

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 27, 2018, Meeting**

13. COA-031765-2018 (M. Anderson)

**2113 M Street
Union Hill Old and Historic District**

Project Description:

Construct a garage.

Staff Contact:

M. Pitts

Description of Existing Structure: The existing home is a Greek Revival, 2-story, 3-bay, frame dwelling with a raised brick foundation. The home had a front porch with turned posts, sawn brackets, and a picket balustrade which rested on high wood piers. The Commission approved the request to rehabilitate the structure on September 26, 2017. The applicant owns both 2113 and 2115 M Street and has adjusted the rear property line to provide 2115 M Street with access to an alley which runs along the side of 2113 M Street.

Proposal: The applicant proposes to construct a 20'x20' one-story two-car frame garage with wood siding and a gable roof to be clad in standing seam metal. The structure will be 20' in height at the ridge. The garage will be sited behind the primary structure and will have a garage door oriented to the alley.

Staff recommends approval of the project with conditions. The proposed garage general meets the Commission's Guidelines for outbuildings found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. The *Guidelines* note that new outbuildings should respect the siting and massing of existing outbuildings in the neighborhood (pg. 51, Residential Outbuildings, #2). The garages on the subject alley and throughout the district are sited along the alleys. Staff has concerns that the proposed siting approximately 25' from the alley is not consistent with the siting of outbuildings in the district. Staff recommends the applicant submit a revised site plan to be administratively reviewed and approved to locate the structure closer to the alley. Staff has concerns that the proposed height of the garage is taller than other historic outbuildings within the district. Though the structure is similar in height to the new outbuilding behind 604 N 22nd Street on the subject alley; the proposed structure is at least 2' taller at the ridge than the garage at 604 N. 22nd Street, and the garage is proposed to be 4' taller than the garage proposed for 2115 M Street. Staff recommends the height of the garage be reduced to be more consistent with outbuildings in the district. Staff recommends approval of the proposed garage door with the condition that the proposed decorative hardware not be installed as it creates a faux historic appearance on a modern garage door.

It is the assessment of staff that the application, with the conditions above, is consistent with the Standards for New Construction outlined 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.