

**8. COA-071835-2020**

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

704 North 24<sup>th</sup> Street

DISTRICT

Union Hill

APPLICANT

A. Balas

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT



**PROJECT DESCRIPTION**

**Construct a shed in the rear yard.**

**PROJECT DETAILS**

- The applicant requests approval to construct an 8' by 12' prefabricated shed in the rear yard of a 2-story frame home in the Union Hill City Old and Historic District.
- The proposed shed will be approximately 8.5' to the peak, with engineered wood siding and 3-tab shingles.



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**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

An application for the rehabilitation of the home was approved by the Commission in 2017. This application was made by a previous owner.

**STAFF RECOMMENDED CONDITIONS**

- The shed be screened from the alley by a privacy fence, to be administratively approved by staff.
- The cornices and front door be repainted a consistent color.

**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,*

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

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*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.*
4. *Prefabricated yard structures are discouraged.*

are compatible with outbuildings found throughout the district. The proposed shed is prefabricated, but will be screened from view by an existing privacy fence. The applicant has stated that a new fence will be installed across the rear, enclosing the rear yard. One-story outbuildings were common throughout the district and outbuildings are found on the existing block. Staff recommends approval of the proposed shed, with the condition that it be screened from the alley by a privacy fence, to be administratively approved by staff.

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Paint, #5 pg. 63

*Individual details in cornices and columns should not be emphasized with additional color.*

Staff was unable to locate any approvals for the painting that was done as part of the recent rehabilitation. Elements of the façade, including the cornice, the front porch cornice, and the front door panels, have been emphasized with contrasting paint. Staff recommends the cornices and front door be repainted a consistent color.

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.

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## FIGURES



Figure 1. Rear yard as viewed from alley.



Figure 2. 704 North 24th Street, façade