

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

9. **COA-0224500-2017** (M. Kittrell)

**8-10 East Main Street  
Zero Blocks East and West Franklin Street  
Old and Historic District**

**Project Description:**

**Construct a second story addition  
on an existing 1-story garage.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to construct an addition to an existing garage at the rear of a property in the Zero Blocks East and West Franklin Street Old and Historic District. The primary building is a brick, three-story, Queen Anne multifamily structure build ca. 1895. The existing garage is a single story brick structure with a flat roof with a stepped parapet. The garage was altered in 2003 when the Commission approved the creation of three new vehicular openings in the west elevation. The garage is visible from the adjacent alley and Foushee Street and minimally visible from North 1<sup>st</sup> Street. There are numerous outbuildings along the subject alley including a two story brick carriage house with a hipped roof immediately across the alley and two 2-story brick carriage houses with flat roofs on the properties to the east of the subject lot.

The applicant came before the Commission on August 22, 2017, for conceptual review of the construction of a second story frame addition which would be clad in board and batten siding and accessible by a set of exterior stairs. The addition had a hipped roof clad in asphalt shingles and a shed dormer on the west elevation. Though the Commission was supportive of adding a second story to the existing garage, Commissioners had concerns regarding the proposed design. Commissioners recommended the applicant propose a simplified, contemporary design that was more utilitarian and did not mimic a style.

The applicant returned to the Commission for an additional conceptual review on September 26, 2017. The applicant modified the plans by replacing the board and batten cladding with cementitious or synthetic stucco, reducing the scale of the projecting bay, replacing the double hung windows with casement windows, and including a frame two story addition with a shed roof that projected from the south building wall. The Commission was generally in support of the proposed plans as they felt the changes in materials and windows addressed many of their concerns. Commissioners did encourage the applicant to drop the roof height to reduce the mass of the structure and to examine using alternate roof forms for the dormer and the frame addition.

With this submittal the applicant has modified the plans by changing the roof form of the frame addition to a gable roof, setting back the frame addition 6 feet from the west elevation of the garage, and enlarging the window on the projecting bay.

**Staff recommends approval of the project with conditions.** Staff has reviewed the proposed structure under the Commission's guidelines for residential additions and residential outbuildings found on pages 46-51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The *Guidelines* note that additions should be subordinate in size to their main buildings and as inconspicuous as possible by being located at the rear of a building (pg. 46, Siting #1). Though the proposed rooftop addition is the same size as the existing garage, it is substantially smaller than the primary structure on the property and is located at the rear of the property. Though staff had concerns that the proposed frame addition may overwhelm the existing garage, the applicant has set back the addition approximately 6 feet to minimize the visibility and has altered the roof form in response to the Commission's concerns. The *Guidelines* note that newly constructed outbuildings should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood (pg. 51, Residential Outbuildings #2). The proposed design mimics the roof form and scale of the carriage house across the alley. The applicant has made changes to simplify the materials and design since the August review. Though staff still has concerns that by maintaining the hipped roof, the design does not address the Commission's previous recommendations for a contemporary, utilitarian structure; the Commission did not voice these concerns during the August review. The proposed casement windows and metal railing on the exterior stairs contribute to the contemporary design. As the floor plans indicate a smaller window on the projecting bay than the elevations, staff recommends that applicant submit revised floor plans which are consistent with the elevations for administrative review and approval. As the site plan indicates a new fence, staff recommends details of the proposed fence be submitted for administrative review and approval.

It is the assessment of staff that with these conditions, the application 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 the code.