

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 27, 2018, Meeting**

13. COA-031770-2018 (M. Anderson)

**2115 M Street
Union Hill Old and Historic District**

Project Description:

Construct a garage.

Staff Contact:

M. Pitts

Description of Existing Structure: The existing home is Greek Revival style home was constructed in 1847 and is a 2-story, 3-bay, 5-course American-bond brick dwelling with a raised brick foundation which results in the appearance of the structure as a three-story structure. The Commission approved a frame 2-story addition at the rear of the structure in 2015. The applicant owns both 2113 and 2115 M Street and has adjusted the rear property line to provide 2115 M Street with access to an alley which runs along the side of 2113 M Street.

Proposal: The applicant proposes to construct a 20'x20' one-story two-car frame garage with smooth, unbeaded fiber cement siding in tan and a gable roof to be clad in standing seam metal to match the materials used on the rear addition. The structure will be 16' in height at the ridge. The garage will be sited near the alley and will have a garage door oriented to the alley.

Staff recommends approval of the project with conditions. The proposed garage general meets the Commission's Guidelines for outbuildings found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the addition to the primary structure, and has a roof form consistent with outbuildings in the district. The *Guidelines* note that new outbuildings should respect the siting and massing of existing outbuildings in the neighborhood (pg. 51, Residential Outbuildings, #2). The garages on the subject alley and throughout the district are sited along the alleys. The propose garage is sited near the existing alley. Staff recommends a dimensioned site plan be provided for administrative review and approval. The proposed garage at 16' at the ridge is consistent in height with garages with gable roofs in the district. Staff recommends approval of the proposed garage door with the condition that the proposed decorative hardware not be installed as it creates a faux historic appearance on a modern garage door.

It is the assessment of staff that the application, with the conditions above, is consistent with the Standards for New Construction 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.