

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

5. **CAR No. 15-096** (B. Loos)

**2601 E. Grace Street
St. John's Church Old and Historic District**

Project Description:

Construct new shed

Staff Contact:

K. Chen

The applicant requests approval to construct a prefabricated 8'x16' shed at the rear of the property located in the St. John's Church Old and Historic District. The project was presented at the July 28, 2015 and deferred. The Commission asked the applicant to revise the application to include a design for the screening, a detailed site plan, and a reduction in the height of the shed.

A revised, scaled site plan has been submitted that shows the 16'x8' shed placed 2.5' from the rear (south) garden wall, 1' from the planters on the east side of the garden, and 3' from the west wall of the garden. The height of the shed is the same but the pitch has been reduced to a 3:12 slope. The brick wall enclosing the rear portion of the garden is approximately 3'-9" above the raised interior terrace which is approximately 4'-0" above the sidewalk. The applicant has submitted 3 possible screening plans. Option 1, the preferred plan, calls for the installation of (4) 96"x57" sections of white pvc trellis at the southwest corner of the property along the inside of the brick wall that encloses the raised terrace. The vines currently growing on the south wall would be trained up the new trellises and new creeping vines would be planted in low planters and trained up the trellises on the west side. Option 2 calls for 4 sections of trellis to be installed around the southwest corner of the shed and new creeping vines in low planters and trained up the trellises. Option 3 calls for four planters containing Wax-leaf Privet to be located around the southwest corner of the shed.

Staff finds that shed has been located as close to the southeast corner of the garden as possible and will be minimally visible from the street because of the elevated nature of the terrace and the enclosing brick wall. Staff finds that the proposal to install a trellis with screening vegetation along the inside of the southwest corner of the brick wall meets the guidelines.

Staff recommends approval of the project with the condition that a trellis and screening be installed. 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.