

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 27, 2017, Meeting**

7. **COA-018238-2017** (T. Anderson)

**510 West 20th Street
Springhill Old and Historic District**

Project Description:

**Paint an existing garage
and replace the garage door.**

Staff Contact:

M. Pitts

The applicant requests permission to replace existing garage doors and paint an existing metal garage at the rear of the property in the Springhill Old and Historic District. The garage is located at the southwest corner of the property at the intersection of two alleys and is noted as a contributing structure on the National Register Nomination survey. The existing garage doors are constructed of wood, have deteriorated, and do not appear original to the structure. The applicant is proposing to replace the doors with a simple, white, steel motorized garage door. The door will have long panels and no windows. The applicant is proposing to paint the metal garage siding Classic Yellow to match the primary building.

Staff recommends approval of the project with a condition.

While the *Richmond Old and Historic District Handbook and Design Review Guidelines* note that deteriorate historic features shall be repaired rather than replaced (pg. 5, #6), staff does not believe these wooden doors are the original garage doors and believes the doors have deteriorated beyond repair. Staff supports the replacement door as it is differentiated from the historic structure and compatible with its simple design. As the *Guidelines* note that exterior alterations should not destroy historic features (pg. 5, #9), staff recommends the approval of the new garage door with the condition that the installation of the door does not require altering the size of the historic opening.

Though the Commission's paint palette limits the colors for metal elements to blacks and greens, staff has interpreted this guideline to refer to elements such as metal railings, fences, and roofs and does not believe it was the Commission's intent for this to refer to metal siding on a garage. As the Guidelines note that outbuildings should be compatible with the primary building on the site (pg. 48, #1), staff supports the proposed yellow color which will match the primary structure.

It is the assessment of staff that with the noted condition, the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7(b) 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.