



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

1. COA-150784-2022	Final Review	Meeting Date: 7/23/2024
Applicant/Petitioner	Joe Gross	
Project Description	Replace brick stairs with concrete and construct a concrete curb.	
Project Location		
Address: 2235 West Grace Street		
Historic District: West Grace Street		
<p>High-Level Details:</p> <p>Applicant proposes to replace existing concrete / brick stairs on front façade leading to front entrance way. Currently, the top two stairs are brick with the rest being concrete. These will be replaced by a new, entirely concrete staircase.</p> <p>In addition, the applicant is proposing to add a new concrete retaining wall to the front of the property, directly following along the sidewalk.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov, (804) 617 2496	
Previous Reviews	None.	
Conditions for Approval	<ul style="list-style-type: none"> The new concrete retaining wall match the width and height of the curb at 2237 West Grace Street. The selected paving materials be simple and no more than two such materials be used in construction. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Site Improvements, p. 77, #11	<i>In instances where physical or documentary evidence does not exist, the proposed front yard landscaped area should be compatible in design, materials, and location, and should look to precedent</i>	<p>The applicant proposes to replace all of the existing front staircase. The new stairs will be entirely concrete.</p> <p>Additionally, the applicant proposes a concrete retaining wall to be placed along the width of</p>

	<i>on the block face or the block face opposite,</i>	the front of the property line. Staff recommends approval with the condition that <u>the new concrete retaining wall match the width and height of the curb at 2237 West Grace Street.</u>
Standards for Site Improvement, p. 76, #7	<i>Sidewalks and curbs should be built of common building materials found throughout the District</i>	Applicant's proposed stairs and retaining wall are compatible with the general character of the historic district. There are multiple instances throughout the 2200 block of West Grace Street where similar staircases and retaining walls are documented. Staff recommends approval with the condition that <u>the selected paving materials be simple and no more than two such materials be used in construction.</u>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) 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.

Figures

Figure 1: Front façade of 2235 West Grace Street (left) and 2237 West Grace Street (right).

