

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 22, 2014 Meeting**

7. **CAR No. 14-73** (CFC of Charleston)

**1327 E. Cary Street  
Shockoe Slip Old & Historic District**

**Project Description:**

**Expand covered portion of rear patio**

**Staff Contact:**

**C. Easterling**

The applicant requests permission to expand the covered portion of a rear patio at a property located in the Shockoe Slip Old and Historic District. The new, galvanized metal roof will match the appearance of the existing patio roof, but will be slightly lower than the current roof to denote that the expansion occurred at a later date. The new treated wood columns and roll-down curtain will match those of the existing structure. The expanded area will not include railings, and the existing patio railings will remain in place. The wood wall on the east side of the patio will be expanded in a comparable manner to block the view of the adjacent service yard.

**Staff recommends approval of the project as proposed.** The proposed dining terrace generally appears to meet the Standards for New Construction and the standards for site improvements outlined on pages 44, 45, and 66 in the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. The *Guidelines* emphasizes the importance of having site features that are highly visible from the public right-of-way remain compatible with the historic character of the district. The proposed design responds to the form and replicates the materials of the existing covered patio space in a manner that is sensitive to the historic character of the main building. The placement of the new roof just below the existing roof will serve to delineate the work as newer construction. The existing wood wall on the east side of the patio is unobtrusive, and the slight extension of this wall should not alter the character of the existing space.

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