

From: Scala, Mary Joy
Sent: Tuesday, October 04, 2016 1:33 PM
To: Andrew Brown (andrew@formworkusa.com)
Subject: BAR Actions- 409 Altamont Street- September 20, 2016

October 4, 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
Partial demolition, Two story addition and renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 20, 2016. The following action was taken:

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).

This certificate of appropriateness shall expire in 18 months (March 20, 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.

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).

This certificate of appropriateness shall expire in 18 months (March 20, 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 20, 2016**



Certificate of Appropriateness Application

BAR 16-09-04

409 Altamont Street

Tax Parcel 330136000

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

Partial demolition, Two story addition and renovation

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.

Application

The proposal includes:

- Removing a one-story addition on the SE corner;
- adding a new 2-story addition at the rear of the house;
- adding a new entry door on the south side of the main house;
- changing a rear door/transom back to a window;
- repair existing Philadelphia gutters;
- repaint existing house and trim;
- add new painted gapped siding with gates under front porch.
- Site and landscape changes.

The proposed addition materials will be:

Painted Boral or similar (polymer/coal ash composite) horizontal and vertical shiplap siding and trim;

Dark bronze standing seam metal roof with matching half-round gutters and round downspouts;

Windows to be determined;

Metal clad chimney;

Flat lock metal recess;

New concrete landscape steps with bluestone treads.

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

In general a addition located to the rear is appropriate. The existing rear shed addition to be removed is not character-defining. The only staff comment regarding the addition is that the BAR has required on other applications that the eave line and roof height of the addition should be lower than those on the main structure. Window material and clear glass type should be specified.

The yard is currently overgrown in places. The BAR should review the landscape plan along with the plans for the addition.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move 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.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design and Elements, I move to find the proposed new addition and 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...).

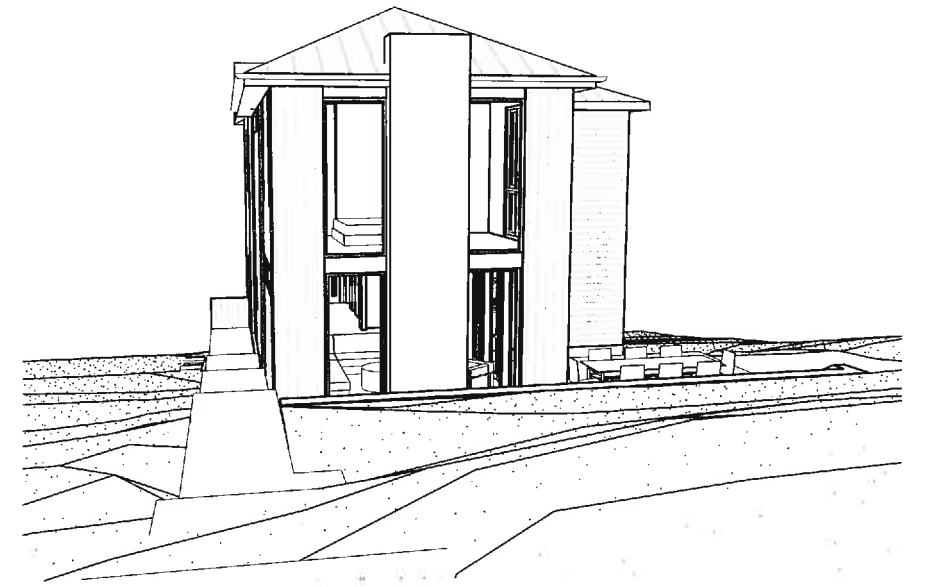
409 Altamont Street



STREET ADDRESS:	409 Altamont Street
MAP & PARCEL:	33-136
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Fraiman, Susan Diana
ADDRESS:	Fraiman, Susan Diana 409 Altamont Street Charlottesville, Va. 22902
DATE/ PERIOD:	Ca. 1915
STYLE:	Vernacular
HEIGHT IN STORIES:	2.0 Stories
DIMENSIONS/LAND AREA:	1,484 sq.ft./0.124 Acres
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2 story, 3-bay, gable-roofed (standing-seam metal), vernacular frame dwelling was constructed ca. 1915 and features a central front gable. Sited above the grade of the road, architectural details include: brick foundation; weatherboard siding; gable-end returns; 1/1-sash windows; transom and sidelights around door; plain friezeboard; and 2-bay, front porch with Tuscan columns and turned balusters. The yard is landscaped and includes concrete steps and a concrete retaining wall along the street. The house is a contributing resource in the District.



409 ALTAMONT STREET
CHARLOTTESVILLE

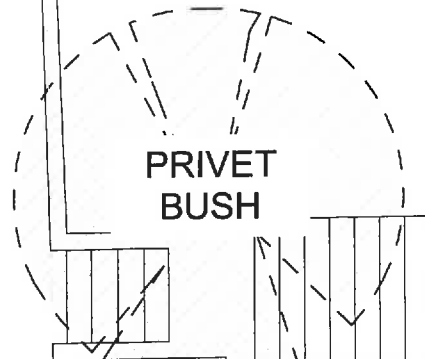
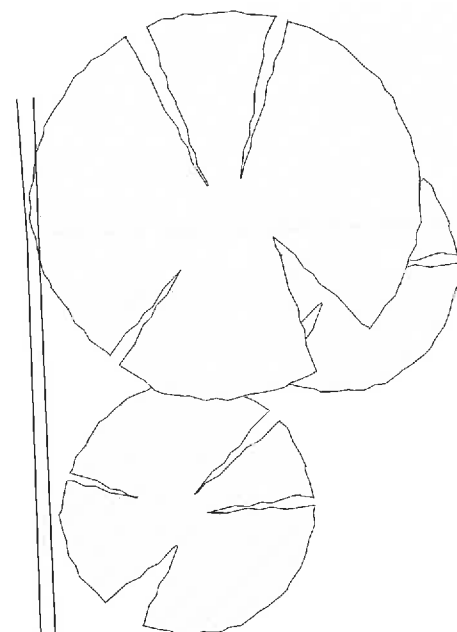
B.A.R. PRESENTATION
SEPTEMBER 20, 2016

