## COMMISSION OF ARCHITECTURAL REVIEW STAFF REPORT October 28, 2014 Meeting

**5. CAR No. 14-117** (P. Anderson)

2115 M Street Union Hill Old and Historic District

Project Description: Install dry-laid brick entrance porch and step

Staff Contact: W. Palmquist

The applicant requests approval to replace the existing, deteriorating front concrete steps and stoop with brick, as well as extending the stoop under the existing balcony to create a small patio. Salvaged bricks will be used for the construction of the steps, stoop, and patio. The patio will be laid in a herringbone pattern with a  $\frac{1}{4}$ " joint between each brick, which will be swept over with sand to keep the bricks in place. The steps will be constructed by pouring a concrete base, adding a layer of sand, and leveling the bricks in place.

Staff recommends approval of the project. While the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* does not explicitly address stoop and patio materials, it does provide guidance on similar building elements such as fences, walls, and gates, noting that, "Fence, wall, or gate materials should relate to building materials commonly found in the neighborhood" (pg. 49 #2). Brick is a very common and compatible building material found throughout the district and along this block.

It is the assessment of staff that the application is consistent with the Standards for Site Improvements outlined in Section 114-930.7(e) 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.