

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

7. **COA-16770-2017** (W. Jones)

**501 North 25th Street
Church Hill North Old and Historic District**

Project Description:

**Install fiber cement siding on
all elevations of an existing structure.**

Staff Contact:

M. Pitts

The applicant requests approval to rehabilitate the exterior of a corner commercial structure at the intersection of North 25th Street and East Clay Street in the Church Hill North Old and Historic District. The existing structure is clad in a variety of materials. The East Clay Street and rear elevations appear to be clad in historic wood lap siding. The siding on the front, North 25th Street elevation appears to be Masonite lap siding. On the north side elevation, the historic wood siding is covered by a bricktex cladding. The applicant is proposing to install white Hardieboard fiber cement siding on all elevations.

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 include being used on secondary elevations with limited visibility from the public right of way (pg. 58). Though the proposed fiber cement siding will be visible on the north side elevation and the rear elevation, staff supports its installation on these two elevations if the historic siding is unable to be restored with the condition that the fiber cement siding be smooth, unbeaded, and installed with a reveal consistent with the historic reveal. As the siding on the façade does not appear original, staff supports its removal. As the North 25th Street and East Clay Street elevations are both visible primary elevations, staff recommends a sufficient amount of existing wood siding be salvaged from all elevations and installed with the historic reveals on the two primary elevations, or wood siding be replaced in-kind on the primary elevations.

It is the assessment of staff that the application, with the 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.