

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 24, 2016 Meeting**

13. **CAR No. 16-074** (Dymon Home LLC)

**2011 Venable Street
Union Hill Old and Historic District**

Project Description: **Construct a two story deck and a carport.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a two story wooden deck and carport at the rear of a home in the Union Hill Old and Historic District. The applicant is also proposing to enclose a portion of the rear yard to exclude the carport with a wooden privacy fence. Specifically, the applicant is proposing to do the following:

- **Deck:** Construct a first floor deck that extends 12 feet from the rear of the home and wraps around the side. To accommodate the construction of the proposed deck, an existing masonry stoop will be demolished. On the second floor, the applicant proposes to construct an open deck which will extend approximately 6' from the rear of the structure and wraps around the side. The applicant proposes to install Richmond rail and use 6" by 6" wood posts in the construction of the deck. To provide access to the deck the applicant is proposing to remove an existing window and alter the opening to accommodate a 6 panel wooden door.
- **Carport:** Construct an approximately 18' by 11 ½' carport that will be 9 ½' tall. The proposed carport will be constructed of wood with a corrugated metal roof installed beneath wooden lattice and joists. The roof will be supported by 6" by 6" columns. The carport will be on a concrete slab and stained.
- **Fence:** Construct a 6' wooden privacy with 2" pickets with a 1 ½" spacing and a 6' gate at the rear.

Staff recommends partial approval of the project with conditions.

Deck: With the installation of the proposed privacy fence, the proposed first floor deck will not be visible from the public right of way. As this deck will not be visible and meets the guidelines for decks found on page 48 of the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, staff recommends approval of this element.

The *Guidelines* note that new construction should use a building form compatible with that found elsewhere in the district (pg. 44). Staff has concerns that the proposed 2nd story open porch which wraps the corner is not a building form found in the District. The typical two story porch form for a home with a rear ell would be a two story covered side porch which would not wrap the corner. As there is no evidence of a second story porch which wrapped the corner having

been present on the home, staff recommends the 2nd floor porch be constructed as a covered side porch, the design of which to be review and administratively approved by staff.

The *Guidelines* note that though the location and size of windows should not be changed, the Commission will consider changes to windows on secondary elevations on a case by case basis. As the proposed change to the second floor window opening is on a secondary elevation and the new door will be aligned with the first floor door, staff recommends approval of this proposed change.

Carport: The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that new construction should use a building form compatible with that found elsewhere in the district (pg. 44). With the proposed design, the applicant attempts to replicate the design of a pergola. Though there are pergolas constructed throughout the district, carports are not a typical building element found within the district. The pergolas which have been approved by the Commission are located behind privacy fences which limit the visibility of these structures, have open roofs, and function as garden structures. The proposed carport which will be highly visible from the adjacent alley will utilize corrugated metal for a roof. As this building form is not found in the historic district, staff cannot recommend approval.

Fence: The Guidelines note that new fences should be constructed using materials and designs appropriate to the Old and Historic District and that rear-yard privacy fences should mimic traditional fence designs (pg. 74, #4, #7). The proposed fence is constructed of wood which is a material found throughout the District in the construction of privacy fences and will mimic fences found throughout the historic district. Staff recommends approval of the fence as proposed.

It is the assessment of staff that the application, with the noted conditions, is partially consistent with the Standards for New Construction in Section 30-930.7(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.