

**6. COA-044101-2018**

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

407 W Marshall St

DISTRICT

Jackson Ward

Commission of  
Architectural Review

STAFF REPORT



APPLICANT

S. Wheeler

STAFF CONTACT

Carey L. Jones

PROJECT DESCRIPTION

**Construct a new 10' x 15' greenhouse.**

PROJECT DETAILS

- The existing house on the property is a ca. 1886, Italianate, masonry house.
- The applicant requests permission to construct a new, 9 feet tall, 150 square foot (10' x 15') greenhouse in rear yard.
- The applicant proposes to use pressure treated wood and aluminum windows and to construct an operable roof of polycarbonate panels.
- The applicant proposes wood framing with a natural finish to match the existing fence.



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STAFF RECOMMENDATION

**APPROVE**

PREVIOUS REVIEWS:

None.

STAFF RECOMMENDED CONDITIONS

None.

STAFF ANALYSIS

New Construction, Residential Outbuildings, pg. 51 #s2-3

2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.
3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.

The proposed greenhouse is located in the rear yard and screened by an existing fence. Staff finds that the greenhouse respects the siting and massing of existing outbuildings in the area. Staff finds that the proposed greenhouse is smaller than the main residence and is located in the rear of the property.

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Secretary of the Interior Standards, pg. 5 #9-10

*9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

*10. New construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.*

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Staff further finds the modern design of the greenhouse clearly distinguishes it from historic outbuildings in the district but the massing, size, and scale is compatible with other outbuildings in the district.

Staff also finds that should the greenhouse be removed in the future the essential form and integrity of the property would not be impaired.

It is the assessment of staff that the application is consistent with the Standards for New Construction outlined 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.

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IMAGES

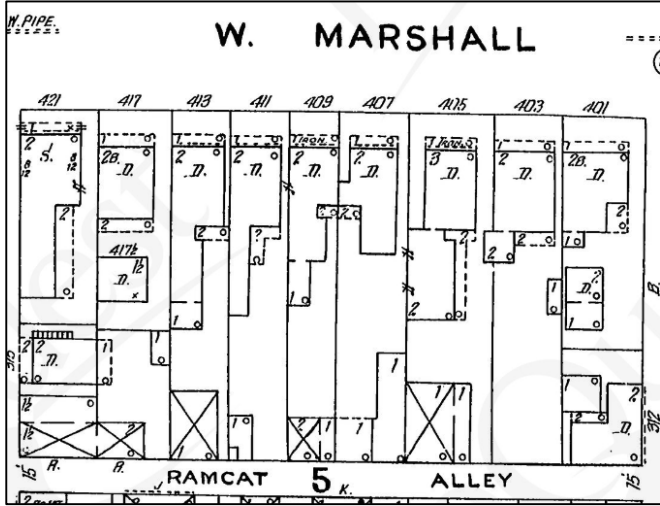


Figure 1. Sanborn Map, 1905.



Figure 2. Facade of main structure at 407 West Marshall



Figure 3. Construction of Greenhouse 407 West Marshall (Looking NE)



Figure 4. Construction of Greenhouse at 407 West Marshall (Looking NW)