

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 25, 2016 Meeting**

14. CAR No. 16-156 (K. Bobo)

**604 North 22nd Street
Union Hill Old and Historic District**

Project Description: Construct a garage at the rear of a property.

Staff Contact: M. Pitts

The applicant requests approval to construct a garage at the rear of a Greek Revival frame home in the Union Hill Old and Historic District. The applicant proposes to construct a 20' by 14' garage at the southwest corner of the property. The proposed garage will have a salt box roof to be clad in prefabricate standing seam metal roofing. The height at the roof ridge is 14 feet. The proposed foundation is a concrete block foundation clad in brick. The applicant proposes to clad the structure in fiber cement siding.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that garages should be compatible with the design of the primary building on the site, including roof slope and materials selection; respect the design of outbuildings in the neighborhood; and should be located in the rear (pg. 48, Residential Outbuildings #1-3). The proposed outbuilding will be clad in a similar material to the primary structure and is located at the rear of the property. Staff recommends the applicant submit details of the proposed siding dimensions and color for administrative review and approval. Though the proposed roof material is found on structures in the district including the adjacent outbuilding, the proposed roof form is not found in the gabled-roof primary structure nor is it a prevalent roof form on outbuildings in the district. Staff recommends the roof form be altered to a gable or shed roof as these roof types are found in the district on both primary structures and outbuildings. Additionally, staff recommends the applicant provide details of the proposed garage door for administrative review and approval.

It is the assessment of staff that the application, with the above noted conditions, is consistent with the Standard for New Construction 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.