RECEIVED
SEP 16 2016

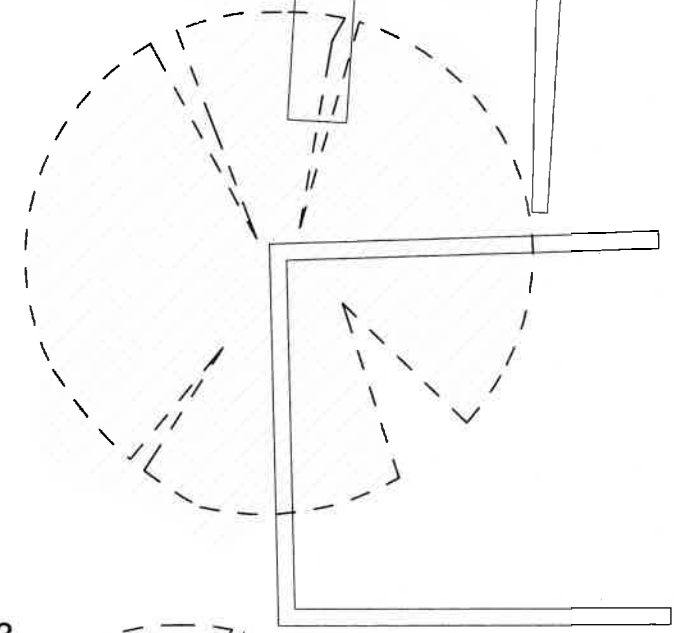
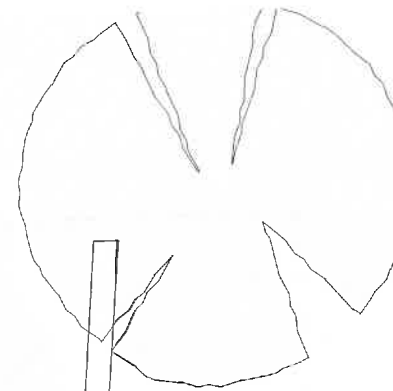
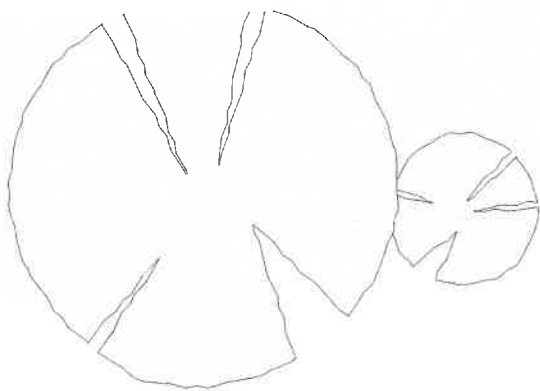
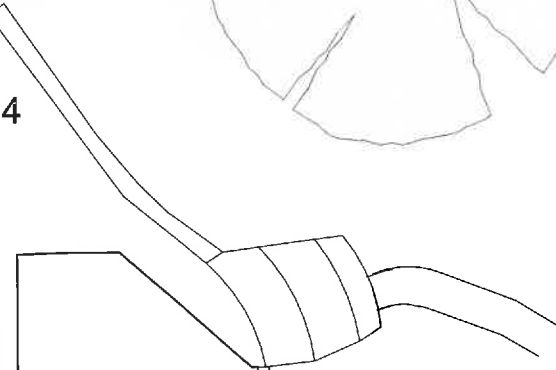
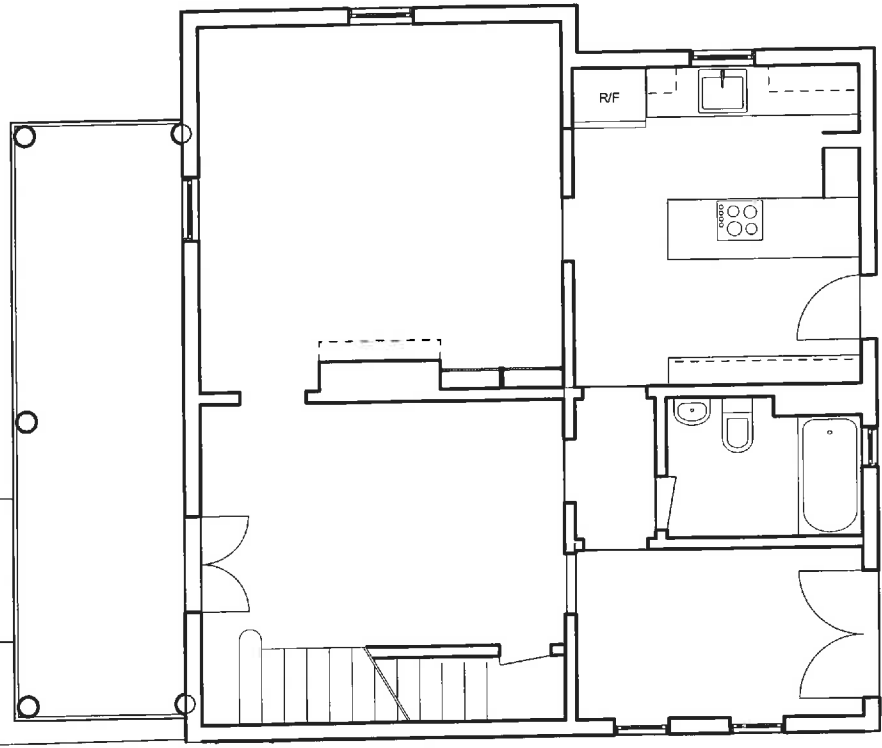
FORMWORK DESIGN LLC

NEIGHBORHOOD DEVELOPMENT SERVICES

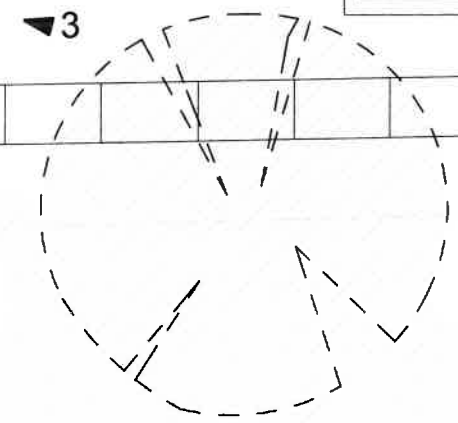
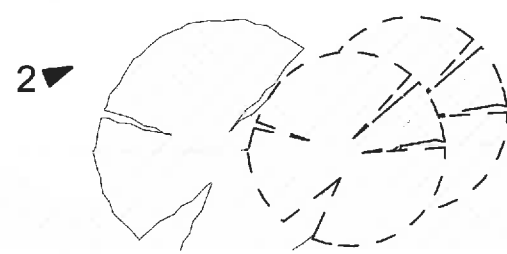
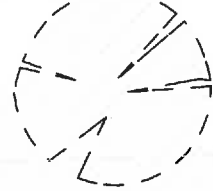
ALTAMONT STREET



