

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 28, 2016 Meeting**

8. **CAR No. 16-099** (M. & N. Williams)

**2312 Venable Street  
Union Hill Old and Historic District**

**Project Description:** **Rehabilitate the structure to include installing fiber cement siding, repairing windows or installing new windows if necessary openings, remove one 2<sup>nd</sup> floor door opening, and install two new doors.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to rehabilitate elements of the exterior of a late Victorian home in the Union Hill Old and Historic District. The structure was altered prior to the establishment of the Old and Historic District to include the installation of brick and a storefront window, the installation of various forms of synthetic sidings, and the demolition of the adjacent attached home. Specifically, the applicant proposes the following work:

- **Siding:** Remove the existing asphalt and wood siding. Install Cedarmill Lap Fiber Cement Siding with 7" reveal. The applicant is proposing to paint the siding Studio Blue Green (#18 on the Commission's Paint Palette).
- **Windows:** Restore windows to include new glazing and frames as needed. The applicant proposes to paint the frames Classic Light Buff (#41 on the Commission's Paint Palette). If the windows are not salvageable, the applicant proposes to install new 1/1 wood windows to fit the existing windows openings.
- **Doors:** Remove the 3 existing doors. The applicant proposes to install 6 panel wooden doors to be painted Classic Light Buff with antique nickel entry handles on the ground floor of both the rear and front facades. The applicant proposes to enclose the rear door opening on the second floor.

**Staff recommends partial approval of the project with conditions.**

**Siding:** The *Guidelines* note that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right of way (pg 56). The applicant is proposing to remove the inappropriate replacement siding and the wood siding underneath and install fiber cement siding on all elevations. As the home was previously attached to another home, the siding on west elevation was not original to the home and is greatly weathered. On the east side of the home, the wood siding is Dutch Lap siding. As the asphalt siding is still intact on much of the front and rear, staff is unable to assess the wood siding's condition. Staff recommends the condition of the wood siding be assessed in coordination with CAR staff and if

possible, a sufficient amount of existing wood siding be salvaged and installed with the historic reveals on the front façade. Staff supports the installation of fiber cement siding on the secondary elevations with the condition that the siding be installed with a reveal consistent with the historic reveal, have a Dutch Lap profile, be smooth and not the proposed Cedarmill, and be unbeaded.

**Windows:** The *Guidelines* state that all original windows should be retained and be repaired by patching, splicing, consolidating or otherwise reinforcing (pg. 65, #1 #6). Staff supports the applicant's attempt to restore the existing windows.

The *Guidelines* note that the architectural appearance of original windows should be used as a model for new windows (pg. 65 #10). If the windows cannot be repaired, staff supports the use of wood windows with the conditions that the replacement windows be 2/2 true divided lite or simulated divided lite to match the historic windows and the applicant confirm with staff that the proposed window sizes will fill the existing windows openings.

**Doors:** The *Guidelines* note that changes to openings on secondary elevations will be considered by the Commission on a case-by-case basis (pg. 65, #8). Staff supports the removal of the second floor door opening as this opening is located on a secondary elevation, and the original door is no longer present. Staff supports the proposed installation of simple 6 panel wooden doors on the front and rear of the structure to replace the inappropriate replacement front door and the deteriorated rear door. Staff encourages the applicant to replace the inappropriate fan light transom with a simple single lite transom to fill the existing opening.

It is the assessment of staff that the application, with the above noted conditions, is consistent with the Standards for Rehabilitation and New Construction in Sections 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.