



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2.COA-153862-2024	Final Review	Meeting Date: 9/24/2024
Applicant/Petitioner	Bridget Hall	
Project Description	Remove and dispose of existing back deck and custom build a new 7' x 18' freestanding wood deck.	
Project Location		
Address: 111 Pulliam Street		
Historic District: Jackson Ward		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to remove and dispose of existing rear deck and replace it with a new custom build 7'x18' freestanding wood deck. The proposed deck will not have any steps and will be constructed with (2) 2'x8' wood beams on 6' x 6' pier blocks. The scope of work is also to include a proposed hybrid railing with black round aluminum balusters and will be a "Pebble Grey" color. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Staff recommends that proposed deck be painted or stained a neutral color that complements one or more of the colors found on the main structure. Staff recommends that the applicant abide by all applicable zoning regulations. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction, pg. 51 #1-5	<ol style="list-style-type: none"> Decks should not alter, damage, or destroy significant site elements of the property. Decks should complement the architectural features of the main structure without creating 	Staff finds that the proposed work in this application generally aligns with the guidelines. The rear deck does not alter, damage, or remove any significant architectural elements and complements the features of the main structure. <u>Staff recommends that proposed deck be</u>

	<p>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.</p> <ol style="list-style-type: none"> 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><u>painted or stained a neutral color that complements one or more of the colors found on the main structure.</u></p> <p>The proposed hybrid railing is in keeping with the scale of the house and the proposed deck.</p> <p><u>Staff recommends that the applicant abide by all applicable zoning regulations.</u></p>
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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. Rear of building with the existing deck.



Figure 2. 111 Pulliam St. Façade.