

STAFF REPORT: SEPTEMBER 22, 2021 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: 21-7122 REVISED

ADDRESS: 8002 KERCHEVAL

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: DAMEON GABRIEL (OWNER)

DATE OF PROVISIONALLY COMPLETE APPLICATION: 7/19/2021

DATE OF STAFF VISIT: 8/4/2021

REVISED ON 9/21/2021

SCOPE OF WORK: INSTALL NEW SIDING, LIGHT FIXTURES, AND SIGNAGE

EXISTING CONDITIONS

The building located at 8002 Kercheval is a 2 ½-story, wood-frame commercial building which is located in the West Village Historic District. The building was constructed in approximately 1920 by an unknown architect. The overall footprint is rectangular and measures 30'x 70'. The building is clad in a brick veneer on the west façade and north elevation first and second story, and insulbrick faux brick/asphalt cladding on the north elevation gable end. The original lapped wood siding exists on the east elevation. ZIP system sheathing and Smartside siding is also found at the east elevation. The front elevation, first story, is open as the building is currently in the process of being rehabilitated.



8002 Kercheval, current appearance

PROPOSAL

The applicant appeared in front of this body on 12-13-2017 with a proposal to rehabilitate the building to include the erection of a two-story, flat-roof porch on the front elevation and the reconstruction of the rear stair addition. The Commission denied the proposal due to the incompatibility of the proposed front elevation porch.

The applicant appeared in front of the Commission a second time, in July 2017 with a revised application to rehabilitate the building. See the attached staff report from 2017 which includes the submitted application. The Commission approved the proposed work, which included the following re: the building's exterior cladding:

- Retain and repair all extant brick cladding (located at the side/west elevation, first and second story and front elevation first and second story)
- At the east elevation, install hardi/composite lapped siding over asphalt exterior cladding
- At front elevation, install new smooth-finish, fiber cement lapped siding (color "Cobblestone Grey") within third story gable end over existing asphalt siding
- At rear, erect a new two-story addition which would be clad with smooth-finish, fiber cement lapped siding (color "Cobblestone Grey") at second story gable end over existing asphalt siding

In 2019, the applicant provided a final set of construction drawings to HDC staff for signoff/approval. See the attached drawings set and COA which indicated that they were seeking to install Artisan Hardi/fiber cement siding at the rear addition, front elevation 3rd story gable end, and east elevation. The siding was noted to have a thickness/profile of 5/8" and, per the elevation drawings, an exposure of 2 1/2" to 2 3/4". However, Smartside lapped siding which has a thickness/profile of 5/16", a 5 3/4" exposure, and wood-grain finish was installed at the new rear addition, instead of the approved smooth-finish cement fiber siding. Per the manufacturer's website, Smartside siding is composed of "strands of wood" which "are pressed together and bonded with a resin and other proprietary components."

With the **current submission**, the applicant is seeking the Commission's approval of the Smartside siding which was installed at the new rear addition without HDC approval. They would also like to install Smartside siding at the front and side elevations. Specifically, the current scope includes the following:

- At the rear elevation addition, install Smartside lapped siding with a 5/16" thickness/profile and 5 3/4" exposure (work complete)
- At the west elevation, remove the current brick veneer and original wood siding beneath and install Smartside lapped siding which has a thickness/profile of 5/16". The dimensions of the exposure and the finish has not been indicated
- At the east elevation, remove the existing original lapped wood siding and install Smartside lapped siding which has a thickness/profile of 5/16". The dimensions of the exposure and the finish has not been indicated
- At the front elevation gable end, remove the existing insulbrick/asphalt shingle siding and install Smartside lapped siding which has a thickness/profile of 5/16". The dimensions of the exposure and the finish has not been indicated
- Paint new siding pale blue throughout

