

1. COA-055382-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

531 N. 21st Street

DISTRICT

Union Hill

APPLICANT

W. Frame



STAFF CONTACT

A. Dandridge

Commission of Architectural Review

STAFF REPORT

PROJECT DESCRIPTION

Install a vinyl fence.

PROJECT DETAILS

- This application is in response to a staff issued Notice of Violation dated May 7, 2019, as the fence was installed without review and approval.
- The applicant requests approval to maintain a vinyl fence on the side and rear yard of a residential, corner property. The fence is composed of pickets along the side yard. Along the rear yard it is composed of solid panels.
- The applicant states that the fence was installed to replace a deteriorated chain-link fence.

The Union Hill Old and Historic District was established in 2009. Based on photographic evidence staff believes the building was renovated ca. 2010, though a building permit was never issued for the property nor was a Certificate of Appropriateness approved by the Commission. Staff has located earlier permits including a plumbing permit from 2002, and an approved building permit for the installation of three storm doors from 1996. The current owner purchased the property in 2017.



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STAFF RECOMMENDATION

DENIAL

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDATIONS:

- The vinyl fence be removed.
- The applicant work with staff to design a new fence that can be administratively reviewed and approved.
- The new fence be stained or painted a neutral color that complements the building, with the color to be administratively reviewed and approved by staff.

STAFF ANALYSIS

Standards for Site Improvements, Fences & Walls #5-6, pg. 78

When considering the design of new fences, remember that some districts, such as Church Hill North and Union Hill, historically featured modest wooden picket fences.

Staff cannot recommend approval of the proposed vinyl fence as the fence does not meet the Commission's Guidelines for Fences & Walls. The proposed vinyl picket fence and privacy fence is not compatible with the main

A new fence or wall should be constructed using materials and designs appropriate to the District.

structure or the district in terms of materials as the vinyl does not effectively convey the appearance of wood. Staff recommends denial of the vinyl fence.

Vinyl fences are not appropriate for City Old and Historic Districts, as this material was not historically used. Staff finds that the use of vinyl negatively impacts the historical integrity of the Union Hill Old and Historic District, and therefore recommends that the vinyl fence be removed and the applicant work with staff to design a fence that can be administratively approved by staff.

Standards for Site Improvements, Fences & Walls #7, pg. 78

Fences in Old and Historic Districts located along main thoroughfares shall be painted or opaquely stained a color or colors complementary to the main structure.

The subject property is located on a corner parcel and is highly visible from N. 21st and M Streets. Staff recommends that if a wooden fence is installed, it be stained or painted a neutral color that complements the main structure.

It is the assessment of staff that the application is not 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. North Elevation



Figure 2. Vinyl Fence along M Street



Figure 3. Vinyl Fence along M Street



Figure 4. Looking Southwest towards subject property