



Commission of Architectural Review

2.COA-132792-2023	Final Review	Meeting Date: 7/25/2023
Applicant/Petitioner	Christine Aubry	
Project Description	Construct a shed in a rear yard.	
Project Location		
Address: 820 N. 23 rd Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The applicant requests approval to construct a small wooden shed in the rear yard of a single-family detached dwelling ca. 2021.</p> <p>The rear shed will be 10x12' with 7' side walls and a 9.5' peak. It will be constructed out of wood and will have a shingle roof.</p> <p>The applicant plans to paint the exterior of the shed to match the color of the primary building.</p> <p>This is a retroactive approval, as the shed was constructed prior to receiving a COA approval from the commission.</p>		
Staff Recommendation		
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , 804-646-6569	
Previous Reviews	The Commission reviewed and approved the construction of the primary building in 2021	
Conditions for Approval	<p>Staff Recommends:</p> <ul style="list-style-type: none"> the rear shed be painted to match the color scheme of the primary building on site. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction: Residential Outbuildings, page 51	<i>1. 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 shed will have a low sloped gable roof and will be clad in wood siding; all which is similar and compatible to the roof design and materials used on the primary building.
New Construction: Residential Outbuildings, page 51.	<i>2. Newly constructed outbuildings should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i>	The owner has indicated that the shed will be painted to match the exterior colors of the primary building. There are a few examples of similar outbuildings in the immediate area.
New Construction: Residential Outbuildings, page 51.	<i>3. 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 new shed will be located toward the back of the rear yard.
New Construction: Residential Outbuildings, page 51.	<i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However prefabricated structures will still be reviewed for compatibility using the listed criteria.</i>	The new shed will be mostly screened with the existing fence. The roof peak will be visible above the fence line; however staff doesn't believe it will detract from the site due to its similar roof form to the primary building and its eventual color that will match the primary building. <u>Staff recommends that the rear shed be painted to match the color scheme of the primary building on site.</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. View of shed & adjacent, similar shed.



Figure 2. Primary dwelling and shed at rear.



Figure 4.