

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 23, 2014 Meeting**

1. **CAR No. 14-102** (No House Left Behind LLC)

**2314 Venable Street
Union Hill Old & Historic District**

Project Description:

**Replace front concrete
walkway with stamped concrete**

Staff Contact:

W. Palmquist

The applicant requests permission to replace the front walkway leading from the sidewalk to this structure in the Union Hill Old & Historic District. The existing walkway is approximately 6' in length and 2' in width, constructed of two poured concrete panels. The new walkway will be stamped concrete with a textured, slightly-glossy dark-gray/slate finish and will be the same dimensions as the existing walkway.

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). This block of Venable Street has a variety of walkway, stoop, and step materials, including concrete, brick, granite, and wood. Therefore the proposed stamped concrete with a dark gray color would not appear out of place or detract from the historic character of the area.

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