

13. COA-060033-2019

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

511 North 21st Street

DISTRICT

Union Hill

APPLICANT

A. Griffin

STAFF CONTACT

Chelsea Jeffries

Commission of
Architectural Review

STAFF REPORT

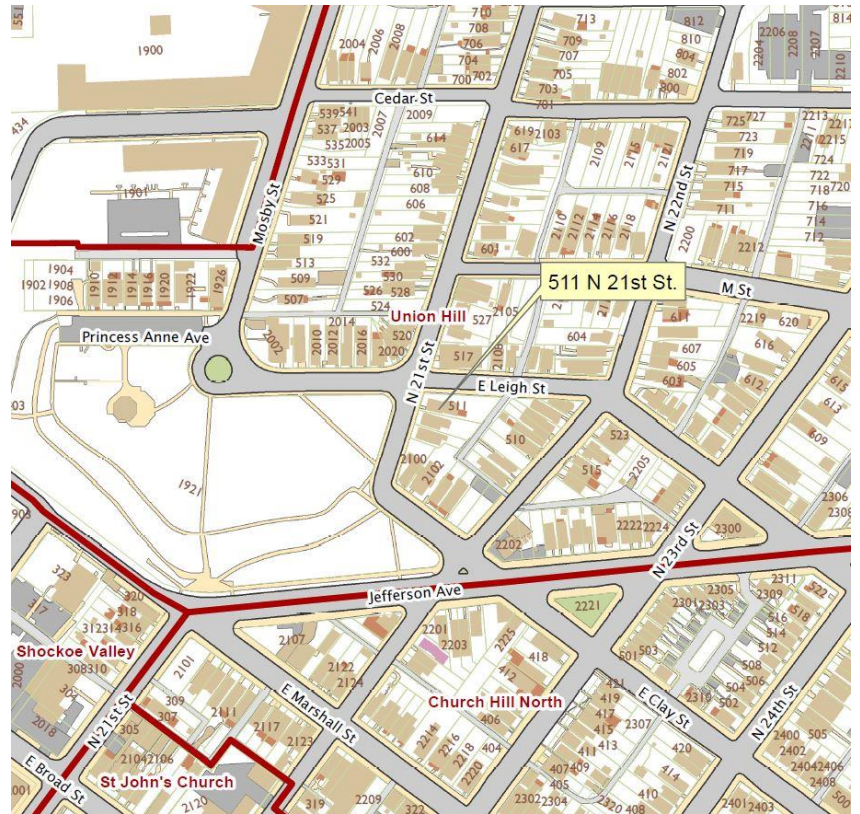


PROJECT DESCRIPTION

Construct a new 2-car garage.

PROJECT DETAILS

- The applicant proposes to construct a 24 foot by 24 foot, approximately 12 foot high garage at the rear of a 2-story frame Italianate house on a corner lot in the Union Hill City Old and Historic District.
- The garage will be frame, clad in smooth, unbeaded fiber cement siding, with a metal shed roof.
- The garage will be 5 feet from the rear property line at the closest point and three feet from the property line on East Leigh Street.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission approved the construction of a new 2-story rear porch on the primary building in October 2018.

STAFF RECOMMENDED CONDITIONS

- The garage doors be of a contemporary design, and final door specifications be submitted for administrative approval.

STAFF ANALYSIS

Residential Outbuildings, pg. 51 #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, colors and roof slope.
Standards for Rehabilitation, pg. 59 #10	<i>...adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	Staff notes that while no door specifications were submitted with the application, the plans appear to depict a door designed to replicate historic carriage doors. As the garage will be new construction and the <i>Guidelines</i> recommend against adding features that suggest an inaccurate sequence of construction, <u>staff recommends the garage doors be of a contemporary design, and final door specifications be submitted for administrative approval.</u>
Residential Outbuildings, pg. 51 #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>	Though there are presently no outbuildings on the subject block, Sanborn maps indicate that historically outbuildings were present on the block and surrounding blocks.
Residential Outbuildings, pg. 51 #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>	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 New Construction outlined in Section 30-930.7 (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

FIGURES

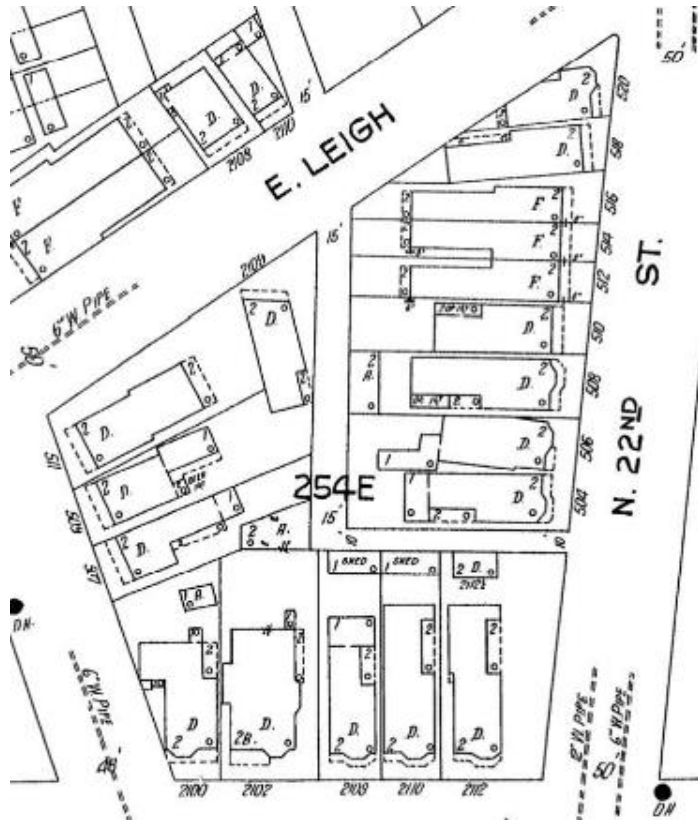


Figure 1. 1925 Sanborn map



Figure 2. Rear of property from East Leigh Street



Figure 3. Nearby new construction garage



Figure 4. Nearby historic garage