

Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:18 PM
To: Tim Tessier (tt@bdarchitects.com)
Cc: Werner, Jeffrey B
Subject: BAR Actions - April 17, 2018 - 809 Rugby Road

April 25, 2018

Certificate of Appropriateness (Historic Conservation District)

BAR 18-04-02
809 Rugby Road
Tax Parcel 050011000
Andrew and Dixie Mills, Owner/Tim Tessier, Applicant
Renovation and screened porch

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

Earnst moved: Having considered the standards set forth within the City Code, including City Historic Conservation District Design Guidelines for New Construction and Additions, I move to find that the proposed renovation and addition of the screened in porch and patio satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road Historic Conservation district, and that the BAR approves the application as submitted, with these changes

- **two parking spaces off of Winston Road**
- **shed structure at west side of garage to have double doors**
- **replacement windows to be aluminum clad**

Also, the BAR supported the use of composite-wood shutters and that no re-submittal was necessary if the front porch was not enlarged. However, the BAR would like updated drawings to be circulated via email, for the archives. Balut seconded. Approved (5-0).

This certificate of appropriateness shall expire in 18 months (October 17, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 17, 2018**



Certificate of Appropriateness Application (Historical Conservation District)

BAR 18-04-02

809 Rugby Road

Tax Parcel 050011000

Andrew and Dixie Mills, Owner/Tim Tessier, Applicant

Renovation and screened porch

Background

809 Rugby Road and the shed are contributing structures in the Rugby Road Historic Conservation District. This two-story, Colonial Revival style dwelling features a two-story stretcher-bond brick core capped by a side-gabled slate roof with two exterior-end brick chimneys. (Historic survey is attached)

Application

- Coat the brick with a lime-based mixture, which will allow the brick to breathe
- Paint of the exterior trim
- Repoint of the brick where necessary
- Repair and replace the slate roof (in kind)
- Repair and replace siding (in kind)
- Alter specified windows and doors (this will typically be aligned to existing opening heads and jambs, especially at existing brick walls)
- Garage opening will be fit with new carriage-style doors with an awning above
- Extend the front porch with pediment (proportion will be no deeper than it is wide) with materials and trim to match the existing porch
- The window located over the front porch will be enlarged vertically to align with the rest of the second story windows
- New operable, painted wood shutters will replace the existing rotting, false shutters
- Reconfigure the existing asphalt driveway to allow two 90 degree parking spaces
- Construction of a screened porch and a backyard patio
- Proposed outline for a future fence
- Option of demolishing the westernmost low addition adjacent to the garage

Materials are specified in the submission, with paint sample and colors to be presented to the BAR at the meeting.

Existing trees to remain with the exception of one that is in conflict with the proposed screened porch location.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341(a) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.*

Standards for Review of New Construction and Additions include:

- (1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;*
- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;*
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;*
- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;*
- (5) Any applicable provisions of the city's conservation district design guidelines.*

Pertinent Design Review Guidelines for New Construction and Additions

Building Location – setback and spacing

- 1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.*
- 2. Maintain average spacing between buildings on the same street.*

Building Scale – height and massing

- 1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.*
- 2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.*
- 3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.*
- 4. An accessory building should appear secondary to the main building in scale and design.*
- 5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.*

Building Form – roofs and porches

- 1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.*

2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

RUGBY ROAD Historic Conservation District adopted September 2, 2014:

Architectural character-defining features:

- 1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding,
- Front porticos or porches
- Slate shingle roofs, gable or hipped roof forms, roof dormers,
- Contributing outbuildings, and deep-set, planted front yards mostly unpaved with no visible garages.

Discussion and Recommendations

Staff commends the applicant on the thoroughness of the submission.

The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

This is a corner lot, thus the evaluation of proposed alterations to the rear of the house.

The BAR should discuss whether painting the brick is appropriate. While painting is generally discouraged because it is irreversible and may cause moisture problems, the applicant has researched a lime-based paint product that might mitigate these concerns. Additionally, there are other buildings nearby with painted masonry.

A character-defining feature of the Rugby Road Historic Conservation District is deep-set, planted front yards, mostly unpaved, with no visible garages. The BAR may wish to recommend some planting or request to see a landscape plan.

Other than those discussion points, staff finds the proposed changes to the house and the construction of the screened porch and deck appropriate within the context of the guidelines.

Suggested Motion

Having considered the standards set forth within the City Code, including City Historic Conservation District Design Guidelines for New Construction and Additions, I move to find that the proposed renovation and addition of the screened in porch and patio satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road Historic Conservation district, and that the BAR approves the application as submitted (or with the following modifications...).



809 RUGBY ROAD

RENOVATION AND SCREENED PORCH ADDITION

BAR SUBMISSION | 03.27.18

PROJECT NARRATIVE

SITE: THE EXISTING ASPHALT DRIVEWAY WILL BE RECONFIGURED TO ALLOW TWO 90 DEGREE PARKING SPACES WHICH WILL PROVIDE THE ABILITY TO TURN AROUND BEFORE PULLING ONTO RUGBY ROAD. ALL PRIMARY EXISTING TREES WILL REMAIN WITH THE EXCEPTION OF ONE TREE IN CONFLICT WITH THE PROPOSED SCREENED PORCH LOCATION. A PARALLEL PARKING SPACE IS DESIRED ALONG WINSTON ROAD. THE SITE PLAN SHOWS A PROPOSED OUTLINE FOR A FUTURE FENCE THAT WOULD BE CONSTRUCTED IN THE STYLE SEEN ON THE MATERIALS SHEET. A NEW PATIO IN THE BACKYARD WILL BE PROVIDED ADJACENT TO THE NEW SCREENED PORCH.

BUILDING: EXTERIOR TRIM WILL BE PAINTED, BRICK WILL BE REPOINTED AS NEEDED AND SLATE ROOFING AND SIDING WILL BE REPAIRED IN KIND UNLESS OTHERWISE NOTED IN THE DRAWINGS. ALTERATIONS TO WINDOWS AND DOORS WILL TYPICALLY BE ALIGNED TO EXISTING OPENING HEADS AND JAMBS ESPECIALLY AT EXISTING BRICK WALLS. THE EXISTING GARAGE OPENING WILL BE FIT WITH NEW CARRIAGE-STYLE DOORS WITH AN AWNING ABOVE. TO PROVIDE A MORE WELCOMING ENTRANCE, THE SHALLOW FRONT PORCH WITH PEDIMENT WILL BE EXTENDED TOWARDS THE STREET WITH A PROPORTION NOT DEEPER THAN IT IS WIDE. COLUMNS, TRIM AND ROOF MATERIAL WILL MATCH THE EXISTING PORCH. THE WINDOW LOCATED OVER THE FRONT PORCH WILL BE ENLARGED VERTICALLY TO ALIGN WITH THE REST OF THE SECOND FLOOR WINDOWS. THE OWNER WOULD LIKE TO HAVE THE OPTION OF DEMOLISHING THE WESTERNMOST LOW ADDITION ADJACENT TO THE GARAGE AS IT IS POORLY CONSTRUCTED AND CURRENTLY HAS A FLOOR THAT IS CAVING IN.

MATERIALS: SEE MATERIALS SHEET A20
 WOOD-SIDED ADDITIONS WILL BE REPAINTED. IT IS RECOGNIZED THAT THE DESIGN GUIDELINES DISCOURAGE PAINTING BRICK STRUCTURES DUE TO IRREVERSIBILITY AND DAMAGE CAUSED BY SEALING THE BRICK AND MORTAR. WE PROPOSED COATING THE BRICK WITH A LIME-BASED MIXTURE WHICH ALLOWS THE BRICK WALL TO BREATHE. REASONS FOR COATING BRICK:

- MANY EXISTING LINTELS HAVE SETTLED OVER TIME PRODUCING CRACKS IN THE MORTAR WHICH HAVE BEEN POORLY REPAIRED OVER THE YEARS. COATING BRICK WILL HELP VISUALLY HIDE THESE FLAWS.
- THIS PROJECT WOULD BE WITHIN THE FLAVOR OF THE HISTORIC DISTRICT AS MANY OTHER CONTRIBUTING STRUCTURES ON RUGBY ARE PAINTED BRICK.

THE EXISTING BRICK WILL BE CLEANED AND REPOINTED WITH MORTAR AS NECESSARY PRIOR COATING APPLPLICATION. NEW MORTAR WILL MATCH THE EXISTING COLOR.
 NEW OPERABLE, PAINTED WOOD SHUTTERS WILL REPLACE THE EXISTING ROTTING, FALSE SHUTTERS.

