



Commission of Architectural Review

11.COA-165911-2025	Final Review	Meeting Date: 5/27/2025
Applicant/Petitioner	Will Payne	
Project Description	Construct a new bike shed.	
Project Location		
Address: 603.5 North 23 rd Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <p>The applicant proposes to construct an accessory building at the rear of a two-story semi-attached dwelling circa 2006.</p> <p>The accessory building will be located adjacent to the southern property line and will be used for bike storage. It will be clad in horizontal wood siding and will have a corrugated metal roof.</p> <p>The building will be minimally visible from the public right-of-way.</p>		
Staff Recommendation	Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	None.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Residential Outbuildings, pg. 51	<p>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.</p> <p>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials, and colors of</p>	<p>There are a variety of residential accessory buildings within the district. The proposed accessory building will feature horizontal wooden siding and a corrugated metal roof.</p> <p>While corrugated metal is not a common material in the district, there are examples of 1930s garage buildings that use corrugated metal as a siding material, and there is an existing shed onsite that is clad in corrugated metal and has a corrugated metal roof (CAR approved September 2019).</p>

	<p><i>existing outbuildings in the neighborhood.</i></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 accessory building will be 9' at its tallest, and approximately 5' in depth by 8 feet in width, with an additional 4' overhang on either side. It will be smaller than the primary building onsite, emphasizing that it is a subordinate building.</p> <p>It will be painted a dark color to match the other accessory building onsite.</p>
<p>New Construction, Fences & Walls, pg. 51</p>	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p>	<p>The applicant proposes to replace an existing portion of the rear, wooden privacy fence in-kind.</p>

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. 603.5 North 23rd Street



Figure 2. Existing accessory building.

