COMMISSION OF ARCHITECTURAL REVIEW STAFF REPORT November 22, 2016, Meeting

4. CAR No. 16-159 (J. Anderson)

504 North 29th Street Church Hill North Old and Historic District

Project Description:

Rehabilitate an existing structure to include the installation of fiber cement siding, replacement of all windows with vinyl windows, reconstruction of the side porches to include screening the upper porch, the restoration of the historic openings on the first floor of the façade, and construction of a new deck.

Staff Contact: M. Pitts

The applicant requests approval to rehabilitate a residential structure in the Church Hill North Old and Historic District. The Italianate structure is a 2-story, 3-bay frame house which has been altered over time.

The applicant is proposing the following changes to structure:

- The structure is clad in a mix of materials including vinyl siding and wood lap and Dutch siding. The applicant proposes to remove all existing siding and install HardiePlank smooth siding.
- All existing windows are to be replaced with new 2/2 vinyl windows. The
 applicant proposes to restore the historic window openings on the first
 floor of the façade by replacing the triple window with two 2/2 windows.
- Restore the front door opening by replacing the existing front door and install side lights and a transom.
- Demolish the existing two story side porches and rebuild the porches to match the existing in form and material. The proposed changes to the porches are the second story of the deck will be enclosed by a grey or black screen and the second story of the deck will be reduced in size as the applicant is proposing to alter the roof form of the small single story projection located in the middle of the northeast elevation from a flat roof to a shed roof.
- Construct a deck at the rear of the structure with PVC railings and brick piers.

Staff recommends partial approval of the project with conditions.

Siding: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right of way (pg. 56). Staff believes the historic siding was likely the Dutch Lap siding found on the southwest elevation. <u>Staff recommends the condition of</u>

the wood Dutch Lap 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 the façade. Staff supports the installation of fiber cement siding on the secondary elevations with the condition that the siding be installed with a reveal consistent with the historic reveal, have a Dutch Lap profile, be smooth, and be unbeaded. As colors were not provided, staff recommends paint colors be provided to staff for administrative review and approval.

Windows: The *Guidelines* state that all original windows should be retained and repaired and should only be replaced when the windows have deteriorated beyond the point of repair (pg. 65, #1, 6, 7). Staff believes the second floor 1/1 windows on the façade with the ogee lugs and the 2/2 windows on the other elevations are original to the structure. Though the applicant has provided images of the windows, staff believes the applicant has not provided adequate evidence that the windows have deteriorated beyond the point of repair. Staff cannot recommend approval of the replacement of the original windows at this time and recommends a full window survey be provided and that vinyl windows are inappropriate on historic structures.

Staff finds the window on the first floor of the façade is not original to the structure based on the configuration which is not typical of homes of this style. As the Guidelines encourage the replacement of missing windows be based on photographic or physical evidence and that vinyl windows are inappropriate on historic structures (pg.65, #7, #11), staff recommends approval of the installation of the two windows on the ground floor with the condition that they be 1/1 wood or aluminum clad wood windows with ogee lugs to match the configuration of the historic windows on the second story.

Door: The *Guidelines* note that when reconstructing missing elements, available pictorial, historical, or physical documentation should be used (pg. 55, #7). The applicant has used the physical evidence of the historic door frame to propose a door with side lights and a transom which would fill the historic opening. Staff recommends approval of this element as it is based on the physical evidence.

Porches: The *Guidelines* note that porches should not be removed or radically changed (pg. 67, #4). Though the applicant proposes to replicate the majority of the existing 2-story porch, which was present on the 1905 Sanborn map; the modifications to the roof form of the single story addition will reduce the length of the second floor and roof of the porch. Staff recommends the porch structure remain the same size which would require the roof of the single story projection to remain as is. Staff supports the enclosure of the second story of the porch with a screen as it maintains the open appearance of the structure.

Deck: Staff reviewed the deck through the len of the "Standards for New Construction: Decks" on pages 48 of the Guidelines. The proposed deck meets some of the guidelines because it is located at the rear of the dwelling and does not alter, damage or destroy significant site elements of the property and is set on brick piers. The *Guidelines* note that deck should be painted or stained a neutral color that complements one or more of the colors found on the main

structure (pg. 48, #2). <u>Staff recommends the deck be painted or opaquely stained a color to be administratively reviewed and approved and details of the proposed railing material be provided to staff for administrative review.</u>

It is the assessment of staff that, with the conditions above, the application is partially consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.