GROSS AREA CALCULATIONS

EXISTING HOUSE

BASEMENT:	1,174 SF
GROUND FLOOR:	2,052 SF
<u>SECOND FLOOR:</u>	<u>1,527 SF</u>
TOTAL:	4,753 SF

ADDITIONS

SCREENED PORCH:	296 SF
<u>INFILL AT DEN/LIVING:</u>	<u>13 SF</u>
TOTAL:	309 SF

TABLE OF CONTENTS

A01	HISTORIC DESCRIPTION
A02	EXISTING PHOTOS
A03	EXISTING PHOTOS
A04	EXISTING SITE PLAN
A05	PROPOSED SITE PLAN
A06	EXISTING BASEMENT PLAN
A07	EXISTING GROUND FLOOR PLAN
A08	EXISTING SECOND FLOOR PLAN
A09	DEMOLITION BASEMENT PLAN
A10	DEMOLITION GROUND FLOOR PLAN
A11	DEMOLITION SECOND FLOOR PLAN
A12	PROPOSED BASEMENT PLAN
A13	PROPOSED GROUND FLOOR PLAN
A14	PROPOSED SECOND FLOOR PLAN
A15	EXISTING ELEVATIONS
A16	EXISTING ELEVATIONS
A17	PROPOSED ELEVATIONS
A18	PROPOSED ELEVATIONS
A19	RENDERED FRONT ELEVATION
A20	MATERIALS
A21	RUGBY ROAD PAINTED BRICK PRECEDENTS

RECEIVED

MAR 27 2018

NEIGHBORHOOD DEVELOPMENT SERVICES



BUSHMAN DREYFUS ARCHITECTS
 820 EAST HIGH STREET, SUITE B
 CHARLOTTESVILLE, VA 22902
 www.bdarchitects.com | 434.295.1936

809 Rugby Road



Date: 1929 circa (on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 shed (non-contributing)

Style: Colonial Revival

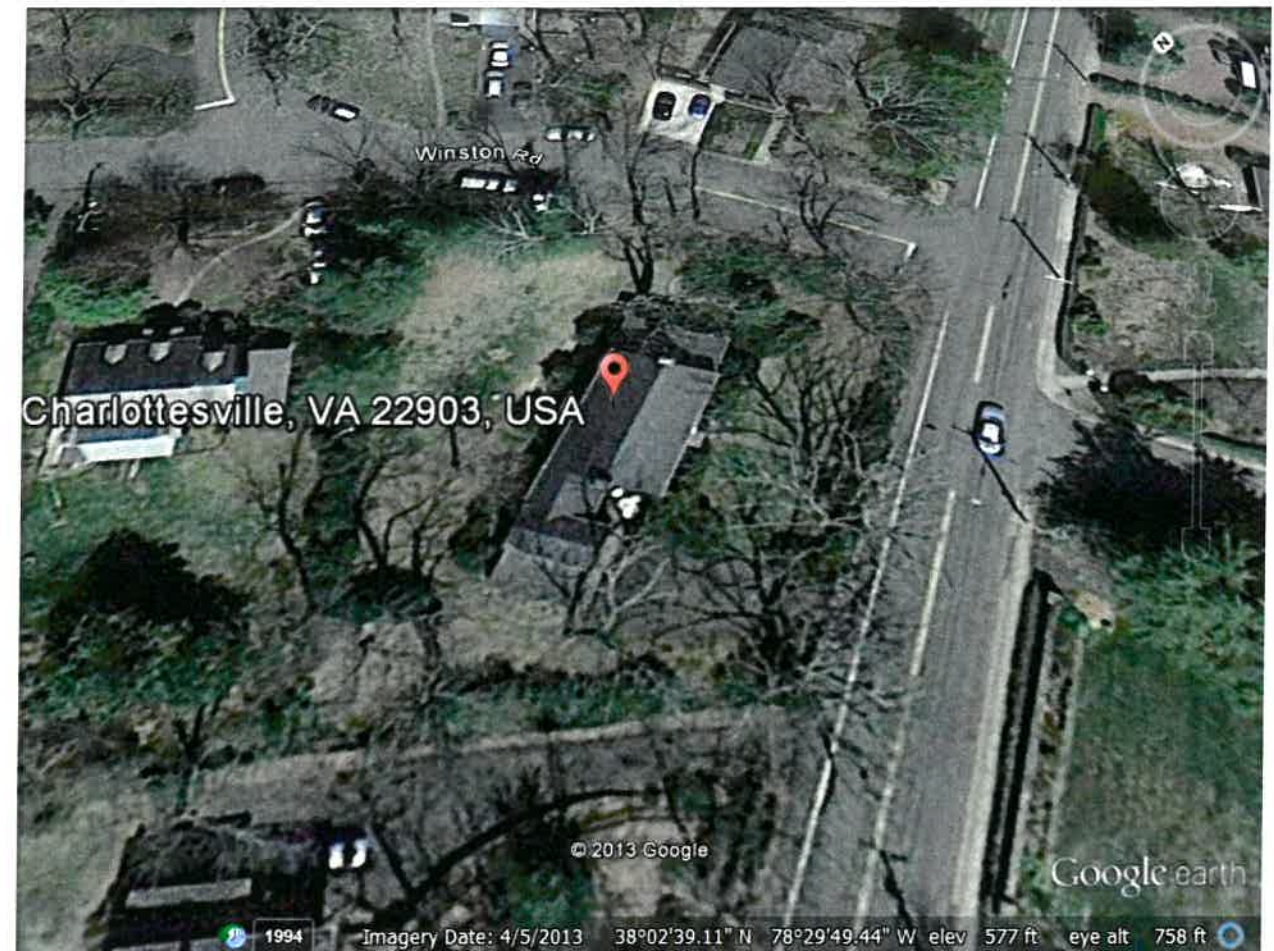
Architectural Description: The two-story, Colonial Revival style dwelling features a two-story stretcher-bond brick core capped by a side-gabled slate roof with two exterior-end brick chimneys. The dwelling features side-gabled one-story wings and a front-gabled, two-story garage addition on the south end. Symmetrically fenestrated, the five-bay-wide main block features a one-bay gabled portico with Tuscan columns, a molded cornice, and a closed pediment. The portico is flanked by two 6/6 wood windows on each side, each detailed with fixed louvered shutters, rowlock brick sills, and thin molded surrounds. Set just beneath the molded wood cornice, the upper story features four windows similar to the first story. A slightly lower central stair-hall window sits above the portico. A one-story, wood-frame side-gabled wing projects to the north and features a central 6/6 window. A small hyphen with 6/6 window and single-leaf door connects the main block to a two-story front-gabled garage wing. The garage features a molded wood cornice, central second story 6/6 window, and a ground floor automobile bay that has been infilled with a single-leaf door and weatherboard siding. The rear elevation of the house features a central, one-story canted bay projection and the wood-frame wing features a shed-roofed rear extension.

Secondary Resource:

Shed (circa 1929, contributing)

The one-story shed is a dilapidated wood-frame structure. Enclosed by a wood fence, it is difficult to decipher. Clad in weatherboard siding, it features a metal roof and exposed rafters. It appears to date to the same time period as the main dwelling.

Site Description: Set at a slight angle, the dwelling sits on a slightly sloping, grassy parcel at the corner of Rugby Road and Winston Rd., across from the intersection with Rosser Lane. The property is screened from the street by mature landscaping and features a central entry with metal gate and brick posts capped by concrete finials. A paved driveway accesses the front of the parcel from Rugby Road on the south end of the lot. There is a grassy front and rear lawn, foundation plantings, mature trees, and a fenced rear yard. A small, dilapidated shed sits behind the main house.



Aerial View of 809 Rugby Road [Source: screen shot from Google Earth]



