

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2017, Meeting**

3. **COA-027042-2017** (J. & R. Sampson) **625 North 27th Street
Church Hill North Old and Historic District**

Project Description: **Construct a new garage.**

Staff Contact: **C. Jeffries**

The applicant requests approval to construct a garage at the rear of a single family home in the Church Hill North Old and Historic District. The existing structure is a newly constructed frame dwelling which received approval on May 24, 2016. The applicant is proposing to construct a 24'x26' one-story two-car frame garage with hardie plank siding and a gable roof.

Staff recommends approval of the project with a condition.

The proposed garage meets the Commission's Guidelines for sheds found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and has a roof form consistent with outbuildings in the district. There are similar one-story frame garages found on the subject block. Staff has concerns that the proposed height of the garage is taller than other outbuildings within the district. Staff recommends the height of the garage be reduced to be more consistent with outbuildings in the district.

It is the assessment of staff that the application, with the condition above, is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.