

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 23, 2018, Meeting**

11. **COA-028462-2018** (C. Mullaney)

**533 Mosby Street
Union Hill Old and Historic District**

Project Description: **Modify approved plans for a new garage.**

Staff Contact: **C. Jeffries**

The applicant requests approval to modify approved plans for a new garage at the rear of a property in the Church Hill North Old and Historic District. The previous design was approved on February 28, 2017 and also included plans for a new detached single family home. The applicant came before the Commission in December 2017 proposing to increase the height of the frame garage. The Commission denied the application, as the proposed design did not meet the Commission's Guidelines for sheds as the garage was not subordinate to the primary structure. The applicant has altered the design to decrease the proposed height to 17 feet and has changed the roof form from a shed to a gable.

Staff recommends approval of the project, with a condition.

The applicant previously proposed increasing the height of the garage to 20.5 feet. The Commission expressed concerns regarding the proposed height as the garage did not appear to be subordinate to the primary structure. The applicant has altered the design by reducing the proposed height to 17 feet, and changing the roof form to a gable. Staff continues to have concerns regarding the garage's height as the steep pitch of the gable roof appears to emphasize the height of the structure which continues to read as a two-story outbuilding.

The Commission's guidelines for sheds found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that outbuildings should be compatible with the design of the primary building on the site, including roof slope and materials (Residential Outbuildings, #1). Staff recommends that the roof slope be reduced to match the slope of the primary structure, while maintaining the same wall height. The *Guidelines* also state that outbuildings should be smaller than the main residence (#3). By reducing the slope of the roof the height of the structure will be further reduced, and the garage will appear more like 1 ½ stories and smaller than the primary residence.

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