REAR ELEVATION



REAR YARD ELEVATION FROM WEST



FRONT ELEVATION



ENTRY VIEW FROM RUGBY ROAD



NORTHEAST CORNER



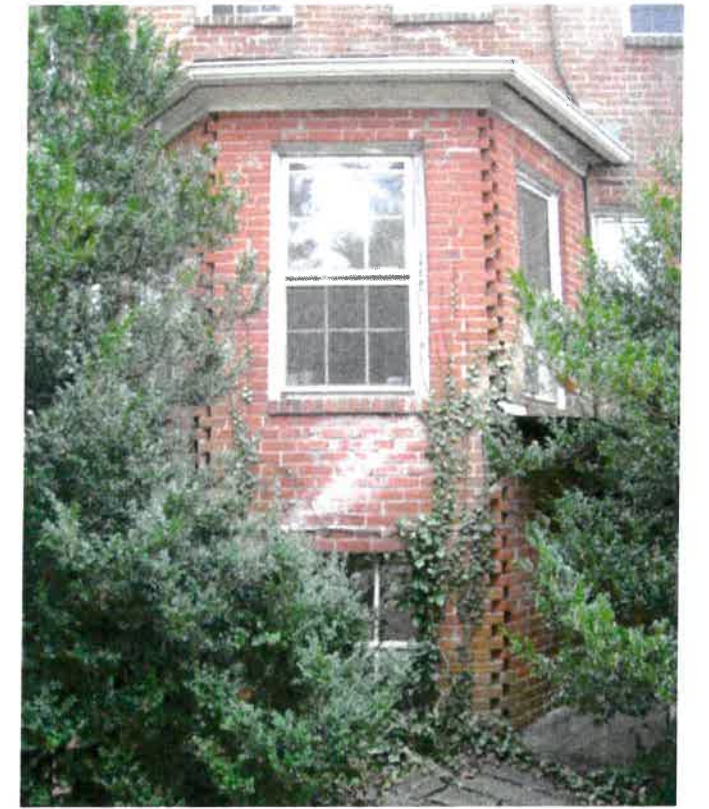
WEST ELEVATION



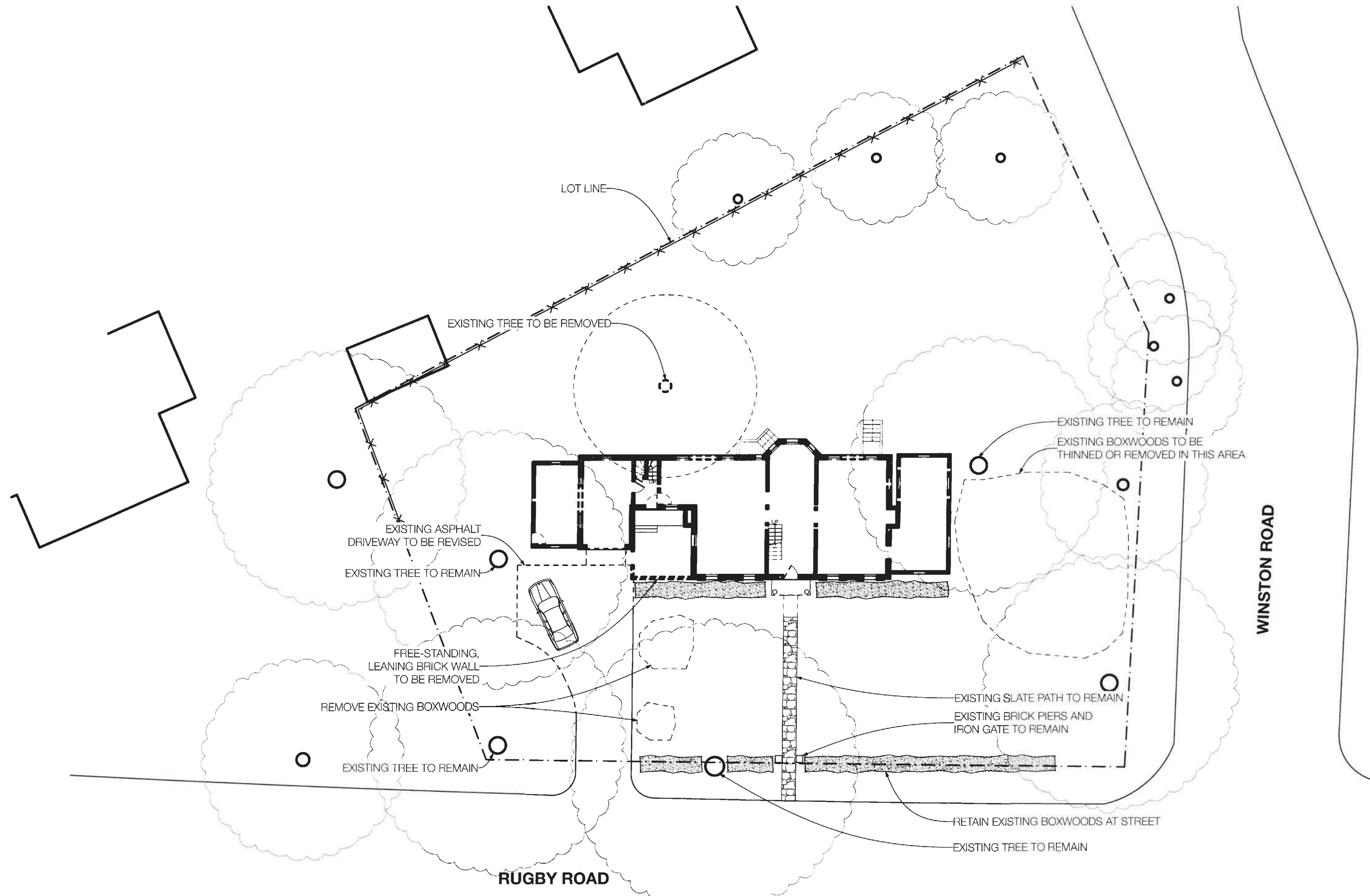
FRONT PORCH DETAIL

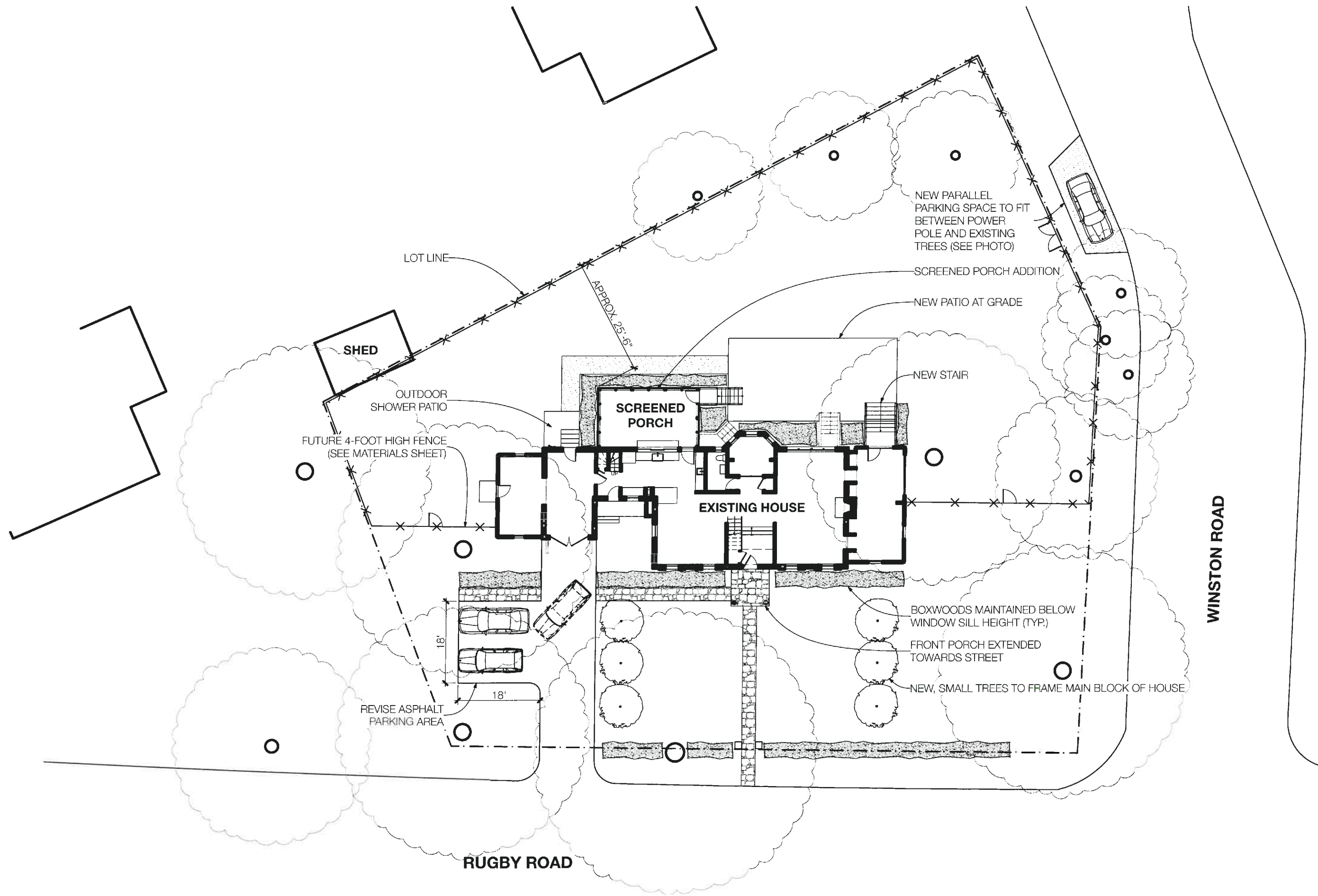


PROPOSED PARKING LOCATION - WINSTON RD.



REAR ELEVATION DETAIL





LOT LINE

APPROX. 25'-6"

SHED

OUTDOOR SHOWER PATIO

FUTURE 4-FOOT HIGH FENCE (SEE MATERIALS SHEET)

SCREENED PORCH

EXISTING HOUSE

NEW PATIO AT GRADE

NEW STAIR

NEW PARALLEL PARKING SPACE TO FIT BETWEEN POWER POLE AND EXISTING TREES (SEE PHOTO)

SCREENED PORCH ADDITION

WINSTON ROAD

BOXWOODS MAINTAINED BELOW WINDOW SILL HEIGHT (TYP.)

FRONT PORCH EXTENDED TOWARDS STREET

NEW, SMALL TREES TO FRAME MAIN BLOCK OF HOUSE

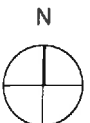
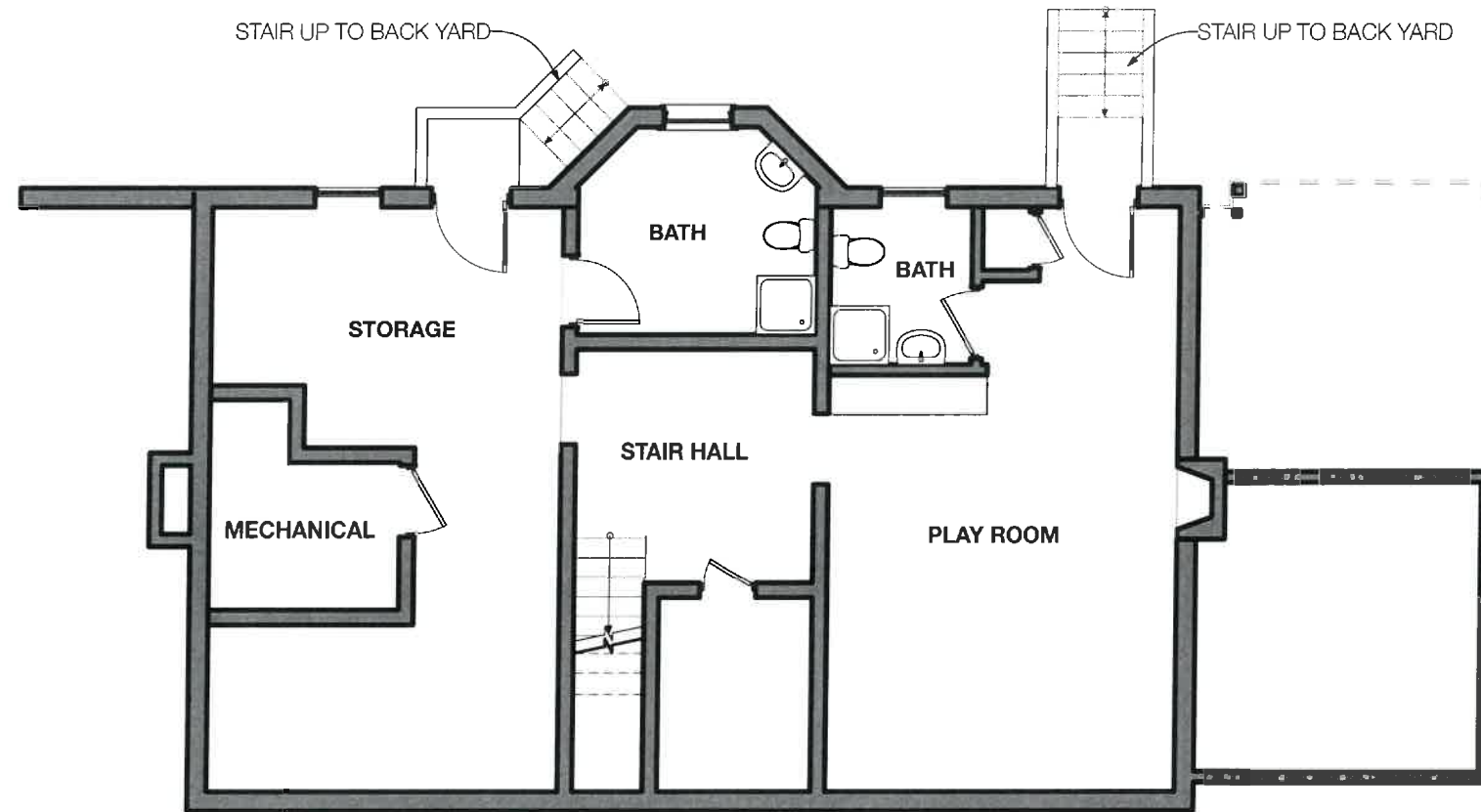
RUGBY ROAD

