



Staff Report
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW



Commission of Architectural Review

9. COA-119140-2022	Conceptual Review	Meeting Date: 10/25/2022
Applicant/Petitioner	Tevar Archer	
Project Description	Construct a new, two-story, rear garage.	
Project Location		
Address: 3506 E. Broad St.		
Historic District: Chimborazo Park		
<p>High-Level Details:</p> <p>The applicant requests conceptual review to construct a new, attached, two-story, and frame garage with a shed roof at the rear of a masonry late Victorian residence circa 1900.</p>		
Staff Recommendation	Conceptual Review	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	<p>A notice of violation was issued for this property in August 2008 for various exterior alterations that completed without review and approval. This included the demolition of a rear accessory building. A COA application was subsequently submitted in March 2009 to address some of the items listed in the NOV including the installation of a fence, gate, and repair of a porch. The application was administratively deferred to allow the applicant additional time to provide further information needed for a complete application. Staff was unable to locate an official COA approval which would have abated the violation. Staff did not observe any active violations at the property.</p>	
Staff Recommendations	<ul style="list-style-type: none"> • Siding be a material that is appropriate for the district such as wood or fiber cement lap siding, material specifications to be submitted with the final review. • Any design changes that may occur based on the ability to attach the proposed garage to the existing garage behind 3508 E. Broad Street be determined prior to the final submittal. 	

	<ul style="list-style-type: none"> • Additional detail be submitted that demonstrates the design and scale of the proposed PVC details. • The wooden hoist proposed for the alley side of the garage not be incorporated into the design. • Staff recommends that the garage roof be standing seam metal. • Staff recommends that the windows be wood or aluminum clad wood, and that the final garage door have a simple design and not feature any faux hardware. Window and door specifications to be submitted with the final application
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Residential Outbuildings, Pg. 51, #1-3	<ol style="list-style-type: none"> 1. <i>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> 2. <i>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> 3. <i>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>The proposed rear garage is generally compatible in design to other two-story garages in the district, having a shed roof, rectangular form, and a large garage door facing the alley. The south elevation, which faces the primary dwelling, will not be visible from the alley.</p> <p>The proposed garage is subordinate in size to the primary building.</p> <p>The garage will be frame, and clad in horizontal siding. <u>Staff recommends that the siding be a material that is appropriate for the district such as wood or fiber cement lap siding, material specifications to be submitted with the final review.</u></p> <p>The subject rear alley features several examples of rear garages, most being one-story and constructed of brick. The existing garage at 3508 E. Broad Street is a two-story brick construction. The new garage is proposed to be directly attached to the west side of this structure. The applicant has stated that this will be done with the neighbor's support. It is unclear whether support has been obtained from the owner of 3508 E. Broad Street, however if it has not, this could impact the overall design of the proposed garage. <u>Staff recommends that any design changes that may occur based on the ability to attach the proposed garage to the existing</u></p>

		<p><u>garage behind 3508 E. Broad Street be determined prior to the final submittal.</u></p> <p>There is one frame garage across the alley from the subject site. This is newer construction approved by CAR in 2020.</p> <p>The plans submitted indicate that there will be “PVC Accents” around the windows and doors which appear to resemble stone or wood headers and sills. <u>Staff recommends that additional detail be submitted that demonstrates the design and scale of the proposed PVC details.</u></p> <p>The drawings submitted indicate that the new garage will feature a wooden hoist. Staff believes that this element is meant to mimic a tool used to haul hay to the second story of rear out buildings. Staff finds it inappropriate to replicate this element on a new construction and would create a false sense of development and use of the building. <u>Staff recommends that the wooden hoist proposed for the alley side of the garage not be incorporated into the design.</u></p>
<p>Materials and Colors, #2-3, p. 47</p>	<p>2. <i>Materials used in new residential construction should be visually compatible with original materials used throughout the district</i></p> <p>3. <i>Paint colors used should be similar to historically appropriate colors already found in the district.</i></p>	<p>The proposed rear garage will be clad in horizontal siding, which is compatible with materials used throughout the district.</p> <p>The roof of the garage will be a metal roof, which is compatible with the district. <u>Staff recommends that the garage roof be standing seam metal.</u></p> <p>Information on windows and doors was not submitted with this application. <u>Staff recommends that the windows be wood or aluminum clad wood, and that the final garage door have a simple design and not feature any faux hardware. Window and door specifications to be submitted with the final application</u></p>

Figures



Figure 1. Out building 205 N. 28th Street



Figure 2. Out Building 108 N. 28th Street



Figure 3. Subject Alley



Figure 4. Out building 2710 E. Franklin



Figure 5. Garages in subject alley.



Figure 6. Garages in subject alley.