

1. COA-045479-2018

PUBLIC HEARING DATE

January 22, 2019

PROPERTY ADDRESS

3317 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

A. Grier

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new carport.

PROJECT DETAILS

- The applicant is proposing to alter an existing garage and construct a carport at the rear of a single family home in the Monument Avenue City Old and Historic District.
- The existing home is a 2 ½ story brick Colonial Revival home built ca. 1923.
- The applicant is proposing to construct an adjacent carport with a metal shed roof to match the existing structure. The existing garage door will be enclosed with aluminum clad wood windows and board and batten.
- The carport will be constructed of brick with a standing seam metal roof, PVC trim, and stone pavers.
- The existing garage window will be repaired.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

The Commission reviewed a proposal for a carport addition on December 18, 2018. The Commission expressed concern over the proposed mix of materials for the door enclosure, and the demolition of the existing parapet walls. The application was deferred to allow the applicant the opportunity to revise the design to retain the parapet walls of the existing garage building. In response, the applicant has revised the design to simplify the door enclosure and retain the existing garage roof.

STAFF RECOMMENDED CONDITIONS

- Materials details including window and roof specifications, the proposed board and batten material, and colors be submitted for administrative review and approval.

STAFF ANALYSIS

Outbuildings #1, pg. 51	<i>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>	The proposed addition to the existing outbuilding is consistent with the design of the original building in roof form and materials.
Outbuildings, #3 pg. 51	<i>New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i>	The proposed outbuilding is located to the rear of the main structure and is subordinate to the main structure.
Materials #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	The proposed materials are visually compatible with the existing outbuilding and primary structure as well as other outbuildings within the district.
Window Maintenance #1, pg. 69	<i>Retain all original windows.</i>	The existing garage window will be repaired.

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

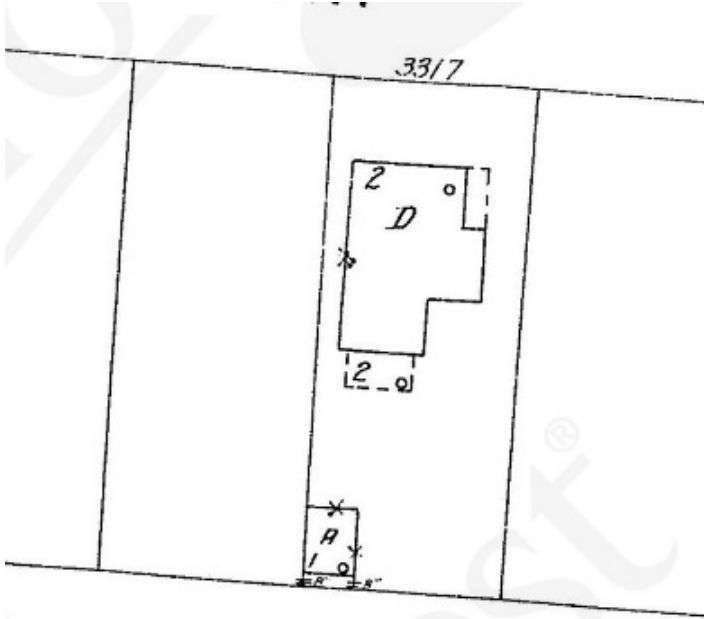


Figure 1. 1925 Sanborn Map



Figure 2. Garage at 3317 Monument Ave



Figure 3. Garage window detail