

From: Scala, Mary Joy
Sent: Thursday, November 17, 2016 4:45 PM
To: Gerry Starsia (gstarsia@gmail.com)
Subject: BAR Action - 401 Altamont Circle - Nov 15, 2016

November 17, 2016

Gerald Starsia
401 Altamont Circle
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 16-10-04
401 Altamont Circle
Tax Parcel 330111000
Marianne and Gerry Starsia, Owner/Applicant
Landscape Plan

Dear Applicant:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 15, 2016. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, Mr. Schwarz moved to find that the proposed landscape plan 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, with the following modifications: that we'd like to see a street tree placed on the SW corner of the site, a reconsideration of the crape myrtle, and a provision that the privet hedge be maintained below 4 feet. Mr. Balut seconded. The motion passed (6-1 with Miller opposed).

The BAR wants to see a final copy of the plan emailed to the BAR. The BAR generally agreed with the applicant's understanding that he would do a second nyssa tree, and fewer crape myrtles that are aligned with the blind panels of the house, rather than the windows.

This certificate of appropriateness shall expire in 18 months (May 15, 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 15, 2016**



Certificate of Appropriateness Application

BAR 16-10-04

401 Altamont Circle

Tax Parcel 330111000

Marianne and Gerry Starsia, Owner/Applicant

Landscape Plan

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.

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).

October 18, 2016 - The BAR approved (7-1 with Miller opposed) 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 approved the removal of the walnut tree.

Application

The applicant is requesting approval of a landscape plan.

