

8. COA-060031-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

505 North 24th Street

DISTRICT

Church Hill North

APPLICANT

J. Wilson

STAFF CONTACT

C. Jeffries

Commission of
Architectural Review

STAFF REPORT

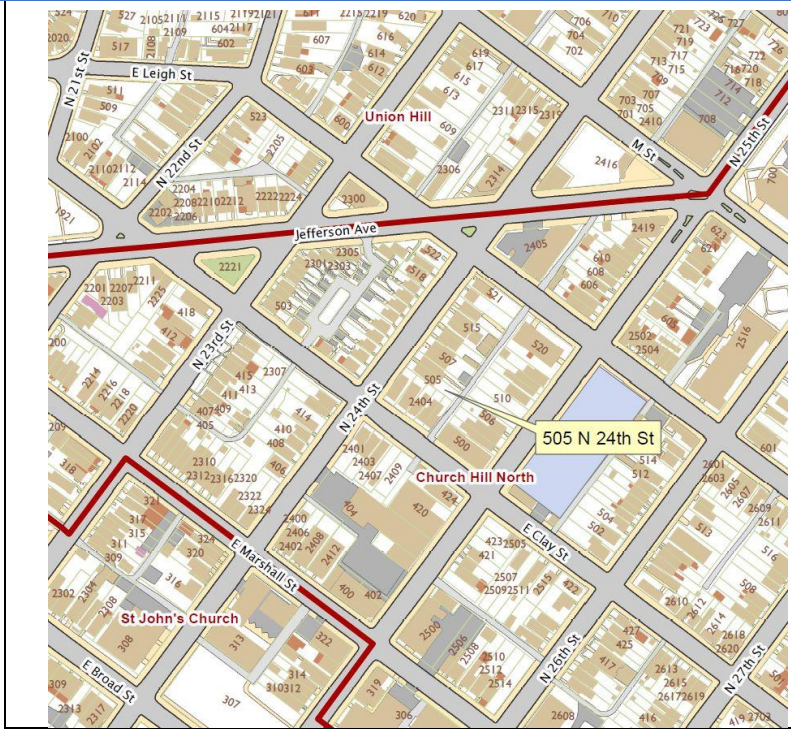


PROJECT DESCRIPTION

Construct a new shed in a rear yard.

PROJECT DETAILS

- The proposed shed will be 1-story in height, approximately 16 feet by 9.5 feet, and rectangular in form. It will be approximately 12 feet 5 inches tall at the highest point.
- The building will have a shed roof clad in corrugated metal, and fiber cement siding in pearl gray.
- The east (alley-facing) elevation will have a double-leaf wood door, and the west elevation will have a wood full-light door with a fixed transom and side lights. The windows and doors will have cypress trim and there will be a rainscreen constructed of horizontal cypress slats installed on the north elevation.
- An existing wood privacy fence will be modified to accommodate the new shed which will be located adjacent to the rear alley.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The roof be clad in a more compatible material, and final roof specifications be submitted for administrative review and approval.
- The proposed cypress trim and rainscreen be painted or opaquely stained, and the color selection be submitted to staff for administrative approval.

STAFF ANALYSIS

New Construction, Residential

1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the

The overall design of the proposed shed is compatible with the primary building as well as other outbuildings found in the district. The outbuilding will have a shed roof that slopes to

Outbuildings, pg. 51, #s1-3	<p><i>primary building on the site, including roof slope and materials selection.</i></p> <p><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></p> <p><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></p>	<p>the north. The primary structure also has a shed roof.</p> <p>The proposed shed is located at the rear of the property. It utilizes a roof form and materials found on other secondary buildings in the district. The proposed shed is located in the side/rear yard and will be smaller than the main residence.</p>
Materials and Colors, pg. 47, #2	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The proposed materials are generally consistent with outbuildings found throughout the district. Staff finds that contemporary corrugated metal is not a typical roof material for sheds. <u>Staff recommends the roof be clad in a more compatible material, and final roof specifications be submitted for administrative review and approval.</u></p> <p>Staff also notes that wood elements such as trim are typically painted or stained on buildings in the district. <u>Staff recommends the proposed cypress trim and rainscreen be painted or opaquely stained, and the color selection be submitted to staff for administrative approval.</u></p>
New Construction, Doors and Windows, pg. 56, #2	<p><i>2. The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.</i></p>	<p>The proposed fenestration pattern is compatible with patterns found on secondary buildings in the district.</p>
Fence and Walls, pg. 51, #s1-3	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p> <p><i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i></p>	<p>The proposed fence modifications meet the <i>Guidelines</i>.</p>

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

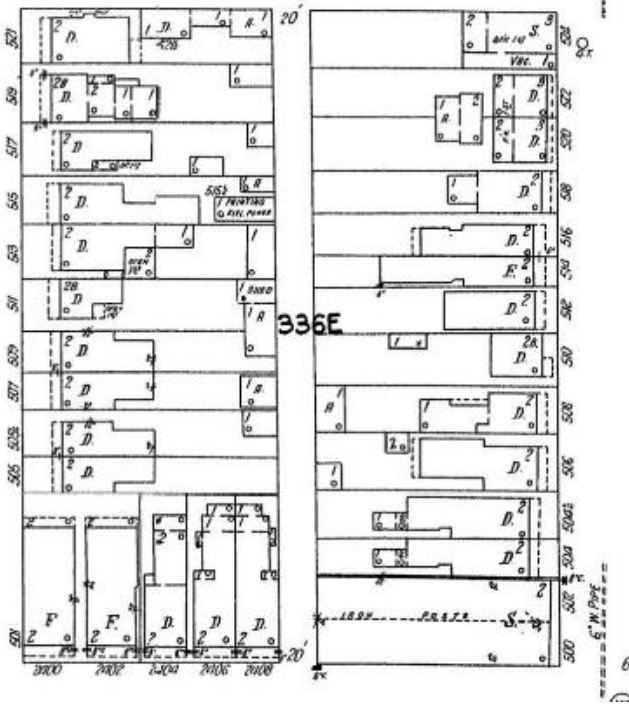


Figure 1. 1925 Sanborn map



Figure 2. 505 North 24th Street, view from alley



Figure 3. Outbuilding on the subject block

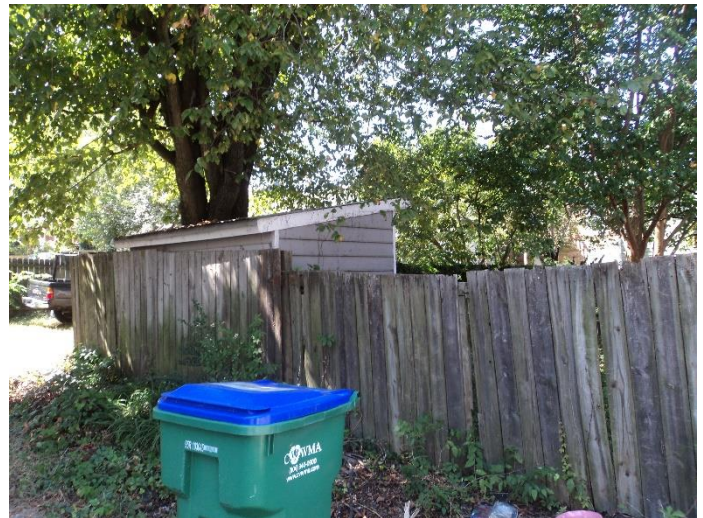


Figure 4. Outbuilding on the subject block