Memorandum

To: Historic Preservation Commission (HPC)

From: Anne Leslie Nygaard, AICP
Secretary to the HPC

Date: September 7, 2018

Subject: 1361 Rivermont Avenue Staff Finding

1) Demolition and Reconstruction
Demolition of a contributing structure to the Rivermont Avenue Historic District does not meet the Residential Design Review Guidelines. Existing garages and outbuildings that contribute to a property’s historic character or are original to a property should be preserved and maintained. This garage dates to 1901, the same year the house was constructed. A report by Master Engineers & Designers states that the garage could be repaired. However, extenuating circumstances seem to make repairing the garage exceedingly difficult, if not impossible. The applicant plans to use reclaimed materials to rebuild the structure so the approval of this demolition and reconstruction may be the best possible compromise.

Typically demolition of historic landmark, building, or structures, require an effort to sell the property prior to being permitted to demolish a historic resource. The Zoning Administrator believes this section should not apply to an accessory structure.

2) Paint
The Residential Design Review Guidelines are vague as to whether the proposed paint schemes are acceptable, so I am deferring to the commission for advice. Gray, blue, and purple are not mentioned in the guidelines for Queen Anne style homes.

Guidelines:

**Queen Anne/Folk Victorian:**
These dwellings had a diversity of colors using contrasts for the body and trim.
Body - Tan, Red, Green, Brown
Trim and Accents - Darker colors such as Dark Olive, Salmon Red, Dark Brown.

Section 35.2-13.4 (b) **Staff Recommendation.** Upon finding that the application is complete the City Planner shall prepare a report making findings and recommendations on the application and authorize notice to be provided in accordance with section 35.2-13.5 (Notice and HPC Hearing).
Section 35.2-13.4 (b) *Staff Recommendation*. Upon finding that the application is complete the City Planner shall prepare a report making findings and recommendations on the application and authorize notice to be provided in accordance with section 35.2-13.5 (Notice and HPC Hearing).
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Pursuant to Article II, Section 35.2-13 of the Zoning Ordinance for the City of Lynchburg, within a historic district, no building or structure, including signs, and including non-contributing buildings and structures and signs, shall be erected, reconstructed, restored, demolished or altered in any way that affects the external appearance unless the same is approved as being architecturally compatible with historic landmarks, buildings or structures therein through the issuance of a certificate of appropriateness (COA) by the Historic Preservation Commission, the City Planner or by the City Council.

This application and all supporting documentation must be submitted to the Secretary of the Historic Preservation Commission (HPC) at least thirty (30) days prior to the HPC meetings held on every 3rd Monday of the calendar month, at 3:45 p.m. in the 2nd Floor Training Room of City Hall, 900 Church Street, Lynchburg, Virginia 24503.

Nature of Request (Check all that apply)
☐ Alteration ☒ Demolition ☒ New Construction ☐ Building ☐ Object

Property Address: 1361 Rivermont Avenue  Parcel Number(s): Parcel Number(s)  District: Choose a District

1. NAME/ADDRESS OF FEE SIMPLE PROPERTY OWNER OF RECORD:
Name: Jae Clebourne
Street: 1361 Rivermont Avenue  City: Lynchburg  State: VA Zip: 24504
Telephone#: 434-846-2227  E-Mail: 65VWBeetle@comcast.net

The undersigned owner authorizes the filing of the petition and authorizes the entry onto the property by the Historic Preservation Commission, City Staff and City Council during the normal discharge of their duties in regard to this application.
Signed: ____________________________ (Owner)  Date: August 24, 2018

2. PETITIONER: The applicant is the: •Owner ☒ •Contract Purchaser: ☐ •Contract Leaseholder: ☐
Name: Jae Clebourne
Street: 1361 Rivermont Avenue  City: Lynchburg  State: Va Zip: 24504
Telephone#: 434-229-6261  E-Mail: 65VWBeetle@comcast.net
Signed: ____________________________ (Petitioner)  Date: August 24, 2018

Note: If applicant is contract purchaser or contract leaseholder, written proof of approval by the fee simple owner is required. Such proof may be a signed statement, copy of purchase agreement stating such condition, or such other instrument as necessary to provide such evidence. Please note that the petition will not be scheduled for the required reviews until proof of owner’s approval is received by Planning Division staff.

