



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

3.COA- 153769-2024	Final Review	Meeting Date: 9/24/2024
Applicant/Petitioner	Lance Warren	
Project Description	Replace aluminum siding with fiber cement siding on a secondary elevation.	
Project Location: Church Hill North		
Address: 2711 East Clay Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>Applicant proposes to remove and dispose of all existing aluminum siding, rakes, and corner boards on East side façade of an Italianate style property circa 1880's.</p> <p>Install R13 insulation, OSB sheathing, LoE house wrap, new PVC corners and rakes, new 9.25" (8" reveal) smooth / no bead Hardie Plank siding, caulk with Maxflex Elastomeric caulking, and paint all new siding and trim with 2 coats of Sherwin Williams Emerald paint.</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"> • Staff recommends that should fiber cement siding be installed on the East side that the siding be smooth, not beaded. and installed with a reveal consistent with the historic reveal. • Staff recommends that final proposed paint color be submitted for administrative review and approval. • Staff recommends against the implementation of PVC corners and rakes, in favor of a paintable composite trim alternative. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis

<p>Standards for Rehabilitation: Residential Construction, pg. 59 #1-10</p>	<ol style="list-style-type: none"> 1. <i>Retain original features and materials that define the building style, including but not limited to wood siding, shingles, stucco, and masonry.</i> 2. <i>Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes, and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.</i> <ol style="list-style-type: none"> 1. <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>The applicant proposes to replace the existing aluminum siding on the East elevation with Hardie Plank siding due to water damage and visible deterioration. The applicant notes that the deteriorating aluminum siding is currently concealing wood rot underneath. The proposed fiber cement siding will have an 8-inch reveal, matching that of the aluminum siding that will remain on the façade. Staff finds that fiber cement siding is an appropriate substitute material to replace the existing aluminum siding.</p> <p><u>If fiber cement siding is to be used on the East elevation, Staff recommends it be smooth, unbeaded, and installed with a reveal that matches the historic reveal.</u></p> <p><u>Additionally, Staff recommends that the final proposed paint color be submitted for administrative review and approval.</u></p> <p><u>Finally, Staff recommends against the implementation of PVC corners and rakes, in favor of a paintable composite trim alternative.</u></p>
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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. Façade



Figure 2. Rear