

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 26, 2016 Meeting**

9. **CAR No. 16-050** (Historic Union Hill LLC) **2111 M Street
Union Hill Old and Historic District**

Project Description: **Construct a garage at the rear of the property.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a garage fronting the adjacent alley at the rear of a property in the Union Hill Old and Historic District. The proposed garage will be located behind a newly constructed attached single family home. The proposed 14' by 28' garage will be clad in fiber cement siding and will have a brick foundation. The proposed shed roof will be constructed of rubber membrane and will be 13' tall at the alley and descend to 11' in the interior of the lot. The applicant is proposing to install a 7' by 8' carriage style steel garage door with black metal hardware details facing the alley and a single lite door and light fixture facing the primary structure.

Staff recommend approval of the project with conditions. The plans for construction of the garage appear overall to be consistent with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* for residential outbuildings (page 48). The design features that are compatible with the design of the main house include the use of fiber cement siding for the walls and the shed roof form. Staff recommends paint colors for the siding be submitted for administrative review and approval. The building is smaller than the main residence and is located to the rear of the property, emphasizing its character as a secondary structure. The proposed garage appears to respect the siting, massing, and roof profile of existing outbuildings in the neighborhood. As the proposed single lite door with detailed panels is not a door type found in the district and the proposed carriage style door with its black hardware details attempts to create a false historic appearance, staff recommends that applicant submit alternate door designs which are simpler and more appropriate for the historic district for staff to review and administratively approve. Also as no details regarding the proposed lighting have been submitted, staff recommends details of the lighting be submitted for staff to review and administratively approve.

It is the assessment of staff that the application is consistent with the Standards for New Construction in Section 30-930.7(c), 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.