

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 28, 2018 Meeting**

6. COA-039281-2018 (S. Pollock)

**2729 West Grace Street
West Grace Street Old and Historic District**

Project Description:

Construct a new 2-story garage.

Staff Contact:

C. Jones

The applicant requests approval to construct a two-story garage at the rear of a single family home in the West Grace Street City Old and Historic District. The existing building on the property is a two-and-one-half story, two-bay, masonry building with a side-gable roof, and a one-story, full-width porch.



2729 West Grace Street.



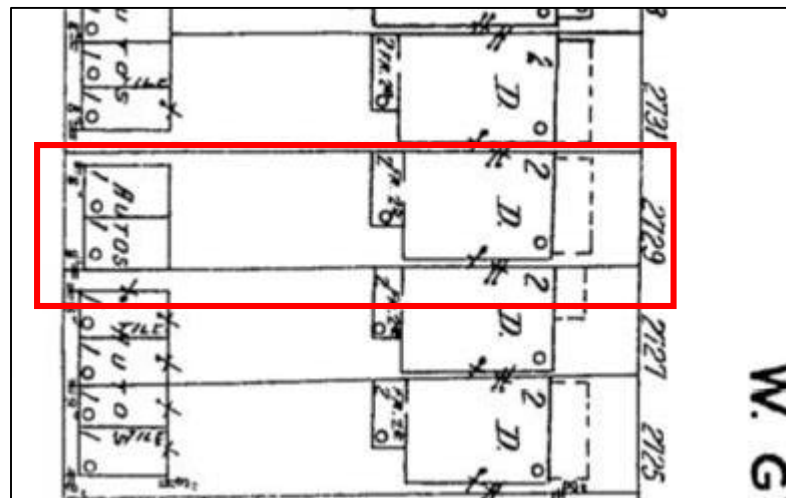
2729 West Grace Street Location of Proposed Garage.



2729 West Grace Street Surrounding Garages.

The applicants proposes to construct a new 24' by 22' garage at the rear of the property. The proposed garage will be two stories in height, with a brick veneer on the alley side and fiber cement siding on the side and rear walls. The roof of the new building will have a patio space enclosed by a composite railing. The front (alley facing) elevation will have a pair of garage doors on the ground level with paired vinyl windows on the second story. An exterior stair will be located on the rear elevation with a second story landing and paired doors.

A one-story garage has historically existed on the property and the adjacent properties. The immediately surrounding properties contain one-story, red brick garages with sloped roofs.



1925 Sanborn Map

Staff recommends approval of the project with conditions.

Staff finds the proposed garage does not meet the Commission's Guidelines for residential outbuildings found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the proposed design is not consistent with other outbuildings found within the district. The *Guidelines* state that 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 (pg. 51 #2). Staff finds that the proposed two stories and mix of exterior materials is not consistent with existing outbuildings on the block, which mostly consist of one-story brick structures. While the block does contain a two-story brick garage, the property and those immediately adjacent historically have had one-story structures. Staff further finds the roof top railing is not a detail found in the district.

Staff recommends approval of the garage with the following conditions:

The new garage be one-story in height and constructed of all brick to be more consistent with outbuildings found within the district.

The roof top railing, as currently proposed, be omitted from the design as it is not a feature found on outbuildings in the district.

It is the assessment of staff that, with these conditions, 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.