

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 23, 2014 Meeting**

9. **CAR No. 14-100** (A. & L. Holloway) **2406 Venable Street
Union Hill Old and Historic District**

Project Description: **Replace siding, repair windows,
replace windows, restore porch columns**

Staff Contact: **K. Chen**

The applicant seeks approval for the rehabilitation of a two-story residence in the Union Hill Old and Historic District. The applicant proposes the repair of salvageable siding and the replacement of deteriorated siding with matching wood clapboards. The applicant also proposes to replace the existing porch columns with new wood columns that match the profile of the engaged column found at 2404 Venable Street. The 6/6 wood double hung sash on the façade will be repaired and retained and two windows on the rear will be replaced. The siding and architectural elements will be painted in colors which are similar to those found on the color palette created by the Commission to help staff approve paint colors.

Staff recommend approval of the project with conditions. The proposed work is consistent with the Standards for Rehabilitation which state that original features be maintained, fundamental architectural features not be radically altered, and that deteriorated building features be repaired instead of being replaced (pg. 51). The proposed work on the porch and siding is thoroughly described in the project documentation and the work is entirely consistent with the Guidelines for rehabilitation provided the replacement siding matches the existing historic profile and reveal and that the column profile matches the profile of the engaged column at 2404 Venable Street.

The approval of the replacement windows is conditioned upon the receipt of additional information. The applicant will need to provide documentation showing that the rear windows are beyond the point of repair. The *Guidelines* state that, "Windows should be replaced only when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photographic documentation" (pg. 59). The light configuration of these replacement sash also needs to be provided, and should match that of the existing windows. The treatment of the double window on the side of the house is unclear and additional information needs to be provided. The applicant states that muntins will be installed on the exterior, but staff would like to see a true or simulated divided lite.

Therefore, provided the applicant provides the additional information requested, staff recommend approval on the conditions that all window replacement or

repair results in the installation of wood or aluminum-clad wood with true or simulated divided lites, provided that the applicant can demonstrate the rear windows are beyond the point of repair.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(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.