



## Commission of Architectural Review

4. COA-181515-2026	Final Review	Meeting Date: 3/24/2026
Applicant/Petitioner	Chris Humes	
Project Description	Construct a rear, covered carport with a roof deck	
Project Location		
Address: 101 N AA Blvd		
Historic District: Boulevard		
<p>High-Level Details:</p> <p>The applicant proposes to construct a new steel-framed carport at the rear of the property, with a wood deck above, along with a new wood fence, stair, and paving. While located at the rear, the structure will be located on a corner lot and is therefore highly visible from the public alley. The proposal introduces a contemporary design with a steel structure, horizontal wood fencing, and an elevated deck. The existing rear porch of the building is identified as historic based on Sanborn map documentation.</p>		
Staff Recommendation	Deferral	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none"> <li>2018: The Commission approved an application to perform ADA enhancements to the building.</li> </ul>	
Staff Recommendations	<p>Staff finds that, while the proposal to build a carport and raised deck at the back of the can be appropriate, the current proposal requires substantial revision to better align with the district precedents, and is therefore recommending deferral of the application for the following reasons:</p> <ul style="list-style-type: none"> <li>Revise the siting of the carport to better align with the established alley street wall, and consider setting the structure back to match existing conditions</li> <li>Reduce the height of the structure of the raised deck, and therefore reduce the height of the railing, to align with the parapet of the adjacent building. Final elevation drawings to be resubmitted (noting that railing height might need to be maintained to adhere to code requirements).</li> </ul>	

	<ul style="list-style-type: none"><li>• Fence palings be oriented vertically as is typical in the district.</li><li>• Revise the strategy for the design and materiality of the carport and deck; submit full material specifications for all components, including wood materials, dimensions, finish, and detailing for both the deck and fence.</li><li>• Confirm and resubmit the material and design of the sub-decking screening; the underside of the upper deck above the carport should be designed with a finished appearance, rather than exposed structural members.</li><li>• Any proposed carport door should be simple in design and should not incorporate faux historic hardware, in keeping with the utilitarian character of accessory structures.</li></ul>
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# Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>New Construction, Residential Outbuildings, pg. 51</p>	<p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p>	<p><i>History of the alley &amp; site</i></p> <p>Sanborn Maps from 1925 indicate that the alley behind the subject property was historically well-developed, with a consistent pattern of accessory structures and outbuildings lining the rear of the parcels. These historic maps show a clear and established alignment of structures along the alley, which form a secondary streetscape that contributed to the organization of the block. Outbuildings on the alley are typically modest in scale, utilitarian in design, and constructed with traditional materials. This pattern is still evident in current site conditions, where existing outbuildings maintain a consistent setback and height along the alley.</p> <p>Any proposed construction should respond to this established context by maintaining the historic alignment and the continuity of the alley street wall, and not stand proud of the historic alignment. Additionally, the height of new construction should be compatible with the prevailing scale of existing outbuildings, ensuring that the new structure does not appear overly prominent or disrupt the visual rhythm of the utilitarian alley. The current proposal does not indicate the height of the raised deck, but it appears to be higher than the parapet of the adjoining outbuilding.</p> <p><u>Staff recommends revising the siting of the carport to better align with the established alley street wall, and considering setting the structure back to match existing conditions. Submit revised site plan demonstrating alignment.</u></p> <p><u>Staff also recommends reducing the height of the structure of the raised deck, and therefore reducing the height of the railing, to align with the parapet of the adjacent building. Final elevation drawings to be resubmitted. Staff notes that railing height might need to be maintained to adhere to code requirements.</u></p>
<p>New Construction, Fences &amp; walls, pg. 51</p>	<p><i>1. Fence, wall, and gate designs should reflect the scale of the historic structures they surround, as well as the character of nearby fences, walls, and gates.</i></p>	<p><i>Fence</i></p> <p>The proposal indicates a steel structural frame with wood elements, though detailed material specifications have not been provided. The fence and deck appear to use horizontal wood boards, creating a unified modern expression (elevated deck and fence) that appears to disconnect the fence from what is typically seen on the street on Floyd Avenue.</p> <p><u>Staff further recommends that fence palings be oriented vertically as is typical in the district.</u></p>
<p>New Construction, Residential Outbuildings, pg. 51</p>	<p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of</i></p>	<p><i>Materials</i></p> <p>While the proposed carport and elevated deck are located at the rear of the property, the structure remains highly visible from the alley and therefore must be compatible with the</p>

