



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

1. COA-161191-2025	Final Review	Meeting Date: 2/25/2025
Applicant/Petitioner	Derrick Brewer	
Project Description	Construct a new rear shed and install a fence and gate.	
Project Location		
Address: 318 N 27 th Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant proposes to construct a new shed in the rear yard and relocate the existing wooden fence and gate to align with the neighboring property's fence line. No changes to the design or material of the rear fence are proposed.</p> <p>The proposed shed will be a 10' x 18' Victorian A-frame style structure, featuring custom detailing.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> Staff recommends that final material specifications, including windows, doors, and exterior color, be submitted for administrative review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for 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</p>	<p>The applicant proposes to construct a 10' x 18' shed in the rear yard, positioned behind a 6.5' wooden privacy fence. The proposed structure will feature a gable roof, pine door and smart paneling as reflected in photos included below. Shed will be appropriately scaled to remain subordinate to the primary residence and is generally compatible in siting and massing with similar outbuildings in the surrounding neighborhood.</p>

	<p><i>profiles, materials, and colors of 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><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 criteria developed in this section.</i></p>	<p><u>Staff recommends that final material specifications, including windows, doors, and exterior color, be submitted for administrative review and approval.</u></p>
<p>Standards for New Construction, Residential Outbuildings; 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><i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate</i></p>	<p>The applicant proposes no changes to the existing privacy fence materials, dimensions, or overall design. The only significant modification is shifting the fence line 7.5 feet closer to the primary building and relocating the rear entrance gate to the opposite side. Staff finds the proposed scope consistent with the Commission's Guidelines and compatible with the neighborhood character.</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.



Figure 2.



Figure 3

