



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-152520-2024	Final Review	Meeting Date: 8/27/2024
Applicant/Petitioner	Benjamin Goodman / James River Construction	
Project Description	New Construction - Rear Garage.	
Project Location:		
Address: 2316 West Grace Street		
Historic District: West Grace Street		
<p>High-Level Details:</p> <p>Applicant proposes to construct a new garage in the rear of a brick, Colonial Revival row house ca. 1910.</p> <p>The proposed garage will be approximately 21' wide by 24' deep. The foundation material will be Brick & Block 84-86 and there will be a proposed 4" concrete slab. The garage will feature a standing seam metal shed roof, two (2) double hung fiberglass windows facing the rear yard, one (1) pedestrian door, one (1) paneled garage door, and will be clad in brick veneer.</p> <p>The garage will have a height of approximately 12' at its maximum.</p> <p>Applicant is required to receive a zoning variance to waive lot coverage and setback requirements.</p>		
Staff Recommendation	Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that the standing seam metal roof not be corrugated. Staff recommends that any new privacy fence or retaining wall be submitted for administrative review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Residential, Outbuildings, pg. 51, #1-3	<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><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><i>3. 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>	<p>The proposed garage will be subordinate to the primary building on-site and located in the rear yard. This matches the same character of most other garages within the 2300 block of West Grace Street. While widths vary, they are all similar in height and depth.</p> <p>The garage will have appropriate gutters and down spouts.</p> <p>The primary building on-site is a brick, two-story dwelling with a flat roof and parapet walls. During the conceptual review, it was recommended that the applicant consider cladding the proposed garage in brick rather than horizontal siding. The applicant has responded by revising the plans to show a brick veneer. Staff finds that the brick veneer is in-keeping with the exterior materials of other garages on the subject alley.</p> <p>The garage will have a standing seam shed style roof painted a dark bronze color. Standing seam metal is an appropriate roofing material for the district.</p> <p>Based on the material specifications submitted by the applicant, it appears that the standing seam metal chosen is slightly corrugated between seams. <u>Staff recommends that the standing seam metal roof not be corrugated.</u></p>
Standards for Site Improvements, Walls & Fences, pg. 78	<p><i>1. Original fences and walls should be retained and maintained whenever possible.</i></p> <p><i>2. Existing brick or stone walls, boxwood hedges, wooden picket fences and cast or wrought iron fences should not be removed or replaced with contemporary features.</i></p>	<p>There is an existing privacy fence and retaining wall in the rear of the property that encloses the back yard. Based on the submitted plans, the construction of the new garage will require this privacy fence and retaining wall to either be entirely or partially removed. Staff finds that the removal of the concrete retaining wall and wooden privacy fence will improve the site to a condition more reflective and matching of the surrounding neighborhoods historic character. <u>Staff recommends that any new privacy fence or retaining wall be submitted for administrative review and approval.</u></p>

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 (next page)

Figure 1. Subject Alley.



Figure 2. Location of proposed garage.



Figure 3. Looking east down subject alley.



Figure 4. Examples of existing garages in the subject alley.

