



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

1. COA-121950-2022	Final Review	Meeting Date: 12/20/2022
Applicant/Petitioner	Joe Quesenberry	
Project Description	Construct a new rear deck on a multi-family building.	
Project Location		
Address: 506 N. 29th Street		
Historic District: Church Hill North		
High-Level Details: Applicant proposes to construct a new rear deck on a CMU multi-family building ca. 1950. The new deck will be installed off of the second-story rear of the building. It will be 9' tall, 29' in length, and have a depth of 10'. There will be one central stair to the rear yard. The deck will be constructed of wood.		
Staff Recommendation		
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, 804-646-6569	
Previous Reviews		
Conditions for Approval	<ul style="list-style-type: none"> • Applicant find ways to limit the amount of exposed hardware. • Sub decking and framing be screened from view, screening submitted for administrative review and approval. • Pickets be installed on the interior, house-facing side of the deck or be inset into the top and bottom banisters. 	

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>	The deck will be constructed at the rear of the building. Two existing wooden stair cases leading up to the two upper units of the

	<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><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>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</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>building will be removed in order to construct the new deck. The existing wooden stair cases are not significant in design and do not characterize the design of the building. Staff supports their removal.</p> <p>Historically, uncovered rear decks are not common in in the Church Hill North City Old and Historic District; however, the subject property is an anomaly and doesn't follow the historic forms of dwellings in the district. It was constructed much later than surroundings.</p> <p>The deck will be a simple design and constructed of wood. The existing building doesn't have many architectural features that the deck could compliment. Staff finds the simple design of the deck to be compatible with the modest design of the building.</p> <p>The applicant proposes to stain the deck "walnut".</p> <p>The deck will be on the second story rear and it appears that the sub decking will not be screened from the public right-of-way. The deck will also feature exposed hardware. While this deck design is more contemporary that other deck designs in the district, it is worth noting that historically, rear decks were simple but did not feature exposed hardware. <u>Staff recommends that the applicant find ways to limit the amount of exposed hardware. Staff recommends that the sub decking and framing be screened from view. Screening submitted for administrative review and approval. Finally, Staff recommends that the pickets be installed on the interior, house-facing side of the deck or be inset into the top and bottom banisters.</u></p>
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Figures



Figure 1. Front façade view from N. 29th Street



Figure 2. Rear view from alley. December 2022