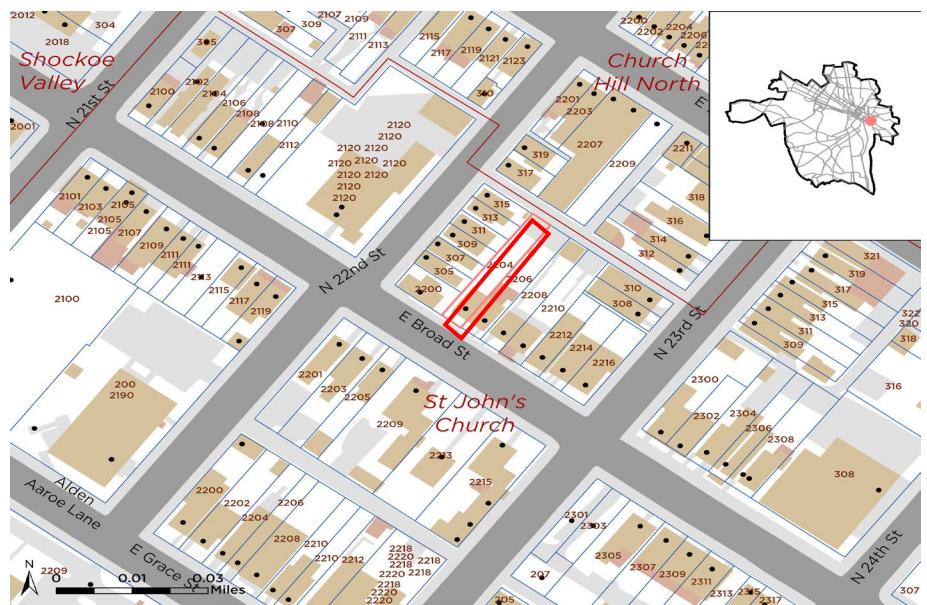




Staff Report
City of Richmond, Virginia

Commission of Architectural Review

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|--|---|-------------------------|
| 2. COA-129498-2023 | Final Review | Meeting Date: 5/23/2023 |
| Applicant/Petitioner | Joseph Molner | |
| Project Description | Construct a rear shed | |
| Project Location |  | |
| Address: 2204 East Broad Street | | |
| Historic District: St. Johns Church | | |
| High-Level Details: | | |
| <p>The applicant proposes to construct a shed that will be 9 feet wide, 6 feet deep and 9.5 feet high in the rear yard.</p> <p>The shed will be constructed with cypress wood framing, over treated 6x6 treated timbers.</p> <p>The shed will have cypress siding and a black standing seam roof.</p> <p>Exterior cladding of the proposed shed will match the recently approved, rear addition.</p> | | |
| Staff Recommendation | Approval, with Conditions | |
| Staff Contact | Annie Delaroderie, Anne.delaroderie@rva.gov , 804-646-6335 | |
| Previous Reviews | <p>A project was reviewed for this property at the Commission of Architectural Review meeting on, September 27, 2022. The application was deferred to allow the applicant more time to gather information on the scope of work including updated architectural drawings, railing designs, and window and door specifications. With the conditions presented by staff, this prior project was approved by the Commission at the October 25, 2022, meeting.</p> <p>An Administrative Approval letter, dated February 16, 2023, approved final materials for the rear addition and specifications for a rear wooden fence that will range from 4 to 6 feet in height. This fence will match the neighboring fence at 2206 East Broad Street.</p> | |
| Conditions for Approval | <p>Staff recommends:</p> <ul style="list-style-type: none">final verification of materials for the shed door be submitted for administrative review. | |

