

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 22, 2018, Meeting**

2. **COA-034553-2018** (L. Ebersole)

**523 North 28th Street
Church Hill North Old and Historic District**

Project Description: **Construct a storage shed in rear yard.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a 6'x6' storage shed at the rear of a single family attached home located at the corner of North 28th and East Leigh Streets in the Church Hill North Old and Historic District. The proposed shed will have a gable roof to be clad in shingles. The shed will be constructed with T1-11 siding and will be painted to match the primary structure. The shed will be located behind an existing 6' tall privacy fence in the rear yard adjacent to the alley. The height to the top of the ridge is approximately 8'. The primary building on the site is one half of a frame Italianate double house.

Staff recommends approval of the project as submitted. *The Richmond Old and Historic District Handbook and Design Review Guidelines* note that "new outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures" (pg. 51, Residential Outbuildings #3). The proposed storage shed is small in scale and will be located at the rear of the property. The shed will be minimally visible from the public right of way due to the presence of an existing privacy fence. The *Guidelines* further state that newly constructed outbuildings such as tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood (pg. 51, Residential Outbuildings #2). The proposed shed is similar to small storage sheds found throughout the district in terms of siting, massing, and roof form. Staff recommends approval of the proposed shed as it will be screened from view from the public right of way and is similar in form to small storage sheds found throughout the district.

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.