

6. COA-065126-2019

PUBLIC HEARING DATE

December 17, 2019

PROPERTY ADDRESS

2617 East Grace Street

DISTRICT

St. John's Church

APPLICANT

K. Faison



STAFF CONTACT

C. Jeffries

Commission of
Architectural Review

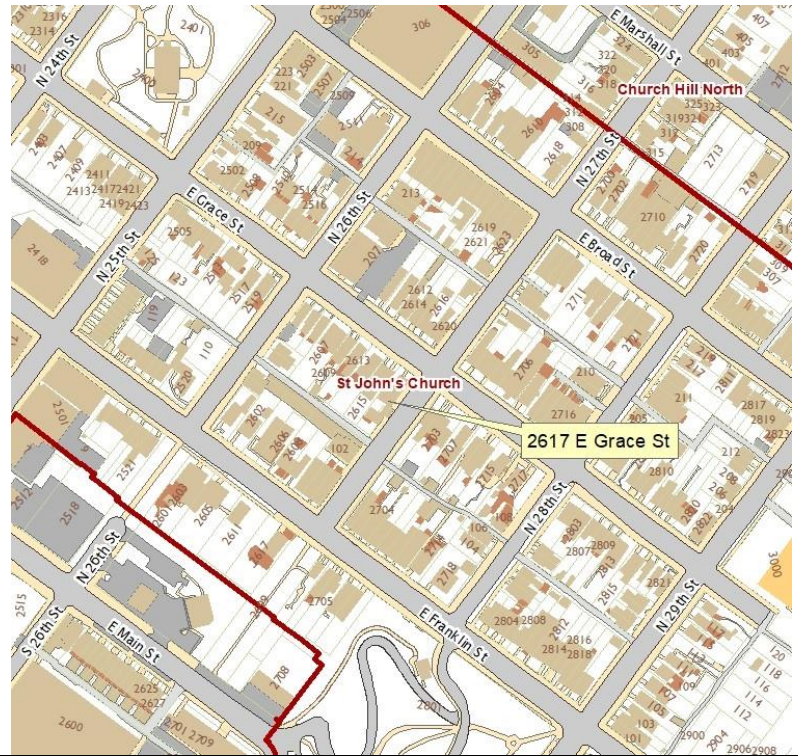
STAFF REPORT

PROJECT DESCRIPTION

Install shutters, paint exterior doors and shutters Hague Blue.

PROJECT DETAILS

- The applicant requests approval to install wood shutters, painted Hague Blue, on several windows on a 2-story brick Italianate residence in the St. John's Church City Old and Historic District.
- The applicant is also proposing to paint the building's exterior doors the same Hague Blue.
- The work has already been completed by the applicant.
- The rehabilitation of the residence, including the shutter installation, has received Part II Historic Rehabilitation Tax Credit approval. The Part II Historic Rehabilitation Tax Credit approval does not address paint colors.



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

The Commission approved the rehabilitation of the building in February, 2019.

STAFF RECOMMENDATIONS AND CONDITIONS

- Staff recommends approval of the installation of shutters.
- Staff recommends denial of the proposed shutter and door color and recommends the applicant submit a color that is consistent with the Commission's paint palette for administrative approval.

STAFF ANALYSIS

Building Elements, Shutters, pg. 70 #21	<i>Wood shutters must be functional (mounted on hinges) and not nailed or fixed to the wall surface.</i>	The applicant is proposing to install operable wood shutters sized to fit the window openings. Photo documentation of the building indicate that several, if not all, of the building's windows possessed shutter hinges. As the proposed
Building	<i>Shutters should only be used on windows</i>	

Elements, Shutters, pg. 70 #23	<i>that show evidence of their use in the past. Replacement shutters should match the existing ones, or be compatible with the style of the structure, and be sized to fit the window.</i>	shutters meet the Commission's Guidelines and are a reconstruction of a missing feature, <u>staff recommends approval of the installation of shutters.</u> Staff notes that the rear windows also possess(ed) shutter hinges. If the applicant wishes to install shutters on these windows in the future staff recommends the applicant work with staff to receive administrative approval for any additional shutters.
Paint, pg. 62	<i>Colors not found on the palette must be reviewed by staff on a case-by-case basis. If staff members consider a property owner's preferred colors to be inappropriate, they will forward the proposal to the CAR for full review, noting that administrative approval was not granted.</i>	The applicant is proposing to paint the new shutters and the exterior doors Hague Blue, by Farrow & Ball. The Guidelines state that blacks and greens are appropriate colors for shutters and blacks, browns, greens, reds, yellows, and neutrals are appropriate for doors. Blue is not listed as an appropriate color for shutters or doors. Further research indicates that greens and other dark earth-tones were common paint colors for the architectural style and period of construction, however blue was not a paint color used for these elements at the time. As the proposed color is a dark blue, <u>staff recommends denial of the proposed color and recommends the applicant submit a color that is consistent with the Commission's paint palette for administrative approval.</u>
Paint, pg. 65	<i>Colors appropriate for all buildings Shutters: blacks, greens Doors: blacks, browns, greens, reds, yellows, neutrals</i>	

It is the assessment of staff that, with the conditions above, the application is partially 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. Front windows, November 2017, showing shutter hinges.



Figure 2. Farrow & Ball, Hague Blue