



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-139549-2023	Final Review	Meeting Date: 12/19/2023
Applicant/Petitioner	Steven Brett Kemp	
Project Description	Replace non-original wood fiber/ pressboard siding and damaged wood siding on visible elevations.	
Project Location		
Address: 2219 M Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The applicant proposes exterior alterations to a Late 19th Century, one story, frame cottage ca. 1891. Exterior alterations include siding repair and replacement.</p> <p>Non-original siding will be replaced with fiber cement siding. Salvageable wood siding will be relocated to the façade.</p> <p>Most of the original wood siding has been removed over time and replaced with wood pressboard siding which has deteriorated.</p> <p>The original wood siding still existing on the left side of the dwelling underneath the pressboard, however, appears to be in poor condition.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None	
Conditions for Approval	<ul style="list-style-type: none"> • If there isn't enough lap siding to salvage from the left side of the dwelling, Staff recommends that wood siding with the same reveal and profile as the historic be installed on the façade. • Final exterior materials and colors be submitted for administrative review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Substitute Materials, pg. 61	<i>Fiber cement siding is a siding option that has limited application for use on historic properties. Advertised as an alternative to vinyl or wood products, the application of these products in City Old and Historic Districts should be restricted to new freestanding buildings, secondary elevations with limited visibility from the public right-of-way, new additions with limited visibility from the public right-of-way, and new outbuildings.</i>	<p>The applicant proposes to install 7.25 inch smooth hardiplank lap siding on the right (west) and left (east) sides of the dwelling, which will replace the non-original press board siding. On the left side of the dwelling, there is original wooden lap siding which will be removed and relocated to the more visible façade. The rear of the dwelling will remain CMU block.</p> <p>Staff finds that the replacement of the non-original pressboard siding with smooth hardi plank siding to be an appropriate solution. The new hardiplank will have a six-inch reveal, which is like that of the historic wood siding found on the left elevation. Furthermore, the left (east) and right (west) sides of the building are minimally visible from M Street, and the side extension is setback from the sidewalk and M Street.</p>
Substitute Materials, pg. 61	<i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and chemically compatible substitute materials that convey the same appearance as the surviving elements or sections. Use available documentation when reconstructing missing elements. Pictorial, historical or physical documentation can be helpful.</i>	<p>The applicant proposes to relocate salvageable original wood siding to the façade of the dwelling. Staff finds this to be an appropriate solution. <u>If there isn't enough lap siding to salvage from the left side of the dwelling, then Staff recommends that wood siding with the same reveal and profile as the historic be installed on the façade. Staff recommends that final exterior materials and colors be submitted for administrative review and approval.</u></p>
Secretary of the Interior's Standards for Rehabilitation, pg. 59	1. Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco and masonry	The original wood lap siding from the left (east) side of the dwelling will be retained and relocated to the façade.

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

Figures (Next Page)

Figure 1. 2219 M Street, 1950's. Wide pressboard siding appears to have already been installed on the dwelling.



Figure 2. The rear of 2219 M Street looking north. Rear of building is constructed out of an unpainted CMU wall.



Figure 3. Original wood siding still present on the left (east) elevation of the dwelling which will be relocated to the façade.



Figure 4. Right (west) elevation of 2219 M Street.



Figure 5. Facade of 2219 M Street.

