

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 24, 2017, Meeting**

4. **CAR No. 17-009** (Grace Street 2701 LLC) **2701 W. Grace Street
West Grace Street Old and Historic District**

Project Description: **Construct a stamped concrete parking area
at the rear of the property.**

Staff Contact: **C. Jeffries**

The applicant proposes constructing a stamped concrete parking area at the rear of this residence located in the West Grace Street Old and Historic District.

The applicant received administrative approval to remove and replace the existing privacy fence at the rear of the property. The applicant proposes to create a space for parking at the rear of the property using textured, stamped concrete paving blocks, and remove and replace an existing curb.

Staff recommends approval of the project with conditions.

The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that “every effort should be made to preserve and maintain” mature trees when constructing parking areas (pg. 75, #5). Staff recommends that the existing mature tree at the southern corner of the property be preserved, if the condition of the tree allows.

While the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* does not explicitly address paving materials, it does provide guidance on similar building elements such as fences, walls, and gates, noting that, “Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood” (pg. 49 #2). This block of Grace Street has a variety of paving materials, including concrete, brick, granite, and gravel. Therefore the proposed stamped concrete would not appear out of place or detract from the historic character of the area. In addition, the proposed parking area will be screened by the approved privacy fence. Staff recommends that the applicant supply color selections for the stamped concrete pavers and material and color information for the replacement curbing.

It is the assessment of staff that, with the conditions noted above, the application is consistent with the Standards for New Construction outlined in Section 114-930.7(c) 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.