

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
April 25, 2017, Meeting**

2. **COA-014997-2017** (Piperbear Holdings, LLC) **2023 West Grace Street
West Grace Street Old and Historic District**

Project Description: **Reface front steps and add brick flanking walls.**

Staff Contact: **C. Jeffries**

The applicant requests approval to replace the front steps of a Colonial Revival single family building in the West Grace Street City Old and Historic District. The applicant proposes to rehabilitate the front porch steps by completing the following work:

- Repair existing deteriorated brick and mortar
- Add limestone or bluestone treads
- Add stucco to the brick risers
- Add brick flanking walls with stone caps

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). Though the existing steps may not be original, brick is a common paving material found in the district, with several examples found within the district. However, staff was unable to locate examples of stone treads and stucco risers within the vicinity of the property. Staff recommends that the brick steps 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.