



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-119407-2022	Final Review	Meeting Date: 10/25/2022
Applicant/Petitioner	Joseph Yates	
Project Description	Rehabilitate a deteriorated rear garage and extend the exterior walls.	
Project Location		
Address: 707 N. Colonial Ave.		
Historic District: Monument Avenue		
<p>High-Level Details:</p> <p>The applicant proposes to reconstruct a row of attached garages at the rear of a multi-family, colonial revival building circa 1922.</p> <p>Only the exterior walls of the garages remain. The roofs will be reconstructed, and the existing walls will be extended approximately 2' to accommodate modern vehicles. The wall extension will be differentiated from the existing walls using a different material.</p> <p>Masonry will be repaired as needed.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> • Final downspout and gutter specifications be submitted for administrative approval. • Final garage doors be a simple design, appropriate material, and not incorporate any faux hardware; final design submitted for administrative approval. • Staff recommends that any changes to existing hardscaping on the site be submitted for administrative approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Secretary to the Interior's Standards for Rehabilitation #9	<p>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.</p>	<p>The only portion of the rear garages that remain are three existing walls attached perpendicularly to the rear of the multi-family building. This includes two end walls and one center wall that separates the garage into two units. The southern end wall and the center wall will be extended two feet, while the northern end wall will be extended approximately one foot.</p> <p>The addition will be differentiated from the existing brick walls, being clad in stucco, and will be slightly inset from the existing walls. The existing walls have decorative quoins, and the existing northern wall has a window. The wall expansion and new roofing system will not obscure any of these architectural elements.</p>
Materials, p.47	<p><i>1. Additions should not obscure or destroy original architectural elements.</i></p> <p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p>The wall extensions will be clad in stucco which is an appropriate material for the district.</p> <p>The new roof will be single ply TPO.</p> <p>A built-in gutter will be constructed against the wall of the apartment building (below the row of double hung windows) that will be sloped to the north and south with a scupper and downspout at either of the end walls. <u>Staff recommends that final downspout and gutter specifications be submitted for administrative approval.</u></p> <p>The application states that the new garage door will be flush aluminum doors. <u>Staff recommends that the final garage doors be a simple design, appropriate material, and not incorporate any faux hardware; final design submitted for administrative approval.</u></p>
Guidelines for Administrative Approval of Rear Yard Hardscaping	<p><i>Hardscaping or paving materials may be appropriate in City Old and Historic Districts in rear yards to accommodate parking.</i></p>	<p><u>Staff recommends that any changes to existing hardscaping on the site be submitted for administrative approval.</u></p>

Figures



Figure 1. 2011 image of rear.



Figure 2. 2011 image of existing wall and window.



Figure 3. 2011 image of rear.