3. REPRESENTATIVE:
Name: Representative Name.  Firm: Firm Name.
Street: Street Address  City: City State: State  Zip: Zip
Telephone#: Phone with area code  E-Mail: E-Mail Address

4. DESCRIPTION: Please give a detailed description and justification for the alteration, demolition or new construction: (This form must be accompanied by the necessary drawings, material samples, photographs, plans and other materials deemed appropriate to the request. Failure to provide supporting documentation will result in the request not being scheduled for review by the HPC)

Enter Project Description.
Request demolition of garage knocked askew by a dead tree. Garage is no longer stable and encroaching new deck. Structure cannot be righted in the present space on either side. Damage to the inside of the garage includes broken rafters. The inside of the garage is lined in brick which further complicates a restoration via supports. My proposal is to demolish the present garage and rebuild using reclaimed useable wood along with new wood according to current codes. A new foundation will be poured to meet present requirements. The current dimensions, size and shape will remain the same. New windows, paint, and doors, plus lighting to enhance safety will also be utilized. Removal of a cedar tree will need to be done to remove possible root encroachment in the future.

Engineers Report:  Gary Loomis, Masters Engineering
Building plans:  Flint Construction, Painting Proposal:  Charles Schrader will be included.
5. SUPPORTING DOCUMENTATION:

Indicate what supporting documentation is being provided:

☒ Building Plans  ☐ Site Plans  ☒ Material Samples  ☒ Photographs  ☒ Paint Samples

☐ Other:  ☒ Specify: Engineers report, contractors report

6. REQUIRED REVIEWS:

Is there any application relevant to this property before the:

☐ Planning Commission  ☐ City Council  ☐ Board of Zoning Appeals  ☐ Building Inspections

☐ City Technical Review Committee  ☐ Virginia Department of Historic Resources  ☐ Secretary of the Interior

☐ Other  Specify Other: Specify other Review

7. COMPLETION OF WORK:

Pursuant to Article II, Section 35.2-13.9 of the City of Lynchburg Zoning Ordinance, the Certificate of Appropriateness (COA) will expire if:

a. If the work is not commenced within twelve (12) months of issuance of COA.
b. If work is suspended or abandoned for ninety (90) days.
c. If work is not completed within twenty-four (24) months of issuance of COA.

Will there be a problem completing the work within twenty-four (24) months?  ☐ Yes  ☒ No

If yes, please explain: Explain why work cannot be completed in twenty-four (24) months.
INSTRUCTIONS FOR A CERTIFICATE OF APPROPRIATENESS
Historic Preservation Commission
City of Lynchburg

PURPOSE:
Within a Historic District, no building or structure, including signs and non-contributing buildings and structures, can be erected, reconstructed, restored, demolished, or altered in any way that affects the external appearance of the building or structure without a Certificate of Appropriateness (COA). Other items needing a COA include roof work, chimneys, fences, and walls, which must be approved by the HPC or its Secretary as being architecturally compatible with the historic landmark, building or structure.

A building or demolition permit will not be issued concerning the erection, reconstruction, alteration, or demolition of a property until the HPC or its Secretary approves a COA for the proposed changes.

The major function of the HPC is to review all proposed exterior modifications of any kind within a Historic District, and to determine whether or not these proposed changes will fit in with the surrounding area. The most important reason for the existence of the HPC is to insure that Lynchburg does not needlessly lose its historic and architectural past.

WORK:
Certain minor work, which is deemed not to permanently affect the character of the Historic District, may be exempted from review by the HPC. In these cases, the Secretary of the HPC has the authority to administratively approve COAs. Other major work requires approval by the Historic Preservation Commission prior to a COA being issued. The following are examples of minor/major work and the required approval.

