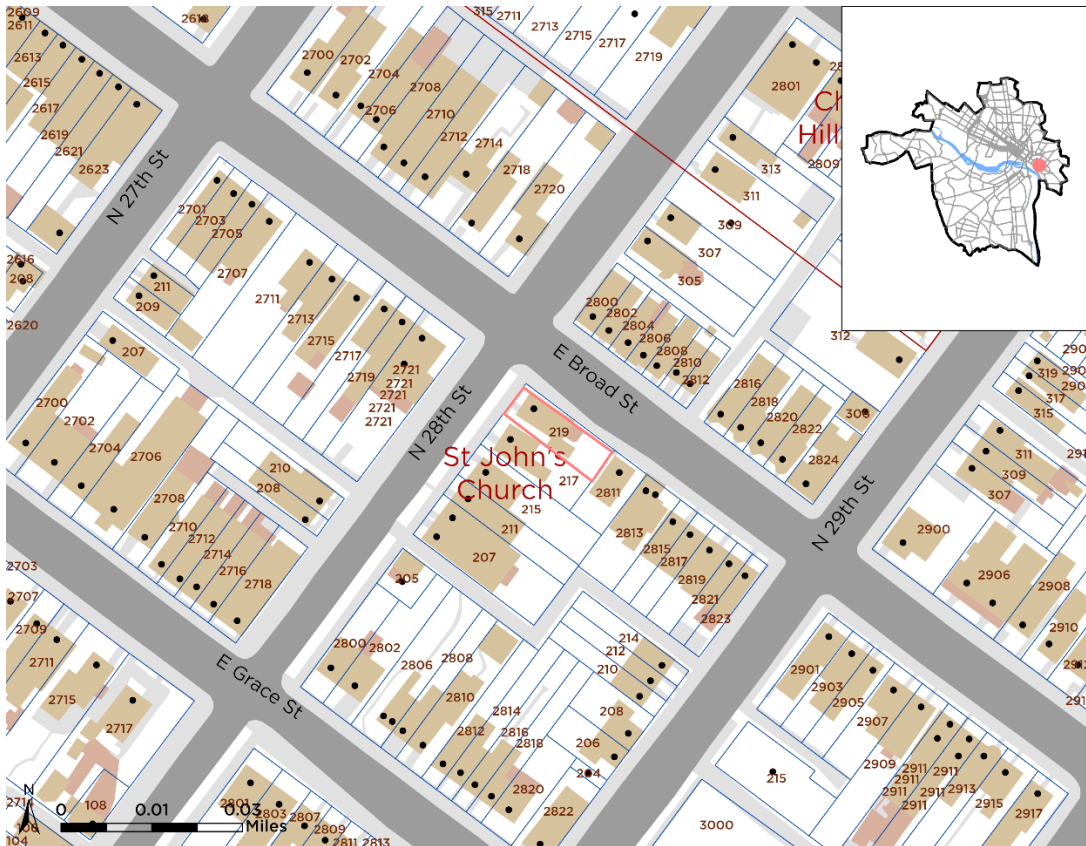




Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-100316-2021	Final Review	Meeting Date: 10/26/2021
Applicant/Petitioner	Martin Johnson	
Project Description	Remove deteriorated wooden siding and install fiber cement siding.	
Project Location		
Address: 219 N. 28th St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to replace rotted wood siding on the north elevation of a ca. 1851 Italianate home with unbeaded, smooth hardie plank. The new hardie plank will match the color and profile of the siding on the rest of the house. 		
Staff Recommendation	Denial	
Staff Contact	Emily Routman, Emily.routman@richmondgov.com	
Previous Reviews	The applicant received an Administrative Approval for the replacement of rotted wood siding with smooth hardie plank on the south elevation of the house in September 2021.	
Staff Recommendations	<ul style="list-style-type: none"> Denial of the hardie plank siding. The applicant should replace the rotted wood siding with in-kind materials and color. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation – Residential Construction, pg. 59	<i>2. Retain original wood features such as cornices, brackets, window and doorway surrounds, sashes and doors. Maintain the historic reveal or exposure of the siding and trim, as it is an important character-defining feature.</i>	The applicant proposes new hardie plank siding which will maintain the reveal of the trim.

<p>Substitute Materials – Fiber Cement Siding, pg. 60</p>	<p><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. Fiber cement siding is often thinner than wood siding, providing a narrower profile that makes the wall appear flat. Fiber cement siding should reveal a smooth surface, rather than a faux “wood grain.”</i></p>	<p>The applicant proposes to replace historic wood siding with fiber cement, hardie plank siding on a secondary elevation. However, even though it is a secondary elevation, it faces E. Broad Street, the busiest artery in the St. John’s Church District and is visible.</p>
---	--	---

Figures

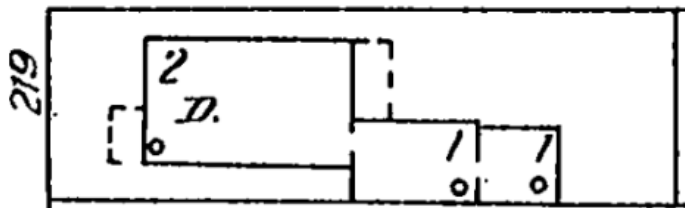


Figure 1. 1924-1925 Sanborn Map

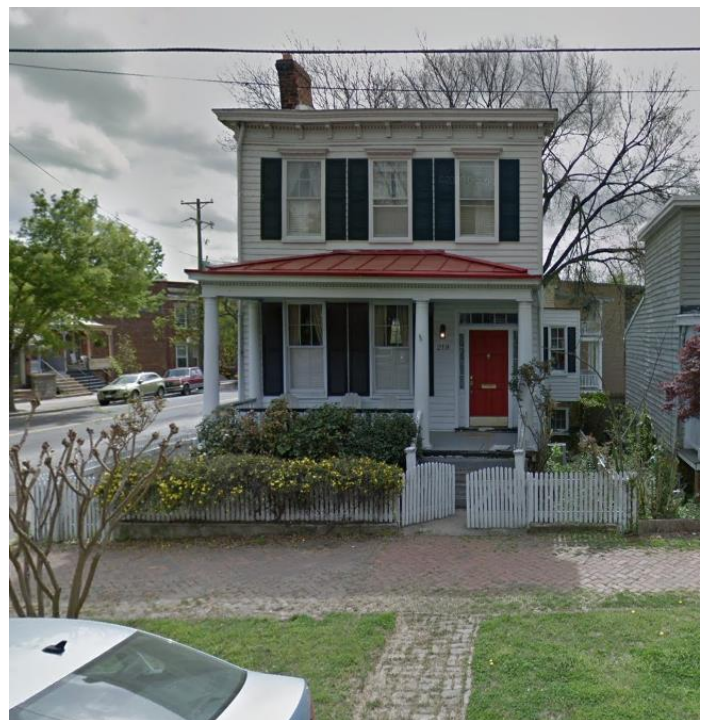


Figure 2. Façade photo



Figure 3. Elevation facing E. Broad St.



Figure 4. Rotted wooden siding