



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

1.COA -155452-2024	Final Review	Meeting Date: 10/22/2024
Applicant/Petitioner	Emery Dunn	
Project Description	Construct a shed in a rear yard.	
Project Location		
Address: 2904 East Franklin Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>The applicant proposes to construct a rear shed in the rear yard of a frame, Italianate-style building circa 1888. The building features a full-width, one-story, covered front porch, wooden window hoods, and a second-story cornice with cornice vents and brackets. The building is clad in horizontal siding.</p> <p>The shed will be 8ft x 8ft with a gable roof.</p> <p>There is not a rear alley in this location, therefore the shed will be minimally visible from the public right-of-way.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> <li>Staff recommends that the shed be painted a color that compliments the primary building on the site.</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
Residential Outbuildings, pg. 51 #1-3.	<ol style="list-style-type: none"> <li><i>Outbuildings, including garages, sheds, gazebos, and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></li> <li><i>Newly constructed outbuildings such as detached garages or</i></li> </ol>	<p>Staff finds that the proposed shed is generally consistent with the Guidelines. The shed is smaller than the main residence and located at the rear of the property.</p> <p>Staff notes that the proposed shed will not be very visible from the public right-of-way, as the property backs up to a wooded area and there is not a rear alley.</p>

	<p><i>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>Exterior color selections were not submitted in the application. <u>Staff recommends that the shed be painted a color that compliments the primary building on the site.</u></p> <p>Staff notes that the proposed shed will feature a gable roof and wood siding, both of which are commonly found on outbuildings in the Old and Historic District.</p>
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*It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (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 the code.*

## Figures

Figure 1. 2904 E Franklin Street Façade.

