



Commission of Architectural Review

10. COA-176754-2025	Final Review	Meeting Date: 12/16/2025
Applicant/Petitioner	Bill Laffoon	
Project Description	Construct a new rear two-story garage	
Project Location		
Address: 309 North 28th Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant proposes the construction of a new two-story garage located at the rear of the property. The garage is sited at the rear of the lot, and a grade change on the site results in the proposed garage sitting lower than the main building on site. Materials include HardiePlank siding, parged masonry foundation, 1/1 aluminum-clad windows, and an overhead garage door.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none"> In March 2022, the Commission approved an application to construct a new single-family residence on a vacant lot. The approval included a one-story rear garage, with the following comments: The garage should be clad in the same material as the primary dwelling; if HardiePlank siding is used, it must be smooth and unbeaded; the rear garage door should use a simple design without faux hardware. 	
Staff Recommendations	<p>Staff recommends approving the application, with the following conditions:</p> <ul style="list-style-type: none"> Use a membrane roof suitable for the low sloped design Submit final roof material for administrative review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction (Including Additions): Residential, Siting, Page 46	<p><i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i></p>	<p>The proposed two-story garage is appropriately sited at the rear, consistent with the district's pattern, and remains visually subordinate to the main house. The natural grade drop results in the garage sitting lower than the main house, reinforcing the hierarchy between primary and secondary structures. The massing is consistent with other two-story garages in the district.</p> <p>Additionally, Sanborn maps show previous auxiliary structures of comparable scale on site.</p> <p><u>Staff recommends approving the garage siting and subordinate scale.</u></p>
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>The garage uses smooth HardiePlank lap siding, Hardie trim, and a parged CMU foundation matching the main house. These materials are compatible with the main building on site, and with the materials found in the historic district. The choice of materials presents a simplified utilitarian appearance.</p> <p>The HardiePlank siding will be smooth and have painted in a similar color to the main building on site.</p> <p>Additionally, the garage door features a simple roll-up mechanism aluminum frame and translucent panels, consistent with the Commission's previous comments and recommendations.</p> <p><u>Staff recommends approving the garage materials as submitted.</u></p>
New Construction, Residential Outbuildings, pg. 51	<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>The low-sloped roof is compatible with the form of the existing building on site. Its appearance matches that of utilitarian rear outbuildings, and appropriately reflects local precedents. The application does not specify the material of the roof.</p> <p><u>Staff recommends approving the roof design as submitted.</u></p> <p><u>Staff recommends using a membrane roof suitable for the low sloped design;</u></p>

		<u>submit final roof material for administrative review and approval.</u>
Standards For New Construction: Doors and Windows, p.56	<i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district</i>	The proposed 1/1 aluminum-clad double-hung windows match those on the new house, are appropriate for a secondary structure, and are suitable for new construction as they help clearly differentiate the garage from the historic precedents in the neighborhood, therefore avoiding a false historic appearance. <u>Staff recommends approving the windows as submitted.</u>

