



Commission of Architectural Review

3. COA-187945-2026	Final Review	Meeting Date: 7/28/2026
Applicant/Petitioner	Adam Matteo	
Project Description	Reconstruct deck and fence, and undertake site improvements	
Project Location		
Address: 1827 W Grace St		
Historic District: West Grace Street		
High-Level Details: The applicant proposes to remove, and reconstruct in a larger footprint, an existing rear deck. The reconstructed deck will be larger in size and will not include a stair. The submitted plans also indicate removal of concrete slabs in the rear yard and their replacement with a grass lawn. Additionally, the plans call for the replacement of existing wooden fence with new 6-foot-tall fence with a lattice top.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	Review	
Staff Recommendations	Staff recommends that: - The new deck have a finished appearance with no exposed hardware and be painted or stained a neutral color that compliments the building. - New fence be constructed of wood and be painted or stained a neutral color that complements the building. - Height of the proposed rear privacy fence abide by the applicable zoning regulations height requirements for rear fences, matching the 6-foot height as described. - The concrete pads in the rear yard be removed as sensitively as possible as to not damage any historic fabric.	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Decks, pg. 51	<i>1. Decks should not alter, damage or destroy significant site elements of the property.</i> <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> <i>3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck.</i> <i>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</i> <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>	The applicant proposes to remove a second-story wooden deck located at the rear of a masonry building. While dimensions of the existing deck were not provided, it appears that it is smaller than the proposed deck and features nailed-up pickets. The existing deck does not appear to be an original feature of the building, but rather a more recent alteration. Following removal of the existing deck, the applicant proposes to construct a new deck in the same general location. The proposed deck will measure approximately 12'3" in depth and 14' in width. It will feature a simple wooden railing system with contemporary, black, metal balusters. <u>Staff recommends the deck have a finished appearance with no exposed hardware, and be painted or stained a neutral color that compliments the building.</u>
New Construction, Fences & Walls, pg. 51	<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 the front of a historic building.</i>	The applicant proposes replacing a rear privacy fence. Based on images submitted in the application, the fence is in poor condition. The new fence will be constructed along the side property lines of the rear yard and set back seven feet from the rear property line and feature a wooden lattice section across the top. To be compatible with the characteristics of the neighborhood and historic guidelines, <u>staff recommends that the new fence be constructed of wood and be painted or stained a neutral color that complements the building.</u> <u>Staff recommends that the height of the proposed rear privacy fence abide by the applicable zoning regulations height requirements for rear fences, matching the 6-foot height as described.</u>
Guidelines for Administrative Approval of Non-historic Elements	<i>A. The purpose of these administrative approval guidelines is to set out the clear circumstances when it would be appropriate to replace elements that are not historic to the building and do not contribute to the character of the Old and</i>	<u>Staff recommends that the concrete pads in the rear yard be removed as sensitively as possible as to not damage any historic fabric.</u>

	<i>Historic District of which they are a part.</i>	
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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. Existing conditions. Rear yard of 1827 West Grace Street. Existing rear deck, fence, and concrete pads visible from alley.

