

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
March 27, 2018, Meeting**

4. **COA-031705-2018** (Stonewall Construction)

**2404 East Clay Street
Union Hill Old and Historic District**

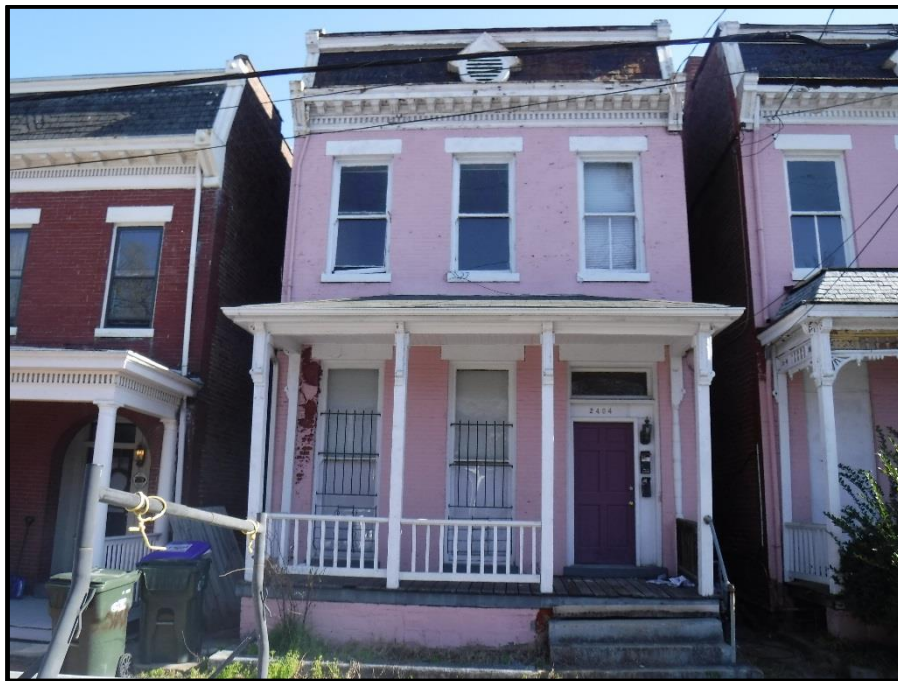
Project Description:

Rehabilitate front porch, replace front door, and paint the structure.

Staff Contact:

M. Pitts

Description of Existing Structure: The existing structure is freestanding, 2-story, 3-bay, brick Colonial Revival dwelling. The structure is identical in design to the double house at 2406-2408 East Clay Street. The structure has a full façade front porch that has been altered over time to include modifications to the roof form, the removal of sawn brackets and spindle work frieze, and the replacement of the railing. The brick structure has also been painted pink, and the front door has been replaced.



2404 East Clay Street (March 2018)

Proposal: The applicant proposes to rehabilitate the front porch by rebuilding the front porch roof to match that of the porch roof at 2406-2408 East Clay Street which are mansard roofs. The propose roof will have a flat lock copper top, and the sloped portions of the roof will be clad in slate. The applicant proposes to install wooden Richmond rail and wooden tongue and groove decking boards. The applicant proposes to replace the existing door, sidelite, and panel above

with a pair of doors to fit the existing opening below the transom. The applicant is proposing to paint the structure as follows:

- Brick Façade – Naval (SW6244) (navy blue)
- Trim – Extra White (SW7006)
- Front Door – Wythe Blue (Benjamin Moore HC-143) (light blue)
- Top Porch Hand Rail and Window Sashes – Tricorn Black (SW6258)
- Porch Decking – Urbane Bronze (SW7048) (dark grey)
- Cornice and Upper Pilasters – Parisian Patina (SW9041) (light green)
- Pressed Metal Upper Mansard – Faded Flaxflower (SW9146) (light blue)

Staff recommends partial approval of the project with conditions.

Porch: *The Richmond Old and Historic District Handbook and Design Review Guidelines* state available documentation including pictorial, historical or physical documentation should be used when reconstructing missing elements (pg. 59, #7). The proposed replacement roof matches the identical adjacent structure and is based on photographic evidence of the historic roof form. Staff supports the proposed design and materials for the new roof and encourages the applicant to consider restoring the spindle work frieze and sawn brackets as a part of this rehabilitation. Staff supports the replacement of the modern wood decking boards with wood tongue and groove decking boards as are found on historic properties in the district. The applicant has provided photographs of the historic spindle work balustrade on the adjacent property, and the adjacent property still possesses one surviving section of historic balustrade. Staff recommends a balustrade to match that of the historic balustrade at the adjacent identical property be installed on the porch rather than the proposed Richmond rail.



Surviving Railing at 2406-2408 E. Clay Street (March 2018)

Front Door: Though staff has not located clear photographic evidence of the original front doors, staff supports the replacement of the modern front door, side lite, and panel with wooden double doors that will fit the existing opening as this composition is characteristic of historic structures in the district.

Painting: Staff has concerns that the proposed paint scheme is not consistent with the Commission's *Guidelines* for paint (pgs. 62-65). The *Guidelines* note that the colors of natural brick to include reds, browns, and yellow-clay colors are appropriate for previously painted masonry structure and discourage painting previously painted masonry structures blue (pgs. 63 & 65). The *Guidelines* also note that metal roofs should be painted blacks, greens, and reds, not the proposed light blue. In addition to concerns about the colors chosen for specific elements, staff has concerns about the number of colors to be used on the structure. The *Guidelines* note that the number of colors used on a structure should be limited to two to three colors (pg. 63, #4). For these reasons, staff recommends denial of the proposed paint scheme and recommends the applicant submit a revised paint scheme to staff consistent with the Guidelines for administrative review and approval.

It is the assessment of staff that, with these conditions, the application is partially consistent with the Standards for Rehabilitation outlined 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.