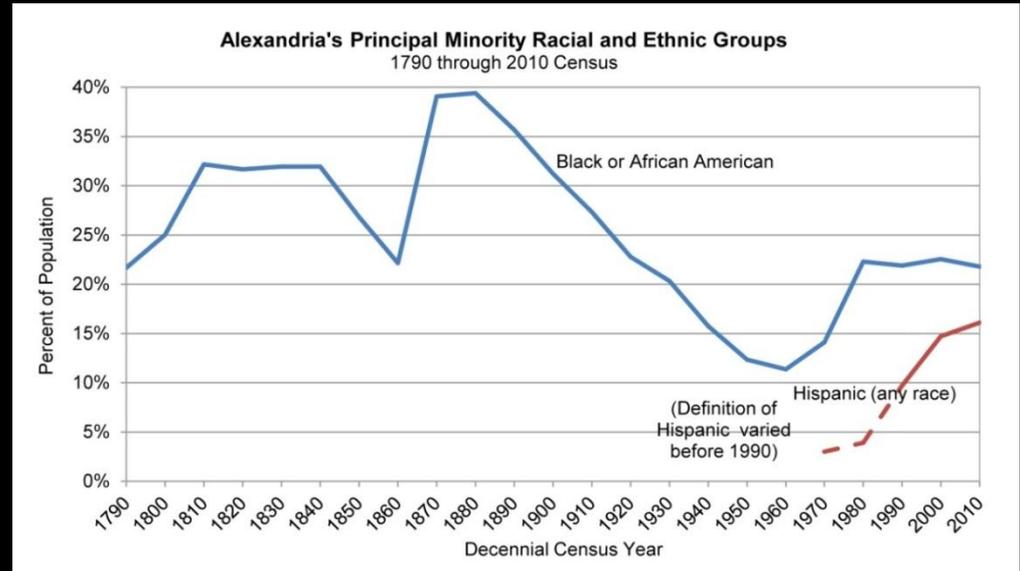
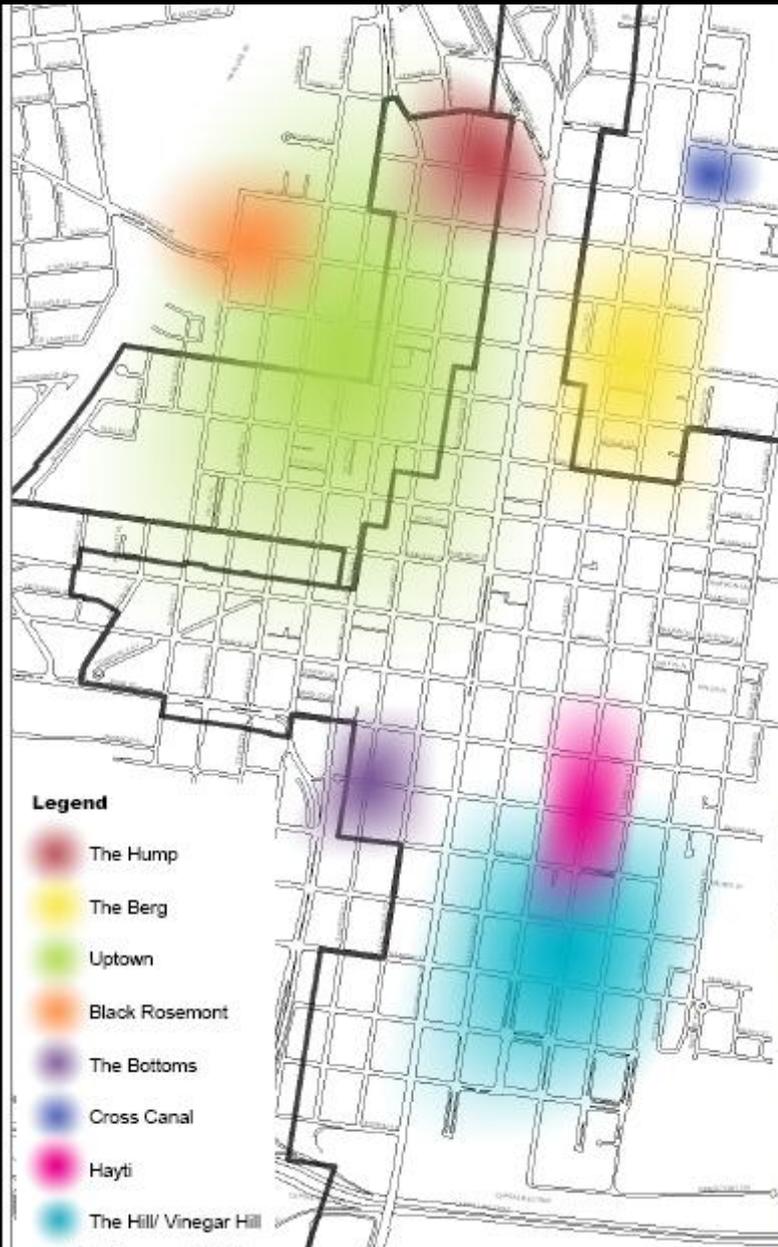
Old and Historic District





