

11. COA-055391-2019

**Commission of
Architectural Review**



STAFF REPORT

PUBLIC HEARING DATE
June 25, 2019
PROPERTY ADDRESS
815 Mosby Street
DISTRICT
Union Hill

APPLICANT
Cava Capital

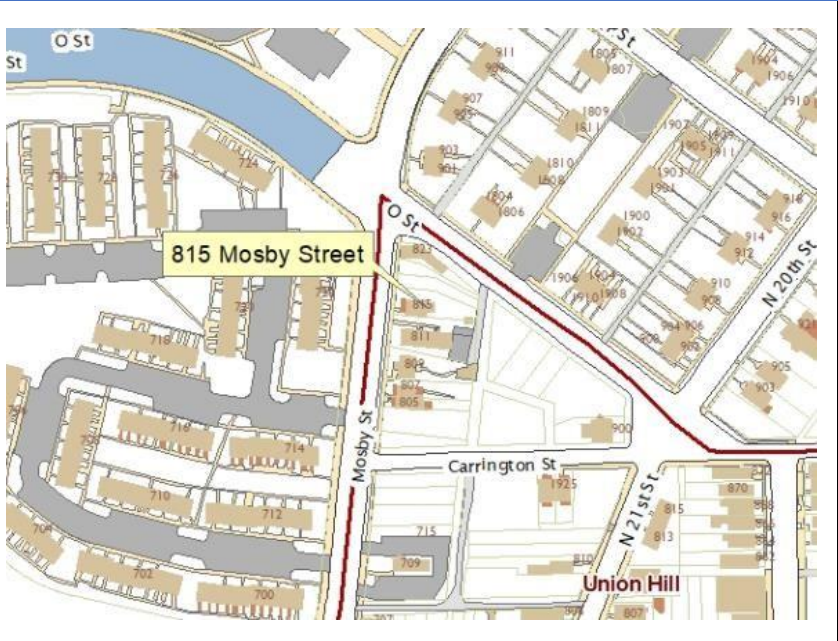
STAFF CONTACT
C. Jones

PROJECT DESCRIPTION
Demolish an existing retaining wall and re-grade the site.

PROJECT DETAILS
This application is the result of a code enforcement action.

- The applicant requests permission to demolish an existing retaining wall.
- The applicant proposes to also remove the trees behind the wall and pull back the grade.
- The applicant will remove the excess soils and stabilize the area with seed and jute mesh.
- If needed, a temporary silt fence will be added at the sidewalk. The silt fence will be removed when the seeds are established to further prevent erosion.

On February 8th, 2017 a previous owner received a demolition permit for the house and retaining wall. The Commissioner of Buildings deemed it hazardous and review by the Commission of Architectural Review was not required. The house and retaining wall were not demolished before the permit expired on August 7, 2017. In October 2017 the current owners acquired the property.



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STAFF RECOMMENDATION
APPROVE

PREVIOUS REVIEWS
The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS
• None

STAFF ANALYSIS

<p>Standards for Demolition, pg. 82, #2</p>	<p><i>The Commission shall approve requests for demolition when: a building or structure is deemed not to be a contributing part of the historic character of the Old and Historic District.</i></p>	<p>The retaining wall is a contemporary addition to the Union Hill City Old and Historic District. Staff is unable to locate a date of construction for this retaining wall, though staff believes it could be ca. 1976 when Mosby Street was widened with the construction of the Martin Luther King Jr. Bridge. Staff finds that this mid- to late-20th century structure does not enhance the historic character of the City Old and Historic District.</p>
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Staff believes the demolition of the retaining wall would not negatively impact the Union Hill City Old and Historic District, and staff recommends approval of the demolition request.

It is the assessment of staff that 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. 815 Mosby Street, wall.



Figure 2. 815 Mosby Street, wall.