

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 28, 2014 Meeting**

8. CAR No. 14-111 (M. Dembeck)

**806 Jessamine Street
Union Hill Old and Historic District**

Project Description:

Install Hardiplank siding

Staff Contact:

J. Hill

The applicant requests approval of replacement siding installed on the side of this residence located in the Union Hill Old and Historic District. The property has wood siding on the front of the house and the applicant has installed wood-grained HardiPlank siding to match the existing siding already in place on the back and sides of the rear portion of the house.

Staff recommends approval of the application. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* supports the use of appropriate substitute materials that replace missing or poor quality original materials (pg. 53). The *Guidelines* notes that fiber cement siding as a substitute for original wood siding is discouraged, but may be approved for use on secondary elevations with limited visibility from the public right-of-way (pg. 52). Additionally the *Guidelines* recommends that fiber cement siding should have a smooth finish, rather than a faux wood grain. If the house were located on a corner lot, wood siding would be called for. Given that the house is set back from the public right of way and that the wood grain siding was already present on the rear portion of that elevation, staff supports the proposed replacement of the siding.

It is the assessment of staff that, acknowledging the conditions at the property noted above, the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.