

From: Scala, Mary Joy
Sent: Thursday, October 27, 2016 2:38 PM
To: Andrew Brown (andrew@formworkusa.com)
Subject: BAR Actions - 409 Altamont Street - October 18, 2016

October 27, 2016

Formwork Design LLC
620 Farish St
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-09-04
409 Altamont Street
Tax Parcel 330136000
James and Lauren Record, Owner/Formwork Design LLC, Applicant
South Elevation and Landscape Plan

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:

Mohr moved to approve the new addition, removal of the rear chimney, new window, revised elevation on new addition, landscaping and site changes as submitted; the applicant should talk to neighbors about (landscaping) specifics; with metal clad windows and clear glass. Balut seconded. The 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 16-09-04

409 Altamont Street

Tax Parcel 330136000

James and Lauren Record, Owner/Formwork Design LLC, Applicant

South Elevation and Landscape Plan

Background

409 Altamont Street is a 1915 Vernacular house located in the North Downtown ADC district (historic survey attached). The 1920 and 1929 Sanborn maps show the current form of the wood frame house intact except the lean-to at the SW corner, which would have been added after 1929. What is currently the first floor bathroom may have been a porch on the first floor.

August 15, 2006 – The BAR unanimously approved an application to make changes to the rear façade of the house, including replacing a window with a door and transom, replacing sliding glass doors with French doors, and adding a new window.

September 20, 2016— Balut moved to find the proposed rear shed demolition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District and that the BAR approves the application as submitted. Schwarz seconded, and the motion passed (9-0).

Balut moved to find the proposed new addition, landscaping, and site changes satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District and that the BAR approves the application as submitted with the following modifications: that the applicant returns in the future with a reconsideration of the south elevation, landscaping details, and site plan details. Knott seconded, and the motion passed (9-0).

Application

In September the BAR approved the rear demolition, and approved with conditions the new addition, landscaping and site changes. As requested, the applicant is returning with a reconsidered south elevation, landscaping details, and site plan details.

In addition, the applicant is now requesting additional demolition of a rear chimney, and to add a new window opening on the rear elevation. (Copies of the September submittal are attached for comparison, including site plan, south elevation, and photos of existing conditions that show the rear chimney and rear elevation.)

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 Considering Demolitions

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

*(1) The age of the structure or property; **The main structure dates to 1915. The shed addition on the SW corner was built after 1929.***

*(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register; **The house is a contributing structure in a National and Virginia Register district.***

*(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event; **It is not.***

*(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature; **It does not.***

*5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and **It could be reproduced, but would not be old.***

*(6) The degree to which distinguishing characteristics, qualities, features or materials remain; **The older part of the house and the wood shed addition appear in good shape.***

*(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures. **The main house is linked to others in the historic district, but only the rear shed addition is proposed to be removed.***

*(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board; **A structural report has not been submitted nor requested.***

*(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and **The oldest part of the building will remain.***

(e) Any applicable provisions of the city's Design Guidelines:

1) The standards established by the City Code, Section 34-278.

*2) The public necessity of the proposed demolition. **There is no public necessity.***

*3) The public purpose or interest in land or buildings to be protected. **The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. The older part of this building will be preserved.***

*4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. **It would not.***

*5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. **Removal of the addition would not diminish the character of the historic structure.***

*6) The reason for demolishing the structure and whether or not alternatives exist. **A new, larger addition is planned in its place.***

*7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition. **A structural report has not been submitted nor requested.***

Guidelines for Demolition

1. *Demolish a historic structure only after all preferable alternatives have been exhausted.*
2. *Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.*
3. *If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.*

Review Criteria 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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and*
- (8) Any applicable provisions of the City’s Design Guidelines.*

Pertinent Design Review Guidelines for New Construction and Additions:

P. Additions

The following factors shall be considered in determining whether or not to permit an addition to a contributing structure or protected property:

(1) Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. Limit the size of the addition so that it does not visually overpower the existing building.*

(2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

(3) Design

- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

(4) Replication of Style

a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.

b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

(5) Materials and Features

a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

(6) Attachment to Existing Building

a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.

b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Pertinent Design Guidelines for Site Design

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 the "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.*
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

