



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

11. COA-150671-2024	Final Review	Meeting Date: 7/23/2024
Applicant/Petitioner	Benjamin Goodman / James River Construction	
Project Description	New Construction - Rear Garage.	
Project Location:		
Address: 2316 West Grace Street		
Historic District: West Grace Street		
High-Level Details:		
Applicant proposes to construct a new garage in the rear of a brick, Colonial Revival row house ca. 1910.		
The proposed garage will be approximately 21' wide by 24' deep. The foundation material will be Brick & Block 84-86 and there will be a proposed 4" concrete slab. The garage will feature a sloped roof with fiberglass shingling, two (2) double hung fiberglass windows facing the rear yard, one (1) pedestrian door, one (1) paneled garage door, and will have a wall system of Hardiplank siding.		
The garage will have a height of approximately 12' at its maximum.		
Applicant is required to receive a zoning variance to waive lot coverage and setback requirements.		
Staff Recommendation	Conceptual Review	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none">• Final material specifications be submitted with the final review or for administrative review and approval to include brick, Hardiplank siding, garage door design, and final color specifications.• Brick siding be considered to appropriately match existing materials and colors of outbuildings within the neighborhood.• Any new privacy fence or retaining wall be submitted for administrative review and approval.• Any subsequent changes to the footprint or setback of the garage require by zoning be resolved prior to the final review	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for New Construction, Residential, Outbuildings, pg. 51, #1-3	<p><i>1. Outbuildings, including garages, sheds, gazebos, and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><i>2. 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.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p>	<p>The proposed garage will be subordinate to the primary building on-site and located in the rear yard. This matches the same character of most other garages within the 2300 block of West Grace Street. While widths vary, they are all similar in height and depth.</p> <p>The garage will have appropriate gutters and down spouts.</p> <p>The primary building on-site is a brick, two-story dwelling with a flat roof and parapet walls. However, the proposed garage is planned for fiber cement lap siding. This is not compatible with the primary building materials and does not match the surrounding properties with rear garages, similar to that of which is proposed by the applicant. While the use of fiber cement siding could serve as a means of differentiation between the new and old, <u>Staff recommends that a final cladding material be submitted with the final review, and that the applicant consider brick veneer for the garage cladding material to better relate to the surrounding building materials.</u></p>
Standards for Site Improvements, Walls & Fences, pg. 78	<p><i>1. Original fences and walls should be retained and maintained whenever possible.</i></p> <p><i>2. Existing brick or stone walls, boxwood hedges, wooden picket fences and cast or wrought iron fences should not be removed or replaced with contemporary features.</i></p>	<p>There is an existing privacy fence and retaining wall in the rear of the property that encloses the back yard. Based on the submitted plans, the construction of the new garage will require this privacy fence and retaining wall to either be entirely or partially removed. Staff finds that the removal of the concrete retaining wall and wooden privacy fence will improve the site to a condition more reflective and matching of the surrounding neighborhoods historic character. <u>Staff recommends that any new privacy fence or retaining wall be submitted for administrative review and approval.</u></p>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

Figures

Figure 1. Rear yard facing the alley.



Figure 2. Privacy fence and retaining wall, facing the rear yard from alley.

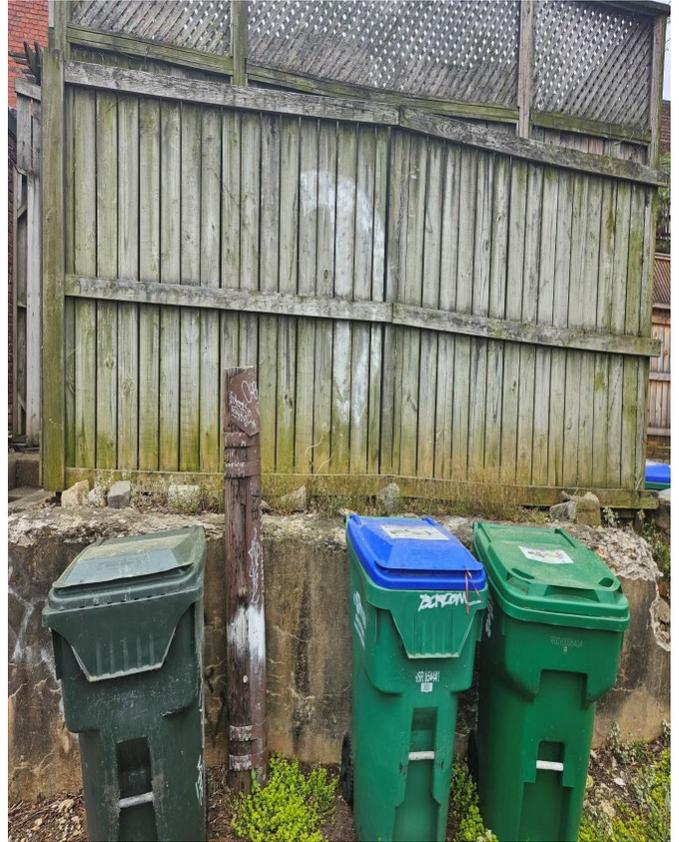


Figure 3. Existing concrete stairs from alley towards rear yard.

