



Commission of Architectural Review

8. COA-176752-2025	Final Review Meeting Date: 12/16/2025
Applicant/Petitioner	Taylor Bergman
Project Description	Construct a new deck at rear of building
Project Location	
Address: 712 North Arthur Ashe Boulevard	
Historic District: Boulevard	
<p>High-Level Details:</p> <p>The applicant proposes to construct a new rear deck consisting of two connected platforms, one 4 ft above grade and the second 9 ft above grade, linked by a staircase. The deck will be located at the rear of the building and partially screened from public view by an existing rear yard fence. A portion of the existing fence, most visible from the alley, is proposed to be increased in height from 6 ft to 7 ft.</p>	
Staff Recommendation	Approval, with Conditions
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031
Previous Reviews	<ul style="list-style-type: none"> N/A
Staff Recommendations	<p>Staff recommends approval of the application, with the following conditions:</p> <ul style="list-style-type: none"> Submit final railing selection, color, and profile for staff review and approval New railing to have seamless connection and not feature bracket or connector pieces Submit final fence design, materials, and confirmation of whether the lattice cap detail will be retained, replicated or removed Confirm proposed material and design of the sub-decking screening; submit for administrative review and approval The underside of the upper deck above the carport to have a finished appearance; final materials and configuration to be submitted to staff for review and approval Carport door should a simple design without faux hardware; final

	<p>door design, materials and color to be submitted for staff review and approval</p> <ul style="list-style-type: none"> • All fence heights to abide by zoning height regulations; applicant to work with zoning to confirm that a fence height above 6.5 ft is allowed without a variance • Confirm final decking material for staff review and approval • Decking boards to be installed perpendicular to the face of the building.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
Decks, Page 51	<p><i>1. Decks should not alter, damage or destroy significant site elements of the property.</i></p> <p><i>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 complements one or more of the colors found on the main structure.</i></p>	<p>The proposed deck is located at the rear of the building, consistent with the guideline preference for placement on secondary elevations. The deck will not alter character-defining features of the primary elevation and sits behind an existing fence that provides screening from the alley.</p> <p><u>Staff recommends approving rear deck placement and configuration.</u></p>
Decks, Page 51	<p><i>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i></p> <p><i>5. As is the case with all other auxiliary structures, decks cannot be constructed in front yards (in accordance with the Zoning Ordinance).</i></p>	<p>The design includes two connected platforms (4 ft and 9 ft above grade). While the upper level is elevated, the deck is located at the rear and is largely screened by the existing fence and adjacent structures. The two-tiered configuration does not overwhelm the main building and is appropriately scaled for a rear yard.</p> <p><u>Staff recommends approving the deck massing and height as submitted.</u></p>
Decks, Page 51	<p><i>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</i></p>	<p>The guidelines require that the underside of decks be visually screened using traditional materials such as wood lattice or brick piers. On this site, the rear fence obscures much of the area beneath the proposed deck; however, portions may still be visible through the alley and side views. Photos indicate existing wood lattice infill panels between brick piers, but the application does not specify what the new sub-decking treatment will be.</p> <p><u>Staff recommends confirming the proposed material and design of the sub-decking screening; submit for administrative review and approval.</u></p> <p>The elevated portion of the proposed deck features a carport beneath it. The carport's underside will be visible from the public right-of-way and contribute to the overall appearance of the alley. As proposed, the</p>

		<p>drawings do not specify materials or finish treatment for the underside of the elevated deck.</p> <p><u>Staff recommends that the underside of the upper deck above the carport have a finished, screened appearance; final materials and configuration should be submitted to staff for review and approval.</u></p>
Materials & Colors, page 53	<p><i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>The carport will feature a door or gate, as outlined in the application elevations. To remain compatible with district guidelines and the utilitarian character of the alley, the carport door should be simple in design and free of decorative or faux-historic hardware,</p> <p><u>Staff recommends that the carport door have a simple design without faux hardware; final door design, materials and color to be submitted for staff review and approval.</u></p>
Porches & Porch Details, page 49	<p><i>1. Porch railings and balustrades are important character-defining features of historic buildings. The proportions of these railings are a significant contributing feature to the appearance of both the individual structure and the character of the entire neighborhood.</i></p>	<p>Submitted drawings suggest a simple Richmond rail for the new deck. The attached material sheet indicates the railing will be a composite material but does not identify the final profile selection or the color of the railing.</p> <p><u>Staff recommends submitting final railing selection, color, and profile for staff review and approval.</u></p>
Site Improvements, Fence & Walls, pg. 51	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p> <p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p>	<p>The application proposes raising a section of the existing rear fence from 6 ft to 7 ft. The existing fence contains a diagonal lattice cap detail visible from the alley. It is unclear whether the extended portion will replicate this detail or remove it.</p> <p><u>Staff recommends submitting final fence design, materials, and confirmation of whether the lattice cap detail will be retained, replicated or removed.</u></p> <p><u>Staff recommends that all fence heights abide by zoning height regulations. Staff further recommends that the applicant works with zoning to confirm that a fence height above 6.5 ft is allowed without a variance.</u></p>
Materials & Colors, page 53	<p><i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p>	<p>Submitted imagery shows that a wood or wood-like material will be used for decking, stained in a neutral color.</p> <p><u>Staff recommends confirming final decking material for staff review and approval.</u></p> <p><u>Staff recommends that decking boards must be installed perpendicular to the face of the building.</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 1