

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 23, 2017, Meeting**

1. **COA-016792-2017** (T. Henley) **214 North 26th Street
St. John's Church Old and Historic District**

Project Description: **Replace existing rear deck with a new rear deck.**

Staff Contact: **M. Pitts**

The applicant requests approval remove a 2nd story deck and install a new 2nd story deck with a smaller footprint at the rear of a structure in the St. John's Church Old and Historic District. The existing 2-story Victorian structure includes a side addition. The rear wall of the side addition and the primary structure do not align, and in approximately 2000 a 2nd floor deck was constructed without a Certificate of Appropriateness in an alcove at the rear between the addition and the primary structure. The applicant proposes to demolish this deck and construct a new smaller 2nd floor deck with a railing that aligns with the rear wall of the addition. The applicant is proposing to install 1" by 4" tongue and groove wooden decking boards. For the railing, the applicant is proposing wooden Richmond rail or a metal railing.

Staff recommends approval of the project with conditions. Staff supports the removal of the existing deck as it is not original as evident by the use of modern pressure treated wood in its construction and the fact that a deck was not present on the Sanborn maps for the property. The proposed deck is consistent with the Commission's Guidelines for decks found on page 47 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* as the deck is located at the rear of the property and does not damage any significant site features. 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 metal railing and recommends details of the proposed railing be submitted to staff for administrative review and approval. As the *Guidelines* note that decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure, staff recommends the applicant paint or stain structure a color to be administratively approved by staff.

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 page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.