

3. COA-078646-2020

PUBLIC HEARING DATE

September 22, 2020

PROPERTY ADDRESS

2721 West Grace Street

DISTRICT

West Grace Street

Commission of Architectural Review

STAFF REPORT



APPLICANT

K. Bohm

STAFF CONTACT

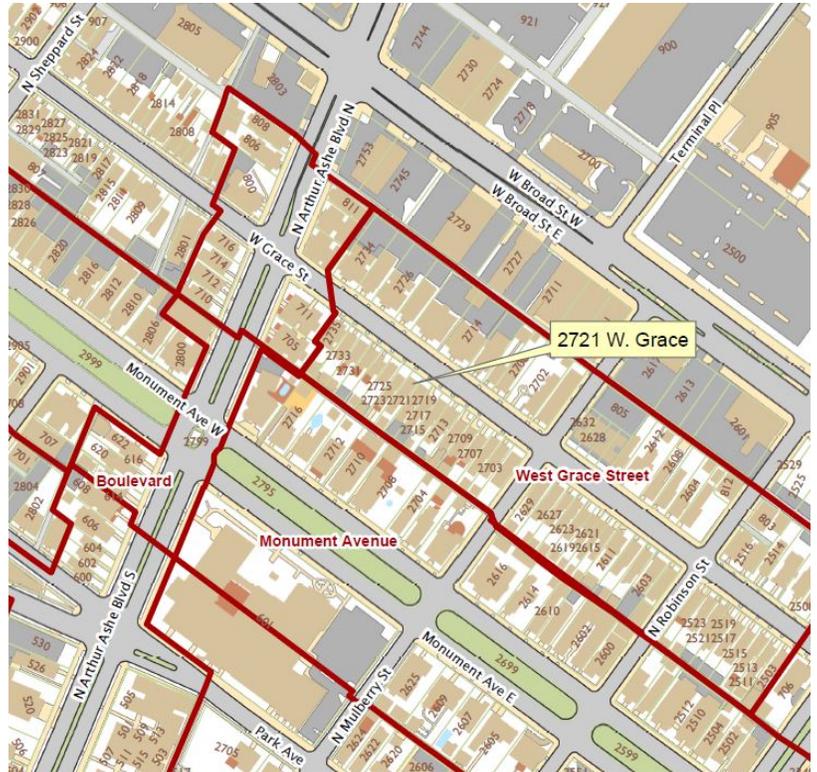
Carey L. Jones

PROJECT DESCRIPTION

Exterior rehabilitation, including painting an unpainted masonry façade.

PROJECT DETAILS

- The applicant requests permission to maintain the paint on a previously unpainted masonry building. The applicant painted the exterior of the ca. 1911, Colonial Revival style residence a medium blue color without obtaining approval from staff or the Commission. The applicant painted the garage, previously painted white, the same color. The applicant proposes to paint the exterior of the house and garage brick a “yellow clay” color. Lintels and sills will be painted a grey color.
- The applicant also requests permission to paint the metal porch roof black, the porch ceiling blue, and the front door a dark green color.
- The applicant also proposes to replace the exterior handrails on the stairs. The applicant proposes to use turned wood balusters that match the porch railings and to paint them white.
- The applicant also proposes to rehabilitate the second-story rear deck.
- For the garage the applicant proposes to replace the garage door. The new door will be an almond color.



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STAFF RECOMMENDATION

PARTIAL APPROVAL WITH CONDITIONS

PREVIOUS REVIEWS

The Commission has not previously reviewed this application.

STAFF RECOMMENDED CONDITIONS

- the applicant work with a paint removal company familiar with the removal of paint from historic masonry and provide updates to staff on the results of test patches; if staff determines, based on the result of the test patches, that the paint cannot be removed without damaging the brick, then staff recommends that the applicant submit a yellow clay color that closely matches the historic brick for administrative review and approval
- a red brick color for the garage, in keeping with the other outbuildings on the block, be submitted to staff for review and approval

- the applicant work with staff to design a railing that can be administratively approved, such as a simple black metal railing
- the railing for the rear deck be Richmond rail, or the pickets be attached to the interior of the rail for a more finished appearance, and the deck be painted or opaquely stained a neutral color
- the replacement garage doors be a simple modern design, without decorative glass or hardware, and submitted to staff for review and approval

Staff recommends denial of:

- painting of the façade of the residence
- the tan brick color proposed by the applicant for the garage
- the turned wood handrails

