

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

3. **COA-029595-2018** (R. & T. Fairbanks) **2608 East Grace Street
St. John's Church Old and Historic District**

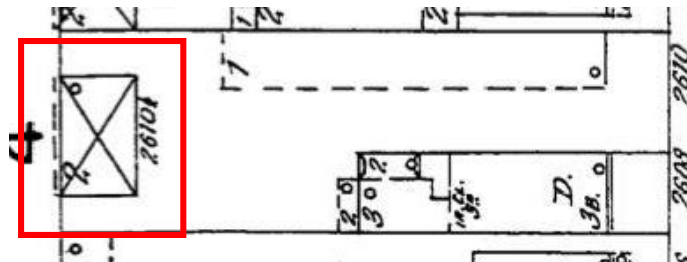
Project Description: **Construct a new garage.**

Staff Contact: **C. Jeffries**

The applicant requests approval to construct a new one-story brick garage at the rear of a single family home in the St. John's Church Old and Historic District. The existing primary structure is a three-story brick Italianate dwelling constructed ca. 1885. The applicant is proposing to construct a one-story brick garage with a parapet wall and a wood garage door.

Staff recommends approval of the project with a condition.

A two story outbuilding was historically located on the property. A two-story stable appears on the 1895 Sanborn Map. The structure was converted to a garage by 1925 and demolished by 1950. One- and two-story outbuildings were common in this area and some structures do remain.



1895 Sanborn Map

The proposed garage meets the Commission's guidelines for new construction of residential out buildings found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The proposed garage is compatible with the design of the primary building on the site, including roof slope and materials; is smaller than the main residence and located to the rear; and respects the siting, massing, roof profiles, materials, and colors of existing outbuildings. Staff recommends the color of the garage door be submitted to staff for administrative review and approval.

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