



## Commission of Architectural Review

#4 COA-170378-2025	Final Review	Meeting Date: 8/26/2025
Applicant/Petitioner	Lory Markham	
Project Description	Extend COA-039284-2018 to "Install four-foot high brick screening wall, new twenty-foot light poles, and add twenty two parking spaces"	
Project Location		
Address: 1600 Monument Avenue		
Historic District: Monument Avenue		
High-Level Details:  The applicant requests approval to landscape and pave a parking lot on an open area located adjacent to the Stuart Court Apartments in the Monument Avenue Old and Historic District. The project area is currently grass and dirt, with a small area of pervious pavers. The proposal will require a Special Use Permit which has not yet been obtained.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	This application was reviewed and approved with conditions by the Commission at the January 2018 meeting.	
Staff Recommendations	<ul style="list-style-type: none"> <li>The design of the wall be altered to include piers or other elements to create vertical breaks in the wall. Staff also has concerns that the wall may not properly shed water as designed and recommends that a sloped brick cap be installed on the wall to create visual interest and protect the wall from water infiltration. A brick sample should be submitted to staff for administrative review and approval.</li> <li>The lighting plan be revised to utilize smaller fixtures more in scale with the district. The revised plan should be submitted to staff for administrative review.</li> </ul>	

## Staff Analysis

Guideline Reference	Reference Text	Analysis
	<p><i>1. Parking lots should be broken up as much as possible with interior landscaped islands and should be well screened from the public right-of-way and adjacent properties. Appropriate screening may include landscaping, walls, fences or berms. If a vegetative screen is chosen, the type(s) and numbers of shrubs and trees used should ensure a high density screen between parking lot and street. The standards established under "Fencing and Walls" on page 49 of the Guidelines should be adhered to if fencing is preferred.</i></p> <p><i>2. Commercial parking should be confined to the sides and rears of buildings.</i></p> <p><i>3. Parking lot lighting should be kept to a minimum, keeping spill-over to a minimum and using the lowest wattage possible, especially in residential areas.</i></p> <p><i>4. Parking between two adjacent buildings should be accommodated whenever possible.</i></p> <p><i>5. Mature trees contribute to the character of Old and Historic Districts, provide visual interest, reduce the negative impacts of parking areas and ease the effects of temperature and wind conditions. Every effort should be made to preserve and maintain them.</i></p>	<p>The applicant proposes to install paving with a brick screening wall and landscaping at the front of the new parking lot. The wall will be constructed atop the existing berm, set back 15 feet from the sidewalk. The area between the sidewalk and the wall will be landscaped with grass and new bushes. The asphalt parking lot will have 22 spaces and will be lit with three light poles. An existing 60-foot evergreen tree in the rear will be retained.</p> <p>The proposed parking lot generally meets the standards for parking lots outlined on page 77 of the Richmond Old and Historic Districts Handbook and Design Review Guidelines. The Guidelines note that parking lots should be designed and screened in a way that minimizes the impact of the lot on surrounding buildings. The Guidelines state that fences, walls, and/or vegetation may be used to screen parking lots. In addition, the applicant is proposing parking between two adjacent buildings and is retaining a mature tree.</p> <p>The Guidelines note that street-front fences or walls should be compatible with walls and fences found on the block face or block face opposite. <u>Staff recommends the design of the wall be altered to include piers or other elements to create vertical breaks in the wall. Staff also has concerns that the wall may not properly shed water as designed and recommends that a sloped brick cap be installed on the wall to create visual interest and protect the wall from water infiltration. A brick sample should be submitted to staff for administrative review and approval.</u></p> <p>The Guidelines also note that parking lot lighting should be kept to a minimum, especially in residential areas. Though staff is supportive of the contemporary design of the proposed lighting, it is large in scale and highly visible from Monument Avenue. Staff also has concerns with the impact the lights will have on the adjacent residential structures. <u>Staff recommends the lighting plan be revised to utilize smaller fixtures more in scale with the district. The revised plan should be submitted to staff for administrative review.</u></p>

*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.*

# Figures

*Figure 1. View looking south at existing lot from alley.*



*Figure 2. View from alley looking east toward Lombardy Street.*



*Figure 3. View from Monument Avenue looking north at existing site.*



*Figure 4. View looking north from Monument Avenue at existing site.*

