



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

5. COA-119142-2022	Final Review	Meeting Date: 10/25/2022
Applicant/Petitioner	Andrew Lyon and Erin O'Toole	
Project Description	Construct a new rear shed	
Project Location		
Address: 2514 E. Franklin St.		
Historic District: St. John's Church		
High-Level Details: <p>The applicant proposes to install an 8x12' prefabricated shed in a rear yard.</p> <p>The shed will have vertical siding and a shed roof with asphalt shingles.</p> <p>A screening mechanism was not submitted with the application, and as proposed, the shed will be visible from the alley.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Samantha Lewis, 804-646-5207, Samantha.lewis@rva.gov	
Previous Reviews	none	
Conditions for Approval	<ul style="list-style-type: none"> • The roof material be metal. • The siding be horizontal, and the color complies with the historic district guidelines. • The shed be screened. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction,	<i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures,</i>	The applicant proposes to construct a prefabricated wooden shed to be placed on

<p>Residential Outbuildings, pg. 55</p>	<p><i>should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><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> <p><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></p> <p><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 criteria developed in this section.</i></p>	<p>the parking pad in the alley. The shed will be smaller than the main structure and visible from the alley. The shed currently plans to use asphalt shingles for the roofing material and have vertical siding. <u>Staff recommends the shed be screened, the siding be horizontal, and the roof material be metal.</u></p>
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Figures



Figure 1. Site of proposed shed.



Figure 2. A neighboring prefabricated shed, screened with horizontal siding.

Figure 3. 1924-1925 Sanborn map

