

2. COA-070158-2020

PUBLIC HEARING DATE

April 28, 2020

PROPERTY ADDRESS

1831 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

S. Kiefer Jefferson

STAFF CONTACT

C. Jeffries

Commission of Architectural Review

STAFF REPORT

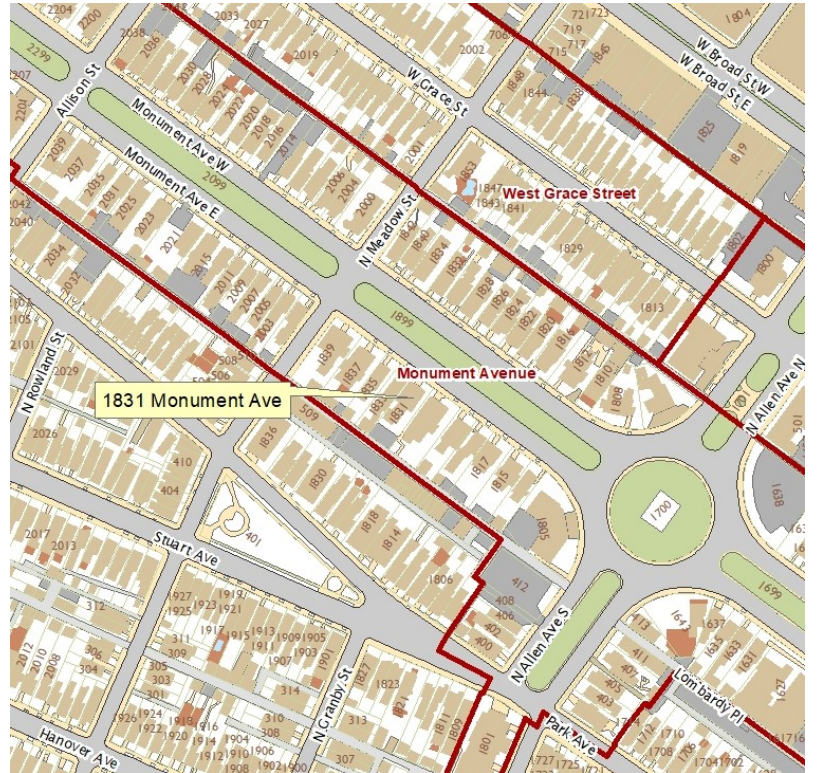


PROJECT DESCRIPTION

Construct a new masonry wall in a side yard.

PROJECT DETAILS

- The applicant proposes to install a 6.5' tall brick wall beside a 2 ½ story brick Colonial Revival home in the Monument Avenue City Old and Historic District.
- The proposed wall will be 9'7" long and will extend from the property line to an existing walkway beside the house, 50 feet back from the front property line. The wall will have a sloped brick cap and a brick pier on either end and will be constructed of 4"x8" historic brick.



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STAFF RECOMMENDATION

APPROVE WITH CONDITION

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The wall be constructed of a contemporary brick that is complementary to but does not match the existing home and the final brick specifications be submitted to staff for administrative review and approval.

STAFF ANALYSIS

Fences and Walls, #6, pg. 78

A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.

The proposed wall is constructed of a material and design that is consistent with the district. The applicant has confirmed with the Zoning Division that the wall can be up to 6.5 feet tall.

Standards for

While it is acceptable to use salvaged

The application states that the wall will be

Rehabilitation,
#10, pg. 59

materials as in-kind replacement, adding features or salvaged architectural elements that suggest an inaccurate or undocumented sequence of construction should be avoided because this confuses our understanding of the evolution of Richmond's historic built environment.

constructed of "historic brick." While further details were not provided, staff is not supportive of constructing the wall of salvaged brick or a brick that appears to be historic. The guidelines recommend against using materials that suggest an undocumented sequence of construction. A contemporary brick that is complementary to the existing home would differentiate the proposed wall as new construction. Staff recommends that the wall be constructed of a contemporary brick that is complementary to but does not match the existing home and the final brick specifications be submitted to staff for administrative review and approval.

It is the assessment of staff that, with the condition 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. Facade and east side of 1831 Monument Avenue