

5. COA-073706-2020

PUBLIC HEARING DATE

June 23, 2020

PROPERTY ADDRESS

619 N. 27th Street

DISTRICT

Church Hill North

APPLICANT

D. P. Brooks

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

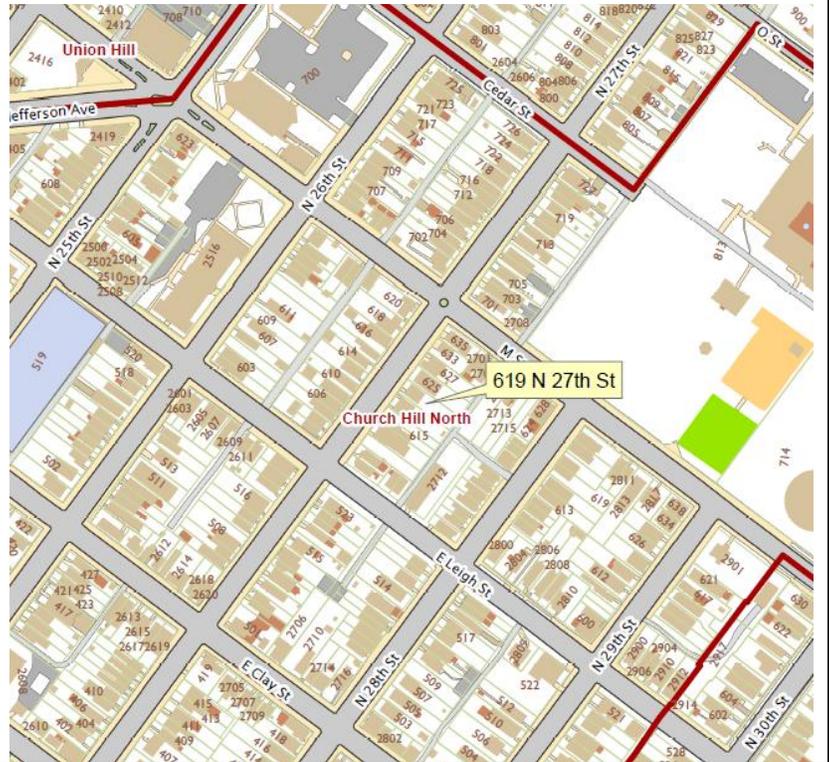


PROJECT DESCRIPTION

Construct a new detached garage in a rear yard.

PROJECT DETAILS

- The applicant proposes to construct a 1-story frame garage at the rear of a 2-story frame Greek Revival dwelling. The George Richardson house was constructed ca. 1843.
- The proposed 2-car garage is approximately 23'9" by 26' with a total height of 16'9". The proposed garage has a gable roof, a contemporary garage door facing the alley, and is clad in smooth fiber cement siding.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The height of the garage be reduced by 2 feet to be more consistent with outbuildings in the district.
- The exterior color be submitted for staff review and approval, the siding be unbeaded, and the door be a modern, simple design also submitted to staff for review and approval.

STAFF ANALYSIS

Residential
Outbuildings, #1
pg. 51

Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.

The proposed garage is compatible with the primary building, which is also frame construction.

Residential Outbuildings, #2 pg. 51	<i>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.</i>	The proposed garage meets the Commission's Guidelines for outbuildings as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. There are similar one-story frame garages found on the subject block. Staff has concerns that the proposed height of the garage is taller than other outbuildings within the district. <u>Staff recommends the height of the garage be reduced by 2 feet to be more consistent with outbuildings in the district.</u>
Residential Outbuildings, #3 pg. 51	<i>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.</i>	The proposed garage is smaller than the primary building.
Materials and Colors, pg. 47, #s2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p>	The applicant proposes to use fiber cement siding and architectural shingles. The Commission may wish to consider whether asphalt architectural shingles are appropriate, as they are found on surrounding outbuildings. The applicant did not specify any colors or product specifications. The application indicates that these will be submitted to staff for approval. Staff recommends approval of these materials with the condition <u>that the exterior color be submitted for staff review and approval, the siding be unbeaded, and the door be a modern, simple design also submitted to staff for review and approval.</u>

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



Figure 1. Rear of 619 North 27th Street



Figure 2. Primary building, façade