

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

3. **CAR No. 16-172** (R. Barratta & J. Rautio) **2302 East Grace Street  
St. John's Church Old and Historic District**

**Project Description:** **Rebuild the porch on the existing  
outbuilding to re-orient the stairs.**

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

The applicant requests approval to rehabilitate an existing outbuilding in the St. John's Church Old and Historic District to include the reconstruction of the side entry porch. At the rear of the property, there is a two story original brick dependency. On the east side of the structure, there was a landing and stairs which descended to the south towards the primary structure. This landing and stairs have recently been demolished. The applicant is proposing to rebuild the landing and re-orient the stairs to descend to the north towards the rear alley. The proposed structure will be constructed of salt treated decking boards and have Richmond railing. The applicant has applied for Historic Rehabilitation Tax Credits with the Department of Historic Resources.

**Staff recommends approval of the project with conditions.** *The Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that when rebuilding a railing or porch to look for documentary evidence of the appearance of the structure in order to match the original as much as possible (pg. 67, #5, #7). Though the porch stairs have most recently descended to the south, the applicant has presented evidence in the form of scaring of the structure of the stairs descending to the north. For this reason, staff supports re-orienting the stairs to the north to restore the earlier configuration. As the guidelines note that railing in the style of Richmond rail is appropriate staff supports the proposed rail design. Staff recommends the proposed structure be painted or opaquely stained a color to be reviewed and administratively approved by staff.

The Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Sections 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.