

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 26, 2014 Meeting**

4. **CAR No. 14-080** (R. Schmitz)

**405 N. Allen Ave  
Monument Avenue Old and Historic District**

**Project Description:**

**Replace cracked concrete  
with brick-edged concrete pavers**

**Staff Contact:**

**W. Palmquist**

The applicant requests approval for the replacement of their existing concrete stoop and planting beds at the front of this property in the Monument Avenue Old and Historic District. The proposed new stoop would be outlined in brick, inset with concrete pavers. The proposed new planter beds would be outlined in brick. Both the existing concrete stoop and concrete planter beds are cracked and are in need of repair or replacement. Wood steps lead from the stoop to the front porch and are not proposed to be altered.

**Staff recommends approval of the project.** While the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* does not explicitly address stoop and patio 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). The applicant proposes the use of materials which are found throughout the district as well as at neighboring properties. The applicant has also provided examples of existing stoops and planting beds, found within the district, which are similar in design to what is being proposed.

It is the assessment of staff that the application is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(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.