

6. COA-048376-2019

PUBLIC HEARING DATE

February 26, 2019

PROPERTY ADDRESS

602 West 19th Street

DISTRICT

Springhill

APPLICANT

R. Hooker

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

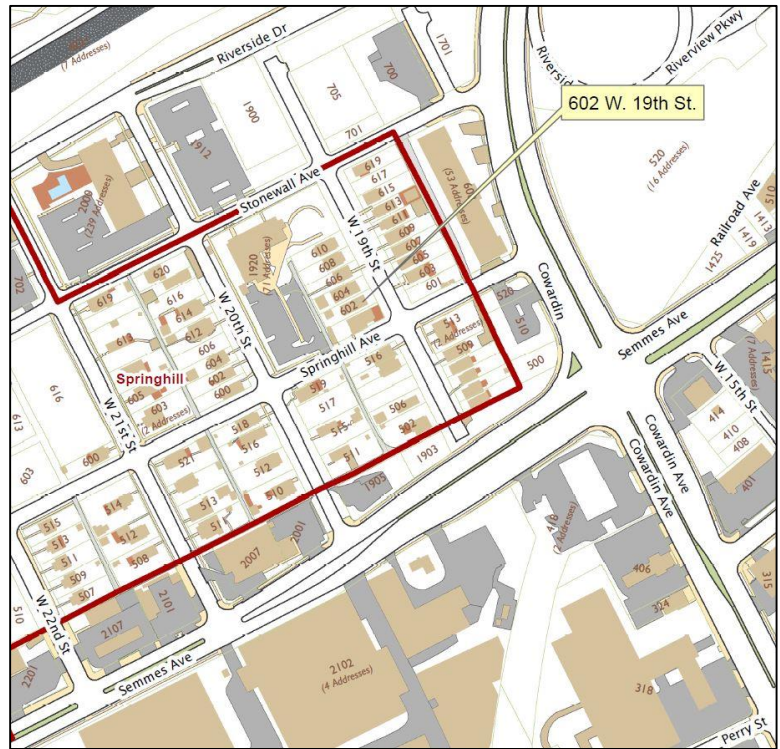


PROJECT DESCRIPTION

Construct an addition to an existing, detached garage.

PROJECT DETAILS

- The applicant is proposing to alter an existing garage by constructing an addition at the rear of a single family home in the Springhill City Old and Historic District.
- The existing home is a 2 story frame structure built in 2017.
- The applicant is proposing to construct a 4 foot long addition on the east elevation of the garage, facing the house.
- The materials of the addition will match the existing garage.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

The Commission approved the new construction of a single family home and a single car garage at this property on January 24, 2017. The applicant returned in September 2017 to propose converting the existing garage to a 2-car garage. The applicant has revised the plans to propose a small rear addition.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

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 addition to the existing outbuilding is consistent with the design of the original building in roof form and materials.

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 outbuilding is located to the rear of the main structure and is subordinate to the main structure.
Materials #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed materials are visually compatible with the existing outbuilding and primary structure as well as other outbuildings within the district.

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. Existing garage at 602 W. 19th St