STAFF ANALYSIS

Paint, Historic Masonry, pg. 63	<i>1) Do not paint historic brick or stone masonry that has not previously been painted. Painting previously unpainted masonry is historically inaccurate and is not permitted. Property owners who wish to remove paint from masonry should work with a qualified contractor knowledgeable in the use of non-abrasive cleaners.</i>	The applicant did not obtain permission from staff prior to starting the exterior painting of both the house and the garage. Staff finds that painting previously unpainted masonry is not in keeping with the Guidelines. <u>Staff recommends denial of the exterior paint and recommends the applicant work with a paint removal company familiar with the removal of paint from historic masonry and provide updates to staff on the results of test patches.</u>
	<i>3) Colors associated with the colors of natural brick are strongly encouraged and are preferable to less appropriate colors (white, green, blue, etc.).</i>	Staff notes that the garage was previously painted white. Staff agrees that the white is not historically accurate and does not meet the Guidelines. Staff believes that the garage originally was a red brick. <u>Staff recommends denial of the tan brick color proposed by the applicant for the garage and recommends that the applicant submit a red brick color, in keeping with the other outbuildings on the block, be submitted to staff for review and approval.</u>
Paint Chart, Masonry Buildings, pg.65	<i>Body Color – Brick, reds, browns, yellow-clay, previously painted brick only. Match original color when possible.</i>	If staff determines, based on the result of the test patches, that the paint cannot be removed without damaging the brick, then staff recommends that <u>the applicant submit a yellow clay color that closely matches the historic brick for administrative review and approval.</u>
	<i>Lintels - Natural stone or brick colors. Match original stone lintel color. Sills - neutrals</i>	The applicant proposes to paint the lintels and sills Chelsea Gray (SW 2850). Staff finds that this is in keeping with the paint palette and recommends approval.
Colors Appropriate for All Buildings, pg. 65	<i>Porch Ceilings – Blues Doors - Blacks, Browns, Greens, Reds, Yellows, Neutrals Metal roofs - Blacks, Greens, Reds</i>	The applicant proposes to paint the porch ceiling Watery (SW 6478), the front door Roycroft Bottle Green (SW 2847), and the front door Tricorn Block Green (SW 6258). Staff finds these proposed colors are in keeping with the paint palette and recommends approval.
Porches and Porch Details,	<i>2. When designing a new railing for a new infill building, or for an existing building</i>	Historic photographs indicate that the porch steps did not originally have a turned wood

pg. 49, #1-3	<i>which has lost its railing and for which no documentary or physical evidence survives, the balusters in the traditional Richmond rail are generally rectangular in section (with the narrow dimension facing the street) or square. The baluster is fitted into the recess in the top rail and a sloped bottom rail.</i>	balustrade for the handrails. Staff also notes that there are no handrails of turned wood balusters on the subject block. <u>Staff recommends denial of the turned wood handrails and recommends the applicant work with staff to design a railing that is in keeping with the other railings on the block and can be administratively approved, such as a simple black metal railing.</u>
Standards for New Construction, Decks #1-3, pg. 51	<ol style="list-style-type: none"> 1. Decks should not alter, damage or destroy significant site elements of the property. 2. Decks should complement the architectural features of the main structure without creating a false historical appearance. Decks should be painted or stained a neutral color that complements one or more of the colors found on the main structure. 3. Deck design may include vertical picket balustrades or contemporary railing that is in scale with the house and the deck. 	The applicant proposes to rehabilitate an existing second-story rear deck. The deck is constructed of pressure-treated wood with nailed-up pickets. The applicant proposes to add vertical supports from the deck to the ground, as the structure is currently cantilevered. In addition, the railing and decking boards will be replaced. <u>Staff recommends the railing be Richmond rail, or the pickets be attached to the interior of the rail for a more finished appearance, and the deck be painted or opaquely stained a neutral color.</u>
Doors and Windows, pg. 49	<ol style="list-style-type: none"> 4. Original masonry openings for doors and windows should be maintained. Infilling original masonry openings is strongly discouraged. 5. Original door and window surroundings should be retained. When selecting new doors and door surrounds, keep in mind that leaded, beveled, or etched glass is rare in Richmond's Old and Historic Districts, and is strongly discouraged and rarely permitted. 	The applicant has provided photographs to indicate the garage doors are damaged. Staff recommends approval of replacement garage doors with the condition <u>that the replacement garage doors be a simple modern design, without decorative glass or hardware, and submitted to staff for review and approval.</u>

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. 2721 W. Grace Street, ca. 1956-1976



Figure 2. Painted facade of 2721 West Grace Street



Figure 3. Painted garage at 2721 West Grace Street



Figure 4. Red brick garages on the subject block



Figure 5. 2713 W Grace Street metal railing example