



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2.COA-155354-2024	Final Review	Meeting Date: 10/22/2024
Applicant/Petitioner	Jennie & Walter Dotts	
Project Description	Construct a new rear privacy fence with new rear gate.	
Project Location		
Address: 2720 East Broad Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant proposes constructing a new rear privacy fence featuring painted brick piers with wooden pickets in between. The wooden paneling of the fence will stand approximately 5 feet tall, with alternating brick piers and columns spaced every 6 feet. The largest columns, positioned at the two opposite corners of the fence line, will reach up to 5 feet 7 inches in height.</p> <p>Additionally, the applicant proposes the installation of a new rear gate on the north/east side of the fence, near the existing garage. The gate will measure 3 feet in width and 5 feet in height and will be constructed of wooden panels, consistent with the design of the fence</p>		
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"> Staff recommends that applicant work with staff to submit final material and color for brick piers, gate and fencing for administrative approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Site Improvements: Fences and Walls, pg. 78	<ol style="list-style-type: none"> 1. <i>Original fences and walls should be retained and maintained whenever possible.</i> 3. <i>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> 6. <i>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> 7. <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> 9. <i>Rear-yard privacy fences should mimic traditional fence designs.</i> 	<p>Staff finds that the existing wooden fence is not original to this property. Photo evidence from 1937 show concrete coping around the rear yard backed by a privet hedge.</p> <p>Rear privacy fences on this block are typically wooden with vertical pickets of varying design and generally do not include decorative features like masonry piers, however there are various examples of similar designs as is proposed in this application. (See 2700 East Grace Street for reference). Staff therefore finds the proposed rear privacy fence to be consistent with commission guidelines and appropriate within the context of the surrounding historic neighborhood.</p> <p>The proposed privacy fence is to be constructed with vertical wooden panels with brick piers. <u>Staff recommends that final design, material, and color be submitted for administrative review and approval.</u></p> <p><u>Staff recommends that the privacy fence be painted or opaquely stained a neutral color.</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. View along N. 28th Street with existing fence in the background.



Figure 2. Existing wooden privacy fence located at 2720 E. Broad Street.



Figure 3. Existing magnolia tree, concrete curb, and privacy fence located at 2720 E. Broad Street.



Figure 4. Rear carriage house and privacy fence located at 2720 E. Broad Street.

