

**2. COA-087772-2021**

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

413 North 27<sup>th</sup> Street

DISTRICT

Church Hill North

APPLICANT

P. Jackson

STAFF CONTACT

A. Dandridge

# Commission of Architectural Review

## STAFF REPORT

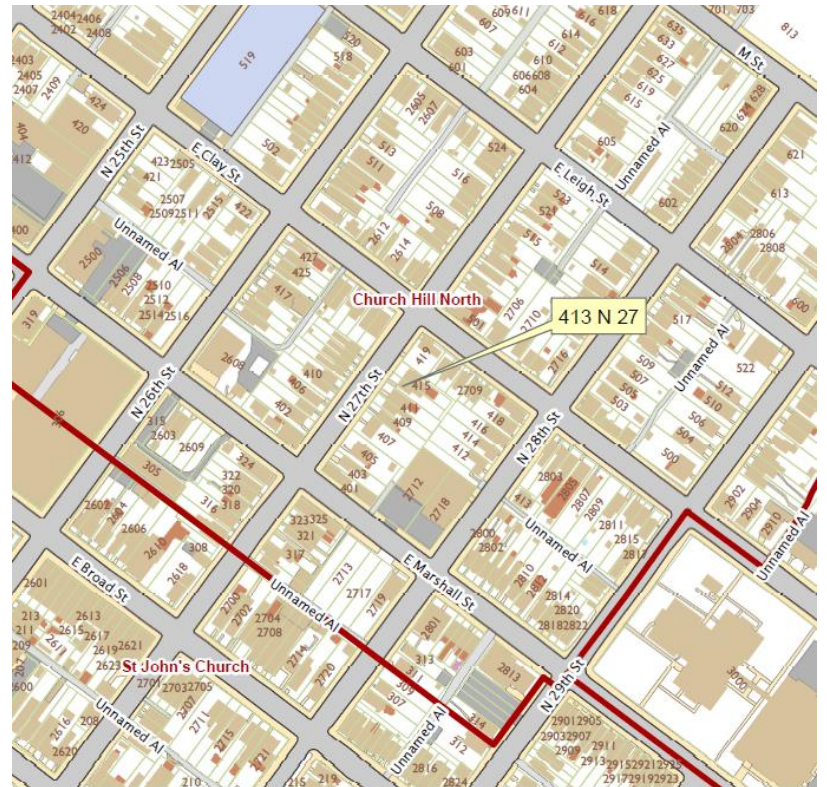


**PROJECT DESCRIPTION**

**Construct a new rear shed.**

**PROJECT DETAILS**

- The applicant proposes to construct a shed in the rear yard of a wood frame Italianate residence ca. 1903
- The proposed shed will be frame with a gable roof, wooden siding, and cedar shingles.
- The shed will be 16' long, 10' wide, and 12' 4" tall.
- On a site visit, staff noticed that it appears the shed has already been constructed in the rear yard.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

In 2015, the Commission reviewed and approved the rehabilitation of the front porch of the main residence.

**STAFF RECOMMENDED CONDITIONS**

- The proposed shed be painted a color from the Commission's approved color palette and submitted for administrative approval.
- The proposed wood siding be smooth, without a bead

**STAFF ANALYSIS**

Residential  
Outbuildings,  
pg. 51 #1-3

1. *Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of*

Staff finds the proposed shed is generally in keeping with the guidelines. The proposed shed is smaller than the main residence and is

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*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.*

located at the rear of the property.

Staff notes that the proposed shed will utilize a gable roof form and wood siding which are both common materials and roof forms found on outbuildings in the Church Hill North Old and Historic District.

The shed will be painted to match the color of the existing main building. Staff notes that the color of the main residence is not a color that is consistent with the Commission's approved color palette. Staff recommends that the applicant submit to staff a color that is consistent with the Commission's approved color palette and is compatible with the color of the main building.

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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 wood siding is consistent with other residential outbuildings in the district, as well as with that of the main residence. Staff recommends that the wooden siding be smooth, without a bead.

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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.

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## FIGURES



Figure 1. Front façade of 413 N. 27<sup>th</sup> Street



Figure 2. Example of existing outbuildings within the district



Figure 3. Examples of existing outbuildings within the district.



Figure 4. Outbuilding constructed at 413 N. 27<sup>th</sup> Street