

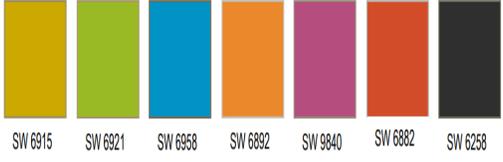


Commission of Architectural Review

12. COA-179903-2026	Final Review Meeting Date: 2/24/2026
Applicant/Petitioner	Stephen Anderson
Project Description	Rehabilitate attached garages
Project Location	
Address: 2817 East Clay Street	
Historic District: Church Hill North	
<p>High-Level Details:</p> <p>The applicant request approval to rehabilitate a grouping of attached garages at 2817 East Clay Street. The garages face North 29th Street.</p> <p>The applicant proposes to replace rotted wooden elements, the roof, and the non-original infilled door openings.</p>	
Staff Recommendation	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569
Previous Reviews	None.
Staff Recommendations	<ul style="list-style-type: none"> • The new garage doors do not have any faux hardware. • The new garage doors fit within the existing masonry openings proportionately without any infill. • New flashing not to cover the existing parapet walls completely, but only to an appropriate height on the wall's sides. • Applicant choose a lighter exterior color such as dark gray; all final exterior color submitted for staff review and approval.

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Building Elements, Doors, pg. 71</p>	<p><i>14. Do not remove original doors and door surrounds. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted. Stamped or molded faux paneled doors are inappropriate substitutes for door types found in historic districts.</i></p>	<p>The applicant proposes the replacement of several building elements that are in poor condition and beyond feasible repair. This includes: the replacement of the built-up tar roof with a new TPO roof with a metal drip edge and flashing where the roof intersects with the parapet walls, as well as rotted fascia and soffit boards. The applicant proposes to replace these materials in-kind, with the addition of round aluminum soffit vents.</p> <p>The eight attached garage bays all face North 29th street and their doors have been altered overtime. Currently bay #8, as labeled in the plans, was replaced by a previous owner with a corrugated metal roll-up garage door, while bay #'s 1-7 have been infilled with a variety of wooden materials, sliding track doors, and person doors.</p> <p>The applicant proposes to remove the infilled areas and replace them with roll-up garage doors with recessed panels.</p> <p>When replacing doors, new door designs should match the original if historical documentation exists. If documentation does not exist, then new door designs should be consistent with other designs found within the district. Staff was unable to locate any historic documentation on the original doors' design; however, believes they are simple, utilitarian doors on sliders.</p> <p>While the Guidelines state that doors with faux/stamped paneling are generally not appropriate, Staff finds that this type of door is a consistent door replacement material in the district and used on nearby buildings.</p> <p><u>Staff recommends that the new garage doors do not have any faux hardware.</u></p> <p>While the rendering provided implies that there will be modifications to the concrete aprons, exterior lighting, and an infilled space with vertical siding between the top of the garage doors and the soffit, the applicant has confirmed that no new concrete will be poured, there will not be any exterior lighting, and the new doors will fit the existing openings proportionality without the need for infill, much like the modern door installed in bay #8.</p> <p><u>Staff recommends that the new garage doors fit within the existing masonry openings proportionately without any infill.</u></p>
<p>Building Elements, Roof Replacement, pg. 66</p>	<p><i>Roof Replacement / Reconstruction</i></p> <p><i>3. Substitute materials may be used if the same kind of material is not technically</i></p>	<p>The existing built-up tar roof will be replaced with TPO. To preserve the appearance of the existing parapet walls. The TPO membrane style roof will match the homogenous appearance of the existing</p>

	<p><i>feasible because the material is no longer being made. Substitute materials should match the original style and form as much as possible.</i></p>	<p>roof. <u>Staff recommends that any new flashing not cover the existing parapet walls completely, but only to an appropriate height on the wall's sides.</u></p>
<p>CAR Paint Guidelines</p>	<p>Examples of inappropriate exterior colors</p> 	<p>The new garage doors and replacement woodwork will be painted tricorn black.</p> <p>The guidelines recommend against using pure black on historic buildings.</p> <p><u>Staff recommends that the applicant choose a lighter exterior color such as dark gray; all final exterior color submitted for staff review and approval.</u></p>

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 (next page)



Figure 1. 2817 East Clay Street, 1950s. Rear garages seen on left-side of image. Doors boarded-up.



Figure 2. Existing Conditions, February 2026.



Figure 3. Existing Conditions, February 2026.



Figure 4. Existing Conditions, February 2026.



Figure 5. Nearby Example of similar garage doors grouped together