

8. COA-045479-2018

PUBLIC HEARING DATE

December 18, 2018

PROPERTY ADDRESS

3317 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

A. Grier

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT



PROJECT DESCRIPTION

Construct a new carport.

PROJECT DETAILS

- The applicant is proposing to alter an existing garage and construct a carport at the rear of a single family home in the Monument Avenue City Old and Historic District.
- The existing home is a 2 ½ story brick Colonial Revival home built ca. 1923.
- The applicant is proposing to demolish the upper portion of the existing brick garage to construct an adjacent carport with a new hipped roof covering the entire structure. The existing garage door will be enclosed with windows, board and batten, and brick.
- The carport will be frame with PVC trim and columns, a copper roof, and aluminum clad windows.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The garage door enclosure be revised to read as a garage door, rather than the proposed mix of materials. The revised design be submitted to staff for administrative review and approval. Proposed colors also be submitted to staff for administrative review and approval.
- A window survey be submitted to staff for administrative review to determine if the window is beyond repair and the window be retained if it is not beyond repair.

STAFF ANALYSIS

Outbuildings #1, pg. 51	<i>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 outbuilding is consistent with the design of the primary building in roof form and materials.
Outbuildings, #3 pg. 51	<i>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 proposed outbuilding is located to the rear of the main structure and is subordinate to the main structure.
Materials #2, pg. 47	<i>Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	Staff finds that the proposed mix of three materials in the enclosed garage door is inconsistent with the district. <u>Staff recommends the garage door enclosure read as a garage door, rather than the proposed mix of materials. The new design should be submitted to staff for administrative review and approval. Proposed colors should also be submitted to staff for administrative review and approval.</u>
Window Maintenance #1, pg. 69	<i>Retain all original windows.</i>	The plans note that the window in the garage will be replaced with an aluminum clad window. As additional details regarding the condition of the existing window were not provided, <u>staff recommends a window survey be submitted to staff for administrative review to determine if the window is beyond repair. If the window is not beyond repair, it should be repaired and retained.</u>

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

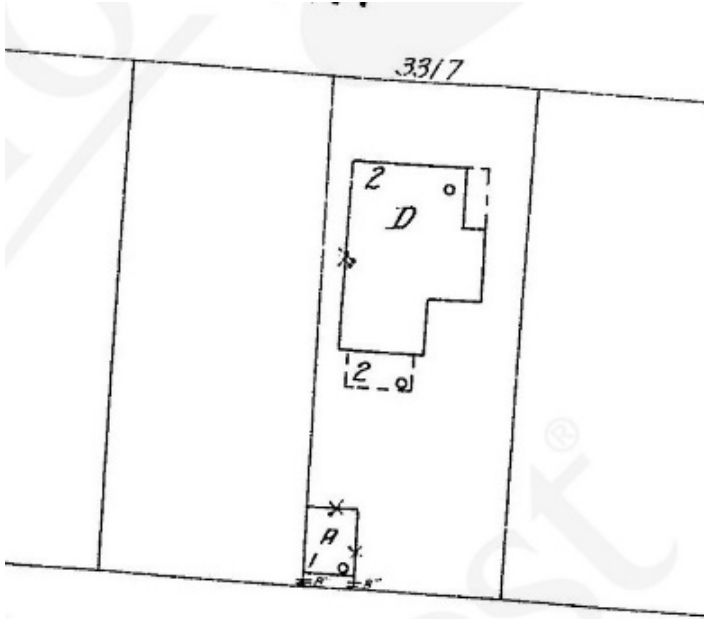


Figure 1. 1925 Sanborn Map



Figure 2. Garage at 3317 Monument Ave



Figure 3. Garage window detail