411 ALTAMONT



WALKER LANE

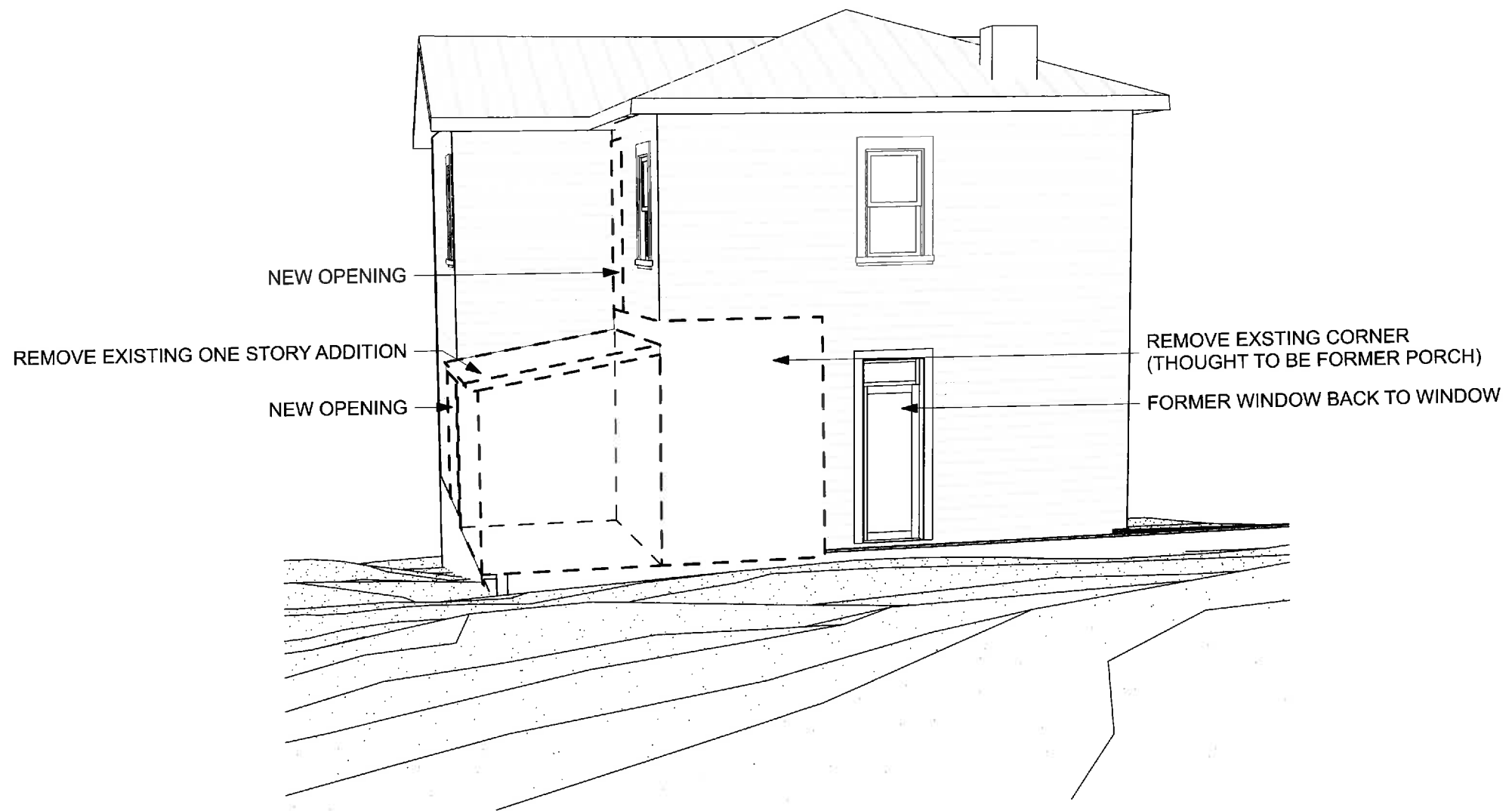


DASHED LINE INDICATES PROPOSED TREE / SHRUB REMOVAL

407 ALTAMONT

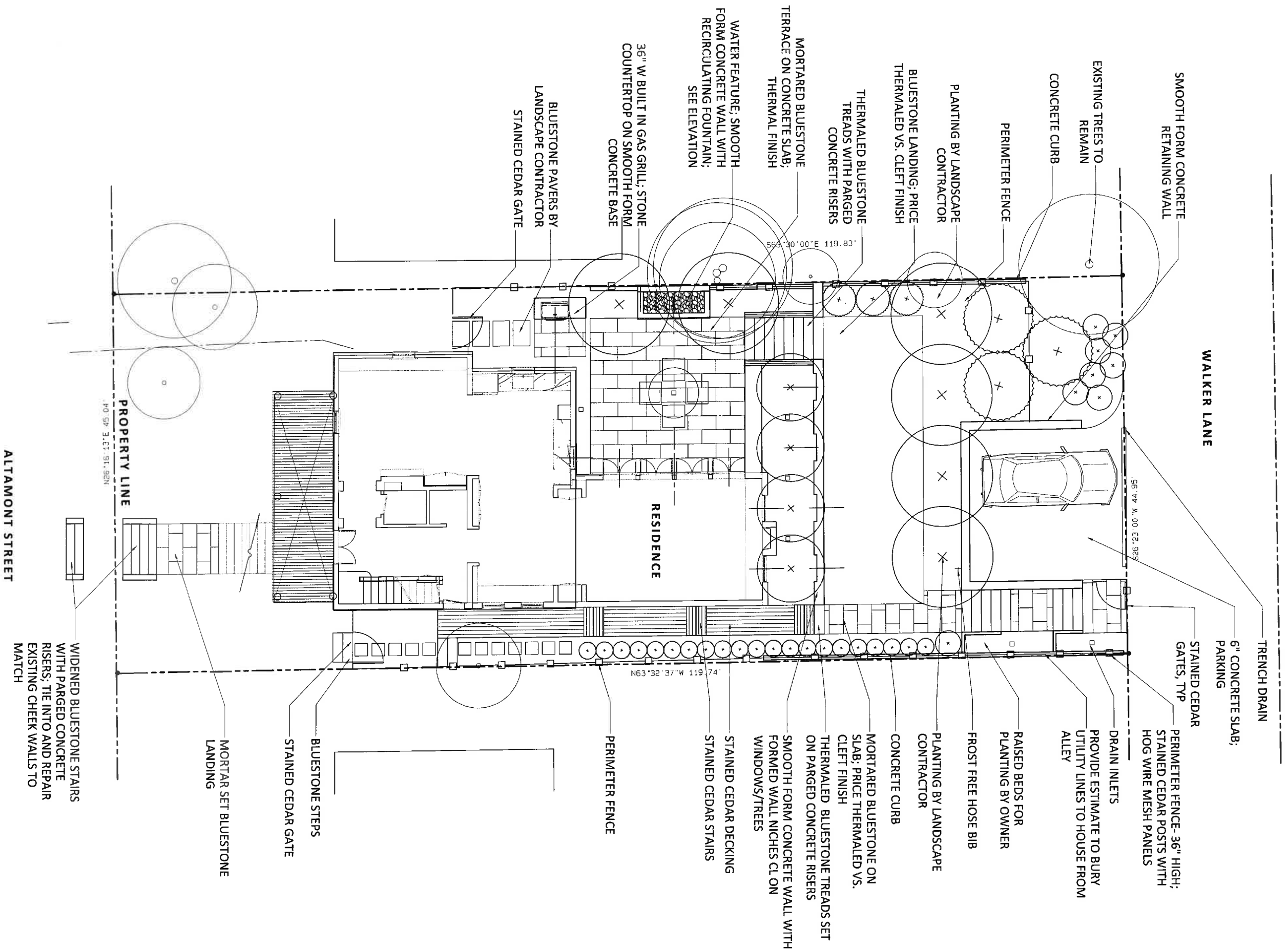
409 ALTAMONT STREET SITE PLAN - EXISTING

