

4. COA-042469-2018

PUBLIC HEARING DATE

October 23, 2018

PROPERTY ADDRESS

726 North 27th Street

DISTRICT

Church Hill North

APPLICANT

Guenter & Susanne Pesch

STAFF CONTACT

Chelsea Jeffries

Commission of
Architectural Review

STAFF REPORT

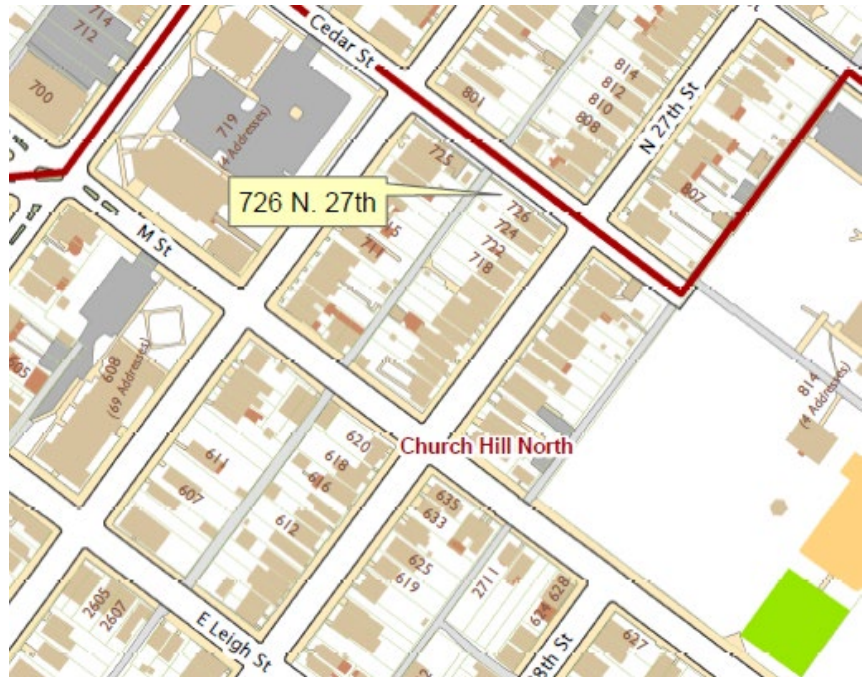


PROJECT DESCRIPTION

Construct a pergola on an existing rear deck.

PROJECT DETAILS

- The applicant is proposing to construct a pergola over an existing deck in the rear yard of a single family home. The total height of the pergola will be approximately 10'.
- The existing building is a two-story, frame, Vernacular Italianate home constructed ca. 1878 at the corner of 27th and Cedar Streets.
- The pergola will be constructed of wood, painted white, and will be approximately 10' by 19'.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission approved the construction of the rear deck in November 2015.

STAFF RECOMMENDED CONDITIONS

- None

STAFF ANALYSIS

Outbuildings
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Outbuildings should be compatible with the design of the primary building on the site.

Newly constructed outbuildings should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.

New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property.

The *Guidelines* offer very little guidance about small, auxiliary structures such as arbors and pergolas. It does, however, note that outbuildings should be compatible with the design of the major buildings on the site, and respect the materials and colors of the main structure. The *Guidelines* also suggests that new auxiliary structures should be located to the rear or side of the property to emphasize that they are secondary to the main residence. The proposed pergola is subordinate to the house on the site, and the proposed design, materials, and color of the pergola complement the residence. The proposed structure is also similar to a structure on a historic outbuilding that was approved by the Commission in October 2016.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for New Construction outlined in Section 30-930.7 (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

PHOTOGRAPHS



Figure 1. Rear of 726 North 27th Street.



Figure 2. Pergola at 700 North 27th Street.
