



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

2. COA-116136-2022	Final Review	Meeting Date: 8/23/2022
Applicant/Petitioner	Suzanne Ross, Highwoods Properties	
Project Description	Replace existing brick patio with stamped concrete pavers.	
Project Location		
Address: 106 Shockoe Slip		
Historic District: Shockoe Slip		
High-Level Details: <ul style="list-style-type: none"> The applicant is proposing to replace the brick pavers on a raised patio (constructed in 1996) with stamped concrete pavers that resemble brick. The pavers will be installed using a pedestal system. The stamp concrete pavers are only proposed on the raised patio located to the east of Shockoe Slip, as indicated on the map to the right. This request is being made to allow access to piping below when maintenance is needed. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@rva.gov , (804) 646-3709	
Previous Reviews	None.	
Conditions for Approval	Staff recommends approval of this request with the following condition: <ul style="list-style-type: none"> Replacement of the existing brick pavers with stamped concrete be restricted to only the raised patio located to the east of Shockoe Slip. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Site Improvements , Sidewalks & Curbs, pg. 76	<p>4. <i>Brick or granite pavers are the most appropriate choice in most Old and Historic Districts</i></p> <p>7. <i>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>The applicant is requesting to replace the existing brick pavers used on an elevated plaza that was constructed in 1996. The parking garage below the plaza has experienced several leaks over the years. Each time there is a leak, the bricks must be removed and replaced to perform the necessary maintenance.</p> <p>The applicant is requesting to replace the existing brick pavers with concrete pavers, colored and stamped to look like brick (see Figure 2). The applicant also proposes to install waterproofing to minimize any future leaks. The concrete pavers will be installed on a pedestal system above the waterproofing (see Figure 3).</p> <p>Concrete pavers are not typically an appropriate choice in a City Old and Historic District. However, staff is supportive of this request because the concrete pavers will only be used on the elevated portion of the plaza, which is minimally visible at the pedestrian level (see Figure 1).</p> <p>To minimize the visual impact, <u>staff recommends that concrete pavers only be used on the raised patio located to the east of Shockoe Slip</u>. Sidewalks outside of the elevated plaza and any other elevated plazas on the property are to remain brick.</p>

Figures



Figure 1. Existing Conditions.



Figure 2. Example of proposed concrete paver.

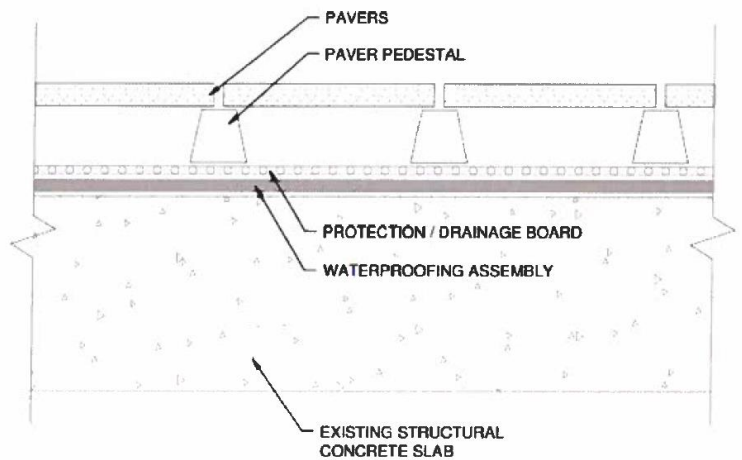


Figure 3. Detail of pedestal system.