9/15/16



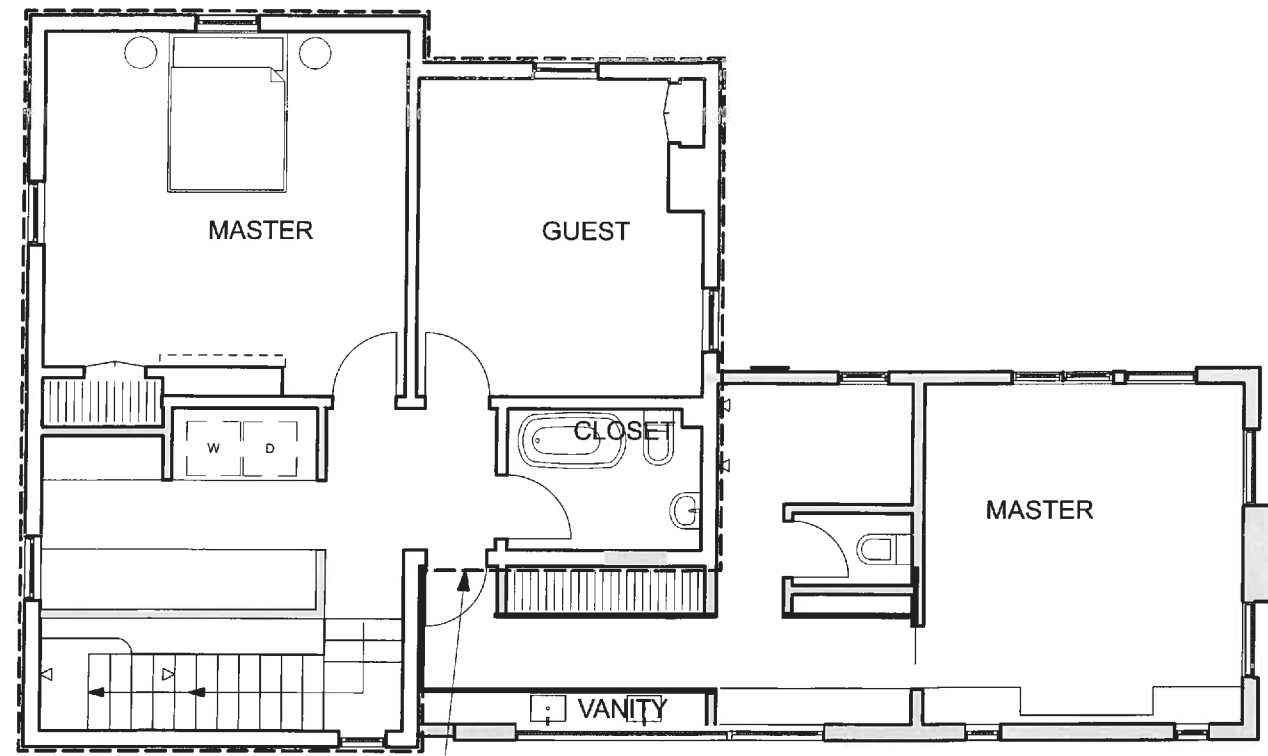
409 ALTAMONT STREET DEMOLITION DIAGRAM

9/15/16

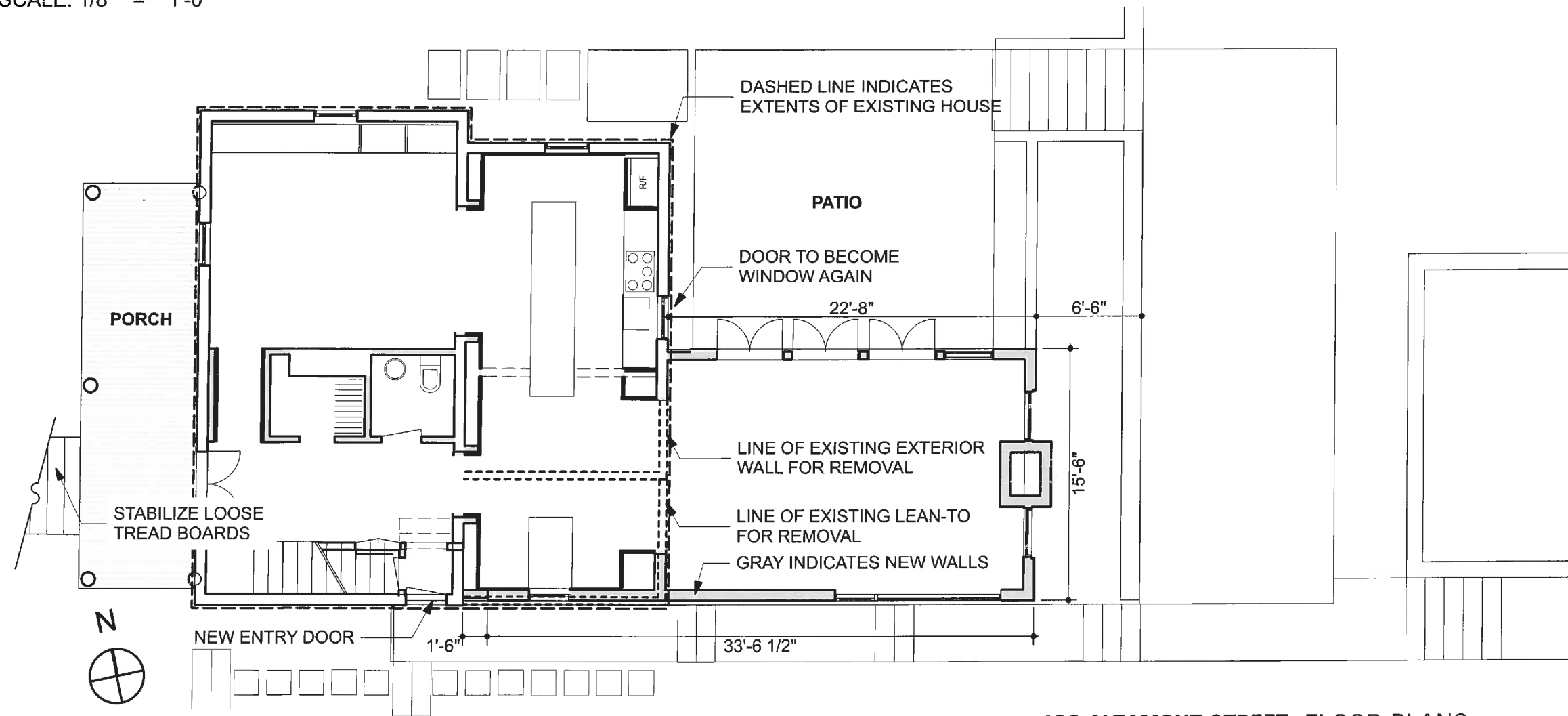


409 ALTAMONT STREET SITE PLAN - PROPOSED

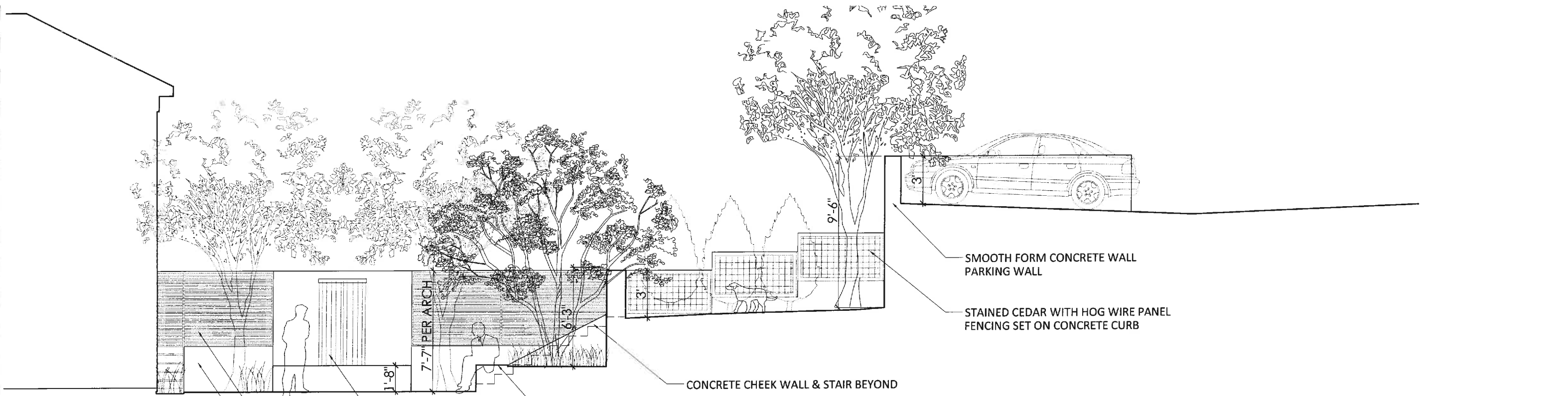
9/15/16



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

