

10. COA-071516-2020

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

2100 East Broad Street

DISTRICT

St. John's Church

APPLICANT

J. Jordan

STAFF CONTACT

C. Jeffries

Commission of
Architectural Review

STAFF REPORT

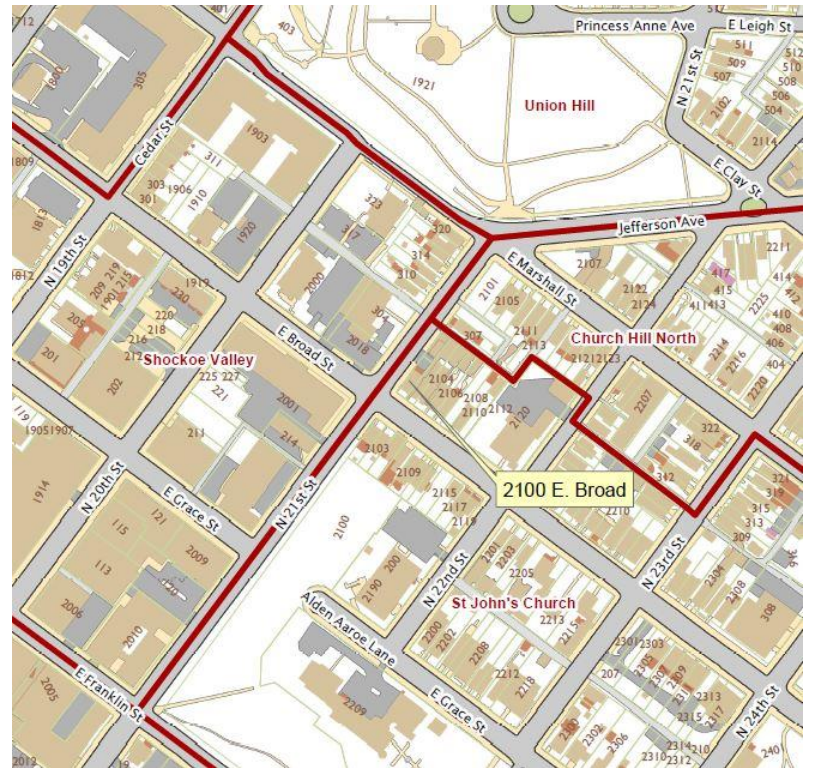


PROJECT DESCRIPTION

Install fiber cement siding on a street-facing elevation.

PROJECT DETAILS

- The applicant requests approval to install fiber cement siding on the west side elevation of a 2-story frame house in the St. John's Church City Old and Historic District.
- The property sits on the northeast corner of East Broad Street and North 21st Street and is highly visible from this large intersection. The west elevation faces onto North 21st Street. The application states that new wood siding was installed on the majority of the elevation six years ago. The application also states that the property has been cited by Code Enforcement due to the poor condition of the siding.
- An application to install fiber cement siding made by the applicant in 1999 was denied by the Commission.



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STAFF RECOMMENDATION

DENY

PREVIOUS REVIEWS

The Commission approved the reconstruction of the home's front porch in 2008.

STAFF COMMENTS

- Staff recommends denial of fiber cement siding on the west elevation and recommends the siding be replaced in-kind with new wood.

STAFF ANALYSIS

Substitute
Materials, pg.
60

Fiber cement siding is a siding option that has limited application for use on historic properties. Advertised as an alternative to vinyl or wood products, the application of these products in City Old and Historic Districts should be restricted to new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings.

The Guidelines clearly state that fiber cement siding is not appropriate for elevations highly visible from the public right of way. Staff recommends denial of fiber cement siding on the highly visible west elevation and recommends the siding be replaced in-kind with new wood.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES



Figure 1. 2100 East Broad Street, west elevation



Figure 2. detail of damaged siding