

3. COA-044107-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

506 N 29TH St

DISTRICT

Church Hill North

APPLICANT

Richmond Area Housing

STAFF CONTACT

Chelsea Jeffries

Commission of Architectural Review

STAFF REPORT

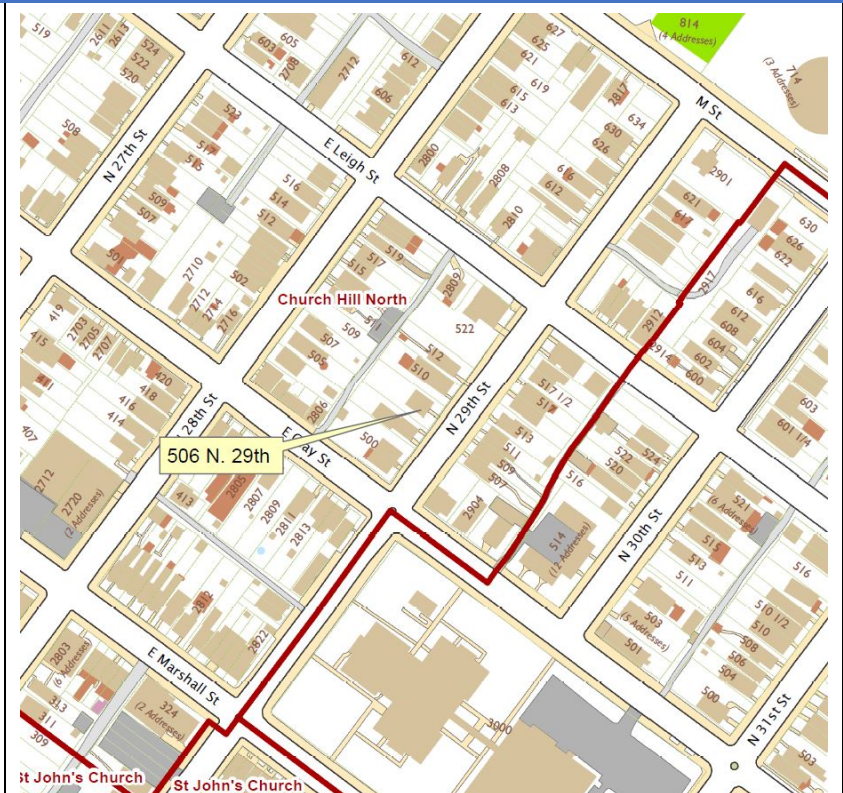


PROJECT DESCRIPTION

Install fiber cement smooth siding over existing cinder block.

PROJECT DETAILS

- The applicant requests approval to rehabilitate an existing concrete block apartment building in the Church Hill North Old and Historic District.
- The applicant proposes to clad the structure with smooth fiber cement siding in a light gray color.
- Though the City Old and Historic Districts do not distinguish between contributing and non-contributing resources, the building is listed as a noncontributing resource in the inventory for the Church Hill North National Register Historic District.



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STAFF RECOMMENDATION

DENY

PREVIOUS REVIEWS

The Commission reviewed an application to install vinyl siding on the building in November 2017. The Commission expressed concerns with changing the cladding of the structure from masonry to siding. The application was deferred to allow the applicant the opportunity to explore applying stucco, or installing another appropriate cladding to the structure.

STAFF COMMENTS

- Staff recommends denial of the application as submitted as it is not consistent with the Richmond Old and Historic Districts Handbook and Design Review Guidelines.

STAFF ANALYSIS

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Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and masonry.

Staff finds that the existing masonry is a character-defining feature of the building and the installation of fiber cement siding would radically alter the appearance of the structure. Staff recommends denial of the proposed siding and suggests the applicant explore applying stucco or another appropriate cladding to the structure.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation outlined in Section 30-930.7 (b) 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.

IMAGES



Figure 1. Existing front elevation of structure.