



## Commission of Architectural Review

3. COA-175492-2025	Final Review Meeting Date: 11/25/2025
Applicant/Petitioner	Harry Lee Brann
Project Description	Construct a rear shed and undertake front yard site improvements
Project Location	
Address: 2207 Carrington Street	
Historic District: Union Hill	
<p><b>High-Level Details:</b></p> <p>The applicant proposes front-yard landscape improvements, including new raised planters flanking the entrance walkway, planting beds, cobblestone edging, and foundation plantings.</p> <p>The project also includes construction of a small prefabricated accessory shed at the rear of the property.</p>	
Staff Recommendation	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031
Previous Reviews	<ul style="list-style-type: none"> <li>April 2024: the Commission approved an application to construct a new two-story, single-family building</li> </ul>
Staff Recommendations	<p>Staff recommends approval of the application, with the following conditions</p> <ul style="list-style-type: none"> <li>Submit final exact shed location to be for staff review and approval</li> </ul>

# Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Site Improvements, p.76	<i>9. Landscape plans should select plant materials based on their: a) suitability to the site and urban surroundings, b) appropriateness to the local climate, soils and light conditions, c) ability to provide a sense of scale and seasonal interest, d) avoidance of non-native or invasive planting material.</i>	<p>The proposed planter boxes, concrete edging, and front-yard plantings are low in height and respect the visibility of the main building. The work does not remove historic site features and uses appropriate landscape materials.</p> <p><u>Staff recommends approving the landscape plan as submitted.</u></p>
Standards For New Construction (Including Additions): Residential, Siting, Page 46	<i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	<p>The shed will be fully screened behind the existing tall rear fence. Site photographs confirm that fence height can obscure most of the shed from public view. The exact location of the shed has not been confirmed in the application.</p> <p><u>Staff recommends approval of the shed siting at the back of the lot, with condition that the shed remain within the screened rear yard. Final exact shed location to be submitted for staff review and approval.</u></p>
Standards for New Construction: Materials & Colors, p. 47	<i>2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.</i>	<p>The shed's simple form, roof pitch and materials keep it subordinate to the house and identifiable as a secondary structure.</p> <p><u>Staff recommends approving the shed materials as submitted.</u></p>

*It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (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 the code.*

# Figures



Figure 1

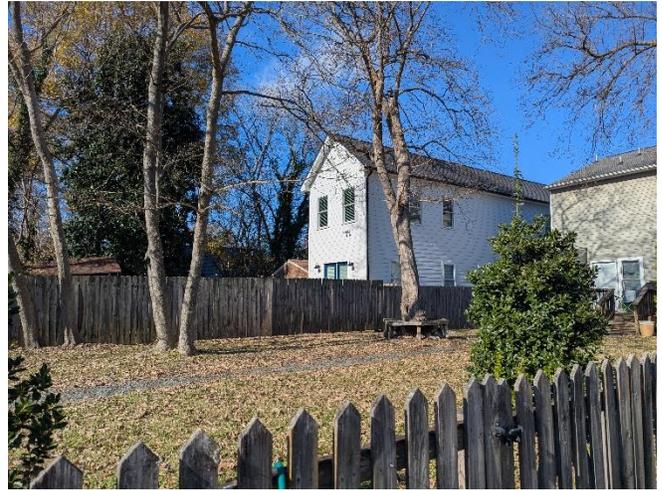


Figure 2



Figure 3



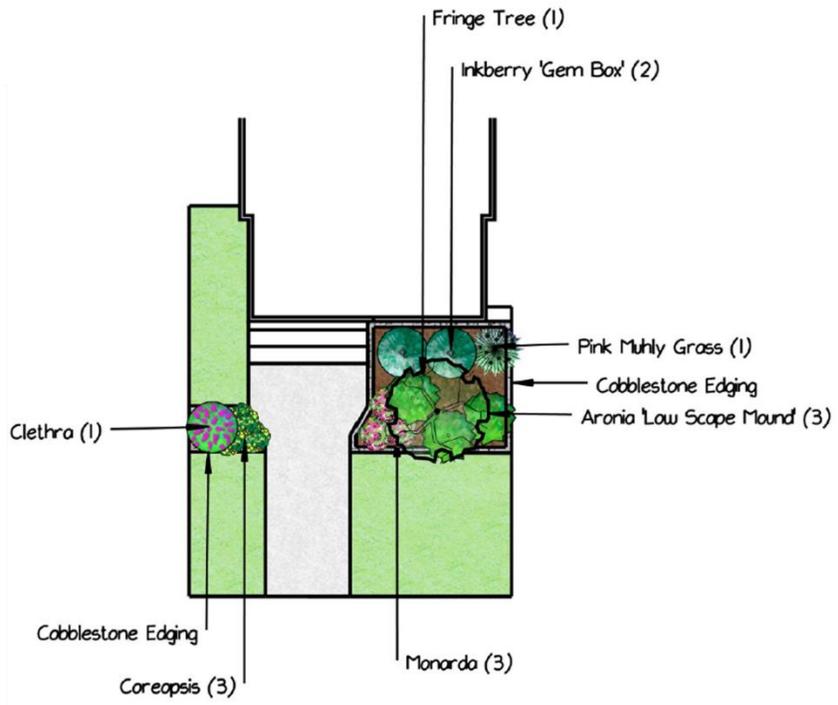


Figure 4



Figure 5