

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

5. **CAR No. 16-001** (C. Parham)

**723 North 22<sup>nd</sup> Street  
Union Hill Old and Historic District**

**Project Description:**

**Demolish an existing garage and  
Construct a new single story garage.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to demolish an existing single story garage and build a new single story garage in its footprint at the rear of a property located in the Union Hill Old and Historic District. The primary structure on the property is a two-story, late-Victorian dwelling constructed in 1909.

At the time of this application submittal, the demolition of the garage had occurred, and construction had begun on the proposed new garage. The demolished garage was a single-story metal structure with a side gable roof and two garage doors fronting the alley. The footprint of the structure spanned the width of the lot. From pictures of the garage, it appears that the structure was in poor condition with the metal rusting and the roof failing.

On July 28, 2015, the Commission denied the applicant's request to construct a two story garage at the same location. The Commission denied the construction of a two story garage siting that the scale and massing of the proposed garage was not consistent with the Standards for New Construction for Residential Outbuildings.

In the current application, the applicant is proposing to replace the demolished garage with a 28' by 28' single-story garage built on the foundation walls of the demolished garage. The applicant proposes a shallow side gable roof structure similar to the demolished garage. The structure will be approximately 12'-5 5/8" in height to the ridge line. The applicant proposes to construct both the roof and the sides of the structure out of ribbed steel panels. On the alley elevation, the applicant proposes to two steel garage doors. On the east elevation, facing the main house, there will be one, flush steel door. The applicant is not proposing to install any additional openings on the structure.

**Staff recommends approval of the project.** *The Richmond Old and Historic District Handbook and Design Review Guidelines* note that outbuildings such as sheds or garages should be compatible with the main building on the site including roof slope and material selection and be located to the rear and/or side of the property to emphasize their character as secondary structures (p. 48). Though the proposed garage does not replicate the roof form or design of the main building on the lot which is a two-story, frame building with a shed roof, the propose building size being only approximately 12 ½ feet tall emphasizes the building's character as a secondary structure on the lot. Additionally, the

proposed garage appears to closely match the now demolished garage which had a shallow, side gable roof and was clad with metal. The *Guidelines* further state that new outbuildings should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood and be smaller than the main residence. The proposed garage does respect the massing of the existing outbuildings in the neighborhood and of the garage that was demolished. The footprint and height of the building is similar to an adjacent metal garage and to the garage that was demolished. With the proposed design, the proposed garage is subordinate to the primary residence.

It is the assessment of staff the proposed garage is consistent with the Standards for New Construction – Residential Outbuildings 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.