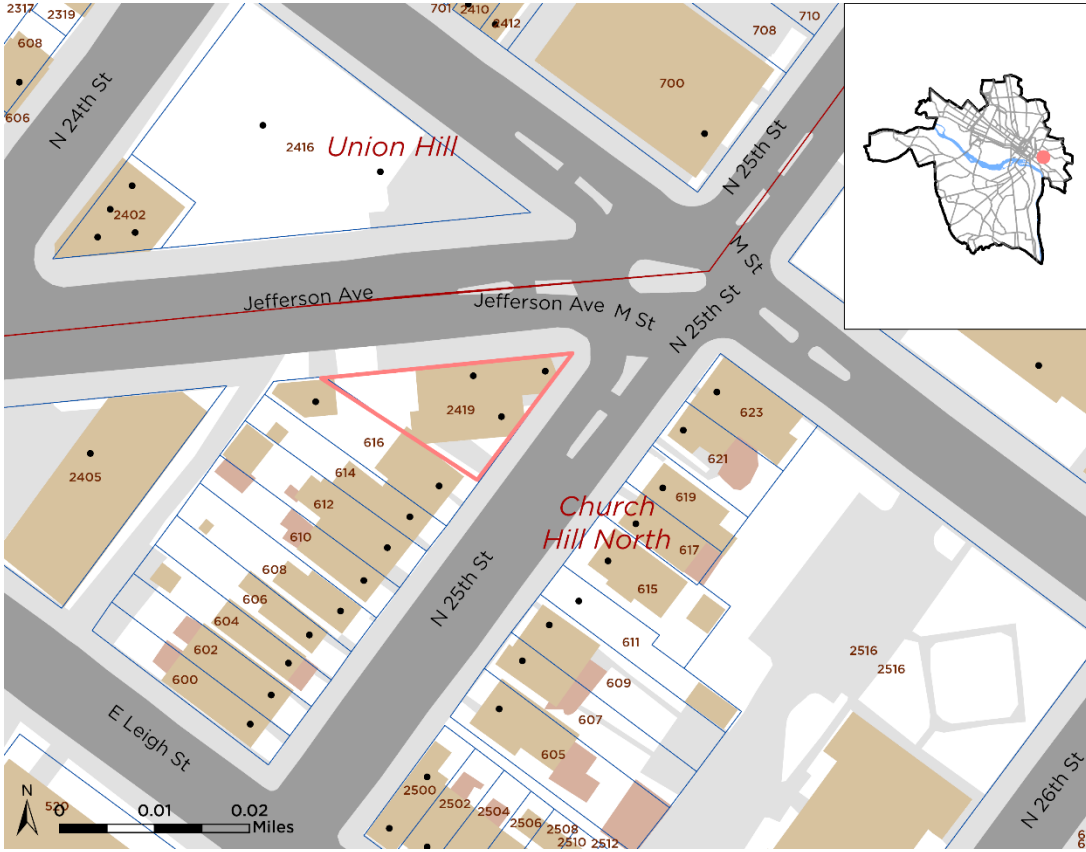




**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

9. COA-113062-2022	Final Review	Meeting Date: 6/28/2022
Applicant/Petitioner	Sub Rosa Bakery	
Project Description	Replace existing wood siding with HardiPlank siding.	
Project Location		
Address: 620 N. 25 <sup>th</sup> St.		
Historic District: Church Hill North		
High-Level Details:  The applicant proposes to replace existing pine siding with 6" exposure, 7 ¼" Hardi Plank on a ca. 1880 Italianate mixed-use property.		
Staff Recommendation	Denial	
Staff Contact	Emily Routman, Emily.routman@rva.gov	
Previous Reviews	In May 2021, staff Administratively Approved an application for the property for in-kind replacement of wood siding.	
Staff Recommendations	<ul style="list-style-type: none"><li>The applicant replace the wood siding in-kind.</li></ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
Guidelines for Administrative Approval of	<i>The replacement of wood siding with fiber cement siding may be approved administratively if the following criteria are met:</i>	The applicant proposes to replace the existing pine siding with Hardi plank siding on 3 elevations, including the elevations that front on Jefferson Ave. and N. 25 <sup>th</sup> St. Since the proposed elevations are on a prominent

Fiber Cement Siding	- <i>Secondary elevations have limited visibility from the public right-of-way.</i>	corner and highly visible from the public right-of-way, staff recommends <b><u>denial of this application. Staff recommends that the applicant replace the wood siding in-kind.</u></b>
Substitute Materials, pg. 60	<i>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, new additions with limited visibility from the public right-of-way, and new outbuildings. The use of fiber cement siding products as a substitute for original wood trim and siding on historic structures is discouraged.</i>	The applicant proposes to replace the existing pine siding with Hardi plank siding on 3 elevations, including the elevations that front on Jefferson Ave. and N. 25 <sup>th</sup> St. Since the proposed elevations are on a prominent corner and highly visible from the public right-of-way, staff recommends <b><u>denial of this application. Staff recommends that the applicant replace the wood siding in-kind.</u></b>

## Figures



Figure 1. Existing conditions of front elevation.



Figure 3. Existing conditions of N. 25<sup>th</sup> St. elevation.

Figure 2. Existing conditions of Jefferson Ave. elevation



Figure 4. Historic photo from Assessor's office showing N. 25<sup>th</sup> St. frontage.