

2. COA-044174-2018

PUBLIC HEARING DATE

November 27, 2018

PROPERTY ADDRESS

4-6 West Leigh St

DISTRICT

Jackson Ward

APPLICANT

C.A.R. Enterprises, LLC.



Commission of
Architectural Review

STAFF REPORT

STAFF CONTACT

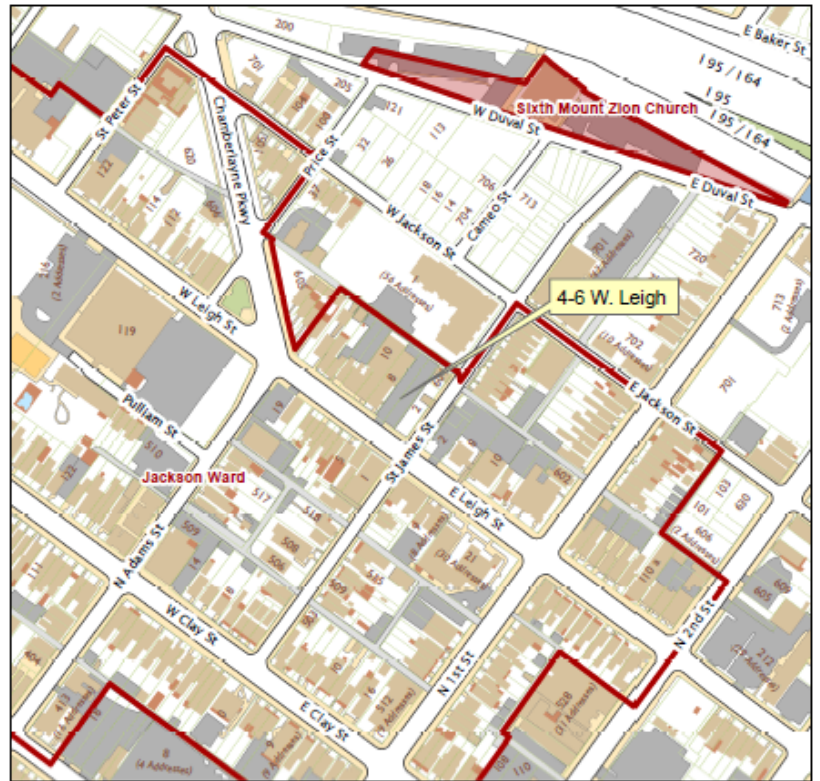
Carey L. Jones

PROJECT DESCRIPTION

Installation of a chain link fence.

PROJECT DETAILS

- The applicant has installed a metal chain link fence to enclose a paved parking lot at 4-6 West Leigh Street.
- This application is the result of an enforcement action for installation of a fence without a Certificate of Appropriateness from the Commission.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

None.

STAFF RECOMMENDED CONDITIONS

- The fence be a low, dark railing fence along West Leigh Street and a taller fence of wood or another suitable material on the side and rear of the property, with final height determined by zoning regulations.
- The fence should be painted or opaquely stained a complimentary color.
- Fence design, materials, and colors be submitted to staff for review and approval.

STAFF ANALYSIS

<p>New Construction, Fences and Walls, pg. 51# 1-3</p>	<p><i>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.</i></p> <p><i>2. Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood.</i></p> <p><i>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.</i></p>	<p>A tall, metal, chain link fence is not in keeping with the scale, design, or materials for front and side yard fences in the neighborhood.</p> <p>The side yard fence is not constructed of wood as recommended in the <i>Guidelines</i>.</p> <p>The metal chain link fence does not relate to historic building materials in the district which are typically wood or masonry.</p>
<p>Standards for Site Improvements, Fences and Walls, pg. 78, #3,6,8</p>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>8. Chain-link fences, split-rail fences and concrete block walls are not appropriate in any City Old and Historic District. There may be isolated cases where these materials would be allowed for use in rear yards, but Commission approval would be the exception and not the rule.</i></p>	<p>As specified in the <i>Guidelines</i> metal chain link is not an appropriate material or design for use in a City and Old Historic District, especially along the front of the property on a major street. The Commission has previously approved combination metal and wood fences in the district and <u>staff recommends a low metal fence along the West Leigh Street frontage and tall wood privacy fence along the side yard of the property as is found at other properties in the district such as 21 East Leigh Street. Staff recommends the new fence design be submitted for review and approval.</u></p>
<p>Standards for Site Improvements, Fences and Walls, pg. 78, #7</p> <p>Paint, Wood Fences, pg. 65</p>	<p><i>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.</i></p> <p><i>Whites, Dark Browns, Gray, and opaque neutral stains</i></p>	<p>Unpainted metal is not an approved material or color for fences along a main thoroughfare in City and Old Historic Districts. Staff recommends a dark metal in the front with a taller stained or painted wood fence along the side and rear of the property. <u>Staff recommends the new fence colors be submitted for review and approval.</u></p>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Section 30-930.7 (b) 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. Installed chain-link fence, view from West Leigh Street.



Figure 2. Installed fence, view of side yard.



Figure 3. Installed fence, view from across West Leigh Street.
