



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

3. COA-150676-2024	Final Review	Meeting Date: 7/23/2024
Applicant/Petitioner	Evin Dogu	
Project Description	New Construction - Iron fence	
Project Location		
Address: 618 North 25 th Street / 620 North 25 th Street		
Historic District: Church Hill		
High-Level Details:		
The applicant proposes to add a privacy fence to the front courtyard of the property (25 th street façade).		
The scope of work to include an iron fence standing at 3'8" in height with 4' tall brick piers that are to extend to the existing sidewalk. The brick piers are to have 12" pre-cast caps as referenced in the applicant's submitted plans.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> • The fence adhere to the zoning ordinance • The fence materials relate to materials commonly found in the neighborhood. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Site Improvements: Landscaping, p. 77	<i>12. When considering the design of new fences, remember that some districts, such as Church Hill, historically featured some modest brick terraced areas in front yards, while some other districts, such as Monument Avenue and West Grace Street, historically did not.</i>	The applicant proposes to install a 3-foot 8-inch iron fence with 4-foot-tall brick piers in the front courtyard of the property located at 618 North 25 th Street. The proposed scope of work is in keeping with the neighborhood's historic character and design, and there are multiple instances of similarly designed fences in adjacent properties. Staff finds that the proposed work is in keeping with the <i>Guidelines</i> and recommends

		<p><u>approval with the condition that the fence adhere to the zoning ordinance.</u></p>
<p>Site Improvements: Fences, & Walls, p. 78</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><i>5. When considering the design of new fences, remember that some districts, such as Church Hill North and Union Hill, historically featured modest wooden picket fences, while some districts, such as Monument Avenue and West Grace Street, more rarely had fences, and when they did occur, were rarely wooden picket fences. In the event of a conjectural fence, the design should seek simplicity, rather than elaboration.</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>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.</i></p>	<p>The applicant proposes installing a new 3-foot 8-inch iron fence with 4-foot-tall brick piers in the front courtyard of the property at 618 North 25th Street. Staff finds that the design and materials of the proposed fence are compatible with other front yard fences in the immediate Church Hill neighborhood, as well as with the existing privacy fence along the Jefferson Avenue façade. Therefore, staff recommends <u>approval with the condition that the fence materials relate to materials commonly found in the neighborhood.</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. Iron fence w/ brick pier example within Churchill. Adjacent property located across the street at 621 N. 25th Street.



Figure 2. Iron fence w/ brick pier example within Churchill. Property located at 609 N. 25th Street.

