



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

10.COA-150675-2024	Final Review	Meeting Date: 7/23/2024
Applicant/Petitioner	Blondine Dieujuste	
Project Description	Install front yard hardscaping and a ramp.	
Project Location		
Address: 2810 E. Leigh Street		
Historic District: Church Hill North		
High-Level Details: The applicant requests approval to install hardscaping in the front yard of a Colonial Revival Style American Four-Square ca. 1920. The hardscaping will include: a concrete pad and fenced trash receptacle enclosure; a concrete sidewalk, and a concrete ramp.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge; alex.dandridge@rva.gov ; (804) 646-6569	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> Final fencing used for screening the trashcans be submitted to staff for administrative review and approval. Final railing design, material, and color for the ramp be submitted to staff for administrative review and approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Site Improvements; Sidewalks & Curbs; pg. 76	<p>4. Brick or granite pavers are the most appropriate choice in most Old and Historic Districts.</p> <p>5. Existing granite curbing should be retained whenever possible.</p>	<p>2810 E. Leigh Street features a large side yard when compared to other dwellings in the district. The hardscaping will be installed in this location, to the side of the primary building.</p> <p>The site is elevated and features a concrete curb between the front yard and the public sidewalk, as well as a concrete sidewalk and steps leading up to the front porch.</p>

	<p>6. Sidewalk design should allow for the installation of appropriate urban landscaping.</p> <p>7. 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 various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged</p>	<p>The applicant proposes the addition of a new concrete pad that will be setback approximately 12' from the public right-of-way and a concrete ramp that will connect the new concrete pad to the sidewalk. The applicant also proposes to install a new concrete sidewalk off the existing sidewalk that will connect to the new concrete pad.</p> <p>The sidewalk will be 2'10" wide, the concrete pad will be 13' wide and 4 ½ 'deep, and the new concrete ram will be 12' 7 1/2" long and 3' wide.</p> <p>The applicant has stated that these site improvements are necessary to safely place trash receptacles close to the city sidewalk for trash collection. This parcel doesn't have alley access; therefore, trash is collected on E. Leigh Street. The steep grade of the lot makes it difficult to move the large cans.</p>
<p>Building and Site Accessibility; Ramps; pg. 79</p>	<p>Permanent ramps should be designed in such a way as to complement the existing architectural elements of a structure.</p> <p>8. Ramps should be located to minimize the potential loss to historic features such as porch railings, steps and windows and should preserve the overall historic setting and character of the property. Every effort should be made to design the ramp using similar material and design elements that are compatible with the structure...</p>	<p>The existing building is clad in stucco. There is an existing concrete sidewalk and curb on-site. Staff finds that concrete is an appropriate material for the new hardscaping.</p> <p>Staff finds that the location of the ramp and the hardscaping is located adjacent to a secondary elevation and does not obscure any feature of the building that is crucial to defining its character.</p> <p><u>Staff recommends that final fencing used for screening the trashcans be submitted to staff for administrative review and approval.</u></p> <p><u>Staff recommends that any final railing design, material, and color for the ramp be submitted to staff for administrative review and approval.</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. 2810 E. Leigh Street. Side yard - location of proposed hardscaping.