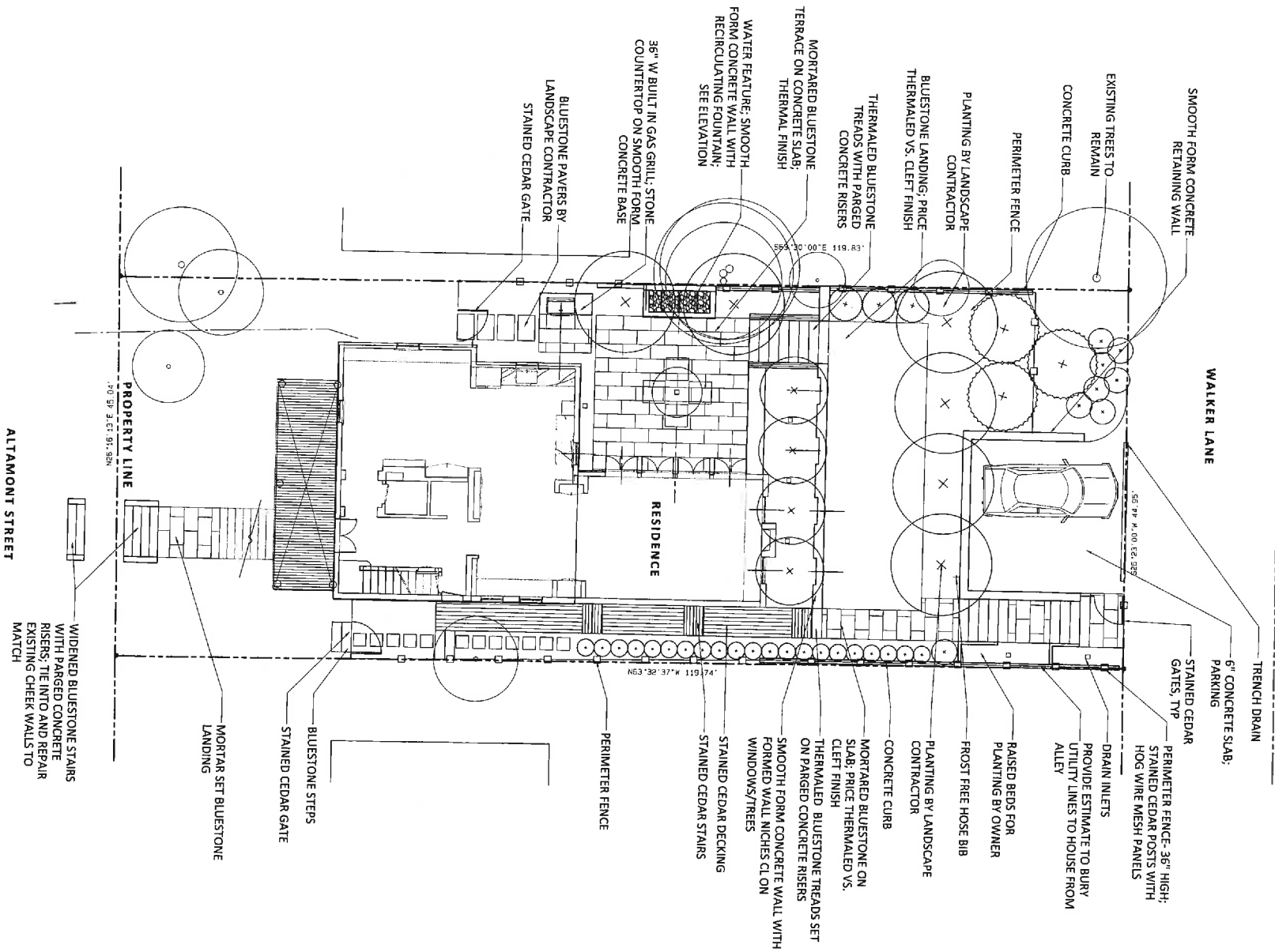
Discussion and Recommendations

The BAR should decide if the additional materials satisfy the previous conditions of approval. The BAR should also specifically comments on the removal of the rear chimney, and the new window opening. In staff opinion the existing rear chimney is not character-defining.

Window material and clear glass type should be specified for the record.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements, I move to find that the new addition, removal of rear chimney, new window, landscaping and site changes satisfy the BAR's criteria and are 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...).

