



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

8.COA-147332-2024	Final Review	Meeting Date: 5/28/2024
Applicant/Petitioner	Christopher Wingfield	
Project Description	Restore, repair, and replace elements on the façade in need of repair.	
Project Location		
Address: 2808 East Leigh Street		
Historic District: Church Hill North		
High-Level Details: The applicant proposes to make exterior alterations to a detached, two-story, Colonial Revival dwelling circa 1900. Exterior alterations will include replacement of wood siding and front porch elements with a new design.		
Staff Recommendation	Partial Approval	
Staff Contact	Alex Dandridge, (804) 646-6569, alex.dandridge@va.gov	
Previous Reviews	None.	
Conditions for Approval	<p><i>Staff Recommends approval of:</i></p> <ul style="list-style-type: none">• Replacement of the front windows in-kind to match the existing light configuration, dimension, and that the upper sashes feature ogee lugs like the existing.• Staff recommends that all existing window casing and sills be retained and repaired as necessary, and not be wrapped in another material.• The new windows must be within the existing framing and must be wood or aluminum clad wood; final window specifications sent to staff for administrative review and approval.• The front banister and railing be retained and repaired, or replaced in-kind to match the original in design, dimension, and profile.	

	<ul style="list-style-type: none"> • The wood siding on the façade be replaced with new wood “bb” siding. • decking boards be installed perpendicularly to the face of the building. <p><i>Staff recommends denial of:</i></p> <ul style="list-style-type: none"> • using a five – seven-inch reveal siding on the front façade. • Replacing the front banister and balustrade with a new design.
--	---

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Building Elements, Windows, pg. 69</p>	<p><i>7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.</i></p>	<p>The applicant proposes to replace the front windows which appear to be deteriorated beyond repair. Excessive wood rot is present on the windows.</p> <p>The general exterior rehabilitation of the house was approved by the Commission in 2017. The exterior rehabilitation included removing the faux brick, asphalt shingle siding, and restoring the front windows. The Commission did approve the replacement of many side elevation windows due to deterioration, minimal visibility, and traditional design of the replacement windows.</p> <p><u>Staff recommends that the front windows be replaced in-kind to match the existing light configuration, dimension, and that the upper sashes feature ogee lugs like the existing. The new windows must fit within the existing framing and must be wood or aluminum clad wood. Final window specifications sent to staff for administrative review and approval.</u></p> <p><u>Staff recommends that all existing window casing and sills be retained and repaired as necessary, and not be wrapped in another material.</u></p> <p>Staff was not able to locate historic photographs of the property.</p>
<p>Secretary of the Interior’s Standards for</p>	<p><i>Repair damaged elements instead of replacing them. Use materials that match the original in type, or use physically and</i></p>	<p>The applicant proposes to replace the existing front porch railing and balustrade. The existing balustrade features a wide, substantial banister</p>

<p>Rehabilitation, pg. 59</p>	<p><i>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>	<p>with turned pickets. Staff believes that these are original to the building.</p> <p>The applicant would like to replace the existing balustrade with a new design either in metal or wood in an “x-shaped” design which can be seen on other buildings in the district.</p> <p>Staff finds that it is inappropriate to replace the front railing with a new design if not based on physical or photographic documentation. <u>Staff recommends the denial of replacing the existing banister and railings with a new design.</u> The existing design is a character defining feature of the building. <u>Staff recommends that the front banister and railing be retained and repaired, or replaced in-kind to match the original in design, dimension, and profile.</u></p> <p>Staff was unable to located documentation that demonstrates the existing railing is not original to the building.</p> <p>The front porch decking boards will be replaced with new tongue and groove decking boards. <u>Staff recommends that the decking boards be installed perpendicularly to the face of the building.</u></p> <p>The existing columns will be retained and repaired.</p>
<p>Substitute Materials, pg. 61</p>	<p><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>	<p>The applicant proposes to replace the narrow, wooden, “bb” siding on the façade with new wood siding with a five or seven-inch reveal. This reveal is like other buildings across the district, but wider than the existing “bb” siding. It appears that the siding on the sides and rear was replaced, at some point in time, with a wider siding. The exterior of the building was clad in a faux brick shingle for many years, which could have contributed to the accelerated degradation of the wooden siding. The narrow reveal “bb” siding is likely an original material. <u>Staff recommends that the wood siding on the façade be replaced with new wood “bb” siding. Staff recommends denial of using a five or seven-inch reveal siding on the front façade.</u></p> <p>The Commission approved the installation of Hardi Plank siding on the sides and rear of the</p>

		building in 2017. The building has been clad in novelty siding for many years which had led to the degradation of the wooden siding beneath.
--	--	--

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

Figure 1. Front Façade with narrow siding.



Figure 5. Window Deterioration

Figure 2. Side façade with replacement siding.



Figure 4. Window Deterioration



Figure 5. Existing balustrade and columns.



Figure 6. Deteriorated decking boards.