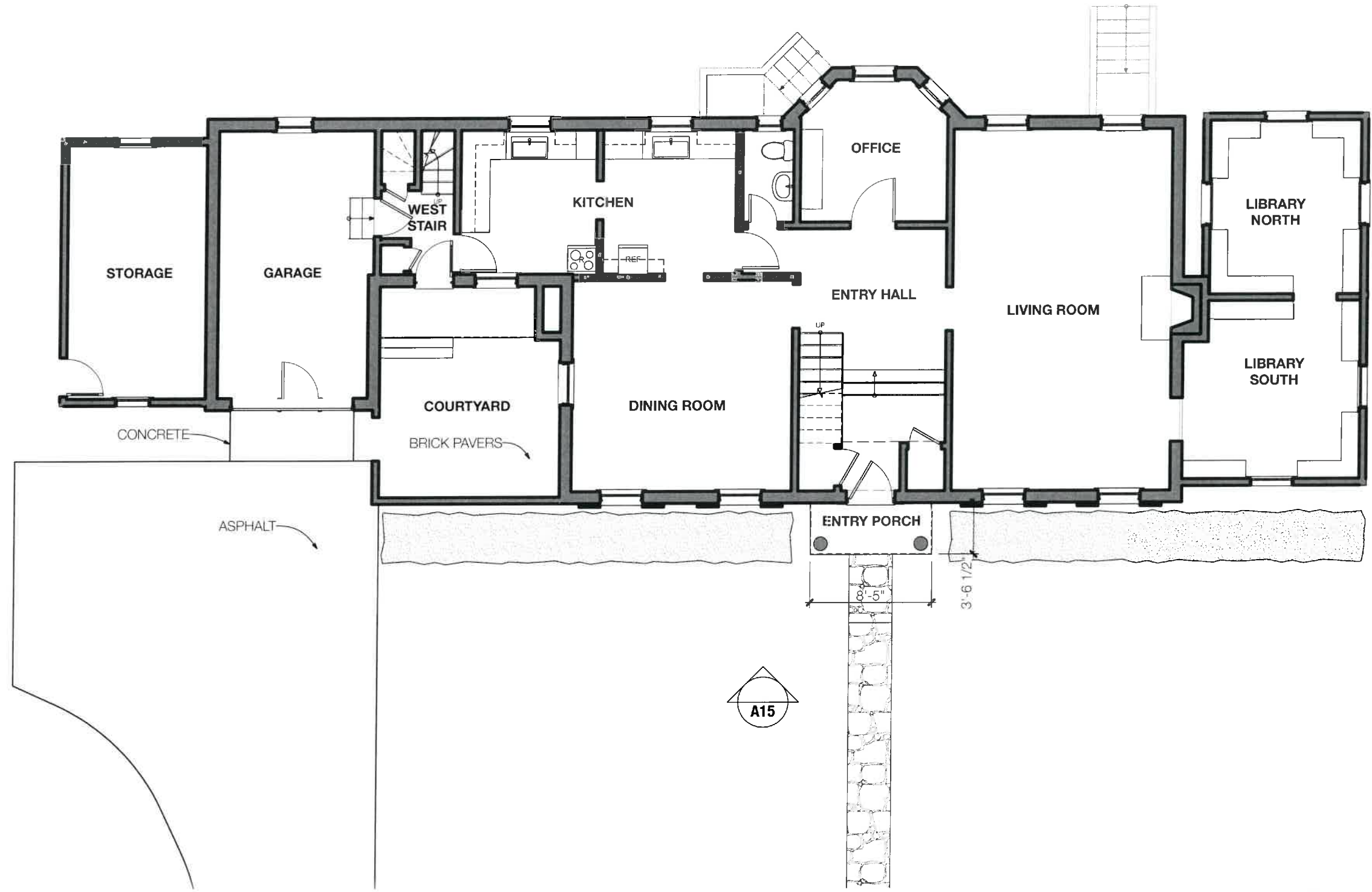
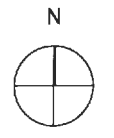
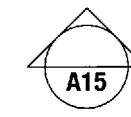
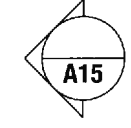
18'

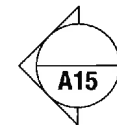
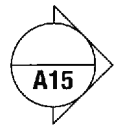
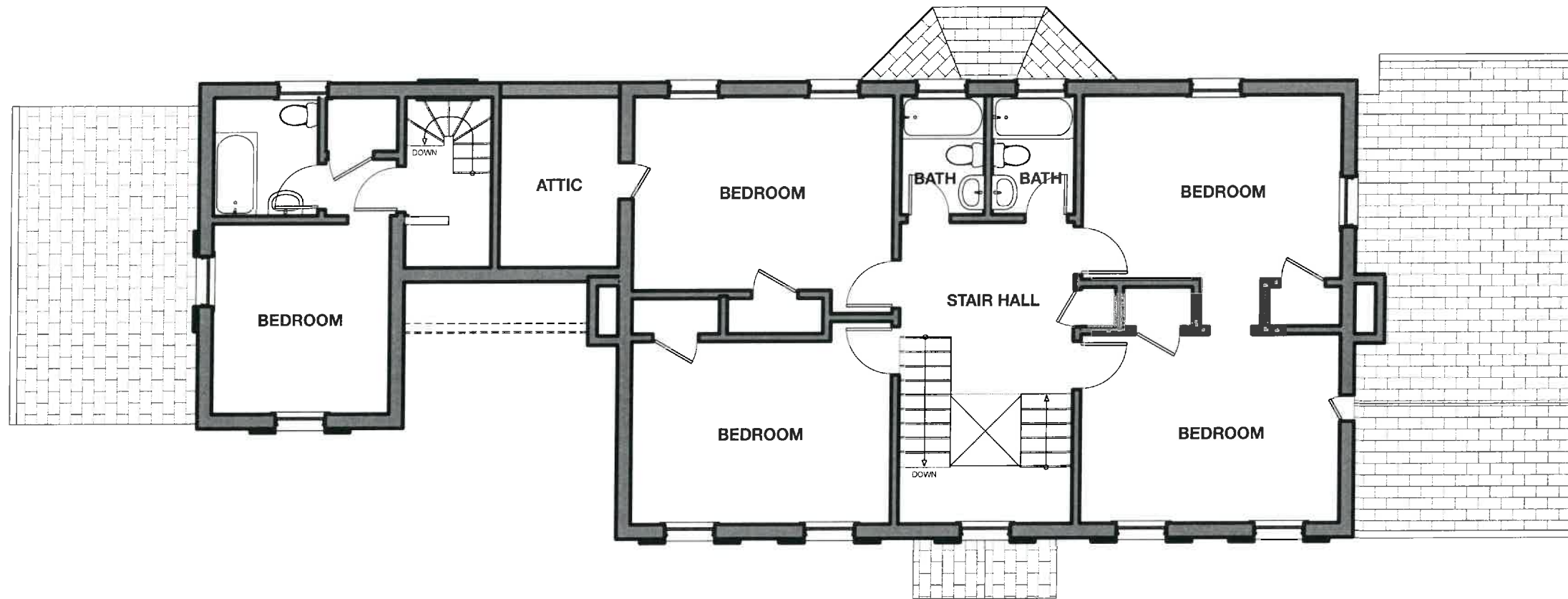
18'

