



Staff Report
City of Richmond, Virginia

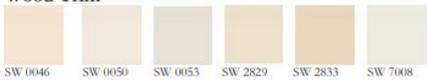


Commission of Architectural Review

4. COA-144137-2024	Final Review Meeting Date: 3/26/2024
Applicant/Petitioner	Debbie Hunter
Project Description	Replace deteriorated siding, decking boards, and front porch roof.
Project Location	
Address: 2707 East Clay Street	
Historic District: Church Hill North	
<p>High-Level Details:</p> <p>The applicant proposes various repairs and material replacements to the exterior of a frame, vernacular, Italianate building circa 1880.</p> <p>Exterior work includes the replacement of wood lap siding with new wood and fiber cement siding, replacement of front porch decking boards with new composite decking boards, and exterior color changes and a new front porch roofing material.</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"> • The new cedar siding installed on the façade have the same width/reveal as the existing wood lap siding. • The new composite decking boards be installed perpendicular to the face of the building. • Staff recommends that any other decorative woodwork including sawn pickets, handrails, brackets, etc. be repaired rather than replaced. • Staff recommends that existing wooden window trim be retained and repaired/replaced in-kind as necessary, rather than replaced with a substitute material or wrapped in a new material. • The composite decking boards have a flat bottom and top and have a tongue and groove profile. • The new front porch roof be a flat lock metal or dark colored membrane roof.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Substitute Materials, pg. 61	<p><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>	<p>The applicant proposes to replace wood siding on the side and rear elevations of the building. Images were submitted that demonstrate that the existing wooden lap siding has several areas that have deteriorated beyond repair. Staff recommends approval of the replacement of the siding on the side and rear elevations. These are secondary elevations that are minimally visible. Furthermore, the fiber cement siding will have a similar reveal to the existing wood siding having a seven-inch exposure.</p> <p>The façade of the building has existing wooden, lap siding. The applicant proposes to replace this siding with new cedar siding. <u>Staff recommends that the new cedar siding installed on the façade have the same width/reveal as the existing wood lap siding.</u></p> <p>A PVC skirt board will be installed around the base of the front porch. Staff finds that a simple PVC skirt board will have a similar visual appearance to wood.</p> <p>Treatment of existing window trim was not mentioned in the application; however, <u>staff recommends that existing wooden window trim be retained and repaired/replaced in-kind as necessary, rather than replaced with a substitute material or wrapped in a new material.</u></p>
Substitute Materials, pg. 61	<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 remove the existing wooden decking boards and to replace them with a substitute material. The substitute material will be composite Trex decking boards with a tongue and groove profile.</p> <p><u>Staff recommends that the new composite decking boards be installed perpendicular to the face of the building.</u></p> <p><u>Staff recommends that the composite decking boards have a flat bottom and top and have a tongue and groove profile.</u></p>
Secretary of the Interior's Standards for Rehabilitation, pg. 59	<p><i>1. Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco, and masonry</i></p>	<p>Character defining features of the building including the decorative cornice, brackets, turned posts, and sawn pickets will be retained. However, Staff noticed in the images submitted with the application that some of the sawn pickets have areas of deterioration. <u>Staff recommends that any other decorative woodwork including sawn pickets, handrails, brackets, etc. be repaired rather than replaced.</u></p>

<p>Paint, Exterior Paint Color Selection Chart, pg. 64</p>	<p>Italianate, Second Empire, and Queen Anne Styles Wood-frame Buildings (including Stucco-clad Buildings)</p> <p>Body Color</p>  <p>SW 0006 SW 0008 SW 0072 SW 2903 SW 2839</p> <p>Wood Trim</p>  <p>SW 0046 SW 0050 SW 0053 SW 2829 SW 2833 SW 7008</p>	<p>The Commission Approved Paint Palette lists reds as appropriate body colors for Italianate Buildings, and tans/beiges as appropriate colors for wood trim of Italianate buildings. The applicant is proposing to paint the body of the building Country Lane Red SW2839 and all trim Navajo Beige SW2833. Staff finds that these colors are in-keeping the paint guidelines.</p>
<p>Commission of Architectural Review</p> <p>Guidelines for Administrative Approval of Porch Roof Replacement</p>	<p><i>Acceptable substitute materials for flat lock metal include:</i></p> <p><i>a. Black thermoplastic polyolefin (TPO) membrane.</i></p> <p><i>b. Lead-coated copper, terne-coated steel, and aluminum/ zinc coated steel for tin, terne plate, zinc, or lead.</i></p> <p><i>c. Copper-coated steel, though less durable, for sheet copper.</i></p>	<p>The applicant is proposing to replace the front porch roof with a 24-gauge standing seam metal roof. The guidelines state that standing seam or flat lock metal roofs should be used on front porches. Because the existing roof is not a standing seam metal, <u>staff recommends that the new front porch roof be a flat lock metal or dark colored membrane roof.</u></p>

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. 2707 East Clay Street. Façade.



Figure 2. 2707 East Clay Street. View of side elevation from the public right-of-way.



Figure 3. 2707 East Clay Street. View of side elevation from the public right-of-way.



Figure 4. 2707 East Clay Street. View of front porch elements from the public right of way.

