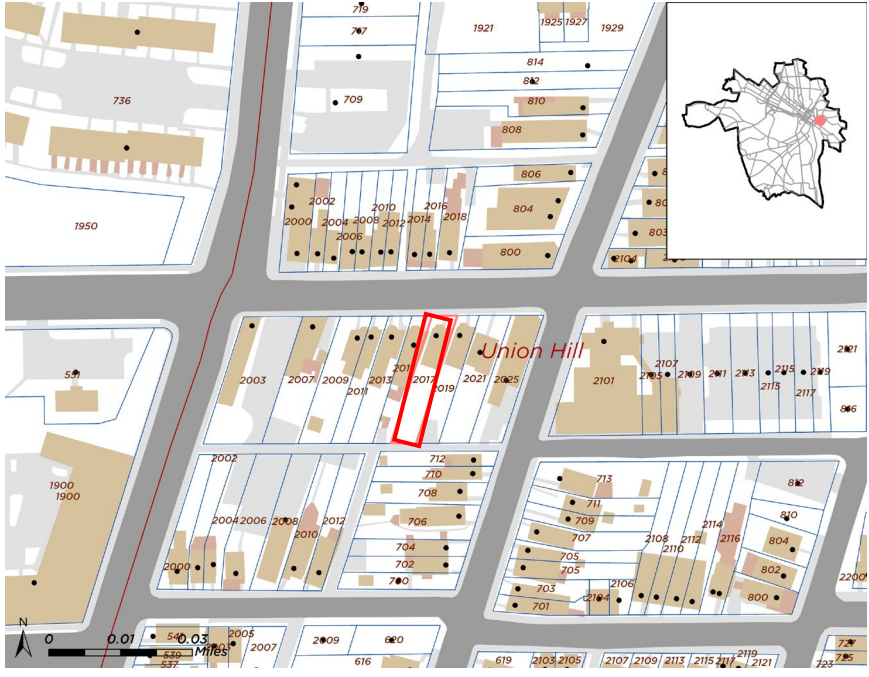


Commission of Architectural Review

1. COA-131665-2023	Final Review	Meeting Date: 6/27/2023
Applicant/Petitioner	Amanda Meyer	
Project Description	Installation of a 6' by 10' prefabricated storage shed in a rear yard.	
Project Location		
Address: 2017 Venable Street		
Historic District: Union Hill		
<p>High-Level Details:</p> <ul style="list-style-type: none"> • The shed will be 7' tall. • The shed will be inset 8' from the rear of the property and 1'6" from the east side of the fence. • The proposed shed will be constructed in the 'Tall Barn' style. 		
Staff Recommendation	Approval	
Staff Contact	Annie Delaroderie, anne.delaroderie@rva.gov , 804-646-6335	
Previous Reviews	None	
Conditions for Approval	<p>Staff recommends:</p> <ul style="list-style-type: none"> • that the shed be screened from view, behind the existing rear fence. 	

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>	The proposed shed will have a simple design.

New Construction: Residential Outbuildings, page 51.	<i>2. Newly constructed outbuildings should respect the siting, massing, roof profiles, materials, and colors of existing outbuildings in the neighborhood.</i>	The proposed shed will be built of pressure treated wood and the roof will have three-tab shingles. The color of the shed will be dark grey, similar to the primary building.
New Construction: Residential Outbuildings, page 51.	<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>	The new shed will be located toward the back of the rear yard, and eight feet from the southern fence line.
New Construction: Residential Outbuildings, page 51.	<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 listed criteria.</i>	The new shed will be screened with the existing fence. This proposed building will not detract from the primary building. The shed will be 7' tall and the rear fence appears to be a 6' wooden fence. <u>Staff recommends that the shed be screened from view, behind the existing rear fence.</u>

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. View of 2017 Venable Street. This house was built in 1888.

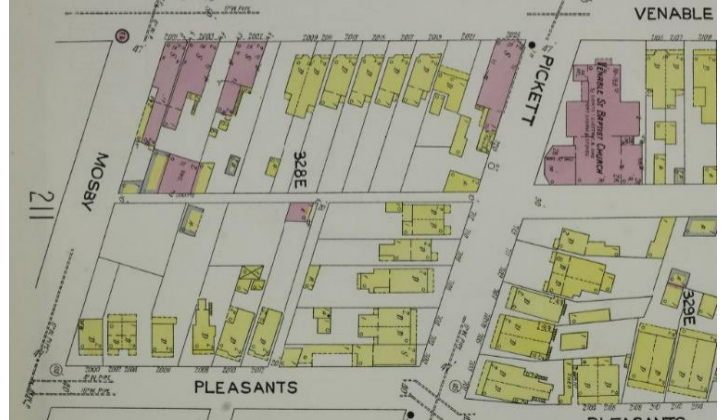


Figure 2. Sanborn map from 1925 showing 2017 Venable Street.



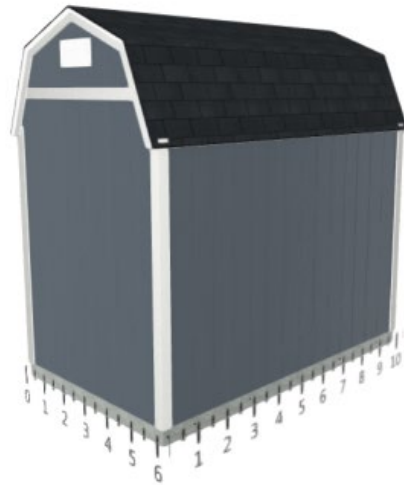
Figure 3. View of the rear yard behind 2017 Venable Street. The proposed shed will be located on the southeast side of the yard.



Figure 4. View looking northeast, along Burton Street. The rear portion of 2017 Venable Street is along the left side of the photograph.



Figure 5. View of the rear yard, behind 2017 Venable Street, facing south.



Figures 6 and 7. Proposed design for the new shed at 2017 Venable Street.