



Commission of Architectural Review

6. COA-178062-2026	Final Review Meeting Date: 4/28/2026
Applicant/Petitioner	Phoebe Mix
Project Description	Rehabilitation/partial demolition of an existing two-story accessory building
Project Location	
Address: 3110 East Broad	
Historic District: St. John's Church	
<p>High-Level Details:</p> <p>The applicant proposes rehabilitation and exterior alterations to an existing two-story brick outbuilding. The structure is square in plan with a flat roof and parapet, and is accessible from the alley.</p> <p>The scope includes selective demolition of deteriorated brick masonry and parapet elements, replacement of removed masonry with fiber cement siding, installation of a new bracketed porch element, replacement of the roof and parapet, and revisions to window and door openings. Following previous deferral, the applicant revised the fenestration pattern but maintains the proposal to replace deteriorated brick with fiber cement siding.</p>	
Staff Recommendation	Deferral
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031
Previous Reviews	<ul style="list-style-type: none"> February 2026: the Commission deferred this application and made the following comments: “The Commission’s discussion centered primarily on exterior materials and fenestration. Members questioned the proposed use of fiber cement siding in place of brick, emphasizing that brick is more appropriate to the district’s historic character. While the applicant cited cost concerns and difficulty sourcing compatible brick, the Commission expressed confidence that suitable materials are available and recommended that brick cladding be incorporated. The preservation and repair of the existing parapet wall were also strongly encouraged, with concern raised about its removal and replacement with

	<p>siding. Regarding fenestration, the Commission generally supported the proposed window approach but identified specific concerns, including the scale and configuration of windows along the alley elevation. Members recommended revising window proportions to better align with district precedents, exploring full-sized windows in place of transoms, and considering a larger, garage-door-scale opening at the first floor of the alley façade to enhance functionality and expression. Given the importance of these material and design considerations, the Commission recommended further exploration and refinement of brick detailing, parapet preservation, and fenestration design before moving forward."</p>
<p>Staff Recommendations</p>	<p>Staff acknowledges that the applicant has made improvements to the proposal and incorporated some of the Commission's comments, and recommends deferral of the project to allow the applicant to explore alternate rehabilitation strategies.</p> <p>Based on the commission's comments from the previous review and the current set of revised plans, Staff recommends the following:</p> <ul style="list-style-type: none"> • Staff found the revisions to the fenestration to include full sized windows on the alley elevation is in alignment with the commission's comments from the previous review. • The eastern wall, second story alley elevation, and deteriorated parapet be repaired or reconstructed using brick rather than the proposed frame clad in siding. • The area beneath the metal beam on the alley-facing elevation to be constructed in a different material than brick and slightly inset, such as the proposed siding treatment, to better reference the location of the original garage door opening. First-floor windows in this frame section should include trim.

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Standards for New Construction: Materials & Colors, page 47</p>	<p><i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i></p>	<p><i>First-floor materials and rehabilitation</i></p> <p>Historic photographic evidence and Sanborn map documentation establish that the first floor of this outbuilding historically functioned as a carriage house, with a large singular garage door opening spanning the majority of the alley-facing bay. This opening was characteristic of the building's utilitarian function and defined the composition of the ground floor elevation, similarly to other characteristic buildings of the alley.</p> <p>The proposed rehabilitation converts this space to habitable use, eliminating the garage door opening and introducing a door and window within that former opening zone.</p> <p>Compared against the historic image rather than the current deteriorated state, the first floor presents a different condition than the upper story: it was not originally solid masonry in its entirety, but was instead defined by the presence of a large functional opening. Replacing that zone with a siding treatment (while incorporating door and window openings at either end,) can be a strategy that acknowledges the change in use, differentiates new from old, and properly references the historic garage door opening.</p> <p>Current site photography reveals a metal structural beam that delineates the former garage door opening at the first floor elevation. Its span across the facade directly aligns with the proposed new door and window locations, and it is within this zone that staff proposes substituting siding in lieu of brick to reference the historic opening.</p> <p><u>Staff recommends the area beneath the metal beam on the alley-facing elevation to be constructed in a different material than brick, such as the proposed siding treatment. Siding should be unbeaded, without a faux-grain appearance. First-floor windows should include trim. Final elevation drawing to be submitted for staff review and approval. Final siding material, profile, color and dimensions to be submitted for staff review and approval.</u></p>
<p>The Secretary of the Interior, Standards for Rehabilitation, Page 5</p>	<p><i>9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.</i></p>	<p><i>Masonry</i></p> <p>The second floor and parapet of this structure were historically and are currently constructed of brick masonry. The parapet's advanced deterioration is substantiated by current site photographs as well as the applicant's narrative. In line with the commission's previous recommendations of reconstructing the parapet with brick to preserve the outbuilding's material integrity, <u>staff recommends that the second floor (area above the</u></p>

