

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2017, Meeting**

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

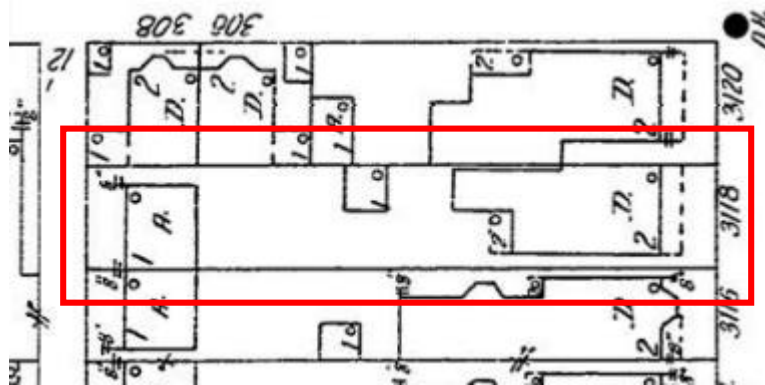
Project Description: **Construct a new garage.**

Staff Contact: **C. Jeffries**

The applicant requests approval to construct a garage at the rear of a single family home in the Church Hill North Old and Historic District. The existing structure is a modified two-story frame Italianate dwelling constructed ca. 1892. The applicant is proposing to demolish the remnants of a one-story brick garage and construct a one-story two-car frame garage with hardie plank siding and a gable roof.

Staff recommends approval of the project with conditions.

A one story garage has historically existed on the property. The existing structure at the rear of the property appears on the 1925 Sanborn map. The applicant has submitted documentation from a certified structural engineer that indicates that the remaining walls of the garage are not structurally sound and cannot support a new structure. Staff recommends approval of the demolition of the existing structure.



1925 Sanborn Map

The proposed garage does not meet the Commission's Guidelines for sheds found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the proposed design is not consistent with other outbuildings found within the district. The *Guidelines* state that newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood (pg. 51 #2). Staff finds that the proposed frame garage with a gable roof is not consistent with existing outbuildings on the block, which consist of one- to two-story brick structures with flat roofs. A variety of roof forms are

found on outbuildings within the St. John's Church City Old and Historic District, however outbuildings are typically brick or metal. Staff recommends that the garage be constructed of brick to be more consistent with outbuildings found within the district.

It is the assessment of staff that the application, with the condition 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.