

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
June 27, 2017, Meeting**

14. **COA-018251-2017** (R. Farmer) **2021 West Grace Street
West Grace Street Old and Historic District**

Project Description: **Replace concrete steps with brick.**

Staff Contact: **C. Jeffries**

The applicant requests approval to replace the front steps of a Colonial Revival single family home in the West Grace Street City Old and Historic District. The applicant proposes to replace the existing concrete steps with brick and the existing concrete walkway with new concrete.

Staff recommends approval of the project, with a condition. *The Richmond Old and Historic District Handbook and Design Review Guidelines* state a primary entrance should not be altered to give an appearance that was not originally intended (pg. 69, #11). Concrete is a common paving material found throughout the district, and the existing steps are likely original. Staff recommends that the concrete steps and sidewalls be repaired or replaced in-kind as the proposed changes to the steps would alter the intended appearance of the entrance.

It is the assessment of staff that the application, with the condition noted above, is consistent with the Standards for Rehabilitation outlined in Section 30-930.7(b) 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.