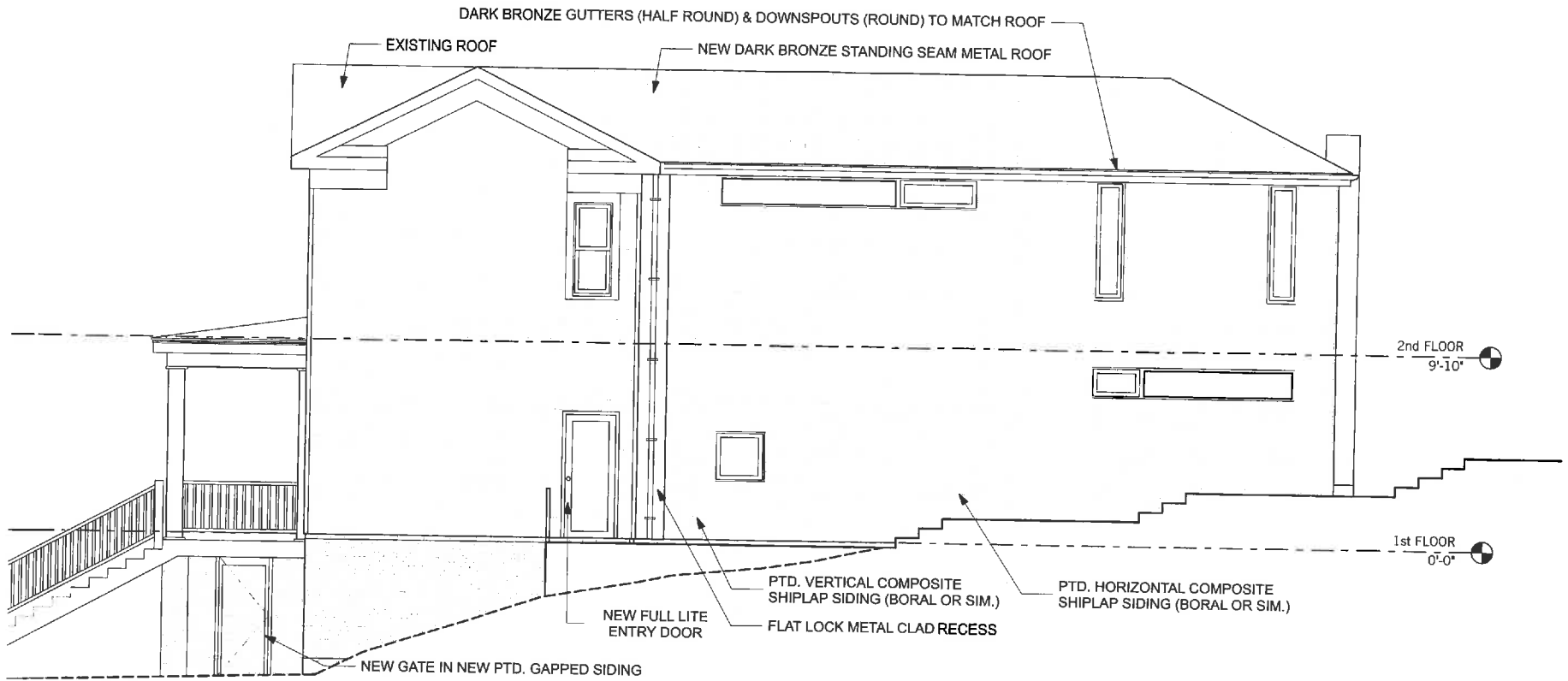


409 ALTAMONT STREET SITE PLAN - PROPOSED

9/15/16

FORMWORK DESIGN, llc 620 FARISH ST CHARLOTTESVILLE, VA 22902 434.296.2223

September 2016 Submittal



ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"

September 2016 Submittal

409 ALTAMONT STREET ELEVATION - SOUTH

9/15/16

FORMWORK DESIGN, llc 620 FARISH ST CHARLOTTESVILLE, VA 22902 434.296.2223

EXISTING OVERGROWN PRIVET SHRUB AS SEEN IN SUPPLEMENTAL PHOTOS



411 ALTAMONT STREET



409 ALTAMONT STREET



407 ALTAMONT STREET



1



2



3



4

409 ALTAMONT STREET PHOTOS

9/15/16

FORMWORK DESIGN, llc 620 FARISH ST CHARLOTTESVILLE, VA 22902 434.296.2223

September 2016 Submittal



**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

RECEIVED

AUG 30 2016

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.

Owner Name	<u>JAMES & LAUREN RECORD</u>	Applicant Name	<u>FORMWORK DESIGN LLC</u>
Project Name/Description	<u>409 ALTAMONT STREET</u>	Parcel Number	<u>330136000</u>
Project Property Address	<u>409 ALTAMONT STREET</u>		

Applicant Information

Address: 620 FARISH ST
CHARLESTON VA 22902
Email: ANDRENE@FORMWORKUSA.COM
Phone: (W) 434 296 2223 (C) _____

Signature of Applicant

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

[Signature]
Signature _____ Date _____

Property Owner Information (if not applicant)

Address: 409 ALTAMONT ST
CHARLESTON VA 22902
Email: JAMESCR218@GMAIL.COM
Phone: (W) 434 806 3590 (C) _____

Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

[Signature] 8/30/16
Signature _____ Date _____
JAMES RECORD Lauren Record 8/30/16
Print Name _____ Date _____

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

DESCRIPTION:

Renovation & addition to 409 Altamont St. Project includes demolition of existing iron to of south east corner of house. Also included will be a two story addition, landscape amendments, exterior painting & general repairs. We would like to see the BAR for COA on the proposed changes.