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

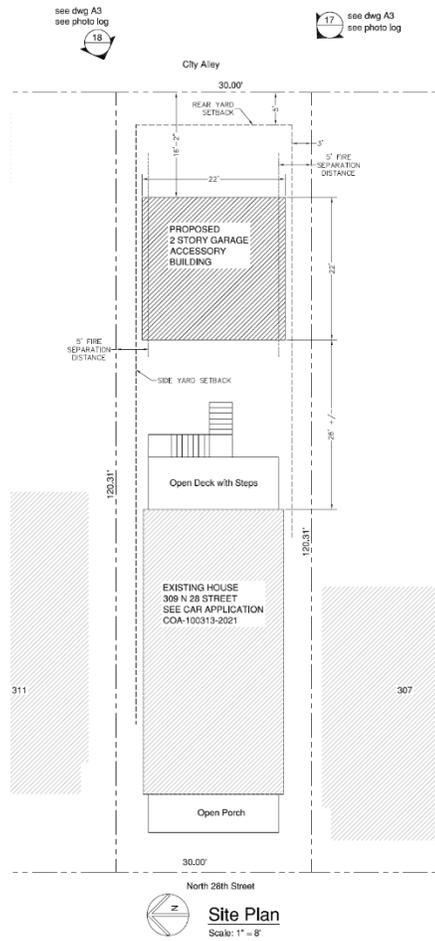


Figure 1

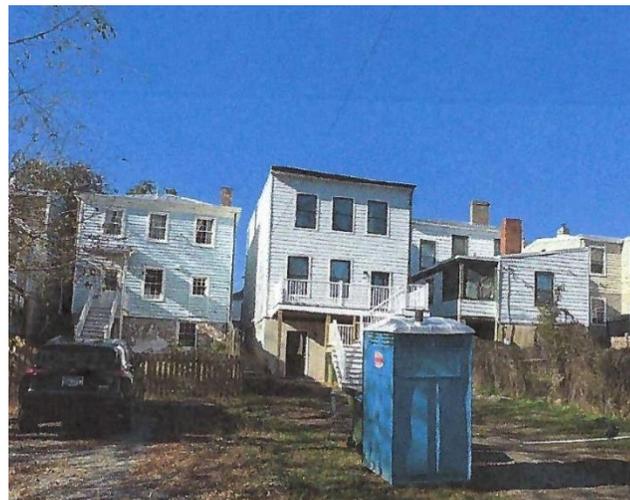


Figure 4

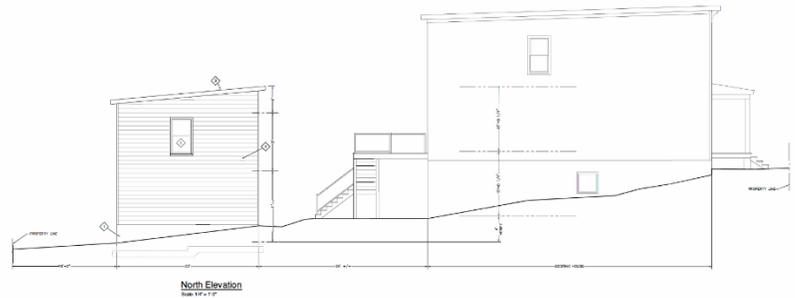


Figure 2



Figure 3

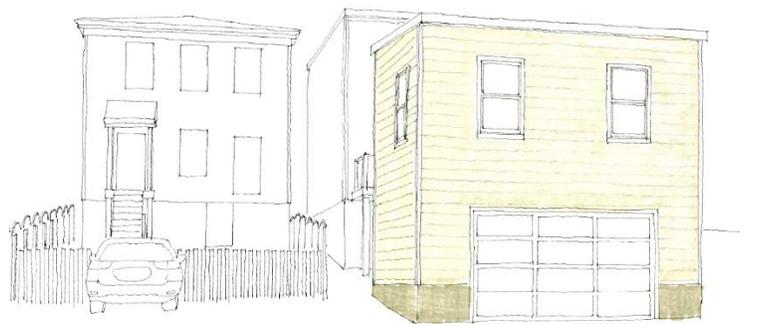


Figure 5

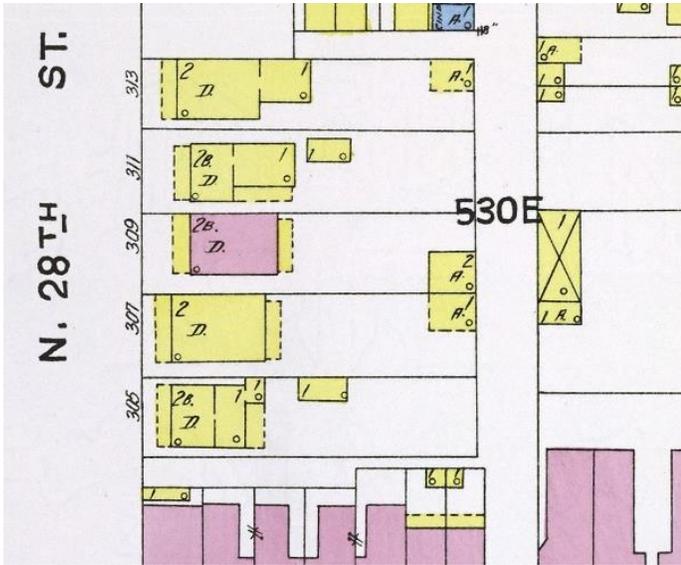


Figure 6: Sanborn Map, 1925