

From: Mess, Camie
Sent: Monday, August 21, 2017 3:19 PM
To: 'rtroxell@ntelos.net'
Subject: BAR Action-406 Altamont Street-Aug 15, 2017

August 21, 2017

Robert Troxell
406 Altamont Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 17-08-10
406 Altamont Street
Tax Parcel 330150000
Robert Troxell, Owner/Applicant
Tree Removal

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 15, 2017. The following action was taken:

Gastinger moved: 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 tree removal satisfies 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 recommendation that a small size of a large species shade tree replace the current tree being taken down. Clayborne seconded. The motion passes (7-0).

This certificate of appropriateness shall expire in 18 months (February 15, 2019), 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 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assistant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 15, 2017**



Certificate of Appropriateness Application

BAR 17-08-10

406 Altamont Street

Tax Parcel 330150000

Robert Troxell, Owner/Applicant

Tree Removal

Background

This is a contributing structure in the North Downtown ADC District. It is a two story, two bay, hipped standing-seam metal roof, with a frame dwelling clad in weatherboard. It was constructed around 1915 and is an American Foursquare form. Architectural details include: front hip roofed dormer with attic window; an interior brick flue; 4/1 sash windows; overhanging eaves with boxed cornice and plain freeze; transom and sidelights around the front door; and a three-bay, hip-roof front porch with square columns and plain balustrade. See attached historic survey.

Application

The applicant is requesting the removal of a dying silver maple located at the front of the house on Altamont Street.

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 Guidelines for Site Design and Elements include:

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

The applicant has met with Michael Neal (a certified arborist) and Breck Gastinger of the BAR. Both concluded that the tree's health is declining and should be taken down. Breck has suggested some replacement options, which can be viewed in your packet.

Staff agrees with the assessment and supports whatever the BAR decides for the silver maple replacement.

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 tree removal satisfies 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.

406 Altamont Street



STREET ADDRESS:	406 Altamont Street
MAP & PARCEL:	33-150
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Troxell, Robert E & Carol J
ADDRESS:	Troxell, Robert E & Carol J 406 Altamont Street Charlottesville, Va. 22902
DATE/ PERIOD:	Ca. 1915
STYLE:	American Foursquare
HEIGHT IN STORIES:	2.5 Stories
DIMENSIONS/LAND AREA:	1,860 sq.ft./0.124 Acres
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, 2-bay, hip-roofed (standing-seam metal), frame dwelling is clad in weatherboard. Constructed ca. 1915 and of the American Foursquare form, architectural details include: front hip-roofed dormer with attic window; an interior brick flue; 4/1 sash windows; overhanging eaves with boxed cornice and plain frieze; transom and sidelights around front door; and 3-bay, hip-roofed front porch with square columns and plain balustrade. It is a contributing resource in the District.

Mess, Camie

From: Scala, Mary Joy
Sent: Tuesday, August 01, 2017 3:15 PM
To: Mess, Camie; Saunders, Reid
Subject: FW: Tree removal at 406 Altamont Street

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

From: Breck Gastinger [<mailto:bgastinger@gmail.com>]
Sent: Thursday, July 27, 2017 9:16 PM
To: Robert Troxell; Scala, Mary Joy
Subject: Re: Tree removal at 406 Altamont Street

Hi Mary Joy -

Just a note to say that I was able to meet with Robert this morning. It is very clear and understandable that the silver maple needs to be removed. Because of the size of the tree and the narrow width of the front yard, and the amount of roots in the ground, replanting a tree in that location may be difficult. Robert and I agreed that they'd try and see what the conditions are after the tree comes down, if he's even able to get a stump grinder in there. Possible replanting options include a) planting a new tree to the north east of the current tree, though probably quite small. or b) planting additional dogwoods akin to the volunteers that are currently featured in his front yard. I pointed Robert to the recommended tree lists in the City Tree Packet, but also happy to revisit with him once the conditions post tree-removal are known.

Thanks,
Breck

On Jul 26, 2017, at 10:15 AM, Robert Troxell <rtroxell@ntelos.net> wrote:

8:00 am Thursday or Friday works – you choose.

