

From: Scala, Mary Joy
Sent: Thursday, October 27, 2016 3:29 PM
To: Gerry Starsia (gstarsia@gmail.com)
Cc: Hiatt, Jean
Subject: BAR Actions - 401 Altamont Circle - October 18, 2016

October 27, 2016

Marianne and Gerry Starsia
PO Box 9
Ivy, VA 22945

RE: Certificate of Appropriateness Application
BAR 16-10-04
401 Altamont Circle
Tax Parcel 330111000
Marianne and Gerry Starsia, Owner/Applicant
Demolish Porch or restore balcony

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 18, 2016. The following action was taken:

Schwarz moved to approve Option A to restore the porch to a balcony, as submitted, with the provision that Preservation Piedmont can come to document the stairs, and the BAR approves the removal of the walnut tree. Balut seconded. Motion passes 7-1 with Miller opposed.

This certificate of appropriateness shall expire in 18 months (April 18, 2018), 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. The expiration date may differ if the COA is associated with a valid site plan. 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 me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 18, 2016**



Certificate of Appropriateness Application

BAR 16-10-04

401 Altamont Circle

Tax Parcel 330111000

Marianne and Gerry Starsia, Owner/Applicant

Demolish porch or restore balcony

Background

401 Altamont Circle (formerly 111 West High Street) is a contributing structure in the North Downtown ADC District. The property is a fine Queen Anne design with bay projection and a tall gabled roof. The house is two and a half stories high, built of brick, with segmental arches over the doors and windows. Most of the original fabric remains intact; one-over one glazing, louvered blinds, one story verandas, heavy modillion cornice, and tin roofs. (Historic survey attached)

June 21, 2016 - Sarafin moved to find that the proposed exterior changes (tree removal, window/door exchange, and porch renovations) satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted. Schwarz seconded. Motion approved (8-0).

Application

As renovation of the building continues, the applicant is requesting to either (A) restore back the porch that faces West High Street to a balcony, so that the house's main entrance is clearly on Altamont Circle; or (B) demolish the porch.

(A) If the porch is restored to a balcony to resemble its pre-1956 appearance, the plan is to remove the stairs and wing walls on both sides, and infill with masonry and porch material to match the original. At the sidewalk level the brick landing would be removed, and the concrete curb would be extended to match the existing. The existing door to the porch would be replaced with a triple-hung window in the existing masonry opening.

(B) If the porch is demolished, the house would resemble its appearance on the 1920 Sanborn map, which showed a projecting brick bay but no balcony or porch on that side.

The applicant also may wish to remove a walnut tree on the east side of the house.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) 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 Design Guidelines established by the board pursuant to Sec.34-288(6); and

(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review for Site Design & Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 7. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

Pertinent Design Review Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

1. *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
2. *Retain original windows when possible.*
3. *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
4. *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
5. *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
6. *Replace historic components of a window that are beyond repair with matching components.*
7. *Replace entire windows only when they are missing or beyond repair.*
8. *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
9. *Reconstruction should be based on physical evidence or old photographs.*
10. *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
11. *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
12. *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
13. *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass and metal windows are preferred. Vinyl windows are discouraged.*
14. *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
15. *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
16. *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
17. *Storm windows should not damage or obscure the windows and frames.*
18. *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
19. *The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
20. *In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21. *The size of the shutters should result in their covering the window opening when closed.*
22. *Avoid shutters on composite or bay windows.*
23. *If using awnings, ensure that they align with the opening being covered.*
24. *Use awning colors that are compatible with the colors of the building.*

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements incompatible with the existing structure.*
9. *In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*
13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
16. *Retain transom windows and sidelights.*
17. *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. *Avoid using aluminum colored storm doors.*
 - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. *Use a zinc chromate primer before painting to ensure adhesion.*

Discussion and Recommendations

The balcony structure was added sometime between 1910 when the house was built, and 1956, when the stairs were added. Although the curved stairs are now 60 years old, there is merit in removing them and restoring the porch to a balcony to resemble its pre-1956 appearance with a triple-hung window. It would not be appropriate to demolish the balcony structure entirely because it contributes to the character of the house.

