

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
September 22, 2015 Meeting**

4. **CAR No. 15-116** (A. Manuchehr) **3820 Hermitage Road
Hermitage Road Old and Historic District**

Project Description: **Paint brick on a new outbuilding**

Staff Contact: **K. Chen**

The applicant requests approval to paint the brick on a proposed new two-story outbuilding in the rear yard of 3820 Hermitage Road, located in the Hermitage Road Old and Historic District. This application came before the Commission at the April 22, 2014 meeting a Certificate of Appropriateness was issued at that time with conditions. The application came before the Commission with substantial changes at the June 23, 2015 meeting and a Certificate of Appropriateness was issued with the following conditions:

- The brick be a lighter color to more closely match the color of the primary structure, and
- The exterior stairs be redesigned to be less massive, and
- The garage doors be wood, and
- Any changes to the design to achieve these features must be reviewed and approved by Commission staff.

The application is before the Commission at this time because the applicant would like to construct the garage of red brick to be painted to match the color of the house leaving the belt course and the segmental arches unpainted. The primary building on the property is set on an unpainted brick foundation with painted, stucco walls. The drawings submitted with the application show the reduced exterior stair and wood garage doors which can be approved by Commission staff.

Staff recommends denial of the request to paint the brick, and suggests the use of either the previously approved stucco or light brick or smooth cementitious panels. The guidelines for New Construction – Residential Outbuildings, pg. 48, suggest that new outbuildings should be compatible with the design of the primary building on the site, including roof slope and material selection. The guidelines also recommend against the painting of previously unpainted masonry, pg. 59. The use of stucco for the exterior walls was approved as part of the 2014 application and the use of a light color brick as suggested in the 2015 Certificate of Appropriateness. Another alternative would be the use of smooth, vertical cementitious panels.

It is the assessment of staff that the project, is not consistent with Richmond City Code Section 114-930.7 (c) Standards for New Construction, as well as the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission in accordance with Section 114-930.7 (g) of the Code.