

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

8. **CAR No. 15-027** (F. Pichel)

**2915 E. Broad Street
St. John's Church Old and Historic District**

Project Description:

Construct new shed

Staff Contact:

K. Chen

The applicant requests approval to construct a 20x12 foot prefabricated shed at the rear of their lot set 5 feet from an adjacent garage and the alley. The shed will have an end gable roof clad with fiberglass shingles. The walls will be of frame construction with vertical T1-11 siding prefinished in the color "Clay" with white trim. There will be a 6-panel metal door in the north elevation facing the house, and two 4/4 vinyl windows.

The applicant is seeking final approval for the design. Commission staff reviewed the project through the lens of the "Standards for New Construction: Residential Outbuildings" on page 48 of the *Richmond Old and Historic District Handbook and Design Review Guidelines* and the resulting comments follow.

RESIDENTIAL OUTBUILDINGS

- 1) *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.*

The primary building on the site is a two-story brick, Italianate dwelling with a metal, shed roof. The proposed frame and gable-roofed shed is not compatible with the primary building on the site.

- 2) *Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.*

To the east of the proposed shed is an existing, 1-story, 2-bay brick garage with a shed roof enclosed by parapet walls. The proposed frame and gable-roofed shed is not compatible with the other outbuilding on the block.

- 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.*

The proposed shed is smaller than the main residence and located in the southeast corner of the property, fronting a rear alley.

- 4) *Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for compatibility using the criteria developed in this section.*

This is a prefabricated shed that, as proposed, is not screened from the rear alley and the additional public views from Libby Terrace Park.

Overall, the design and materials of the shed do not appear to meet the *Guidelines* for new residential outbuildings. The Commission may wish to consider the effectiveness of screening as a measure for mitigating the design and materials by reducing the visibility of the shed from public view. If the applicant is amenable to the recommendation that the shed be sited so that it is screened by a wooden privacy fence that meets the *Guidelines* for fences (page 74), staff would recommend approval.

Staff recommends approval of the project with the condition that the shed be screened by a wooden privacy fence that meets the *Guidelines*. It is the assessment of staff that with the applicant's acceptance of the above condition the application is consistent with the Standards for New Construction outlined in Section 114.930.7(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 code.