		<p><u>metal beam) and parapet should be repaired, or reconstructed if beyond repair, in brick.</u></p> <p><u>Staff recommends that the eastern wall, second story alley elevation, and deteriorated parapet be repaired or reconstructed using brick.</u></p>
Standards For New Construction: Doors and Windows, p.56	<p><i>2. The size, proportion and spacing patterns of door and window openings on free-standing new construction should be compatible with patterns established in the district</i></p>	<p><i>Windows</i></p> <p>The revised proposal replaces the previously proposed triple-window grouping on the second floor with two small windows, evenly spaced across the façade. This revision directly addresses the Commission’s prior concern and is a meaningful improvement. Staff finds the revised second-floor fenestration to be generally consistent with the historic photographic evidence of this structure, which indicates two tall, vertically proportioned windows at the upper level.</p> <p><u>Staff recommends approving the updated window configuration; final window specifications (size, materials) to be submitted for staff review and approval.</u></p>
Standards for New Construction: Residential Outbuildings, page 51	<p><i>2. 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></p>	<p><i>Gutters and Downspouts</i></p> <p>The submitted drawing appears to indicate the presence of a new gutter along the roof edge; however, the profile and style of the proposed gutter are not specified.</p> <p><u>Staff recommends gutter design to be half-round or square in profile; K-style gutters are not recommended.</u></p>
The Secretary of the Interior, Standards for Rehabilitation, Page 4	<p><i>6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement or a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.</i></p>	<p><u>Previous review and steps forward - Summary</u></p> <p>During the previous review, the commission indicated that the most appropriate approach to rehabilitation would be to reconstruct/repair the eastern and alley-facing walls that are being proposed for demolition with brick, rather than using frame and horizontal siding.</p> <p>The commission also supported staff conditions that new window and door openings should reflect what was demonstrated by the limited photographic documentation, including full-size windows that are vertically aligned. The Commission further recommended that the original first floor garage door masonry opening be referenced in the updated design, speaking to the building’s original use.</p> <p>The applicant has revised the plans based on these recommendations by incorporating full-size windows and doors on the alley elevation, while also including more contemporary smaller square windows on the second floor.</p> <p>The applicant has maintained the plan to reconstruct the eastern wall and alley elevation with frame and siding.</p> <p>Based on the commission’s feedback in the previous meeting, as well as the staff report, staff recommends the following:</p>

		<ul style="list-style-type: none"> • The eastern wall, alley elevation (second floor), and deteriorated parapet be repaired/rebuilt using brick. Staff acknowledges that new brick will have a different appearance (texture and color) than historic brick; however, this will help differentiate the old material from the new. • To reference the location and dimension of the former garage door opening, staff recommends the area beneath the metal beam be constructed in a different material than brick, such as the proposed siding treatment. • Approve the proposed fenestration • Gutter and downspouts should be half-round or square in profile.
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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

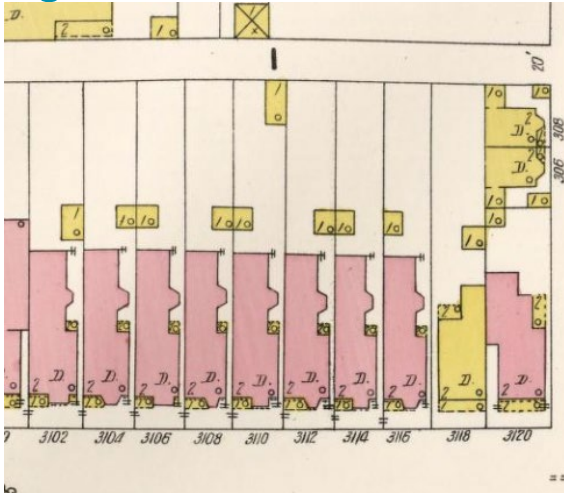


Figure 1: Sanborn Map, 1905

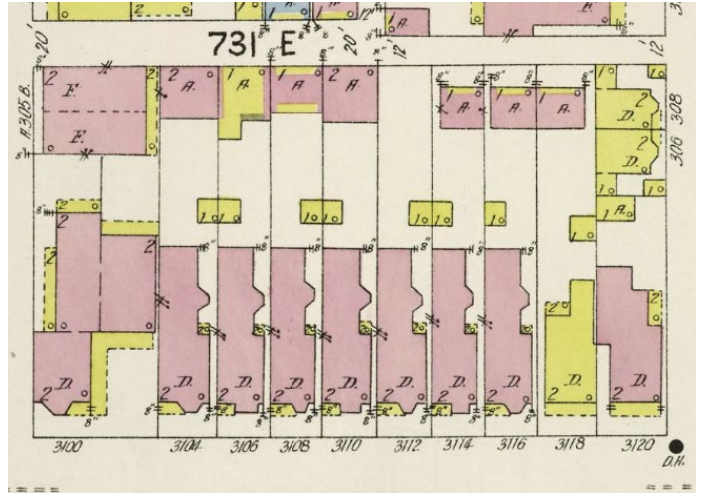


Figure 2: Sanborn Map, 1925



Figure 3: Historic photograph of the carriage house



Figure 4: Front Elevation



Figure 5: Rear alley



Figure 6: subject two-story carriage house



Figure 7: deterioration of the historic brick



Figure 8



Figure 9



Figure 10: siding appears to have been used to replace deteriorated brick