



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

1.COA -153793-2024	Final Review	Meeting Date: 9/24/2024
Applicant/Petitioner	Sara Koenig	
Project Description	Construct single-story wood frame shed in rear yard of property.	
Project Location		
Address: 2120 M Street		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> <li>The applicant proposes constructing a one story, wood frame shed on a concrete pier foundation.</li> <li>The shed will be 11'-0" in height, 120 square feet in size, with a proposed 9'-0" x 13'-4" total footprint.</li> <li>The shed will include one (1) single entry door located on the east façade and one (1) window proposed for the south facing elevation.</li> <li>The shed will be clad in yellow pine board siding with a gable style roof.</li> </ul>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> <li>Staff recommends that the applicant's proposed fiber cement siding be smooth, not beaded. and installed with a reveal consistent with the historic reveal.</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
Residential Outbuildings, pg. 51 #1-3.	<ol style="list-style-type: none"> <li><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></li> <li><i>Newly constructed outbuildings such as detached garages or</i></li> </ol>	<p>Staff finds that the proposed shed is generally consistent with the Guidelines. The shed is smaller than the main residence and located at the rear of the property.</p> <p>Staff notes that the proposed shed will be screened by an existing privacy fence, minimizing its visibility from the public right of way.</p>

	<p><i>tool sheds should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i></p> <p>3. <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></p>	<p>The shed will be painted to match the color of the main building, aligning with the Commission's previously approved color palette.</p> <p>Staff notes that the proposed shed will feature a gable roof and wood siding, both of which are commonly found on outbuildings in the Union Hill Old and Historic District. <u>Staff recommends that the fiber cement siding be smooth (not beaded) and installed with a reveal consistent with the historic reveal</u></p>
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*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. Rear Yard facing South side façade.



Figure 2. Front façade facing North.