

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 26, 2016 Meeting**

1. **CAR No. 16-113** (J. Deloach) **623 North 26<sup>th</sup> Street**  
**Church Hill North Old and Historic District**

**Project Description:** **Remove existing deteriorated wood siding  
and install fiber cement siding on all elevations.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to rehabilitate the exterior of a home in the Church Hill North Old and Historic District by replacing the existing deteriorated wood siding with smooth fiber cement siding in the color of Cobblestone which is similar to Accessible Beige, #21 on the Commission's paint palette. The existing home is a semi-attached frame Italianate structure constructed ca. 1878. Staff observed evidence of deteriorated siding including splitting of the siding on the front façade.

**Staff recommends approval of the project with conditions.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that fiber cement siding is a product with limited applications which includes being used on secondary elevations with limited visibility from the public right of way (pg 56). Staff believes the much of the existing wood siding is in a condition beyond the point of repair though the siding on the inset portion of the rear and the covered corridor appears to be in superior condition than the siding on the façade. Staff recommends the condition of the wood siding be assessed in coordination with CAR staff and if possible, a sufficient amount of existing wood siding be salvaged and installed with the historic reveals on the front façade. Staff supports the installation of fiber cement siding on the secondary elevations with the conditions that the siding be smooth and unbeaded and installed with a reveal consistent with the historic reveal.

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