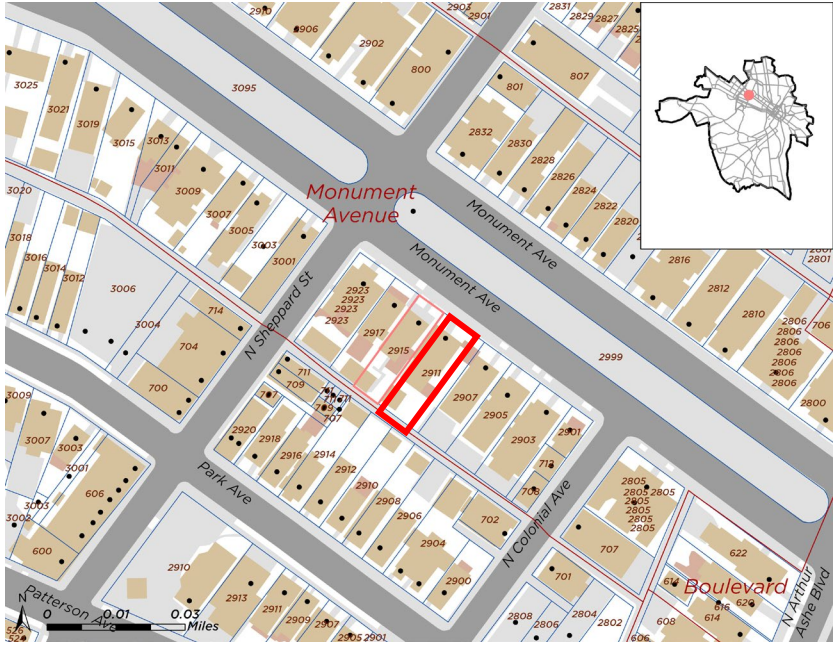


Commission of Architectural Review

9. COA-128330-2023	Regular Review	Meeting Date: 4/25/2023
Applicant/Petitioner	Colin Elliott	
Project Description	Renovation of the existing garage, located at the rear of the property.	
Project Location		
Address: 2915 Monument Avenue		
Historic District: Monument Avenue		
High-Level Details: The applicant proposes to renovate the existing garage and lengthen the building, four feet in width. The applicant proposes to construct a new shed roof in the same style as the current roof on the garage. The applicant also proposes adding a new automatic, overhead garage door.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Annie Delaroderie, annie.delaroderie@rva.gov , 804-646-6335	
Previous Reviews	None	
Conditions for Approval	<ul style="list-style-type: none"> final verification of roof materials and garage door specifications be submitted for administrative review and approval. the new brick wall will use compatible brick and mortar to the existing brick. 	

Overview

2915 Monument Avenue is a two and a half story brick house with stucco on the façade. The house was built in 1921, by Otis K. Asbury who also built the neighboring 2917 Monument Avenue. The garages for both 2915 and 2917 Monument Avenue are connected and were likely built at the same time as the houses.

The garage is located at the rear of 2915 Monument Avenue. This is a one-story brick building with a concrete floor. The garage has a mostly flat roof with a small slope. The north and west sides of the garage are intact and potentially original to the building. A wood paneled door is along the middle of the north side and a newer manual, three-part sliding door is located on the south side of the building.

Sometime after 2011, the east wall of the garage was redone with CMU blocks and a brick veneer. A Google Maps photograph from 2011, shows the historic east wall of the garage with a window in the middle. The renovation of the garage’s east wall was not done with CAR approval and was not built soundly. The garage roof is not in good condition structurally and needs to be replaced. The applicant proposes to reconstruct the

roof, similarly to the current roof. The east wall will be redone similarly to the rest of the garage but extended four feet farther east.

