

7. COA-090039-2021

PUBLIC HEARING DATE

April 27, 2021

PROPERTY ADDRESS

515-517 N 28th Street

DISTRICT

Church Hill North

APPLICANT

Bertha, LLC

STAFF CONTACT

D. Watson

Commission of Architectural Review

STAFF REPORT



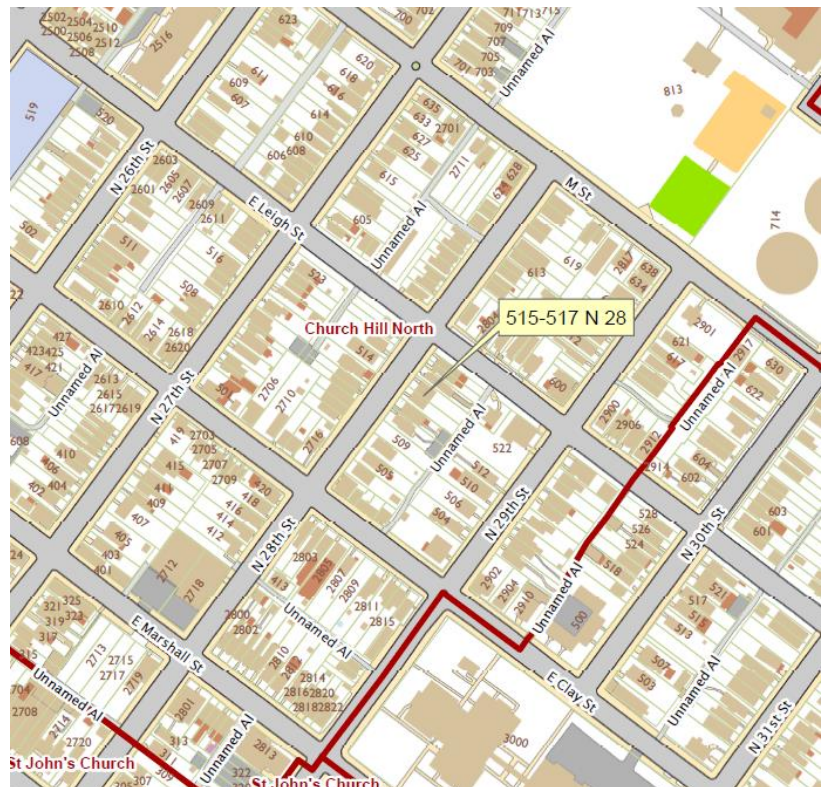
PROJECT DESCRIPTION

Construct two, two-story detached garages at the rear of each property.

PROJECT DETAILS

The applicant is proposing the construction of two garages with upstairs living space on each of the subject properties. The existing principal structure is a two-story frame Greek Revival double house built circa 1880. A rear addition encompassing both sides of this structure has been approved.

- The footprints of each garage are 19x24 feet.
- The pitched roofs with shed dormers will be 22' at its highest point. This is the same height of the approved rear roofline on the principal structure addition.
- The proposed exterior materials include
 - Fiber cement siding
 - Windows to match principal dwelling
 - Parged foundations
 - Composite or fiber cement trim
 - Standing seam metal roof
 - Insulated steel garage door



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission conceptually reviewed the project at the December 2020 meeting. The Commission expressed concern with the size and massing of the addition. Commissioners also voiced their concerns regarding the proposed roof and window designs of the addition. The Commission reviewed the application again at the January 2021 meeting. During this meeting the Commission approved the proposed additions to the historic double house, but not the proposed outbuildings as they were not in keeping with the one-car garage presented during the conceptual review.

STAFF RECOMMENDED CONDITIONS

- The applicant work with staff to design a more compatible roof form, such a shed roof, to be more compatible with the previously approved addition; and to lower the height of the proposed buildings so they are subordinate to the historic house and approved additions

STAFF ANALYSIS

Residential
Outbuildings,
pg. 51, #s1-3

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.

The applicant proposes a gable roof with shed dormers for the secondary buildings. Staff finds that this roof form is not compatible with the approved rear addition and recommends that the applicant work with staff to design a more compatible roof form, such as a shed roof, to be more compatible with the previously approved addition.

Section #1, pg.
1

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.

The proposed secondary buildings are located at the rear of the property. Staff finds that the height of the proposed secondary buildings are not subordinate to the historic building and approved addition. Staff recommends the applicant lower the height of the proposed buildings so they are subordinate to the historic house and approved addition.

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 exterior materials are compatible with the existing primary building on the property.

New
Construction,
Doors and
Windows, pg.
56, #2

2. The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.

Staff finds the fenestration patterns are generally consistent with outbuildings found throughout the district, though staff notes that there are not many shed roof dormers on secondary buildings in the district.

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. 515-517 North 28th Street, façade



Figure 2. 515-517 North 28th Street, rear elevation



Figure 3. Rear massings on subject alley



Figure 4. Rear massings on subject alley

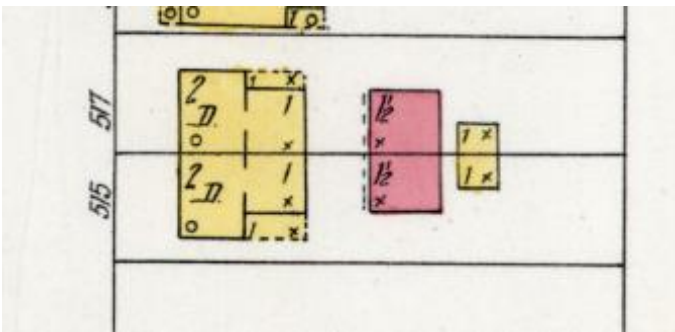


Figure 5. 1905 Sanborn Map

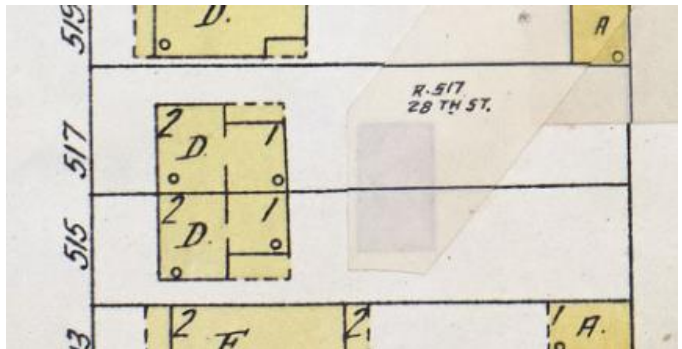


Figure 6. 1950 Sanborn Map