

**6. COA-055408-2019**

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

2711 East Broad Street

DISTRICT

St. John's Church

Commission of  
Architectural  
Review



STAFF REPORT

APPLICANT

A. Allgood & S. Schwartz

STAFF CONTACT

C. Jones

PROJECT DESCRIPTION

**Construct a new tool shed in the rear yard.**

PROJECT DETAILS

- The proposed tool shed will be one-story in height, 9 feet by 15 feet (135 square feet), and rectangular in form. It will be 9 feet tall on the fence line and 7.5 feet on the east side.
- The building will have a shed roof, vertical boards on the west elevation and horizontal boards on the north, south, and east elevations. The vertical boards on the west elevation are at the request of the neighbors.
- Materials will include hardiplank siding and a green roof planted with succulents.
- Fenestration will include two large, four-panel, wood, double doors on the east (interior yard-facing) elevation, and one window on the south (alley side) and north (house-facing) elevations. The west elevation, which faces the neighbor's yard, will have a row of clerestory windows.
- The proposed doors will be wood, four-panel, and three feet by six feet in size. The proposed windows will be two feet, four inches wide and two feet, six inches tall with divided lights and simple trim. The clerestory windows will be fourteen feet, six inches long (almost the entire length of the wall) and 15 inches tall.
- The overall color of the building will be a gray-green.
- The applicant also proposes to alter the fence by replacing a section with the tool shed so that on the west side, the shed wall will form part of the fence.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

PREVIOUS REVIEWS

The Commission approved an application for a two-story accessory dwelling unit at the February 26, 2019 meeting. The Commission has not reviewed this application for a shed.

STAFF RECOMMENDED CONDITIONS

- Final window specifications including materials be submitted for review and approval.
- The colors be submitted to staff for review and approval.

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## STAFF ANALYSIS

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<p>New Construction, Residential Outbuildings, pg. 51, #s1-3</p>	<p><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></p> <hr/> <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> <hr/> <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 overall design of the proposed tool shed is compatible with the other buildings on the site. The shed will have a shed roof that slopes to the interior of the property. While the roof slope of the main house slopes to the rear of the property, the overall form and materials are in keeping with the existing buildings.</p> <p>The proposed tool 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 tool shed is located in the side/rear yard and will be smaller than the main residence.</p>
<p>Materials and Colors, pg. 47, #2</p>	<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 exterior materials are compatible with the existing primary building on the property. <u>Staff recommends the final window specifications be submitted for staff review and approval.</u></p>
<p>New Construction, Doors and Windows, pg. 56, #2</p>	<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. The centered door with windows on either side is a common pattern, as are the single windows on the side elevations. While the clerestory windows are not a common window pattern in the immediately surrounding area, they are common for secondary buildings in general, and help to identify this as new construction.</p>
<p>Fence and Walls, pg. 51, #s1-3</p>	<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.



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## FIGURES



Figure 3. 2711 East Broad Street.



Figure 4. View towards project location from East Broad Street.



Figure 5. View of project location from rear alley.



Figure 6. View towards project location from 28<sup>th</sup> Street.