

# 11. COA-052000-2019

PUBLIC HEARING DATE

April 23, 2019

PROPERTY ADDRESS

1114 North 25<sup>th</sup> Street

DISTRICT

Union Hill

APPLICANT

NTSH, LLC

STAFF CONTACT

C. Jones

# Commission of Architectural Review

## STAFF REPORT



### PROJECT DESCRIPTION

**Demolish a pre-manufactured building, remove a chain-link fence and install a new low fence and a new paved parking lot.**

### PROJECT DETAILS

This application is related to the redevelopment of a parcel located at 1122 North 25<sup>th</sup> Street, outside of the Union Hill City Old and Historic District. The parcel at 1114 North 25<sup>th</sup> Street will be used to meet the parking requirements for the new building. The application for the new building and parking lot is subject to a Special Use Permit and Plan of Development review.

- The applicant requests permission to demolish a ca. 1977 pre-manufactured building and to replace a metal chain link fence.
- The applicant proposes to install a new metal fence and paved parking area for fourteen spaces. The new fence will be approximately 42 inches in height, designed to match the adjacent historic fence, and painted black.
- The applicant will also install two new pole lighting fixtures: one at the front of the property near the handicapped- accessible parking space and one at the rear near the alley. The lighting has been designed to utilize the lowest lumens and to shield the neighboring properties from light pollution.
- The applicant also proposes to install a landscaped bed with four shrubs along the North 25<sup>th</sup> Street frontage.



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### STAFF RECOMMENDATION

**APPROVE WITH CONDITIONS**

### PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

### STAFF RECOMMENDED CONDITIONS

- The final fence specifications be submitted to staff for review and approval.

### STAFF ANALYSIS

Standards for Demolition, pg. 82, #2

*The Commission shall approve requests for demolition when: a building or structure is deemed not to be a contributing part of the historic character of the Old and Historic*

The building is a contemporary and non-compatible addition to the Union Hill City Old and Historic District. The Union Hill City Old and Historic District represents the post-Civil War

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*District.*

transition from suburban to urban neighborhoods in the East End and contains a representative collection of narrow detached townhouses and attached row houses, built in both brick and wood frame in the Italianate, Queen Anne, and later Colonial Revival styles. The subject block of North 25<sup>th</sup> Street is included to create an edge of the district that reflects both the residential and commercial development of the area. Staff finds that this 20<sup>th</sup> century building represents an intrusion of modern development along a defining edge of the District which does not enhance the historic character of the City Old and Historic District.

Staff believes the demolition of the pre-fabricated building would not negatively impact the Union Hill City Old and Historic District, and staff recommends approval of the demolition request.

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New Construction, Fences and Walls, pg. 51, #s1-3

- 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.*
- 2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.*
- 3. Privacy fences along the side and rear of a property should be constructed of wood of an appropriate design. Privacy fences are not appropriate in front of a historic building.*

The applicant has confirmed that the proposed fence will match the style, height, and materials of the historic fence on the adjacent property and staff recommends approval of the proposed fence with the condition that the final specifications be submitted to staff for review and approval.

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Parking Lots, pg. 77, #s1, 3

- 1. Parking lots should be broken up as much as possible with interior landscaped islands and should be well screened from the public right-of-way and adjacent properties. Appropriate screening may include landscaping, walls, fences or berms.*
- 3. Parking lot lighting should be kept to a minimum, keeping spill-over to a minimum and using the lowest wattage possible, especially in residential areas.*

The applicant proposes to install four bushes in front of the fence line on North 25<sup>th</sup> Street to screen the new parking area. The existing vegetation on the lot will be maintained.

The lighting has been designed to utilize the lowest lumens and to shield the neighboring properties from light pollution. Shields will be installed to reduce the spread of light onto the neighboring properties. The final lighting plan will also be reviewed for the Plan of Development and Special Use Permit, which Commission staff will also review and confirm meets these requirements.

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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. 1114 North 25th Street, existing building.



Figure 2. 1114 North 25th Street, existing building.



Figure 3. 1114 North 25th Street.



Figure 4. 1114 North 25th Street, view from alley.



Figure 5. Adjacent fence, model for new fence.

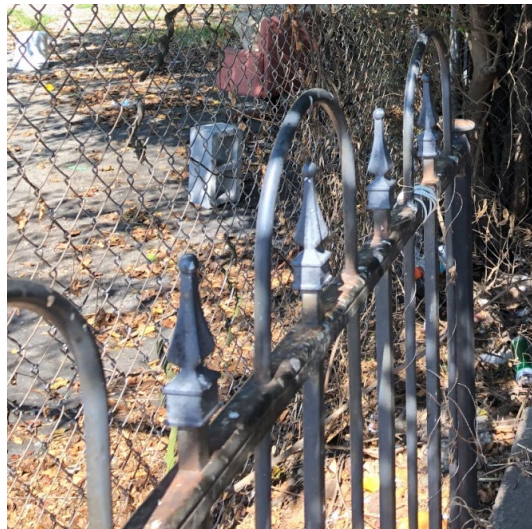


Figure 6. Detail of adjacent fence.