

CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org

August 18, 2006

Jason Johnson and Nataly Gattegno  
409 Altamont Street  
Charlottesville, VA 22902

**BAR 06-08-07**  
**409 Altamont St.**  
**TM 33 P 136**  
**Jason Johnson and Nataly Gattegno**  
**Renovations to rear façade.**

Dear Mr. Johnson and Ms. Gattegno,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 15, 2006.

The BAR voted unanimously to approve your application as submitted for renovations to the rear façade of 409 Altamont Street.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year, unless within that time period you have either: applied for a building permit if one is required, or if no building permit is required, commenced work. You may request an extension of the certificate of appropriateness for one additional year for reasonable cause.

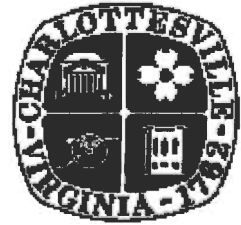
Upon completion of work, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 15, 2006**



**BAR 06-08-07  
409 Altamont St.  
TM 33 P 136  
Jason Johnson and Nataly Gattegno  
Renovations to rear façade**

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**Background**

409 Altamont Street is a 1915 Vernacular house located in the North Downtown ADC district.

**Application**

The application is to make changes to the rear façade of the house:

1. Replace aluminum sliding glass door unit with hinged, double, wood Marvin French doors;
2. Add a new 1/1 Marvin sash window (3' - 2" x 1' - 8") with proportion matching that of existing windows;
3. Remove electrical panels and relocate to basement. Relocate meter to side façade.
4. Replace 1/1 sash window with transom window and single French door leading into kitchen (same height and width of opening); and
5. All proposed exterior colors, finishes and trim dimensions to match existing.

**Discussion**

**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 Guidelines for Rehabilitations include:**

**P. 4.4 Windows**

*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.*

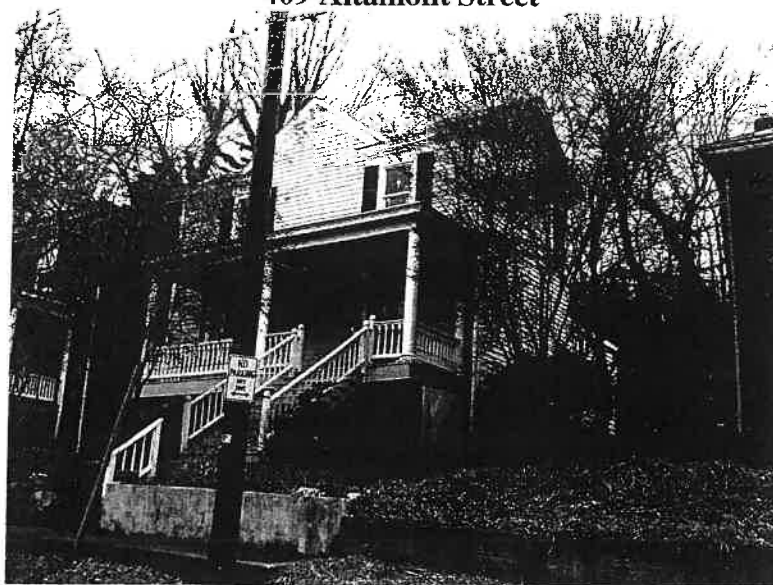
**Recommendations**

The changes to the rear façade will not adversely affect the character of the house. All changes are sensitively designed. Staff recommends approval as submitted.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed changes including the new rear French doors, window, transom and single door satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

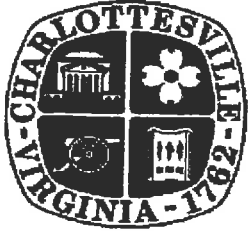
### 409 Altamont Street



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



# 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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$250 application fee. For all other projects requiring BAR approval, please include \$50 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$50 administrative fee. 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 5 p.m.

