

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
November 25, 2014 Meeting**

1. **CAR No. 14-143** (J. Sadler)

**401 W. Marshall Street
Jackson Ward Old and Historic District**

Project Description: Replace non-primary elevation with Hardiplank siding

Staff Contact:

W. Palmquist

The applicant requests approval to replace a secondary elevation of this house in the Jackson Ward Old and Historic District with Hardiplank siding to match the existing reveal and color of the original wood siding. This secondary elevation is on the western side of the property and gets very little sunlight, resulting in continual rotting of the wood clapboards. This elevation is visible from W. Marshall Street but is screened by vegetation in the side yard.

Staff recommends approval of the project with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* notes that the application of fiber cement siding products (such as Hardiplank) should be restricted to new construction and secondary elevations with limited visibility from the public right-of-way (pg. 52). The proposed use of Hardiplank siding on this property is limited to a secondary elevation which has limited visibility from the public right-of-way. The *Guidelines* notes that if in-kind materials are impractical, then substitute materials may be used (pg. 53). Staff supports the use of Hardiplank siding on the proposed elevation, provided that the Hardiplank reveal and color closely matches the reveal of the existing wood siding. Staff also recommends that approval be conditioned on the installation of smooth Hardiplank siding, without faux grain, in accordance with the *Guidelines*.

It is the assessment of staff that, with the condition above, the application is consistent with the Standards for Rehabilitation 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.