

2. COA-086182-2021

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

608 North 24th Street

DISTRICT

Union Hill

APPLICANT

R. Miller

STAFF CONTACT

A. Dandridge

Commission of Architectural Review

STAFF REPORT

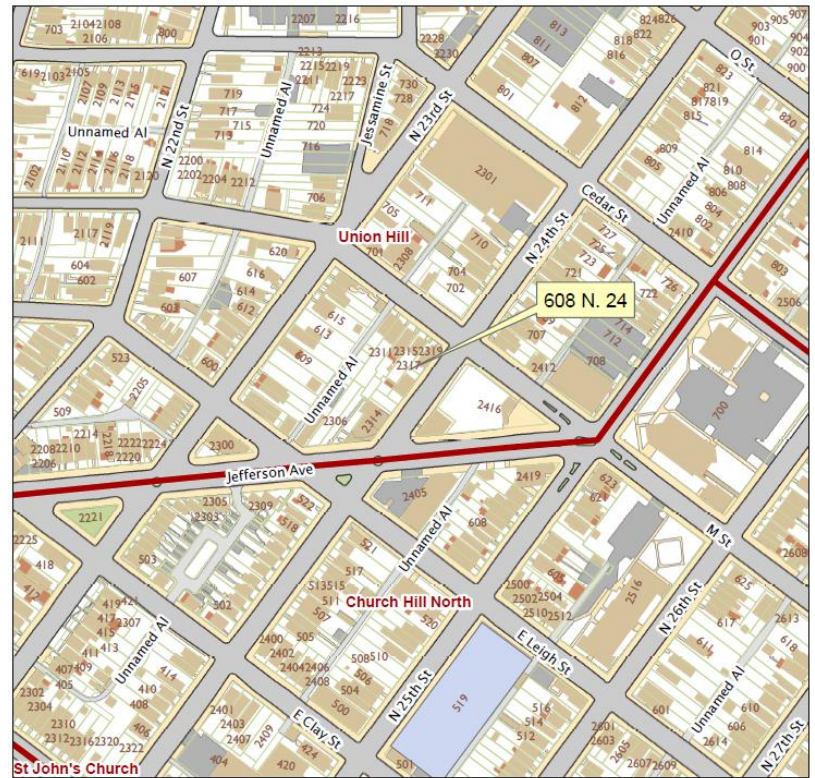


PROJECT DESCRIPTION

Construct a new rear shed.

PROJECT DETAILS

- The applicant proposes to construct a new shed in the rear yard of a two-story, frame, ca.-1860 Italianate building.
- The proposed shed will be twelve feet in length and eight feet in width, clad in vertical wood siding, and will have a dark metal gable style roof.
- The proposed shed will also have two center doors on the rear yard-facing elevation and one four-over-four window on the back of the proposed shed.



MAP

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

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- The wooden siding be painted or stained a neutral color found on the Commission palette that complements the main building.

STAFF ANALYSIS

Residential Outbuildings, pg. 51

1. *Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site,*

The proposed shed is generally consistent with the Commission's guidelines for outbuildings as it is smaller than the main building, is located at the rear, and is constructed of materials that

including roof slope and materials selection.

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.*

are compatible with outbuildings found throughout the district. One-story outbuildings were common throughout the district and outbuildings are found on the existing block, and staff finds this shed is in keeping with other outbuildings found in the area. Staff recommends approval of the proposed shed.

Standards for New Construction, Materials and Colors, pg. 47

2. *Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

The proposed shed will be clad in vertical wooden slats. Staff recommends that the wooden siding be painted or stained a neutral color found on the Commission palette that complements the main building.

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. 608 N. 24th Street.



Figure 2. 608 N. 24th Street, rear yard. Proposed location of new shed.



Figure 3. Existing shed on the block.



Figure 4. Existing shed on the block.