

From: [Danielle Worthing Porter](#)
To: [Mike Fisher](#)
Cc: [Dandridge, Alex - PDR](#)
Subject: RE: Agenda - Commission of Architectural Review July 23, 2024
Date: Friday, July 12, 2024 7:33:19 AM
Attachments: [image003.png](#)
[image002.png](#)

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Mike/Alex, below is our approval letter. Alex, please share with the Commission.

Mr. Fisher,

Thank you for meeting with Historic Richmond and the Secretary to the Commission of Architectural Review (CAR) on May 1, 2024 to discuss the exterior repairs on your property at 2802 E Clay Street. As you are aware, Historic Richmond holds a preservation easement requiring our written approval for exterior changes, as well as is located within a City Old & Historic District requiring a Certificate of Appropriateness. Approval from both Historic Richmond and CAR is required to move forward with the proposed project.

Work relating to the secondary elevations was administratively approved by the Secretary to CAR in May, and Historic Richmond deferred to CAR for any work that could be administratively approved. An application for work related to the front façade will be reviewed by CAR at the July meeting. Based on our review of the application dated June 6, 2024, **we approve the use of smooth, unbeaded hardiplank as a substitute material in this case, conditioned on (1) it being installed without irreversibly damaging or obscuring the architectural features and trim of the building, and (2) the substitute material matching the historic material in size, profile and finish as closely as possible so that there is minimal to no change in the character of the historic building.**

We based this decision on the following reasons:

- This property is listed as a contributing structure in the Church Hill North historic district on the National Register of Historic Places, but is not individually listed. In general, we place greater emphasis on authenticity and material integrity when maintaining and repairing individually significant historic properties.
- Based on our records, the siding that had been on the structure until 2023 was installed in the 1980s renovation and thus “non-historic” (meaning it was installed in the last 50 years). Where possible, we typically recommend salvaging sufficient historic siding from non-primary facades and installing it on the primary façade. Unfortunately, there was no historic wood siding salvageable for this purpose in this case.
- Modern wood siding materials are inferior to historic wood siding, as evidenced by the

rapid deterioration of the “non-historic” wood siding on this structure. NPS Preservation Brief No. 45 acknowledged this in stating: *“The wood from trees cut one and two centuries ago was much different than most wood available today. The mature trees in older forests grew very slowly and, as a result, the annual growth rings were very close together. Today, trees grown by commercial companies for their lumber are fast growing so they can be harvested sooner. As a result, commercially farmed trees have annual growth rings much further apart, resulting in the cut lumber being less strong and decay resistant than older timber.”*

- Substitute materials are already in use in this district in the context of new construction. In addition, substitute materials, such as Hardiplank, Boral and certain others, have performed well in quality, durability, and affordability.
- While there are advantages, there are also some disadvantages, cautions and concerns with the use of substitute materials. For example, when a substitute material is to be used in conjunction with existing wood material, such as around historic windows, trim, and cornices, it is important to consider the differences in expansion and contraction due to temperature and moisture changes, and to understand how a particular substitute material will age, what its maintenance requirements are, and how the material will deteriorate.

Please consider this email to be Historic Richmond’s written approval of your request. Please don’t hesitate to reach out if you have any questions about this approval or future projects.

Sincerely,
Danielle Porter



Danielle Worthing Porter
Director of Preservation Services

Historic Richmond

Building on history

4 East Main St., Suite 1C

Richmond, Virginia 23219

tel: 804.643.7407

fax: 804.788.4244

dporter@historichrichmond.com

HistoricRichmond.com

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From: Mike Fisher <mikefisherhome@me.com>

Sent: Thursday, July 11, 2024 2:08 PM

To: Danielle Worthing Porter <DPorter@HistoricRichmond.com>

Cc: alex.dandridge@rva.gov

Subject: Fwd: Agenda - Commission of Architectural Review July 23, 2024

[EXTERNAL]

Danielle

Good afternoon. I hope you are surviving the heat! Hopefully you have had an opportunity to see the improvements that have been to the side and rear of 2802 E Clay Street. As discussed, I plan to present the following to CAR at the meeting on 7/23:

Front facade- Remove recently installed wood-grained cement board/hardiplank siding and replace with smooth cement board/hardiplank siding to match the side and rear.

Remove recently installed aluminum window wrap and restore (reglaze and paint) front facade windows

Remove recently installed vinyl soffit/trim on front facade and replace with wood/traditional soffit and trim to match side and rear.

At our on-site meeting you indicated you were in agreement with that plan. Would you provide a letter/email so I can attach it to my case in the 7/23 agenda.

Thanks

Mike Fisher

Michael Fisher

State Farm Insurance

804-264-9443

mrfisher.net

Begin forwarded message:

From: "Dandridge, Alex - PDR" <Alex.Dandridge@rva.gov>

Date: July 10, 2024 at 4:49:21 PM EDT

Subject: Agenda - Commission of Architectural Review July 23, 2024

Good afternoon,

Attached, please find the agenda for the July 23, 2024 meeting of the City of Richmond Commission of Architectural Review.

This meeting will be held in person at City Hall, 900 E. Broad Street. Commissioners and Project Applicants must be present at City Hall, however there will be a virtual option for members of the public who would like to speak during the public comment portion of agenda items. The link to access and participate in the meeting virtually is below. An instruction sheet has also been posted on the Agenda.

Applications will be available by the end of the day, July 12, 2024 and Staff Reports will be available by the end of the day July 19, 2024 at the following link: [July 23, 2024 Meeting Details](#)

Virtual Meeting link for members of the public

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Meeting ID: 282 579 957 667

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DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Alex Dandridge

Preservation Planner | authentiCITY Studio

Secretary, Commission of Architectural Review

(o) 804-646-6569

(e) alex.dandridge@rva.gov

(w) rva.gov/planning-development-review

(m) 900 E. Broad St., Room 511, Richmond, VA 23219-1907

How am I doing? Please contact my supervisor Kimberly.Chen@rva.gov