

5. COA-047305-2019

PUBLIC HEARING DATE

January 22, 2019

PROPERTY ADDRESS

2109 Cedar Street

DISTRICT

Union Hill

APPLICANT

J. Farrar

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

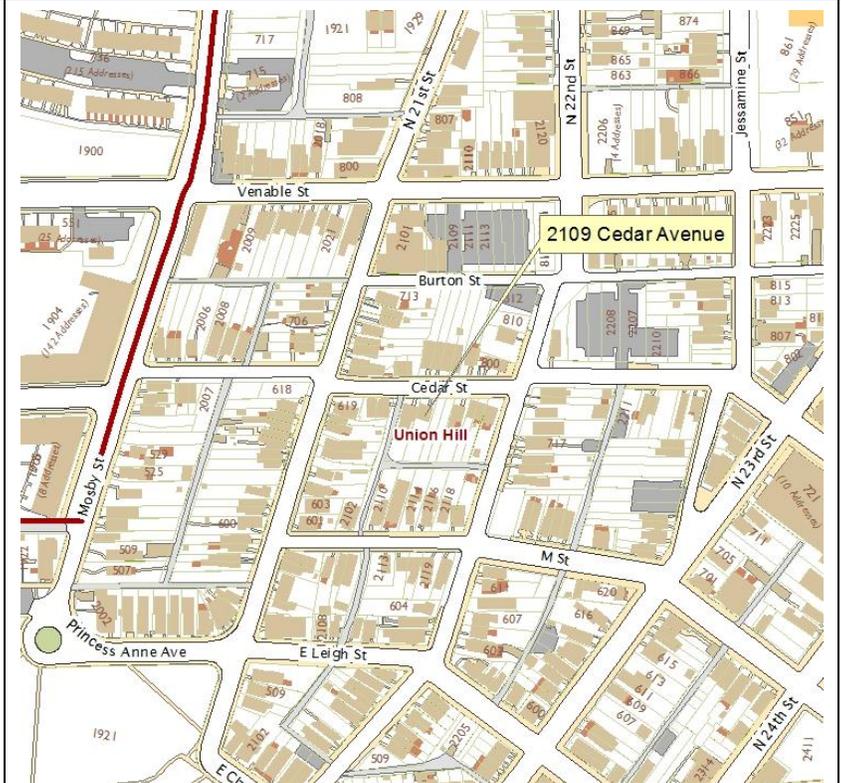


PROJECT DESCRIPTION

Construct a new, two-car garage.

PROJECT DETAILS

- The applicant requests approval to construct a garage at the rear of a single family home in the Union Hill Old and Historic District. The existing primary structure is a Greek Revival frame dwelling constructed ca. 1861.
- The garage will be 20 ft. by 22 ft. and 10.5 ft. high.
- The garage will be frame, clad in smooth, unbeaded fiber cement siding to match the existing house.
- The garage will have a shed roof covered with white TPO.
- The garage will be 5'2" from the rear property line with 4'7" side yard setbacks.



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

The primary structure has recently undergone rehabilitation including a rear addition. This work was approved by the Commission on April 24, 2018.

STAFF RECOMMENDED CONDITIONS

- Garage door details be submitted to staff for administrative review and approval.

STAFF ANALYSIS

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| Pg. 51, Residential Outbuildings #1 | <i>Outbuildings should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i> | The proposed garage matches the new home in materials and roof slope. Staff notes that information regarding the proposed garage doors was not provided and <u>recommends garage door details be submitted to staff for administrative review and approval.</u> |
| Pg. 51, Residential Outbuildings #2 | <i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings.</i> | There are few outbuildings on the subject block, however Sanborn maps indicate that one- and two-story outbuildings were historically located on the block. |
| Pg. 51, Residential Outbuildings #3 | <i>New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize they are secondary structures.</i> | The proposed garage is located at the rear of the property and is smaller than the primary structure. |

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. 2109 Cedar Street, facade



Figure 2. Rear elevation

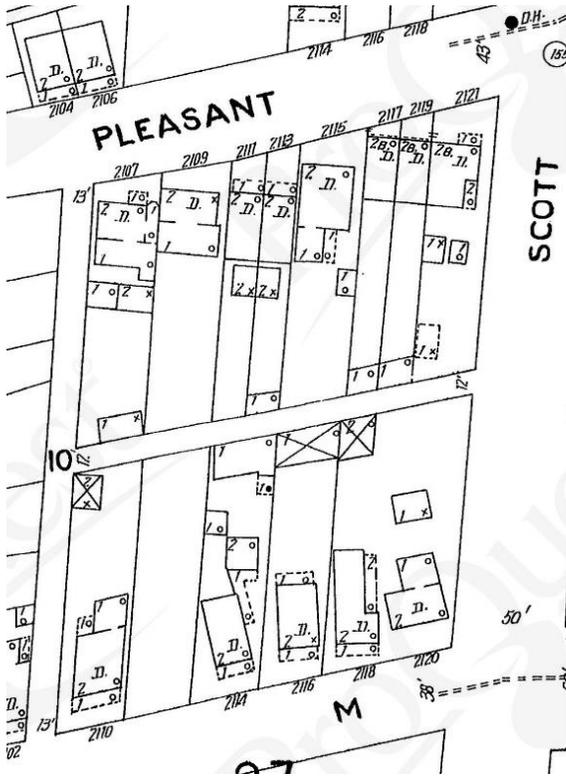


Figure 3. 1905 Sanborn Map



Figure 4. Garage at 2107 Cedar Street, constructed by applicant