Staff Analysis

| Guideline Reference | Reference Text | Analysis |
|--|--|---|
| Standards For New Construction, page 46 | <i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i> | The applicant proposes to construct a wooden shed at the rear of his property. The properties on the block are constructed of brick and have brick outbuildings. The neighboring 2206 East Broad Street has a wooden outbuilding, at the rear of the property. The shed being proposed will be similar to the recent rear frame addition on the main building, at 2204 East Broad Street. |
| New Construction: Residential Outbuildings # 1, page 51 | <i>Outbuildings including garages, gazebos, sheds, and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and material selection.</i> | 2204 East Broad Street is a 2.5-story brick house. A one-story, rear wood frame addition was completed in the beginning of 2023. The house has a side gable roof, and the proposed shed will have a front gable roof. Materiality of the door was not submitted with the application. <u>Staff requests the final materials for the door be submitted for Administrative Approval.</u> |
| New Construction: Residential Outbuildings # 2, page 51 | <i>Newly constructed outbuildings such as detached garages or tool sheds should respect the massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i> | The proposed shed will have the same roof form as the main house. Both the main house and the proposed shed will have standing seam metal roofs. |
| New Construction: Residential Outbuildings # 3, page 51 | 3. 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. | The proposed shed will be located at the rear of the property, and the entry will face the back of the house. |

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.

Typically, the Commission has required that rear sheds, or other outbuildings be screened from the public right of way with a fence or other vegetation. In this case, a fence was already administratively approved and will be built on the east and rear of the property. The east portion of the fence was recently completed. The proposed shed will be visible from the alley but will have a similar construction and appearance as the rear shed at 2206 East Broad Street. Given the simple materials and appearance, staff does not believe the proposed shed will be obtrusive and will not need to be substantially screened.

Figures



Figure 1. Front façade of 2204 East Broad Street



Figure 2. Proposed location for the new shed.

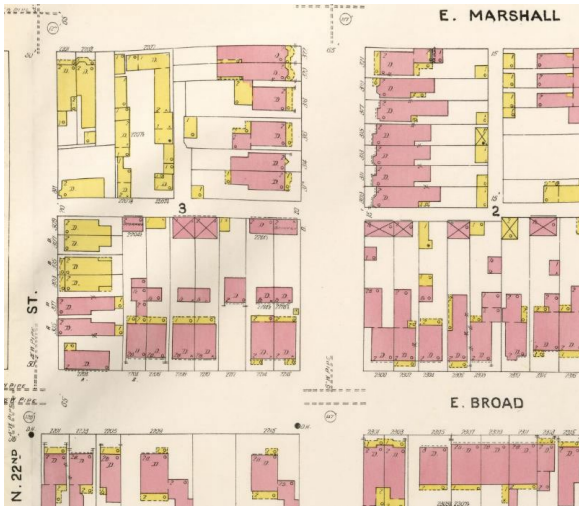


Figure 3. Sanborn Map from 1905. According to this map, 2204 East Broad Street historically had a rear wooden porch, rear brick additions and a rear brick shed. Also, 2206 East Broad Street and 2212 East Broad Street historically had rear, wooden sheds.

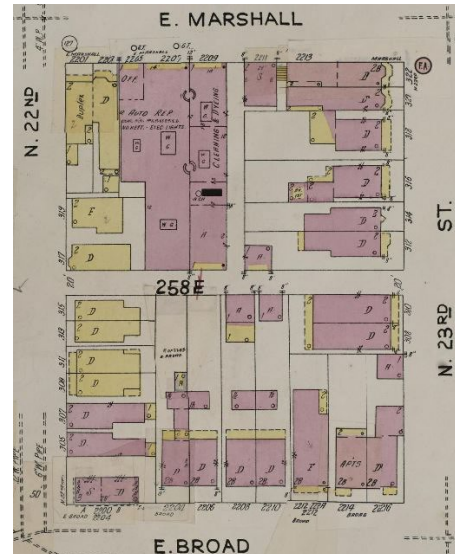


Figure 4. Sanborn Map from 1950. By 1950, 2204 East Broad Street still had rear, brick additions and a wooden garage had been added to the back of the additions.



Figure 5. View of the rear of 2204 East Broad Street. The rear frame addition is on the rear, and northwest side of the house. The proposed shed will have a similar appearance to the rear addition.



Figure 6. View of the neighboring shed at 2206 East Broad Street.



Figure 7. View of the neighboring shed at 2206 East Broad Street, from the alley. The proposed fence at 2204 East Broad Street will be similar to this fence.



Figure 8. View of other non-brick sheds in the vicinity. These sheds are located at the rear of 316 and 318 North 23rd Street.