



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5. COA-104535-2022	Final Review	Meeting Date: 1/25/2022
Applicant/Petitioner	Lucas Fritz	
Project Description	Construct detached garage in the rear of the property.	
Project Location		
Address: 304 W. Leigh Street		
Historic District: Jackson Ward		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a one-story garage at the rear of a new-build single-family dwelling that was constructed in 2013. The proposed garage is 22' X 24' and set back 5' from the rear alley. The garage features a low-sloped TPO membrane roof with fiber cement siding. 		
Staff Recommendation	Approval	
Staff Contact	Alyson Oliver, alyson.oliver@RVA.gov , 804-646-3709	
Previous Reviews	None	
Staff Recommendations	Staff recommends approval of this application, as proposed.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Residential Outbuildings, #1, p. 51	<i>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 material selection.</i>	Per the application, the proposed garage will use fiber cement lap siding that will match the color and material used on the existing dwelling. The garage also features a low-sloped shed roof, which matches the roof form on the existing dwelling.

Residential Outbuildings, #2, p. 51	<i>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>	The proposed garage meets the Commission's Guidelines for outbuildings, as the garage is subordinate to the primary structure, located to the rear of the primary structure, and has a roof form consistent with other outbuildings in the district.
Residential Outbuildings, #3, p. 51	<i>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>	The proposed garage is smaller than the existing dwelling and located to the rear of the property.
Materials and Colors, #2-3, p. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district</i> <i>Paint colors used should be similar to historically appropriate colors already found in the district.</i>	Per the application, the proposed garage will match the siding color and trim color of the existing dwelling (including garage doors), which is compatible with the Paint Palette found in the Commission's Guidelines.

Figures

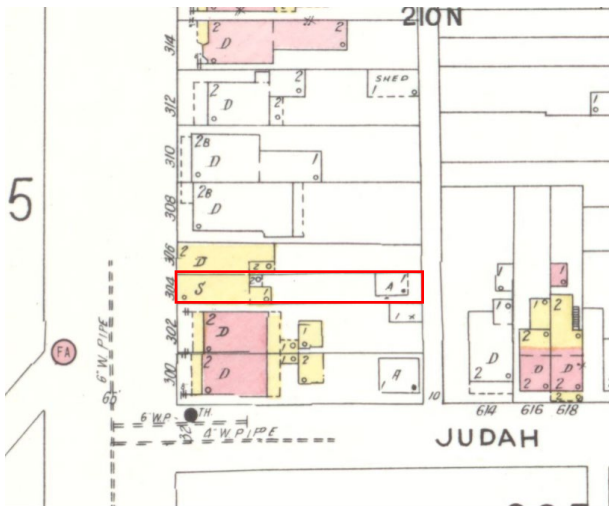


Figure 1. 1924-1925 Sanborn Map



Figure 2. Existing single-family dwelling, constructed in 2013.



Figure 3. View from alley. The existing fence and shed will be removed to allow for the proposed garage.