



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

**Commission of Architectural Review**

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| 1. COA-149483-2024   | <b>Final Review</b>   | Meeting Date:06/25/2024 |
| Applicant/Petitioner   | Neal Stublen  |                         |
| Project Description  | Replace existing concrete pad and construct a rear shed.  |                         |
| Project Location   |   |                         |
| Address: 3106 East Broad Street  |   |                         |
| Historic District: St. Johns Church  |   |                         |
| High-Level Details: <ul style="list-style-type: none"> <li>The applicant proposes building a one-story wooden shed in the rear of his property.</li> <li>The shed will have a porch, window and door on the south elevation.</li> <li>No openings or ornamentation is proposed for the alley side of the shed.</li> <li>The custom shed will be 12' by 21'4".</li> </ul> |   |                         |
| Staff Recommendation   | Approval, with Conditions   |                         |
| Staff Contact  | Annie Delaroderie, <a href="mailto:anne.delaroderie@rva.gov">anne.delaroderie@rva.gov</a> , 804-646-6335.   |                         |
| Previous Reviews   | None  |                         |
| Conditions for Approval  | Staff recommends: <ul style="list-style-type: none"> <li>The proposed shed features a flat shed roof, a roof form more common of frame auxiliary buildings, rather than a stepped parapet roof.</li> <li>Final material (including windows and doors) and exterior color specifications be submitted for administrative review and approval.</li> </ul> |                         |

**Staff Analysis**

| Guideline Reference                                  | Reference Text  | Analysis  |
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| 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 primary building is a two-story brick dwelling. The house has a full, front porch and a flat roof. According to Sanborn maps from 1905 and 1952 this property historically had a one-story wooden building in the rear yard. The proposed building will be a one- |

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|   |   | <p>story building with horizontal, wooden siding. The new accessory building will have a flat, EPDM roof. The applicant proposes adding a porch on the south elevation, with a metal, hipped roof.</p>  |
| <p>New Construction: Residential Outbuildings, page 51.</p> | <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i></p>   | <p>The proposed shed is planned to be located 4" from the northwest property line, and 7' south of the alley. The shed will be 9'8" from the east property line and 30'8" north of the primary dwelling.</p> <p>Other accessory buildings on this block are not set back from the alley and are constructed of brick. While the proposed shed will be setback from the alley, Sanborn Maps indicate that auxiliary buildings have existed on this site in the past that have been situated quite far into the interior of the lot. A height was not given for the proposed shed, but the applicant indicated that the shed will be no taller than 12', to stay within Zoning regulations. The proposed west and east elevations will have parapet walls.</p> <p><u>Staff finds that stepped parapet walls are more common on brick auxiliary buildings and recommends that the proposed shed feature a flat shed roof, a roof form more common of frame auxiliary buildings.</u></p> <p>Parapet walls are typical on many rear, accessory brick buildings in this area. The proposed building will be one-story, and clad in horizontal, wooden siding. The applicant referenced historic dwellings on North 31<sup>st</sup> Street, northwest of this property for the materials and design of the proposed shed. The applicant proposes painting the new shed's siding, SW 2816 Dark Green.</p> <p>The porch roof, trim, front door, window, and side double doors will be painted SW 6207 Retreat. While these colors are not typical for this area, they are not highly saturated, and the staff approves the proposed colors due to the position of the proposed building.</p> |
| <p>New Construction: Residential Outbuildings, page 51.</p> | <p><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></p>   | <p>The proposed building will be smaller than the primary building and located at the rear of the property. It will be subordinate in size to the primary building.</p>   |
| <p>New Construction: Doors and Windows, page 49</p>         | <p><i>1. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation. Wide, horizontal, so-called 'picture windows' on new additions are strongly discouraged.</i></p> <p><i>3. The size, proportion and spacing patterns of doors and window openings on free-standing, new construction should be compatible with patterns established within the district.</i></p> | <p>The south elevation of the shed which will face the house will have a double window and a single, pedestrian door. The double window will be about 5' wide. Double or picture windows are not typically recommended on buildings in Old and Historic districts. Staff approves this window since it will not be visible from public-right-of-ways. The east side of the shed will have a set of double pedestrian doors that will be about 5'6" wide. The applicant referenced a brick accessory building on North 27<sup>th</sup> street, between East Broad Street and East Marshall Street, for the design of the double doors. Each of the doors and windows will be custom-built of wood.</p>   |

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|  |  | Staff recommends that final material (including windows and doors) and exterior color specifications be submitted for administrative review and approval. |
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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. Front façade existing conditions. 3106 E. Broad Street.

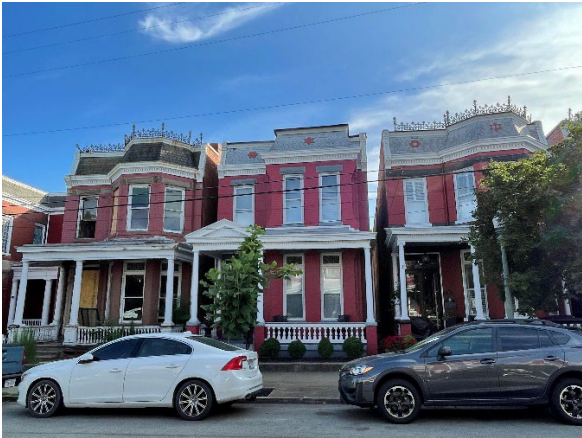


Figure 2. 1905 Sanborn Map. One story frame auxiliary building located in rear yard of 3106 E. Broad Street.

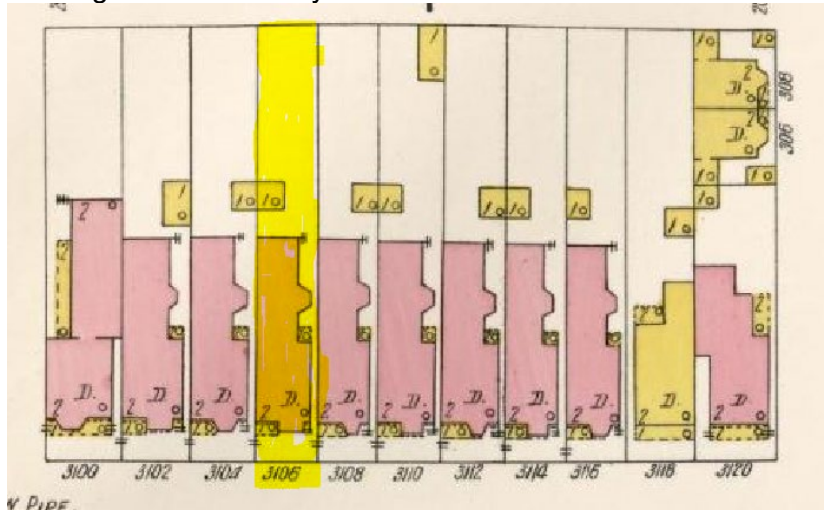


Figure 3. 3106 E. Broad Street. Existing Conditions of the rear elevation and yard.

