



Commission of Architectural Review

5. COA-165915-2025	Final Review	Meeting Date: 5/27/2025
Applicant/Petitioner	Bryan Smith	
Project Description	Install a concrete patio on the side of a building and expand window opening to create entrance.	
Project Location		
Address: 1333 East Cary Street		
Historic District: Shockoe Slip		
High-Level Details: The subject building is a three-story commercial building circa 1917. The applicant proposes to alter an existing window on the building's east elevation to accommodate a new door. The new door will serve as access to a proposed concrete patio, which will be located between the side of the building and 14 th Street. Existing curbs and fences will be retained.		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, alex.dandridge@rva.gov , (804) 646-6569	
Previous Reviews	None.	
Staff Recommendations	<ul style="list-style-type: none"> Work be done in a way that disturbs as little historic material as possible, and historic features of the building be protected and preserved during construction. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Windows, Window Replacement and/or Reconstruction, pg. 69.	<i>8. The number, location, size or glazing pattern of windows should not be changed by cutting new openings, blocking out windows or by installing replacement sash that do not fit the original window. Changes to existing windows or the addition of new windows along a secondary elevation</i>	There are two small windows on first story of the east elevation facing North 14 th Street. These windows appear to be steel, mid-century windows with concrete sills. Given that these windows are on an elevation with no other windows, and they are an atypical style and size when compared to the other windows on the building, staff believes that these windows/openings may not be original to the building.

	<p><i>will be considered by the Commission on a case-by-case basis.</i></p>	<p>A 1995 & 1998 image demonstrate that the windows on the east elevation have been changed; however, their size has not been altered.</p> <p>The applicant proposes to lower the sill of the left window and drop it to grade to install a new door that will provide access to the proposed patio. The new door will fit within the width of the existing opening.</p> <p>The new door, transom, and sidelight will be aluminum with a black finish. These are modern materials that will differentiate this as a newer alteration to the building. A new concrete landing, step, and handrails on either side of the new entrance will be installed. Staff finds that these are simple elements that will not detract from the overall historic character of the building and how the development of the site is understood.</p>
<p>Sidewalks and Curbs, pg. 76</p>	<p><i>4. Brick or granite pavers are the most appropriate choice in most Old and Historic Districts.</i></p> <p><i>5. Existing granite curbing should be retained whenever possible.</i></p> <p><i>6. Sidewalk design should allow for the installation of appropriate urban landscaping.</i></p> <p><i>7. Sidewalks and curbs should be built of common building materials found throughout the District. Generally, simple paving designs are more compatible with the diverse building styles and better unify the various elements found on streets throughout Old and Historic Districts. The use of more than two paving materials within an area is discouraged.</i></p>	<p>A variety of paving material exist in the immediate area including cobblestone, brick, granite, and concrete.</p> <p>The applicant is proposing to install a non-dyed, concrete patio adjacent to the secondary elevation of the building that will face the corner of E. Cary Street and N. 14th Street. While the guidelines suggest that brick and granite are the most appropriate paving materials, Staff finds that concrete is also an appropriate paving material given its simplicity in design and presence throughout the district.</p>

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. 1995 Image of subject site.



Figure 2. 1925 Sanborn map of site.

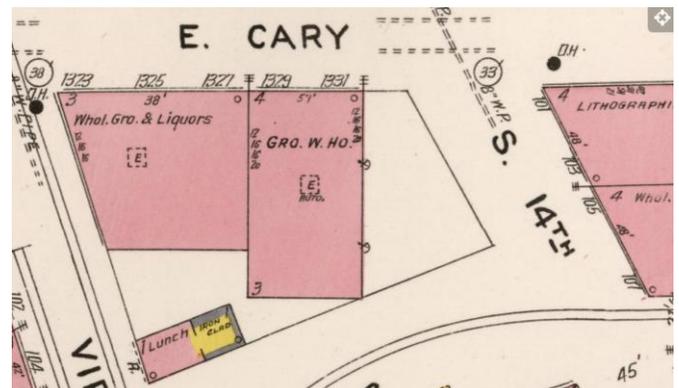


Figure #3 1998 image showing subject windows boarded up.