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Category</th>
<th>Required Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction, alteration, demolition or removal of buildings that requires a demolition permit</td>
<td>Major Work</td>
<td>Certificate of Appropriateness by HPC</td>
</tr>
<tr>
<td>Construction, alteration, demolition, or removal of exterior features, any of which affect the exterior architectural appearance but do not require a building permit</td>
<td>Major Work</td>
<td>Certificate of Appropriateness by HPC</td>
</tr>
<tr>
<td>The construction, reconstruction, restoration, or alteration of signs, fences, or walls.</td>
<td>Major Work</td>
<td>Certificate of Appropriateness by HPC</td>
</tr>
<tr>
<td>Maintenance, including routine maintenance, such as, painting, porch repair, window/door repair, masonry repair of building components such as walls, chimneys, or foundations.</td>
<td>Minor Work</td>
<td>Certificate of Appropriateness by City Planner</td>
</tr>
<tr>
<td>Replacing sections of siding or trim with same materials, re-roofing with the same materials.</td>
<td>Minor Work</td>
<td>Certificate of Appropriateness by City Planner</td>
</tr>
<tr>
<td>Repainting in the same or different color scheme.</td>
<td>Minor Work</td>
<td>Certificate of Appropriateness by City Planner</td>
</tr>
<tr>
<td>Addition or deletion of storm windows and doors, window gardens, awnings, or similar structures.</td>
<td>Minor Work</td>
<td>Certificate of Appropriateness by City Planner</td>
</tr>
<tr>
<td>Addition or deletion skylights and solar collectors in locations not visible from a public street.</td>
<td>Minor Work</td>
<td>Certificate of Appropriateness by City Planner</td>
</tr>
<tr>
<td>Interior work or landscape work that does not substantially alter the contour of a site or its historical character.</td>
<td>N/A</td>
<td>No Certificate of Appropriateness required</td>
</tr>
</tbody>
</table>

APPROVALS:
The applicant will be given the HPC’s verbal decision at the meeting. Within ten (10) business days after the HPC approves a certificate of appropriateness, the City Planner shall issue a certificate of appropriateness for the work authorized. Said certificate shall be posted in a location visible from the street from the commencement of work until the work is completed.

DENIALS:
Whenever the HPC shall, in a final decision, deny an application for a certificate of appropriateness, the applicant for such certificate of appropriateness shall have the right to appeal to and be heard before the City Council; provided that the appeal is filed with the clerk of the City Council within fifteen (15) days after the decision by vote of the HPC, a notice in writing of his/her intention to appeal.

FOR MORE INFORMATION PLEASE CONTACT:
The Secretary to the Historic Preservation Commission
Department of Community Development
City Hall
900 Church Street
Lynchburg, Virginia 24504
Phone: 434-455-3909
Fax: 434-845-7630
tom.martin@lynchburgva.gov
XI. GUIDELINES FOR DEMOLITION

POLICY:

Property owners shall not allow their buildings and structures to deteriorate by failing to provide ordinary maintenance and repair. The City’s Historic Preservation Ordinance requires that historic properties be maintained in accordance with the standards of the Uniform Statewide Building Code. Demolition of a historic building that contributes to the character of the historic district will only be an action of last resort following review in accordance with the City’s Historic Preservation Ordinance.

Note: Non-contributing structures are typically listed in the historical survey documentation and are not subject to the same rigid review as contributing properties/structures. A structure not listed on the historical survey documentation at the time the primary property/structure or encompassing area was designated as historic and which clearly lacks historic character in its own right or does not contribute to the property’s historic character, may also be a non-contributing structure and could possibly be demolished pursuant to a determination by and approval of the HPC. However, due caution must be taken by the HPC to ascertain whether the property in fact is non-contributing. Interaction with local/ neighborhood historic/ preservation organizations/ societies is recommended where there may be questions regarding the property at issue. Public safety and welfare may be weighed more heavily in cases where the evidence of historical significance of the property does not exist.

Demolition:

A. Historic properties must be maintained in accordance with the standards of the Uniform Statewide Building Code (information on file with the HPC Secretary). Property owners cannot allow buildings to deteriorate by failing to provide ordinary maintenance or repair. Section 118.5 of the USBC permits the local building official to allow emergency repairs when it is determined that there is any immediate danger of a building collapsing or falling due to neglect or lack of maintenance.

