

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 25, 2017, Meeting**

11. COA-019836-2017 (A. Ogburn)

**615 North 28<sup>th</sup> Street  
Church Hill North Old and Historic District**

**Project Description:**

**Construct shed in rear yard.**

**Staff Contact:**

**C. Jeffries**

The applicant requests approval to construct a 10'x16' storage shed at the rear of a single family attached home located in the Church Hill North Old and Historic District. The proposed shed will have a mansard roof clad with synthetic slate on the front and white TPO in the rear. The height to the top of the ridge will be 11'. The walls will be clad in smooth hardi plank siding painted to match the main structure. The shed will be located in the southern corner of the property, behind an existing privacy fence. The primary building on the site is a two-story frame dwelling with a mansard roof and a centered front gable. The home is recent construction.

**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 hardie plank siding in the same color as the main structure. The proposed shed is located at the rear of the property and is subordinate in size to the primary residence. The shed will be minimally visible due to an existing privacy fence and no alley access in the rear.

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.