

4. COA-076911-2020

PUBLIC HEARING DATE

August 25, 2020

PROPERTY ADDRESS

313 North 28th Street

DISTRICT

Church Hill North

APPLICANT

B. Kramer



STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

PROJECT DESCRIPTION

Replace rear, wooden deck with composite materials and install a new rear privacy fence.

PROJECT DETAILS

- The applicant requests approval to replace a contemporary deck at the rear of a single family home in the Church Hill North City Old and Historic District. The existing building is a 2-story frame Italianate home.
- The applicant proposes to construct the deck of Trex composite decking in a gray color, with a Trex Select handrail which has metal pickets.
- The proposed deck will be the same height as the existing deck.
- Other improvements and landscaping are planned for the rear yard. This work will not be visible from the public right of way due to a planned privacy fence.



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STAFF RECOMMENDATION

APPROVE

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- None.

STAFF ANALYSIS

Decks #1, pg. 51	<i>Decks should not alter, damage or destroy significant site elements of the property.</i>	There is an existing deck that will be replaced in-kind.
Decks #2, pg. 51	<i>Decks should complement the architectural features of the main structure without creating a false historical appearance.</i>	The new deck will clearly appear as new construction. The deck will be constructed of composite material. Staff also finds that the

	<i>Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure.</i>	deck is minimally visible from the public right of way.
Decks #3, pg. 51	<i>Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i>	The proposed handrail is a composite system with round metal pickets. Staff finds that the contemporary design is appropriate and the handrail will be minimally visible from the public right away.
Decks #4, pg. 51	<i>Deck sub-decking should be screened with wood lattice work or with brick piers.</i>	The application states that the sub-decking will be screened with wooden lattice.
New Construction, Fences and Walls #1-3, pg. 51	<ol style="list-style-type: none"> <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> <i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i> <i>3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.</i> 	Staff finds that the proposed privacy fence is consistent with the guidelines.

It is the assessment of staff that 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. View of deck from North 28th Street



Figure 2. View of deck from the alley