

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 23, 2017, Meeting**

8. **COA-016775-2017** (J. Schauer) **2602 East Franklin Street  
St. John's Church Old and Historic District**

**Project Description:** **Construct shed in rear yard.**

**Staff Contact:** **C. Jeffries**

The applicant requests approval to construct a prefabricated 6'x9' storage shed at the rear of a home located in the St. John's Church Old and Historic District. The proposed shed has a gable roof clad with cedar shingles. The height to the top of the ridge is 8' 5". The walls are of frame construction with cedar lap siding in a green color. The shed is located approximately 10 to 12 feet from the rear property line, behind an existing privacy fence. The primary building on the site is a two-story, brick, Greek Revival dwelling with a gable roof. This application is the result of enforcement activity as the shed and a privacy fence were constructed without review and approval.

**Staff recommends approval of the project as submitted.** *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 the main structure. The roof form of the proposed shed reflects the roof form of the primary structure. The applicant is proposing to use wood siding, which is not found on the primary structure. The proposed shed is located at the rear of the property, is subordinate in size to the primary residence and is minimally visible.

The *Guidelines* discourage the use of prefabricated yard structures but screening (from public view) will be considered as a mitigating factor. The prefabricated shed will be mostly screened from N. 26<sup>th</sup> Street and the alley by an existing privacy fence. The shed is also set back from the alley, minimizing the view from the street.

It is the assessment of staff that the application 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.