B. of any original feature or part of a historic building should be avoided.

C. of a building which contributes to the historic or architectural significance of a locally designated district cannot occur, unless public safety and welfare requires the removal of the building or structure;
1. a building has lost its architectural and historical value and its removal will improve the appearance of the neighborhood;

2. a building does not contribute to the historical or architectural character and importance of the district and its removal will improve the appearance of the neighborhood; or

3. the applicant has been unable to sell the property after having made an honest attempt to sell the building to an individual or organization that will preserve and restore the building.

4. the property owner has applied to and received approval from the city council.

D. Removal of exterior features for any reason, whether due to neglect, deterioration, damage or willful removal is a violation of zoning ordinance 35.1-44.1 and is subject to penalties. Removal of exterior features is not a violation if it is ordered by the building commissioner pursuant to the provisions of the Uniform Statewide Building Code. Provisions of the Uniform Statewide Building Code can be found at http://www.dhcd.virginia.gov/StateBuildingCodesandRegulations/Virginia_Uniform_Statewide_Building_Code.htm.

COAs FOR DEMOLITION

In order for a property owner to demolish a historic landmark, building, or structure he or she must:

1) Apply to the City Council for such a right;

2) Make an honest attempt to sell the property to any individual or organization giving reasonable assurance to preserve and restore the building or structure;

3) Determine the market value of the property which can be determined by the City Assessor’s records, or upon the owner’s request by an Appraisal Committee appointed by the City Council. If after the fair market value has been determined and the owner has not been able to sell the property within the waiting time determined by the City, but not exceeding one year, the owner may receive permission for the demolition of the property from the HPC and obtain the necessary demolition permit from the City.

4) Allow for offers to sell as determined by the fair market value of subject property are:

- $25,000 or less………………3 months
- $25,000 to $40,000……………4 months
- $40,000 to $55,000……………5 months
- $55,000 to $75,000……………6 months
- $75,000 to $90,000……………7 months
- $90,000 or more………………12 months

5) If no offer to buy has come within the designated period, the owner can renew his request for demolition to the City Council.
July 23, 2018

Mrs. Jae Clebourne
1361 Rivermont Avenue
Lynchburg, Virginia

Reference: Structural Assessment of Garage
1361 Rivermont Avenue
Lynchburg, VA
MEAD Project No. 482-1873

Dear Mrs. Cleborne:

As per your request, we performed a structural assessment of the garage at the referenced address to determine the possible causes of the damage to the structure. This included a site visit on Friday, July 20, 2018, to document existing conditions and assess the damage. Photographs were taken and are included as an attachment to this report.

Based on your input, a wind in April 2017 had caused a tree on the adjacent property to fall on the structure. The tree was removed in October 2017. Access to the garage was not possible until the tree was removed. Since the garage is used to store lawn mowing equipment and the tree was removed after the mowing season, there was no need to go into the garage. However, salt is also stored in the garage and in January 2018 you found you were not able to go into the garage because the doors were stuck from the building shifting (being out of plumb). The building had racked.

The detached garage is a wood framed structure approximately 10'-3" x 30'-3" with a height of 8'-0". The walls are 2x4s spaced at 24" covered with wood clapboard and in-filled between the studs with brick. There are windows on both sides and in the rear of the building. Access is by a man-door (non-operable) near the rear of the building and two doors foldout across the full width of the front. See attached sketch. The roof is constructed of 2x4 rafter spaced at 24" and 1" boards for sheathing. In the front of the building there is also horizontal bracing in the ceiling. There are two different bricks used in the in-fill indicating the structure was added onto.

The following is a summary of the observations:

- The garage is out of plumb. Using a 4' Carpenters Level, the rear of the garage is 2¼" and the front is 2½" in 4' out of plumb. It is leaning toward the house and almost in contact with the deck.
- The tree that fell was at the left rear corner of the garage and it fell diagonally across the structure. The roof is covered with a tarp near the center of the garage.
- There is a cracked rafter.
- The nails in the diagonal bracing in the ceiling have pulled out on the right side of the structure.

www.MasterEngineersInc.com 904 Lakeside Drive, Lynchburg, VA 24501 434.846.1350
Mrs. Clebourne

RE: Structural Assessment of Garage

Page 2
Project No. 482-1873
July 23, 2018

- There is a 14" diameter tree located at the front left corner of the garage.
- There is extensive cracking to the concrete apron leading up to the front of the garage.
- There is one crack in the floor slab inside the structure.
- The walls of the garage are supported on a concrete wall and footing. Excavating at the front left corner, the depth to the bottom of the footing is approximately 14" below the floor slab. There was no visible damage to the concrete wall which extends above the floor slab.
- The concrete wall and footing may extend under the front door. A portion of the concrete wall above the floor line was removed as it turned the corner at the front of the garage.
- Finished grade around the structure is approximately at the floor level except at the back of the garage where it is approximately 6" above the floor level.

