

3. COA-081830-2020

PUBLIC HEARING DATE

November 24, 2020

PROPERTY ADDRESS

605 North 21st Street

DISTRICT

Union Hill

APPLICANT

S. Blackburn

STAFF CONTACT

C. Jeffries

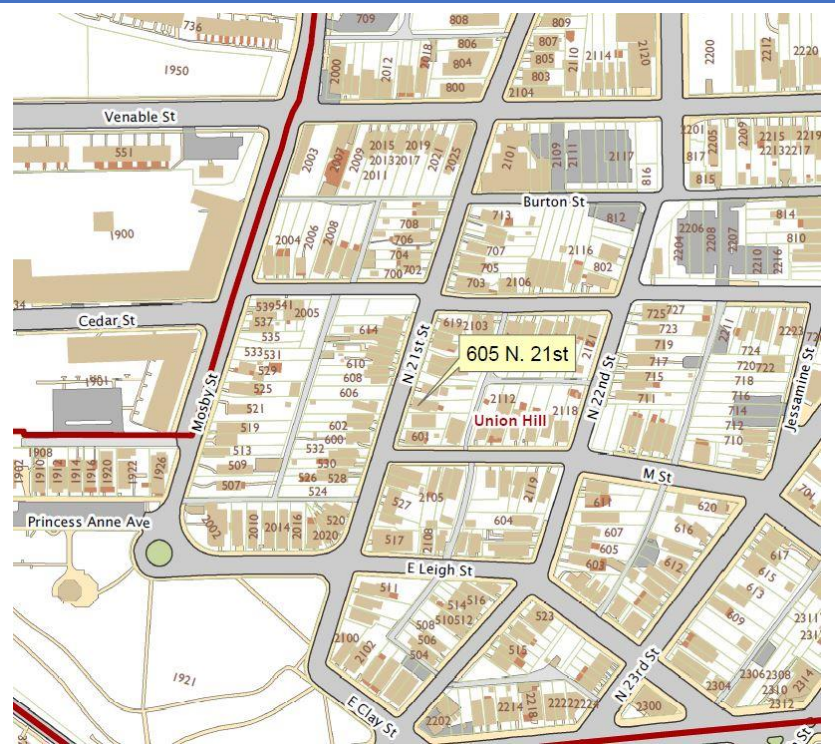
PROJECT DESCRIPTION

Construct a rear, two-story, accessory dwelling unit.

PROJECT DETAILS

There is a two-story, single family frame Greek Revival residence on the property. The applicant requests approval for the construction of a new outbuilding, two stories in height, approximately 28' by 17'6", with a shed roof.

- The roof will be 20'-6" at its highest point.
- Proposed exterior materials include white TPO, fiber cement siding, wood windows, a wood garage door, and a concrete slab foundation.
- Colors will match the primary residence.
- The alley-facing elevation will feature three evenly-spaced double hung windows on the second floor and a garage door beside an entrance door on the first floor.
- Proposed fenestration on the sides includes double hung windows and a small slider window.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed the application in October 2020. The Commission was generally supportive of the project, and comments were focused on the size of the proposed garage as compared to the existing house. The Commission appreciated the applicant's desire to site the building in a location that would make it less visible from the street, but requested that the height of the building be reduced as much as possible. The applicant has responded to the Commission's comments with this application.

STAFF RECOMMENDED CONDITIONS

- The person door on the east elevation also be wood.
- Specifications for the windows and doors be submitted for administrative approval.
- The fiber cement siding be smooth and unbeaded.

STAFF ANALYSIS

New Construction,

1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures,

The applicant has submitted information about the materials indicating the proposed exterior

Residential Outbuildings, pg. 51, #s1-3	<i>should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i>	materials are compatible with the materials of the main house. The proposed shed roof is different from the gable roof of the main building, but is compatible with other outbuildings found throughout the district.
	<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>	The proposed secondary building is located at the rear of property. It utilizes a roof form and materials found on other secondary resources in the district.
	<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 mass of the proposed secondary building is smaller than the primary resource, and the applicant has responded to the Commission's concerns by reducing the height by 8" to 20'-6", which is 4'-5" below the primary building.
Materials and Colors, pg. 47, #2	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed exterior materials are compatible with the existing primary building on the property. <u>Staff recommends the person door on the east elevation also be wood and specifications for the windows and doors be submitted for administrative approval. Staff further recommends the fiber cement siding be smooth and unbeaded.</u>
New Construction, Doors and Windows, pg. 56, #2	<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>	Staff finds the fenestration patterns are consistent with buildings found throughout the district.

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

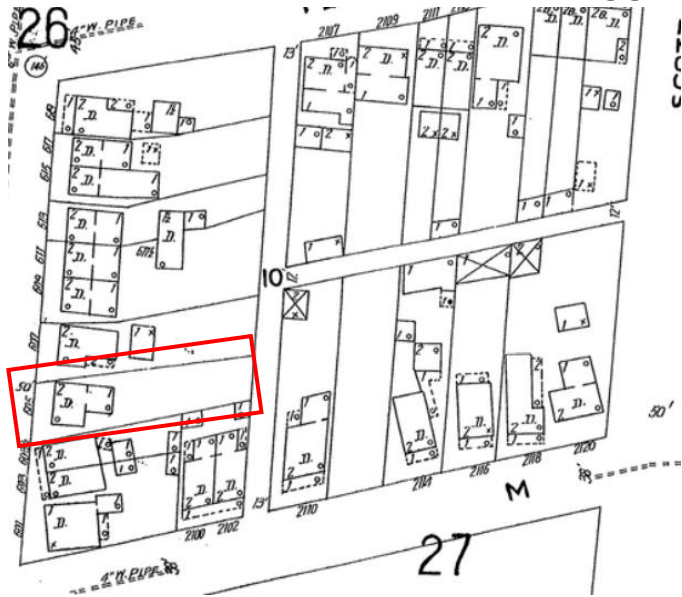


Figure 1. Subject block, Sanborn Map 1905



Figure 2. Subject block, Sanborn Map 1950



Figure 3. View of rear of property from alley.



Figure 4. New construction outbuildings on the subject block.