



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5. COA-135639-2023	Final Review	Meeting Date: 9/26/2023
Applicant/Petitioner	Christine Charlip	
Project Description	Construct a one-story, rear garage.	
Project Location		
Address: 2205 West Grace Street		
Historic District: West Grace Street		
<p>High-Level Details:</p> <p>Applicant proposes to construct a new garage in the rear of a brick, Colonial Revival row house ca. 1906.</p> <p>The proposed garage will be approximately 24' wide by 23' deep and constructed of CMU and Brick on a 4" concrete slab. It will feature a side, stepped-parapet wall, TPO roofing, and a paneled garage door.</p> <p>The height will be approximately 12' facing the alley, and 13' facing the rear yard.</p> <p>Applicant is required to receive a zoning variance to waive lot coverage and setback requirements.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> • final material specifications be submitted for administrative review and approval to include brick, garage door design, and final color specifications. • new rear privacy fence be submitted for administrative review and approval. • Any subsequent changes to the footprint or setback of the garage require by zoning be resubmitted to CAR staff for Chair and Vice-Chair approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards for New Construction, Residential, Outbuildings, pg. 51, #1-3</p>	<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>The proposed garage will be subordinate to the primary building on-site and located in the rear yard.</p> <p>The primary building on-site is a brick, two-story dwelling with a flat roof and parapet walls. The proposed garage will be clad in brick and feature stepped-parapet walls, making it compatible with the primary building. Furthermore, the garage's design and materiality are inspired by neighboring garages. The subject alley (between Allison & Strawberry Streets) features many one-story masonry garages. While the widths vary, they are all similar in height and materials. Staff finds that the proposed rear garage is compatible with the primary building and other adjacent rear garages.</p> <p>The Accessor's Card for the property indicates that there was a rear, auxiliary structure that was heavily damaged by a fire in the mid-1970's. It is unknown when that structure was removed, but its demolition may have been a result of this fire damage.</p> <p>The garage will be clad in brick and will have an aluminum, roll-up garage door. Most of the garages in this alley are constructed of red brick and feature similar garage door designs which are later alterations. Very few original garage doors remain in this alley. <u>Staff recommends that final material specifications be submitted for administrative review and approval including the brick, garage door design, and final color specifications.</u></p> <p>The garage will have aluminum gutters and round down spouts. This is an appropriate material and design for the district.</p>

<p>Standards for Site Improvements, Walls & Fences, pg. 78</p>	<p>1. <i>Original fences and walls should be retained and maintained whenever possible.</i></p> <p>2. <i>Existing brick or stone walls, boxwood hedges, wooden picket fences and cast or wrought iron fences should not be removed or replaced with contemporary features.</i></p>	<p>There is a low brick retaining wall in the rear of the property that surrounds a concrete parking pad. It is unclear if this is the remnants of the original rear garage's foundation, or a later site improvement. Based on the submitted plans, the construction of the new garage will require this retaining wall to be removed. Staff finds that the removal of the brick retaining wall and construction of a new rear garage will improve the site to a condition more reflective of its past. Staff supports the removal of the rear retaining wall.</p> <p>There is a simple rear, wooden privacy fence. After construction of the rear garage, the applicant plans to construct a new privacy fence, anticipating most of it will be screened by the new garage. <u>Staff recommends that any new rear privacy fence be submitted for administrative review and approval.</u></p> <p>Construction of the garage will also require the removal of a non-original wooden storage area. Staff finds that this structure does not contribute to the overall character of the alley and supports its removal.</p>
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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. Front Façade, Assessor's Office.



Figure 2. Garage located at 2203 W. Grace Street (Neighbor). Commission approved in 2007 to replace dilapidated 2-story brick garage. Proposed garage at 2205 W. Grace will be similar in design, material scale.



Figure 3. Existing rear parking area, including the 24" brick wall (likely foundation of original garage) and the non-original wooden storage area.



Figure 4. Examples of other rear garages on the subject block.



Figure 5. Assessor's card indicating that the rear garage suffered fire damage.

