

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 22, 2015 Meeting**

9. CAR No. 15-120 (M. Sultany)

**823 Mosby Street
Union Hill Old & Historic District**

Project Description:

Construct rear deck and stair

Staff Contact:

W. Palmquist

The applicant requests approval to construct a rear deck and stair at this property which is located in the Union Hill Old and Historic District. The deck and stair is needed in order to access the rear 2nd story unit of this structure. The deck and stair will be constructed of wood and will feature Richmond-style rail. The deck will be 8' by 13'-5 1/2" and will be supported by 6"x6" posts. The stair will be 3' wide and feature one landing. The railing will be constructed with a 3"x1 1/4" sloped beaded top rail, 1"x2" pickets, and 3"x1 1/4" beaded bottom rail.

Staff recommends approval of the project with a condition. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* indicate that, "Decks should not alter, damage or destroy significant site elements of the property," and that, "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 colors found on the main structure" (pg. 48 # 1-2). The proposed deck and stair do not alter or destroy any historic fabric and will not create a false historical appearance. Staff recommends that the deck and stair be stained or painted in accordance with the Guidelines, and recommends that the applicant work with Commission staff to determine an appropriate stain or paint color.

It is the assessment of staff that the application, with the condition above, is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(b) of the City Code, and 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.