For Office Use Only

Received by: d. Barmore
Fee paid: \$125.00 Cash/Ck. # 1991
Date Received: 8/30/2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Revised 2016

P16-0142

409 ALTAMONT STREET

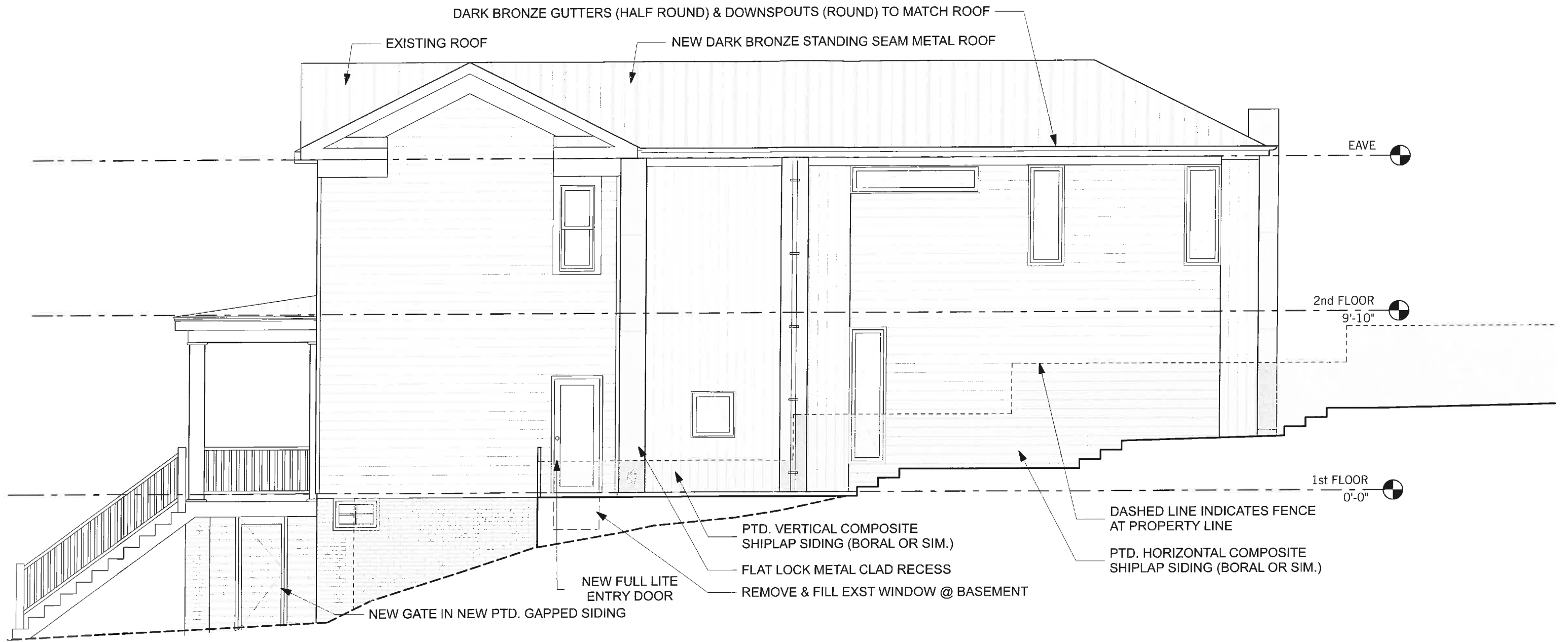
