

**11. COA-060028-2019**

PUBLIC HEARING DATE

September 24, 2019

PROPERTY ADDRESS

3006 Monument Avenue

DISTRICT

Monument Avenue

APPLICANT

Maury Condominium Owners' Association

STAFF CONTACT

C. Jeffries

# Commission of Architectural Review

## STAFF REPORT



**PROJECT DESCRIPTION**

**Replace existing ceramic tile walkway with a new brick walkway.**

**PROJECT DETAILS**

- The applicant requests approval to replace the existing tile on a front walkway with brick. The walkway is currently paved with red tile, with a brick edge.
- The application states that the walkway is in disrepair and requires complete replacement to address deterioration and drainage issues. The existing tile will be replaced with brick pavers and curb drainage channel tiles to address the poor drainage.
- The building is a 3-story brick Colonial Revival multi-family residence built ca. 1921.



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**STAFF RECOMMENDATION**

**APPROVE WITH CONDITIONS**

**PREVIOUS REVIEWS**

None.

**STAFF RECOMMENDED CONDITIONS**

- The existing tile walkway be repaired or the tiles be replaced with concrete.

**STAFF ANALYSIS**

Sidewalks & Curbs #7, pg. 76

*Sidewalks and curbs should be built of common building materials found throughout the district. Generally, simple paving designs are more compatible with the diverse building styles and better unify*

The 3000 block of Monument Avenue contains many examples of paved front walkways. Many homes have been altered with the addition of new materials; however, there are several examples of brick, red tile and concrete.

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*the various elements found on streets throughout Old and Historic Districts.*

Building permit plans and specifications from 1924 indicate that the front steps and walkway were constructed of concrete. As evidence of the historic material exists and there is no evidence that the walkway was once brick, staff recommends the existing tile walkway be repaired or the tiles be replaced with concrete.

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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.

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## FIGURES



*Figure 1. 3006 Monument Avenue, existing condition of front steps*



*Figure 2. Example of a concrete walkway at an apartment building at 3000 Monument Avenue*