

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 23, 2017 Meeting**

14. **COA-016790** (J. Coffey)

**2805 E. Clay Street  
Church Hill North Old and Historic District**

**Project Description:** **Replace siding and windows.**

**Staff Contact:** **C. Jeffries**

The applicant requests approval to replace the siding and windows on a dwelling in the Church Hill North Old and Historic District. The application is the result of enforcement activity.

This is a revised application that first came before the Commission in August 2015. The application was deferred so the applicant could gather additional information on the availability and effectiveness of applied muntins and the installation of smooth Hardie Plank siding on the front elevation of the house. The applicant has submitted a proposal from a contractor with three potential alternatives for abating the violation.

The applicant has replaced the lap wood siding on the house with Hardie Plank, un-beaded, Cedarmill, textured siding in Iron Gray. The windows have been replaced with 1/1, Majesty aluminum clad windows.

**Staff recommends approval of the project with conditions.** The proposed work appears mostly consistent with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

Windows

Photographic documentation from 1977 and 2014 show that the structure had 6/6 double-hung wood windows. The windows have been replaced with 1/1, aluminum clad windows. The Standards for Rehabilitation on page 57 of *Richmond Old and Historic Districts Handbook and Design Review Guidelines* states that original windows, including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and molding, shutters and exterior blinds should be retained. Page 67 of the *Guidelines* further states that the architectural appearance of original windows should be used as a model for new windows. Changes in the sash, depth or reveal, muntin configuration, frame, or glazing is strongly discouraged. Staff recommends that the sashes on the front elevation be replaced with 6/6 true or simulated divided light sashes with interior and exterior muntins and a spacer bar between the glass.

Hardie Plank Siding

The Substitute Materials section of the *Guidelines*, as cited on page 58, restrict the use of fiber cement siding 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. The use of fiber cement siding products as a substitute material for original wood trim and siding on historic buildings is discouraged. Fiber cement siding should reveal a smooth surface, rather than faux “wood grain.” Staff has observed that due to the dark color of the siding and the distance of the building from the street, the siding finish is difficult to see from the public right of way. The color of the siding is similar to Black Fox, found on the Commission’s paint palette. Staff recommends the siding on the front façade be replaced with smooth, unbeaded fiber cement siding.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7(b) of the City Code and 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.