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, page 46.	<i>All new residential and commercial construction, whether in the form of additions or entire buildings should be compatible with the historic features that characterize the setting and context. To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic buildings in its setting.</i>	The applicant plans to reconstruct part of an existing garage. The garage and primary building are both constructed of brick, similar to surrounding buildings. <u>Staff recommends that the brick used to construct the new eastern wall of the garage be similar to the historic brick in dimension, color, and mortar joint profile. Final material specification to be submitted to staff for administrative review and approval.</u>
New Construction: Residential Outbuildings, page 51	<i>1. 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.</i>	The proposed changes to the garage will not deter from the primary building.
New Construction: Residential Outbuildings, page 51	<i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing and roof profiles, materials and colors of existing outbuildings in the neighborhood.</i>	The existing garage is compatible with the neighboring buildings. The proposed alterations to the garage will allow it to have a longer lifespan and will not deter from the historic character of the district.
New Construction: Residential Outbuildings, page 51	<i>3. 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 garage is located behind the house and along the rear alley. The garage is a small one-story building, similar in size to other garages on the alley. The houses on the road have two stories.
New Construction: Residential Outbuildings, page 51	<i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures.</i>	The garage will all be built of brick. The east wall was reconstructed with CMU blocks, which will be taken out. The garage width will be lengthened with the reconstruction an all-brick wall.
New Construction: Fences & Walls, page 51	<i>1. Fence, Wall and Gate designs should reflect the scale of the historic structures they surround as well as the character of nearby fences, walls and gates.</i>	The proposed brick wall will be constructed in the same massing and scale as neighboring brick walls. <u>Staff recommends that the new brick wall be constructed with similar dimensions, color and mortar joint profiles to the historic brick.</u>
New Construction: Fences & Walls, page 51	<i>2. Fence, wall or gate materials should relate to building materials commonly found in the neighborhood.</i>	The proposed wall will be built of brick similar to other walls found along the alley.

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

Figures



Figure 1. 2915 Monument Avenue garage, along the north side of the alley.



Figure 2. Interior of the garage door which will be replaced with a new, automatic door.



Figure 3. View of the north side of the 2915 Monument Avenue garage.



Figure 4. View of the historic east wall of the garage from Google Street View in July 2011. This wall was replaced without CAR approval, sometime after 2011.



Figure 5. Interior view of the garage's replaced east wall, which was built sometime after 2011.



Figure 6. Existing brick veneer wall on the east side which was built sometime after 2011.



Figure 7. Interior view of the structurally unsound roof in the garage.



Figure 8. Interior of the garage showing the northeast corner, and the replacement east wall.



Figure 9. Interior view of the garage's east wall. The photograph shows additional wall braces added to support the unsound roof.

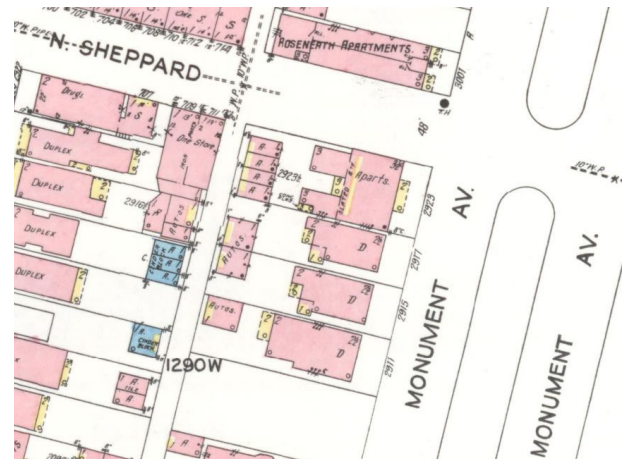


Figure 10. Sanborn Map from 1952.



Figure 11. 2911 Monument Avenue garage, showing the extended brick wall on the west side.

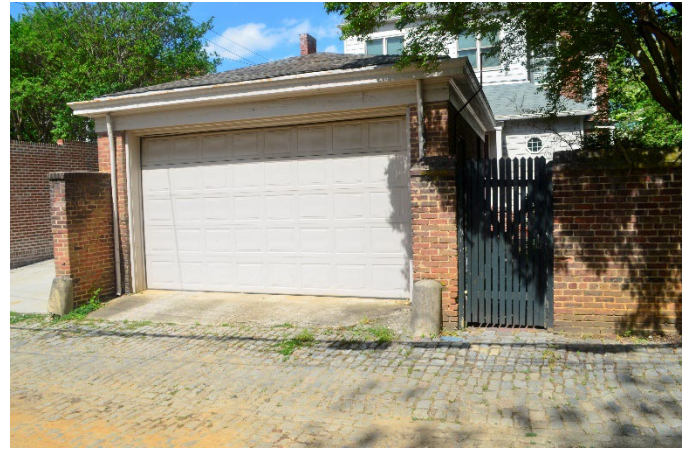


Figure 12. 2911 Monument Avenue garage with automatic, single door.



Figure 13. 2908 Park Avenue garage, located on the south side of the alley, southeast of the 2915 Monument Avenue garage.



Figure 14. 2923 Monument Avenue garage, located two houses west of 1915 Monument Avenue. This is another example of a low, one-story garage on the same block.



Figure 15. 2917 Monument Avenue garage. The façade of this garage appears to have been modified at some point. The 2915 Monument Avenue garage can be seen on the right side of the photograph.