

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 28, 2017, Meeting**

12. **CAR No. 17-040** (O. Lohner)

**611 North 22<sup>nd</sup> Street  
Union Hill Old and Historic District**

**Project Description:**

**Construct shed in rear yard.**

**Staff Contact:**

**M. Pitts**

The applicant requests approval to erect a prefabricated 10' by 14' storage shed at the rear of the property located in the Union Hill Old and Historic District. The proposed shed has a black, metal, gable roof. The structure is 10' in height at the roof ridge. The walls are of frame construction and will be clad in vertical, dark grey siding. The pre-fabricated shed will be placed on the south east corner of the property. The applicant proposes to locate the shed on the southern property line and approximately 4 to 8 feet from the rear property line to accommodate a tree that is present on the property. The structure will have two windows with shutters and a pair of doors which will face M Street. The structure will be visible from North 22<sup>nd</sup> Street, M Street, and the alley at the rear of the property. The primary building on the site is a two-story, 3-bay gable-roofed frame, Greek Revival dwelling with a raised brick foundation.

**Staff recommends approval of the project, with a condition.** *The Richmond Old and Historic District Handbook and Design Review Guidelines* note that outbuildings such as sheds or garages should be compatible with the main building on the site, including roof slope and material selection, and be located to the rear and/or side of the property to emphasize their character as secondary structures (p. 49). The proposed storage shed is compatible with existing outbuildings in the neighborhood and replicates the roof form from the primary structure. Though located at the rear of the property and small in size, the structure will be visible from the public right of way including the abutting and adjacent streets as the existing rear yard fence is a short picket fence. The *Guidelines* discourage the use of prefabricated yard structures but screening (from public view) will be considered as a mitigating factor. The owners of the neighboring property 613 North 22<sup>nd</sup> Street have received approval to construct a 6 ½ foot fence along M Street and at the rear of their property which would effectively screen the shed from M Street. Staff recommends the applicant install a privacy fence or vegetation in a manner to be reviewed and administratively approved by staff to limit the visibility of the shed from the alley and North 22<sup>nd</sup> Street.

It is the assessment of staff that the application, with the condition noted above, is consistent with the Standards for Rehabilitation outlined in Section 30-930.7(b)

of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.