

**COMMISSION OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 22, 2016, Meeting**

3. **CAR No. 16-033** (C. White)

**800 North 25<sup>th</sup> Street  
Union Hill Old and Historic District**

**Project Description:** **Rehabilitation of a home to include painting the structure and altering the slope of the existing addition's roof.**

**Staff Contact:** **M. Pitts**

The applicant requests approval to rehabilitate single family home in the Union Hill Old and Historic District. The building is a two story, three bay gable-roofed frame house. The Greek Revival style home was constructed in 1857. The applicant is pursuing rehabilitation tax credits for this project.

The applicant is proposing to modify the slope of the roof of the rear addition. Currently, the roof of the rear addition slopes towards the center of the house. The applicant is proposing to slope the roof towards the rear of the home. In addition to the proposed change in the roof slope, the applicant is proposing to change the paint scheme for the structure. The applicant is proposing to paint the siding Bungalow Blue, the door Studio Blue Green, the trim white, the porch ceiling Frostwork, the porch floor Naval, and the foundation and window trim Tricorn Black.

**Staff recommends approval of the project with conditions.** *The Richmond Old and Historic Districts Handbook and Design Review Guidelines* note that the roof structure is arguably the most important building component as it protects the rest of the structure (pg. 62). Unfortunately, the current slope of the addition's roof is towards the center of the house, and because of this, water has caused damage to the structure. The propose change to the roof of the addition will be minimally noticeable from the public right of way due to the shallow pitch and the presence of a parapet wall along Cedar Street. The Commission's approval should be conditioned upon the work being performed in conformance with the Part II Tax Credit application approval and conditions. In addition, the applicant should submit any additional conditions subsequently imposed by DHR or the National Park Service to CAR staff for administrative review and approval.

The *Guidelines* note that for Greek Revival style structures, recommended wall colors are white and pale natural colors such as stone, gold, yellow, tan and grey with white, tan, dark greens and grays for the trimwork (pg. 58). Based on these recommendations, staff recommends the applicant proposed a paint scheme for the siding and trim of the structure in colors appropriate for a Greek Revival style structure to be reviewed and administratively approved by staff. The Guidelines note that for previously painted brick that the colors of natural brick are strongly

encouraged (pg. 59). For this reason, staff recommends the brick piers and foundation be painted a natural brick color not the proposed black color.

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation outlined in Sections 30-930.7(b) 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.