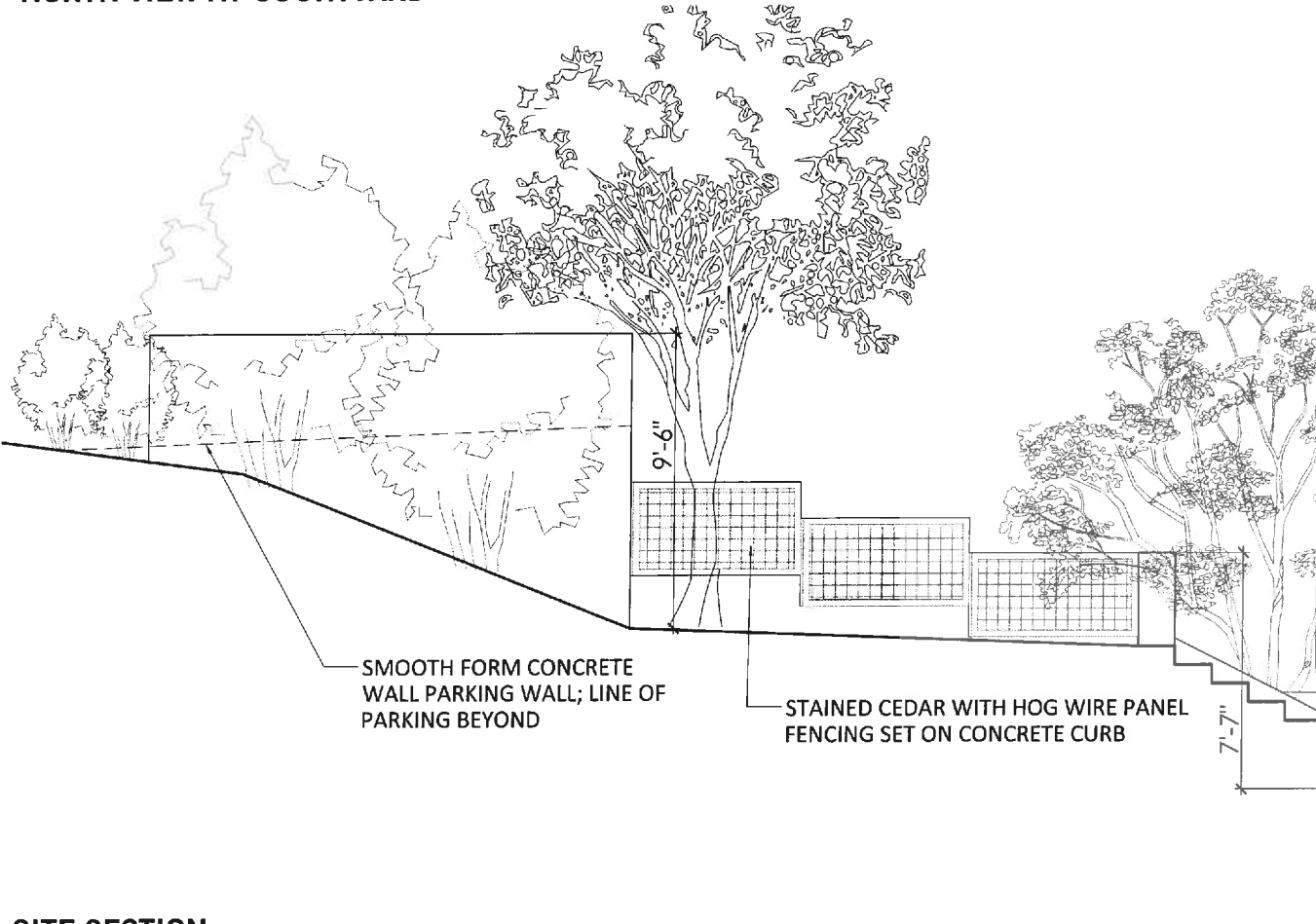


1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

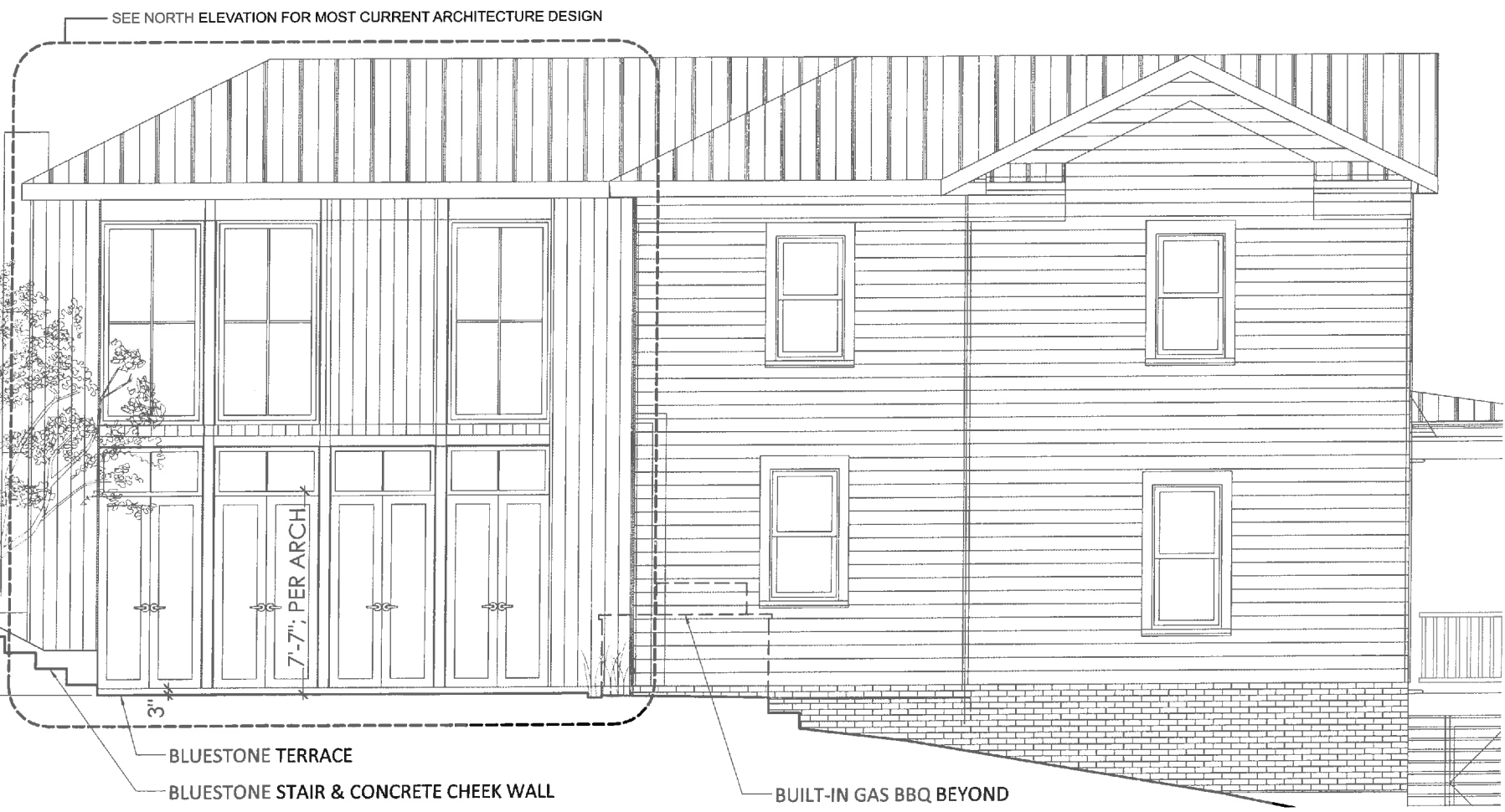


**SITE SECTION
NORTH VIEW AT COURTYARD**

WATER FEATURE
STAINED CEDAR FENCING ;
ALIGN TO TOP OF FRENCH DOORS
