

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

1. **CAR No. 14-085** (A. Bricker)

**316 N. 36th Street
Chimborazo Park Old and Historic District**

Project Description:

Construct new shed

Staff Contact:

W. Palmquist

The applicant requests approval for the construction of a shed at the rear of this property in the Chimborazo Park Old and Historic District. The 3'10" x 12' shed will have fiber cement siding, two wooden double doors, and a 2:12 shed roof of galvanized metal. The shed will have a 4" gutter with a 2"x3" downspout. The shed will be placed on a concrete foundation, and the siding will be painted to match the main house. A 6' privacy fence surrounds the rear yard of the property, so only 2'-6" of the shed will be visible from the rear alley.

Staff recommends approval of the project. 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: Arctic White for the siding and Evening Blue for the trim.

It is the assessment of staff that 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 the code.