

2. COA-065089-2019

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

2411 East Grace Street

DISTRICT

St. John's Church

APPLICANT

A. Beem

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

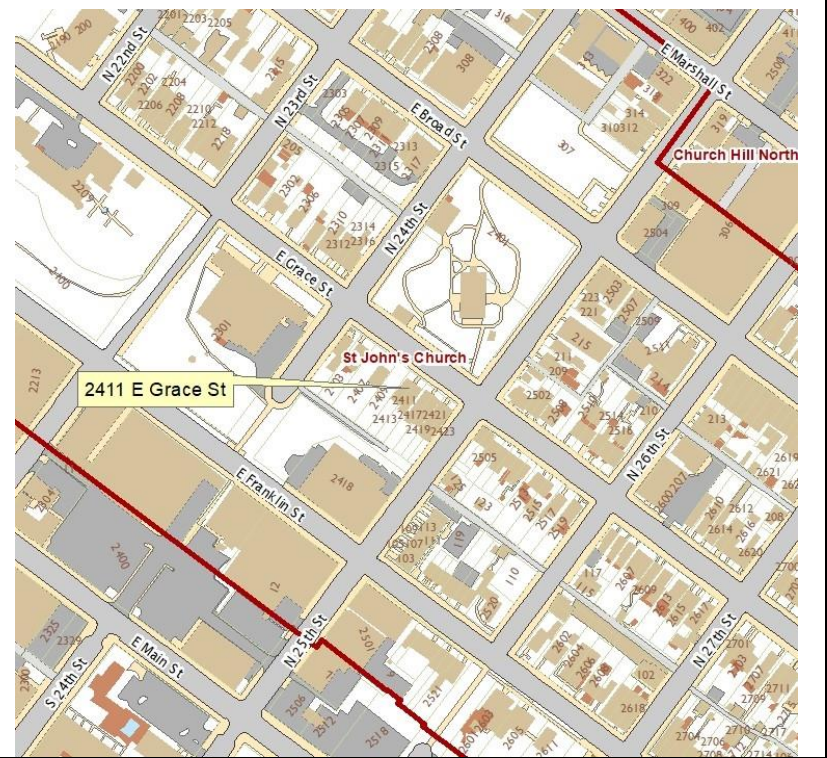


PROJECT DESCRIPTION

Construct a new shed in rear yard.

PROJECT DETAILS

- The applicant requests approval to construct a 6' by 6' frame shed in the rear yard of a 2-story brick home in the St. John's Church City Old and Historic District.
- The proposed shed will have 7' walls, a hipped roof with a 6" overhang clad in architectural shingles, and will be clad in white fiber cement siding.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

None.

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.*
2. *Newly constructed outbuildings such as*

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 not prefabricated, but will be built on site. One-

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.*

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. View of rear yard from the alley.



Figure 2. Outbuilding on an adjacent property.