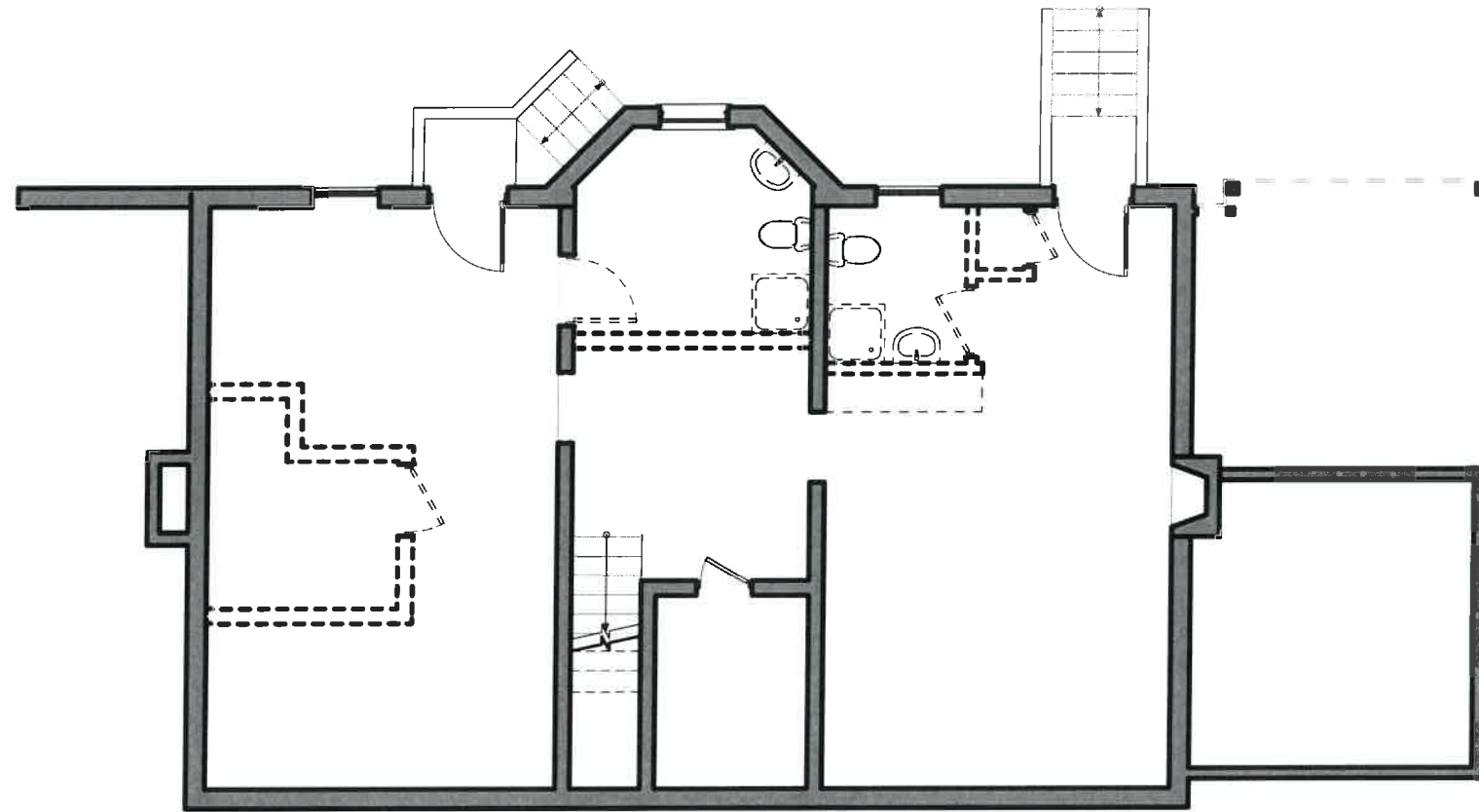
REVISE ASPHALT PARKING AREA

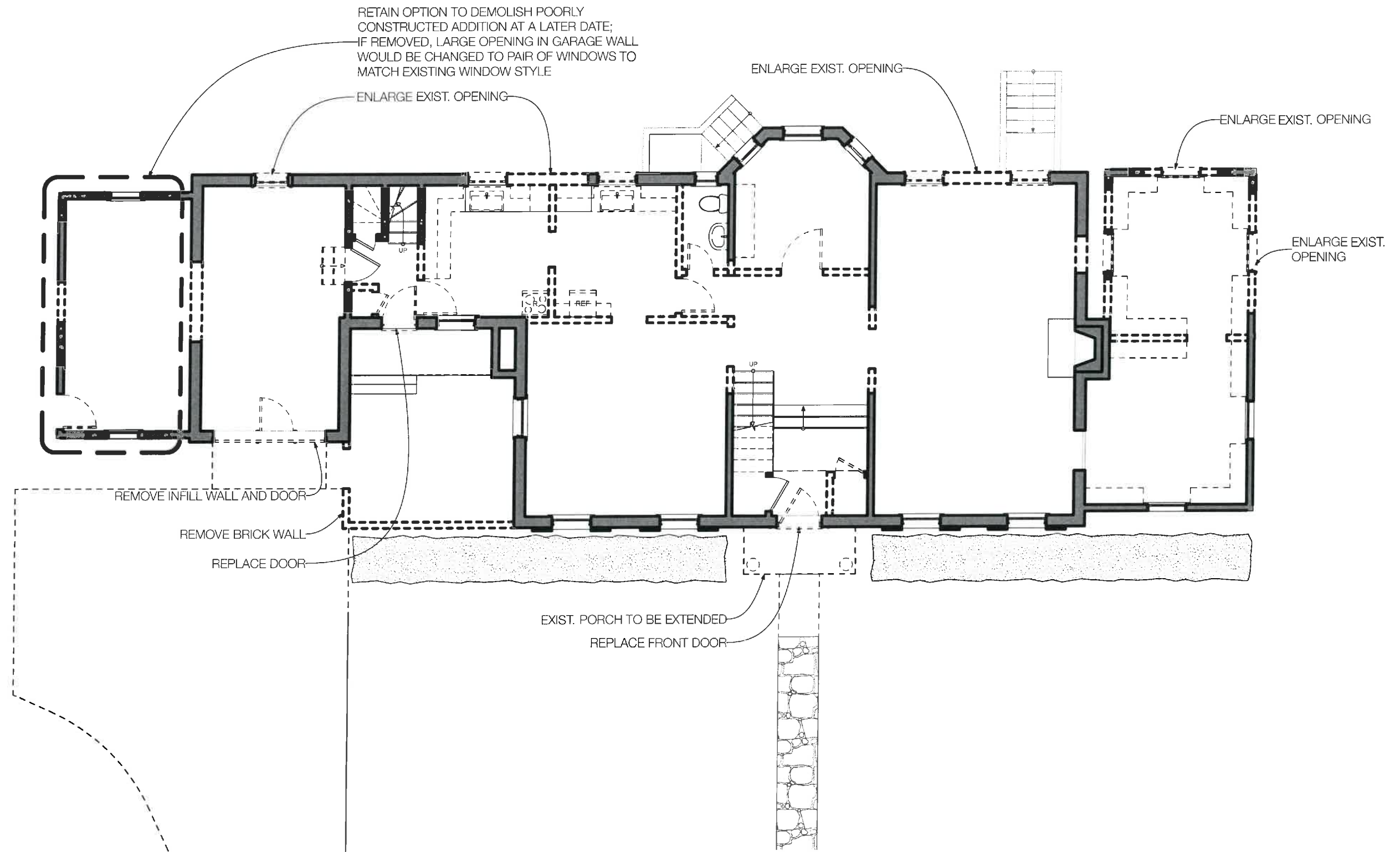












RETAIN OPTION TO DEMOLISH POORLY
 CONSTRUCTED ADDITION AT A LATER DATE;
 IF REMOVED, LARGE OPENING IN GARAGE WALL
 WOULD BE CHANGED TO PAIR OF WINDOWS TO
 MATCH EXISTING WINDOW STYLE

