

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 22, 2015 Meeting**

7. **CAR No. 15-109** (J. Greer)

**511 W. 20th Street
Spring Hill Old and Historic District**

Project Description:

Construct new shed

Staff Contact:

K. Chen

The applicant requests approval to construct a prefabricated 12'x20' shed at the rear of the property located in the Spring Hill Old and Historic District. The shed will have a gable roof clad with asphalt shingles or metal. The wall height is 7'-8" and the top of the ridge is approximately 9' high. The walls will be of frame construction with primed 8" OC plywood panels with a rough sawn cedar texture. There will be a 9'x7' roll up garage door in the gable end, a 36" 6-panel door, and a 2'x3' window in the east elevation facing the alley. The shed will be placed near the rear property line, outside of an existing fence between two trees. The primary building on the site is a two-story, frame, American Foursquare-style dwelling with a hipped-roof. The rear yard is enclosed by a wood privacy fence approximately 6' tall.

The applicant is seeking final approval for the design. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential Outbuildings" on page 48 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* and the resulting comments follow.

The *Guidelines* discourage the use of prefabricated yard structures but screening (from public view) will be considered as a mitigating factor. The prefabricated shed will be effectively screened from W. 20th Street by the existing 6' privacy fence and trees and from Semmes Avenue by a concrete wall and vegetation. There are several unscreened prefabricated sheds on both sides of the alley on the east side of the property.

Staff recommends approval of the project with the condition that colors for the shed be submitted for staff approval. It is the assessment of staff that with the applicant's acceptance of the above condition the application is consistent with the Standards for New Construction outlined in Section 114.930.7(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 code.