

Commission of Architectural Review Guidelines for Administrative Approval of Porch Decking

Introduction: The replacement of porch decking is typically a minor modification that in many cases has only a minor impact on the historic character of the property. As modern wood decking is much less durable than the first-growth timber that was historically used for porch decking, synthetic decking can be an appropriate substitute. The purpose of this document is to define which of those elements can be approved by staff without approval of a certificate of appropriateness by the Commission of Architectural Review.

A. Items delegated for staff review

The Porch Decking guidelines below, through adoption by the Commission, shall constitute items delegated by the Commission of Architectural Review for administrative review to Commission staff in accordance with Sec. 30-930.6(h) of the Code of the City of Richmond. Unless the Commission Secretary deems it desirable, for particular reasons, to present the items listed below to the Commission for review, Commission staff may approve them administratively. All such approvals shall be reported monthly to the Commission in accordance with Sec. 30-930.6(h). These guidelines shall serve as a supplement to and be deemed consistent with the *Old and Historic District Handbook and Design Review Guidelines*. Administrative approvals may be granted for Porch Decking as follows:

1. Synthetic Decking

The replacement of porch decking with synthetic substitute materials may be approved administratively if the following criteria are met:

- The porch decking is too deteriorated to repair or is completely missing. Photographic documentation should be submitted to staff for review. Staff may request additional information about the extent of the deterioration before approving the deck replacement.
- Replacement materials match the original as closely as possible in visual characteristics such as the width and profile.
- The decking is tongue and groove in a profile to match existing wood decking and is either smooth or textured.
- The decking is painted or opaquely stained a color found on the Commission's paint palette.
- The decking is installed to run perpendicular to the face of the structure.
- The synthetic decking be at minimum 15/16" thick.

Examples that comply with these criteria are shown below:



B. Adoption and Effect

These administrative approval guidelines were adopted by the Commission of Architectural Review on 08/28/2018. The adoption and implementation of these guidelines shall be consistent with Sec. 30-930.6(h) of the Code of the City of Richmond. These guidelines are deemed to be consistent with and a supplement to the *Old and Historic District Handbook and Design Review Guidelines*. These guidelines shall be in full effect and force until amended or rescinded by the Commission.