- Install new light fixtures at front, rear and side elevations per submitted drawings
- Install two new signs per the following
 - At the front elevation, second story balcony, install a 59"x74 ½", round sign. The applicant has provided two options. Option 1 calls for a round, internally-illuminated acrylic sign with vinyl letters . Option 2 calls for an internally-illuminated aluminum sign with push through letters
 - At the west elevation, second story, install a 59"x74 ½", round sign. The applicant has provided two options. Option 1 calls for a round, internally-illuminated acrylic sign with vinyl letters . Option 2 calls for an internally-illuminated aluminum sign with push through letters

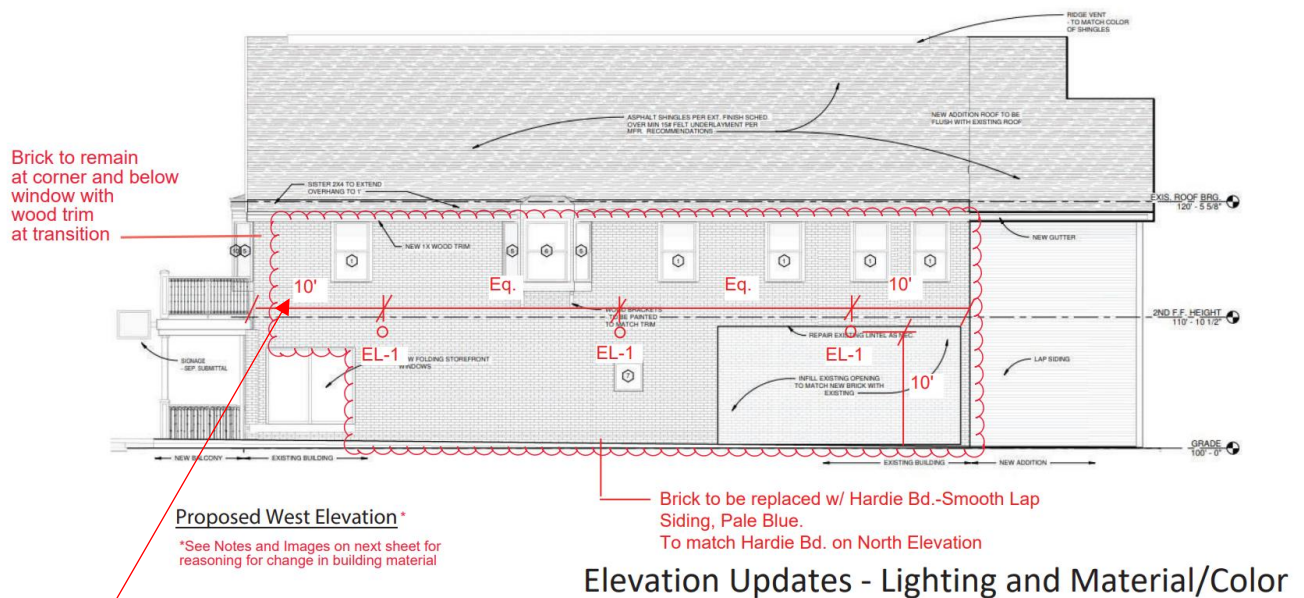
STAFF OBSERVATIONS AND RESEARCH

- As the building sits at a prominent intersection, it has two primary/character ½" r-defining elevations: the north and west elevations
- The applicant removed the insulbrick asphalt siding at the east elevation to reveal the original lapped wood siding. It is staff's opinion that this original lapped wood siding does appear to be in fair condition/can be repaired. However, the Commission did approve the installation of fiber cement siding at that location in 2018.
- The east elevation is not easily visible from the public right of way due to the proximity of the home directly to the east
- The brick veneer siding at the west elevation has likely existed at this location for more than 50 years. However, the brick does appear to be in poor condition, has suffered from numerous repairs over time, and is visibly detaching from the wall surface in areas. A poorly executed enclosure of former storefront openings on this elevation with brick and mortar which does not match the adjacent brick further detracts from the brick cladding's integrity. It is staff's opinion that the current brick veneer cladding at the west elevation is not a significant character-defining feature of the building.
- The applicant has stated that they are unsure of the condition of the original lapped wood siding which exists beneath the brick veneer at the west elevation
- The following are the dimensions of the original lapped wood siding vs the proposed Smartside Siding:
 - Original lapped wood siding (as observed on the east elevation) = ½" thickness/profile and 4 ½" exposure
 - Smartside siding (as installed at new rear elevation) = 5/16" thickness/profile and 5 ¾" exposure
- The Smartside siding which currently exists at the building was installed without approval at the newly erected rear elevation addition
- The applicant has stated that the approved Artisan Hardi/fiber cement siding (which has the thickness/profile of 5/8" exposure of 2 ½" to 2 ¾") is no longer on the market/is currently not being manufactured by James Hardi. He has noted that this is the reason that he installed the Smartside siding at the new rear addition and that he hopes to obtain the Commission's approval to install it on the east, west, and front elevations.
- It is staff's opinion that the size and location of the proposed signage is generally in keeping with the building's historic character. However, staff does feel that Option 2, which calls for a an internally-illuminated aluminum sign with push through letters, is more appropriate that Option 1, which calls for an acrylic, internally-illuminated sign with vinyl lettering

- If the current brick siding at the west elevation will be replaced with lapped siding, new trim will need to be installed at the existing windows. The submitted application does not provide details around the new window trim.

