

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 25, 2015 Meeting**

10. **CAR No. 15-101** (A. Holloway)

**2305 Venable Street  
Union Hill Old and Historic District**

**Project Description:**

**Install concrete pad and  
wood stoop at rear of house**

**Staff Contact:**

**K. Chen**

The applicant requests approval to install a concrete pad and wood stoop at the rear of a house in the Union Hill Old and Historic District. The primary structure on the property is an attached two-story, brick, Late-Victorian-style dwelling constructed ca. 1915.

The applicant is proposing to install a concrete pad approximately 14' deep by 15' wide. The pad will extend from the alley to the rear wall of the dwelling and be set approximately 3' in from the property line on each side. The pad will slope away from the dwelling and will have a crushed-stone apron at the alley. The wood stoop will be set on the concrete pad at the rear entrance. The stoop will be approximately 25" high with a 36" square landing and 2 steps with closed risers.

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**Staff recommends approval of the concrete pad and stoop with conditions.** Standards for Site Improvements are contained on page 73 of *The Richmond Old and Historic District Handbook and Design Review Guidelines*. The guidelines state that parking areas should be confined to the rear of a property and be well screened from public right-of-ways and adjacent properties. There is an existing privacy fence on the east property line but nothing to screen the concrete pad from the west. Staff recommends that a privacy fence be installed on the west property line. Staff also recommends that the rear stoop be painted or opaquely stained.

It is the assessment of staff that the application, with the acceptance of the above conditions to install a privacy fence on the west property line and painting the stoop, is consistent with the Standards for Rehabilitation outlined in Section 114-930.7(c) 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.