Parker-Gray
and
Old and Historic
Alexandria
Districts from above

African Americans in Alexandria & Parker-Gray



Principal Minority Population in Alexandria, 1790-2010

Areas of African American Settlement in Alexandria, beginning in 1800

African Americans in Parker-Gray



Capitol Theater

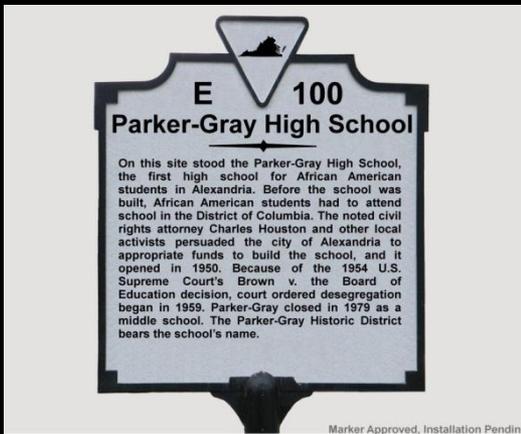
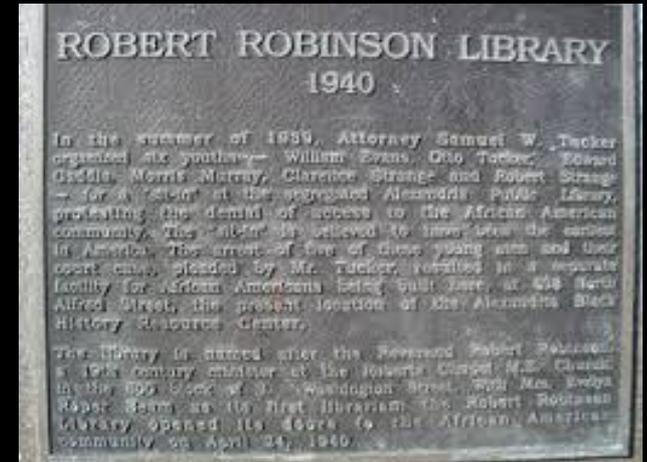


Carver Nursery School

African Americans in Parker-Gray



Parker-Gray High School



Alexandria
Black
History
Museum
(former
library)



