

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 27, 2017 Meeting**

15. COA-018253-2017 (C. Lane)

**102 East Leigh Street
Jackson Ward Old and Historic District**

Project Description:

Construct a new garage.

Staff Contact:

M. Pitts

The applicant requests approval to construct a garage at the rear of a brick home in the Jackson Ward Old and Historic District. The applicant proposes to construct a 22'-6" by 14' garage at the rear of the property. The proposed two story garage will have a low sloped shed roof and a maximum height of approximately 18'-9". The structure will be clad in brick to be painted white and have metal roofing which will not be visible from the public right of way. The applicant is proposing two 6/6 vinyl windows on the 2nd story of the alley elevation and a 16' wide garage door. On the south elevation, the applicant is proposing vertically aligned 9-lite fiberglass doors on the 1st and 2nd story and a 2nd floor landing with stairs to access the rear yard. The applicant is proposing to construct the stairs and landing with pressure treated wood and use Richmond rail for the handrails. The proposed garage will abut an existing two story garage on the adjacent structure. Per the Sanborn maps, the subject property was developed with a two story garage attached to the two story garages on both adjacent properties. The applicant has based the design of the subject garage on the surviving two story garage at 100 East Leigh Street.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that garages should be compatible with the design of the primary building on the site, including roof slope and materials selection; respect the design of outbuildings in the neighborhood; and should be located in the rear (pg. 48, Residential Outbuildings #1-3). As the garage was designed to match the adjacent two story outbuilding, is similar to other two story outbuildings in the block, and is constructed of the same material as the primary structure; staff supports the proposed garage design. As vinyl windows are not an appropriate building material in the Old and Historic Districts, staff recommends that the proposed windows which will be visible from the right of way be wood or aluminum clad wood windows with simulated divided lites to include interior and exterior muntins and a spacer bar. As details of the proposed garage door were not provided, staff recommends these details be provided for administrative review and approval.

It is the assessment of staff that the application, with the above noted conditions, is consistent with the Standard for New Construction in Section 30-930.7 (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.