

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
October 24, 2017, Meeting**

8. COA-024481-2017 (M. Fields)

**2007 Venable Street
Union Hill Old and Historic District**

Project Description:

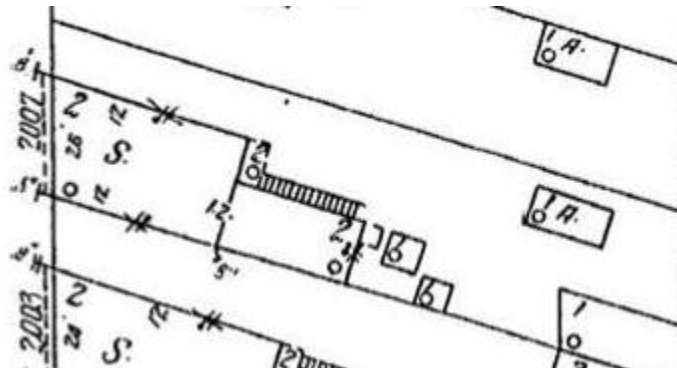
Expand existing rear deck.

Staff Contact:

C. Jeffries

The applicant requests approval to expand a 2nd story porch at the rear of a 2-story brick mixed use building in the Union Hill Old and Historic District. The existing rear porch is constructed in an alcove at the rear between a modern frame addition and the primary structure. The applicant proposes to extend the existing 4'x10' porch along the side wall of the structure, between the structure and the existing stairs. The deck extension will match the existing porch in design and material. The applicant has also stated that the existing porch will be repaired in-kind.

Staff recommends approval of the project as submitted. The existing porch is not original as evident by the use of modern pressure treated wood in its construction, however a 2-story porch does appear in the 1925 Sanborn map of the property.



1925 Sanborn Map

Staff has reviewed this proposal under the Standards for New Construction and Additions as the proposal is an addition to an existing porch. The proposed deck extension is consistent with the Commission's Guidelines for porches and decks found on pages 47 and 49 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as it is located at the rear of the property and does not damage any significant site features. In addition, the 1925 Sanborn map of the property indicates the stairs to the original porch were located where the deck extension is proposed, along the wall of the structure. The design is consistent with historic patterns as there was a structure related to the porch in this location. The *Guidelines* note that the railing's design may be Richmond rail or a contemporary railing that is in scale with the house and the deck (pg. 47, #

3). Staff supports the installation of either a wooden Richmond rail or a simple wood railing with pickets attached to the interior of the rail for a more finished appearance and recommends details of the proposed railing be submitted to staff for administrative review and approval. Staff also recommends that the new structure and the repaired porch be painted or opaquely stained a neutral color that complements the main structure (pg. 49, #2).

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 Sections 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.