No information has been submitted regarding the walnut tree removal.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and for Rehabilitation, I move to find that Option (A) to restore the porch to a balcony satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications...).

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 111 West High Street
Map and Parcel: 33-111
Census Tract & Block: 3-506
Present Owner: Henderson Hayward
Address: Box 691, City
Present Use: Office and Apartments
Original Owner: M. C. Thomas
Original Use: Residence

BASE DATA

Historic Name: M. C. Thomas House
Date/Period: 1910
Style: Colonial Revival
Height to Cornice: 24.5
Height in Stories: 2
Present Zoning: B-1
Land Area (sq. ft.): 60 x 99.5
Assessed Value (land + imp.): 7200 + 8700 = 15,910

ARCHITECTURAL DESCRIPTION

Fine Queen Anne design with bay projection, veranda, and tall gabled roof. The house is two and one half stories high, built of brick, with segmental arches over the doors and windows. Most of the original fabric remains intact; one over one glazing, louvered blinds, one story verandas, heavy modillioned cornice and tin roof.

HISTORICAL DESCRIPTION

The lot was bought by Lula Thomas in 1908 from H. W. Hilleary with the restriction that there "shall be only one residence on the lot". The present structure was added in 1910 with the original value placed at \$3200.

GRAPHICS

CONDITIONS

Good

SOURCES

Henderson Hayward
City Records







**Board of Architectural Review (BAR)
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 Email scala@charlottesville.org

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.

Owner Name MARIANNE and GERRY STARSIA Applicant Name SAME
Project Name/Description 401 ALTAMONT Circle Parcel Number TMP 33-111 LOT 2
Project Property Address SAME

Applicant Information

Address: P.O. Box 9, IVY, VA. 22945
Email: gstarsia@gmail.com
Phone: (W) 434-924-6310 (C) 434-981-0724

Signature of Applicant

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

[Signature] 9/13/16
Signature Date

GERALD STARSIA
Print Name Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

List All Attachments (see reverse side for submittal requirements)

- ① REQUEST/DESCRIPTION ② ELEVATION ③ Photographs ④ 1920 Sanborn Map

For Office Use Only
Received by: J. Bamore
Fee paid: \$125.00 Cash/Ck. # 1044
Date Received: 9/23/2016
Revised 2016 P16-0150
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

To: City of Charlottesville, Board of Architectural Review (BAR)
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902

Date: September 15, 2016

Re: 401 Altamont Circle - High Street Porch (Balcony) Plan
Certificate of Appropriateness

Att: Mary Joy Scala, AICP, Sr. Preservation Architect and Design Planner

Dear BAR members,

Marianne and I are in the last couple of months of the renovation of our residence. Thank you for all your guidance in the process. We have one item that needs your consideration: the entry structure on High Street.

Background

There exists an entry stair and door that is accessed from High Street that we would like to either: 1) Restore back to a balcony or 2) demolish.

History

Based on research and information provided by the Albemarle Charlottesville Historical Society and Jim Boyd, AIA, the former owner of the property, it is apparent that the entry structure on High Street is not original. As shown on the 1920 Sanborn Map, where the brick part of each building is coded in red and entrances in yellow, 401 Altamont includes two entrances: one on Altamont and one in the rear. There is none shown on High Street.

The National Register of Historic Places Inventory Form includes the house as part of "Altamont Circle" and says there were "2 entrance bays" so it is fair to assume that Altamont is the primary entrance and the second is at the rear.

There are no architectural drawings of the original house and no early photos that help date the structure but it is likely to have been added sometime between 1908/10 and 1956. According to Jim Boyd, AIA, the former owner of the property, when asked in early September about the structure replied: "In 1956 there was a triple hung window where the door is currently located. The top sash was fixed and the two lower sashes raised so that a person could walk from the dining room to what was a balcony. The curved stairs and door were installed in 1956 when the Thomas residence was converted to an office. The flooring on the porch is original. The shutters are also original."