ENLARGE EXIST. OPENING

ENLARGE EXIST. OPENING

ENLARGE EXIST. OPENING

ENLARGE EXIST.
 OPENING

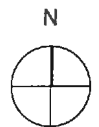
REMOVE INFILL WALL AND DOOR

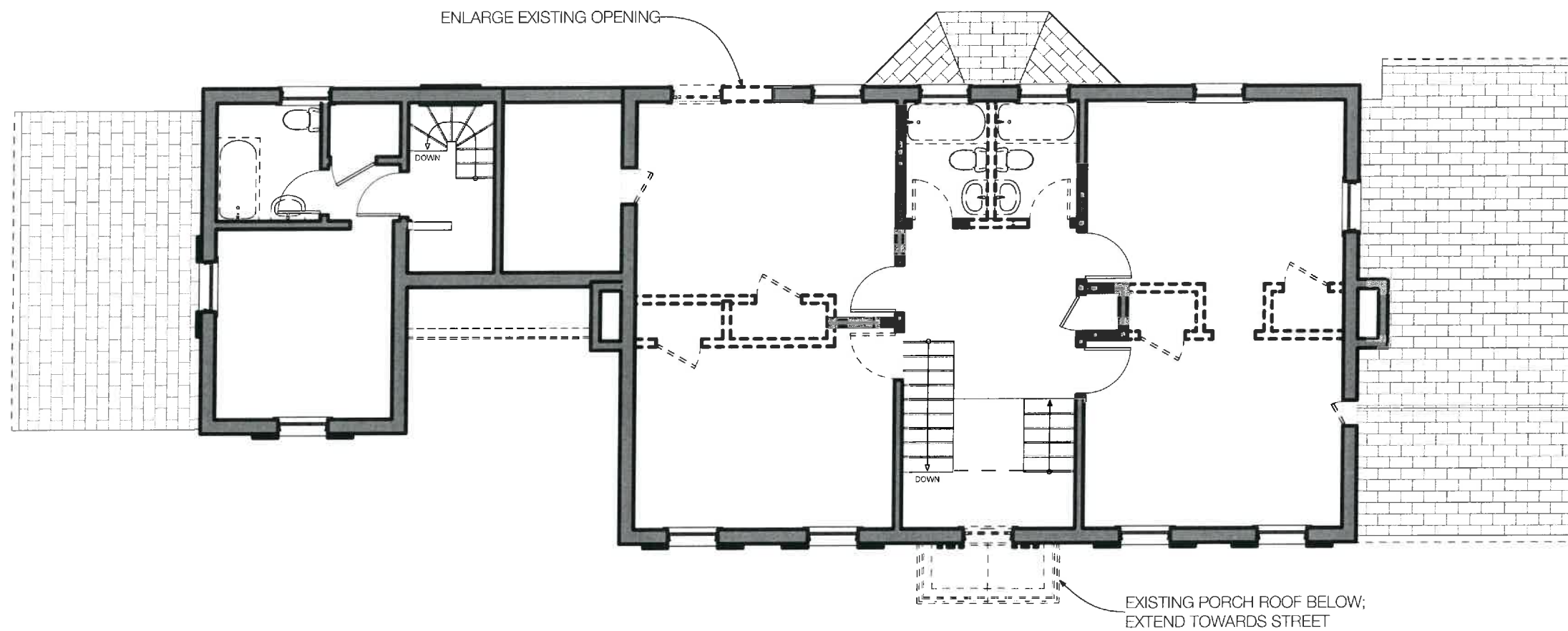
REMOVE BRICK WALL

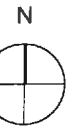
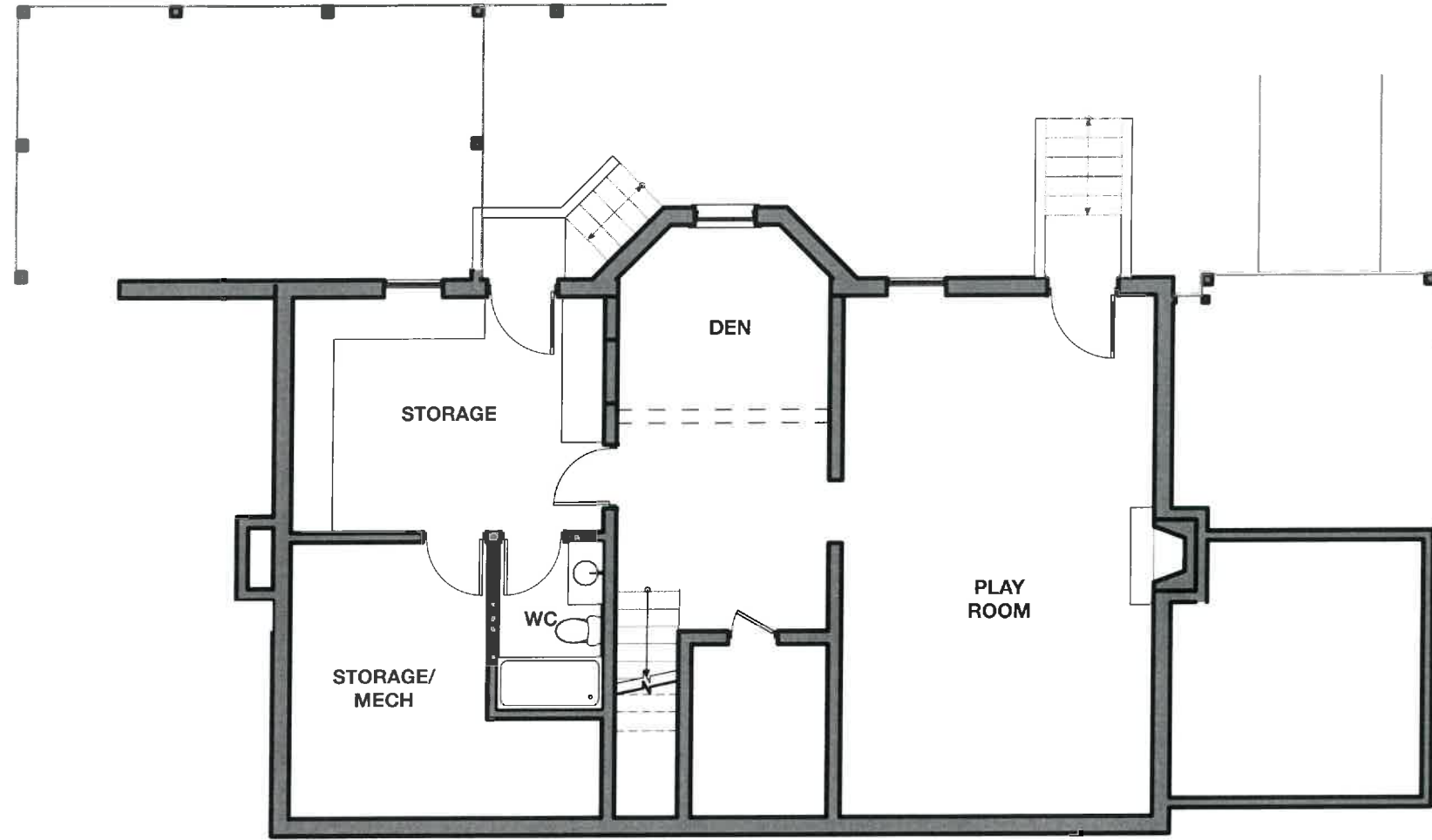
REPLACE DOOR