ISSUES

- It is staff's opinion that the proposed Smartside siding as installed at the rear elevation new addition is not a good replication of historic lapped wood siding as the exposure is too wide and the profile is too thin. Staff recommends against approval of its installation on the **original building's primary elevations** (the north and west elevations)
- See below line drawing of the proposed east elevation, which indicates the area where the applicant is seeking to replace the existing brick veneer siding with new lapped siding. annotated photo. It is staff's opinion that proposed installation would result in an appropriate "stepping" of the siding into the second story above the primary storefront window and would improperly overlap a secondary elevation treatment over a primary elevation treatment. Instead, staff recommends that the primary elevation's expression of the brick framed storefront with second story brick be wrapped around the west elevation to fully include the Van Dyke storefront window and eliminate awkward and inappropriate stepped effect which would result from the proposed application. See the below annotated photo below for staff's recommended transition between the brick and lapped siding at the west elevation. Although staff feels that it would be appropriate to continue and restore the brick down the full length of the Van Dyke (west) elevation, which is also quite prominent and visible, should a lapped siding be installed a transition point along a single vertical line (shown in red, location approximate) would be minimally appropriate so that the building properly "holds" the corner.



The applicant proposes to install the lapped siding within the red, bubbled area



Should the applicant install lapped siding at the original building, west elevation, staff recommends that the installation begin to the right of/south of the above red line.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff's opinion that the project generally conforms to the Elements of Design for the West Village Historic District and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the project with the following conditions:

- The new siding which shall be installed at the front/north elevation gable end and the side/west elevation of the original building shall be composite (with a smooth finish) or wood, lapped, and display an exposure of no more than 4 ½" and a profile between ½" and 5/8". Staff shall be afforded the opportunity to review and approve the siding/revised construction documents. Should staff determine that the proposed siding does not meet the Standards or the Commission's intent, they shall forward the proposal to the Commission for review at their regular meeting.
- The new signage shall be installed per the proposed Option 2, which calls for internally-illuminated signs with aluminum sign face and push through letters
- Should the applicant install lapped siding at the west elevation, brick must be maintained at the west elevation's northeast corner past the Van Dyke storefront at the first and second story per

the above annotated photo. Final drawings which detail this condition shall be provided to HDC staff for review and approval prior to the issuance of this COA

- The applicant shall provide final detail of the west elevation window trim which must be added when the new lapped siding is installed to HDC staff for review and approval prior to the issuance of the this COA