



Staff Report
City of Richmond, Virginia

RICHMOND PLANNING & DEVELOPMENT REVIEW



Commission of Architectural Review

COA-094573-2021	Final Review	Meeting Date: 7/27/2021
Applicant/Petitioner	Jeanie Harrell	
Project Description	Construct a new rear 2-story detached garage.	
Project Location		
Address: 2610 E. Grace St.		
Historic District: St. John's Church		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to construct a 2-story detached garage in the rear of a 2-story ca. 1902 Italianate brick house. The proposed garage is 22' x 20' 1/4" with a 18' x 8' wood garage door, 4 double-hung wooden windows, and wrought iron railing and stairs. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Emily Routman, Emily.routman@richmondgov.com	
Previous Reviews	None	
Conditions for Approval	<ul style="list-style-type: none"> The final colors and hardware for the garage door be submitted for staff review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Residential Outbuildings, #1 pg. 51	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.	The proposed garage is compatible with the primary building, which is also masonry.
Residential Outbuildings, #2 pg. 51	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.	The proposed garage meets the Commission's guidelines for outbuildings as the garage is subordinate to the primary structure, located at the rear of the primary structure, clad in a material that is compatible with the primary

		structure, and has a roof form consistent with outbuildings in the district. On a site visit, staff observed that there are examples of other two-story masonry outbuildings in the district, including in the subject alley.
Residential Outbuildings, #3 pg. 51	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.	The proposed garage is smaller than the primary building and will be located in the rear of the property.
Materials and Colors, pg. 47, #s2-4	<p>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</p> <p>3. Paint colors used should be similar to the historically appropriate colors already found in the district.</p>	The applicant proposes a wood garage door, but did not provide specifications on color or any other elements. Staff recommends <u>that the final colors and hardware for the garage door be submitted for staff review and approval.</u>

Figures

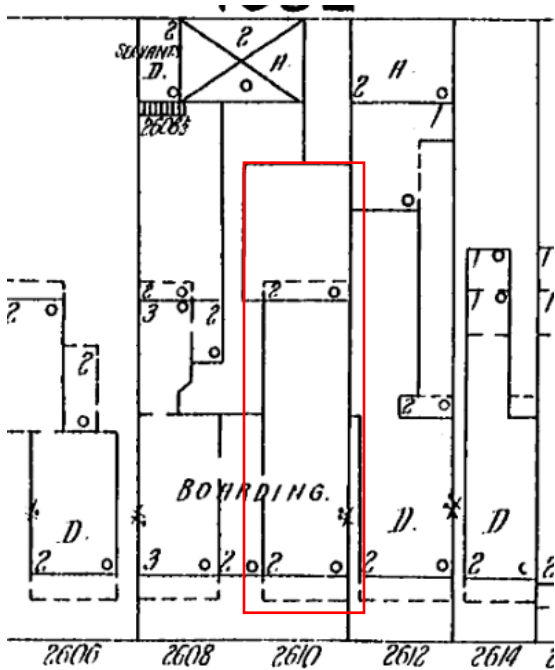


Figure 1. 1924-1925 Sanborn Map



Figure 2. Historic photo from Assessor's Office



Figure 3. Front façade of building



Figure 4. View of the rear of the property facing east.



Figure 5. View of the rear of the property facing west.



Figure 6. View of the rear of the property from the alley



Figure 7. 2-story carriage house across the alley from the property



Figure 8. 2-story carriage house across the alley from the property



Figure 9. Rear garage across the alley from the property

