

# 1. COA-058470-2018

PUBLIC HEARING DATE

August 27, 2019

PROPERTY ADDRESS

711 North 22nd Street

DISTRICT

Union Hill

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

J. Scott, Jr.

STAFF CONTACT

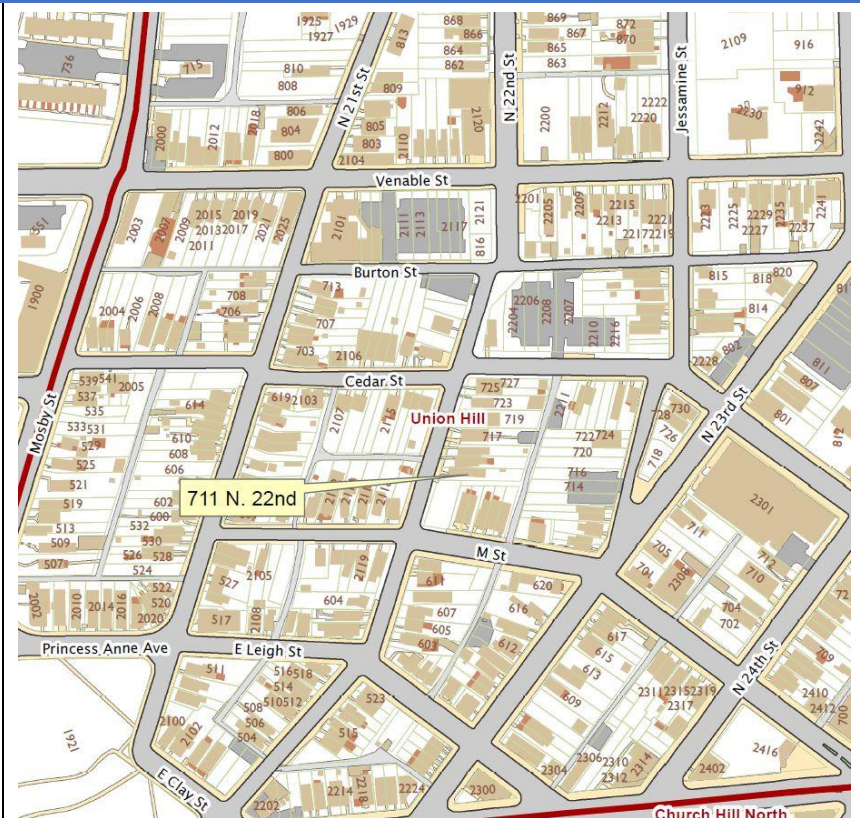
Chelsea Jeffries

### PROJECT DESCRIPTION

**Construct a new garage in the rear yard.**

### PROJECT DETAILS

- The applicant proposes to construct a 16 foot by 22 foot, 11 foot high garage at the rear of a 2-story frame Italianate house in the Union Hill City Old and Historic District.
- The garage will be frame, clad in smooth, unbeaded fiber cement siding, with a shed roof clad in TPO.
- The garage will be 6 feet from the rear property line at the closest point with 3 foot side yard setbacks.



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### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

N/A

### STAFF RECOMMENDED CONDITIONS

- The roof be covered in a gray or dark-colored membrane.
- A simple contemporary light be installed on the alley elevation of the garage, and specifications to be submitted to staff for administrative approval.
- No faux hardware be installed on the garage door and final door specifications be submitted for administrative approval.

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## STAFF ANALYSIS

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Residential Outbuildings, pg. 51 #1	<i>Outbuildings should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i>	The proposed garage matches the new home in materials, colors and roof slope. Staff notes that, due to the slope of the garage roof, it will likely be visible from North 22 <sup>nd</sup> Street. As white TPO is not consistent with historic roofing materials, <u>staff recommends the roof be covered in a gray or dark-colored membrane.</u>
Standards for Rehabilitation, pg. 59 #10	<i>...adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	The applicant is proposing to install lighting on the alley-facing elevation of the garage. <u>Staff recommends simple contemporary lighting be installed, and specifications to be submitted to staff for administrative approval. Staff also recommends no faux hardware be installed on the garage door and final door specifications be submitted for administrative approval.</u>
Residential Outbuildings, pg. 51 #2	<i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings.</i>	There are 1-story outbuildings present on the subject block, including a large garage.
Residential Outbuildings, pg. 51 #3	<i>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 proposed garage is located at the rear of the property and is smaller than the primary structure.

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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.



## FIGURES



Figure 1. View of rear yard from North 22nd Street.



Figure 2. Garage on subject alley.



Figure 3. Sheds on subject alley.

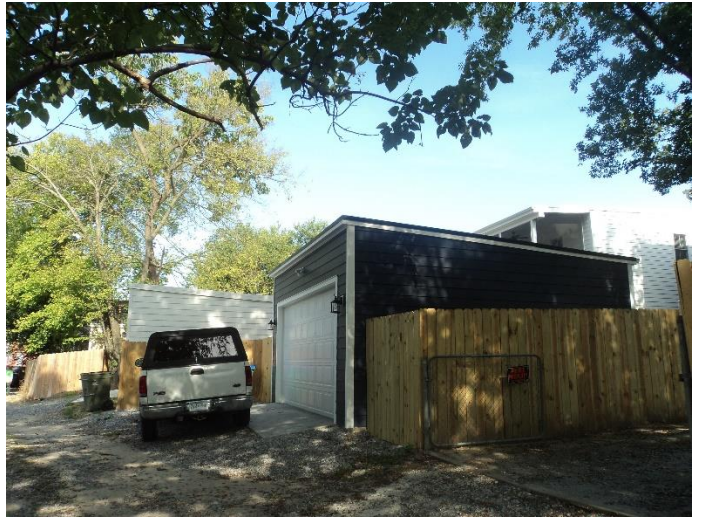


Figure 4. Similar new garages on adjacent block.