



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

COA-093252-2021	<b>Final Review</b>	<b>Meeting Date: 6/22/2021</b>
<b>Applicant/Petitioner</b>	Chris Rideout - Extreme Exteriors	
<b>Project Description</b>	Construct new one-story garage in alley.	
<b>Project Location</b>		
<b>Address: 2602 E. Broad St.</b>		
<b>Historic District: St. John's Church</b>		
<b>High-Level Details:</b> <ul style="list-style-type: none"> <li>The applicant proposes to construct a one-story brick garage at the rear of a 2-story brick Italianate dwelling constructed ca. 1892.</li> <li>The proposed garage is 26' by 30' and a total height of 13' with white TPO membrane roofing, wood garage doors, and a 36" x 80" wood clad glass 3x3 lite door.</li> </ul>		
<b>Staff Recommendation</b>	<b>Approval, with Conditions</b>	
<b>Staff Contact</b>	Emily Routman, Emily.routman@richmondgov.com	
<b>Conditions for Approval</b>	<ul style="list-style-type: none"> <li>The colors of the garage doors and exterior door be submitted for staff review and approval.</li> <li>The roof be a dark TPO if the roof is visible.</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
Residential 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 garage is compatible with the primary building, which is also masonry.
Residential Outbuildings, #2 pg. 51	<i>Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles,</i>	The proposed garage meets the Commission's Guidelines for outbuildings as the garage is subordinate to the primary structure, located

	<i>materials and colors of existing outbuildings in the neighborhood.</i>	at the rear of the primary structure, clad in a material to match the rear of the primary structure, and has a roof form consistent with outbuildings in the district. The Sanborn map from 1925 indicates that the site once had an accessory building in the rear.
Residential 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 garage is smaller than the primary building.
Materials and Colors, pg. 47 #s2-4	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p> <p><i>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</i></p>	The applicant proposes to use wood garage doors painted CAR approved color or opaquely-stained, and did not specify a color for the wood clad glass door to the exterior. The applicant's plans showed a white membrane TPO roof. Staff recommends approval of these materials with the condition <u>that the garage door and exterior door colors be submitted for staff review and approval, and that the roof be a dark TPO if the roof is visible.</u>

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. 1924-1925 Sanborn Map

Figure 2. 2016 photo of front façade.



Figure 3. Rear view of alley from 26<sup>th</sup> St.