

#### 4. COA-073683-2020

PUBLIC HEARING DATE

June 23, 2020

PROPERTY ADDRESS

513 N. 27<sup>th</sup> Street

DISTRICT

Church Hill North

APPLICANT

M. Coenen & E. Orsi



STAFF CONTACT

Carey L. Jones

#### PROJECT DESCRIPTION

**Construct a new detached garage in a rear yard.**

#### PROJECT DETAILS

- The applicant proposes to construct a one-story frame garage at the rear of a 2-story brick Italianate dwelling constructed ca. 1870.
- The proposed two-car garage is 22' by 25' and a total height of 12'1/8" with a low pitch shed roof. The garage will have a 22' by 7' concrete slab patio on the north façade with a detached shed roof supported by square wooden posts.
- The proposed materials will be smooth hardiplank siding, TPO roofing, wood frame windows, and contemporary garage doors, one on the north façade and two on the south, alley-facing façade.



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#### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

#### PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

#### STAFF RECOMMENDED CONDITIONS

- the exterior color be submitted for staff review and approval, the roof be a dark TPO, and the doors be a modern, simple design also submitted to staff for review and approval

#### STAFF ANALYSIS

Residential  
Outbuildings, #1  
pg. 51

*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 proposed garage is compatible with the primary building, which is also frame construction.

Residential Outbuildings, #2 pg. 51	<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>	The proposed garage meets the Commission’s Guidelines for outbuildings as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the rear of the primary structure, and has a roof form consistent with outbuildings in the district.
Residential Outbuildings, #3 pg. 51	<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 smaller than the primary building.
Materials and Colors, pg. 47, #s2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p>	The applicant proposes to use hardiplank siding and a TPO roof. The applicant did not specify a color for the doors. The application indicates that these will be submitted to staff for approval. Staff recommends approval of these materials with the condition <u>that the exterior color be submitted for staff review and approval, the roof be a dark TPO, and the doors be a modern, simple design also submitted to staff for review and approval.</u>

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. Primary building at 513 North 27th Street



Figure 2. Rear of 513 North 27th Street