

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 25, 2017 Meeting**

6. COA-015042-2017 (J. Lum, III)

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

Project Description:

**Replace siding and install two
new window openings.**

Staff Contact:

C. Jeffries

The applicant requests approval to rehabilitate the exterior of a late Victorian home in the Union Hill Old and Historic District. The applicant proposes to remove all existing siding from the structure and install cedar Dutch lap siding on the front façade and “Boral TruExterior” Dutch lap siding on all other elevations.

The applicant also proposes to create two new window openings on the western elevation to improve natural light inside the home. Each window opening will consist of three horizontally ranked square fixed wood windows.

Staff recommends approval of the project, with conditons. In general, the proposed rehabilitation meets the Commission’s guidelines for rehabilitation found on page 57 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the applicant is proposing to remove deteriorated siding, install wood siding on the front elevation, and replace the remaining siding with a material that replicates wood on the secondary elevations. The *Guidelines* note that substitute material siding has limited applications which include being used on secondary elevations with limited visibility from the public right of way (pg. 58). Though the siding on the secondary elevations will be highly visible, the design and appearance will match the existing wood siding, which the applicant has stated is not original to the structure. Though the proposed poly-ash siding will be visible, staff supports its installation if the historic siding is unable to be restored. 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 façade. Staff supports the installation of poly-ash siding on the secondary elevations with the condition that the siding be smooth, unbeaded, and installed with a reveal consistent with the historic reveal.

Color samples were submitted with the application but without detailed information about the proposed color scheme. Staff recommends the applicant provide additional information about the proposed colors for administrative review and approval.

The *Guidelines* state that the number of windows should not be changed by cutting new openings, though the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis (pg. 67, #8). The applicant is proposing to create two new window openings on the

western elevation of the structure. This side of the home is adjacent to a public alley and a side yard. The applicant wishes to increase natural light on this side of the home which is unlikely to be affected by new construction at any time in the future. The *Guidelines* also state that the architectural appearance of original windows should be used as a model for new windows (pg. 67, #10). Though the proposed new windows do align with the header height of the existing windows, they are not a design found on the structure or throughout the district as they are horizontally oriented. Staff supports the addition of new window openings as it does not radically change the appearance of the building or overwhelm the structure's façade. Staff recommends that the new windows be vertically oriented, the design to be submitted to staff for administrative review and approval. The new windows should be clearly differentiated from the historic windows yet still be compatible.

It is the assessment of staff that the application, with the conditions noted above, is consistent with the Standards for Rehabilitation 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.