



Commission of Architectural Review

1. COA-178062-2026	Final Review Meeting Date: 6/23/2026
Applicant/Petitioner	Michael Rosenthal Mix
Project Description	Rehabilitation/partial demolition of an existing two-story accessory building
Project Location	
Address: 3110 East Broad Street	
Historic District: St. John's Church	
<p>High-Level Details:</p> <p>The applicant proposes rehabilitation and exterior alterations to an existing two-story brick outbuilding. The structure is square in plan with a flat roof and parapet, and is accessible from the alley.</p> <p>The scope includes selective demolition of deteriorated brick masonry and parapet elements, replacement of removed masonry with fiber cement siding, installation of a new bracketed porch element, replacement of the roof and parapet, and revisions to window and door openings. Following previous deferral, the applicant has made no changes to the proposal.</p>	
Staff Recommendation	Denial
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031
Previous Reviews	<ul style="list-style-type: none"> February 2026: the Commission deferred this application and made the following comments: “The Commission’s discussion centered primarily on exterior materials and fenestration. Members questioned the proposed use of fiber cement siding in place of brick, emphasizing that brick is more appropriate to the district’s historic character. While the applicant cited cost concerns and difficulty sourcing compatible brick, the Commission expressed confidence that suitable materials are available and recommended that brick cladding be incorporated. The preservation and repair of the existing parapet wall were also strongly encouraged, with concern raised about its removal and replacement with siding. Regarding fenestration, the Commission generally supported the proposed window approach but identified

	<p>specific concerns, including the scale and configuration of windows along the alley elevation. Members recommended revising window proportions to better align with district precedents, exploring full-sized windows in place of transoms, and considering a larger, garage-door-scale opening at the first floor of the alley façade to enhance functionality and expression. Given the importance of these material and design considerations, the Commission recommended further exploration and refinement of brick detailing, parapet preservation, and fenestration design before moving forward."</p> <ul style="list-style-type: none"> • April 2026: the Commission deferred this application and made the following comments: "The Commission expressed a preference for retaining, repairing, and restoring the existing brick wherever feasible, rather than pursuing full demolition. Members indicated openness to differentiating areas of infill where brick is missing by using a complementary but distinct material, particularly along the alley elevation where much of the original brick has been lost. In this context, the use of non-brick materials on the alley side was considered acceptable, while maintaining and reconstructing the primary brick elements, such as sidewalls, parapets, and piers, in kind. The Commission also sought clarification from the applicant regarding existing conditions within the building, including the presence and integrity of the loft level and structural components. The applicant confirmed that portions of the structure remain intact, though some elements are in poorer condition and would require reinforcement. In terms of design details, the Commission found the proposed upper-level fenestration generally acceptable but encouraged the introduction of an opening or window that more clearly references a traditional garage door pattern to better reflect the building's historic character."
<p>Staff Recommendations</p>	<p><u>Staff recommends denial of the application. Staff is unable to support this application for the following reasons:</u></p> <ul style="list-style-type: none"> • The application has not been revised to meet the Commission's recommendations from the April 2026 submission, which were substantiated by the Guidelines which stress that deteriorated features shall be repaired and replaced in-kind, especially when photographic or physical documentation is available. • The demolition of the side wall, alley wall and parapet and reconstruction with horizontal siding would be an alteration that would destroy historic material and features that characterize the property • With regard to the requirement that new work be differentiated from historic fabric: while siding is a means of differentiation between new and historic materials, given the physical and photographic documentation available, staff finds that brick is still the most appropriate material for reconstruction, noting that new brick will have a different appearance (texture and color) than historic brick, and serve as a means of differentiation.

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>The Secretary of the Interior, Standards for Rehabilitation, Pages 4 - 5</p>	<p><i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i></p> <p><i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i></p>	<p>The subject structure is a masonry carriage house that retains its defining brick envelope on the second floor and parapet zone. While deterioration is present, both historic documentation and extant conditions confirm that brick masonry remains the primary character-defining material of the upper façade. The applicant proposes replacing these upper masonry zones with siding, citing cost and constructability.</p> <p>In the two previous reviews, the commission stressed that historic brick should be repaired and replaced with in-kind material, and expressed flexibility in replacing the siding in the alley-facing elevation with new siding, specifically in the areas where historic masonry has already been lost.</p> <p>The proposal has not been modified since the last review, and as such, the commission’s recommendations have not been met.</p> <p><u>Staff is unable to support this application for the following reasons:</u></p> <ul style="list-style-type: none"> • The application has not been revised to meet the Commission’s recommendations from the April 2026 submission, which were substantiated by the Guidelines which stress that deteriorated features shall be repaired and replaced in-kind, especially when photographic or physical documentation is available. • The demolition of the side wall, alley wall and parapet and reconstruction with horizontal siding would be an alteration that would destroy historic material and features that characterize the property • With regard to the requirement that new work be differentiated from historic fabric: while siding is a means of differentiation between new and historic materials, given the physical and photographic documentation available, staff finds that brick is still the most appropriate material for reconstruction, noting that new brick will have a different appearance (texture and color) than historic brick, and serve as a means of differentiation.

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



Figure 1: Sanborn Map, 1905

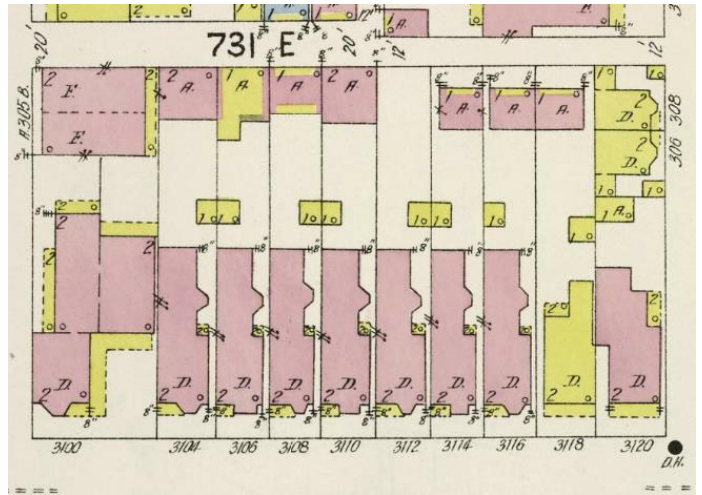


Figure 2: Sanborn Map, 1925

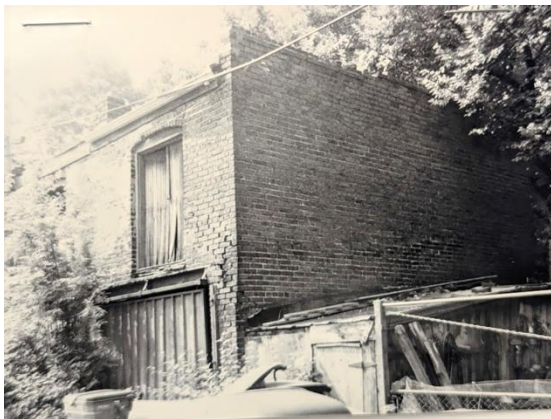


Figure 3: Historic photograph of the carriage house



Figure 4: Front Elevation



Figure 5: Rear alley



Figure 6: subject two-story carriage house



Figure 7: deterioration of the historic brick



Figure 8



Figure 9



Figure 10: siding appears to have been used to replace deteriorated brick