

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 23, 2017, Meeting**

5. **COA-016766-2017** (D. Clarke) **9 North 29th Street
St. John's Church Old and Historic District**

Project Description: **Replace concrete walkway with brick.**

Staff Contact: **C. Jeffries**

The applicant requests approval to replace the front walkway of a three story Italianate single family home in the St. John's Church City Old and Historic District. The applicant proposes to remove the existing concrete and replace it with brick in a herringbone or basket weave pattern.

Staff recommends approval of the project with a condition. *The Richmond Old and Historic District Handbook and Design Review Guidelines* state that brick and granite pavers are the most appropriate choice for sidewalks in most Old and Historic Districts (pg. 74, #4). Brick is a common paving material found in the district, with several examples in the surrounding area. Brick is also the predominant paving material of sidewalks within the district. However, the *Guidelines* also state that a primary entrance should not be altered to give an appearance that was not originally intended (pg. 69, #11). The applicant has not provide evidence that the walkway was previously brick, nor has staff been able to locate photographic evidence of an alternate material previously used for the walkway. Staff was able to locate some examples of brick walkways in the immediate area, however most appeared to be later alterations. In addition, there were multiple examples of concrete steps and walkways at properties of a similar age as the subject property. Staff recommends the walkway be repaired or replaced in-kind as the proposed changes would alter the intended appearance of the entrance.

It is the assessment of staff that the application, with the noted condition, is consistent with the Standards for Rehabilitation outlined in Section 30-930.7(b) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the page cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.