

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 28, 2017 Meeting**

13. **CAR No. 17-028**(P. & P. King)

**2712 Monument Avenue  
Monument Avenue Old and Historic District**

**Project Description:** **Replace brick front steps with granite.**

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

The applicant requests approval to replace the existing brick stairs and install a retaining wall in the front yard of a home in the Monument Avenue Old and Historic District. The applicant is proposing to demolish the brick front stairs and install reclaimed granite stairs at a consistent tread depth and riser height. The applicant is proposing to install a brick retaining wall with granite coping. The Commission has previously approved the removal of the brick wall which enclosed the front landing.

**Staff recommends approval of the project with conditions.** The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that entrances and porches should not be stripped of historic materials and details and that the primary entrance should not be altered to give an appearance that was not originally intended (pg. 67, #8, #11). The applicant has provided the original façade elevation which shows brick front entry steps. As brick was the original material for the front stairs, staff recommends that the applicant retain the brick stairs or install new brick stairs at the proposed consistent tread depth and riser height.

The *Guidelines* note that new walls should be constructed using materials and designs appropriate to the District (pg. 74, #4). Staff supports the proposed retaining wall as it is consistent in design and materials with the existing retaining wall and landing.

It is the assessment of staff that the application, with the noted conditions, is consistent with the Standards for Rehabilitation and Site Improvements in Sections 30-930.7(b) and (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.