### Information on Subject Property

Physical Street Address: 409 Altamont St.  
Charlottesville, VA 22902  
City Tax Map/Parcel: 33-136

Name of Historic District or Property: N. Downtown  
Altamont

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

### Applicant

Name: Jason Johnson / Nataly Gattegno  
Address: 409 Altamont St.  
Charlottesville, VA 22902  
Email: jasonjohnson@virginia.edu  
Phone: (W) 466-6507 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 7/25/06  
Signature Date

### Property Owner (if not applicant)

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

### Property Owner Permission (if not applicant)

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

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

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

All proposed work is limited to REAR facade of house: Replace Alum. sliding glass doors, introduce 1/1 sash window, remove elec. panels, relocate meter, replace 1/1 with transom and french door.

Attachments (see reverse side for submittal requirements): SK1, SK2, SK3

### For Office Use Only

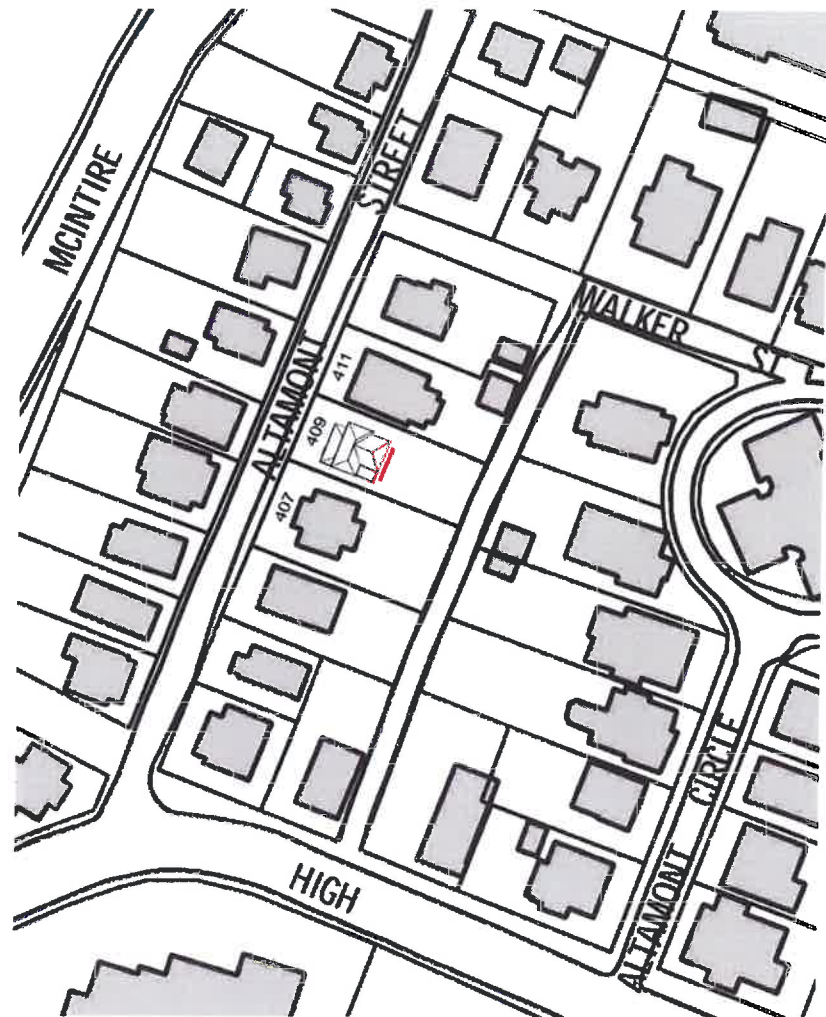
Received by: B&W  
Fee paid: 50.00 Cash/Ck. # 508  
Date Received: 7/25/06

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**1** LOCATION: 409 ALTAMONT ST.  
NOTE: PROPOSED CHANGES AFFECT REAR ELEVATION ONLY



**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  
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**CONTRIBUTING:** Yes