Based on the research, it seems apparent that the entry structure on High Street is not original and the best information available supports it having been used as a balcony, not an entrance or porch.

Request

Marianne and I are requesting the BAR allow for either one of these two proposed treatments for the porch-balcony:


1. 1956 restoration: Since we know from Jim Boyd that in 1956, there was a triple hung window that led to a balcony and no stairs to the sidewalk, we request returning the porch back to the condition most closely resembling what was in place as far back as we have reasonably accurate information; or
2. 1920 Sanborn map: That we remove the entire structure and restore the brick and window back to its original condition.

Summary

When looking at the other homes that were built in the same period that closely resemble 401 Altamont, particularly #400 across the street to the west, you can see there are 2 entrances, one on Altamont axial from the #401 front door, and one at the rear; and, the bay wall elevation on High Street is closed with a small window – not an entrance or entry door.

If allowed to return the structure as a balcony, the masonry and trim will be repaired/replaced to as new condition and the space will be returned to an outdoor sitting area. From a practical perspective, the entrance on High Street serves no purpose, is confusing to visitors, and a potential security issue.

Respectfully submitted,



Marianne and Gerry Starsia

9/15/16

Attachments

- Proposed elevation by B. Puopolo, AIA
- 1920 Sanborn map
- Elevation of current conditions (marked 1)
- Photo of door, Gibb door, and shutters (marked 2)
- Photo of original triple hung window rollers and track (marked 3 and 4)



High Street Elevation

Scale: 1/8"=1'-0"



Starsia Residence
 401 Altamont Circle, Charlottesville, Va
 Bethany C. Puopolo, Architect

