



Commission of Architectural Review

11. COA-181522-2026	Conceptual Review Meeting Date: 3/24/2026
Applicant/Petitioner	Carl Pilcher
Project Description	Construct a one-story rear garage
Project Location	
Address: 2210 Venable Street	
Historic District: Union Hill	
<p>High-Level Details:</p> <p>The applicant requests approval to construct new rear garage. The garage will be 20ft. x 20ft with a max height of approximately 15ft. It will feature a gable roof form.</p> <p>Sanborn Maps indicate that there historically was a shared, frame, auxiliary building at the rear of 2208 & 2210 Venable Street.</p> <p>The existing building is an attached, two-story, frame, Late Victorian building circa 1895. While the building's original upper cornice is intact, the siding, windows, and front porch have been altered.</p>	
Staff Recommendation	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569
Previous Reviews	None.
Staff Recommendations	<ul style="list-style-type: none"> • The proposed garage use a metal roof. • The proposed garage be clad in either brick or horizontal siding. Vinyl siding will not be permitted. • The applicant work with Zoning to confirm lot coverage and setback requirements are being met and to determine if any variance may be required.

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>New Construction, Residential Outbuildings, pg. 51</p>	<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>The proposed rear garage will be located at the rear of the property, adjacent to the alley, and is designed to remain subordinate in scale and prominence to the primary building on the site. This placement is consistent with traditional development patterns within the district, where accessory structures are typically situated toward the rear of the lot.</p> <p>While the primary building is characterized by a low-slope, flat roof form, the proposed garage will feature a gable roof. Although this represents a departure from the roof form of the main structure, gable roofs are commonly found among historic outbuildings within the district. Additionally, there are precedents of rear projections on similarly styled buildings that incorporate gable roof forms. As such, the proposed roof design for the garage reflects established secondary building traditions and remains compatible with the broader architectural context.</p> <p>For exterior materials, the plans state that the building will have asphalt shingles and either brick or lap siding.</p> <p>Staff finds that the use of asphalt shingles on a large visible roof for is not congruent with the guideline or traditional materials found in the district.</p> <p><u>Staff recommends that the new garage use a metal roof.</u></p> <p>Staff finds that either brick or horizontal lap siding would be appropriate for the building and within the context of the district.</p> <p><u>Staff recommends that the proposed garage be clad in either brick or horizontal siding. Vinyl siding will not be permitted.</u></p> <p>Staff notes that the primary building on site is clad in vinyl siding; however, photographic documentation suggests that the vinyl siding was installed in 2009 prior to the designation of the union Hill COHD.</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



Figure 1. Façade of 2208 & 2210 Venable Street. Google Streetview, 2016.



Figure 2. View of rear of 2208 & 2210 Venable Street as seen from North 22nd Street. March 2026.