

**1. COA-086178-2021**

PUBLIC HEARING DATE

February 23, 2021

PROPERTY ADDRESS

2701 East Grace Street

DISTRICT

St. John's Church

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

Amelie Rives Rennolds, Architecture  
PLLC

STAFF CONTACT

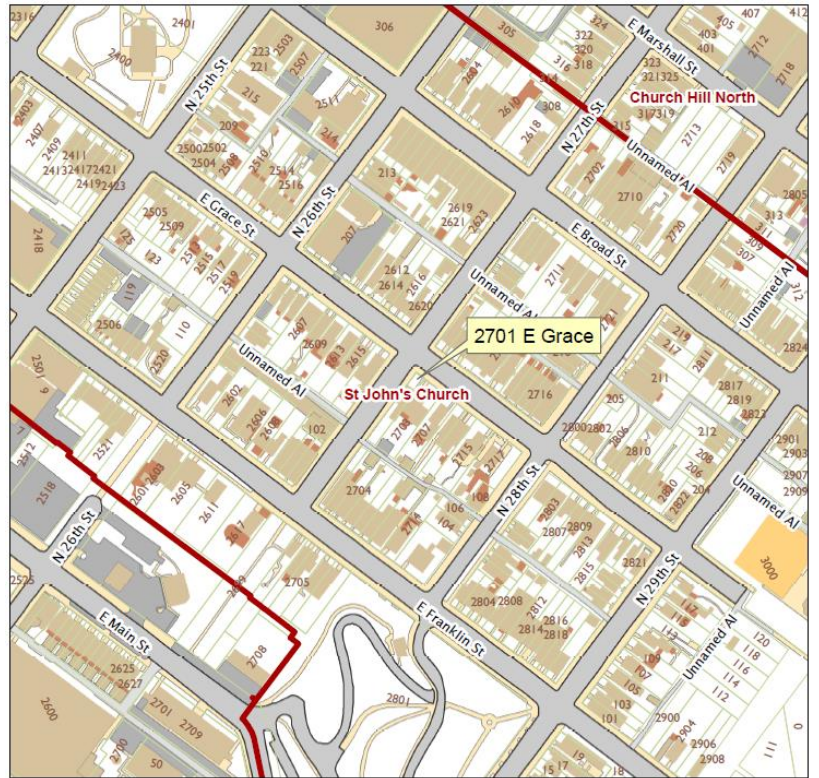
A. Dandridge

**PROJECT DESCRIPTION**

**Construct a new rear shed.**

**PROJECT DETAILS**

- The applicant proposes to construct a 20 foot by 10 foot shed in the rear yard of a two-story, masonry, Italianate residence constructed ca. 1880.
- The proposed shed will have a steeply-pitched shed roof, reaching a maximum height of 13'6".
- The rear yard-facing elevation of the shed will have a metal canopy projecting out seven feet from the face of the building.
- The shed will have casement windows and a gray TPO membrane roof, and will be clad in board and batten siding.



**MAP**

The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

At the December 2019 meeting, the Commission reviewed and approved the following exterior work on the main building on the site: removal of existing rear deck and stairs, enclosure of a side door with a window, and the construction of a new rear deck and stairs and a one-story rear addition.

**STAFF RECOMMENDED CONDITIONS**

- The applicant work with staff for administrative approval of the final roof pitch and design based on staff and neighbor feedback
- Final siding material specifications be submitted to staff for administrative review and approval

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## STAFF ANALYSIS

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Residential  
Outbuildings,  
pg. 51 #1-3

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 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.*

Staff finds the proposed shed is generally in keeping with the guidelines. The proposed shed is smaller than the main residence and is located at the rear of the property. Staff finds that, based on Sanborn maps, there was historically an outbuilding in the rear yard and that the proposed shed is in keeping with the form of the historic outbuilding.

Staff notes that the proposed shed will have a steeply-pitched shed roof form. Staff finds that the steep pitch of the shed roof is not consistent with that of other residential outbuildings found within the district.

Staff has heard from some neighbors who have expressed concern with the roof form and pitch and discussed this with the applicant. The applicant has indicated to staff that they want to work with staff to respond to the neighbors' concerns and reconfigure the roof form and/or pitch. Staff recommends that the applicant work with staff for administrative approval of the final roof pitch and form based on feedback from the neighbors.

Standards for  
New  
Construction,  
Materials and  
Colors, pg. 47

2. *Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

Staff finds that the proposed board and batten siding material is not consistent with other residential outbuildings in the district and has also discussed this with the applicant. Staff recommends a different siding material be used and specifications be submitted to staff for administrative approval.

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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. Front façade of 2701 E. Grace St.



Figure 2. Rear yard of 2701 E. Grace St.

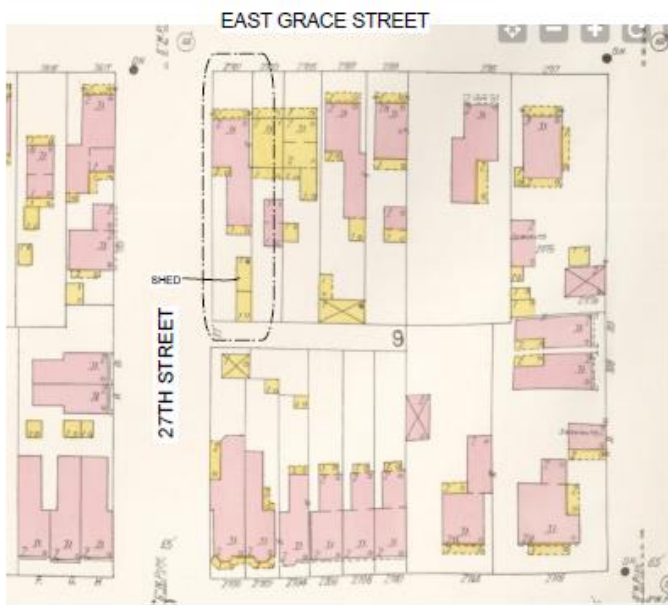


Figure 3. Sanborn Map showing rear outbuilding.