



Commission of Architectural Review

7. COA-176756-2025	Final Review	Meeting Date: 12/16/2025
Applicant/Petitioner	Morgan Daniel	
Project Description	Paint front and rear brick façade of original building, and paint siding of new addition	
Project Location		
Address: 3104 East Broad Street		
Historic District: St. John's Church		
<p>High-Level Details:</p> <p>The applicant proposes to paint the exterior of an extant masonry, Queen Anne Style dwelling circa 1897.</p> <p>Specifically, the applicant proposes to paint the façade and the new rear addition. The rear addition is clad in horizontal, fiber cement siding, and the façade is previously painted masonry, with the exception of the stone sills and lintels.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	At the July 2025 meeting, the commission approved the exterior rehabilitation of this building, including the construction of a rear addition, reconstruction of a demolished brick wall, and the reconstruction of the front porch.	
Staff Recommendations	<p>Staff recommends denial of:</p> <ul style="list-style-type: none"> the use of SW 2850 Chelsea Gray on the facade, and recommends that the applicant submit a red color for the façade of 3104 East Broad Street for staff review and approval. <p>Staff recommends approval of:</p> <ul style="list-style-type: none"> The un-painted stone lintels on the façade of the 3104 East Broad Street be cleaned, preserved, and remain unpainted. 	

	<ul style="list-style-type: none"> • The painting the exterior of the new addition SW 2850 Chelsea Gray. • The trim on the addition be painted a color that compliments SW 2850 Chelsea Gray.
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Staff Analysis

Guideline Reference	Reference Text	Analysis
<p>Commission of Architectural Review, Paint Guidelines</p>	<p>8. Exterior color selections must complement or be consistent with existing color schemes found in the district.</p> <p>Color schemes that differ from what is typically seen in a district may be approved for new infill construction as a means to differentiate it.</p>	<p>The applicant proposes to paint the exterior of the building’s façade and rear addition in SW 2850 – Chelsea Grey.</p> <p>The façade is currently painted a reddish-pink color, and the addition is un-painted fiber cement siding.</p> <p>3104 East Broad is the end building of identical buildings that make up the majority of the north side of the 3100 Block of East Broad Street.</p> <p>All of these buildings are painted a shade of red. Furthermore, there is a grouping of budlings on the south side of the 3100 Block of East Broad Street that are also all painted a shade of red.</p> <p>There are some exceptions to red on the block. There are two frame budlings on the south side, and a frame and a frame building and a masonry building on the north side that are not painted red.</p> <p>The guidelines state that new exterior paint colors should reflect existing color schemes on the block. Staff finds that the predominant exterior color for masonry buildings on the subject block is red. This uniform color emphasizes the continuity in th architectural style of the block.</p> <p><u>Staff recommends denial of the use of SW 2850 Chelsea Gray, and recommends that the applicant submit a red color for the façade of 3104 East Broad Street for staff review and approval.</u></p> <p><u>Staff recommends that the un-painted stone lintels on the façade of the 3104 East Broad Street be cleaned, preserved, and remain unpainted.</u></p> <p>The paint guidelines state the new construction, such as additions and infill, can be painted a different color than the primary building or what is typically seen in the district as a means to differentiate the new from the old. <u>Staff recommends approval of painting the exterior of the new addition SW 2850 Chelsea Gray.</u></p> <p><u>Staff recommends the trim on the addition be painted a color that compliments SW 2850 Chelsea Gray.</u></p>

It is the assessment of staff that, with the conditions above, the application is 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

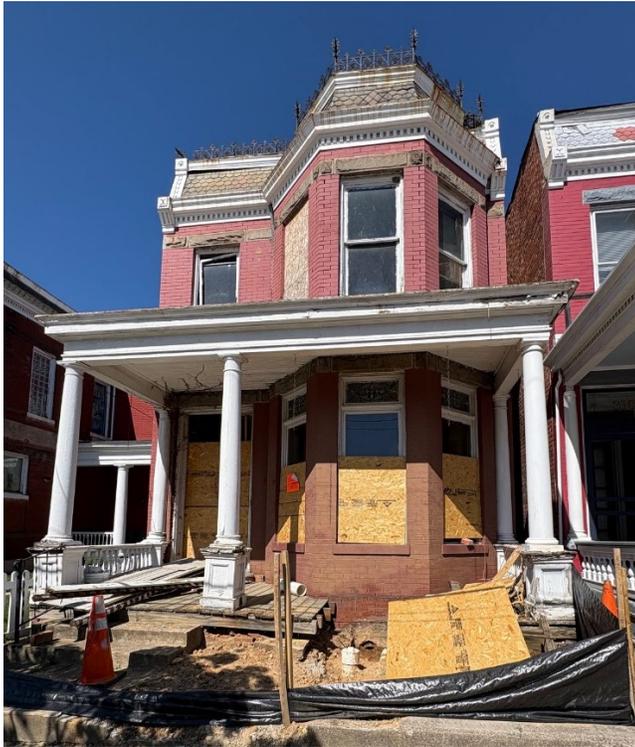


Figure 1. Previously painted façade of 3104 East Broad Street.



Figure 2. TOP: North side of 3100 Block East Broad Street. BOTTOM: South side of 3100 Block East Broad Street.