SMOOTH FORM CONCRETE WALL

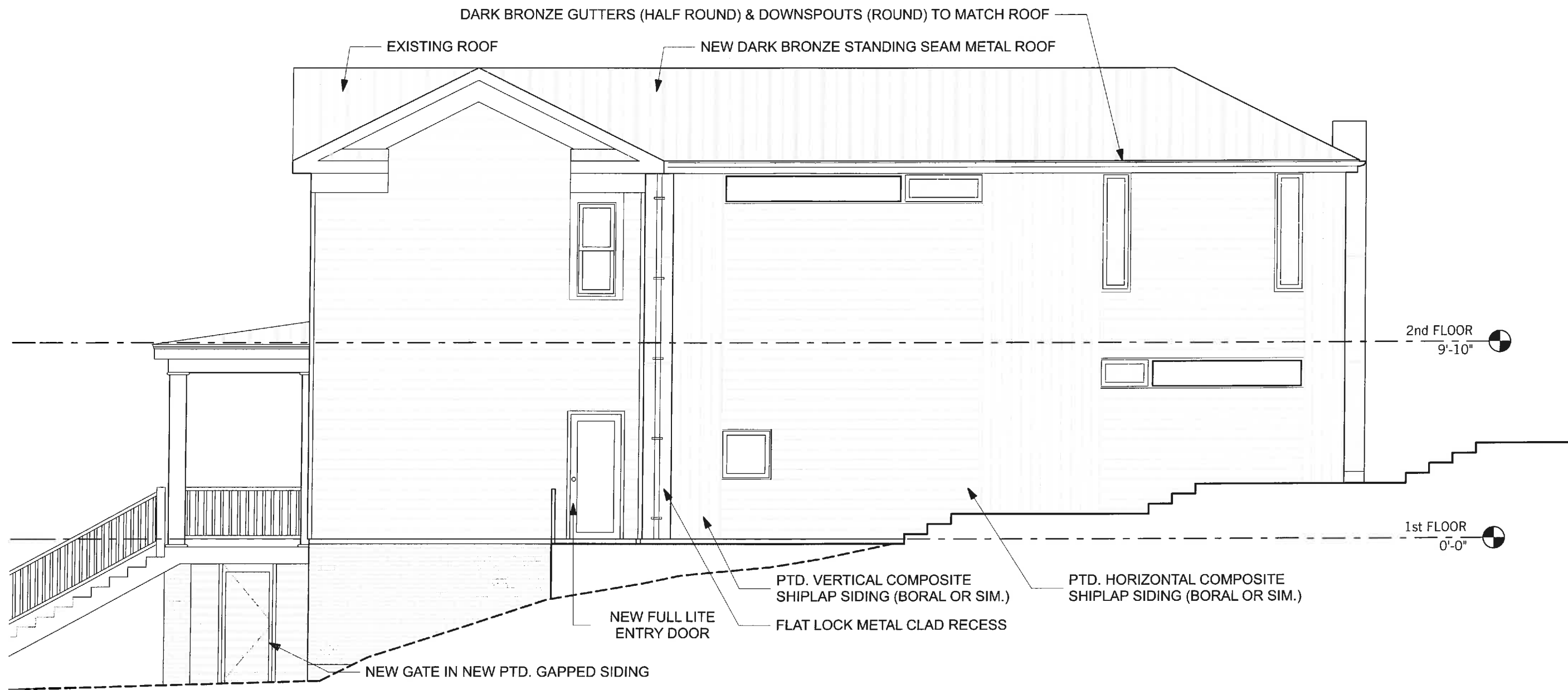


**SITE SECTION
SOUTH VIEW AT COURTYARD**



409 ALTAMONT STREET SITE SECTIONS

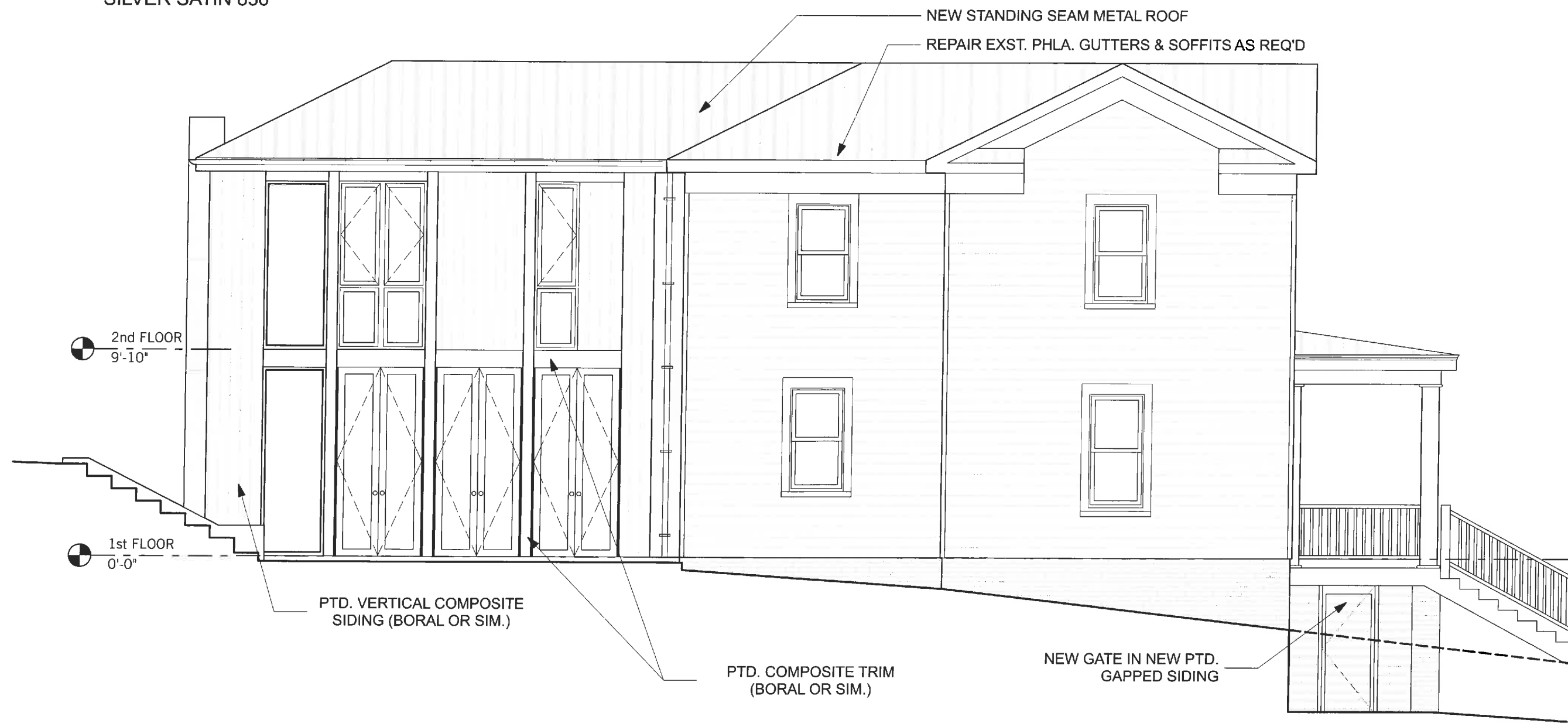
9/15/16



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

MATERIAL NOTES:

