

3. COA-079810-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

517 North 26th Street

DISTRICT

Church Hill North

APPLICANT

R. Laula

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

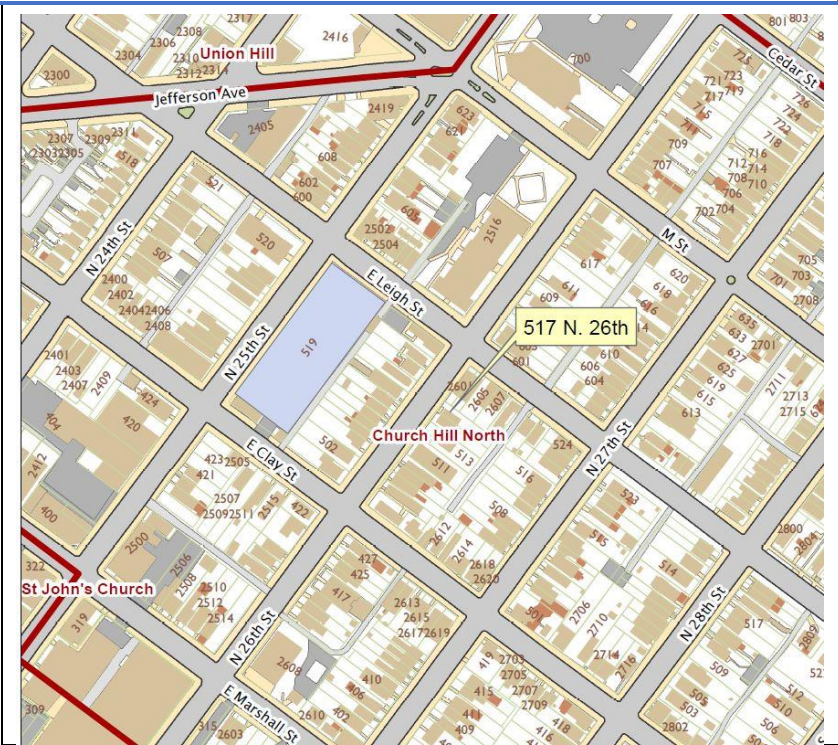


PROJECT DESCRIPTION

Construct a shed in the rear yard.

PROJECT DETAILS

- The applicant requests approval to construct a 9' by 9' prefabricated shed in the rear yard of a two-story brick home in the Church Hill North City Old and Historic District.
- The proposed shed will be five-sided and approximately 9'-2" to the peak, with cedar lap siding, cedar roof shingles, and wood windows and doors.
- The shed will be screened by an existing privacy fence in the rear yard.



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

PREVIOUS REVIEWS

An application for the rehabilitation of the home was approved by the Commission in 2018. This application was made by a previous owner.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Residential Outbuildings, pg. 51 #1-4

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.*

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 are compatible with outbuildings found throughout the district. The proposed shed is

-
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.*
 4. *Prefabricated yard structures are discouraged.*
- prefabricated, but will be screened from view by an existing privacy fence. One-story outbuildings were common throughout the district and outbuildings are found on the existing block.
-

It is the assessment of staff that 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 yard as viewed from alley.