

## 7. COA-076916-2020

PUBLIC HEARING DATE

October 27, 2020

PROPERTY ADDRESS

2306 West Grace Street

DISTRICT

West Grace Street

APPLICANT

T. & P. George



STAFF CONTACT

Carey L. Jones

# Commission of Architectural Review

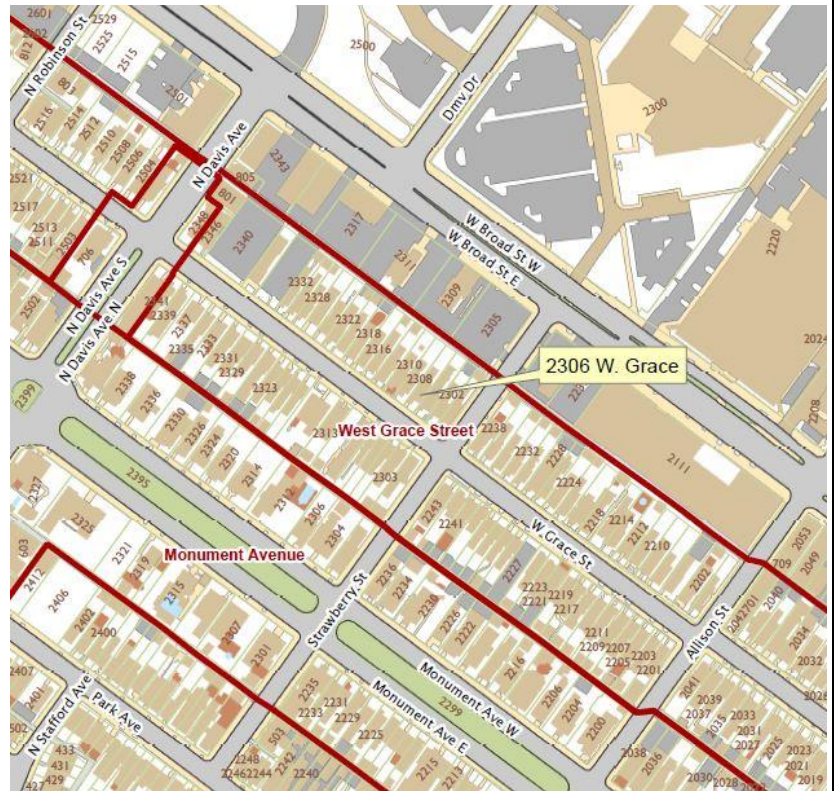
## STAFF REPORT

### PROJECT DESCRIPTION

**Paint exterior of a previously unpainted masonry building.**

### PROJECT DETAILS

- The owners request permission to paint a previously unpainted masonry ca. 1910 Colonial Revival dwelling.
- The owners purchased the property in late July 2020. On July 23, 2020 the owners contacted staff and informed them that they were in the process of painting the exterior of the house when a neighbor alerted them that they were in a City and Old Historic District.
- As the façade was already primed, staff recommended painting the exterior to match the historic colors of the house, including a red brick color for the body and a neutral color for the stone lintels.
- The applicant requests permission to paint the body a light tan, Downing Sand (SW 2822), the lintels Downing Stone (SW 2821), the trim Classic Light Buff (SW 0050), and the porch ceiling Copen Blue (SW 0068).



The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein.

STAFF RECOMMENDATION

## PARTIAL APPROVAL

### PREVIOUS REVIEWS

The Commission reviewed this project in August 2020, and deferred the application to allow the property owner the opportunity to investigate removal of the primer and multiple test patches on both the flat brick and rusticated masonry. The owner worked with a private company to perform test patches on the side of the building. The applicant has submitted photographs of the results of the test paint removal.

### STAFF RECOMMENDATIONS:

- **Denial** of the Downing Sand (SW 2822) paint color for the body
- The applicant choose a dark red color that matches the historic brick, and the final paint selection be submitted to staff for administrative approval.
- Any remaining unpainted masonry remain unpainted

---

## 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. Staff finds that painting previously unpainted masonry is not in keeping with the Guidelines. The applicant has tested removal of the paint on both the flat brick and the rusticated masonry. Photographs submitted by the applicant indicate that removal of the paint was not consistently successful, especially on the rusticated masonry sections. The photographs show areas of paint residue remaining on the flat brick, as well as limited success with removing the paint from the mortar. Staff has concerns regarding the potential damage to the historic brick.   |
|  | <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 has suggested to the property owners that to be in keeping with the Guidelines, a dark red to match to the original brick color be used on the body of the façade. The property owners have requested permission to paint the previously unpainted masonry a light tan color, Downing Sand (SW 2822).  |
| Paint Chart, Masonry Buildings, pg.65                | <i>Body Color – Brick, reds, browns, yellow-clay, previously painted brick only. Match original color when possible.</i>   | Staff finds that the Downing Sand color is not in keeping with paint palette guidelines, which call for matching the original color when possible. Staff recommends <u>denial of the Downing Sand (SW 2822) paint color for the body</u> . Staff notes that the Virginia Department of Historic Resources' <i>Classic Commonwealth Style Guide</i> lists red bricks and white trim as a defining characteristic of the Colonial Revival style in Virginia and recommends <u>the applicant use a red color that matches the historic masonry and is in keeping with the traditional colors for a Colonial Revival residence</u> . Staff also notes that the attached house, 2304 West Grace Street, also has red brick with a red wash. |
|  | <i>Lintels - Natural stone or brick colors. Match original stone lintel color.</i>   | The applicant proposes to paint the lintels Downing Stone (SW 2821). Staff finds that this is in keeping with the paint palette and recommends approval.   |
| Paint Chair, Colonial Revival Style, Trim            | <i>Green, White, Yellow.</i>   | The applicant proposes to paint the trim Classic Light Buff (SW 0050). Staff finds that this is in keeping with the paint palette and recommends approval.   |
| Colors Appropriate for All Buildings, Porch Ceilings | <i>Blues</i>   | The applicant proposes to paint the porch ceiling Copen Blue (SW 0068). Staff finds that this is in keeping with the paint palette and recommends approval.  |

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. Primed façade of 2306 West Grace Street.*



*Figure 2. Proposed color swatches on the façade.*



*Figure 3. Results of test removal on the masonry.*



*Figure 4. Results of test removal on rusticated masonry.*