



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

6.COA-137154-2023	Final Review	Meeting Date: 10/24/2023
Applicant/Petitioner	Todd Dykshorn	
Project Description	Add new windows to a garage and paint exterior.	
Project Location		
Address: 211 North 18 th Street		
Historic District: Shockoe Valley		
High-Level Details: <ul style="list-style-type: none"> The applicant requests approval to alter the exterior of a rear garage by painting the exterior and adding windows. The existing building is located at the rear of a residential building. The garage is constructed of brick and features two garage doors (infilled with wood) facing a parking lot to the south. The garage has a stepped design, with each bay stepping down toward the alley. A brick portion with a gable roof was constructed as a second floor in 1994. The work outlined in the application has already been completed. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, (804) 646-6569	
Previous Reviews	<p>The Commission reviewed a Certificate of Appropriateness for this property in 1994. The request included the rehabilitation of the rear garage located at 211 North 18th Street, which included infilling the two garage doors with wood and glass, converting a door into a window, and constructing a second story with a gable roof and skylights.</p> <p>The current configuration of the building is in-keeping with what was approved with the 1994 application, however the skylights were either never installed or have been removed.</p>	
Staff Recommendations	<p>Staff recommends:</p> <ul style="list-style-type: none"> that the 1994 second story addition be painted a different color than the original masonry portion as a means to differentiate the two sections and better portray the visual history of development of the 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Building Elements: Window Replacement and/or Reconstruction, page 69	<i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation will be considered by the Commission on a case-by-case basis.</i>	<p>The existing building consists of an original masonry “shell” of a former auto garage, and a second story addition with a gable roof which was approved by the Commission in 1994. The second story addition was designed in a way that differentiates it from the original masonry portion.</p> <p>The applicant proposes to install two new windows on the second floor of the southwest elevation. The new windows remove material from both the 1994 second-floor addition and the original masonry portion of the garage.</p> <p>The stepped massing of the original masonry portion of the garage is a character defining feature of the building as is currently, and clearly differentiates from the original portion of the building. The installation of windows will remove historic material and interrupt the visual appearance of the massing.</p> <p><i>Staff notes the windows have already been installed and material removed.</i></p>
Secretary of the Interior, Standards for Rehabilitation, Page 5	<p><i>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p> <p><i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i></p>	<p>The 1994 addition to the garage was constructed in a way that differentiated it from the original masonry portion of the building. It features a gable roof and a different color exterior material. The windows in the addition were placed in a location that did not require the removal of any original brick elements on the garage door elevation.</p> <p>The work has been completed, with the new windows installed, which created new openings in the original brick elevation. The 1994 addition and the original masonry garage have been painted the same color. There is no longer a clear differentiation between the original building and the addition. <u>Staff recommends that the 1994 second-story addition be painted a different color than the original masonry portion, as a means to differentiate the two sections and better portray the visual history of development of the property.</u></p> <p><i>All masonry had been previously painted.</i></p>

Figures

Figure 1. Rear garage at 211 N. 18th Street. 1986. Building painted. Second-story addition not yet constructed.



Figure 2. Rear garage at 211 North 18th Street. Second-story addition constructed without skylights.



Figure 3. Garage at 211 North 18th Street. Date unknown. VCU CAR digital archives.



Figure 4. Sanborn Map. 211 North 18th Street featured a masonry and frame rear auxiliary structure.

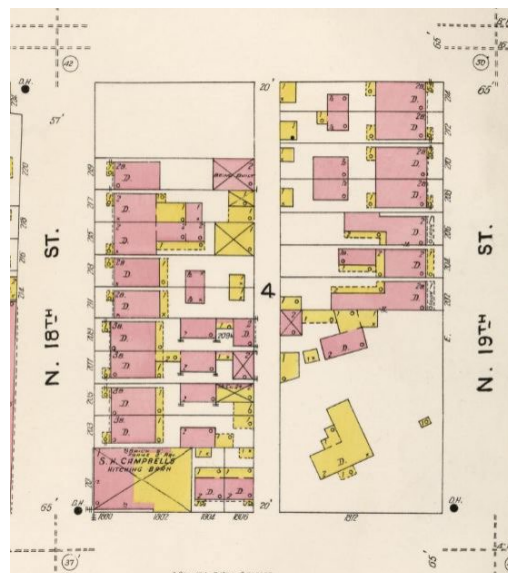


Figure 5. Existing Conditions, October 2023. New masonry openings added to the second floor and building painted a singular color.



Figure 6. Existing Conditions, October 2023. New masonry openings added to the second floor and building painted a singular color. Three lower windows were completed as part of the 1994 rehabilitation.



Figure 7. Existing Conditions, October 2023.



Figure 8. Existing Conditions, October 2023. New masonry openings added to the second floor and building painted a singular color.



