

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 28, 2016 Meeting**

4. **CAR No. 16-095** (A. Schuler)

**818 North 25th Street
Union Hill Old and Historic District**

Project Description: **Replace deteriorate wood siding with smooth, unbeaded, fiber cement siding.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate the exterior of a home in the Church Hill North Old and Historic District by replacing the existing deteriorate wood siding with smooth unbeaded fiber cement siding. On September 22, 2015, the Commission approved an application for the rehabilitation of the structure with limited in-kind replacement, enclosure of the porch, and installation of new windows. In this previous application, the Commission approved the maintenance and repair of the wood siding to include in-kind replacement using wood that matched the existing exposure and profile. The applicant was approved to paint the siding "Knoxville Gray" or "Cushing Green" both of which are similar to Studio Blue Green (#18) on the Commissions Paint Palette. With the application presently before the Commission, the applicant is requesting to replace all of the siding as the current siding is severely deteriorated due to weathering and lack of maintenance. The applicant requests to install fiber cement siding as they will have a difficult time accessing the home for repairs as property sits on the northern and southern property lines; and therefore she would like to use a durable material which would require less maintenance. The applicant proposes to paint the siding the previously approved paint colors or another color which can be administratively approved by staff.

Staff recommends approval of the project with conditions. *The Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right of way (pg 56). Staff believes the much of the existing wood siding is in a condition beyond the po side elevations due to the building being constructed on the lot lines. Staff recommends the condition of the wood 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 on the front façade. Staff supports the installation of fiber cement siding on the secondary elevations with the condition that the siding be installed with a reveal consistent with the historic reveal.

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