**ARCHITECTURAL DESCRIPTION**

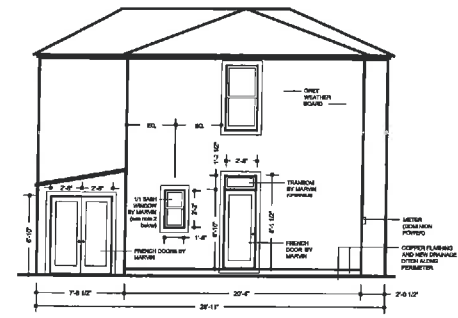
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**2** DOWNTOWN DESIGN CNTRL DIST. STUDY  
UPDATED: 2005

**TABLE OF CONTENTS**  
**SK1:** PROJECT LOCATION, HISTORICAL INFO, PROJECT DESCRIPTION  
**SK2:** PHOTO OF EXISTING AND CONTIGUOUS BUILDING ELEVATIONS  
**SK3:** EXISTING AND PROPOSED ELEVATIONS, MATERIAL PALETTE

**APPLICATION SUBMITTED BY OWNERS:**  
 JASON JOHNSON + NATALY GATTEGNO  
 PHONE: (434) 466-6507

**RECEIVED**  
 JUL 25 2006  
 NEIGHBORHOOD DEVELOPMENT SERVICES



**PROPOSED REAR FACADE**

**PROPOSED EXTERIOR CHANGES ARE LIMITED TO THE REAR FACADE (NOT VISIBLE FROM ALTAMONT ST.):**

1. REPLACE ALUMINUM SLIDING GLASS DOOR UNIT WITH HINGED DOUBLE WOOD FRENCH DOORS.
2. INTRODUCE 1/1 SASH WINDOW INTO REAR FACADE - OPENING INTO EXISTING WINDOWLESS BATHROOM
3. REMOVE ELECTRICAL PANELS AND RELOCATE TO BASEMENT. RELOCATE METER TO SIDE FACADE.
4. REPLACE 1/1 SASH WINDOW WITH TRANSOM WINDOW AND SINGLE FRENCH DOOR LEADING INTO KITCHEN.
5. ALL PROPOSED EXTERIOR COLORS, FINISHES AND TRIM DIMENSIONS TO MATCH EXISTING

**3** PROJECT DESCRIPTION

Project 409 Altamont St.	Submitted By JOHNSON / GATTEGNO
Date 07-25-06	Sheet <b>SK1</b>
Scale NA	



