

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
January 26, 2016 Meeting**

9. **CAR No. 16-007** (W. Bulifant) **2705 East Clay Street
Church Hill North Old and Historic District**

Project Description: **Paint an existing single family home
and install vinyl siding in the rear**

Staff Contact: **M. Pitts**

The applicant requests approval to paint an existing vernacular Italianate dwelling and apply vinyl siding to the addition at the rear of this home in the Church Hill North Old and Historic District. This application is a result of enforcement activity as the property was cited for painting, construction of a rear addition and other exterior work without review and approval by the Commission of Architecture Review.

The body of the structure has been painted green with the trim, porch columns, lattice, and cornice brackets painted a lighter bright green. The front door has been painted purple with the panels painted a lighter purple. Four of the front façade window sashes have been painted a dark black color.

The applicant has stated that the rear addition was in place when he recently purchased the property, and the work he is currently performing was to add vertical vinyl siding the structure. After researching the site, staff has determined the second story addition was constructed at some point after April of 2009 based on photographs of the rear of the property taken from 27th Street. This indicates that the addition was constructed after the establishment of the Church Hill North Old and Historic District. Additionally, there are no permits on file for this second story rear addition.

Staff recommends partial approval of the project with conditions.

Painting

The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that the walls and trimwork of Italianate structures should be painted greens, rusts, reds, and browns in deep rich tones (pg. 58). Though the exact color of the body of the structure is not found on the Commission's paint palette, it is similar to the greens on the palette and is appropriate for an Italianate structure; therefore, staff recommends approval of this paint color for the body of the structure. The Guidelines also note that fluorescent and obtrusive colors should not be used and that individual details in the cornices and columns should not be emphasized with additional color (pg. 59). The proposed bright green that has been used for the trim work and other elements is not a color included on the Commission's paint palette and is not appropriate for the historic structure; therefore, staff recommends denial of the use of this color. Additionally,

staff recommends denial of the use of paint on the individual cornice details. Staff recommends that applicant consider painting the trim, porch columns, and lattice white to match the existing cornice or another more appropriate color to be reviewed and administratively approved by staff. Staff recommends that all windows sashes should be painted the same color. The Guidelines state that the number and variety of colors should be limited, and traditional paint schemes do not use more than two or three colors. For this reason staff recommends the applicant paint the front door one color not two to limit the total number of colors used on the structure.

Siding

The Guidelines state that vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts (pg. 45). As the addition which the applicant is proposing to clad in vinyl siding is partially visible from 27th Street, staff recommends denial of this portion of the proposed work.

The applicant applied only for the installation of siding on the rear addition as he informed staff that the addition was not new construction. Staff has determined that the addition was constructed after the establishment of the historic district and was not permitted or approved by the Commission. Staff recommends the applicant apply for approval for the addition in order to abate the violation at the property.

It is the assessment of staff that the application is partially consistent with the Standards for Rehabilitation in Section 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 pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.