BOARD OF ARCHITECTURAL REVIEW

OCTOBER, 18, 2016

RECEIVED

OCT 04 2016

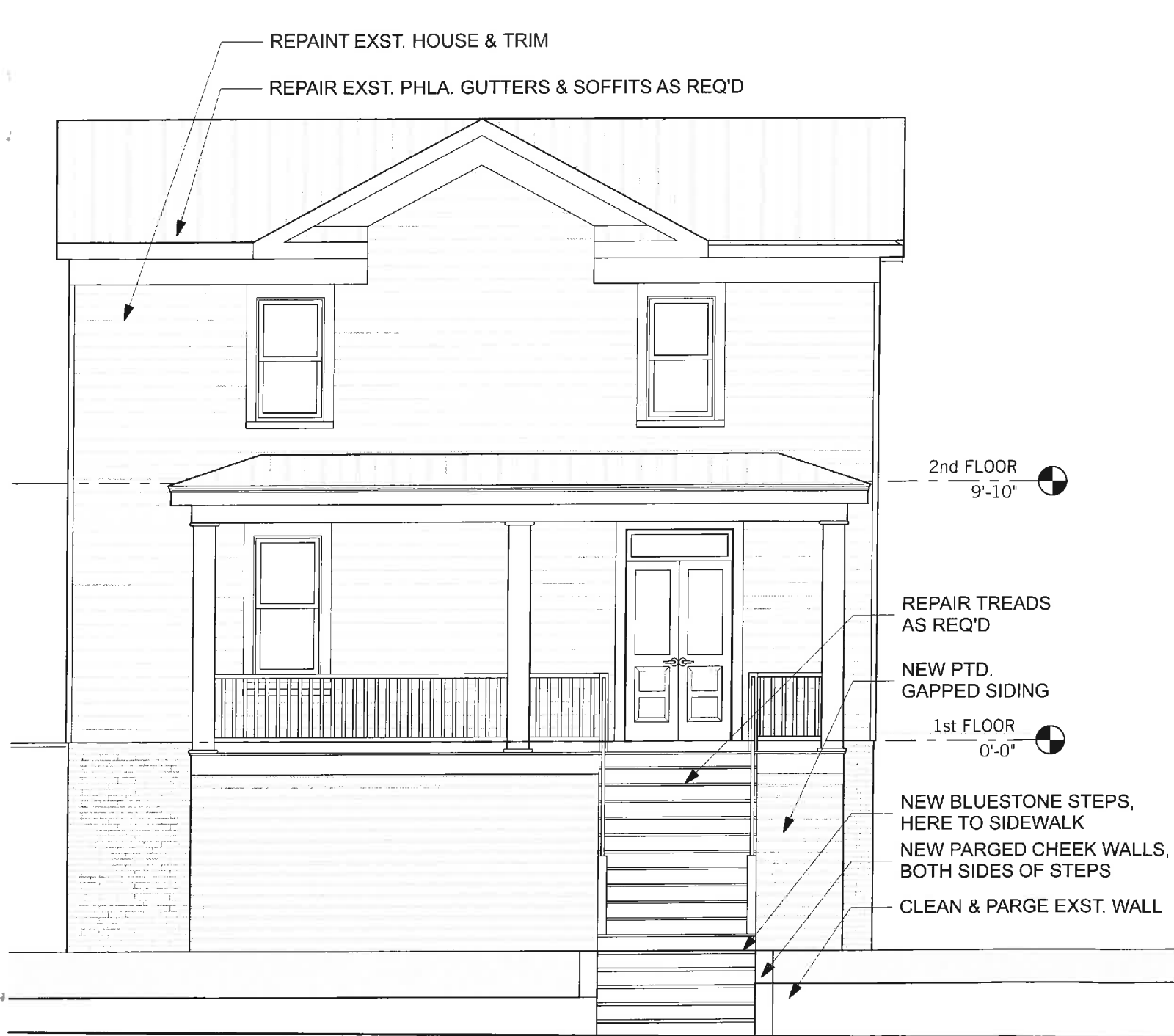
NEIGHBORHOOD DEVELOPMENT SERVICES



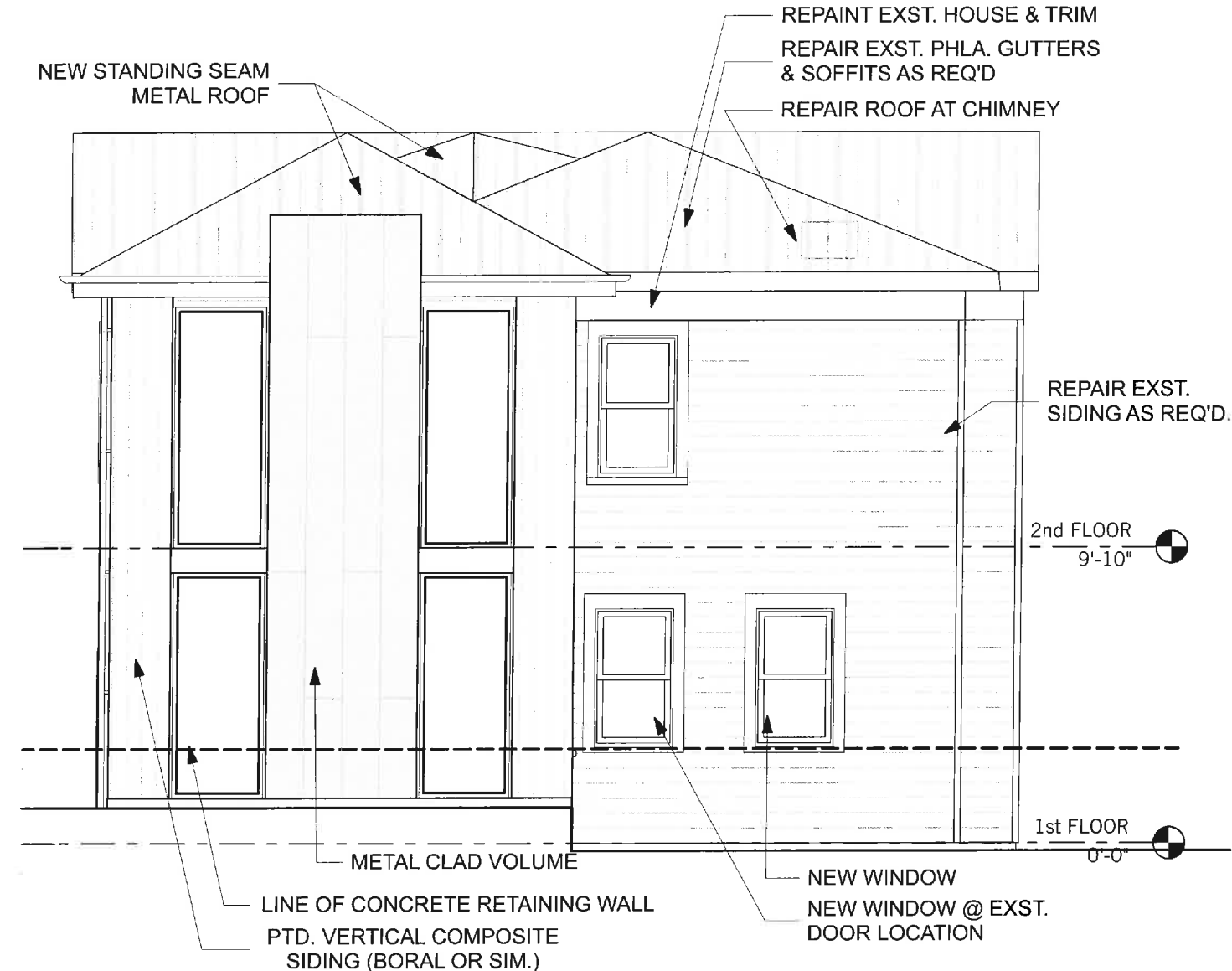
ELEVATION - SOUTH
 SCALE: 3/16" = 1'-0"

