

1. COA-087771-2021

PUBLIC HEARING DATE

March 23, 2021

PROPERTY ADDRESS

520 North 25th Street

DISTRICT

Church Hill North

APPLICANT

Waukeshaw Development

STAFF CONTACT

C. Jones

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new shed and a seating area in the side yards of an existing building.

PROJECT DETAILS

- The applicant proposes to install a new one-story prefabricated shed in the south side yard.
- The shed will be 12 ft. in width and 16 ft. in length, constructed of wood siding and a shingled gable roof.
- The applicant also proposes to install a new fence along the front and north sides of the property boundaries.
- In the north side yard, near East Leigh Street, the applicant proposes a small seating area. None of the fixtures associated with the seating area are permanent.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- the wooden siding be painted or stained a neutral color found on the Commission palette that complements the main building
- the wrought iron fence be of a simple design, and specifications be submitted to staff for administrative review

STAFF ANALYSIS

Residential
Outbuildings,
pg. 51

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

The proposed shed is generally consistent with the Commission's guidelines for outbuildings as it is smaller than the main building, is located at

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| | <p><i>the primary building on the site, including roof slope and materials selection.</i></p> <p>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 in the neighborhood.</i></p> <p>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 that they are secondary structures.</i></p> | <p>the side yard, and is constructed of materials that are compatible with outbuildings found throughout the district. One-story outbuildings were common throughout the district and outbuildings are found on the existing block, and staff finds this shed is in keeping with other outbuildings found in the area.</p> <p><u>Staff recommends approval of the proposed shed.</u></p> |
| <p>Standards for New Construction, Materials and Colors, pg. 47</p> | <p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> | <p>The proposed shed will be clad in horizontal wooden slats.</p> <p><u>Staff recommends that the wooden siding be painted or stained a neutral color found on the Commission palette that complements the main building.</u></p> |
| <p>Fences and Walls, pg. 51</p> | <p>1. <i>Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p>2. <i>Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p> <p>3. <i>Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i></p> | <p>The applicant has removed the chain link fence that previously enclosed the property. The applicant intends to use a salvaged fence that appears from the photograph provided to be compatible with fences found in the district.</p> <p>Staff recommends approval of a wrought iron fence with the condition that it <u>be of a simple design, and specifications be submitted to staff for administrative review.</u></p> |

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. 520 N. 25th Street.



Figure 2. 520 N. 25th Street proposed shed location.



Figure 3. 520 N. 25th Street, proposed fence and seating area location.