

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 23, 2018, Meeting**

13. **COA-027039-2017** (P. & B. Ludden) **3118 East Broad Street
St. John's Church Old and Historic District**

Project Description: Construct a new garage.

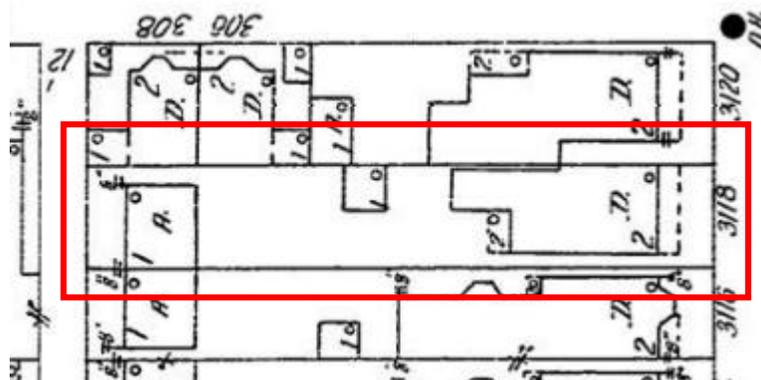
Staff Contact: C. Jeffries

The applicant requests approval to modify what remains of a one-story garage at the rear of a single family home in the Church Hill North Old and Historic District. The existing primary structure is a modified two-story frame Italianate dwelling constructed ca. 1892. The applicant is proposing to construct a roof and install a door on the existing brick walls and add a frame addition to the rear of the garage.

The applicant came before the Commission in December 2017 with a proposal for a new one-story frame garage. The Commission expressed concerns regarding the demolition of the existing structure as well as the incompatibility of the proposed new design. The application was deferred to allow the applicant the opportunity to revise the plans to propose a design more in keeping with the historic garage onsite and adjacent garages. The applicant has responded to the Commission's concerns and is now proposing to retain the original structure.

Staff recommends approval of the project with conditions.

The existing structure at the rear of the property appears on the 1925 Sanborn map and matches the attached one-story garage on the neighboring property.



1925 Sanborn Map

The proposed alterations to the existing structure meet the Commission's Guidelines for rehabilitation found on page 59 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The proposed alterations retain original features and materials (pg. 59, #1), repair damaged elements

instead of replacing them (pg. 59, #7), and use available documentation to reconstruct missing elements (pg. 59, #7).

Staff notes that the eave of the replacement roof appears to extend outward further than the adjacent garage. The applicant has stated that the overhang is necessary to provide adequate drainage for the new roof.

The proposed new roof and two-bay garage door will be in keeping with the adjacent attached garage and the proposed addition will be minimally visible from the public right of way. Staff recommends specifications for the garage door be submitted for administrative review and approval and that fiber cement siding on the addition be smooth and unbeaded, the color to be administratively reviewed by staff.

It is the assessment of staff that the application, with the conditions noted above, is consistent with the Standards for Rehabilitation and New Construction outlined in Sections 30-930.7(b) and (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.