

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 25, 2015 Meeting**

15. CAR No. 15-109 (M. Leary)

**2815 E. Clay Street
Church Hill North Old and Historic District**

Project Description:

Construct new shed

Staff Contact:

K. Chen

The applicant requests approval to construct a prefabricated 8'x12' shed at the rear of the property located in the Church Hill North Old and Historic District. The shed will have a gable roof clad with asphalt shingles. The walls will be of frame construction with primed 8" OC plywood panels with a rough sawn cedar texture. There will be a pair of 32" doors and a 4/4 window with shutters in the east elevation facing the yard. The shed will be a maximum of 8' in height at the ridge. The shed will be placed approximately 10 to 12 feet from the rear property line and 3 feet from the western property line. The primary building on the site is a two-story, frame, vernacular Greek Revival-style dwelling with a gable roof. The rear yard is enclosed by a wood privacy fence approximately 6' tall.

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.

The *Guidelines* discourage the use of prefabricated yard structures but screening (from public view) will be considered as a mitigating factor. The prefabricated shed will be effectively screened by the existing 6' privacy fence.

Staff recommends approval of the project with the condition that colors for the shed be submitted for staff approval. 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.