<p>Decks, Page 51 1. Decks should not alter, damage or destroy significant site elements of the property.</p>	<p><i>the primary building on the site, including roof slope and materials selection.</i></p> <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>utilitarian yet historically consistent character of rear yard development in the district. The current proposal presents a predominantly steel-framed structure with a contemporary expression that reads as industrial in character. This approach is not typical of historic alley outbuildings, which are generally constructed of framing and/or masonry and exhibit simpler forms. The proposed design introduces an architectural language that is more reflective of contemporary suburban or commercial structures, rather than the restrained and utilitarian character. While staff does not oppose the concept of an open carport with a deck above, the current design does not sufficiently respond to the materiality, scale, and character of surrounding auxiliary structures.</p> <p>Given the visibility of the site and the importance of maintaining the established alley streetscape, staff finds that the proposal requires substantial revision. A more compatible design should draw from the district's prevalent material palette, and reflect the simpler forms and proportions typical of historic outbuildings.</p> <p><u>Staff recommends revising the strategy for the design and materiality of the carport and deck. Staff recommends submitting full material specifications for all components, including wood materials, dimensions, finish, and detailing for both the deck and fence.</u></p>
<p>Decks, Page 51</p>	<p><i>4. Deck sub-decking should be screened with wood lattice work or with brick piers.</i></p>	<p><i>Sub-Deck Treatment and Carport Door Design</i></p> <p>Given the visibility of the proposed carport and elevated deck from the public right-of-way, particular attention should be given to the treatment of the underside of the deck and the design of the carport door. The area beneath the deck should be appropriately screened to avoid unfinished appearance. The current rendering shows exposed beams.</p> <p><u>Staff recommends confirming the material and design of the sub-decking screening. Additionally, the underside of the upper deck above the carport should be designed with a finished appearance, rather than exposed structural members; final materials and configuration should be resubmitted.</u></p> <p><u>Staff recommends that the proposed carport door should be simple in design and should not incorporate faux historic hardware, in keeping with the utilitarian character of accessory structures.</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

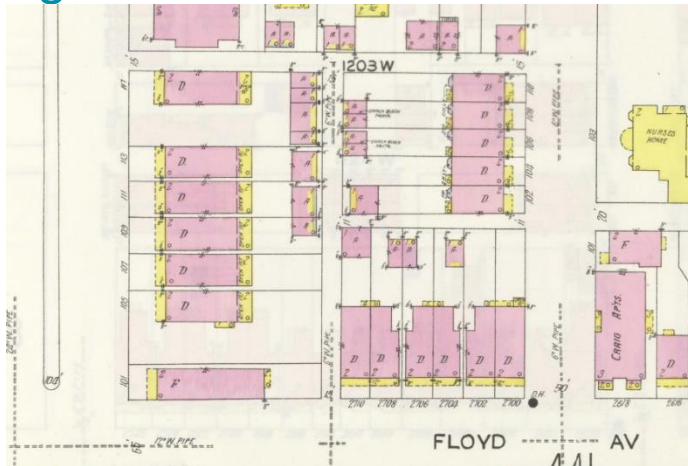


Figure 1: Sanborn Fire Insurance Map, 1925. Image shows a well-established streetscape along the alley.



Figure 2: Site photo showing the prominence of the lot on Floyd Avenue, and the high visibility of its rear section.



Figure 3: View from Floyd Ave.

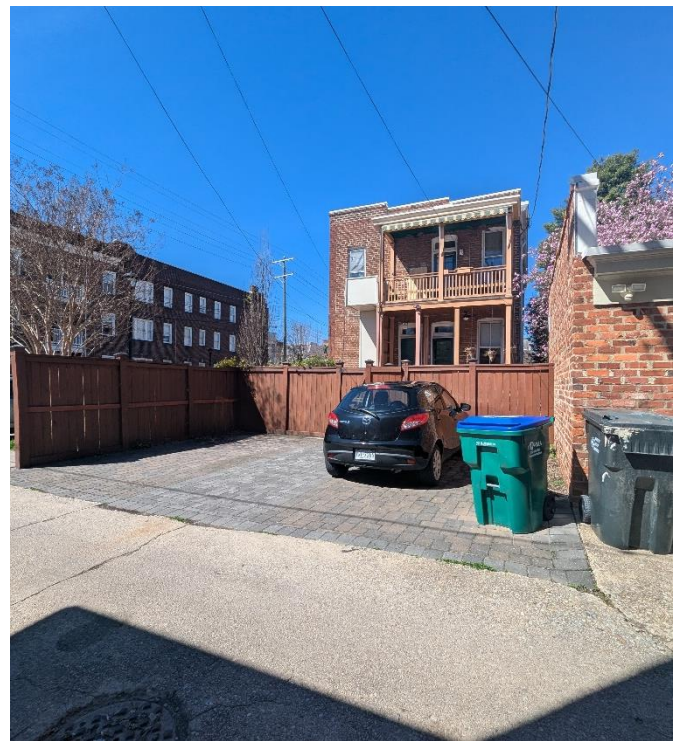


Figure 4: View from the Alley