



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

COA-096602-2021	Final Review	Meeting Date: 8/24/2021
Applicant/Petitioner	Tracy Lipscombe	
Project Description	Construct a rear deck.	
Project Location		
Address: 610 N. 29th St.		
Historic District: Church Hill North		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to build a 15' x 26' wooden deck in the rear of a ca. 2007 single-family home. The deck has already been built and received a code violation. The applicant is also seeking a Special Use Permit, but requires approval from CAR first. On a site visit, staff noticed that the rear deck was not visible from the street or alley. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Emily Routman, Emily.routman@rva.gov	
Previous Reviews	The property received a Building Stop Work Order in March 2021 because the deck was constructed without a building permit. It received a Code Violation in March 2021 because the deck is built closer to the rear lot line than zoning allows. Therefore, the applicant needed a Special Use Permit in order to get the deck approved.	
Staff Recommendations	<ul style="list-style-type: none"> The wood deck and fencing should be painted or stained a neutral color that complements one or more colors found on the main structure. The applicant must abide by applicable zoning regulations. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction - Decks (pg 51)	2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that	The applicant proposes to construct (keep) a rear, wooden deck. The house is a relatively new construction, and the deck is contemporary in design. However, the wood is unstained, so staff recommends that the wood

complements one or more colors found on the main structure.

deck and fencing should be painted or stained a neutral color that complements one or more colors found on the main structure.

Figures



Figure 1. Existing façade photo.



Figure 2. Existing photo of the constructed rear deck.



Figure 3. Photo of the new fence.



Figure 4. Railings and proximity to the lot line.