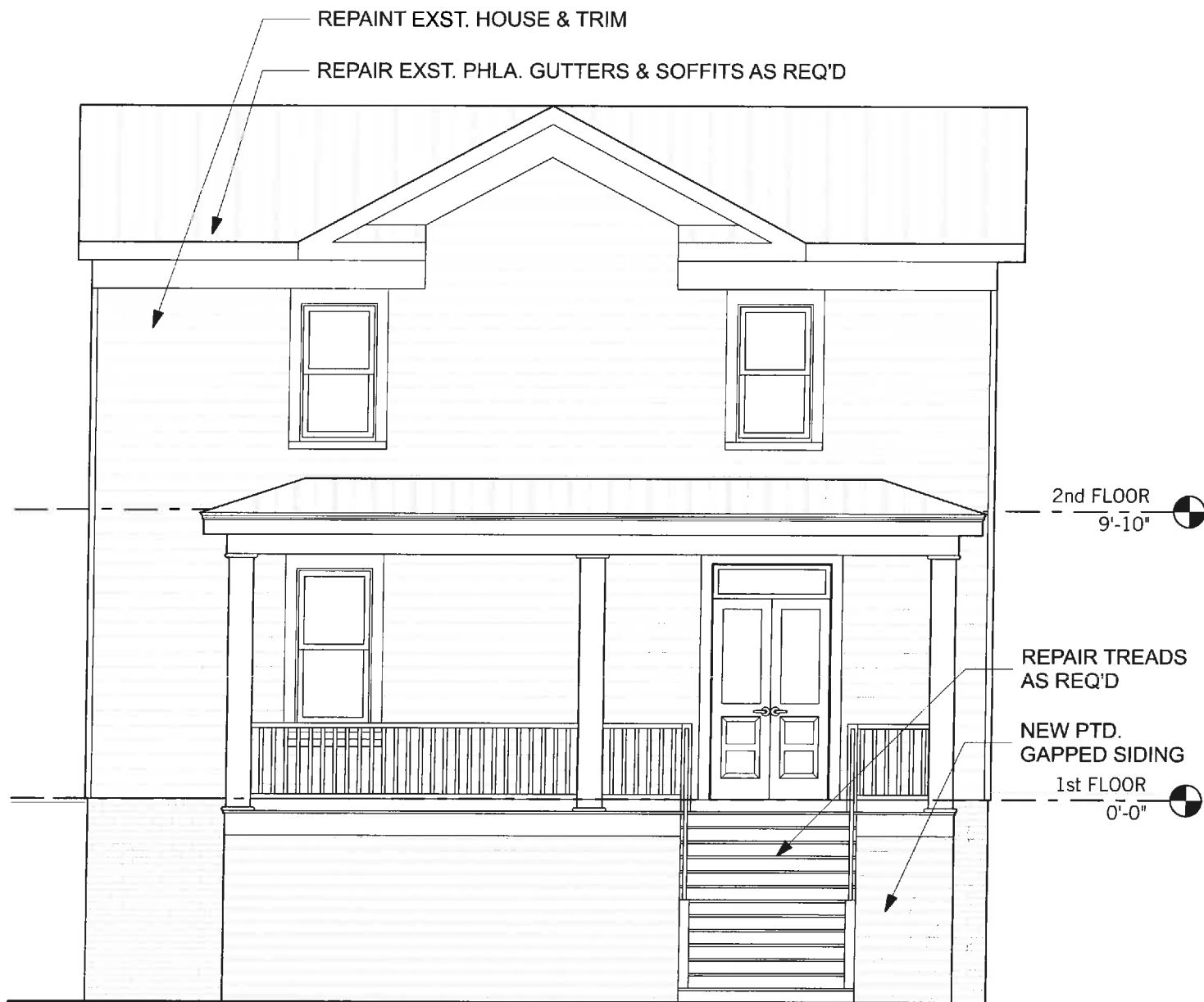
- METALS (ROOF & ACCENT)
DARK BRONZE
- SIDING COLOR TESTS (ALL BEN MOORE):
SILVER SONG 1557
CUMULUS CLOUD 1550
HIMALAYAN TREK 1542
- TRIM COLOR TESTS (ALL BEN MOORE):
CLOUD COVER 855
CLASSIC GRAY 1548
SILVER SATIN 856



