COMMISSION OF ARCHITECTURAL REVIEW STAFF REPORT March 28, 2017 Meeting

9. CAR No. 17-037 (R. Jackson)

730 North 23rd Street Union Hill Old and Historic District

Project Description: Replace siding, windows, doors, roof, and fence.

Staff Contact: M. Pitts

The applicant requests approval to rehabilitate a home at the corner of North 23d Street and Cedar Street in the Union Hill Old and Historic District. This application is the result of enforcement activity as aluminum siding which clad the rear addition and portions of the rear elevation was removed and replaced with vinyl siding without review or approval by the Commission. The applicant has stated that she hired a contractor to repair the addition as the roof had failed. As part of the repair work, the contractor replaced all of the existing siding with vinyl lap siding. Though the application indicated work in addition to the replacement of the siding at the property, details of this additional work were not provided. Staff recommends the Commission defer any review of windows, doors, roofs, and fences until details have been provided.

Staff recommends denial the installation of vinyl siding. The Richmond Old and Historic Districts Handbook and Design Review Guidelines state that vinyl and aluminum siding are not permitted for use in City Old and Historic Districts (pg. 45, Materials & Color #4). Though the previous aluminum siding was not an appropriate building material, it was installed prior to the establishment of the Old and Historic District. As the installed vinyl siding is not a material appropriate for the District and, due to the structure's corner location, is highly visible from the public right of way, staff recommends denial of the installation of the vinyl siding. Staff recommends the applicant replace the vinyl siding with smooth, unbeaded fiber cement siding to be reviewed and administratively approved per the Commission's recently adopted guidelines for administrative approval of fiber cement siding on secondary elevations.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.