

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 22, 2018, Meeting**

14. **COA-034562-2018** (M. Elmes)

**130 N. 32nd Street
St. John's Church Old and Historic District**

Project Description:

**Demolish an existing garage and
Construct a new, 2-story frame garage.**

Staff Contact:

K. Chen

Proposal: The applicant requests approval to demolish an existing, 1-story, metal garage and construct a new two-story frame garage in the same location.

Surrounding Context: The garage is located to the rear (west) of 130 N. 32nd Street and fronts East Grace Street. To the south and west of the property is a deep ravine. On the north side of East Grace Street, are the side elevations of the houses facing North 32nd and two, 1 ½ story Colonial Revival style dwellings at the northwest corner. Around the corner fronting 31st Street is a one-story brick garage.

Previous Reviews: This is the Commission's first review of this project.

Demolition: The existing garage is a one-story, gable roofed metal building. The building was blown off of its foundations. The exterior cladding is heavily rusted and no longer fully attached to the interior framing. The building has lost all structural integrity and is currently braced to keep it from collapsing. The date of construction is unknown but the Sanborn Maps illustrate that a 2-story garage present in 1908 was replaced in 1925 by a 1-story structure and by the 1950 Sanborn Map there is another 1-story garage with a different foot print. The demolished garage will be replaced with a new 2-story, frame garage.

