



## Commission of Architectural Review

3. COA-172310-2025	Final Review	Meeting Date: 9/23/2025
Applicant/Petitioner	Louis Marmo	
Project Description	Replace wood fence with new masonry wall.	
Project Location		
Address: 2614 West Grace Street		
Historic District: West Grace Street		
<p>High-Level Details:</p> <p>The applicant proposes to remove the existing deteriorated wooden fence along the side and rear boundaries of the subject property and replace it with a new 7-foot brick masonry wall with a CMU footing. The wall will extend from the midpoint of the house to the rear driveway, and continue along the rear property line.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
Staff Recommendations	<p>Staff recommends approval of the proposed removal of the existing wood fence and reconstruction with a masonry brick wall and low concrete wall, with the following conditions:</p> <ul style="list-style-type: none"> <li>Ensure that all heights abide by zoning regulations</li> <li>Submit a proposed gate design (location, dimensions, materials), for final review and approval.</li> <li>Any changes to fencing that extend into a neighboring property must be submitted under a separate application.</li> </ul>	

# Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Site Improvements, Fences & Walls, p.78	<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>The existing rear wood fence is not a character-defining feature of the property or the district. The proposed brick wall provides a compatible replacement, aligning with common masonry wall treatments along West Grace Street. The use of brick piers and brick facing fill is consistent with district materials. The use of reinforced concrete is restricted to the construction below grade.</p> <p><u>Staff recommends approval of the replacement of the deteriorated wood fence with a masonry wall.</u></p> <p><u>Staff further recommends ensuring that all heights abide by zoning regulations.</u></p> <p><u>Additionally, Staff recommends that any changes to fencing that extend into or affect the neighboring property at 2912 West Grace must be submitted under a separate application.</u></p>
Standards for Site Improvements, Fences & Walls, p.78	<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>The selected brick is compatible with the surrounding district and consistent the existing materials on site. The applicant has provided a sample of the brick and mortar of appropriate color.</p> <p><u>Staff recommends approval of the proposed masonry and mortar selections.</u></p>
New Construction, Fences & Walls, p.51	<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>The existing wood fence currently includes a gate at the midpoint of the rear property line, allowing access from the alley. The proposed masonry wall does not indicate a replacement gate.</p> <p>An appropriate gate design will ensure continued rear alley access and also be compatible with the proposed masonry wall and the historic character of the district.</p> <p><u>Staff recommends that the applicant submit a proposed gate design, including location, dimensions and materials, for final 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 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 from West Grace St



Figure 2



Figure 3: View from back alley



Figure 4



Figure 5

This is to certify to the PURCHASER/OWNER shown hereon, and his TITLE INSURER and Lender, that on 6-5-2025 I made an Accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other than those shown hereon. This survey has been made without the benefit of a title search and is subject to any uses recorded and unrecorded and other pertinent facts in which a title search may disclose. Copies of this plat without the certifying surveyor's seal with an original signature are INVALID.



MAP SHOWING THE IMPROVEMENTS ON No. 2614 WEST GRACE ST. IN THE CITY OF RICHMOND, VA.

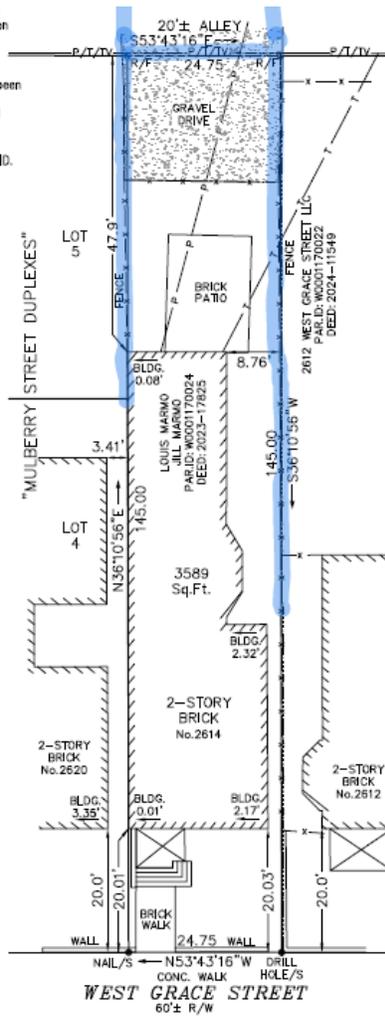
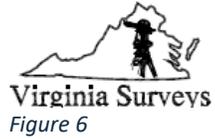


Figure 7