

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

15. **CAR No. 17-050** (C. Mastroianni) **2702 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 15'x20' storage shed at the rear of the property located in the St. John's Church Old and Historic District. The proposed shed has a gable roof clad with asphalt shingles. The wall height is approximately 6' and the top of the ridge is approximately 8' high. The walls are of frame construction with wood siding in a grey color. The shed will be placed approximately 10 to 12 feet from the rear property line, outside of an existing privacy fence. The primary building on the site is a two-story, brick, vernacular Victorian dwelling with a false mansard roof. This application is the result of enforcement activity.

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. The main building on the lot is a two story brick building with a false mansard roof. The rear of the home has a shed roof. The roof form of the proposed shed does not reflect the roof form of the primary structure. The applicant is proposing to use wood siding painted grey. Though visible from the public right of way, the proposed shed is located at the rear of the property and is subordinate in size to the primary residence.

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 partially screened from N. 27th Street by an existing privacy fence on the neighboring property and vegetation. The shed is also set back from the alley, minimizing the view from the street. There is another unscreened prefabricated shed in the alley on the north side of the property. Staff recommends that the applicant install a privacy fence to limit the visibility of the shed from the alley.

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.