

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
August 26, 2014 Meeting**

3. **CAR No. 14-079** (W. Chubb)

**415 N. 22nd Street
Church Hill North Old and Historic District**

Project Description:

Construct new shed

Staff Contact:

W. Palmquist

The applicant requests approval for the construction of a storage shed at the rear of this property in the Church Hill North Old and Historic District. The 8' x 12' shed will be built from a pre-fabricated kit. The walls will be made of an engineered wood product called, "LP SmartSide," with vertically oriented wood boards complementing the solid wood siding on the main house. The roof will be composed of galvanized steel, ribbed at 9" intervals. The shed will be painted Downing Slate for the siding and Exterior White for the trim. These paint colors will complement those found on the main house. As the location of the shed is set on a ~17% grade, the down-hill side of the shed will be elevated ~2'. The space between the ground and the floor of the shed will be screened with traditional wood lattice.

Staff recommends approval of the project with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* notes that outbuildings such as sheds or garages should be designed in a way that is compatible with the main building on the site, and that outbuildings should be smaller than the main residence and located to the rear and/or side of the property to emphasize their character as secondary structures (p. 49). The proposed shed will be compatible with the main house on the site and will be situated in the corner of the property. The proposed materials for the shed are compatible with the main house, and it will be painted colors that are similar to the main house. However, staff finds that the proposed shed has elements which are overly ornate and would not be found on historic sheds of similar size. Therefore, staff recommends that the applicant omit the window shutters and door trim from the pre-fabricated shed kit.

It is the assessment of staff that the application, with the condition above, 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 the code.