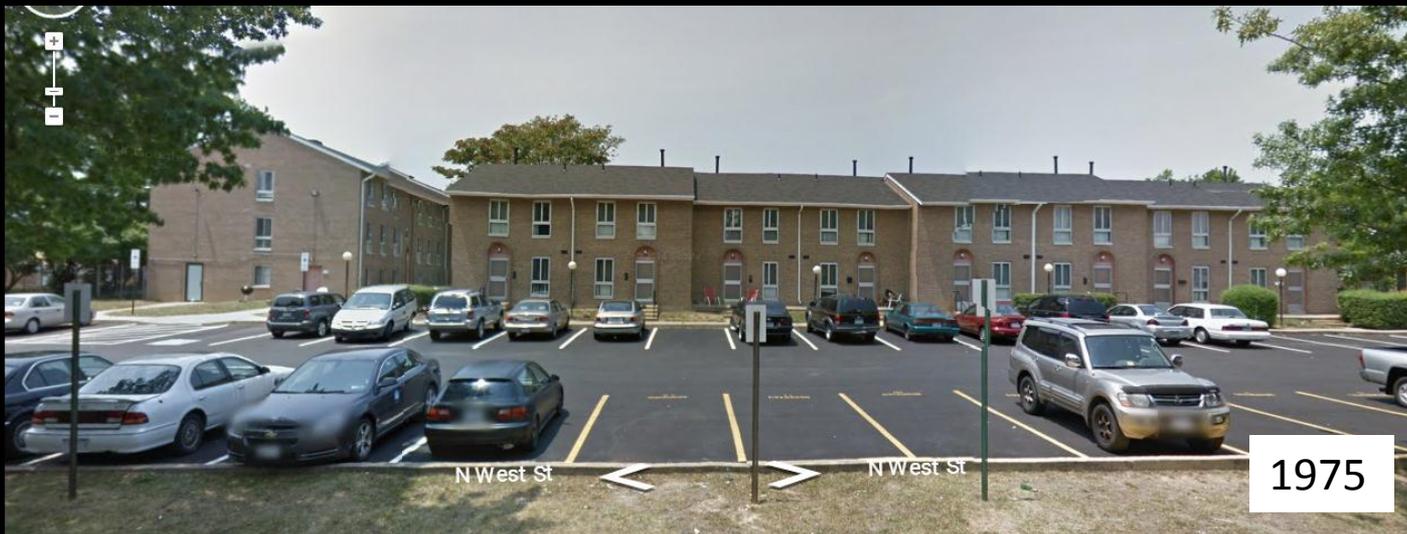
The Parker-Gray District



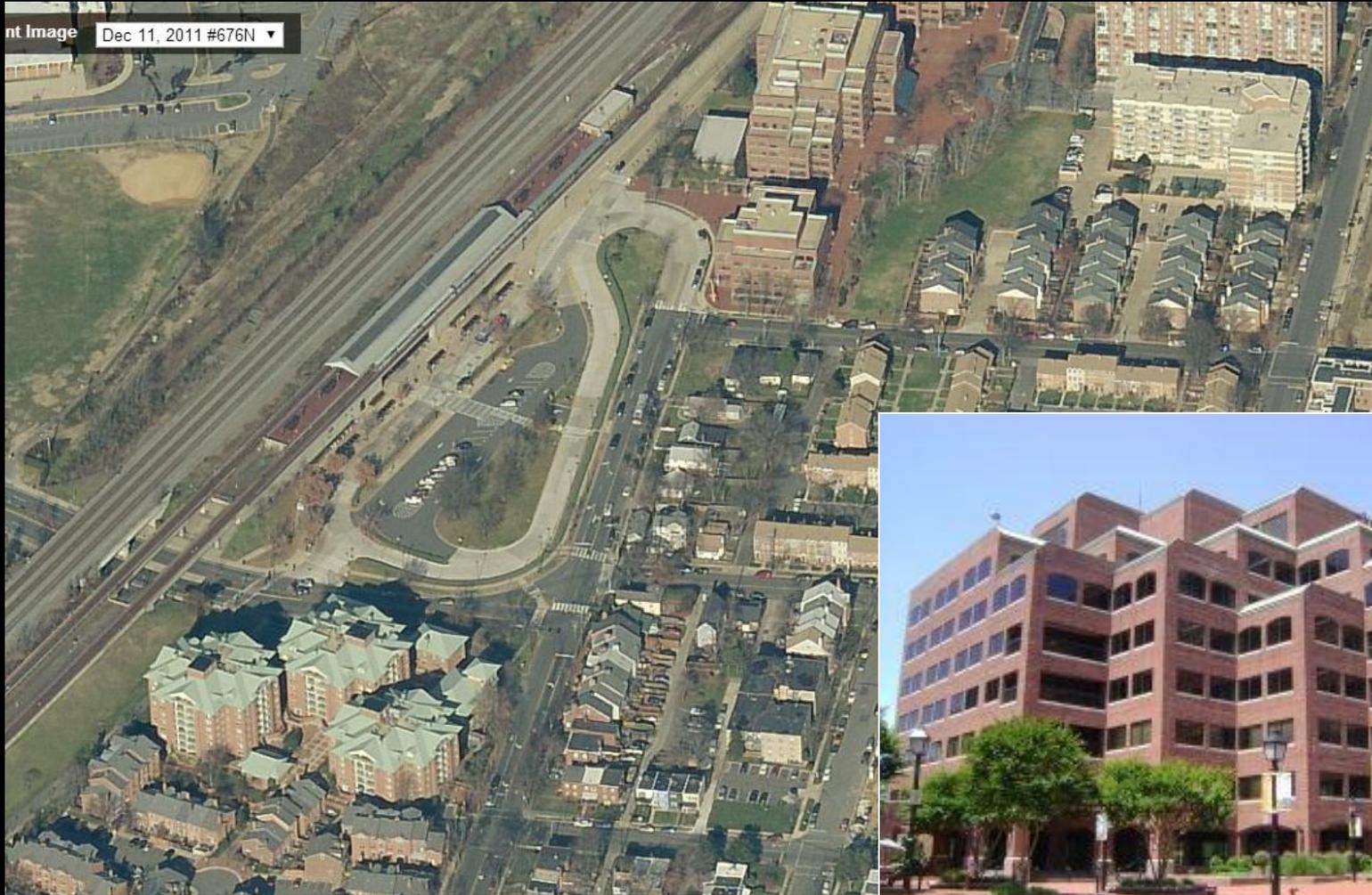
The Character of the Parker-Gray District



More Parker-Gray



Development near Parker-Gray



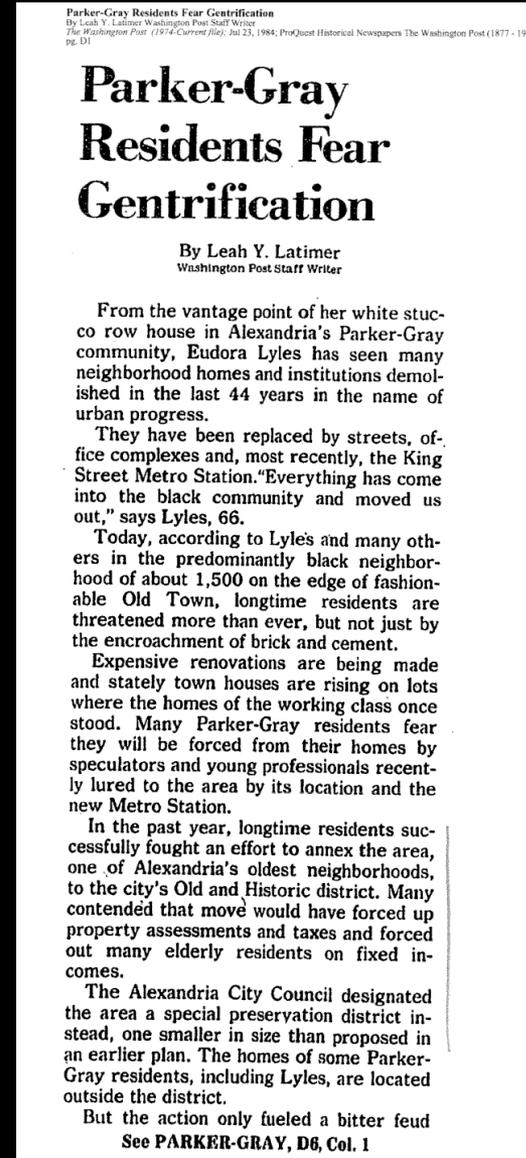
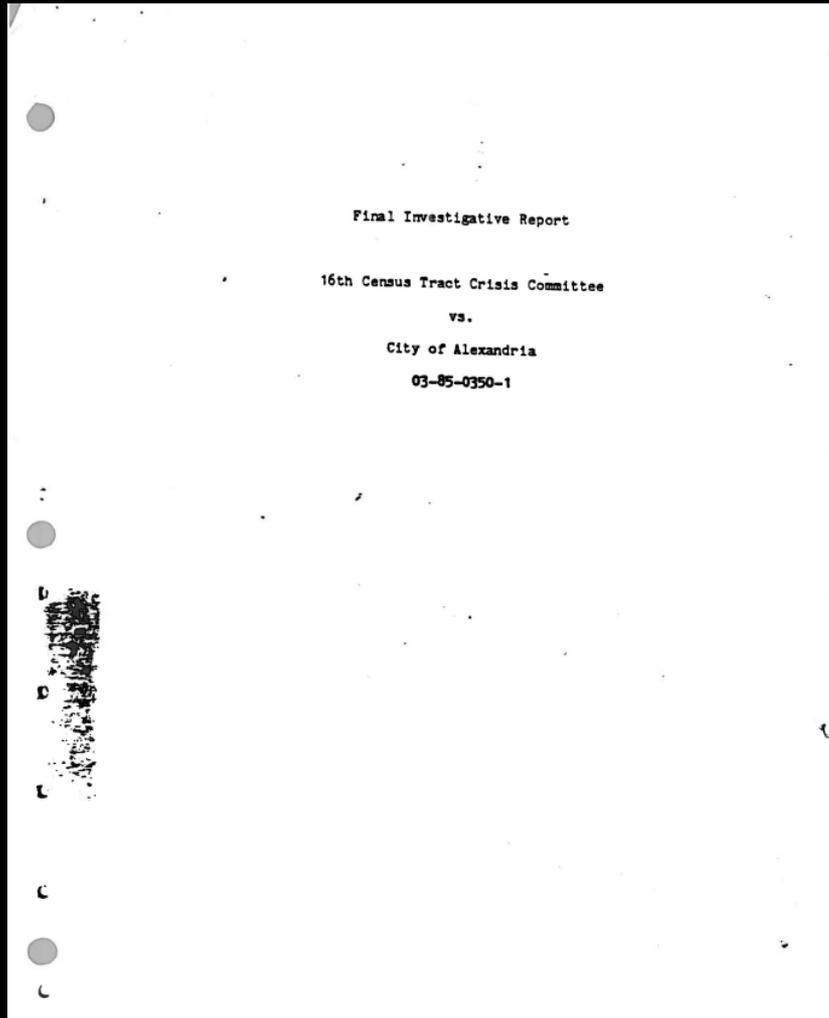
The Parker-Gray District Standards

