

10. COA-044098-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

2100 E Clay St

DISTRICT

Union Hill

APPLICANT

J. & E. Gallium

STAFF CONTACT

Chelsea Jeffries

Commission of
Architectural Review

STAFF REPORT

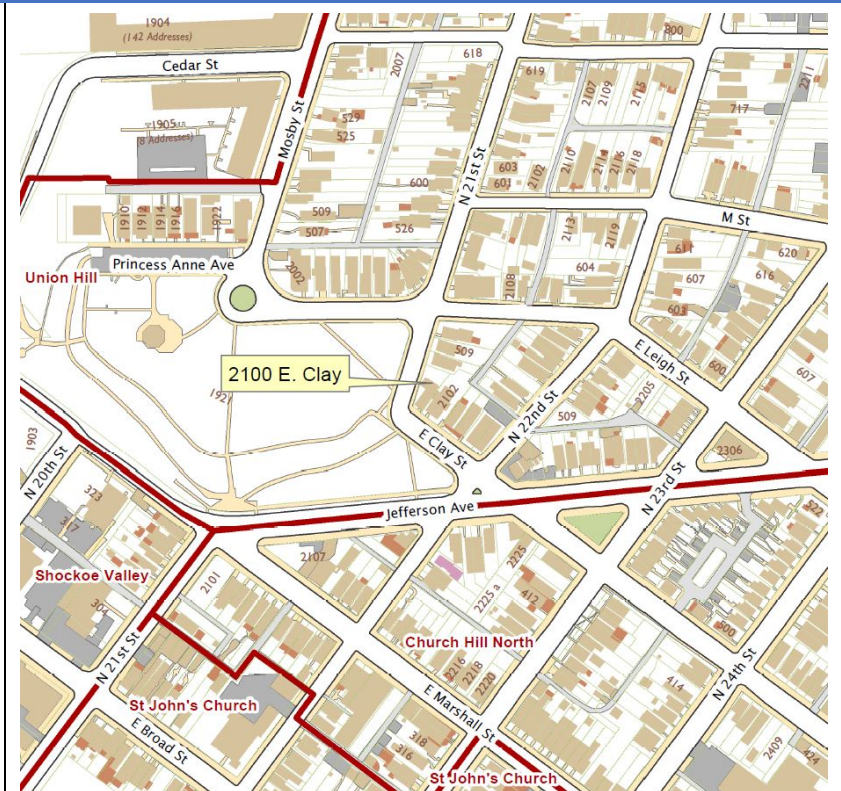


PROJECT DESCRIPTION

Construct a serpentine brick privacy wall in the rear yard.

PROJECT DETAILS

- The applicant proposes to construct a 5 foot tall, 25 foot long serpentine brick wall with a center wooden gate across an existing driveway access in the rear yard of a single family home.
- The existing home is a two-story brick Late Victorian dwelling, built ca. 1895, located at the corner of East Clay Street and 21st Street.
- The wall will run from the rear of the home to the property line and will be constructed of brick with raked mortar joints and a weathered face limestone or bluestone cap.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The proposed limestone or bluestone cap not be installed.
- A simple wooden gate with a flat top be installed, specifications to be submitted for administrative review and approval.
- A straight brick wall that does not have a weathered finish be installed in the proposed location.
- The new brick wall not be attached to the existing building.

STAFF ANALYSIS

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If not original to a site, new street-front fences, walls, and gates should be compatible with the historic structure.

The proposed brick wall is generally compatible with the existing brick building in materials. Staff finds that limestone or bluestone details are not consistent with the district and recommends they not be installed.

The applicant has submitted two potential gate designs: a wooden gate with an arched top, and a wood and iron gate. As most fences and gates in the historic district are of a simple design, staff recommends a simple wooden gate with a flat top be installed, specifications to be submitted for administrative review and approval.

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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.

There are two existing brick piers at the rear of the property, flanking an existing curb cut. Staff was unable to find any documentary evidence of a prior brick wall. However, a photograph from 1993 may show a chain link fence between the piers (see Figure 2).

Staff finds that the proposed serpentine design is not consistent with existing fences and walls found in the district. There are few street-front fences or walls in the surrounding area. There are limited examples of wooden picket fences in front yards and wooden privacy fences in rear yards. Staff recommends a straight brick wall be installed in the proposed location.

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Changes that create a false sense of historical development shall not be undertaken.

The proposed materials are described as “weathered” in appearance. As a new brick wall that is built to look old could create a false sense of the historical development of the property, staff recommends the brick wall not have a weathered finish. Staff also notes that raked joints can lead to moisture and maintenance issues.

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New construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.

Staff recommends the new brick wall not be attached to the existing building so it can be removed without damaging the historic home.

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.

IMAGES

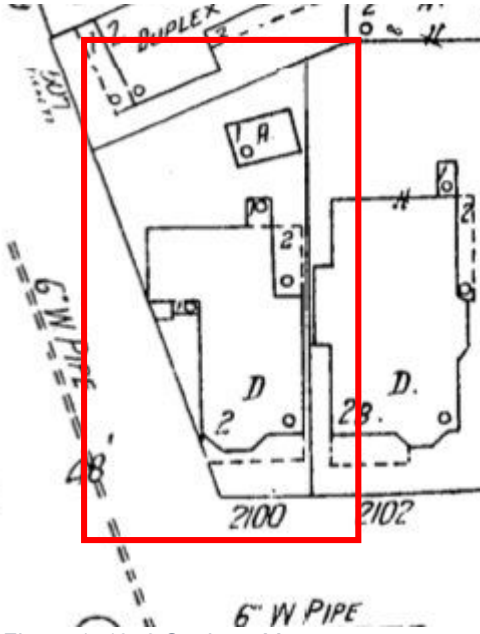


Figure 1. 1952 Sanborn Map

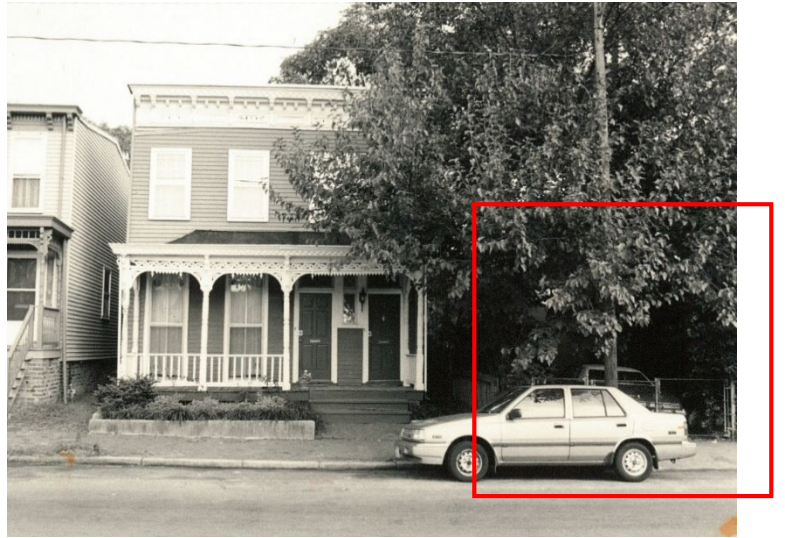


Figure 2. Rear of 2100 East Clay Street, 1993



Figure 3. Site of proposed wall.



Figure 3. Site of proposed wall.