

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 24, 2015 Meeting**

2. **CAR No. 15-010** (L. & C. Bergin) **214 North 32<sup>nd</sup> Street  
St. John's Church Old and Historic District**

**Project Description:** **Construct new shed**

**Staff Contact:** **K. Onufer**

The applicant requests approval for the construction of a shed at the rear of this property in the St. John's Church Old and Historic District. This application is the result of enforcement activity where the property owner was issued a Notice of Violation in August 2014. According to the applicant, the shed was installed in 2010 at which time they were told by city staff that no permit or review was necessary because of the relatively small size of the structure. The shed is approximately 10'x10'x10'. Only a few feet of the shed is visible from the alley at the rear of the property above the existing privacy fence.

**Staff recommends approval of the project.** The proposed work appears to conform to the recommendations for the new construction of residential outbuildings on page 48 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The building is compatible with the design of the major building on the site in terms of the materials and colors. The design respects the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood. The new building is smaller than the main residence and is located to the rear of the property to emphasize its character as a secondary structure.

It is the assessment of staff that the application is consistent with the Standards for New Construction outlined in Section 114.930.7(c) of the City Code, and 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 code.