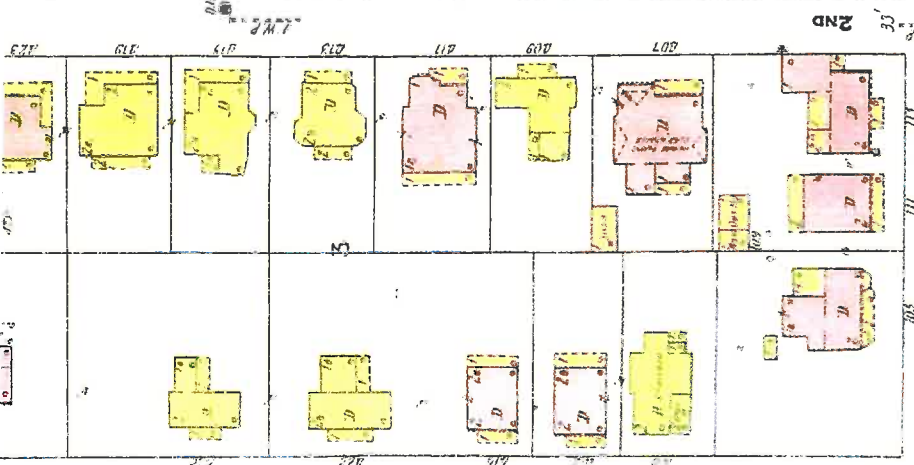
Proposed Porch Alteration

BAR-03

Cell: 434-989-3036 Email: bjcpuopolo@aol.com

Date: 12 Sept. 2016

21

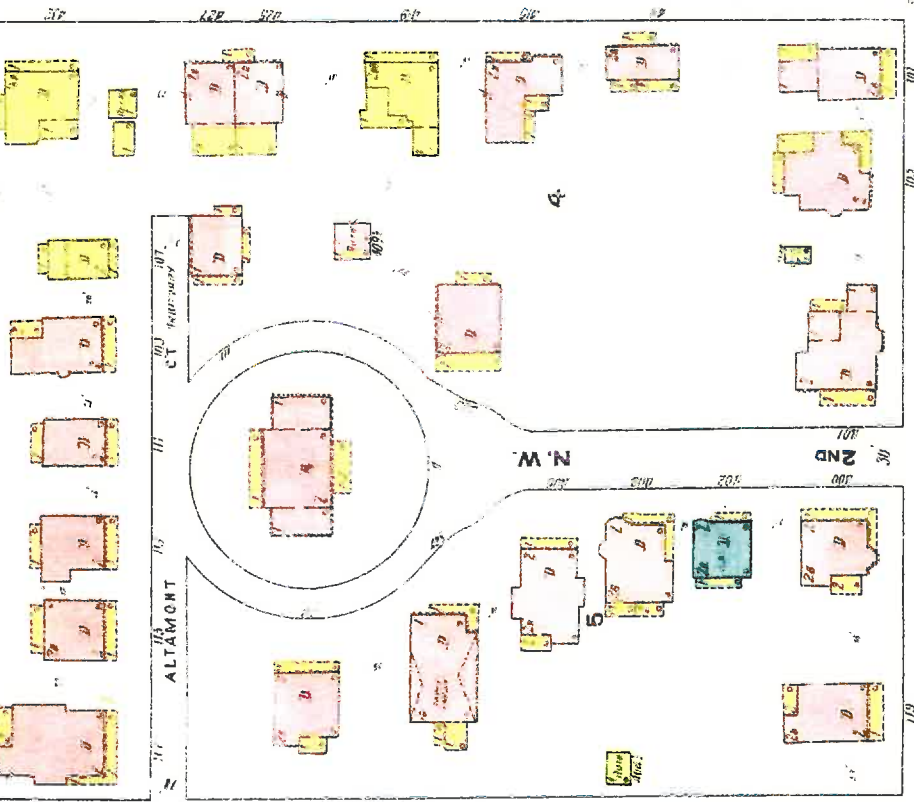


HIGH

E.

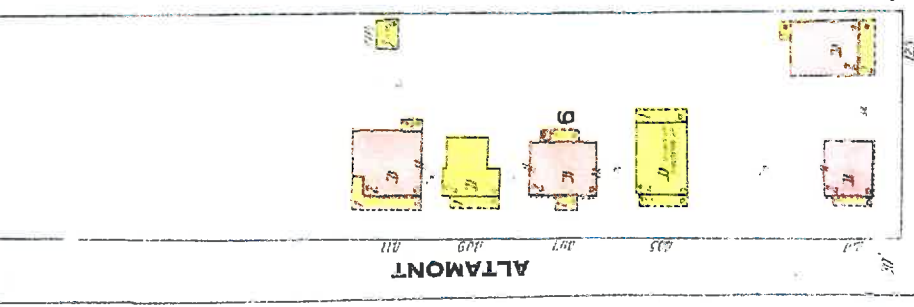
HIGH

16



W.

SCALE 50 FT TO THE INCH.



PRESTON

1





3



4



CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



RECEIPT

****NOTE** This is a receipt only - not a Building Permit. This does not authorize work to begin the project.**

RECEIPT NUMBER: R16002381
DATE: 9/23/2016
TIME: 3:15:33 PM
CUSTOMER: GERALD & MARIANNE STARSIA
APPLICANT: GERALD & MARIANNE STARSIA
OWNER: STARSIA, GERALD & MARIANNE

TOTAL ACTIVITY FEE DETAILS:

<u>PERMIT NO.</u>	<u>AMOUNT</u>	<u>FEE DESCRIPTION</u>
P16-0150	\$125.00	BAR ALL OTHER

RECEIPT TRANSACTIONS:

<u>PAYMENT TYPE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>
Check	\$125.00	1044

RECEIPT AMOUNT DUE: \$125.00
RECEIPT AMOUNT PAID: \$125.00

Scala, Mary Joy

From: Gerry Starsia <gstarsia@gmail.com>
Sent: Monday, October 17, 2016 1:53 PM
To: Scala, Mary Joy
Subject: RE: BAR agenda and staff report - 401 Altamont Circle
Attachments: 161013_Site Plan Landscaping.pdf

Mary Joy,

I've attached a photo of the black walnut tree that is in the alley and dwarfs the house.

I've also attached a copy of the preliminary landscape PLAN. While far from 100%, it is a good representation of our intentions to fully landscape and replace the trees and plantings.

Can you please share these materials with the BAR members?

Thanks,



Gerry