



# COMMISSION OF ARCHITECTURAL REVIEW APPLICATION / CERTIFICATE OF APPROPRIATENESS

### PROPERTY (Location of Work)

Address 2602 E Franklin St.

Historic District St. John's Church

### PROPOSED ACTION

- Alteration (including paint colors)
- Addition
- Rehabilitation
- New Construction (Conceptual Review required) **SHED**
- Conceptual Review
- Demolition
- Final Review

### OWNER

Name Justin Schauer

Company \_\_\_\_\_

Mailing Address 2602 E. Franklin St.

Phone (804) 338-2385

Email justinschauer@yahoo.com

Signature *Justin Schauer*

Date 4-25-17

### APPLICANT (if other than owner)

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to CAR review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

RECEIVED

(Space below for staff use only) APR 28 2017

Application received:

Date/Time 4/28/17 8:00am

By C. Jeffries

Complete  Yes  No



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION CHECKLIST

**Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on site.**

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 2602 EAST FRANKLIN ST.

### NEW BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- accessory structure **SHED**
- other

### DRAWINGS (refer to required drawing guidelines)

- floor plans
- elevations (all sides)
- roof plan
- list of windows and doors, including size, material, design
- context drawing showing adjacent buildings
- perspective
- site plan
- legal plat of survey

### WRITTEN DESCRIPTION

- describe new structure including levels, foundation, siding, windows, doors, roof and details
- state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- material description; attach specification sheets if necessary

### PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- site as seen from street, from front and corners, include neighboring properties

**Written Description to COA Application dated April 25, 2017**

**Red Cedar Shed – 2602 East Franklin St**

**Describe new structure including levels, foundation, siding, windows, doors, roof and details.**

The new structure is a 6'x9' Red Cedar wood shed made by Outdoor Living Today, a Canadian company. It is a single-level, uninsulated, unelectrified outdoor building that rests on 9 patio stones sitting level on the ground. The siding is Red Cedar clapboard. It has two windows with movable lower sashes. The door is a Dutch door design, with separately moving top and bottom parts. The floor is plywood. The roof is made of Red Cedar shingles.

**Describe how the "Richmond Old and Historic Districts Handbook and Design Review Guidelines" (the "Handbook") informed the proposed work.**

In keeping with the Handbook, specifically page 48, "Residential Outbuildings", we have made attempts to shield the pre-fabricated shed from public view. From the alley directly behind the home only the gable is visible over the existing privacy fence. Further, the shed sits under the canopy mature Crape Myrtle, Holly, and Dogwood trees. These shielding efforts have dramatically reduced the visibility of the shed from public view and enhanced the sense that the shed has been there for a while.

Notwithstanding that the shed is a "kit" it contains aspects that are otherwise tasteful and compatible with the Handbook. For instance, the scale of the shed was considered and we made efforts to make it much smaller than the main building. We also placed it behind the main building so as to keep it from drawing the eye from the main structure. The shed is not visible at all from the front of the house or from Franklin Street. The natural materials chosen (Red Cedar) and shingled construction harken to building techniques used in the antebellum day. Further, we have painted the shed the same color as the privacy fence and planted flowers around it to help it blend into the garden and exude the look of an established outbuilding.

When the main home was built in 1856 the rear yard was likely an untidy, muddy zone that contained tools, wood and coal, kitchen materials and domestic refuse. We have no evidence of what, if any, type of temporary storage shed existed as of the construction date. We feel this shed contains elements of a shed that may have existed the 1850s and adds to the character of the lot as a whole.

