



**Staff Report**  
**City of Richmond, Virginia**



**Commission of Architectural Review**

3.COA-161220-2025	Final Review	Meeting Date: 2/25/2025
Applicant/Petitioner	Dianna Jennings Macon	
Project Description	Install an aluminum front yard fence and a rear vinyl fence; install site lighting.	
Project Location		
Address: 2917 E Broad St		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant proposes to replace existing front wooden gate and fence with a new 4' black aluminum sterling gate and fence.</p> <p>The applicant proposes to replace existing side and rear fence with new 6' vinyl "Mocha Walnut Hamilton" privacy fence.</p>		
Staff Recommendation	Partial Approval	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> <li>• Staff recommends denial of the proposed rear and side fencing.</li> <li>• Staff recommends that the applicant collaborate with staff to design a fence that meets the guidelines and can be approved administratively.</li> <li>• Staff recommends approval of a front metal fence.</li> <li>• Staff recommends approval of lighting fixtures</li> </ul>	

**Staff Analysis**

Guideline Reference	Reference Text	Analysis
<b>Standards for Site Improvements, Fences &amp; Walls: pg. 78</b>	<i>1. Original fences and walls should be retained and maintained whenever possible.</i>	The applicant proposes to remove and replace the front wooden picket gate and fencing, as well as the side and rear wood privacy fencing. While the Commission's Guidelines recommend retaining existing fencing,

	<p>2. Existing brick or stone walls, boxwood hedges, wooden picket fences and cast or wrought iron fences should not be removed or replaced with contemporary features.</p> <p>3. If not original to a site, new street-front fences, walls, and gates should be compatible with the historic structure in design, materials, and location, and should be based on physical or documentary evidence from the site. In instances where physical or documentary evidence does not exist, the proposed fence, wall, or gate should be compatible in design, materials, and location, and should look to precedent on the block face or the block face opposite, or within the district, but not outside the district. By following this guidance, in some circumstances, permission for new fences, walls, or gates may be granted.</p> <p>6. A new fence or wall should be constructed using materials and designs appropriate to the District. Height restrictions are governed by the Zoning Ordinance.</p> <p>7. 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.</p> <p>9. Rear-yard privacy fences should mimic traditional fence designs.</p> <p>10. Wooden fences should be repaired and painted as needed. Existing picket designs should be matched when replacement is necessary.</p>	<p>documentary evidence does not indicate that the front wooden picket fence is original to the property. Additionally, although wooden fencing is predominant in the St. John's Church district, metal fencing is present on several properties in the surrounding neighborhood.</p> <p>Staff does not find the proposed vinyl material for the rear fencing to be historically appropriate for the district, as it is inconsistent with both the main structure and the historic character of the area. This concern is heightened by the property's corner location, which has high visibility from East Broad Street and North 30th Street.</p> <p><u>Staff recommends denial of the proposed rear and side fencing.</u></p> <p><u>Staff recommends that the applicant collaborate with staff to design a fence that meets the guidelines and can be approved administratively.</u></p> <p><u>Staff recommends approval of a front metal fence.</u></p>
<p><b>Site Improvements, Lighting, pg. 76</b></p>	<p>2. Contemporary lighting may be considered for use in those portions of a site that are not directly in the public view. In these cases, minimal designs that do not detract from the character of the district may be acceptable.</p>	<p>Applicant proposes to place small lighting fixtures surrounding parts of front of property.</p> <p><u>Staff recommends approval of lighting fixtures.</u></p>

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. Façade with extant wooden picket fence.



Figure 2. Extant side wooden privacy fence.



Figure 3. Subject property, looking west down East Broad Street.

