

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 24, 2017, Meeting**

4. COA-024471-2017 (Sojo Enterprises)

**2107 Cedar Street  
Union Hill Old and Historic District**

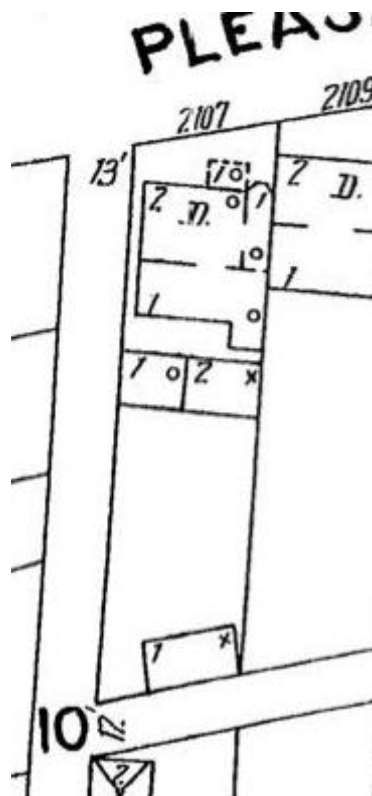
**Project Description:**

**Construct a new garage.**

**Staff Contact:**

**C. Jeffries**

The applicant requests approval to construct a garage at the rear of a single family home in the Union Hill Old and Historic District. The existing structure is a Greek Revival frame dwelling constructed ca. 1861 which has recently undergone rehabilitation including a rear addition. This work was approved by the Commission on October 25, 2016. The garage will be 20' x 22' and will match the design, style and color of the home. Sanborn maps indicate one- and two-story outbuildings were present on the property.



1905 Sanborn Map

**Staff recommends approval of the project with conditions.**

The proposed garage meets the Commission's Guidelines for sheds found on page 49 of the *Richmond Old and Historic Districts Handbook and Design*

*Review Guidelines* as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. An existing privacy fence will also minimize the visibility of the garage. Staff recommends an alternate garage door design, that does not include arched windows, be submitted to staff for administrative review and approval in addition to details of any new paving material or modifications to the existing privacy fence.

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 Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.