



## Commission of Architectural Review

4. COA-178062-2026	Final Review	Meeting Date: 1/27/2026
Applicant/Petitioner	Phoebe Mix	
Project Description	Rehabilitation/partial demolition of an existing two-story accessory building	
Project Location		
Address: 3110 East Broad		
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.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
Staff Recommendations	<p>Staff finds that the proposal is consistent with the guidelines, and recommends approval with the following conditions:</p> <ul style="list-style-type: none"> <li>Approve the material replacement; final confirmation of siding profile, finish, and color for staff review and approval</li> <li>Approve the selective demolition of deteriorated fabric; any additional deterioration that requires intervention to be documented and submitted for review and approval.</li> <li>All precautionary measures be taken to avoid damage to remaining historic fabric during construction</li> <li>Approve the porch addition with the condition that all brackets and attachments be anchored into mortar joints only, not directly into brick units</li> </ul>	

	<ul style="list-style-type: none"><li>• Revise the alley-facing fenestration pattern to eliminate the triple-window grouping and instead incorporate two tall, vertically proportioned full-size windows at the second floor, evenly spaced across the façade. Revise the first-floor door and window openings to feature a more evenly distributed composition with more transparency. Revised elevation to be submitted to chair and vice-chair for approval.</li><li>• Approve the replacement of the roof and parapet</li><li>• Submit the final gutter design, profile, and material for staff review and approval. Gutter design to be half-round or square in profile; K-style gutters are not recommended.</li></ul>
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# Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>The Secretary of the Interior, Standards for Rehabilitation, Page 4</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>Sanborn Maps show the evolution of the rear outbuilding: the 1905 Sanborn map does not depict the existing two-story carriage house (a smaller one-story structure with a different footprint is located at the rear of the parcel); on the 1925 Sanborn map, the current two-story carriage house is shown in its present configuration. This indicates that the outbuilding was constructed sometime between 1905 and 1925 and is therefore not original to the primary building on the site, but does contribute to the historic fabric of the property and of the alley as a secondary structure.</p> <p>Given the deterioration of the masonry walls and parapet, <u>staff finds that a rehabilitation approach that stabilizes the structure, addresses material failure, and introduces compatible new materials, is consistent with the Guidelines.</u></p>
<p>Standards for New Construction: Materials &amp; Colors, page 47</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 existing carriage house retains its historic form and massing but exhibits significant deterioration of the brick masonry and parapet. The proposed removal of failing brick and replacement with fiber cement siding acknowledges the loss of original material while clearly differentiating new work from historic fabric. Furthermore, previous alterations can be noted on the alley-facing elevation, which also shows deteriorated siding.</p> <p>Although replacement brick could be considered, staff finds that the proposed approach avoids creating a false sense of historic continuity, and is appropriate for a secondary outbuilding.</p> <p><u>Staff recommends approval of the material replacement; final confirmation of siding profile, finish, and color for staff review and approval.</u></p>
<p>The Secretary of the Interior, Standards for Rehabilitation, Page 5</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 proposed rehabilitation retains the carriage house's identifiable square form, height, and alley-oriented character. The use of contemporary materials on replaced portions reinforces the building's role as a secondary structure and allows the historic massing to remain legible. The demolition appears to be limited to areas where significant deterioration has occurred to the brick and existing siding.</p> <p><u>Staff recommends approval of the selective demolition of deteriorated fabric; staff recommends that any additional deterioration that requires intervention be documented and submitted for review and approval.</u></p> <p><u>Staff further recommends that all precautionary measures be taken to avoid damage to remaining historic fabric during construction.</u></p>

