

**3. COA-060012-2019**

Commission of  
Architectural Review  
STAFF REPORT



PUBLIC HEARING DATE  
September 24, 2019

PROPERTY ADDRESS  
603 ½ North 23<sup>rd</sup> Street

DISTRICT  
Union Hill

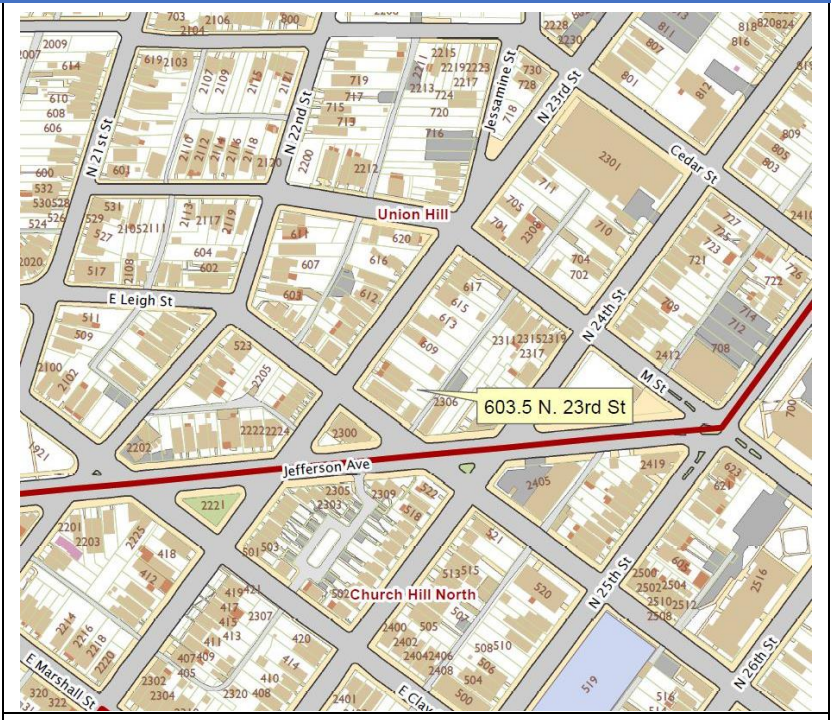
APPLICANT  
W. Payne

STAFF CONTACT  
C. Jeffries

**PROJECT DESCRIPTION**  
**Construct a new shed in a rear yard.**

**PROJECT DETAILS**

- The proposed shed will be one-story in height, approximately 10 feet by 16 feet, and rectangular in form. It will be 12 feet tall at the highest point.
- The building will have a shed roof clad in metal, and vertical corrugated metal siding.
- The south (alley-facing) elevation will have a painted hollow metal door, and the north elevation will have a metal door with a fixed window above.
- An existing wood privacy fence will be modified to accommodate the new shed which will be located almost 12 feet from the rear alley.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION  
**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**  
None.

**STAFF RECOMMENDED CONDITIONS**

- Final window and roof specifications including materials be submitted for review and approval.
- Paint colors be submitted to staff for review and approval.

**STAFF ANALYSIS**

<p>New Construction, Residential Outbuildings, pg. 51, #s1-3</p>	<p>1. <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></p>	<p>The proposed shed is generally consistent with the Commission’s <i>Guidelines</i> for outbuildings.</p> <p>The overall design of the proposed shed is compatible with the primary building as well as other outbuildings found in the district. The</p>
--	--	--

1

---

outbuilding will have a shed roof that slopes toward the alley. The roof slope of the main house also slopes to the rear of the property.

---

*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.*

The proposed shed is located at the rear of the property. It utilizes a roof form and materials found on other secondary buildings in the district. The proposed shed is located in the side/rear yard and will be smaller than the main residence.

*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.*

---

Materials and Colors, pg. 47, #2

*2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.*

The proposed exterior materials are compatible with historic outbuildings found throughout the district, which are often clad in either brick or metal. Staff recommends the final window and roof specifications be submitted for staff review and approval.

---

New Construction, Doors and Windows, pg. 56, #2

*2. The size, proportion, and spacing patterns of door and window openings on free standing new construction should be compatible with patterns established within the district.*

The proposed fenestration pattern is compatible with patterns found on secondary buildings in the district. Staff finds that, due to the vacant lot adjacent to the property, the north elevation will be visible from the street.

---

Fence and Walls, pg. 51, #s1-3

*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.*  
*2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.*  
*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 in front of a historic building.*

The proposed fence modifications meet the *Guidelines*.

---

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

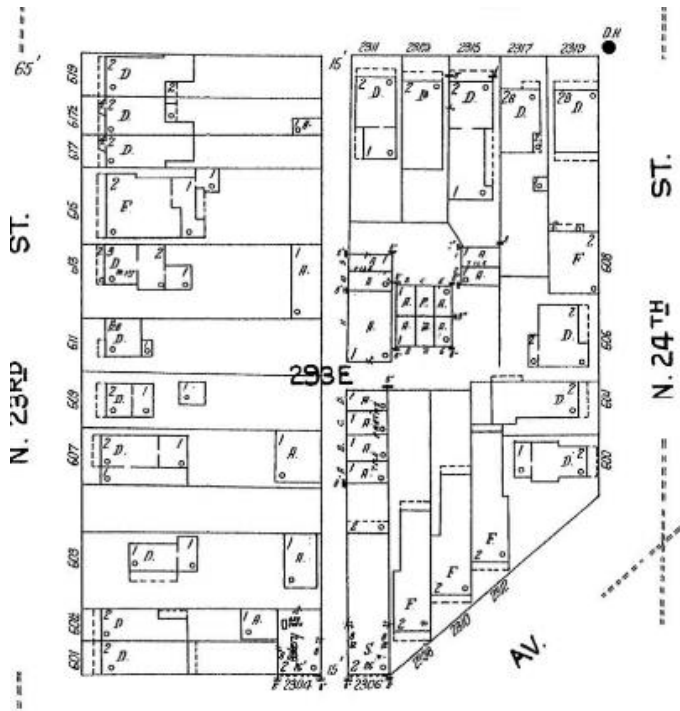


Figure 1. 1925 Sanborn map



Figure 2. 603 1/2 North 23rd Street, view of rear yard



Figure 3. 2-story garage on adjacent lot