

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 27, 2016 Meeting**

2. **CAR No. 16-138** (C. Woodward) **2616 Monument Avenue
Monument Avenue Old and Historic District**

Project Description: **Rehabilitate six existing garages to include
new roofing, windows, slab and garage doors.**

Staff Contact: **M. Pitts**

The applicant requests approval to rehabilitate six garage bays behind a multi-family structure in the Monument Avenue Old and Historic District. The six garage bays are located in two deteriorated buildings with three bays each. The existing roofs are failing. Four of the garage doors have been replaced with plywood and the remaining two doors are modern metal roll up doors. On the south side of the structure, there are two 2/2 wooden windows which are minimally visible from the public right of way and appear to be deteriorated. The applicant is proposing to install metal roll up doors in Almond, which is similar to Roycroft Vellum, #43 on the Commission's Paint Palette (pg. 61), in the existing openings. The applicant is proposing to install PVC fascia board and trim to match the appearance of the existing and install 6" half round metal gutter and downspout on the façade of smaller western structure. On the larger eastern structure, the applicant proposes to install the gutter and PVC trim board at the rear which will not be visible from the public right of way and PVC fascia board and Hardie soffit panel on the façade to match the appearance of the existing. The existing deteriorated windows will be replaced with new 2/2 aluminum clad wood windows with simulated divided lites and metal security bars on the exterior. The applicant proposes to install a black metal gate with a perforated metal security panel between the two garage structures. The proposed membrane replacement roof will not be visible from the public right of way.

Staff recommends approval of the project with a condition. The proposed work is consistent with the Standards for Rehabilitation found on page 55 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The proposed structure is severely deteriorated, and the proposed rehabilitation maintains the historic building form and the remaining historic material which is limited to the brick cladding. The Guidelines note that in rehabilitation projects, materials that match the original in type or physically and chemically compatible substitute materials that convey the same appearance as the surviving elements should be used (pg. 55). The applicant is proposing to use materials that convey the historic appearance of the garage and garages doors that are simple in design and similar to other garage doors found in the district. Staff recommends the paint colors for the trim be submitted for administrative review and approval.

It is the assessment of staff that the application, with the noted condition, is consistent with the Standards for Rehabilitation in Section 30-930.7(b) 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.