



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

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|--|---|-------------------------|
| 3.COA-152517-2024  | Final Review  | Meeting Date: 8/27/2024 |
| Applicant/Petitioner   | Center Creek Homes  |                         |
| Project Description  | Construct a semi-attached pair of two-story garages.  |                         |
| Project Location   |   |                         |
| Address: 413-415 North Arthur Ashe Boulevard   |   |                         |
| Historic District: Boulevard   |   |                         |
| <p>High-Level Details:</p> <p>The applicant requests conceptual review of the construction of two semi attached rear garages.</p> <p>The proposed garages will be located at the rear of two proposed semi attached dwellings approved by the Commission in 2022. The dwellings have not yet been completed.</p> |   |                         |
| Staff Recommendation   | Approval, with Conditions   |                         |
| Staff Contact  | Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569  |                         |
| Previous Reviews   | <p>The Commission conceptually reviewed this application at the July 2024 meeting. Overall, the Commission was supportive of the project, but had comments regarding the configuration of the wooden side stairs of each unit, as well as the location and design of trash receptacles and enclosures.</p> <p>The Commission approved the construction of two, three-story, semi-attached dwellings on this site in 2022.</p> |                         |
| Conditions for Approval  | <ul style="list-style-type: none"> <li>The large garage doors be a simple design without faux hardware.</li> <li>Final gutter and downspout specifications be submitted with the final review.</li> </ul>   |                         |

## Staff Analysis

| Guideline Reference                                | Reference Text  | Analysis  |
|--|---|---|
| New Construction, Residential Outbuildings, pg. 51 | <p><i>1. 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></p> <p><i>2. 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></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p> <p><i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for compatibility using the criteria developed in this section</i></p> | <p>The proposed garages will be compatible in design to the proposed dwellings fronting North Arthur Ashe Boulevard, having the same-colored lap siding and general roof form.</p> <p>The existing outbuildings on the subject alley are rectangular or square in form and are one-story with large garage doors. The proposed garages will be taller than the existing rear outbuildings and garages on the subject alley.</p> <p>The garages will be approximately 19' 10" tall, 20' deep, and 22' wide. The alley elevations will feature a large garage door on the first story and paired, one-over-one windows on the second story. The side elevations will feature a wooden staircase and landing with first and second floor entrance doors.</p> <p>The house-facing elevations will not be visible from the public right-of-way but will feature smaller transom windows and a first-floor door.</p> <p>The garages will be subordinate in size to the primary buildings being constructed on-site.</p> <p>During the conceptual review, the Commission recommended that the side stairs of each unit be covered and feature a contemporary rail design. The applicant has responded by including a covering over the upper landing of the stairs and swapping the more traditional wooden stairs and handrails with metal stairs and handrails with horizontal railings.</p> <p>The applicant has also indicated the location of trash receptacles and that they will inset in a wooden screen enclosure.</p> <p><u>Staff recommends that the large garage doors be a simple design without faux hardware.</u></p> <p><u>Staff recommends that final gutter and downspout specifications be submitted with the final review.</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

Figure 1. New construction approved by CAR in 2022. Under construction, but not yet completed.



Figure 2. Garages in subject alley.



Figure 3. Conceptual Rendering of new construction approved in 2022.



Figure 4. Looking north down subject alley.



Figure 5. Rear of new construction approved in 2022. Location of proposed garages.



Figure 6. Looking north down subject alley.

