

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 24, 2017 Meeting**

7. **COA-022646-2017** (602 LLC)

**602 West 19<sup>th</sup> Street  
Springhill Old and Historic District**

**Project Description:**

**Expand existing garage.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to modify the design of a newly constructed garage in the Springhill Old and Historic District. On January 24, 2017, the Commission approved the construction of a single family dwelling and detached garage on a vacant parcel. The Commission approved an 18' by 20' garage to be clad in fiber cement siding and set on a brick foundation. The approved garage was approximately 14 ½' in height at the roof ridge and utilized a gable roof with a pitch to match the primary structure. After receiving building permit approval for the 18' by 20' garage, the applicant constructed a slightly smaller 16' by 18' garage. With this application, the applicant request to increase the size of the garage to 24'-1 ½" by 20'. The applicant is proposing to utilize the same materials as existing on the new larger garage.

**Staff recommends approval of the application as submitted with a condition.**

The *Richmond Old and Historic District Handbook and Design Review Guidelines* state that garages should be compatible with the design of the primary building on the site, including roof slope and materials selection (pg. 51, #2). As the proposed garage utilizes materials found in the existing garage and the primary structure, staff finds the proposed meets this guidelines. Additionally, the proposed garage remains subordinate to the primary structure. The *Guidelines* further note that new outbuildings should respect the siting, massing, roof profiles and colors of existing outbuildings in the neighborhood (pg. 51, #2). As there are several two bay, single story garages with front gables of a similar width to the proposed garage in the neighborhood, staff finds the new larger garage respects the existing outbuildings in the neighborhood. Staff recommends details of the proposed garage door be provided for administrative review and approval prior to installation.

It is the assessment of staff that the application, with the noted conditions, is consistent with the Standards for New Construction outlined in Section 30.930.7(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 code.