

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 26, 2014 Meeting**

11. **CAR No. 14-090** (F. Pichel) **2915 East Broad Street  
St. John's Church Old and Historic District**

**Project Description:** **Build new two-story garage**

**Staff Contact:** **J. Hill**

The applicant requests approval to construct a one-bay two-story frame garage at the rear of this residential property in the St. John's Church Old and Historic District. The applicant has based the design of the garage on historic garages of similar proportion and scale found elsewhere in this Old and Historic District. The garage features wood lap siding, two-over-two double-hung windows, operable wood shutters and wood garage-bay doors on pintle hinges. The garage site is located directly across the alley from Libby Terrace Park.

**Staff recommend approval of the project with conditions.** The plans for construction of the garage appear overall to be consistent with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* for residential outbuildings (page 49). The design features compatible with the design of the main house include a shed roof and two-over-two double-hung windows. Brick is a more common material for garage construction in the district but frame construction is far from unknown in the St. John's Church OHD. The building is smaller than the main residence and is located to the rear of the property, emphasizing its character as a secondary structure. With the exception of the frame construction, the proposed garage appears to respect the siting, massing, roof profile of existing outbuildings in the neighborhood. In staff's opinion the work proposed is compatible with the existing structure with sufficient differentiation in materials so as not to be mistaken for original or historic fabric.

Staff did not find an example of a Pella fiberglass window with true divided lites or simulated divided lites. The only example offered on the product webpage featured grid-between-glass muntins. Staff recommends a product with true or simulated divided lites with exterior muntins in order to comply with the *Guidelines* for windows (pages 59-60) such as a two-over-two double-hung wood or aluminum clad-wood window. Staff also noted that the exterior colors had not been determined and recommends that the applicant select colors from the approved palette for administrative approval by staff.

It is therefore the assessment of staff that with the acceptance of the offered conditions the project is consistent with Richmond City Code Section 114-930.7 (a) *General standards*, and (c) *Standards for new construction*, and the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission in accordance with Section 114-930.7 (g) of the Code.