<p>Standards for New Construction: Materials &amp; Colors, page 47</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 proposed bracketed porch introduces a new architectural element that appears as compatible with the character of the outbuilding. As the proposed new porch elements are shown to be installed on the historic wall, measures should be taken to protect the remaining historic brick.</p> <p><u>Staff recommends approval of the porch addition with the condition that all brackets and attachments be anchored into mortar joints only, not directly into brick units.</u></p>
<p>Standards For New Construction: Doors and Windows, p.56</p>	<p><i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district</i></p>	<p>The alley-facing elevation currently proposes a grouping of three small windows on the second floor, flanked by two full-size windows. This composition introduces a fenestration pattern that is not typical of the utilitarian character of alley structures, or historic carriage houses in the district.</p> <p>Historic photographic evidence of this carriage house shows a large, vertically proportioned window on the second floor, positioned closer to the center of the façade compared to the proposed elevation. The proportions of the historic window are also taller than those shown in the current proposal. The photograph suggests that the building historically featured two tall windows on the second floor, which is consistent with other carriage houses and alley-facing secondary structures throughout the district.</p> <p>In addition, the current configuration results in an opacity-to-transparency ratio that is heavier than what would be expected for a structure of this size and prominence. Although secondary in use, this building is large, highly visible from the alley, and reads as a substantial masonry structure; its fenestration pattern should reflect that prominence and feature more transparency.</p> <p>On the first floor, the proposal places a door at the utmost right side of the elevation and a window at the utmost left, separated by a wide expanse of blank wall. This large uninterrupted wall surface is not characteristic of residential carriage houses, which typically have more windows.</p> <p>A more appropriate approach would reflect the historic documentation and align with district precedent by introducing two tall, full-size windows on the second floor, evenly spaced and proportionally scaled to the façade width. These openings should be vertically aligned with first-floor elements, such as a full-size window and a door positioned in a manner that creates a consistent rhythm and reduces the appearance of a blank wall.</p> <p><u>Staff recommends revising the alley-facing fenestration pattern to eliminate the triple-window grouping and instead incorporate two tall, vertically proportioned full-size windows on the second floor, evenly spaced across the façade. The first-floor door and window openings</u></p>

		<u>should be revised to align with the upper-floor windows and create a more coherent, evenly distributed composition. Revised elevation to be submitted to chair and vice-chair for approval.</u>
Standards for New Construction: Residential Outbuildings, page 51	<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>The proposed replacement of the deteriorated parapet and roof assembly maintains the flat-roofed, parapeted form characteristic of historic carriage alley houses.</p> <p><u>Staff recommends approval of the replacement of the roof and parapet.</u></p> <p>The submitted isometric drawing appears to indicate the presence of a new gutter along the roof edge; however, the profile and style of the proposed gutter are not specified.</p> <p><u>Staff recommends submitting the final gutter design, profile, and material for staff review and approval. Gutter design to be half-round or square in profile; K-style gutters are not recommended.</u></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: Sanborn Map, 1905

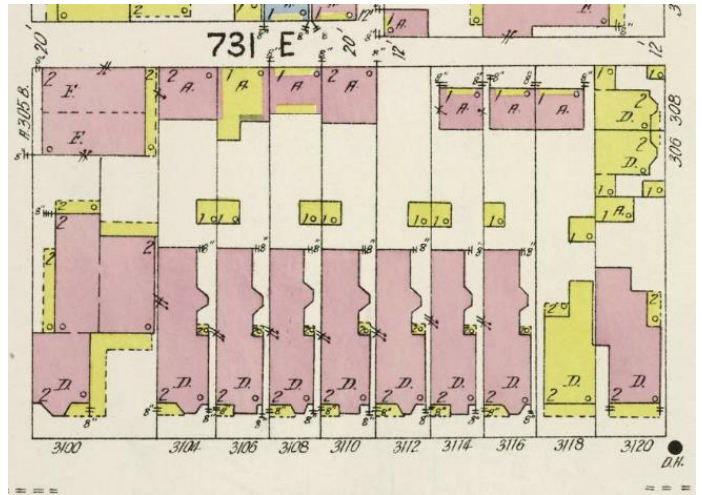


Figure 2: Sanborn Map, 1925

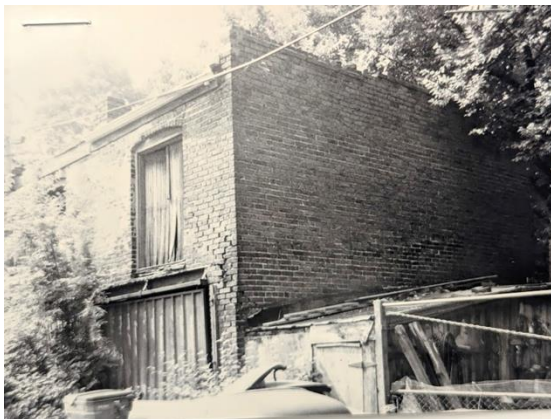


Figure 3: Historic photograph of the carriage house



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