The structure being out of plumb is most likely due to the tree falling onto the garage for the following reasons:

- Due to the direction the tree fell. It fell diagonally across the garage from the back to the front pushing the garage toward the house.
- There is a foundation under the garage that would prevent frost heave. The depth of footing does not meet current code except in the rear of the garage where the finish grade is above the floor level. The rear wall has racked (out of plumb) as much as the front wall.
- The diagonal bracing in the ceiling has pulled away from the right side of the garage. This connection would be in tension from the tree falling and pushing the garage toward the house.
- The damaged rafter was on the left side where the tree would have first contacted the structure pushing it away from the tree and toward the house.

The majority of the damage to the front apron and the floor slab is most likely from the roots of the large tree at the front left corner of the garage.

It may be possible to repair the structure by re-plumbing and stabilizing the walls. Several jacks positioned along the right side of the garage with posts may be able to push the top of the wall back into the original position. To stabilize the structure, the diagonal bracing in the ceiling would need to be re-connected. Also, a portion of the front wall should be framed in approximately 1' on each side to act as a shear wall. This should be done at the transition from the older section to the newer section of the garage (where the brick changes). Damaged rafters and sheathing needs to be replaced.

If there are any questions, please do not hesitate to call.

Sincerely,

MASTER ENGINEERS AND DESIGNERS, INC.

[Signature]
Gary W. Loomis, P.E.
Senior Structural Engineer
gloomis@masterengineersinc.com
| PHOTO 1 | Location: 1361 Rivermont Ave., Lynchburg |
|         | Description: Front of Garage |

<p>| PHOTO 2 | Location: 1361 Rivermont Ave., Lynchburg |
|         | Description: Side of Garage Near Deck |</p>
<table>
<thead>
<tr>
<th>PHOTO 3</th>
<th>Location: 1361 Rivermont Ave., Lynchburg</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Description: Diagonal Brace Connection Failed</td>
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</table>

<table>
<thead>
<tr>
<th>PHOTO 4</th>
<th>Location: 1361 Rivermont Ave., Lynchburg</th>
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<tbody>
<tr>
<td></td>
<td>Description: Concrete Curb Supporting Wall</td>
</tr>
<tr>
<td>PHOTO 5</td>
<td>Location: 1361 Rivermont Ave., Lynchburg</td>
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<tr>
<td>--------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Description: Diagonal Bracing in Ceiling</td>
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<tr>
<th>PHOTO 6</th>
<th>Location: 1361 Rivermont Ave., Lynchburg</th>
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<tbody>
<tr>
<td></td>
<td>Description: Concrete Wall/Footing</td>
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<tr>
<td><strong>PHOTO 7</strong></td>
<td>Location: 1361 Rivermont Ave., Lynchburg</td>
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<tr>
<td>-------------</td>
<td>-----------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Description: Concrete Curb Removed at Door</td>
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</tbody>
</table>

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<tr>
<th><strong>PHOTO 8</strong></th>
<th>Location: 1361 Rivermont Ave., Lynchburg</th>
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<tbody>
<tr>
<td></td>
<td>Description: Crack in Concrete Floor</td>
</tr>
<tr>
<td>PHOTO 9</td>
<td>Location: 1361 Rivermont Ave., Lynchburg</td>
</tr>
<tr>
<td>Description: Damage to Left Side of Roof</td>
<td></td>
</tr>
</tbody>
</table>

<p>| PHOTO 10 | Location: 1361 Rivermont Ave., Lynchburg |
| Description: Rear and Right Side of Garage |</p>
<table>
<thead>
<tr>
<th>PHOTO 11</th>
<th>Location: 1361 Rivermont Ave., Lynchburg</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Description: Rear and Left Side of Garage</td>
</tr>
</tbody>
</table>
Specification Sheet

Clebourne, Jae
1361 Rivermont Ave., Lynchburg, VA 24504
RE: Garage Re-Build

1.01000 General Conditions

Cleaning/Set-up/Misc
Builder shall maintain a clean work site throughout duration of project.

