

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
February 28, 2017 Meeting**

5. **CAR No. 17-030** (J. & S. Morris)

**2405 & 2407 Cedar Street
Union Hill Old and Historic District**

Project Description: **Remove vinyl siding, restore wood siding on front, and install fiber cement siding on secondary elevations.**

Staff Contact: **C. Jeffries**

The applicant requests approval to rehabilitate the exterior of a semidetached two-family dwelling in the Union Hill Old and Historic District. The applicant proposes to remove all existing vinyl siding from the altered frame vernacular Italianate structure. The applicant proposes to install smooth, unbeaded fiber cement siding on the secondary elevations and restore the existing wooden siding on the primary elevation, if possible. This application is the result of enforcement activity as the home has been painted without prior approval.

Staff recommends approval of the project with conditions. 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 the vinyl siding, restore the wood siding on the front elevation, and replace these elements with a material that better replicates wood on the secondary elevations. The *Guidelines* note that fiber cement siding is a product with limited applications which include being used on secondary elevations with limited visibility from the public right of way (pg. 58). Though the proposed fiber cement siding will be visible on the side elevations, staff supports its installation if the historic siding is unable to be restored. Staff recommends that the wood siding be restored on the front elevation, and the fiber cement siding be smooth, unbeaded, and installed with a reveal consistent with the historic reveal on the secondary elevations. As paint colors were not provided, staff recommends approval with the condition that the applicant submit paint colors for administrative review and approval.

Other areas of the building have also been painted, such as the front door, windows, and a rear privacy fence. As the existing painting is not consistent with the Commission's Paint Guidelines which note that fluorescent and obtrusive colors are not appropriate and that the number and variety of colors on a property should be limited, staff recommends that the applicant also remove or paint over the areas that will not be affected by the removal of the siding.

It is the assessment of staff that the application, with the noted conditions, 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.