

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 24, 2018, Meeting**

4. **COA-0333405-2018** (C. Romero)

**818 North 25th Street
Union Hill Old and Historic District**

Project Description: Construct a shed and a pergola in the rear yard.

Staff Contact:

M. Pitts

Description of Existing Structure: The existing structure is one half of a frame double house. The other half of the home was demolished prior to the establishment of the Old and Historic District. The home was rehabilitated in 2015 and 2016 to include a side porch enclosure, replacement of the siding, and the in-kind repair and replacement of the front porch elements. At the rear of the home there is a wooden privacy fence with an inset area for parking off of the alley.



Rear of 818 North 25th Street (April 2018)

Proposal: The applicant proposes to construct an approximately 22' by 19', wooden pergola at the rear of the property, adjacent to the alley. Beneath the pergola, the applicant proposes to install a concrete pad. The pergola will be separated from the rear yard with a wooden privacy fence. The applicant proposes to construct an approximately 7' by 11', single story shed to be clad in fiber cement siding inside the rear yard. The shed will have a sky light and doors which will address the rear yard.

Staff recommends partial approval of the project with conditions.

Pergola: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* offer very little guidance about small, freestanding structures such as arbors and pergolas. It does, however, note that auxiliary structures should be compatible with the design of the major buildings on the site, and respect the siting and massing of existing auxiliary structures in the district (pg. 51, Residential Outbuildings 1-4). Staff has concerns that the scale and location of the pergola is not consistent with pergolas found in the district. Pergolas found in the district are typically smaller in scale and sited within rear yards. The proposed pergola is located over the parking area and will function as a carport which is not a building form found in the District. Additionally, the proposed pergola is larger than the typical small garden structures found in the district. Staff recommends denial of the proposed pergola as its size and siting do not respect the pattern found in the district for pergolas.

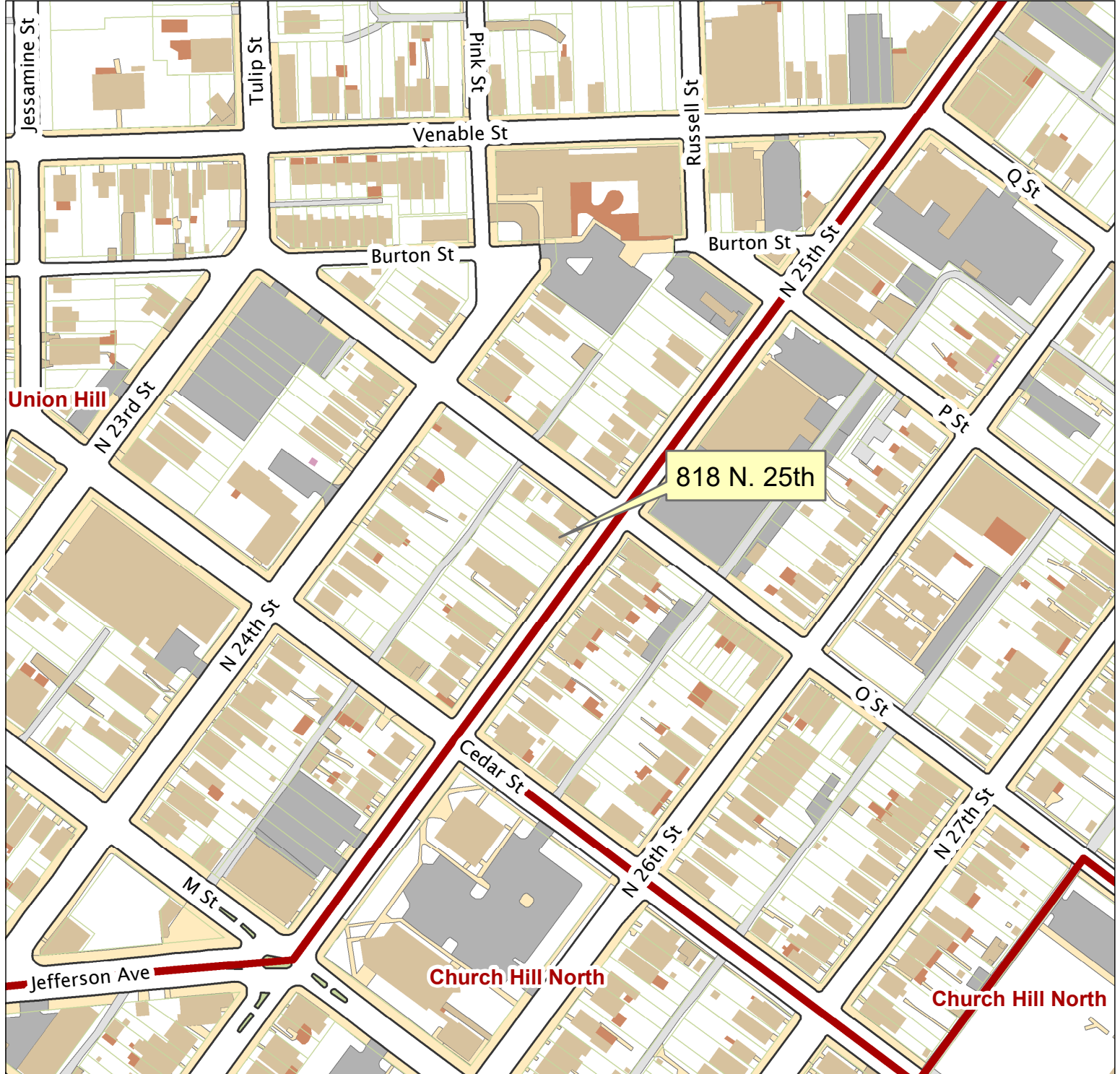
Shed: The Guidelines note that outbuildings should be compatible with the primary building on site, small in scale, located in the rear yard, and compatible with other outbuildings in the District (pg. 51, Residential Outbuildings 1-4). The small shed is located in the rear yard and will be minimally visible from the public right of way. The proposed fiber cement siding is compatible with the siding on the primary structure. Staff recommends approval of the proposed shed with the following conditions: the siding be smooth and without a bead and paint colors be submitted to staff for administrative review and approval.

It is the assessment of staff that the application, with the above noted conditions, is partially consistent with the Standards for New Construction in Section 30-930.7 (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.

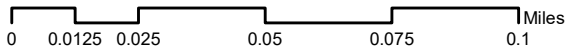
818 N. 25th Street

City of Richmond, VA

Geographic Information Systems



1 inch = 200 feet



Map printed by palmquwd on 2018.04.18.

Document Path: G:\PDR\Planning & Preservation\CAR\Applications\Base Maps\Base Map.mxd

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Location Reference





COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)
 Address 818 North 25th St.

Historic district Union Hill

Date/time rec'd: 3-23-18 1:05 pm
 Rec'd by: _____
 Application #: _____
 Hearing date: _____

APPLICANT INFORMATION

Name Chris deTreville

Phone (804) 334-1160

Company Obsidian, Inc.

Email cdetreville@obsidian.pro

Mailing Address 515 North 22nd St.

Applicant Type: Owner Agent

Richmond, Virginia 23223

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Name ROMERO CHRISTOPHER S AND JENNIE R

Company _____

Mailing Address 818 North 25th Street

Phone 540-729-2175

Richmond, Virginia 23223

Email ROMEROC@GMAIL.COM

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition

New Construction
 (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Addition of a Pergola and Shed

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner [Handwritten Signature]

Date 3/23/18