

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 24, 2017, Meeting**

9. **CAR No. 17-007** (Project Homes)

**2013 Venable Street
Union Hill Old and Historic District**

Project Description:

**Rehabilitate a single family home
to include new windows and doors
and construct an addition at the rear**

Staff Contact:

K. Chen

The applicant requests approval to rehabilitate a home in the Union Hill Old and Historic District. The Italianate-style home was constructed around 1882 and is a 2-story frame house with a projecting bay, a 1-story, 2-bay porch with a single surviving turned post with decorative sawn brackets. There is a decorative cornice with a pierced soffit and sawn brackets. There is a 1-story shed roofed addition to the rear.

The applicant is proposing to complete the following work:

- Remove the deteriorated and damaged wood siding from the entire dwelling and install smooth, unbeaded Hardie-plank siding and PVC or Hardie trim on all the corners and replace existing trim. The soffit and cornice will be repaired with wood.
- Replace all existing windows with 2/2, true-divided-light, wood windows. A new four-panel, wood front door will be installed and the sidelights and transom will be repaired and re-glazed with clear glass.
- The front porch will be repaired and new elements produced that match the remaining fabric. Richmond rail and Azek porch decking will be installed.
- New TPO roofing will be installed on the shallow gable roof of the main house. The roof is not visible from the street or the alley.
- A 1-story, gable-roofed addition will be added to the rear of the dwelling.

This application includes the request for the installation of a wooden privacy fence.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that on existing buildings, the use of fiber cement siding should be limited to secondary elevations with limited visibility from the public right-of-way (pg. 56). Staff observed on site the overall poor condition of the existing wood siding. Staff recommends that if possible, a sufficient amount of existing wood siding be salvaged and installed with the historic reveals on the façade, and that smooth, unbeaded cementitious siding may be installed on the secondary elevations.

The color for the siding should be submitted to staff for administrative review and approval.

The *Guidelines* state that all original windows should be retained (pg. 65, #1). Staff observed on site that a majority of the windows are missing or deteriorated beyond repair. The applicant is proposing to install true-divided-light wood windows in a 2/2 configuration. Staff recommends that the applicant work with staff to determine if it is possible to retain and repair any sash that could be concentrated on the façade of the dwelling.

The *Guidelines* recommend using documentation when reconstructing the missing elements including the physical evidence such as surviving posts, brackets and soffit details. The applicant proposes to replicate the existing decorative elements in the repair of the porch and cornice.

The *Guidelines* state that additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions to the rear or on the least visible side of a building is preferred (pg. 44, Siting #2). The addition will be further screened from the alley by the privacy fence. The proposed addition is located at the rear of the dwelling and subordinate in size. The drawings suggest that a gable roof will be constructed over the existing shed roof addition and the new and old blended together. Staff recommends that the shed roof of the existing addition be retained so that the new addition with its proposed gable roof is differentiated from the existing.

It is the assessment of staff that the application, with the conditions noted above, 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.