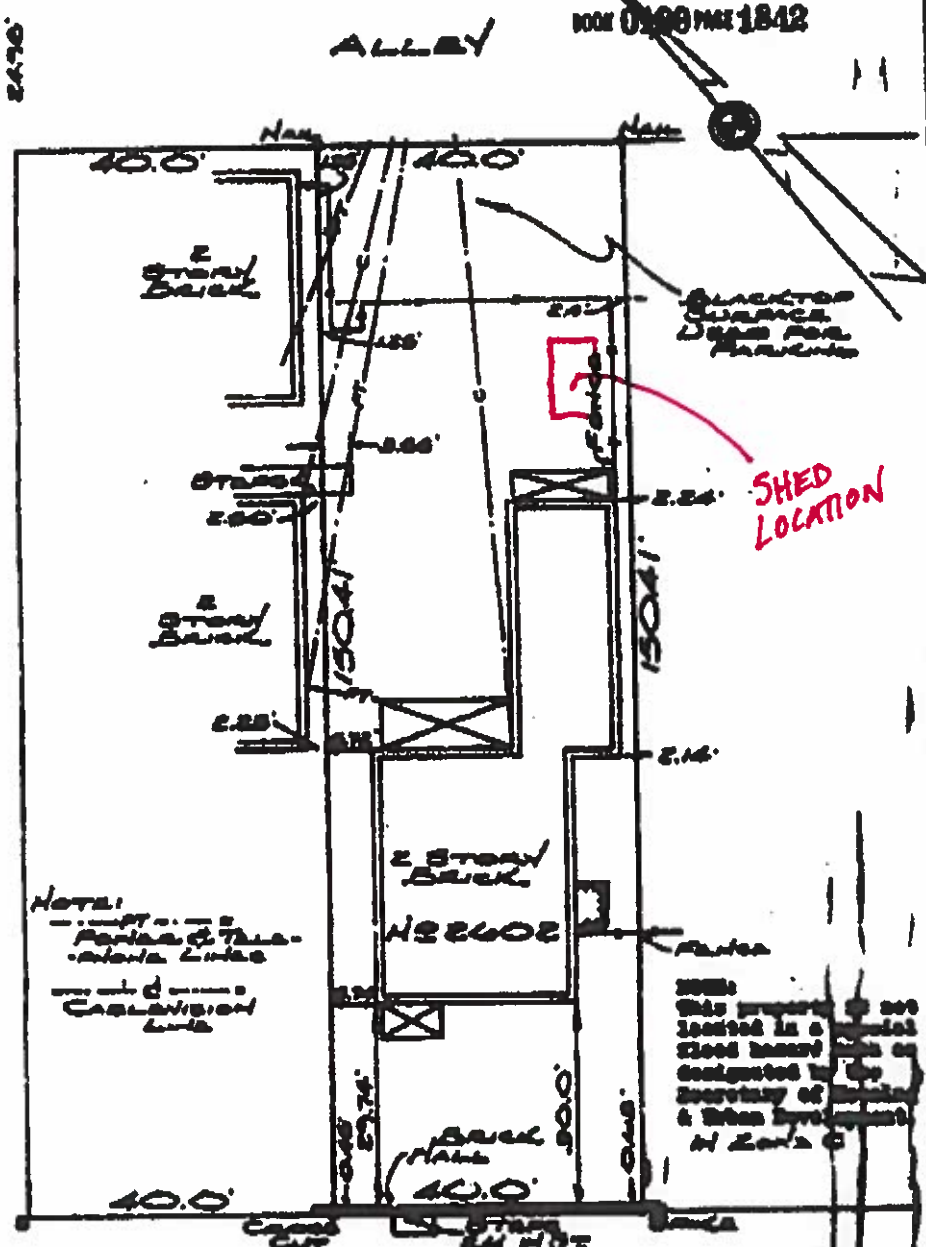
**Material description.**

See next page for design details. The materials are entirely made of Red Cedar (with the exception of screws, fastening materials, and brackets).

**Proposed new material description.**

See above.

N. 26TH STREET



**E. FRANKLIN STREET**  
 PLAT OF PROPERTY SITUATED ON THE  
 NORTHERN LINE OF FRANKLIN STREET  
 AND EAST OF 26TH STREET.  
 RICHMOND, VA.  
 MARCH 29, 1989 SCALE 1"=20'



CHAS. H. FLEET & ASSOC.  
 ENGINEER & SURVEYORS  
 RICHMOND, VA.