409 ALTAMONT STREET ELEVATION - SOUTH

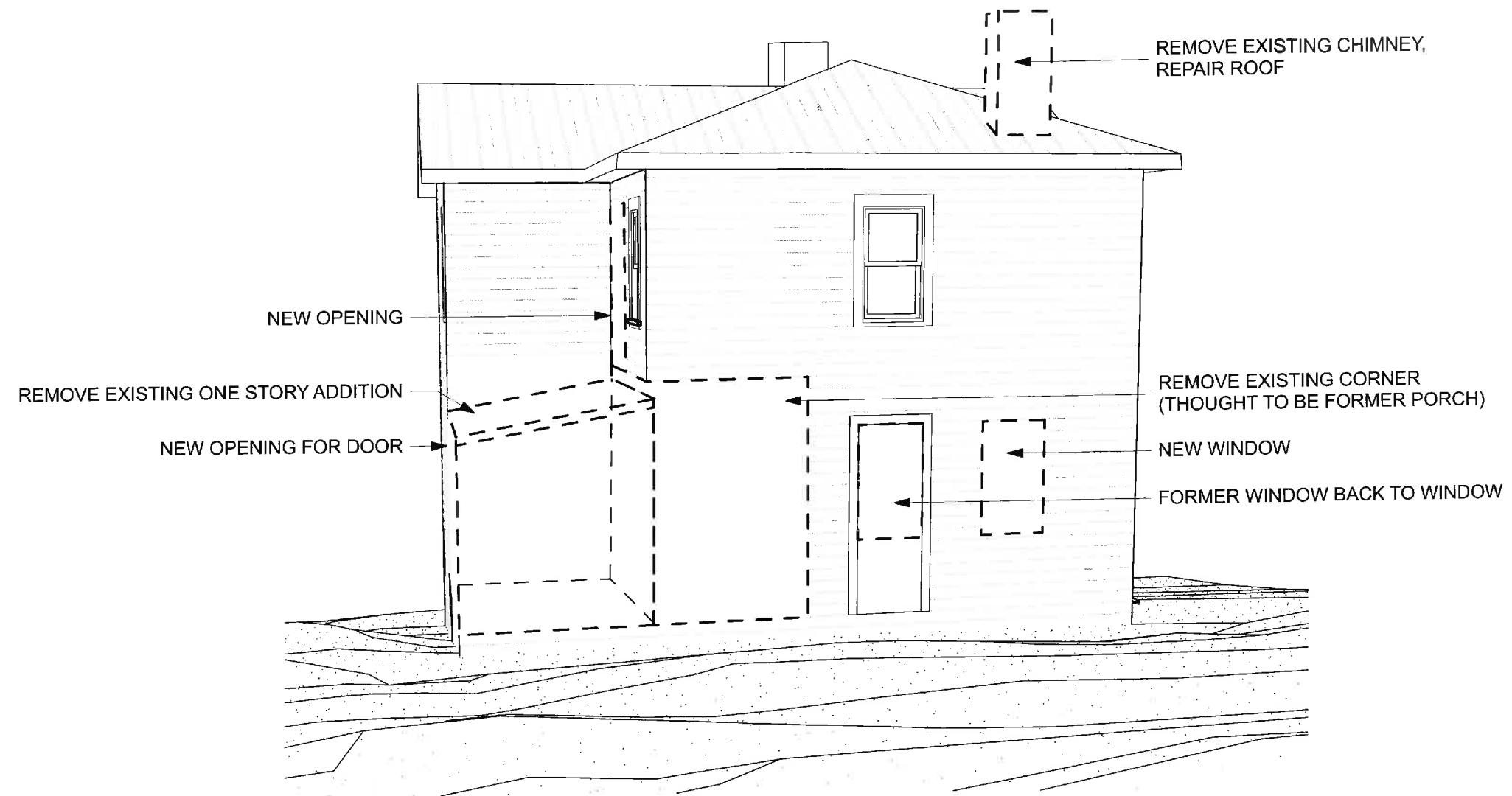
10/4/16



ELEVATION - WEST
SCALE: 3/16" = 1'-0"

