



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

4. COA-107851-2022	Final Review	Meeting Date: 3/22/2022
Applicant/Petitioner	John Hebbberd	
Project Description	Demolish a non-original brick wall in a front yard.	
Project Location		
Address: 2317 M St.		
Historic District: Union Hill		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to demolish around 25' of a non-original brick wall in the front yard of a ca. 1853 Greek Revival home. The wall was installed sometime after 1993, as proven by photo evidence. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Emily Routman, Emily.routman@rva.gov	
Previous Reviews	None	
Conditions for Approval	<ul style="list-style-type: none"> Any new fence must be Administratively Approved by Staff. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Site Improvements, Walls & Fences, pg. 82	<ol style="list-style-type: none"> Original fences and walls should be retained and maintained whenever possible. Existing brick or stone walls, boxwood hedges, wooden picket fences and cast or wrought iron fences should not be 	<p>The applicant proposes to demolish a 25' long non-original brick wall in the front of a property. There is no precedent for brick walls in the front yards of properties on the subject block, the only example being in front of the subject property.</p> <p>The existing masonry wall is not original to the property, and was installed pre-district</p>

	<p><i>removed or replaced with contemporary features.</i></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. By following this guidance, in some circumstances, permission for new fences, walls, or gates may be granted.</i></p>	<p>sometime after 1993. In addition, Staff was able to locate photographic documentation demonstrating that the property did not originally feature a masonry wall of any kind.</p> <p>Furthermore, staff finds that the CMU and brick masonry wall is not in-keeping with the character of the dwelling, and its removal would not negatively impact its historic integrity.</p> <p>Staff recommends approval of the demolition of the existing masonry wall. If the applicant decides to get a new front fence, staff recommends that any new fence must be <u>Administratively Approved by staff.</u></p>
--	---	--

Figures



Figure 1. Façade photo



Figure 2. Showing condition of brick retaining wall



Figure 3. Showing condition of masonry wall



Figure 4. 2317 M is the only house on the block with any kind of masonry fence or wall



Figure 3. 1993 photo showing a different wall on the property

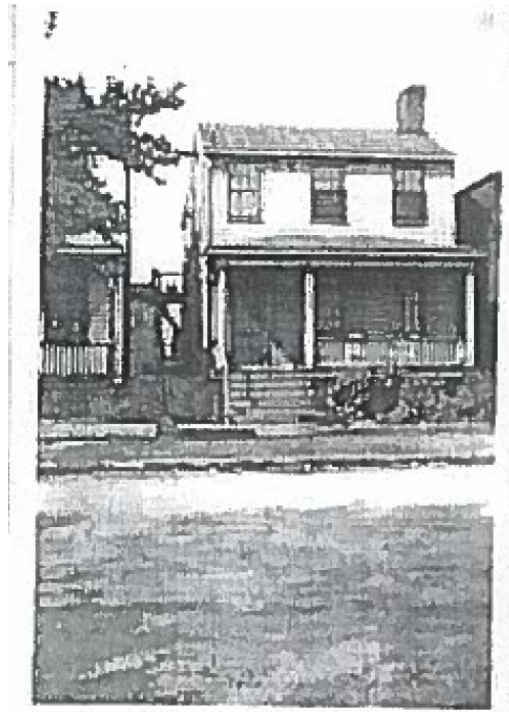


Figure 4. Photo from Valentine archives showing no masonry wall