

## 5. COA-048375-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

512 West 19<sup>th</sup> Street

DISTRICT

Springhill

APPLICANT

Obadiah LLC

STAFF CONTACT

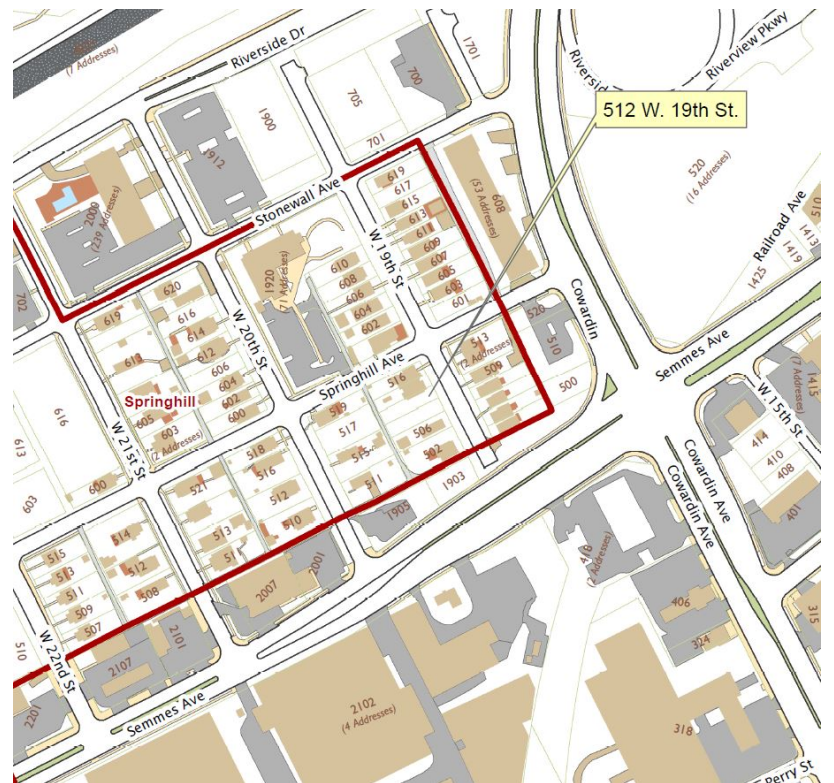
C. Jeffries

### PROJECT DESCRIPTION

**Construct a new, single-car garage.**

### PROJECT DETAILS

- The applicant requests approval to construct a garage at the rear of a new single family home in the Springhill Old and Historic District. The existing primary structure was constructed in 2018.
- The garage will be 18 ft. by 22 ft. and 14 ft. high.
- The garage will be frame, clad in smooth, unbeaded, fiber cement siding to match the existing house.
- The garage will have a gable roof covered with architectural shingles to match the existing house.
- The garage will be 5'1" from the rear property line and 2' from the southern property line.



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**

### PREVIOUS REVIEWS

The Commission approved the new construction of the home on April 24, 2018.

### STAFF RECOMMENDED CONDITIONS

- None.

### STAFF ANALYSIS

Pg. 51,  
Residential  
Outbuildings  
#1

*Outbuildings should be compatible with the design of the primary building on the site, including roof slope and materials selection.*

The application states that the proposed garage matches the new home in materials and roof slope.

Pg. 51,  
Residential

*Newly constructed outbuildings such as detached garages or tool sheds*

There are few outbuildings on the subject block, however the existing outbuildings are one-story and

Outbuildings #2	<i>should respect the siting, massing, roof profiles, materials and colors of existing outbuildings.</i>	include a new garage at 510 West 19 <sup>th</sup> Street. Sanborn maps indicate that one-story outbuildings and garages 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. 512 West 19<sup>th</sup> Street



Figure 2. Rear elevation



Figure 3. New garage at 510 W. 19th St

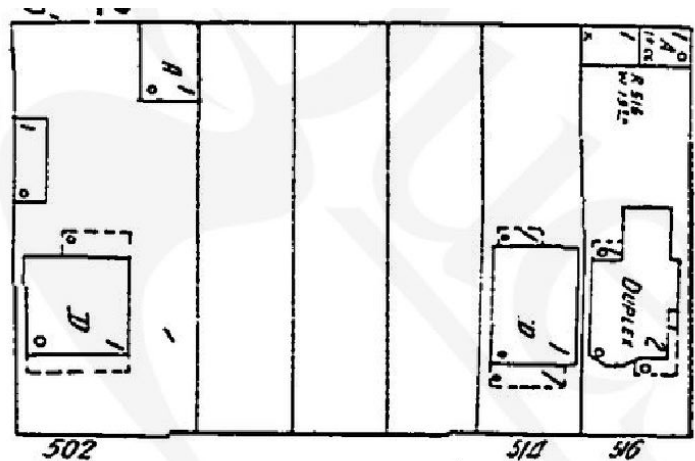


Figure 4. 1952 Sanborn Map