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

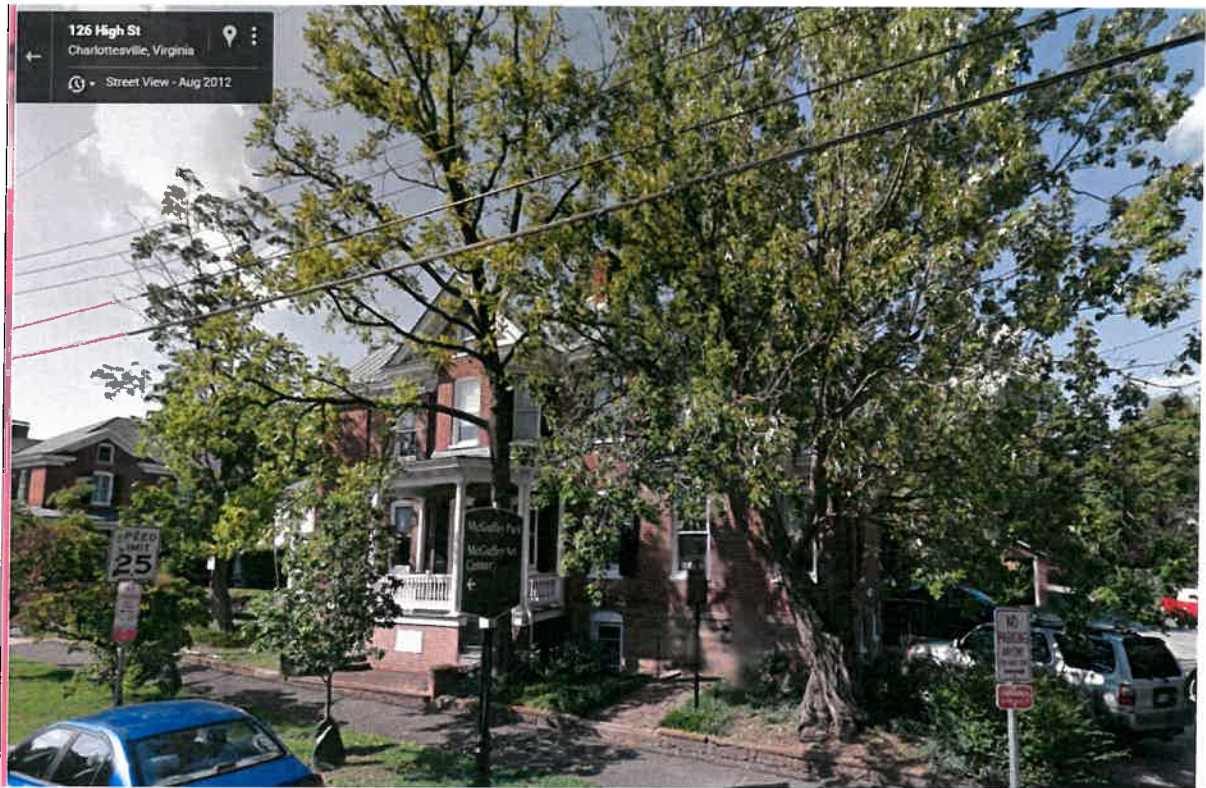
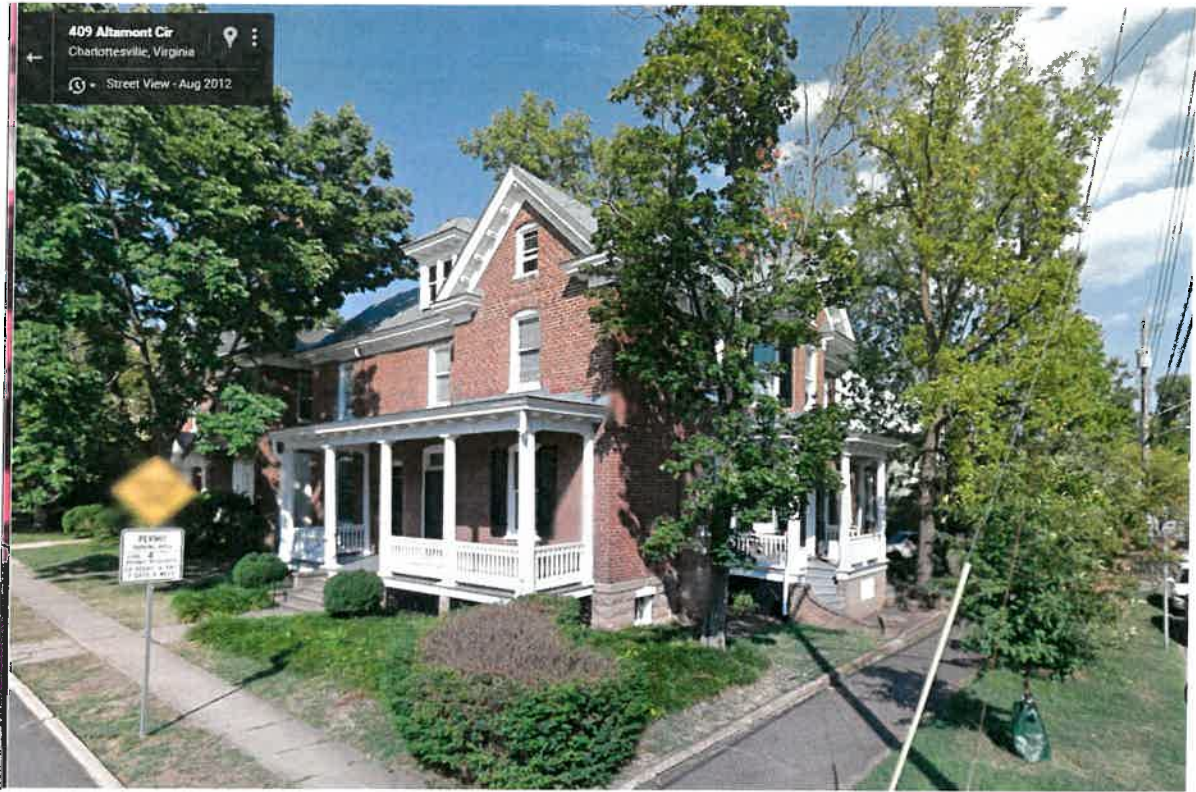
Discussion and Recommendations

In June the applicant asked to remove three dying trees on West High Street, including a 20" Black Walnut, a 40" Silver Maple and a 13" Norway Maple. Van Yahres recommended that the three dying trees would be replaced with two Tulip Poplars flanking the house on either side, and two smaller Fringe Trees flanking the porch steps. The BAR accepted this tree replacement recommendation. Bartlett noted there was a healthy Ash and Walnut in the rear. In October the applicant requested to remove the Walnut tree, and the BAR approved that request with no replacement tree.

