

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 23, 2015 Meeting**

14. **CAR No. 15-081** (E. Beecroft & N. Walsh) **2912 East Leigh Street  
Church Hill North Old & Historic District**

**Project Description:** **Construct a new storage shed**

**Staff Contact:** **M. Pitts**

The applicant requests approval to construct a new storage shed at the rear of the subject property within the Church Hill North Old and Historic District. Currently, the property is developed with a new single family home which was approved for construction by the Commission of Architectural Review at the November 25, 2014, meeting. The proposed shed would be behind the single family house and would be visible from the alley and East Leigh Street.

The applicant is proposing a 10' by 12' A-frame shed with a 6'4" wall height. The shed will be clad with wood lapped siding and painted a blue color to match the house. The applicant proposes to install an 18" by 28" vinyl window and 6' by 5' double doors on the eastern elevation. Additionally, the applicant proposes asphalt shingles for the roofing material.

**Staff recommends approval of the project, with conditions.** *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 main building on the lot is a two story building with a shed roof designed in the Italianate style of the district. At the rear of the home, there is a small hipped roof over a one story portion of the building. 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 blue to match the siding and color of the existing home. 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* also state that while prefabricated yard structures are discouraged, the presence of screening will be considered as a mitigating factor in their approval (p. 49). Staff recommends that the applicant install a privacy fence or vegetative screening to limit the visibility of the shed from the alley and East Leigh Street.

It is the assessment of staff that the application, with the applicant's acceptance of the above condition, is consistent in part 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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.