

5. COA-055411-2019

PUBLIC HEARING DATE

June 25, 2019

PROPERTY ADDRESS

2601 East Broad Street

DISTRICT

St. John's Church

Commission of
Architectural Review

STAFF REPORT



APPLICANT

S. Crumley & L. Morrissett

STAFF CONTACT

C. Jeffries

PROJECT DESCRIPTION

Remove an existing wooden fence and construct a new wooden fence with decorative brick piers.

PROJECT DETAILS

- The applicant is seeking approval to remove a wooden privacy fence from the rear of a two-story brick Queen Anne rowhouse at the corner of East Broad and North 26th Streets.
- The home is part of the Mann-Netherwood block built at the end of the 18th century and restored by the Historic Richmond Foundation in the 1970s. Historic Richmond holds an easement on the property.
- The applicant proposes to replace the privacy fence with a wooden privacy fence with vertical pickets and brick piers. The new fence will begin further to the north than the existing fence and will run along the property line, adjacent to the sidewalk on North 26th Street. A shorter wooden picket fence will also be installed in front of an existing side door.



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STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

PREVIOUS REVIEWS

An application by a previous owner for a new wooden privacy fence was approved by the Commission in 2009.

STAFF RECOMMENDED CONDITIONS

- The brick piers not be installed and the applicant work with staff to install a privacy fence or wall that meets the Commission's Guidelines for Fences and Walls.

STAFF ANALYSIS

Fences and Walls, pg. 78 #1

Original fences and walls should be retained and maintained whenever possible.

An application for the restoration of the home in 1976 included a board fence on the west property line, extending to the rear, southwest corner of the home. As such, the existing fence was installed at this time or matches a fence that was installed at this time and is not original

		to the property.
Fences and Walls, pg. 78 #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.</i>	<p>The applicant wishes to extend the new fence north along the property line, to separate the yard from the public sidewalk. Street front fences and walls alongside yards on corner lots are very common in the district and <u>staff recommends approval of the extension of the fence.</u></p> <p>Staff has not been able to locate any evidence of a historic fence at this location. Rear privacy fences on this block are wooden with vertical pickets of varying design and typically do not include decorative features like masonry piers.</p> <p>Street front fences on corner lots in this area consist of wooden picket fences or brick walls. Staff was unable to locate a fence of a similar design to the proposed, with several brick piers with wood pickets between. <u>Staff recommends the brick piers not be installed and the applicant work with staff to install a wood privacy fence or brick wall that meets the Commission's Guidelines for Fences and Walls.</u></p>
Fences and Walls, pg. 78 #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>	<u>Staff recommends the fence be painted or opaquely stained a neutral color, to be administratively approved.</u>
Fences and Walls, pg. 78 #9	<i>Rear-yard privacy fences should mimic traditional fence designs.</i>	Rear privacy fences in the St. John's Church City Old and Historic District, including on the subject block, are primarily simple wooden fences with vertical boards.

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. 2601 East Broad Street, corner elevation.



Figure 2. Brick wall at East Grace and North 26th Streets.



Figure 3. Wooden fence at East Broad and North 26th Streets.



Figure 4. Brick wall at East Grace and North 26th Streets.