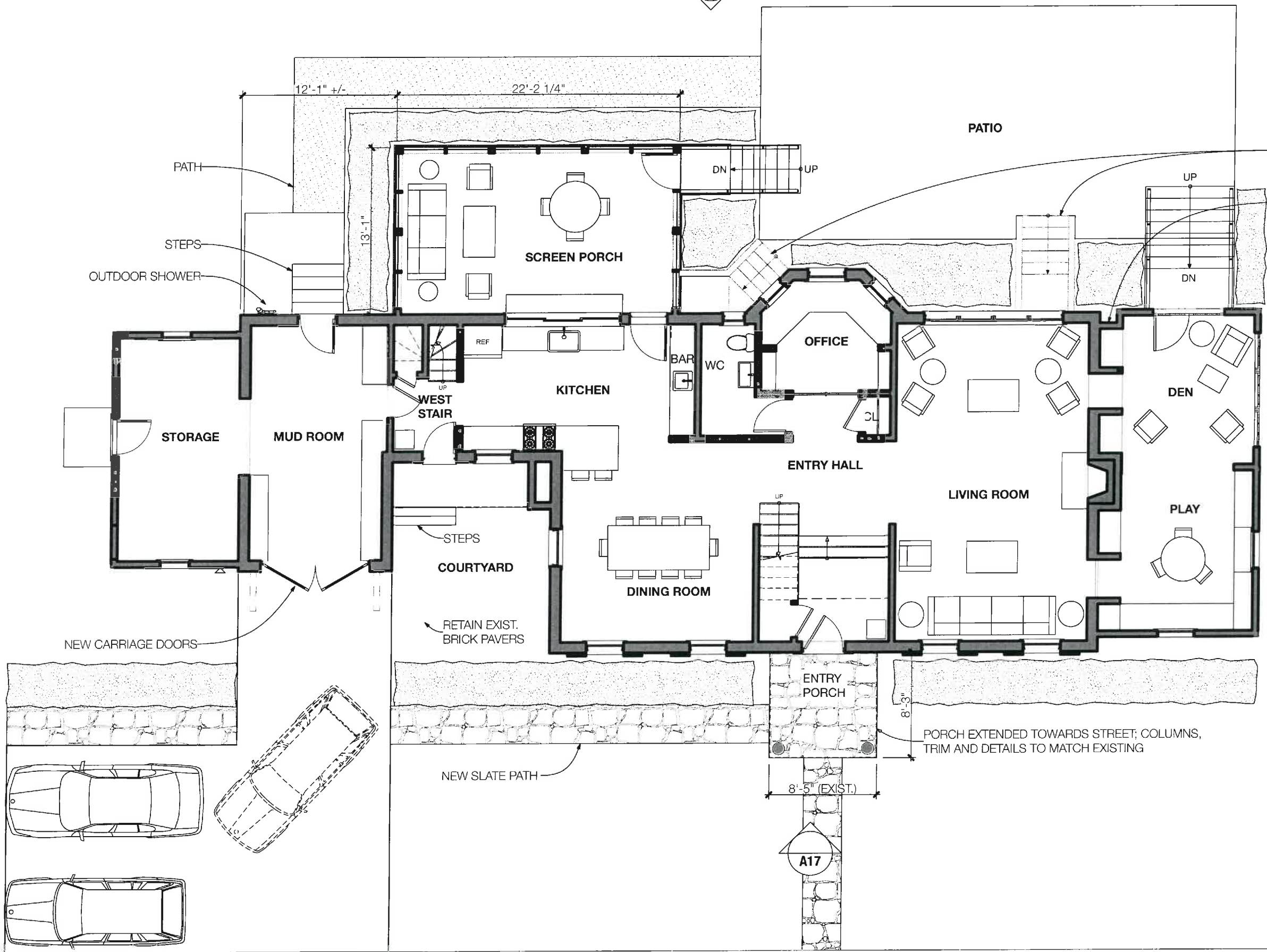
EXIST. PORCH TO BE EXTENDED

REPLACE FRONT DOOR

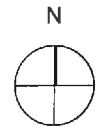


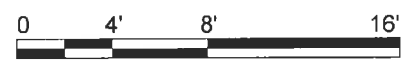
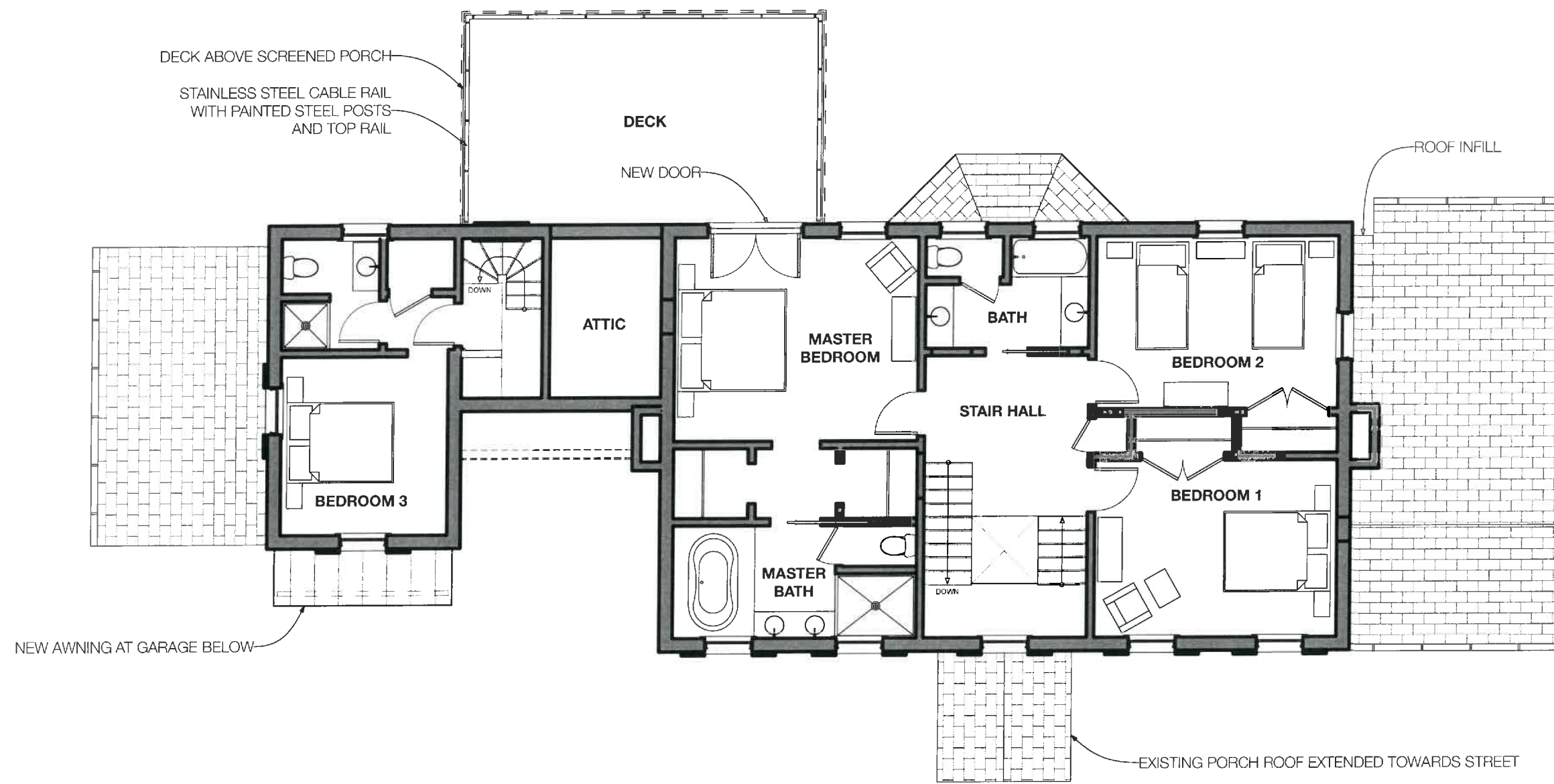