GARAGE & OUTBUILDG.	
1	BRICK
2	FRAME
3	CINDER BLOCK
4	METAL
5	
6	
	CAR PORT
	OUTBUILDINGS
	OTHER

12-360

Burnt out
no roof

same

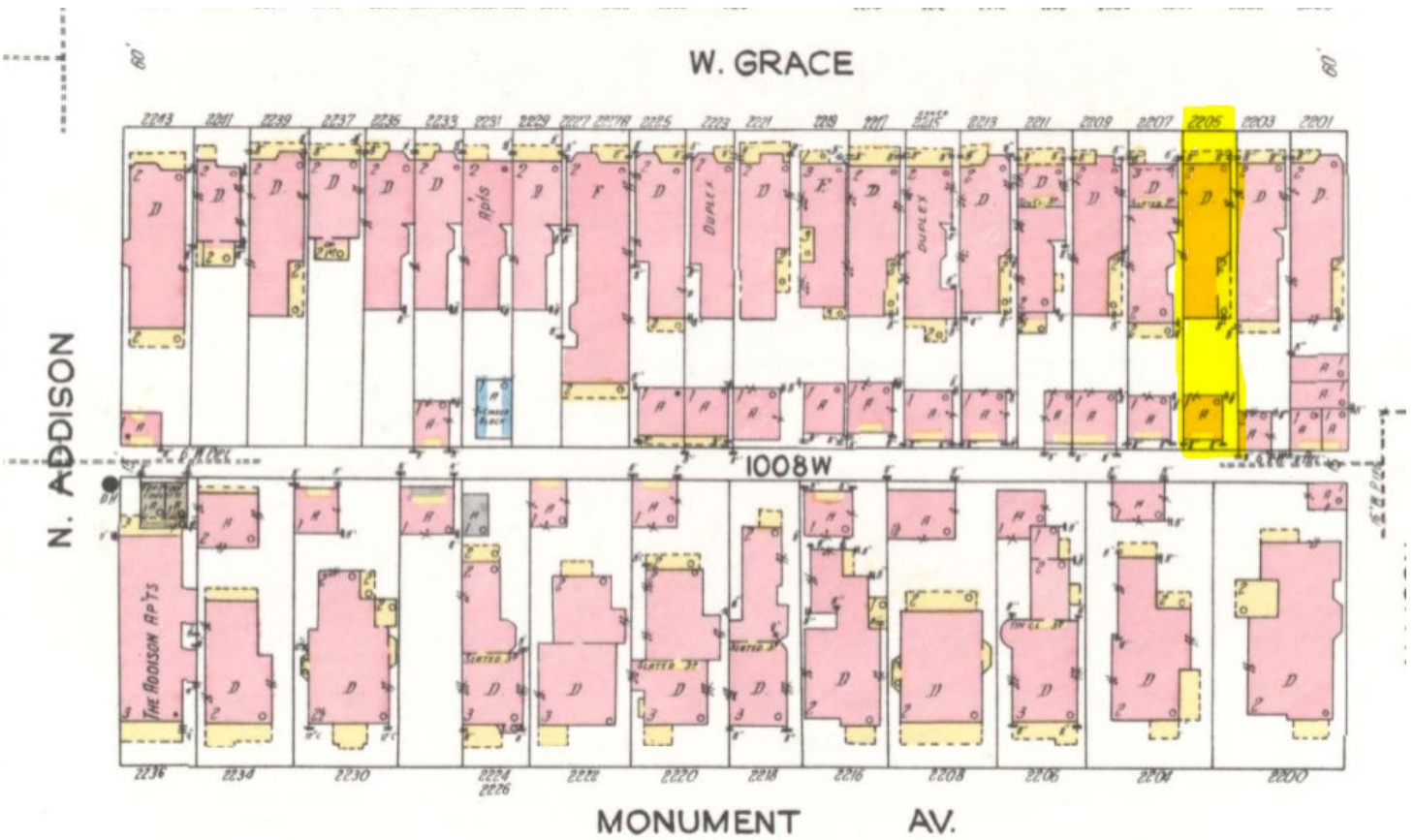


Figure 6. 1952 Sanborn map. This map indicates that the property had a rear one story brick garage, similar to others on the subject alley. The garage was likely demolished due to fire damage and neglect sometime in the 1970's. (Below)