Staff is preparing this report before the landscape plan has been submitted, however, staff recommends that all four canopy trees that were removed should have appropriate replacement trees shown on the plan.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed landscape plan 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...).





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 STARSLIA Applicant Name _____
Project Name/Description 401 ALTAMONT Circle Parcel Number TMP-33-11 LOT 2
Project Property Address _____

Applicant Information

Address: P.O. Box 9, IVY, VA. 22945
Email: _____
Phone: (W) _____ (C) 434-981-0724

Property Owner Information (if not applicant)

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

Do you intend to apply for Federal or State Tax Credits for this project? _____

Signature of Applicant

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

[Signature] 11/10/16
Signature Date
GERARD STARSLIA
Print Name Date

Property Owner Permission (if not applicant)

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

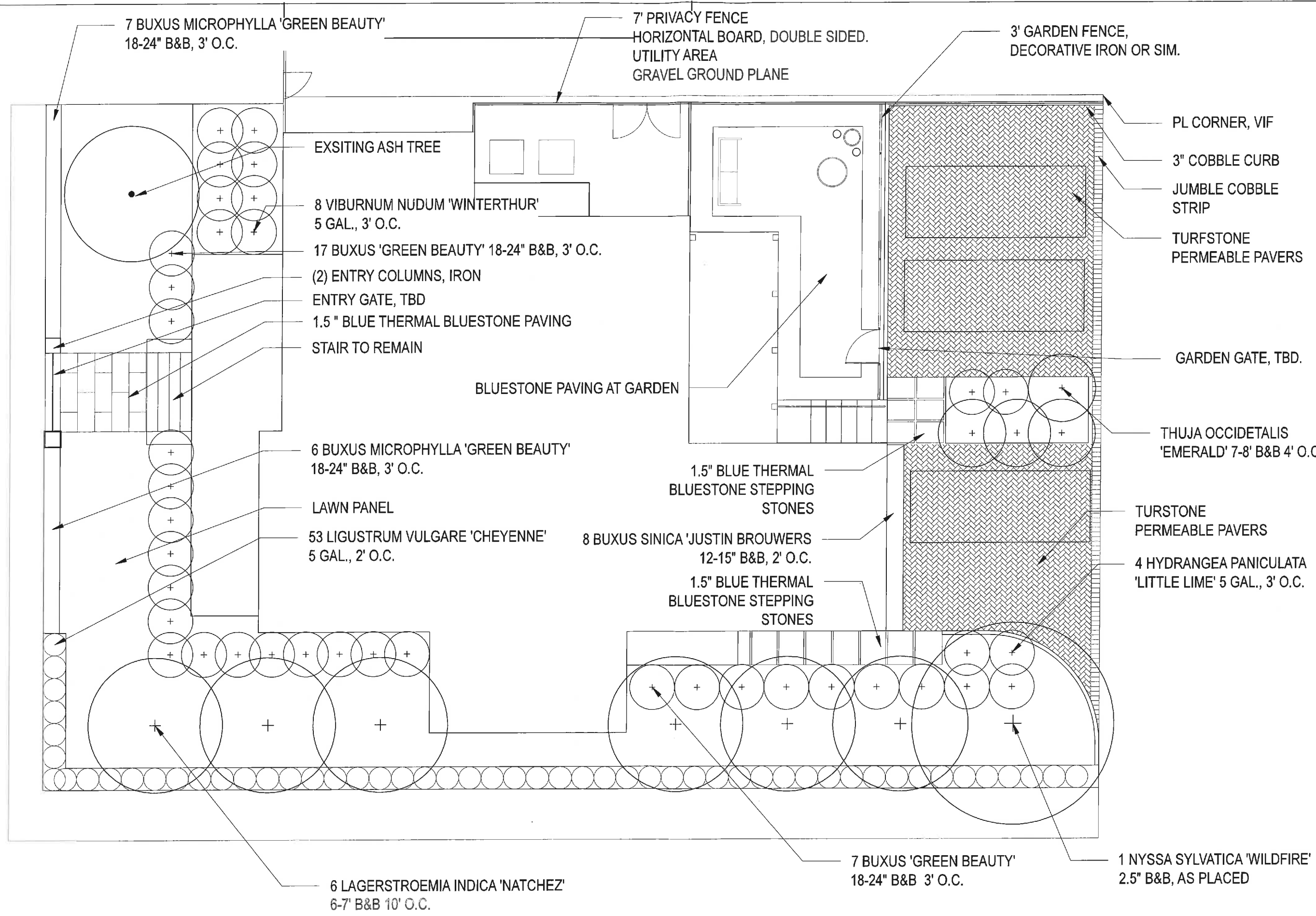
Signature _____ Date _____
Print Name _____ Date _____