**1** EAST ELEVATION (REAR) OF 409 ALTAMONT ST. (EXISTING)  
 NOTE: PHOTOS TAKEN FROM BACK YARD

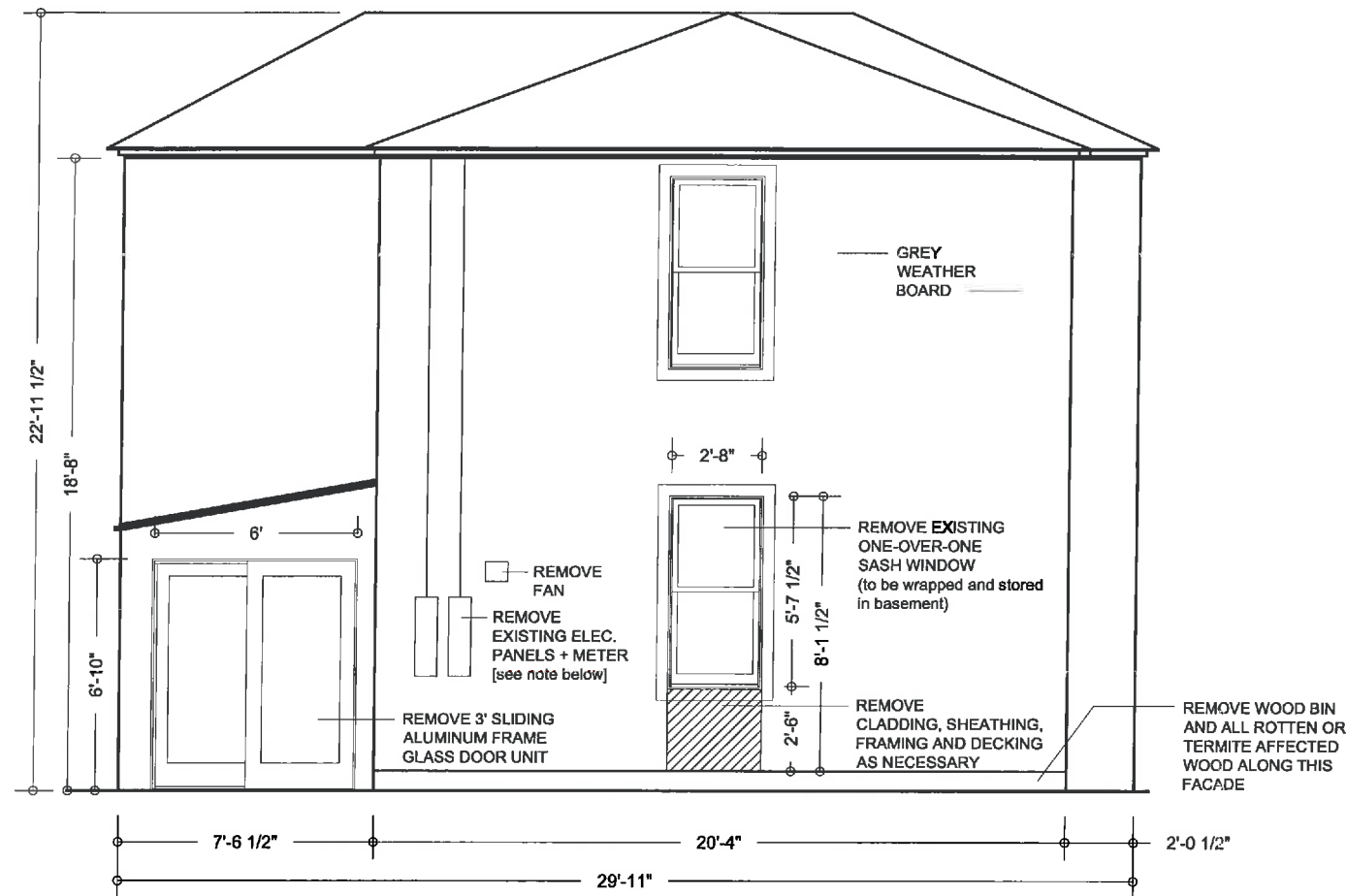


407 ALTAMONT ST.      409 ALTAMONT ST.      411 ALTAMONT ST.

**2** PHOTOS OF CONTIGUOUS PROPERTIES  
 NOTE: PHOTOS TAKEN FROM REAR ALLEY

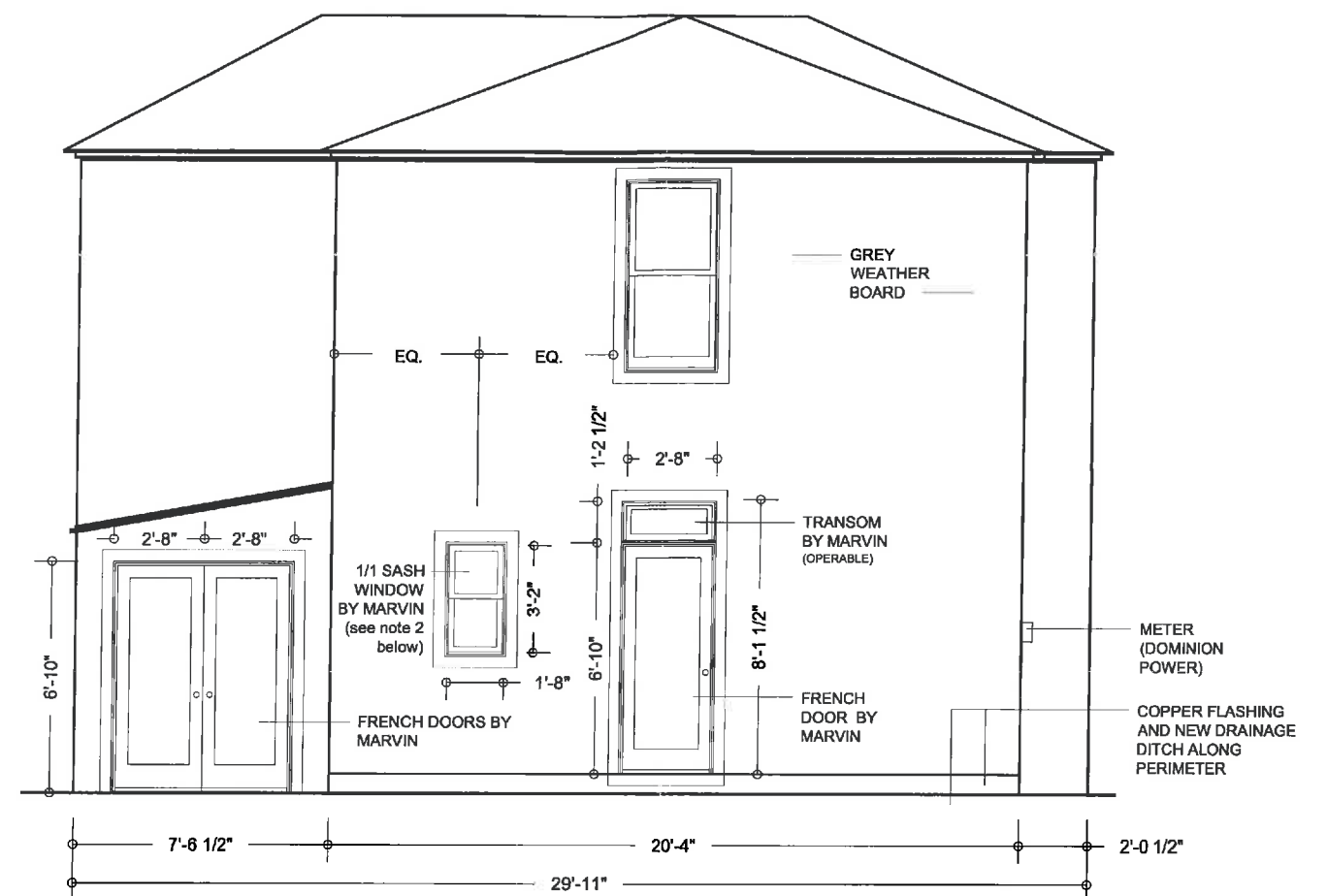
Project <b>409 Altamont St.</b>	Submitted By <b>JOHNSON / GATTEGNO</b>
Date <b>07-25-06</b>	Sheet <b>SK2</b>
Scale <b>NA</b>	

SHEET PRINT SIZE: 11" X 17" - LANDSCAPE



**NOTE:**  
 1. ELEC. PANEL TO BE RELOCATED TO BASEMENT.  
 METER TO BE RELOCATED TO NORTH SIDE OF HOUSE  
 (BY DOMINION POWER)

**1 REAR ELEVATION (EXISTING + DEMO NOTES)**  
 3/16" = 1'-0"



**NOTE:**  
 1. ALL PROPOSED EXTERIOR COLORS, FINISHES AND TRIM DIMENSIONS TO MATCH EXISTING  
 2. PROPORTION OF NEW 1/1 SASH MATCHES THAT OF THE EXISTING WINDOWS USED IN THE HOUSE

**2 REAR ELEVATION (PROPOSED)**  
 3/16" = 1'-0"



GREY WEATHER BOARD  
 WHITE MOULDING AND TRIM TO MATCH EXISTING

**3 MATERIAL PALETTE (PROPOSED)**

Project <b>409 Altamont St.</b>	Submitted By JOHNSON / GATTEGNO
Date <b>07-25-06</b>	Sheet
Scale <b>3/16" = 1'-00"</b>	<b>SK3</b>