

## **Lasley, Timothy G**

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**From:** Mess, Camie  
**Sent:** Thursday, March 21, 2019 4:12 PM  
**To:** Jeanne van Gemert  
**Cc:** Werner, Jeffrey B; Lasley, Timothy G  
**Subject:** BAR March Action - 604 Locust Avenue

March 21, 2019

### **Certificate of Appropriateness (Historic Conservation District)**

BAR 19-03-02  
604 Locust Avenue  
Tax Parcel 510037100  
Jeanne Van Gemert, Owner/Applicant  
Painting Exterior

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 19, 2019. The following action was taken:

**Motion: Sarafin moved having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed exterior painting satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted with the following notes: while the historic conservation district guidelines discourage the painting of masonry the age of the brick and the specific paint, as noted in the application, is meant for masonry and should function well. Earnst seconded. Approved (8-0.)**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:  
[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1354](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1354)

This certificate of appropriateness shall expire in 18 months (September 19, 2020), 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely,  
Camie Mess

Camie Mess  
Assistant Historic Preservation and Design Planner  
City of Charlottesville  
Phone: 434.970.3398  
Email: [messc@charlottesville.org](mailto:messc@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 19, 2019**



**Certificate of Appropriateness Application (Historic Conservation District)**

BAR 19-03-02

604 Locust Avenue

Tax Parcel 510037100

Jeanne Van Gemert, Owner/Applicant

**Painting Exterior**

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**Background**

Constructed by William B. Jones in 1957, this is a contributing structure in the Martha Jefferson Historic Conservation District. This one-story, three-bay, common bond brick house has a low, front-gabled roof and a front porch with shed roof braced by aluminum supports.

**Application**

Applicant's submittal:

- Application dated February 26, 2019: description of proposed work and current photo of the house

The applicant would like to paint the exterior of her small brick house. Trim and brick. Paint for brick to be Biodomus I paint from Romabio, in a medium-to-light grey; possible *Gray Clouds*.

**Discussion and Recommendations**

Given the type of paint the applicant is using, and that this property is in a Historic Conservation District where guidelines are less stringent than an ADC District, staff finds the proposed exterior painting is appropriate.

**Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed exterior painting satisfies the BAR's criteria 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.

*...as submitted* and with the following modifications/conditions:...

*Denial:* Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed exterior painting does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR denies the application as submitted.

## **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 Paint**

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

### **Martha Jefferson Historic Conservation District Guidelines (adopted October 18, 2010)**

#### **Architectural character-defining features:**

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards;
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
5. Encourage standing seam metal roofs;
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
7. The following *Historic Conservation Overlay District* Design Guidelines are especially pertinent: maintain neighborhood massing and form; encourage the use of sustainable materials; and limit the height of fences in front yards to 3 ½ feet in height.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been: not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.



**Board of Architectural Review (BAR)  
Conservation District - Certificate of Appropriateness**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

**RECEIVED**

**FEB 26 2019**

**NEIGHBORHOOD DEVELOPMENT SERVICES**

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Project Name/Description	604 Locust Ave, Exterior Painting	Parcel Number	510037100
Project Address/Location	604 Locust Ave.		
Owner Name	Jeanne Van Gemert	Applicant Name	(Owner)

**Applicant Information**

Address: 604 Locust Ave, Charlottesville, Va 22902  
Email: jeannevangemert@gmail.com  
Phone: (W) 919-619-6746 (H) \_\_\_\_\_

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

J Van Gemert 2/26/19  
Signature Date

JEANNE VAN GEMERT 2/26/19  
Print Name Date

**Property Owner Information (if not applicant)**

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary):  
Exterior painting: Bricks (currently unpainted); trim and windows.

List All Attachments (see reverse side for submittal requirements):  
\_\_\_\_\_  
\_\_\_\_\_

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: <u>O. Eubank</u>	Date: _____
Fee paid: <u>125.00</u> Cash/Ck. # <u>1121</u>	Conditions of approval: _____
Date Received: <u>2/26/19</u>	_____
<i>Revised April 2017</i>	

## Description of Proposed Work - (1) a written description of proposed



### **exterior changes.**

Since my small brick house is in-between 2 historically significant Locust Ave. houses, I would like to propose painting my house a medium-to-light gray color, with white trim & some color on the door, to add to the pleasant visual flow of these 3 houses.

At present, the metaphor that occurs to me is that the houses along the street are like a row of teeth & this house appears as though there is one missing tooth. This house is not a large older brick one whose scale supports the darkness of the brick. Therefore, I'd like to lighten it up, and very much appreciate suggestions about suitable, breathable paint.