- Continued use of inappropriate or incompatible materials if “the cost of the work would be materially increased by the use of another material”
- Emphasis on “compatibility with other buildings or structures on the same block face, the block face across the public street or the immediate surrounding area”
- Strong emphasis on preservation and protection of neighborhood as a whole.

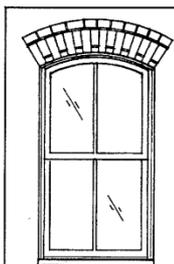


Historic wood siding seen under layers of Bricktex and Masonite siding

Community Reaction to District



Design Guidelines



DESIGN GUIDELINES FOR THE OLD AND HISTORIC ALEXANDRIA DISTRICT AND THE PARKER-GRAY DISTRICT

City of Alexandria, Virginia
Department of Planning and Community Development

ROOFING MATERIALS

INTRODUCTION

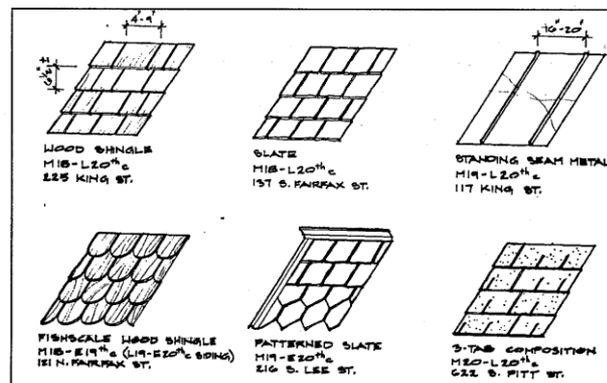
Roofs of residential and commercial buildings which are visible from a public way require the approval of a certificate of appropriateness by the Boards of Architectural Review. However, a roof may be replaced with historically appropriate material without approval of a certificate of appropriateness provided it meets these guidelines. In such cases, the building permit may be approved by the B.A.R. Staff.

Roofs of historic buildings are one of the dominant visual elements in the historic districts. The choice of roofing materials is an important consideration in the design of any rehabilitation work on a historic structure as well as for new construction.

It is the policy of the Boards to require the use of roofing materials that are historically appropriate for the period of the structure. For example, standing seam metal or wood shingle roofs are appropriate to mid-19th century structures. While asphalt composition shingles have been available since the early-20th century, they were not widely used in the historic districts until the middle of the century. As a general policy, the Board discourages the use of asphalt shingles for roofing material.

For new construction, materials should reflect contemporary design standards and be compatible with adjacent structures.

The Staff of the Boards of Architectural Review has prepared a study of the evolution of roofing materials from the 18th to the 20th centuries in the historic districts which is available upon request.



Historic roofing materials in Alexandria.

City of Alexandria, Virginia
Design Guidelines

Roofing Materials - Page 1

Expanding policies and modern materials



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

ILLUSTRATED
GUIDELINES ON
SUSTAINABILITY
FOR
REHABILITATING
HISTORIC
BUILDINGS



The City of Alexandria invites you to attend a free workshop on June 4th, 2011:

GREEN + HISTORIC BUILDINGS = THE BEST OF BOTH!

-  Learn how historic buildings are inherently environmentally friendly and identify ways to make these properties even more energy efficient without compromising historic integrity.
-  Hear from the National Trust for Historic Preservation about how the green building movement impacts historic preservation.
-  See case studies of Alexandria's green preservation projects.
-  Get how-to information for some of the most common, and easily undertaken, home improvement projects for historic buildings that can increase energy efficiency, save money and increase comfort.

Participants are encouraged to RSVP by email to Stephanie.Sample@alexandriava.gov.

Door prizes awarded at the event.

For more information, visit the Green Building Resource Center:
www.alexandriava.gov/gbrc

EcoCITY ALEXANDRIA



Saturday, June 4th
1:00pm – 3:30pm
The Lyceum
201 South Washington Street

The Modern and Sustainable Work Group



Modern Materials Work Group

1. Clarity
2. Consistency
3. Streamline the process and reduce fees
4. Modern and environmentally sustainable materials

If this  doesn't belong in your living room, neither do cheap windows.