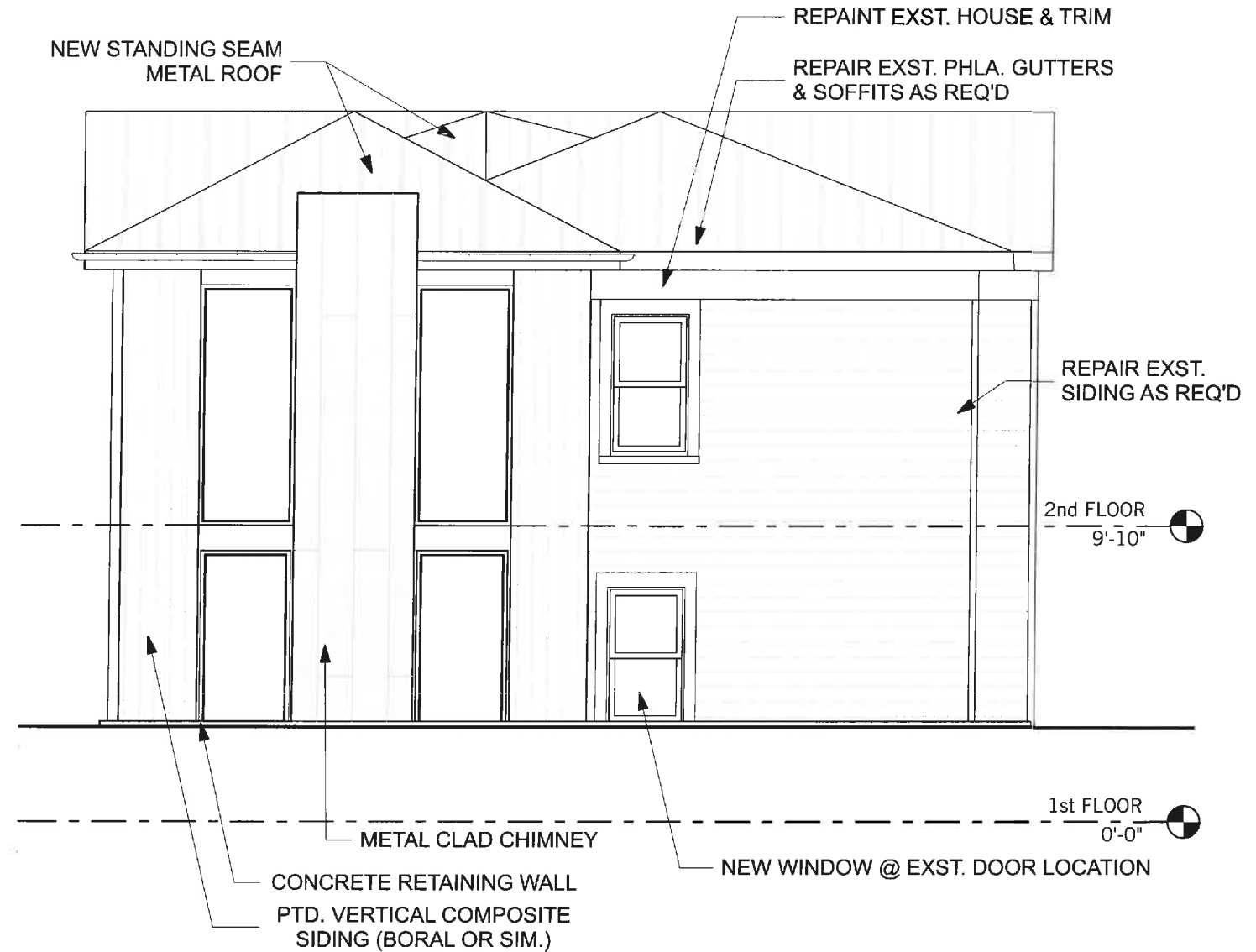
ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

409 ALTAMONT STREET ELEVATION - NORTH

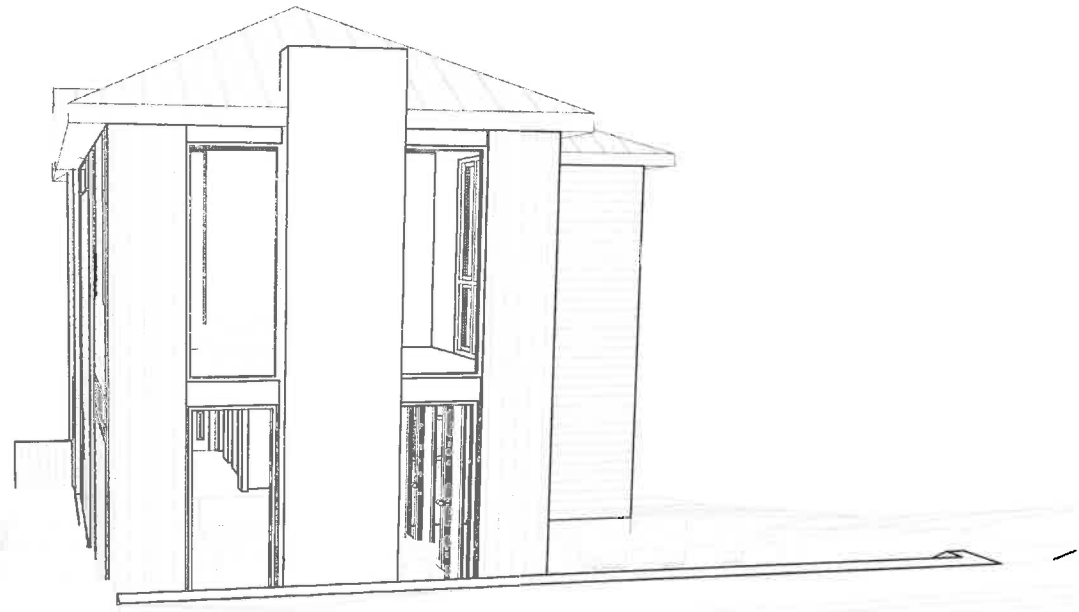
9/15/16



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



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



EXISTING OVERGROWN PRIVET SHRUB AS SEEN IN SUPPLEMENTAL PHOTOS



411 ALTAMONT STREET



409 ALTAMONT STREET



407 ALTAMONT STREET



1



2



3



4