Work site shall be left clean and free of all construction debris at completion of project.

Builder not responsible for moving owner's personal belongings to or from work site.

Dumpsters (and/or LGF equipment) to be provided as necessary to store and remove debris.

Portable Bathroom Facilities shall be maintained on site in good condition for duration of project.

Silt fence to be provided if applicable.

Scaffolding to be provided as necessary.

Seed and straw disturbed areas.

Furnish and install arborist to remove cedar tree at front of garage; remove stump: Allowance (mat'l and labor) $1,000.00

Final Walk Through
A final walk through will be conducted with builder and owner upon substantial completion of the project. Owner will have up to 3 business days to provide a written punch list. The owner and builder will agree upon it and acknowledge with signatures. Builder will have up to 60 days to complete all items on the agreed upon punch list.

General Conditions
Builder shall manage all details of the project outlined in this scope of work which may include, but not limited to, project management, job supervision, design, and estimating.

Builder shall complete permit applications and make submissions to municipality for all building and mechanical permits required. If applicable, standard permits have been included in this
agreement for the permit fees. Unexpected fees will be billed to the client as needed.

Owner is responsible for any Certificate of Appropriateness approvals through the historical board.

1.03000 Concrete

Footing, Foundation, and Slab

Footing and Foundation and Slab:

- Remove existing slab and foundation; existing foundation is not up to current codes.
- Install new foundation to code requirements.
- Install parging block CMU foundation wall to grade.
- Waterproof foundation wall below grade.
- Furnish and install drain tile to code and daylight.
- Furnish and install 4" concrete slab on stone base.

Remove existing concrete apron; furnish and install ~ 200 square feet for 4 inch concrete slab on stone base: Allowance (mat'l and labor) $2,400.00

1.06000 Wood and Plastics

Demolition

Demolish and remove garage building down to floor and foundation.

Save windows, doors, and as much siding as possible.

Framing

Rough frame approximately 10' x 30' garage.

Garage to have two windows, one back door, and double garage doors matching existing.

Garage walls to be 2x4 framed lumber with 1/2" OSB sheathing and Tyvek weather paper.

Roof to match existing pitch and be stick framed using 2x8 lumber at 16" OC.

Roof sheathing to be 1/2" OSB with synthetic roofing felt.

Walls to be 8' height.

Soffit and gable overhangs to match existing.

1.07000 Thermal and Moisture Protection

Exterior Trim, Siding, and Finishes

Furnish and install wood pine siding (primed all 4 sides) with 4.5" reveal to match existing.

Salvaged siding will be used as necessary and if possible.
Furnish and install pine wood corner boards, door trim, and window trim (primed all 4 sides).
Furnish and install pine sheathing boards at soffit overhang only for exposed looks purposes.
Rafter tails to be exposed and primed all 4 sides.
No gutters on existing structure and they were not figured.

**Roof and Shingles**
Allowance (mat'l and labor): $2,000.00
Furnish and install architectural asphalt shingles and all necessary flashing to code.
Owner to confirm choices with historical board.

**1.08000 Doors and Windows**

**Exterior Doors and Windows**
Door and Windows Allowance (mat'l and labor): $2,000.00
- Windows and doors must match original for historical board approval.
- Rebuild and repair saved windows.
- Rebuild and repair saved side door if owner wishes to keep.
- Rebuild front garage doors to match existing.
- Install all re-built windows and doors.

**1.09000 Finishes**

**Exterior Painting**
Furnish and install painting labor and materials to paint all exterior siding, doors, windows, and soffit overhang.
Color must be approved my historical board if wished to be changed.

