

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 25, 2018, Meeting**

5. COA-041213-2018 (C. Wright)

**208 South Boulevard  
Boulevard Old and Historic District**

**Project Description:**

**Demolish an existing garage  
to construct a new garage.**

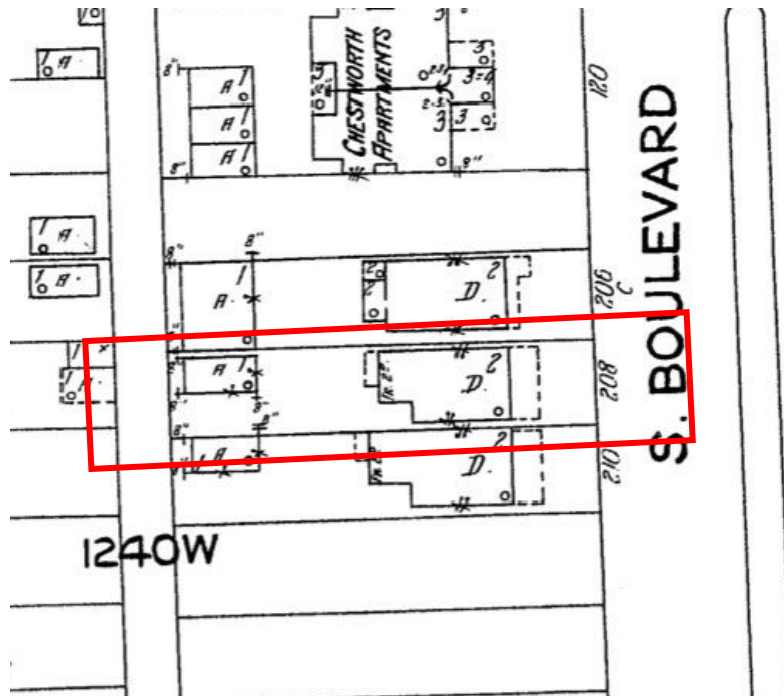
**Staff Contact:**

**C. Jeffries**

The applicant requests approval to demolish a garage to construct a new garage at the rear of a single family home in the Boulevard Old and Historic District. The primary structure is a two-story brick Colonial Revival dwelling constructed ca. 1910. The applicant is proposing to demolish an existing one-story brick garage and construct a one-story two-car garage with brick veneer, hardie panels, a shed roof, and steel doors.

**Staff recommends denial of the project as submitted.**

A one story garage has historically existed on the property. A one story garage appears on the 1925 Sanborn map.



1925 Sanborn Map

The applicant has submitted documentation from a certified structural engineer. The existing conditions outlined in the report appear to be repairable issues. The

*Guidelines* state that the Commission should only approve demolition when the applicant can show that there are no feasible alternatives to demolition as the demolition of historic buildings in City Old and Historic districts is strongly discouraged (pg. 82). Staff does not believe the applicant has demonstrated that the existing garage cannot be repaired and recommends denial of the proposed demolition. Staff recommends the applicant return with a design that incorporates the existing building.

It is the assessment of staff that the application is not consistent with the Standards for New Construction and Demolition outlined in Sections 30-930.7(c) and (d) 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.