

# 1. COA-084167-2020

PUBLIC HEARING DATE

May 26, 2020

PROPERTY ADDRESS

3102 E. Grace Street

DISTRICT

St. John's Church

# Commission of Architectural Review

## STAFF REPORT



APPLICANT

V. Chiariello

STAFF CONTACT

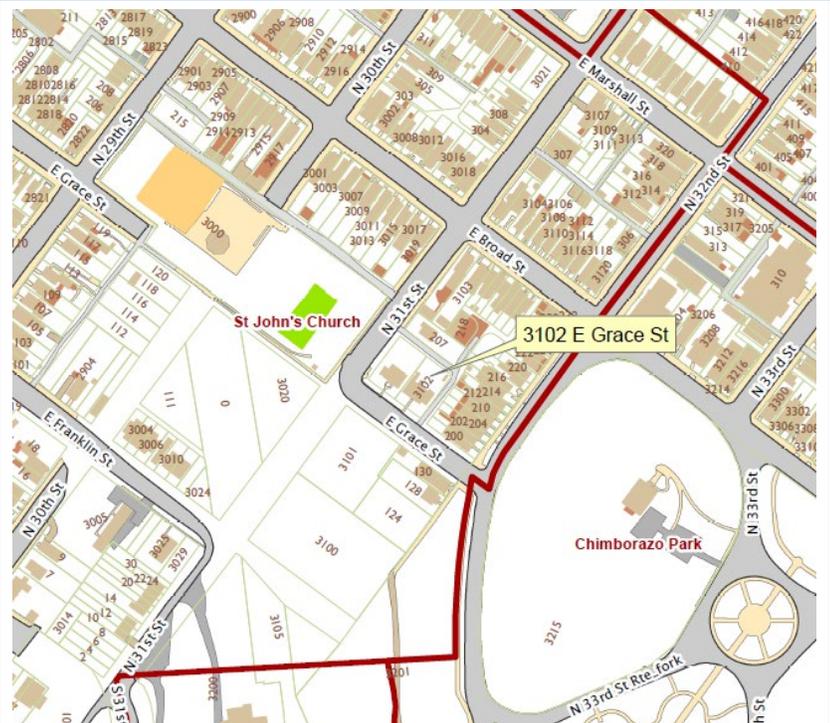
C. Jeffries

### PROJECT DESCRIPTION

**Amend previously approved plans to change materials.**

### PROJECT DETAILS

- At the May 2020 meeting, the Commission approved construction of a new garage in the rear yard of a 1 ½-story brick residence in the St. John's Church City Old and Historic District.
- The applicant has returned to the Commission to request the exterior cladding be changed from brick veneer to fiber cement siding.



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STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission approved the construction of a 1-story brick garage in May of 2020. The Commission approved the application with the conditions that a different roofing material, not the asphalt shingles proposed, be used, and a contemporary garage door be installed.

### STAFF RECOMMENDED CONDITIONS

- A different roofing material, rather than the asphalt shingles proposed, be used and specifications be submitted to staff for administrative approval.
- A contemporary garage door be installed, and specifications be submitted to staff for administrative approval.
- The fiber cement siding be smooth and unbeaded.

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## STAFF ANALYSIS

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New Construction, Residential Outbuildings, #2, pg. 51	<i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i>	The proposed fiber cement siding is consistent with outbuildings found in the immediate area, which are primarily frame toolsheds. <u>Staff recommends approval of the request to use fiber cement siding with the condition that the siding be smooth and unbeaded and final color specifications submitted to staff for review and approval.</u>
New Construction, Residential Outbuildings, #1, pg. 51	<i>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.</i>	Staff finds that the proposed roof material is not consistent with the existing home, which has a slate roof. As asphalt shingles are not consistent with the City Old and Historic Districts <i>Guidelines</i> , <u>staff recommends a different roofing material be used and specifications be submitted to staff for administrative approval.</u> Staff notes the roof design could also be altered to allow for the use of TPO. If the applicant wishes to change the design to a TPO shed roof, <u>staff recommends the applicant work with staff to gain administrative approval for a shed roof.</u>
Standards for Rehabilitation, #10, pg. 59	<i>While it is acceptable to use salvaged materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.</i>	Staff finds that the proposed garage door design continues to replicate a historic carriage house or garage door. As this is new construction, <u>staff recommends a contemporary garage door be installed, and specifications be submitted to staff for administrative approval.</u>

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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. 3102 East Grace Street, façade*



*Figure 2. Existing outbuilding at 3102 East Grace Street*



*Figure 3. Outbuilding on subject block*



*Figure 4. Outbuilding on subject block*