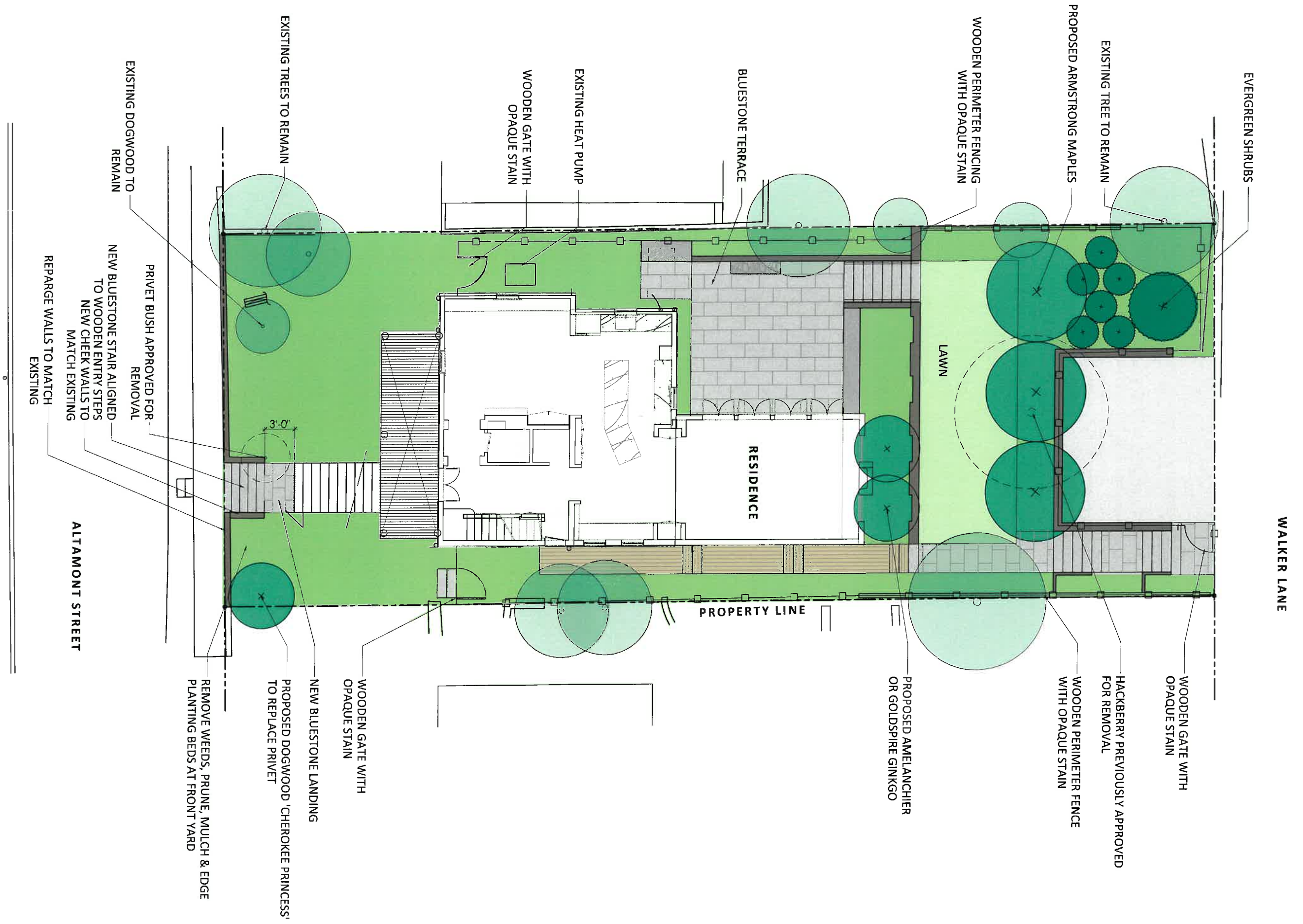


ELEVATION - EAST
SCALE: 3/16" = 1'-0"