The folks who make cheap, vinyl windows clearly don't consider temperature changes. Those window frames are only fastened with plastic, staples and glue...which are no match for our seasons. **Those materials expand and contract, the glass seals break, the insulating argon gas escapes, and your comfort and money go right out the window.**

Our windows are built with our own patented Fibrex[®] material. We developed Fibrex for 20 years before it was installed in even one home. **Fibrex is so strong it prevents glass movement, seal failure, and energy loss.**

Visit our showrooms:
In Fairfax,
2814-A Merrilee Drive
In Sterling,
45449 East Severn Way
Unit 149

You get the windows, we pay the interest

5 YEARS 0% financing

Offer expires March 5, 2012

Call for your **FREE Window Diagnosis**
1-866-994-7785
RbAConnection.com

Renewal by Andersen.

WINDOW REPLACEMENT
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Windows purchased at 4 or more windows and/or patio doors required. Financing in D.C. not available with other offers or on prior purchases. Financing available only with approved credit only. Financing subject to change without notice. Renewal by Andersen is neither a broker nor a lender. Financing provided by Bank party lenders affiliated with Renewal by Andersen. The Renewal by Andersen logo is a registered service mark and trademark of Renewal by Andersen, LLC. ©2012 Andersen Corporation. All rights reserved. ©2012 Andersen Corporation. All rights reserved. ©2012 Andersen Corporation. All rights reserved.

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ALEXANDRIA GAZETTE PACKET ♦ FEBRUARY 16-22, 2012 ♦ 7

National Register Designation 2010



Uptown/Parker-Gray Historic District City of Alexandria, Alexandria Quad, 100-0133

Created By: D. Bascone March 14, 2011, Sources: VDHR 2011, VGIN 2002, ESRI 2011
Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years and the representation depicted is based on the field observation data and may not reflect current ground conditions. The map is for general illustration purposes and is not intended for engineering, legal or other site-specific uses. The map may contain errors and is provided "as-is". Contact DHR for the most recent information as data is updated continually.

1 inch = 900 feet



DHR
Department of Historic Resources

Period of Significance 1810-1959



And then....

THE Fence



Before the
fence was
removed

Publicity

Local

When historic preservation interferes with modern preferences

By **John Kelly** Columnist August 7, 2011

To most eyes, a chain-link fence in the front yard does not scream curb appeal. Simple — but not what you'd call “elegantly simple” — it's what a set decorator might prescribe when he wants to conjure up mean streets. A white picket fence it ain't.

Which is why some homeowners in Old Town Alexandria were surprised to learn recently that their chain-link fences were historic and that removing them could put them in hot water with the city's historic preservation office.

ADVERTISEMENT



BE THERE. mash TV

Most Read Local

Washington Post, August 7, 2011

OUR VIEW: NOT ON THE FENCE ABOUT PARKER-GRAY

Editorials Opinion — 20 October 2011



GOOD GRIEF, HE'S STILL COUNTING ON HIS 'GREAT REPUBLICAN' TO SHOW UP?

When is a rusty chain-link fence anything but an eyesore? When the Board of Architectural

Our View: Not on the fence about Parker-Gray historically important.

In a saga that sounds like something out of Ayn Rand's "Atlas Shrugged," BAR officials made Bradley King, a resident of Alexandria's Parker-Gray Historic District, pay a \$250 fee to appear before them and explain why he tore down a decrepit chain-link fence in front of his 1955 town house. The city "let Mr. King off" (meaning he didn't have to replace the fence with another of similar ilk) but didn't reimburse his fee. And for good measure, issued a nine-page report explaining the significance of his former fence.

Think about this: A city employee or employees spent the time to compile nine pages of reasons why an old fence — which most people would reasonably conclude to be blight — shouldn't have been torn down. The report contained the following justifications:

- It was an example of "early or original chain-link fences."
- Its preservation would "encourage study and interest in American history."
- The fence was "a character-defining feature of these minimally designed vernacular buildings."

Alexandria Times, October 20, 2011

What happened next?

City Council got involved:

There were calls for the dissolution of the historic district...

...and then calls to not change a thing.

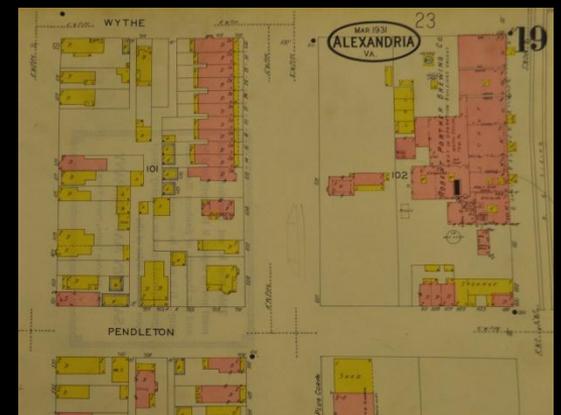
Parker-Gray Ad Hoc Work Group

- 9 Work Group members
 - Citizen associations
 - BAR members
 - Developer
 - Architect
 - Black History Museum representative
 - Sustainable design expert
- 7 meetings & 19 hours of “discussion”