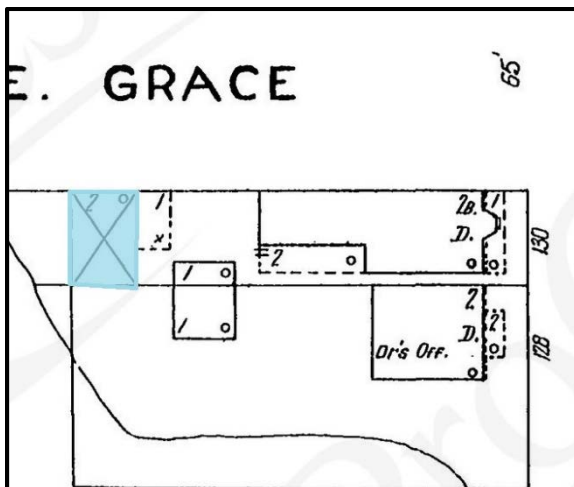


Figure 1: 1908 Sanborn Map

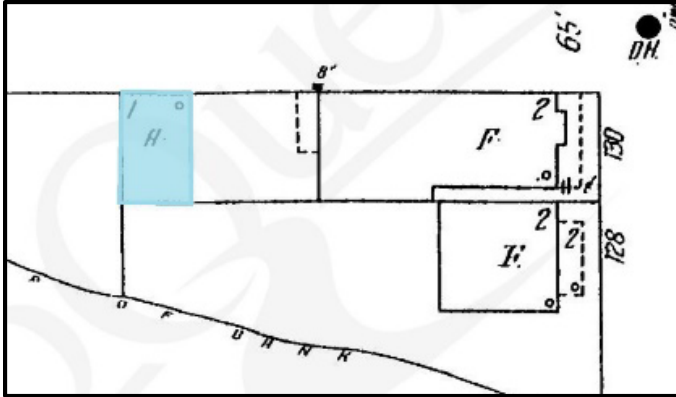


Figure 2: 1925 Sanborn Map

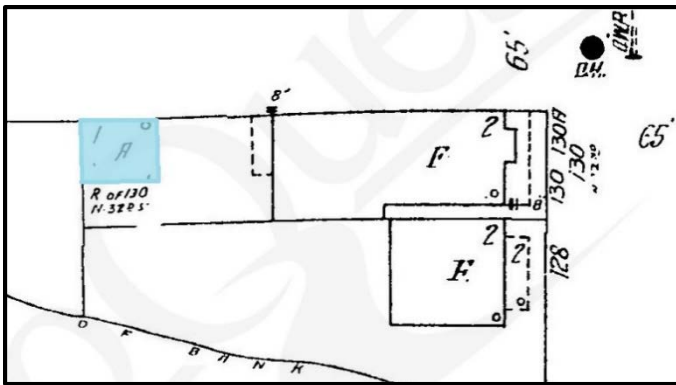


Figure 3: 1950 Sanborn Map

Staff recommends approval of the project. Under the provisions of Section 30.930.7 (d) of the Historic Preservation Ordinance, the Commission shall approve requests for demolition when there are no feasible alternatives to the proposed demolition; the building is deemed not to be a contributing part of the historic character of the Old and Historic District; or the building has deteriorated beyond the point of feasible rehabilitation. Staff finds that this mid-20th century secondary structure does not represent the pattern of early dependencies found in the district and was constructed during the later portion of the period of significance, which ends in 1940, for the structures in the District and is not of the architectural style of the historic structures in the district.

The applicant is seeking **Conceptual Review** for the construction of a new garage. Conceptual review is covered under Sec. 30-930.6(d) of the City Code: The commission shall review and discuss the proposal with the applicant and make any necessary recommendations. Such Conceptual Review shall be advisory only. Commission staff reviewed the project through the lens of the “Standards for New Construction: Residential” on pages 46-51 of the *Richmond Old and Historic District Handbook and Design Review Guidelines*.

S=satisfies

D=does not satisfy

NA=not applicable

S **D** **NA**

New infill construction should respect the prevailing front and side yard setback patterns in the surrounding district

The adjacent, primary building on the parcel has a similar setback.

Where the adjoining buildings have different setbacks, the setback for the new building should be based on the historical pattern for the block

The adjacent, primary building on the parcel has a similar setback.

New buildings should face the most prominent street bordering the site

The proposed structure is oriented towards East Grace Street like the current garage.

New construction should use a building form compatible with that found elsewhere in the district. Form refers to the combination of massing, size, symmetry, proportions, projections and roof shapes that lend identity to a building.

Two-story, street facing, frame garages are not a common building form found in the district. The majority of the street facing garages are one-story brick structures with shed roofs. There are a few older, two-story, street-fronting, brick carriage houses with hipped-roofs. There are a few two-story frame garages located along alleys in the district. Board and Batten is also not a common building material found in the district.

New construction should incorporate human-scale elements such as cornices, porches and front steps.

The proposed project incorporates human-scale elements including the door heights and continuous ledger board.

New construction should respect the typical height of surrounding buildings

A dimensioned context elevation was not provided. The drawings provided show that that garage will be 18’ tall at the street face and 19’ on the yard side – an imperceptible slope from the street. The Sanborn Maps also suggest that there was a 2-story structure in this location in 1908.

- New construction should respect the typical width, organization of bays, vertical alignment and symmetry of surrounding buildings.**

The proposed garage will be the same width as the existing garage and has a garage door and large single window above – a typical form in many of the brick carriage houses.

- The size, proportion, and spacing patterns of doors and window openings should be compatible with patterns established in the district.**

The typical fenestration pattern for two-story garages in the district are large garage doors on the first story and a large center window or door above. The proposed North elevation reflects that pattern. The visible west elevation is blank and the east elevation has a door and window opening on the first story and three regularly spaced windows on the second. The south elevation will not be visible from a public-right-of-way.

- Porch and cornice heights should be compatible with adjacent buildings**

There is no porch and the covered stair on the south elevation will not be visible from a public right-of-way.

- Materials used in new construction should be visually compatible with original materials used throughout the district. Vinyl, asphalt, and aluminum siding are not permitted.**

The proposed frame construction, smooth Hardi and aluminum clad windows are materials permitted on new construction. The board-and-batten is not a material treatment found in the district.

The following items will need to be included for final review (please refer to the Commission's New Construction Checklist and Required Dimensions document for additional details):

1. Dimensioned context elevation
2. Statement of how the *Richmond Old and Historic District Handbook and Design Review Guidelines* informed the proposed work.