

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 22, 2017, Meeting**

10. **COA-021155-2017** (Progress Realty Group LLC) **320 North 32nd Street
St. John's Church Old and Historic District**

Project Description: **Install textured fiber cement siding.**

Staff Contact: **C. Jeffries**

The applicant requests approval to install fiber cement siding with a faux wood grain texture on a new two story mixed use building in the St. John's Church Old and Historic District. The siding was installed in error and the applicant has replaced one façade of the siding portion of the building, fronting on Marshall Street, with smooth siding.

Staff recommends denial of the project as proposed. *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that fiber cement siding should have a smooth surface, rather than a faux "wood grain" (pg. 58). The design for the new structure, approved by the Commission in January 2015, indicated smooth, untextured siding was proposed to be installed. The applicant has replaced one façade of the siding, however the remaining sides are also highly visible from the public right of way, especially the northwestern elevation. As the *Guidelines* clearly state that fiber cement siding should be smooth and the initial approval included smooth siding, staff cannot support the installation of textured fiber cement siding.

It is the assessment of staff that the application is not consistent with the Standards for Rehabilitation outlined 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.