1. Architectural Classification (local Period of Architectural Significance, 1931)



“Early” buildings are those constructed by 1931

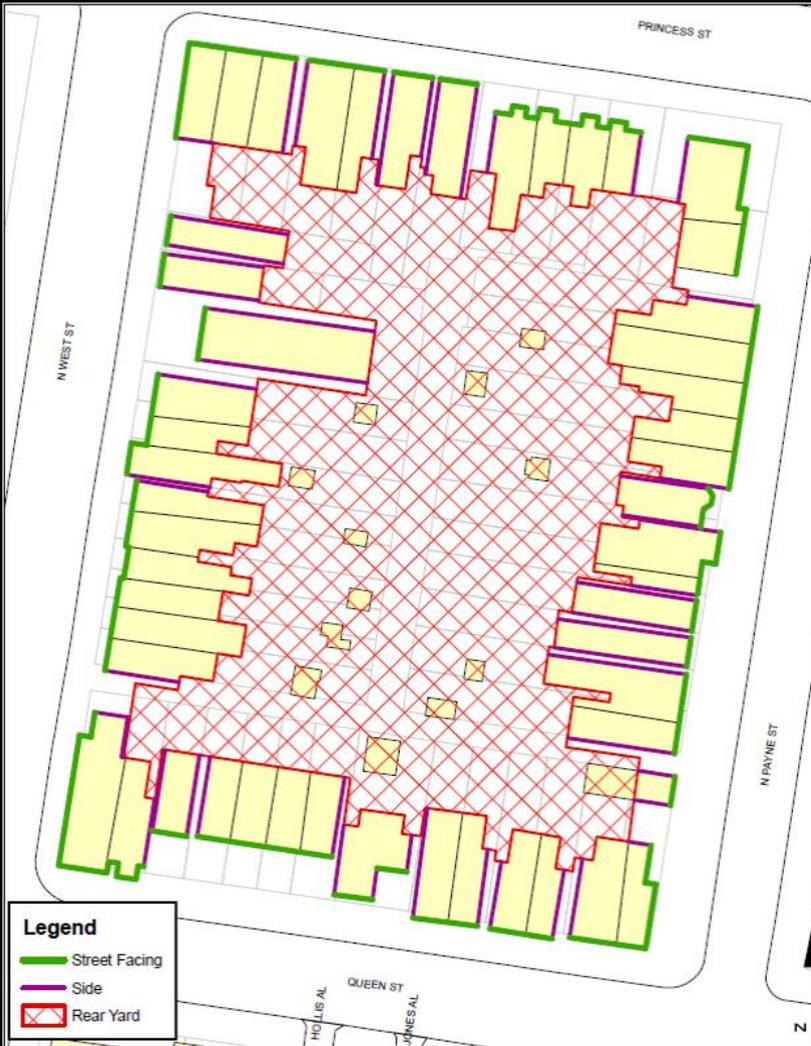


1. Architectural Classification (local Period of Architectural Significance, 1931)



“Later” buildings are those constructed after 1932

2. Hierarchy of Elevations



Street-facing Front Façades

Non-Street-facing Side and Rear Elevations

Corner – two street-facing elevations



Non-street-facing side elevation



Non-street-facing side elevation



Non-street-facing Rear elevation

3. Hierarchy of Review

B= BAR review at hearing.

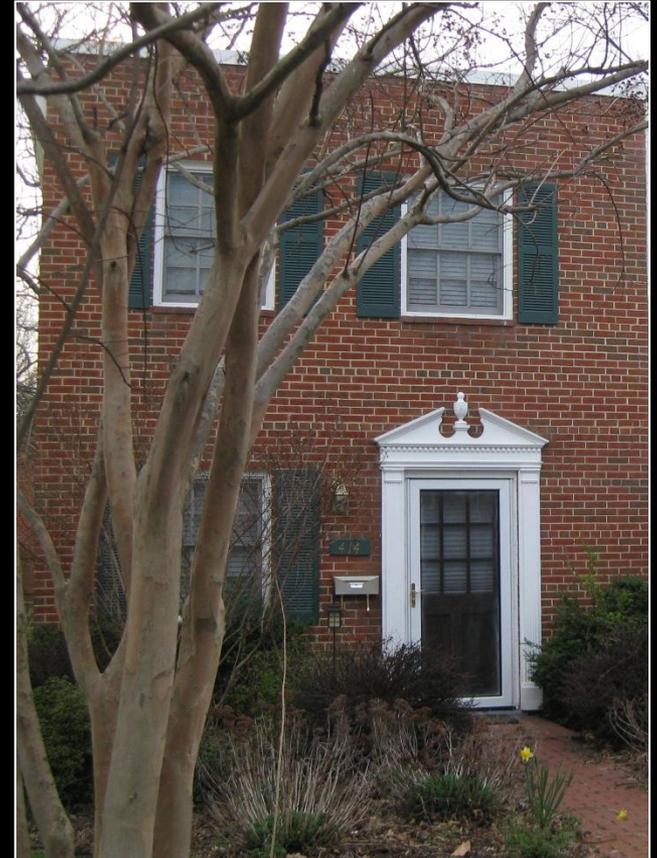
S= Staff administrative review only

N=No BAR or Staff review required

3. Hierarchy of Review (No BAR review)



3. Hierarchy of Review (Administrative BAR staff review)



3. Hierarchy of Review (Board review)



2 story rear addition



Early building (left) New construction (right)

Results of Work Group

PARKER-GRAY RESIDENTIAL REFERENCE GUIDE (Adopted December 12, 2012)

