

INTERIM GUIDELINES FOR USE OF ARTIFICIAL SIDING ON NEW CONSTRUCTION IN THE ITALIAN VILLAGE HISTORIC DISTRICT

The use of vinyl, aluminum and other artificial or synthetic siding materials that are intended to replicate natural materials such as wood are strongly discouraged in new construction. However, for applications for certificates of appropriateness in which such siding is proposed, the following design considerations and criteria for review shall be used in determining whether such material is appropriate for new construction:

DESIGN CONSIDERATIONS:

1. Artificial siding materials will only be considered for new construction or for new additions to existing structures. Existing artificial siding that is damaged and in need of repair will be considered by the commission as a maintenance issue.
2. The proposed siding material must be the same on all sides.
3. The proposed exterior cladding for the new structure or addition is consistent with the historical structure that previously may have existed as shown through the use of historic maps, photographs or other documentation presented to the commission for review.
4. The proposed exterior cladding for the new structure is consistent with the surrounding streetscape and/or the historic mix of brick versus frame in the existing neighborhood.
5. Multiple units being developed on a street or neighborhood as a whole must reflect the combination of brick and frame structures that exist throughout the neighborhood.
6. Frame additions to frame structures should use a compatible siding material, including proportionate siding exposure, trim profile and material. The new siding does not need to match the original structure but must be visually compatible.

CRITERIA FOR REVIEW:

1. Trim boards, corner boards, window and door trim, soffits, fascias and other ornamentation must be made of wood. All trim details must be supplied for review.
2. A minimum of 15 available colors shall be presented as options.
3. No visible seams shall be allowed on any exposed street elevation. This requirement means that siding material must be purchased in such lengths so as to avoid seams.

4. No J-bead may be exposed.
5. The minimum allowable thickness for vinyl siding is 0.044 inches.
6. The siding must be attached using an anchoring system, not hung.
7. Only smooth or brushed finish is acceptable. Wood grain will not be approved under any circumstances.
8. The manufacturer must provide a lifetime transferable warranty.
9. The color of the vinyl siding must penetrate the entire material and cannot be simply a surface color coating.
10. The minimum allowable nail hem for vinyl siding is 0.88 inches thick.
11. The siding material must withstand a minimum wind resistance of 50 psf negative pressure.
12. The siding material must be highly resistant to warping, discoloration, cupping and general deterioration and must not deflect in heat and cold.
13. The siding must be applied exactly in accordance with the manufacturer's specifications and a copy of such specifications must be submitted with each application.

All siding installations will be subject to inspection by the City for compliance with these requirements prior to the issuance of final permits and any installations that fail to comply with the criteria outlined herein will be subject to further action by the City.