

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

12. **CAR No. 16-073** (S. Tuttle)

**978 Pink Street
Union Hill Old and Historic District**

Project Description:

**Install a wooden privacy fence and
construct a deck at the rear of the property.**

Staff Contact:

M. Pitts

The applicant requests approval to expand an existing rear deck and install a wooden privacy fence around the rear yard of an attached single family house in the Union Hill Old and Historic District. The two attached single family homes at 978 and 980 Pink Street were constructed in 2008 prior to the establishment of the Old and Historic District. The applicant proposes to construct a 6' tall wooden privacy fence with dog eared pickets to match the privacy fence at the side yard of 980 Pink Street. The applicant is proposing to construct a 10' by 16' deck of 1" by 6" treated lumber at 26" above grade attached to the existing deck. The proposed deck will be connected to the existing deck by a set of stairs. The applicant is not proposing to install railings on the deck or stair, but has stated that if railings are required by code, he will install railings to match the design and materials of the existing deck.

Staff recommends approval of the project with conditions. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state 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. As the *Guidelines* note that fences along main thoroughfares shall be painted or opaquely stained color to complement the colors of the main house (pg 74, #5), staff recommends the fence be painted or opaquely stained a color to be review and administratively approved by staff as the proposed fence fronts Carrington Street.

With the approval and installation of the proposed fence, staff believes the proposed deck will not be visible from the public right of way. If the applicant does not install a privacy fence as described, staff recommends the proposed deck should meet the Commission's Deck Guidelines (pg. 48, Decks) which include painting or staining the deck a neutral color, to be reviewed and approved by staff, that complements one or more of the colors found on the main structure and screening of sub-decking with wood lattice work.

It is the assessment of staff that the application, with the noted conditions, is consistent with the Standards for Rehabilitation in Section 30-930.7(b) 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.