

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

6. **CAR No. 16-003** (G. Murshed)

**823 North 24th Street
Union Hill Old and Historic District**

Project Description:

**Parge and paint red
the previously unpainted brick façade**

Staff Contact:

M. Pitts

The applicant requests approval to parge portions of a brick wall and paint unpainted brick a bright red color on the side and rear elevations an Italianate mixed use building on a corner lot in the Union Hill Old and Historic District. This application is the result of enforcement activity as the work was completed without obtaining a Certificate of Appropriateness from the Commission. The applicant has parged portions of the O Street facing side façade. Though there is additional parging at the rear of the structure, this work appears to have been completed by the previous owner sometime prior to 2011. Additionally, the applicant has painted previously unpainted brick on the rear and O Street facing side façade, the chimneys, and elements of the trim and windows a bright red color. On the front pressed brick façade, there is some paint on the north corner which appears to be spray over from the painting of the side elevation.

Staff recommends denial of the project. The *Richmond Old and Historic Districts Handbook and Design Review Guidelines* state that painting previously unpainted masonry is historically inaccurate and is not permitted (pg. 59). For this reason, staff recommends denial of the painting of the previously unpainted brick façades. Additionally, the *Guidelines* note that repair to masonry facades should consist of repointing the masonry (pg. 84). Though it is evident the brick façade had been previously poorly repointed, concrete parging of the façade is not an appropriate repair method; therefore staff recommends denial of this work. As the removal of the paint and concrete from the masonry may damage the bricks, the Commission may wish to consider working with the applicant to develop a remediation plan that involves the use of chemicals to remove the paint from the side, rear, and front facades.

It is the assessment of staff that the application is not 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.