

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 22, 2015 Meeting**

12. **CAR No. 15-123** (J. & J. Monopoli) **725 North 26th Street
Church Hill North Old and Historic District**

Project Description: **Build new two-story garage**

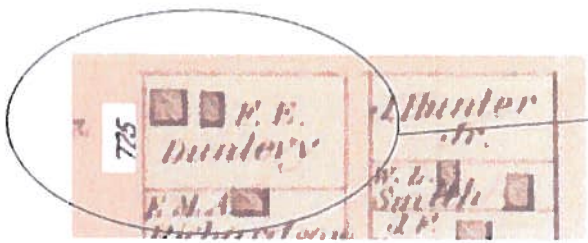
Staff Contact: **J. Hill**

The applicant requests approval to construct a two-bay two-story frame garage at the rear of this residential property in the Church Hill North Old and Historic District. The applicant has referenced Sanborn maps indicating that a one-story outbuilding with a similar footprint formerly stood on the site. The garage/apartment would be of slab-on-grade frame construction with Jeld-Wen wood 1/1 double-hung and transom-style windows. The two double-lite overhead garage doors address the side street (Cedar Street) rather than the alley. This area of the Church Hill North Old and Historic District features granite curbs with a granite-block-paver gutter pan. The orientation of the garage doors would require a curb cut adjacent to the alley for access.

Staff does not recommend approval of the current project. The plans for construction of the garage are only partially consistent with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* for residential outbuildings (page 48). The design features that are compatible with the design of the main house include its frame construction and lap siding, shed roof and one-over-one double-hung windows. The building is smaller than the main residence and is located to the rear of the property, emphasizing its character as a secondary structure. While the proposed garage appears to respect the siting, roof profile, and materials of existing outbuildings in the neighborhood, as to massing, staff has not been able to find historical antecedents for such a large two-story outbuilding in the immediate vicinity in the historic district. Staff also recommends that the garage doors should address the alley for access. This traditional orientation of the garage would avoid the introduction of a curb cut across the public sidewalk and obviate the need to modify the historic curb and gutter materials.

In staff's opinion the massing of the building proposed and the orientation of the garage doors facing the street are elements that are not compatible with the Guidelines for outbuildings and the historical pattern of development in the Church Hill North Old and Historic District.

It is therefore the assessment of staff that the project is not consistent with Richmond City Code Section 114-930.7 (a) *General standards*, and (c) *Standards for new construction*, and the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission in accordance with Section 114-930.7 (g) of the Code.

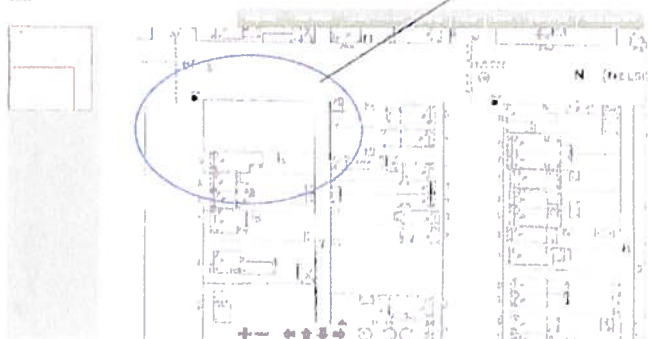


Beers Atlas map from 1877 shows two structures at 725 N 26th.

The property is missing from the City Directory for several years after 1892- perhaps destroyed by fire

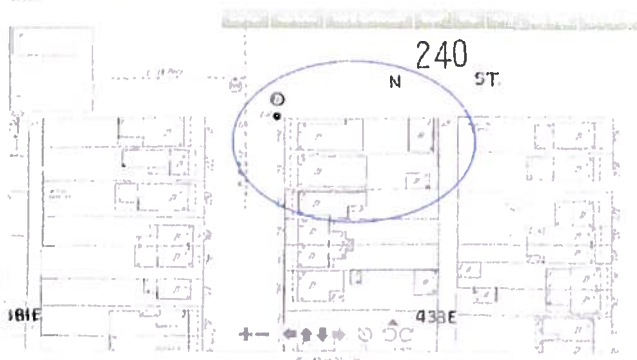
Sheet 00045

Richmond, Henrico County, Virginia
1905



Richmond, Henrico County, Virginia

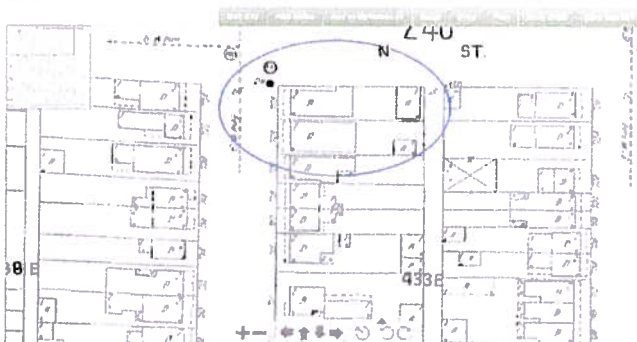
1910



Sheet 00377

Richmond, Henrico County, Virginia

1925

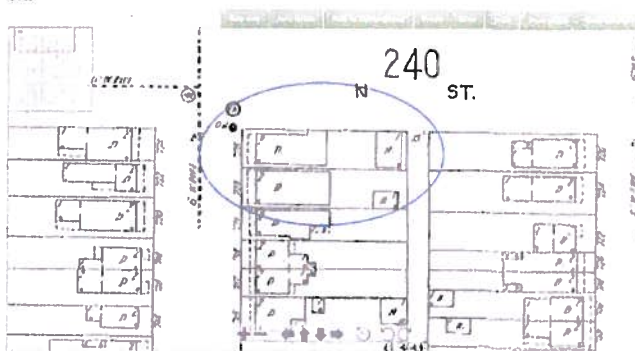


Sheet 00139

Sheet 00118

Richmond, Henrico County, Virginia

1952



Lot is 30 x 125 deep

Historically, 725 N 26th Has had a large out building (approx. 20 x 26') on the lot when it appeared on the 1925 Sanborn map through at least 1952