COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
December 13, 2016, Meeting

2. **CAR No. 16-171** (J. George)   **2308 West Grace Street**
                                                                       West Grace Street Old and Historic District

Project Description: **Construction of a front patio and retaining wall.**

Staff Contact: **M. Pitts**

The applicant requests approval to construct a patio and a retaining wall at the front of a home in the West Grace Street Old and Historic District. The applicant proposes to construct the patio with gray stone pavers in a herringbone pattern on the raised front yard which is currently covered in vegetation. The applicant is proposing to construct a stone retaining wall with a cap in front of the proposed patio area. The existing concrete curbing at the sidewalk will remain.

Staff recommends approval of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* note simple paving styles are most appropriate in the Old and Historic District and that the use of more than two paving materials within an area is discouraged (pg. 72, #7). Currently, the predominant material used for hardscaping on the property is concrete though stone is used in the porch piers. The proposed material is appropriate as it is found in the subject home. Additionally, the proposed patio is similar in concept to the patio on the adjacent structure. The Guidelines note that new wall should be constructed using materials and design appropriate for the District (pg. 74), and staff finds the proposed stone retaining wall is a material and design found in the district as seen in the use of stone in the subject building. For this reason staff recommends approval of the proposed project as submitted.

It is the assessment of staff that the application is consistent with the Standards for Site Improvements outlined in Sections 30-930.7(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.