Early Residential Buildings

Built before 1932

FRONT (street facing)	SIDE (non-street facing)	REAR (non-street facing)
<p>Demolition/Capitulation Demolition of all facades (N) Demolition of 100 square feet/walls (B) Demolition of chain link and non-historic fences (S) Accessibility features when no longer needed (N)</p> <p>Site elements Fences, except hollow vinyl fences, and those located in the right-of-way (S) Ground mounted HVAC (N) Deck/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Painting (N) Bollards (N)</p> <p>Exterior finishes Painting of, or stucco applied to, unupgraded masonry (B) Wood siding, including synthetic trim in limited locations (S) Paint color (N)</p> <p>Roofs Dormers (B) Skylights (S) Roofing decks (B) Replacement roofing (S) Solar panels (N) Chimneys/flues (N) Visible rooftop HVAC screening (or waiver) if located at least 15' behind the front facade on flat or sloped roofs (N)</p> <p>Replacement windows/doors Replacement SCL wood windows (if no historic windows exist or cannot be preserved), without tinted or reflective glass (S) All doors (N) Security bars (N) Stems down (N)</p> <p>Building features Vents/flues greater than 1 sq. ft. (B) Dish antennas over 2 feet in diameter (B) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/porch/guard & handrails (S) Light fixtures (N) Window boxes (N)</p> <p>New construction Permanent planters attached to the building (S) Door hoods, porches or porticos (B) Docks and balconies (N) Accessibility features (B) Accessory structures under 50 sq. ft. for corner lots (S)</p>	<p>Demolition/Capitulation Demolition of 100 square feet/walls (B) Demolition of chain link and non-historic fences (N) Accessibility features when no longer needed (N)</p> <p>Site elements Fences, except hollow vinyl (S) Ground mounted HVAC (N) Deck/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Painting (N) Bollards (N)</p> <p>Exterior finishes Painting of, or stucco applied to, unupgraded masonry (B) Siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p>Roofs Dormers (B) Skylights (S) Replacement roofing (S) Visible rooftop HVAC screening (or waiver) (S) Solar panels (N) Chimneys/flues (N) Roofing decks, provided they are located at least 15' behind the front facade on flat or sloped roofs (N)</p> <p>Replacement windows/doors Replacement windows of any material but vinyl, without tinted or reflective glass (S) All doors (N) Security bars (N)</p> <p>Building features Light fixtures (N) Vents/flues (N) Dish antennas and all non-TV antennas (N) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/porch/guard & handrails (N) Alterations below the second floor window sills (N)</p> <p>New construction Permanent planters attached to the building (N) Accessory structures no greater than one story, 256 gross sq. ft. and 11.5 feet high (N) One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N) Deck/patios below the second floor window sills (N) Door hoods, porches or porticos below second floor window sill (N) Accessibility features (N)</p>	<p>Demolition/Capitulation Demolition of chain link and non-historic fences (N) Demolition and capitulation of 250 or less square feet of rear wall area below second floor window sills (N) Demolition and capitulation of 100 gross square feet of building area (e.g. enclosing one story additions) below second floor window sills and accessory structures (N) Accessibility features when no longer needed (N)</p> <p>Site elements Fences, except hollow vinyl fences and those located in the right-of-way (S) Ground mounted HVAC (N) Deck/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Painting (N) Bollards (N)</p> <p>Exterior finishes Painting of, or stucco applied to, unupgraded masonry (B) Wood siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p>Roofs Dormers (B) Replacement roofing (S) Skylights (S) Visible rooftop HVAC screening (or waiver) (S) Solar panels (N) Chimneys/flues (N) Roofing decks, provided they are located at least 15' behind the front facade on flat or sloped roofs (N)</p> <p>Replacement windows/doors Replacement windows of any material, without tinted or reflective glass (S) Doors (N) Security bars (N)</p> <p>Building features Light fixtures (N) Vents/flues (N) Dish antennas and all non-TV antennas (N) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/porch/guard & handrails (N) Alterations below the second floor window sills (N)</p> <p>New construction Permanent planters attached to the building (N) Accessory structures no greater than one story, 256 gross sq. ft. and 11.5 feet high (N) One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N) Deck/patios below the second floor window sills (N) Door hoods, porches or porticos below second floor window sill (N) Accessibility features (N)</p>

1. Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capitulation.
2. All projects must comply with zoning ordinance and building code requirements, and a building permit may be required.
3. All work approved by Staff through the administrative approval process must still be consistent with all BAR Design Guidelines, as amended, and policies.
4. Corner buildings have two street facing elevations (front) and two non-street facing elevations (sides).

PARKER-GRAY RESIDENTIAL REFERENCE GUIDE (Adopted December 12, 2012)

Later Residential Buildings

Built after 1931

See BAR review at hearing.
See Staff administrative review only.
No/No BAR or Staff review required.

