

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 23, 2015 Meeting**

2. **CAR No. 15-080** (H. Combs Dreiling) **2551 Monument Avenue  
Monument Avenue Old and Historic District**

**Project Description:** **Install new brick walkway**

**Staff Contact:** **M. Pitts**

The applicant requests approval to install a brick walkway connecting the sidewalk on Monument Avenue to a parking lot located in the Monument Avenue Old and Historic District. Currently, this area of the parking lot is used as an access point to Monument Avenue, and the applicant's goal is to provide a safe accessible walkway to Monument Avenue at this location. The construction of the walkway will require the removal of the existing concrete curb and a shrub. Additionally, the applicant proposes to remove an asphalt triangle in the parking lot to be replaced with brick in order to create an approximately 4 foot sloped opening to the sidewalk. The brick type for the project will be a Redland Cuswha Plant #237 Cambridge Wood Molded Paver to match the existing brickwork around the property. The applicant did not submit details of any proposed lighting for the walkway though the application indicates the possibility of installing discrete solar lighting in the future. The applicant states that any lighting will be mounted close to the ground and will be focused on the ground with no horizontal or vertical spillover.

**Staff recommends approval of the project, with a condition.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that brick or granite pavers are the most appropriate choice in most Old and Historic Districts for sidewalks and curbs (pg. 73, #4). The proposed walkway is consistent in material choice with this guideline and with the walkways in the District including an existing walkway within the parking lot. The Guidelines for parking lots state that parking lots should be screened from the public right of way with landscaping walls, fences or berms (pg. 73, #1); and that parking lot lighting should be kept to a minimum with limited spill-over. Though the applicant is proposing to remove one shrub from the existing vegetative screen around the parking lot, this removal minimal affects the screening and is necessary to create safe access to Monument Avenue. The applicant is proposing to possibly install minimal lighting focused on the walkway. Staff recommends that the details of the proposed lighting be submitted to the Commission staff for administrative review and approval.

It is the assessment of staff that the application, with the condition above, is consistent with the Standards for Site Improvements 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 pages cited above, adopted by

the Commission for review of Certificates of Appropriateness under the same section of the code.