



Commission of Architectural Review

2. COA-170380-2025	Final Review	Meeting Date: 8/26/2025
Applicant/Petitioner	Sydney Jordan-Cooley	
Project Description	Replace stucco with cementitious siding.	
Project Location		
Address: 9 North 30th Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The subject property is a three-story single-family dwelling built in 2000. The exterior currently features a combination of brick, faux stucco, and cement fiber lap siding. The applicant proposes to replace the deteriorated faux stucco on the south elevation with cement fiber lap siding, matching the north elevation. No work is proposed to the primary brick façade.</p>		
Staff Recommendation	Approval	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none"> 2022: the commission approved an application to perform various exterior alterations to the subject property, which included replacing the stucco on the north elevation with siding. 	
Staff Recommendations	Staff recommends approval of the proposal as submitted.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Substitute Materials, p. 60	Fiber cement siding is a siding option that has limited application for use on historic properties. Advertised as an alternative to vinyl or wood products, the application of these products in City Old and Historic Districts should be restricted to new freestanding buildings, secondary elevations with limited visibility from the public right-of-way	<p>The south elevation is currently clad in faux stucco, which is experiencing failure. The applicant proposes to replace it cement fiber lap siding (smooth finish). The use of fiber cement siding is consistent with replacement material guidelines, and is already present on the north elevation, which maintains consistency between secondary elevations. The primary façade (brick) will remain intact.</p> <p><u>Staff recommends approval of the proposed cement fiber lap siding on the south elevation, as it matches the material already present on the building and does not impact the historic street-facing façade.</u></p>
Standards for Rehabilitation, p. 4	<p><i>3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p>The proposed corner boards and window casings will feature a simple profile. This treatment is consistent with the materials on the rough elevation and further avoids introducing false historic detailing.</p> <p><u>Staff recommends approval of the proposed trim details.</u></p>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) 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.

Figures



North Elevation

South Elevation

East Elevation

West Elevation

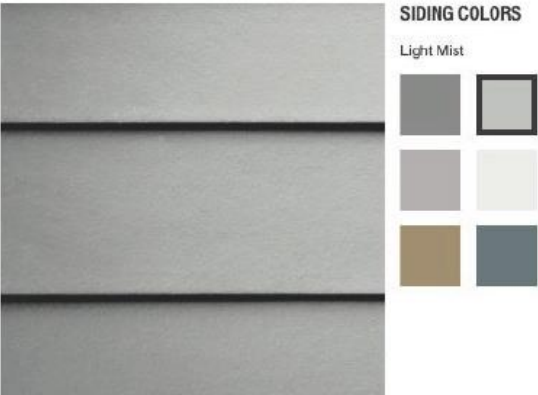
Figure 1



Figure 2



Figure 3



Hardie Siding Color Selection: Light Mist

Figure 4