FRONT	SIDE	REAR
<p>Demolition/Capitulation Demolition of all facades (N) Accessibility features when no longer needed (N)</p> <p>Site elements Fences, except hollow vinyl fences and those located in the right-of-way (S) Ground mounted HVAC (N) Deck/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Painting (N) Bollards (N)</p> <p>Exterior finishes Painting of, or stucco applied to, unupgraded masonry (B) Wood siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p>Roofs Dormers (B) Roofing decks (B) Skylights (S) Replacement roofing (S) Visible rooftop HVAC screening (or waiver) if located at least 15' behind the front facade on flat or sloped roofs (S) Solar panels (N) Chimneys/flues (N) Roofing decks, provided they are located at least 15' behind the front facade on flat or sloped roofs (N)</p> <p>Replacement windows/doors Security bars (S) Replacement windows (S) If located 15' or more from the front property line they may be any material, operation or configuration, without tinted or reflective glass, and: If located less than 15' from the property line, the windows may be wood, aluminum clad wood, or any high quality, paintable material with permanently affixed simulated divided light sashes. They may not be hollow vinyl, have sandwich panes, or have tinted or reflective glass. Doors (N)</p> <p>Building features Dish antennas over 2 feet in diameter (B) Vents/flues greater than 1 sq. ft. (B) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Dish antennas under 2 feet in diameter (S) Light fixtures (N) Shutters (N) Window boxes (N) Awnings (N) Stoops/porch/guard & handrails (N)</p> <p>New construction Permanent planters attached to the building (B) Docks and balconies (B) Door hoods, porches or porticos (B) Accessibility features (N) Accessory structures under 50 sq. ft. for corner lots (S)</p>	<p>Demolition/Capitulation Demolition of all facades (N) Accessibility features when no longer needed (N)</p> <p>Site elements Fences, except hollow vinyl fences (S) Ground mounted HVAC (N) Deck/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Painting (N) Bollards (N)</p> <p>Exterior finishes Painting of, or stucco applied to, unupgraded masonry (B) Siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p>Roofs Dormers (B) Replacement roofing (S) Skylights (S) Visible rooftop HVAC screening (or waiver) (S) Solar panels (N) Chimneys/flues (N) Roofing decks, provided they are located at least 15' behind the front facade on flat or sloped roofs (N)</p> <p>Replacement windows/doors Replacement windows of any material, without tinted or reflective glass (S) Doors (N) Security bars (N)</p> <p>Building features Light fixtures (N) Vents/flues (N) Dish antennas and all non-TV antennas (N) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/porch/guard & handrails (N) Alterations below the second floor window sills (N)</p> <p>New construction Permanent planters attached to the building (S) Accessory structures under 50 sq. ft. for corner lots (S) Accessibility features (N)</p>	<p>Demolition/Capitulation Demolition and capitulation of 250 or less square feet of rear wall area below the second floor window sills (N) Demolition and capitulation of 100 gross square feet of building area (e.g. enclosing one story additions) below the second floor window sills and accessory structures (N) Demolition of all facades (N) Accessibility features when no longer needed (N)</p> <p>Site elements Fences, except hollow vinyl fences (S) Ground mounted HVAC (N) Deck/patios less than 2 ft. above grade (N) Freestanding (permanent) planters and retaining walls less than 2 ft. high (N) Non-permanent yard features and art (N) Painting (N) Bollards (N)</p> <p>Exterior finishes Painting of, or stucco applied to, unupgraded masonry (B) Siding, including fiber cement siding and synthetic trim (S) Paint color (N)</p> <p>Roofs Dormers (B) Replacement roofing (S) Skylights (S) Visible rooftop HVAC screening (or waiver) (S) Solar panels (N) Chimneys/flues (N) Roofing decks, provided they are located at least 15' behind the front facade on flat or sloped roofs (N)</p> <p>Replacement windows/doors Replacement windows of any material, without tinted or reflective glass (S) Doors (N) Security bars (N)</p> <p>Building features Light fixtures (N) Vents/flues (N) Dish antennas and all non-TV antennas (N) Shutters (N) Drainage features (N) Utility meters (N) Window boxes (N) Awnings (N) Stoops/porch/guard & handrails (N) Alterations below the second floor window sills (N)</p> <p>New construction Permanent planters attached to the building (N) Accessory structures no greater than one story, 256 gross sq. ft. and 11.5 feet high (N) One-story additions no more than 250 gross sq. ft. of floor area and no taller than 2nd floor window sills (N) Deck/patios below the second floor window sills (N) Door hoods, porches or porticos below second floor window sill (N) Accessibility features (N)</p>

1. Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capitulation.
2. All projects must comply with zoning ordinance and building code requirements, and a building permit may be required.
3. All work approved by Staff through the administrative approval process must still be consistent with all BAR Design Guidelines, as amended, and policies.
4. Corner buildings have two street facing elevations (front) and two non-street facing elevations (sides).

Continued Work

DRAFT

SIDING & TRIM

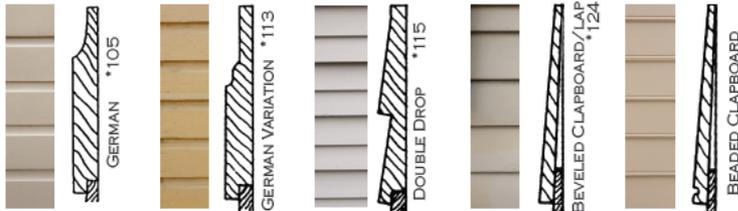
CITY OF ALEXANDRIA
PARKER-GRAY DISTRICT

APPROVAL MATRIX			
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, lap fiber cement 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 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 determination whether the historic siding is 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

DO . . .

- Repair rather than replace historic wood siding.
- Carefully remove portions of inappropriate siding to determine if historic siding exists underneath.
- 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.

DON'T . . .

- Use blow-in insulation that permanently adheres to the historic framing and siding.
- Install aluminum or vinyl siding.
- Capsulate 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



A contractor removes a small portion of the surface siding.



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.



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.

PLACEHOLDER FOR IMAGE OF THE FINISHED SIDING RESTORATION

ADOPTED 0x/xx/20xx

Parker-Gray Today



Public Housing Redevelopment



Former and Current Residents

We want to be a “special” district but not an “old and historic district....” Eudora Lyles, 16th Census Tract Crisis Committee

George Washington never slept here!

Recent Residents Who Challenged District

Preservation Perspective

What is Parker-Gray now?

- A) Local Historic District
- B) Conservation District
- C) Preservation “Lite” District
- D) All of the Above

Takeaways

- Same ordinance, same resources, same location but two very different districts in Old Town Alexandria
- Conflict between local and national period of significance
- Increased flexibility
- 1984 designation preserved a lot of buildings that are now considered historic

Parker-Gray: 30 Years Later

- Some of the fears of the earlier Parker-Gray residents about gentrification did come true...but was it because of historic preservation?
- Use of preservation as a planning tool – how does it fare?
- Can you successfully have areas of “no review” and maintain integrity?

Questions and Discussion

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