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

List All Attachments (see reverse side for submittal requirements):
TWO PAGES: LANDSCAPE PLAN and Pictures of MATERIALS

For Office Use Only
Received by: [Signature]
Fee paid: 12500 Cash/Ck. # 1054
Date Received: 11/10/16
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P16-0174



7 BUXUS MICROPHYLLA 'GREEN BEAUTY'
18-24" B&B, 3' O.C.

7' PRIVACY FENCE
HORIZONTAL BOARD, DOUBLE SIDED.
UTILITY AREA
GRAVEL GROUND PLANE

3' GARDEN FENCE,
DECORATIVE IRON OR SIM.

PL CORNER, VIF
3" COBBLE CURB
JUMBLE COBBLE STRIP
TURFSTONE PERMEABLE PAVERS
GARDEN GATE, TBD.

EXISTING ASH TREE
8 VIBURNUM NUDUM 'WINTERHUR'
5 GAL., 3' O.C.

17 BUXUS 'GREEN BEAUTY' 18-24" B&B, 3' O.C.
(2) ENTRY COLUMNS, IRON
ENTRY GATE, TBD
1.5" BLUE THERMAL BLUESTONE PAVING
STAIR TO REMAIN

BLUESTONE PAVING AT GARDEN

THUJA OCCIDENTALIS 'EMERALD' 7-8' B&B 4' O.C.
TURFSTONE PERMEABLE PAVERS
4 HYDRANGEA PANICULATA 'LITTLE LIME' 5 GAL., 3' O.C.

6 BUXUS MICROPHYLLA 'GREEN BEAUTY'
18-24" B&B, 3' O.C.
LAWN PANEL
53 LIGUSTRUM VULGARE 'CHEYENNE'
5 GAL., 2' O.C.

8 BUXUS SINICA 'JUSTIN BROUWERS'
12-15" B&B, 2' O.C.
1.5" BLUE THERMAL BLUESTONE STEPPING STONES

6 LAGERSTROEMIA INDICA 'NATCHEZ'
6-7' B&B 10' O.C.

7 BUXUS 'GREEN BEAUTY'
18-24" B&B 3' O.C.

1 NYSSA SYLVATICA 'WILDFIRE'
2.5" B&B, AS PLACED

PRAY DESIGN ASSOCIATES
CHARLOTTESVILLE, VA 22901
434. 242. 7642

ALTAMONT CIRCLE
CHARLOTTESVILLE, VA

SITE PLAN
SCALE 1/8"=1'-0"
DATE 11.08.2016

L-SP

NOT FOR CONSTRUCTION

PAVING



TURFSTONE: PERMEABLE PAVER SYSTEM



THERMAL BLUESTONE



COBBLE BORDER AND CURB

FENCING



HORIZONTAL BOARD FENCE: GRADE A CEDAR

PLANTING



LAGERSTROEMIA INDICA | NATCHEZ CRAPE MYRTLE



NYSSA SYLVATICA | BLACKGUM



LIGUSTRUM VULGARE | PRIVET: HEDGE



BUXUS 'GREEN BEAUTY' | BOXWOOD



THUJA OCCIDENTALIS | ARBORVITAE