



Commission of Architectural Review

3. COA-182849-2026	Final Review	Meeting Date: 4/28/2026
Applicant/Petitioner	Thomas Baiada	
Project Description	Construct a new rear deck	
Project Location		
Address: 506 N 26th Street		
Historic District: Church Hill North		
<p>High-Level Details:</p> <p>The subject building is an attached, masonry, Italianate style building.</p> <p>The applicant proposes to remove a non-original, raised, rear deck with nailed-up pickets, and to construct a new wider and shallower raised deck in the same location.</p> <p>The new deck will be approximately 10 feet in depth and 14 ft wide and will feature simple banisters and posts with horizontal wire railings for a contemporary appearance. A spiral staircase will be installed off the deck and into the rear yard.</p>		
Staff Recommendation		
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	<ul style="list-style-type: none"> Review 	
Staff Recommendations	<ul style="list-style-type: none"> Wooden elements on the deck be painted or stained a color that complements colors found on the extant building after appropriate weathering has taken place. Sub-decking under the deck be screened, final means of screening submitted for staff review. Deck fasteners be camouflaged or hidden for a more finished appearance. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>New Construction, Decks, pg. 51</p>	<p>Exterior decking is a late 20th-century addition to residential architecture. Suburban in origin, decks are an anomaly in many older neighborhoods. Since owners of historic homes may want to enjoy the benefits of outdoor living, guidelines for the design and installation of decks are provided.</p> <ol style="list-style-type: none"> 1. Decks should not alter, damage or destroy significant site elements of the property. 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. 3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck. 4. Deck sub-decking should be screened with wood lattice work or with brick piers. 5. As is the case with all other auxiliary structures, decks cannot be constructed in front yards (in accordance with the Zoning Ordinance) 	<p>The applicant proposes to remove a non-original wooden deck located at the rear of a masonry building. The existing deck, which measures approximately 14 feet in depth and 10 feet in width, features nailed-up pickets and is elevated without a stair providing direct access to the rear yard.</p> <p>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 10 feet in depth and 14 feet in width. It will feature a simple railing system with square posts and horizontal wire infill, as well as a spiral metal staircase providing access to the rear yard.</p> <p>The proposed deck will be supported by concrete footings and constructed with pressure-treated wood framing, composite decking, and metal railings and stair components.</p> <p>The rear elevation of the building has undergone multiple alterations over time, and the existing deck is not considered a character-defining feature. Its removal and replacement will not result in the loss of significant historic fabric or site features.</p> <p>The proposed design is simple and subordinate to the primary structure. The use of square support posts and a contemporary railing system minimizes visual impact, while the contemporary materials and horizontal wire railing avoid creating a false sense of historical development. As such, the new deck is clearly differentiated as a modern intervention while remaining compatible with the scale and character of the existing building.</p> <p><u>.To be in better compliance with the <i>Guidelines</i>, Staff recommends that wooden elements on the deck be painted or stained a color that complements colors found on the extant building after appropriate weathering has taken place.</u></p> <p><u>Staff recommends that the sub-decking under the deck we screened, final means of screening submitted for staff review.</u></p> <p><u>Staff recommends that the deck fasteners be camouflaged or hidden for a more finished appearance.</u></p>

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, photo provided by applicant.



Figure 2. Existing Conditions, photo provided by applicant.

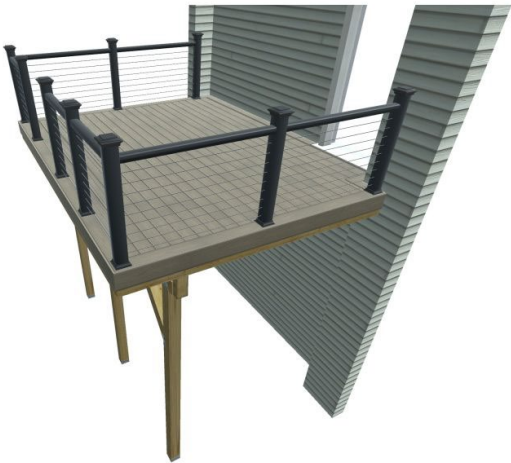


Figure 3. Proposed Deck.