

COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 28, 2018 Meeting

1. COA-034556-2018 (R. Wise)

411 Chimborazo Blvd
Chimborazo Park Old and Historic District

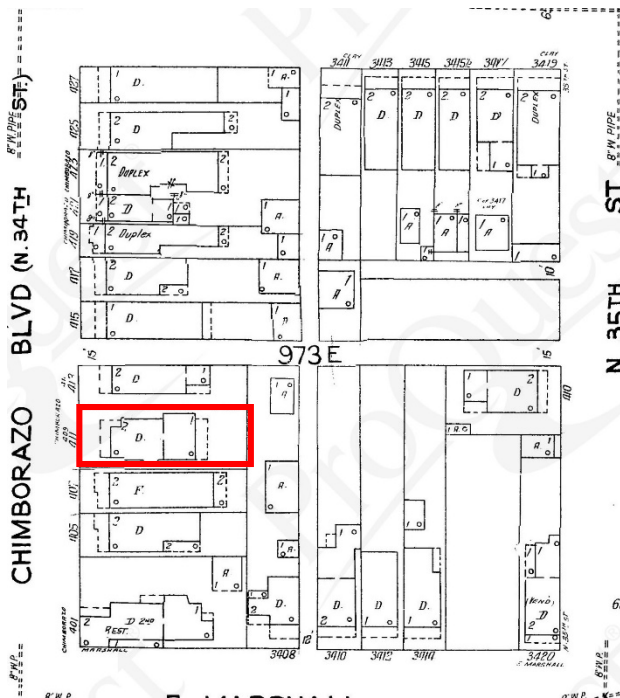
Project Description:

Construct a new, 2-story frame garage.

Staff Contact:

C. Jeffries

Proposal: The applicant requests approval to construct a new two-story frame garage at the rear of the property fronting on the alley. The new garage will be 20' deep by 26'-6" wide and 19'-9" tall. There will be a 5' set back from the alley, 3'-3" side yard set backs on both sides and the garage will be located approximately 27' from the rear of the dwelling. The garage will have a shed roof clad with white membrane roofing material. Windows on the alley (east) and house facing (west) elevations will be aluminum clad wood with a 1/1 light configuration, a fixed transom window on the right (south) elevation, and no fenestration on the left (north) elevation. The garage doors will have vertical panels – a material was not specified. The garage will be clad with fiber cement, smooth, unbeaded siding. The garage, as currently proposed with a full bath and kitchen, will require a Special Use Permit.



1950 Sanborn Map

Surrounding Context: The garage is located to the rear (east) of 411 Chimborazo Boulevard and fronts on a north-south running alley. A new dwelling was recently approved for the lot (413) to the north, which is adjacent to an east-west running alley. There are no other garages facing the alleys and a few 1-story sheds. The 1950 Sanborn Map indicates that there were several 1-story garages fronting on the alley. There is an existing 1-story shed on the property, non-historic, that is being removed.

Previous Reviews: The Commission first reviewed this project on May 22, 2018. The application was deferred to allow the applicant the opportunity to revise the plans to respond to concerns raised in the staff report. The Commission raised concerns regarding the height and material of the proposed garage, and suggested that the height be reduced to 1 ½ stories by incorporating a gable roof.

Staff recommends approval of the project with conditions. The proposed garage generally 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. Staff has concerns that the proposed height of the garage is taller than other historic outbuildings within the district. Two-story frame garages are not a form found in the district. Most 2-story outbuildings, typically historic carriage houses, are constructed of brick, and most one-story garages are constructed of brick or metal. The applicant has submitted several photographs of 2-story outbuildings, the majority of which are constructed of brick. Staff recommends that the height of the garage be reduced to 1 ½ stories or be constructed of brick to be more consistent with outbuildings in the district. Staff recommends that proposed colors be submitted for administrative review and approval.

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.