

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 27, 2018, Meeting**

3. COA-031875-2018 (C. Dosier)

**725 North 24th Street
Union Hill Old and Historic District**

Project Description:

**Remove 2nd story rear porch and
construct a 2-story rear porch structure.**

Staff Contact:

M. Pitts

Description of Existing Structure: The existing structure is a 2-story, 3-bay frame, Greek Revival home set on a raised brick foundation. The structure is currently clad in vinyl siding and has a standing seam metal roof. The rear yard is enclosed with a wooden privacy fence.



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Proposal: The applicant proposes to remove the vinyl siding on all elevations and install smooth, unbeaded, fiber cement siding. The siding will be a light grey color. The applicant does not know if any wood siding existing under the vinyl siding. The applicant proposes to replace the rear privacy fence in-kind and install a gate at the rear of the fence. The applicant proposes to paint the existing green metal roof Naval (SW6224) to match the color of the front door and porch details.

Staff recommends partial approval of the project with conditions.

Siding: *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that fiber cement siding has limited application for use on historic structures and should be restricted to secondary elevations with limited visibility (pg. 58). Staff recommends approval of the smooth, unbeaded fiber cement siding on the secondary elevations (rear and side) with the condition that the specific color be submitted to staff for administrative review and approval. Staff recommends that the condition of the wood siding, if any existing under the vinyl 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. If enough siding cannot be salvaged for the façade, staff recommends new wood siding be installed on the façade.

Fence: Staff supports the in-kind replacement of the deteriorated wood fence with the addition of a door as the materials and design of the proposed fence are appropriate to the district.

Roof Painting: The Commission's Guidelines for painting note that the appropriate colors for metal roofs are blacks, greens, and reds (pg. 65). As navy blue is not an appropriate roof color, staff recommends denial of the proposed paint color. Staff recommends the roof be painted a color noted on the Commission's paint palette for metal roofs which can be administratively reviewed and approved.

It is the assessment of staff that, with these conditions, the application is partially consistent with the Standards for Rehabilitation and Site Improvements outlined in Sections 30-930.7 (b) and (e) 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.