



Commission of Architectural Review

6. 2710 East Clay Street	Final Review Meeting Date: 12/19/2023
Applicant/Petitioner	Jake Harlan
Project Description	Construct a new one-story garden shed
Project Location	
Address: 2710 East Clay Street	
Historic District: Church Hill North	
<p>High-Level Details:</p> <ul style="list-style-type: none"> • The applicant proposes to construct a custom garden shed in the rear of the property. • The primary building is a 2-story 1880 Brick Vernacular Italianate dwelling. • The proposed shed will be 32' by 15' and 11' tall. • The new shed will mainly be hidden from view due to the large amount of vegetation on the lot, and limited alley views. 	
Staff Recommendation	Approval
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335.
Previous Reviews	<p>In October 2017, the applicant submitted plans for a new rear two-story addition. The addition was planned to be clad in fiber cement panels and unpainted wooden siding. The applicant proposed single lite-aluminum lath casement windows and fully glazed doors. During the commission meeting, commissioners discussed the use of materials, window patterns and proposed new window openings.</p> <p>The new addition was approved at the November 2017 meeting, with the conditions that the addition siding be smooth without a bead, new door fit within the existing window opening, and the new window have interior and exterior muntins with a spacer bar. The commission denied the four additional proposed new openings on the southeast elevation.</p> <p>In August 2018, the applicant received approval for the replacement of the tin front porch roof with flatlock copper roof.</p>
Conditions for Approval	None

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction: Residential Outbuildings, page 51.	<i>1. 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.</i>	The proposed garden shed has a modern style, but will relate to the new rear addition on this house. The primary building is brick while its rear addition has fiber cement lap siding and shiplap wood siding. The proposed new shed will be clad in wooden lap siding. The building will have a sloped shed roof with corrugated metal. The corrugated metal roof will be the same as the new roof on the rear addition.
New Construction: Residential Outbuildings, page 51.	<i>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.</i>	This proposed shed will be located in the rear of the lot, minimally visible from the public right-of-way. This lot is wider than most lots on this block, which will make the southwest corner of the shed visible, if the vegetation were cut back. This shed will be a similar height to other outbuildings in the neighborhood, but will be a wider building. The wood siding is the same material as other outbuildings in the neighborhood. The applicant proposes to stain the siding dark grey. Other outbuildings in the neighborhood are painted white or light grey.
New Construction: Residential Outbuildings, page 51.	<i>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.</i>	The proposed shed will be located at the rear of the long lot. The shed is proposed to be 11' tall, and the height of the house's rear addition is 20'8". Due to the large size of this lot and dense vegetation northwest of the house, the shed will be minimally visible from Clay Street. A 6' tall wooden privacy fence is at the rear of the lot. The shed will be visible from the end of the alley off of East Leigh Street.

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. View of 2710 East Clay Street.



Figure 2. View of the west side of 2710 West Clay Street, looking to the back of the lot. This photograph is looking toward the approximate location of the new shed.

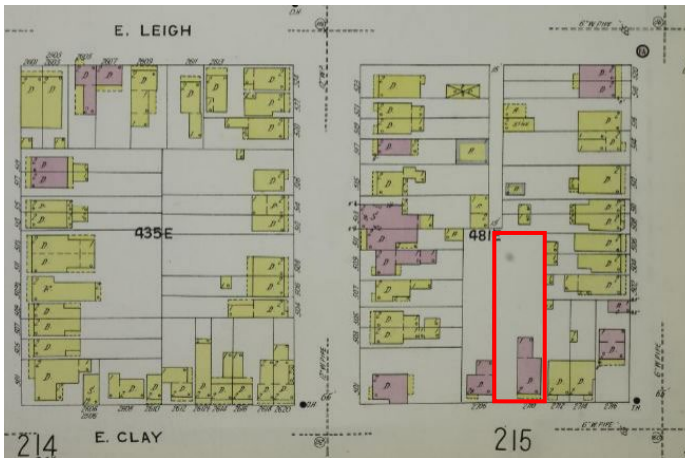


Figure 3. 1925 Sanborn map showing 2710 East Clay Street, highlighted in red.



Figure 4. Rear view of 2710 East Clay Street, from the public alley off of East Leigh Street.

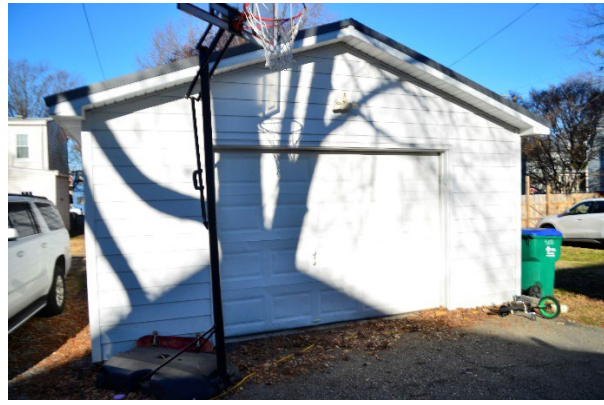


Figure 5. Neighboring shed at 2706 East Clay Street

Figure 6. Front gabled garage on the west side of the alley, 519 North 27th Street.



Figure 7. Rendering for the proposed garden shed at 2710 East Clay Street, submitted by the applicant- December 14, 2023.