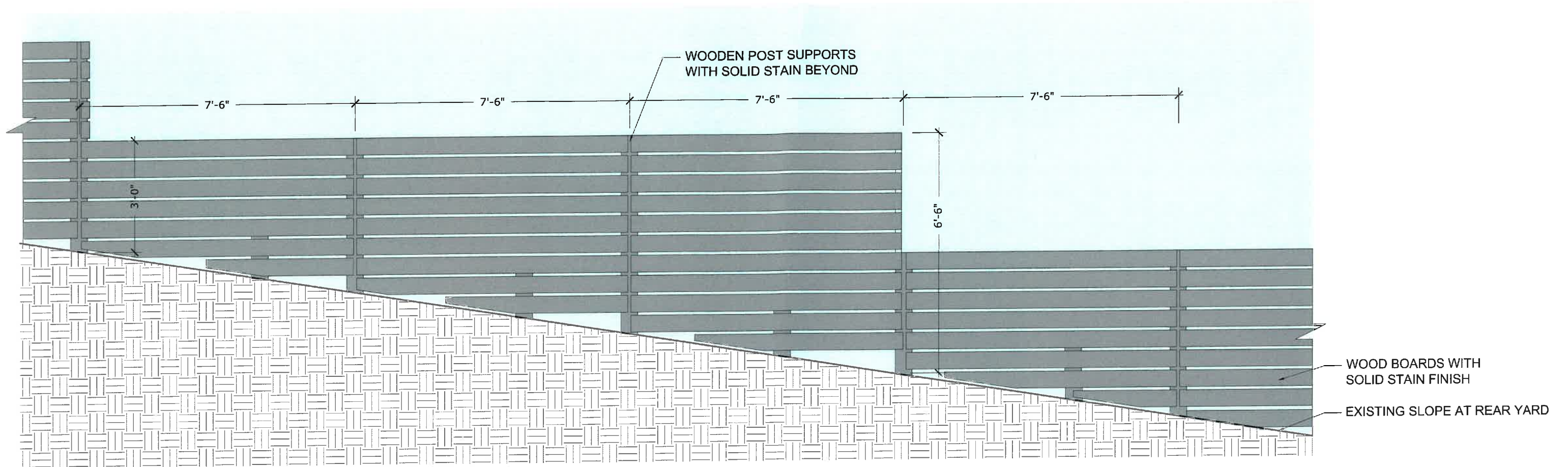
409 ALTAMONT STREET DEMOLITION DIAGRAM

10/4/16

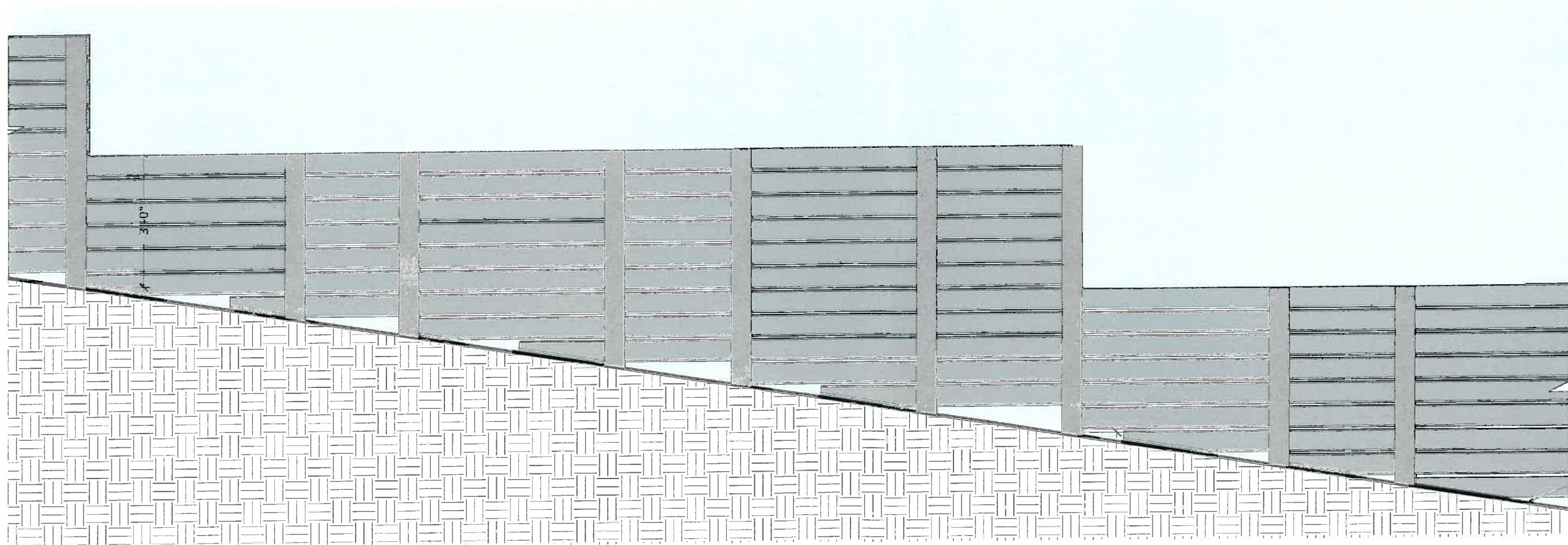


409 ALTAMONT STREET PROPOSED SITE PLAN

10/4/16



409 ALTAMONT SIDE



NEIGHBORING SIDES