

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 26, 2016, Meeting**

1. **CAR No. 16-064** (A. Grier)

**3317 Monument Avenue
Monument Avenue Old and Historic District**

Project Description:

**Installation of a new patio and
walkway at the rear of the property.**

Staff Contact:

M. Pitts

The applicant requests approval to construct a patio and walkway from the rear stairs of a home in the Monument Avenue Old and Historic District to the parking area adjacent to the alley. The applicant is proposing to construct an approximately 11' by 20' patio at the bottom of the existing porch steps and a four foot wide walkway from the patio to the rear parking area. The patio and walkway will be constructed of travertine pavers in the color Noce which is a tan color. The proposed patio and walkway are visible from the adjacent alley as the rear yard is enclosed with a short picket fence which provides visibility into the yard.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note simple paving styles are most appropriate in the Old and Historic District and that the use of more than two paving materials within an area is discouraged (pg. 72, #7). Currently, the predominant material used for hardscaping on the property is brick which is used for the front stairs, landing, and knee wall and the rear stairs. The applicant is proposing to introduce only one additional paving material which will complement the existing brick. For this reason staff recommends approval of the proposed project as submitted.

It is the assessment of staff that the application is consistent with the Standards for Site Improvements outlined in Sections 30-930.7(e) 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.