*[Small text block, likely a disclaimer or legal notice]*  
 D. J. [Signature]

FILE 200

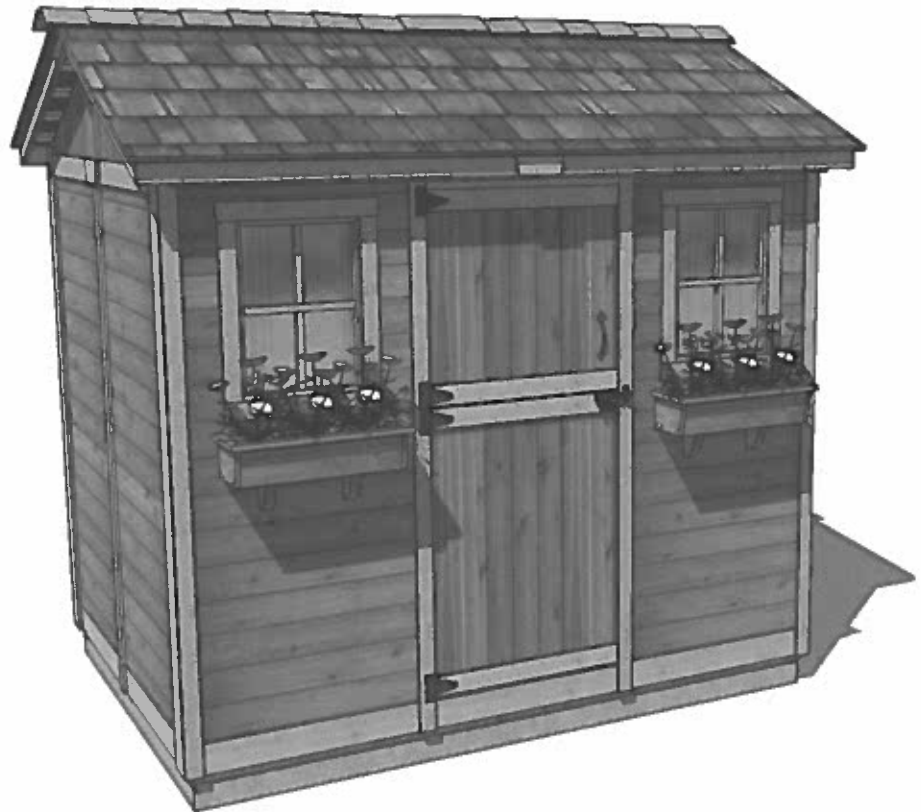


# 9'x6' Cabana Garden Shed

Item#CB96

Revised  
Feb 12th/2015

The Cabana is an excellent multi-purpose garden shed. Ideal as a playhouse, poolside retreat, workshop or storage building for garden or pool equipment.

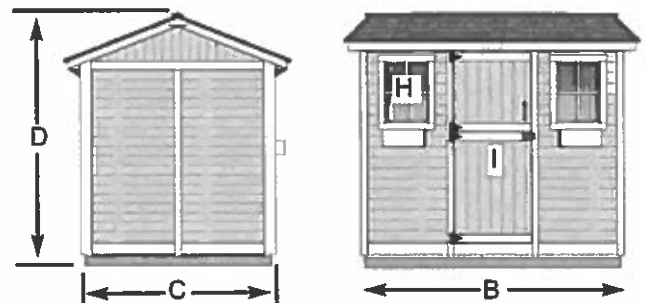
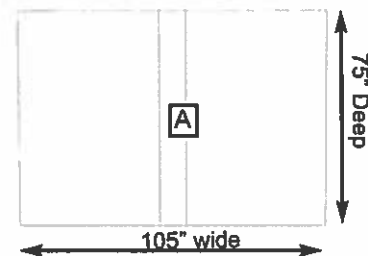


### The Cabana Kit Includes:

- 2 Functional Windows with Screens
- 31" Wide Functional Dutch Door
- Western Red Cedar Construction
- 2 Flower Boxes
- Panelized Cedar Lap Sided Walls
- 2x3 Frame Construction
- Cedar Roof with Shingles Already Attached
- Panelized For Quick Assembly
- Hardware Included (screws and nails).

### Specifications:

- A: Floor Footprint = 105" wide x 75" deep
- B: Overall Width Incl. Roof Overhang = 117"
- C: Overall Depth Incl. Roof Overhang = 89"
- D: Overall Height Incl. Floor & Roof = 101"
- E: Interior Width frame to frame = 100"
- F: Interior Depth frame to frame = 70"
- G: Interior Height from floor = 90"
- H: Window Size = 18 1/4" wide x 22 1/2" high
- I: Door Dimensions = 31 1/2" wide x 72" high



Shipping Pkg. Size: 88" w x 48" d x 42" h  
 Shipping Weight: = 1050 lbs







VIEW OF SHED  
FROM ALLEY / RIGHT OF WAY