

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 27, 2014 Meeting**

4. **CAR No. 14-35** (D. Wyatt-Shew) **2213 W. Grace St
West Grace Street Old and Historic District**

Project Description: **Replace alley garage doors**

Staff Contact: **W. Palmquist**

The applicant requests approval for the replacement of existing garage doors at this property in the West Grace Street Old and Historic District. The applicant proposes a paneled, painted, steel garage door, similar to neighboring garage doors along the alleyway. The applicant proposes a Clopay[®] garage door from the "Gallery" collection which has a natural woodgrain texture with a dark-brown, "chocolate" color. The proposed garage door would be 7' in height and 18' in width to fit the existing garage opening.

Staff recommend approval of the project. The existing garage doors are not original to the property and are in an advanced state of deterioration. The garage doors are not functional, and are nailed in place without any hanging hardware. A neighbor who owns multiple properties in the neighborhood has submitted a letter stating that the garage doors at this home were salvaged from a property in Harrisonburg, VA and installed in the early 1980's in order to secure the garage and use it for storage.

The majority of the garage doors in this alley are newer, replacement doors. Most of the garage doors are white with a few that are brown or tan. The proposed door does not attempt to create a false historical appearance, in accordance with the standards for new construction outlined on page 42 of the *City of Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) 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.