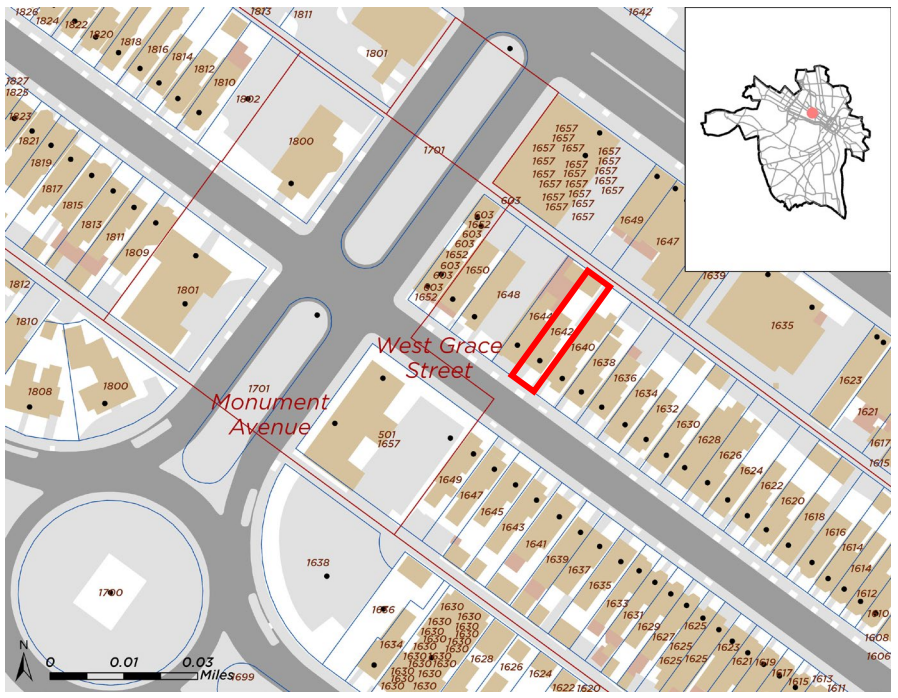




Commission of Architectural Review

2. COA-128339-2023	Regular Agenda	Meeting Date: 4/25/2023
Applicant/Petitioner	William Brooks	
Project Description	Paint exterior of a previously painted masonry building dark blue.	
Project Location		
Address: 1642 West Grace Street		
Historic District: West Grace Street		
High-Level Details:	<p>Applicant proposes to paint the building dark blue.</p> <p>The building was previously painted yellow.</p> <p>The work has been completed and this application is the result of a violation issued on February 22, 2023.</p>	
Staff Recommendation		
Staff Contact		
Previous Reviews	None.	
Conditions for Approval	<p><i>Staff recommends denial of:</i></p> <ul style="list-style-type: none"> Blue paint of on the exterior of the house. <p><i>Staff recommends approval of:</i></p> <ul style="list-style-type: none"> Red, brown, or yellow-clay paint for the exterior. Final paint selections should be submitted to staff for approval. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Paint design guidelines, page 62	<i>Staff representatives of the Commission of Architectural Review (CAR) are authorized to assist Historic District property owners in paint selection, and where appropriate, grant Administrative Approval for paint color proposals...</i>	<u>The applicant painted his house dark blue, without approval of CAR.</u>

	<i>Commission staff must approve any new paint colors before work can begin.</i>	
Paint Design Guidelines: HISTORIC MASONRY, page 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. 2) Review is required if you wish to change the color of painted brick. If you wish to paint previously painted brick the same color, no review by staff or CAR is necessary.</i>	Because the building features previously painted masonry, the applicant can paint their house a new color, <u>but the building color should reflect a natural brick color.</u> The guideline keeps a continuity of brick buildings within historic districts.
Paint Design Guidelines: HISTORIC MASONRY, page 63, Masonry Buildings (previously painted only)	<i>3) Colors associated with the colors of natural brick are strongly encouraged and are preferable to less appropriate colors (white, green, blue). Paint Guide for Body Color- Brick: Reds, Browns, Yellow-Clay.</i>	The applicant proposes repainting the exterior of their house. <u>Since the house was previously painted, the owner could paint the building, but the paint color needs to be approved color found on the CAR Paint Design Guidelines for Masonry Buildings (previously painted only).</u>

It is the assessment of staff that, with the conditions above, the new color of the house is in violation of the Old and Historic District Design Review Guidelines.

Figures



Figure 1. View of 1642 West Grace Street in July 2019, from Google Street View.

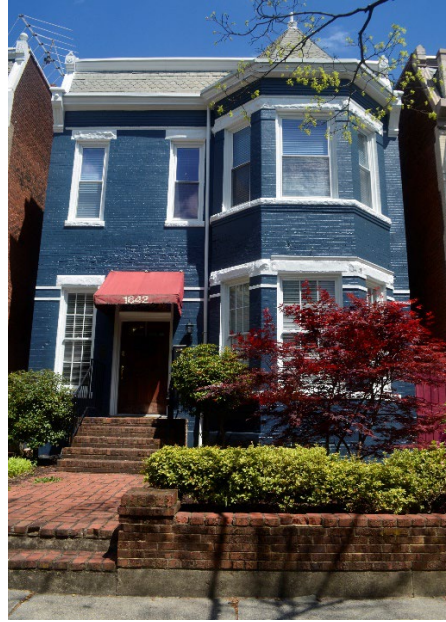


Figure 2. View of 1642 West Grace Street in April 2023.

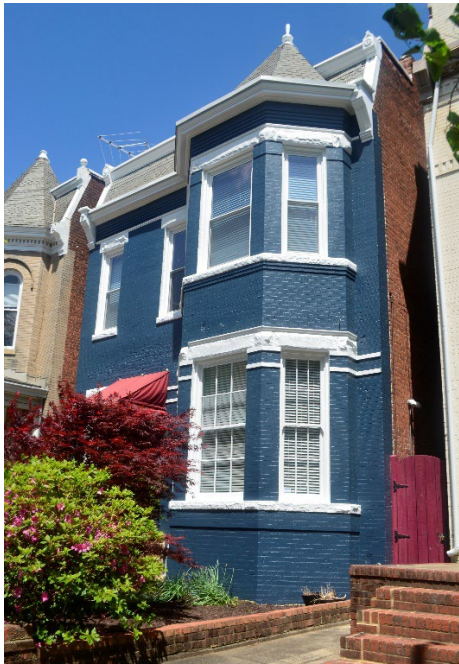


Figure 3. View of 1642 West Grace Street, facing northwest. Photograph taken April 2023.

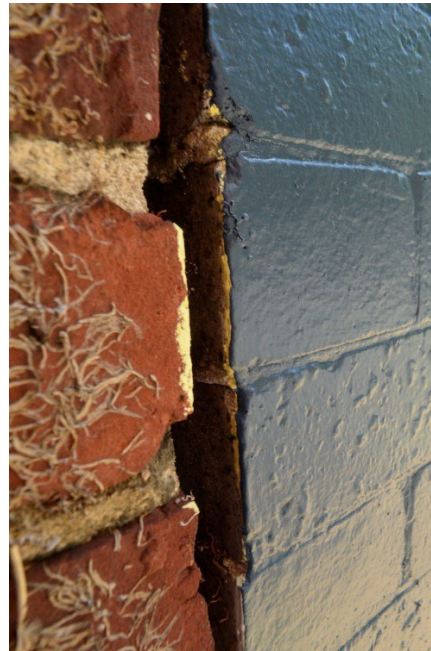


Figure 4. Close-up photograph of the variation of brick colors on the northwest corner of the façade.