



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

1. COA-164401-2025	Final Review Meeting Date: 4/22/2025
Applicant/Petitioner	Brian Johnston
Project Description	Construct a new 8x14 tool shed
Project Location	
Address: 2614 E Franklin St, Richmond, VA 23223	
Historic District: St. John's Church	
<p>High-Level Details:</p> <p>The applicant proposes the construction of a new 8 x 14 tool shed. This project is presented for review after partial construction had already begun. Following a notice of violation, staff met with the applicant and provided guidance on the review process.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031
Previous Reviews	<ul style="list-style-type: none"> N/A
Staff Recommendations	<p>Staff finds that the proposed shed is appropriate for rear yard placement. Staff recommends approval with the following condition:</p> <ul style="list-style-type: none"> Confirm final roofing selection and ensure that, if metal roofing is used, it is of a historically compatible profile (standing seam panels, not corrugated or ribbed panel type) Confirm and abide by any other zoning regulations.

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Residential Outbuildings, page 51	<i>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.</i>	<p>The tool shed is appropriately sited in the rear yard, is appropriate in scale, and uses simple wood siding with painted trim.</p> <p><u>Staff recommends that the siting of the shed should also abide by any other zoning regulations.</u></p>
New Construction, Residential Outbuildings, page 51	<i>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.</i>	<p>The proposed wood siding with vinyl trim is consistent with accessory buildings in the district.</p> <p>The applicant provided photos of similar structures in the neighborhood which appear to be of similar material and design.</p>
New Construction, Residential Outbuildings, page 51	<i>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.</i>	<p>The application specifies that roofing will either be fiberglass shingles or standing seam metal roofing. The proposal includes an aluminum gutter and downspout tied into an existing drain, which is appropriate.</p> <p><u>Staff recommends that if metal roofing is used, it should be standing seam, not corrugated or ribbed.</u></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

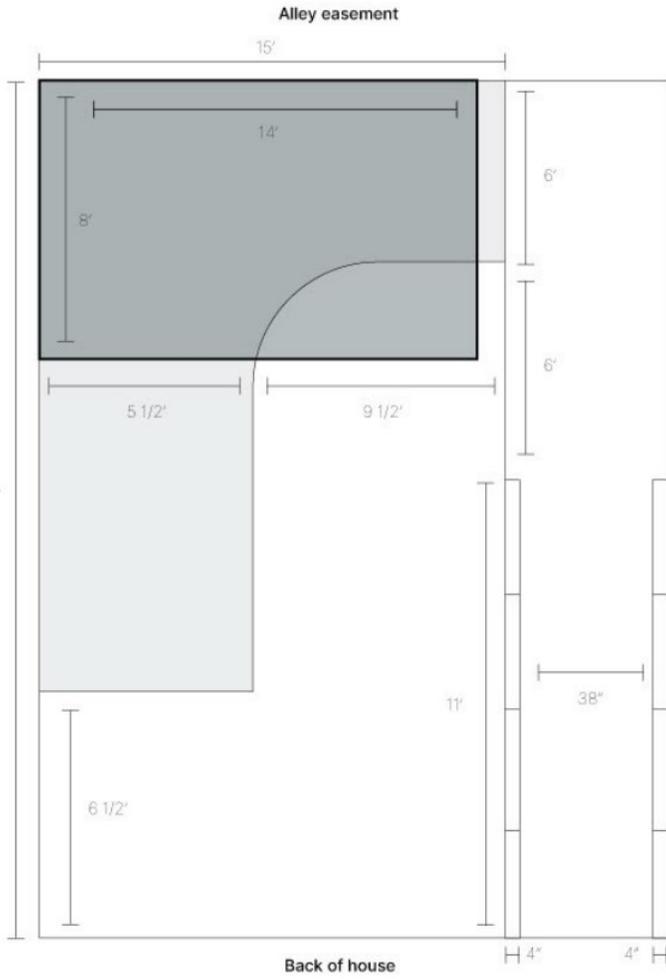


Figure 1



Figure 2: Current construction



Figure 3: Proposed design



Figure 4: Subject property

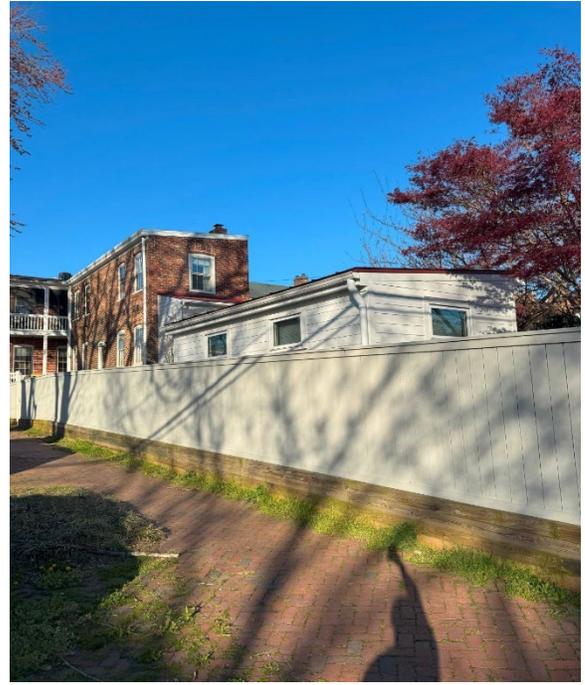


Figure 5: Neighboring shed structure