**1.16000 Electrical**

**Electrical**
Electrical Allowance (mat'l and labor): $2,500.00
- Furnish and install cable from existing house panel and sub-panel to garage.
- Furnish and install 2 strip LED light fixtures and 4 outlets.
Project Price $87,200.00

Prices are subject to review after 45 days. Allowances include all materials, labor, taxes and freight necessary for the task unless noted otherwise. Thank you for allowing us to figure this work for you.

Respectfully submitted,

Christopher Burriss
Project Manager
13. PAINT AND PAINT COLORS

**POLICY:**

*Paint colors require review but most colors are readily approvable as long as they are not loud, garish, or incompatible with a building’s architectural style. Property owners are encouraged to select colors to highlight architectural details based on historic tradition for the building’s type and style.*

Paint and Paint Colors:

A. should be appropriate for the preservation of historic structures.

B. should be in keeping with the architectural style of the building.

**Architectural Styles and Recommended Palettes**

**Federal:**
Light colors were used for frame and brick dwellings built in this style. Trim typically matched the body color with accents such as shutters in contrasting darker tones.
Body – White, Pale Yellow, Cream
Trim and Accents – White, Cream; Black, Dark Green, Dark Brown, Dark Red.

**Greek Revival:**
These dwellings were also typically painted in light or pale shades with either matching or contrasting trim.
Body – White, Off White, Pale Yellow, Light Gray, Pale Blue, Pale Green
Trim and Accents – White, Dark Green, Black

**Gothic Revival:**
Gothic Revival dwellings were often painted in soft earth colors, especially gray. Trim was painted in a contrasting shade of the basic colors.
Body – Pale Yellow, Light and Medium Gray, Light Brown
Trim and Accents – White, Grays, and Browns

**Italianate:**
Warm earth tones were commonly used for this style of dwelling with trim in the same color in a slightly darker or lighter shade.
Body – Cream, Browns, Grays, Greens
Trim and Accents – Cream, Browns, Grays, Greens

**Second Empire:**
Similar to Italianate, this style also used warm earth tones with trim in the same color in a slightly darker or lighter shade.
Body – Cream, Browns, Grays, Greens
Trim and Accents – Cream, Browns, Grays, Greens

**Queen Anne/Folk Victorian:**
These dwellings had a diversity of colors using contrasts for the body and trim.
Body - Tan, Red, Green, Brown
Trim and Accents - Darker colors such as Dark Olive, Salmon Red, Dark Brown.
Colonial Revival
Light colors predominated for dwellings in this style.
Body – Yellow, Light Gray, Light Blue
Trim and Accents – White, Off-White, Cream

Georgian Revival
Light colors also dominated for dwellings in this style.
Body – Yellow, Light Gray, Light Blue, Gray Blue
Trim and Accents – White, Off-White, Cream

American Foursquare
As a variation of the Colonial Revival style American Foursquares generally had simple
color schemes with one color for the body and one color for the trim. Light colors
predominated for dwellings in this style.
Body – Yellow, Light Gray, Light Blue, Light Green
Trim and Accents – White, Off-White, Cream

Tudor Revival:
Darker colors such as earth tones were used. Dark stains were also used in place of
paint. Brick, stone, stucco and concrete were generally left unpainted.
Body – Brown, Green, Gray, Dark Red
Trim and Accents – Reds, Browns, Greens and shades of Tan

Craftsman
Craftsman dwellings with exteriors of brick were generally left unpainted as were those
with exteriors of stained wood shingles. Frame Craftsman dwellings were generally
painted in shades of gray or brown with dark trim colors.
Body – Gray, Light and Medium Brown
Trim and Accents – Dark Brown, Maroon, Dark Olive and Dark Green

Removal of original paint and
priming the wood surface helps
to ensure a long lasting paint job
(1102 Federal Street).

Paint colors can be used to
highlight architectural
details (509 Cabell Street).
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Riverton-2A

Signed in as J Clayburn. Log Out

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Gateway Gray MQ6-22
Gateway Gray MQ6-22
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Pale Ivy MQ6-55
Award Night MQ5-15

Gateway Gray MQ6-22
Plum Rich MQ5-35
Pale Ivy MQ6-55
Award Night MQ5-15

Gateway Gray MQ6-22
Plum Rich MQ5-35
Pale Ivy MQ6-55