EXIST. STAIR TO BASEMENT BELOW
INFILL BETWEEN DEN AND LIVING ROOM; STEP BACK WALL 1'-0" FROM EXISTING BRICK CORNER







EAST ELEVATION

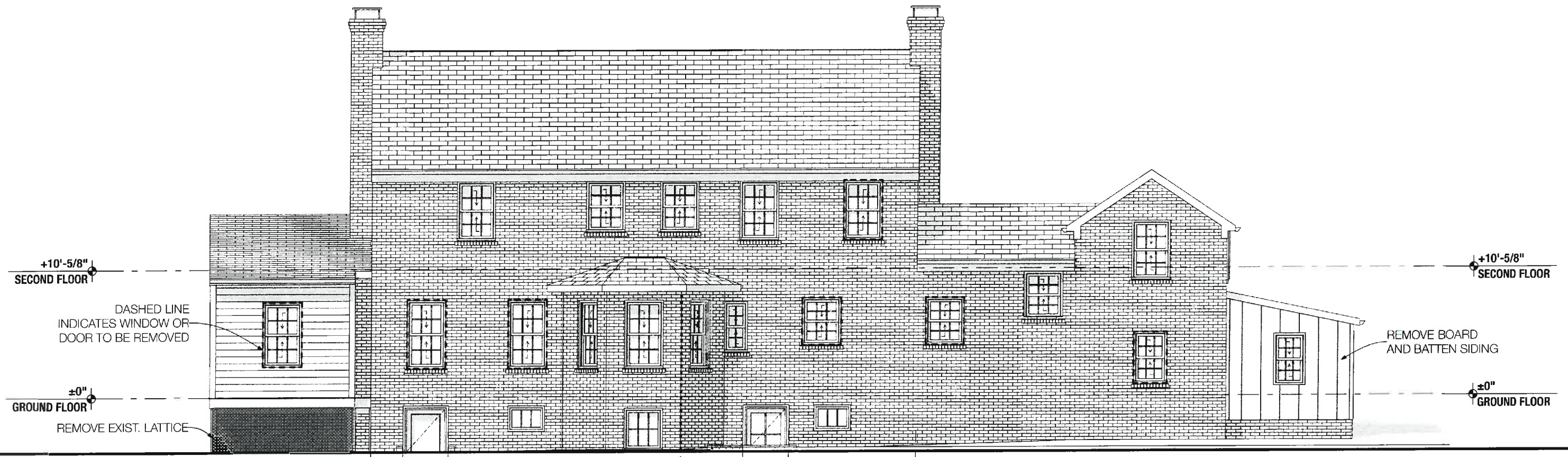


WEST ELEVATION



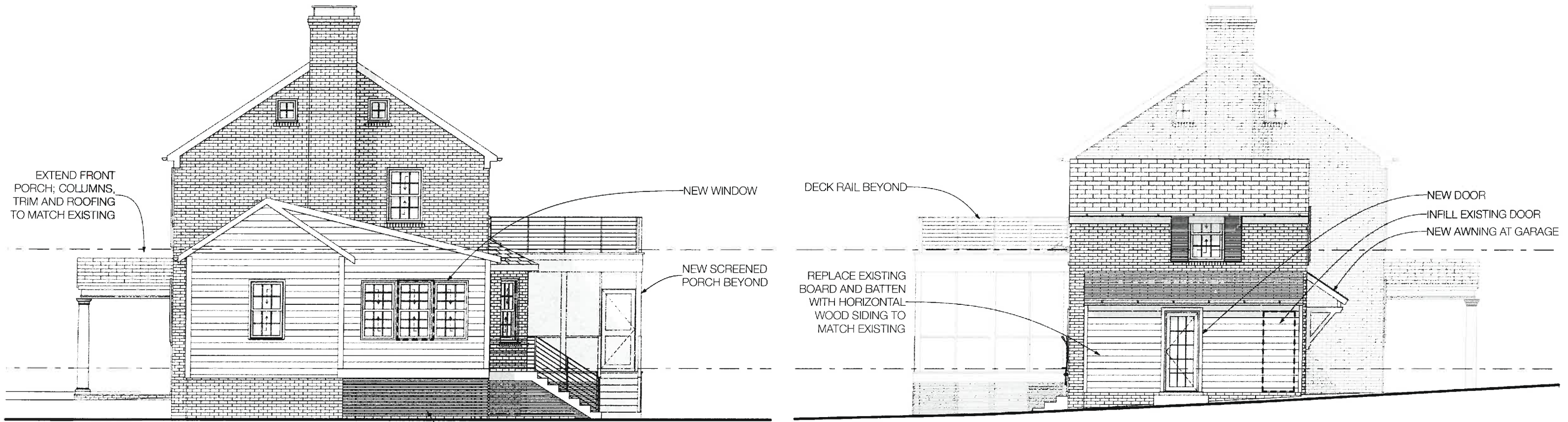
FRONT ELEVATION





REAR ELEVATION





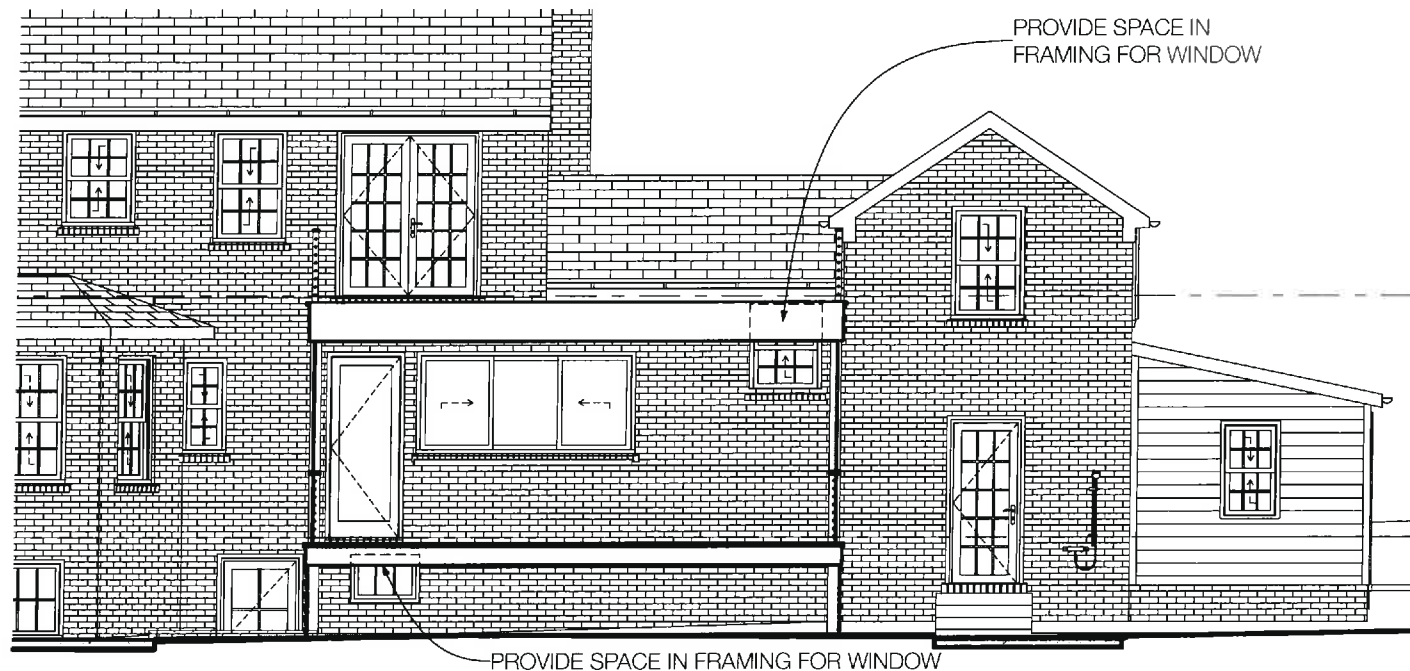
EAST ELEVATION

WEST ELEVATION

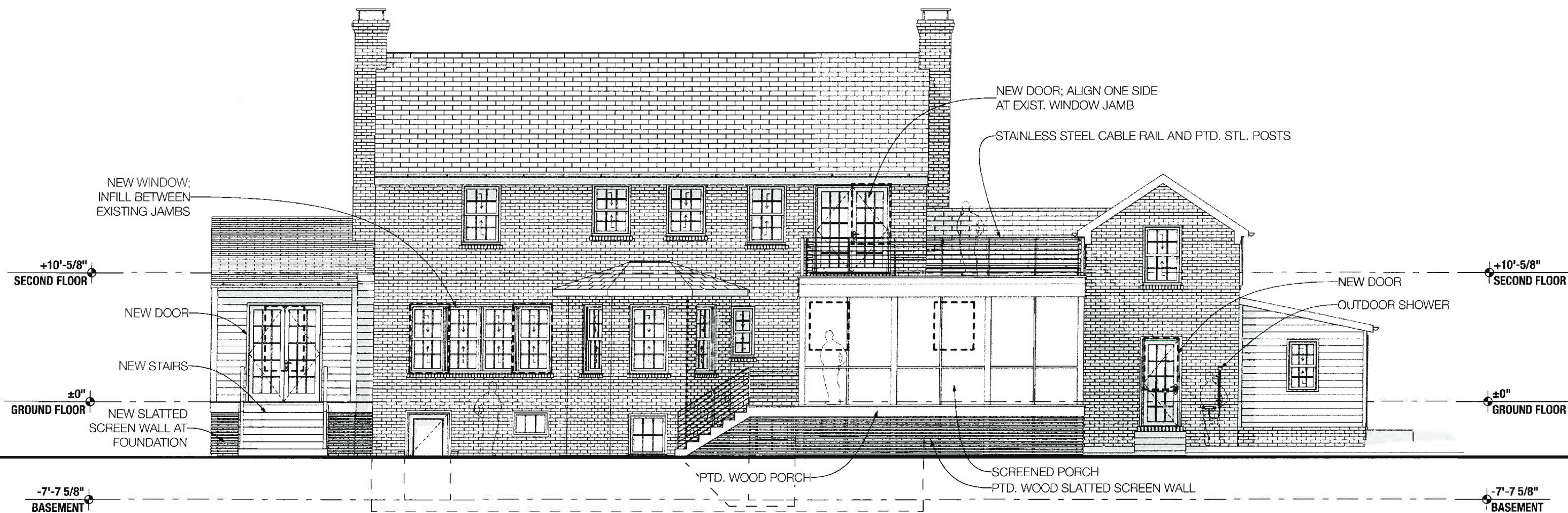


FRONT ELEVATION





REAR ELEVATION AT SCREENED PORCH SECTION



REAR ELEVATION WITH SCREENED PORCH



LIME-BASED, BREATHABLE BRICK COATING



FIELDS OF APPLICATION

BioDomus I is a non-aggregate type two (2) coat finish paint for interior wall and trim surfaces, exterior masonry wall surfaces and exterior wood trim. BioDomus I is a non-acrylic paint product providing excellent adhesion, with high resistance to mold growth without the need for biocide additives.

BioDomus I, as with all the Domus Mineral Paints, is designed to be diluted with water, providing a paint applicator optimal ranges to adjust the paint's thickness and density as per job site application may require.

BioDomus I mineral paint is a very versatile and dynamic paint that permits hundreds of options for variations, adjusting dilutions and application techniques to create professional and historical artistic finishes.

BioDomus I is a mineral paint containing a high quantity of potassium silicate, ideal for interior exterior walls and surfaces, and is self-priming for porous stone, brick, NHL 3.5 and NHL 5.0 stucco mortars. BioDomus I is a potassium silicate paint that can assist in the consolidation of cement, stuccos and natural, absorbent, masonry surfaces providing surface integrity to new and old materials.

Dilutions with water are suggested as general guidelines for application, but paint applicator may adjust dilutions as needed to meet best uses for ease of application, job site requirements and finishes.

PRODUCT FEATURES

A 92% natural mineral product, completely permeable, breathable, absorbs CO₂, provides good anchoring power with mineral surfaces by petrification (water glass); substrate anchor on smooth and rough surfaces. Provides protection against the formation of bacteria that forms mold. Product is ideal for use in homes, schools, and hospitals and chemical sensitive areas.

This product is not an oil proof, washable finish, and can be damaged by foods, greases, body oils, color crayons, or washable colored markers. Oils or greases can be removed using a mild detergent, lightly scrubbing with a rag or sponge, and dry with a clean rag or paper towel. Touch-ups are simple when product has been applied in typical dilution as indicated in GENERAL APPLICATION INSTRUCTIONS.

Domus Mineral Paints (potassium silicates) require an average 14 days to fully carbonize, and will continue to micro-crystallize for 7 - 8 years. Carbonization is a natural process of potassium silicate to cure, requiring CO₂ absorbed from the atmosphere, making the paint stronger, and at the same time removing undesirable air quality in homes and offices. A completely natural process. Aesthetic features are extreme flatness, high mineral content, creating unique light refraction capabilities and uncommon luminosity.

BioDomus I is specifically designed to be tinted with natural earth oxide tints and 0% VOC colorants to increase aesthetic color values with minimal environmental impact and toxin free indoor air quality. BioDomus I is category BIO which means Organic, containing at least 90% natural raw materials and the other 10% inert binders and non-toxic chemicals.

TYPE OF PRODUCT

Silicate coating according to DIN 18363, based on pure potassium silicate with 7.6% organic stabilizers and other proprietary chemicals.

SHEEN FINISH

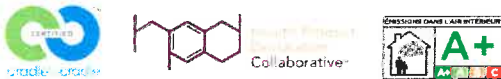
Very Flat

COLOR

White/Transparent Base. Color tint up to 5% max with approved tints for white base, 10% max with approved tints for transparent base. Custom color tint matching is available.

TESTING & CERTIFICATIONS

BioDomus I has passed these tests and received these certifications:
[Air rating for French VOC Test: Cradle to Cradle \(C2C\) Certified Silver v3.1](#);
[Health Product Declaration](#) and [CA1350](#) - California Department of Public Health (CDPH) Standard Method v.1.1-2011. For all up to date testing, [visit here](#)



LEED V4 CREDITS

BioDomus I contributes to credits for these categories for LEED v4:

- Building Product Disclosure And Optimization- Material Ingredients- C2C Silver v3.1 & HPD
- Low Emitting Materials: Passed CA1350
- Indoor Air Quality: TVOC Tests



DATE REVISION 08-16-2017

TECHNICAL DATA

CRITERIA	INT. STANDARD	VALUE	UNIT
VOC (not including tint pigments)	2004/42 CE max. Value 40g/l Exterior Wall Paint for Masonry DIN EN ISO 11890-1/2	0.00	g/l
Theory of di Kunze (SD • W)	DIN 18550	Sd*w <0.1 Sd < 2 w < 0.5	kg/(m²h0.5) m kg/(m²h0.5)
Caulking Resistance	ASTM-D-659	600	UV/ Hour Condensation
Whiteness	CIE	80	%
Surface Retention Smog/Dirt	EN 10795	Medium	> 11
Drying Time at Low Temperature	UNI 10793	> 5	°C
Application on Damp Cement NHL 3.5/5.0	UNI EN 13300	Ideal	
Exterior Paint with Mineral Finish 2.4.1	DIN 18363 Paragraph 2.4.1	Yes	
Application Quality	UNI 10794	Good	
Hide and Cover Capacity	ISO 6504-2 M U 1631 (RC 100 am Humid)	Class 2	< 96 - < 98
pH Value	DIN 19266	11.28 w/ 11.37 t	
Natural Resistance to Mold	DIN 19266	Excellent	
Alkaline Resistance	UNI 10795	Excellent	
Specific Gravity (23 °C)	EN ISO 2811-2	1.60	g/ml
Granulation	DIN 19643 - EN 21524	0.0 - 0.02	mm
Gloss Level	UNI EN ISO 2813	< 5	Very Opaque
Reaction to Fire	EN 13501-1:2002	A 1	Incombustible
Toxicity	EN 13501-1:2002	Non-Toxic	
APEO (Alkyl Phenol Ethoxylates)		0%	
PEG (Polyethylene Glycol)		0%	
PG (Propylene Glycol)		0%	
Biocides		0%	

Does not contain chemicals that can aggravate or cause asthma, see NIH Asthma Report 2012.

VISIT US FOR MORE INFORMATION AT ROMABIO.COM 1
 678-905-3700 INFO@ROMABIO.COM



PORCH SKIRTING



FENCE DESIGN PRECEDENT



SCREENED PORCH RAILING



DECK RAILING

LIME-BASED MASONRY COATING

(FLAT MASONRY PAINT IS PROPOSED)

<https://romabio.com/masonry/flat/made-for-masonry/>

