

COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 25, 2018 Meeting

10. COA-034556-2018 (R. Wise)

411 Chimborazo Blvd
Chimborazo Park Old and Historic District

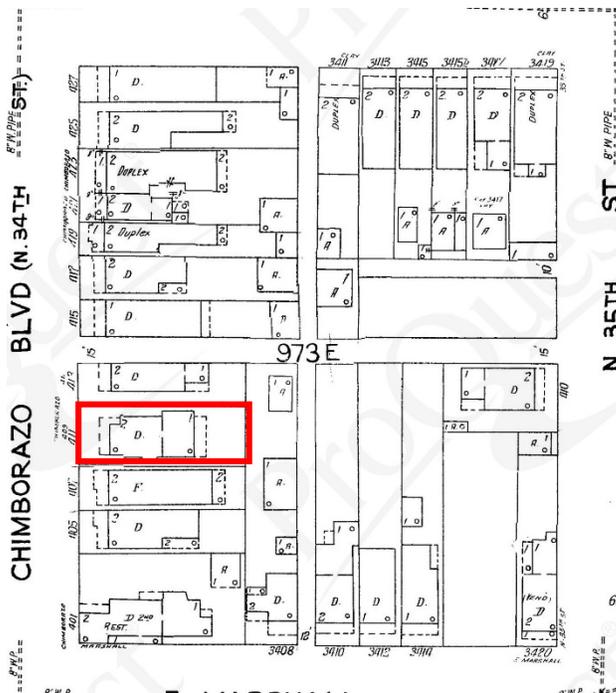
Project Description:

Construct a new, 2-story frame garage.

Staff Contact:

C. Jeffries

Proposal: The applicant requests approval to construct a new two-story frame garage at the rear of the property fronting on the alley. The new garage will be 20' deep by 26'-6" wide and approximately 21'-6" tall. There will be a 5' set back from the alley, 3'-3" side yard set backs on both sides and the garage will be located approximately 27' from the rear of the dwelling. The garage will have a gable roof clad with standing seam metal to match the primary structure. Windows will be aluminum clad wood with a 1/1 light configuration. There will be carriage style doors with glazing facing the alley and a single door and a double sliding door with an awning above facing the home. The garage doors will have vertical panels – a material was not specified. The garage will be clad with fiber cement, smooth, unbeaded siding, painted to match the existing home. The garage, as currently proposed with a full bath and kitchen, will require a Special Use Permit.



1950 Sanborn Map

Surrounding Context: The garage is located to the rear (east) of 411 Chimborazo Boulevard and fronts on a north-south running alley. A new dwelling was recently approved for the lot (413) to the north, which is adjacent to an east-west running alley. There are no other garages facing the alleys and a few 1-story sheds. The 1950 Sanborn Map indicates that there were several 1-story garages fronting on the alley. There is an existing 1-story shed on the property, non-historic, that is being removed.

Previous Reviews: The Commission reviewed this project on May 22, 2018 and August 28, 2018. The application was deferred to allow the applicant the opportunity to revise the plans to respond to concerns raised in the staff report. The Commission raised concerns regarding the height and material of the proposed garage, and suggested that the height be reduced to 1 ½ stories by incorporating a gable roof.

Staff recommends approval of the project with a condition. The Commission's Guidelines for outbuildings found on page 51 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that outbuildings should be subordinate to the primary structure, located at the rear of the primary structure, clad in a material to match the primary structure, and have a roof form consistent with outbuildings in the district. The proposed garage is compatible with the primary structure in terms of roof slope and materials selection.

The *Guidelines* also state that newly constructed outbuildings should respect the siting and massing of existing outbuildings in the neighborhood (pg. 51 #2). Staff continues to have concerns that the height and massing of the proposed garage is not consistent with historic outbuildings within the district. The current proposal is 1'-9" taller than the previous 2-story design. Two-story frame garages are not a form found in the district. Most 2-story outbuildings, typically historic carriage houses, are constructed of brick, and most one-story garages are constructed of brick or metal. The applicant has submitted several photographs of 2-story outbuildings, the majority of which are constructed of brick. Staff recommends that the height of the garage be reduced to 1 ½ stories, a maximum of 16 feet, to be more consistent with outbuildings in the district. Staff recommends that proposed colors be submitted for administrative review and approval.

It is the assessment of staff that the application, with the conditions above, is consistent with the Standards for New Construction outlined in Section 30-930.7 (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.