

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 23, 2018, Meeting**

2. **COA-028033-2017** (RVA NateLisa LLC) **503 West 19th Street**
Springhill Old and Historic District

Project Description: **Rehabilitate a single family home.**

Staff Contact: **C. Jeffries**

The applicant requests approval to rehabilitate this one-and-a-half-story frame Craftsman home built ca. 1920 in the Springhill Old and Historic District. The majority of the proposed work is in-kind repair or can be reviewed administratively including exterior painting, window repair, and door replacement. The proposed work which will require the Commission's review includes the following:

- Replace the existing wood siding with smooth fiber cement siding.
- Replace the existing concrete sidewalk with new concrete with a broomed finish.
- Replace the metal roofing on the front of the home with a new standing-seam metal roof.

Staff recommends approval of the project with conditions.

Siding: *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that fiber cement siding has limited application for use on historic structures and should be restricted to secondary elevations with limited visibility (pg. 60). The applicant is requesting approval to replace the existing lap wood siding beneath the asphalt shingles with smooth fiber cement siding. One photograph showing the siding beneath the shingles was submitted, however it is difficult to assess the condition of the siding. Staff recommends that the applicant work with staff to determine if a sufficient amount of existing wood siding can be salvaged from all elevations and installed with the historic reveals on the façade, or wood siding be replaced in-kind on the façade and the fiber cement siding installed on the remaining elevations be smooth, unbeaded, and installed with a reveal consistent with the historic reveal.

Sidewalk: The applicant proposes to replace the existing concrete sidewalk with new concrete with a broomed finish. The applicant has also expressed interest in replacing the sidewalk with pavers instead of concrete. The *Guidelines* state that sidewalks should be built of common building materials found throughout the district (pg. 76). Staff recommends that the sidewalk be replaced in-kind with new concrete.

Roof: The applicant states that the historic material of the front portion of the main roof is in disrepair and in need of replacement. The roof does appear to have been repaired at some point. The applicant is proposing to replace the roof with a standing seam metal roof with a 1" seam. The *Guidelines* state that substitute roof materials may be used if the original material is not feasible (pg. 66, #3). As the proposed material appears to match the original material in appearance, staff recommends approval of the roof replacement, with the condition that the roof color be submitted to staff for administrative review.

It is the assessment of staff that the application, with the conditions noted above, is 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.