Robert

From: Breck Gastinger [<mailto:bgastinger@gmail.com>]
Sent: Tuesday, July 25, 2017 8:03 PM
To: Robert Troxell
Subject: Re: Tree removal at 406 Altamont Street



**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 ROBERT TROXELL Applicant Name ROBERT TROXELL
Project Name/Description TREE REMOVAL Parcel Number 330150000
Project Property Address 406 ALTAMONT STREET

Applicant Information

Address: 406 ALTAMONT ST.
CHARLOTTESVILLE VA 22902
Email: RTROXELL@NTRELOS.NET
Phone: (W) 977-3661 (C) _____

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? NO

Signature of Applicant

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

Robert Troxell 7.25.17
Signature Date
ROBERT TROXELL 7.26.17
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

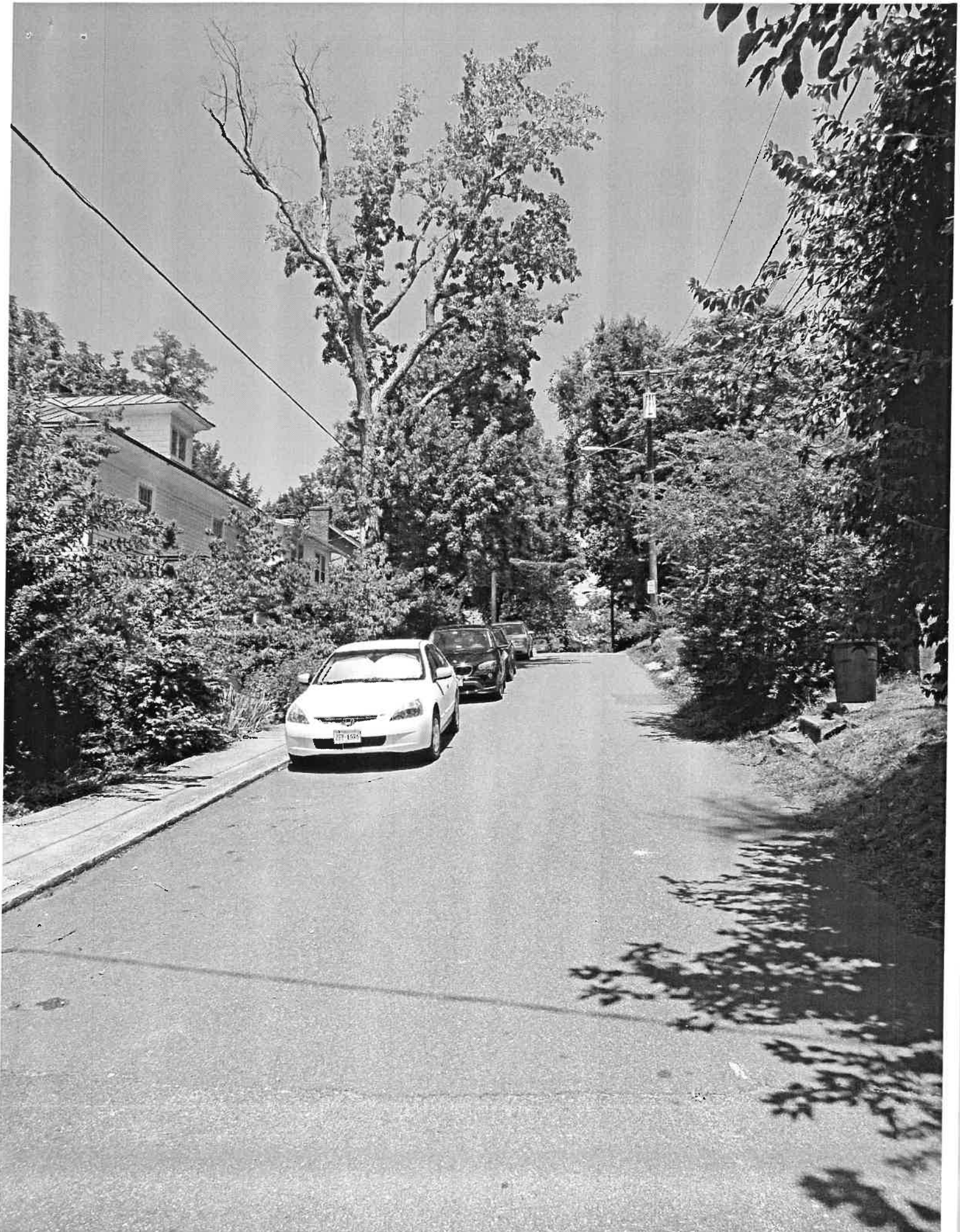
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): REMOVE DYING SILVER MAPLE FROM FRONT OF HOUSE

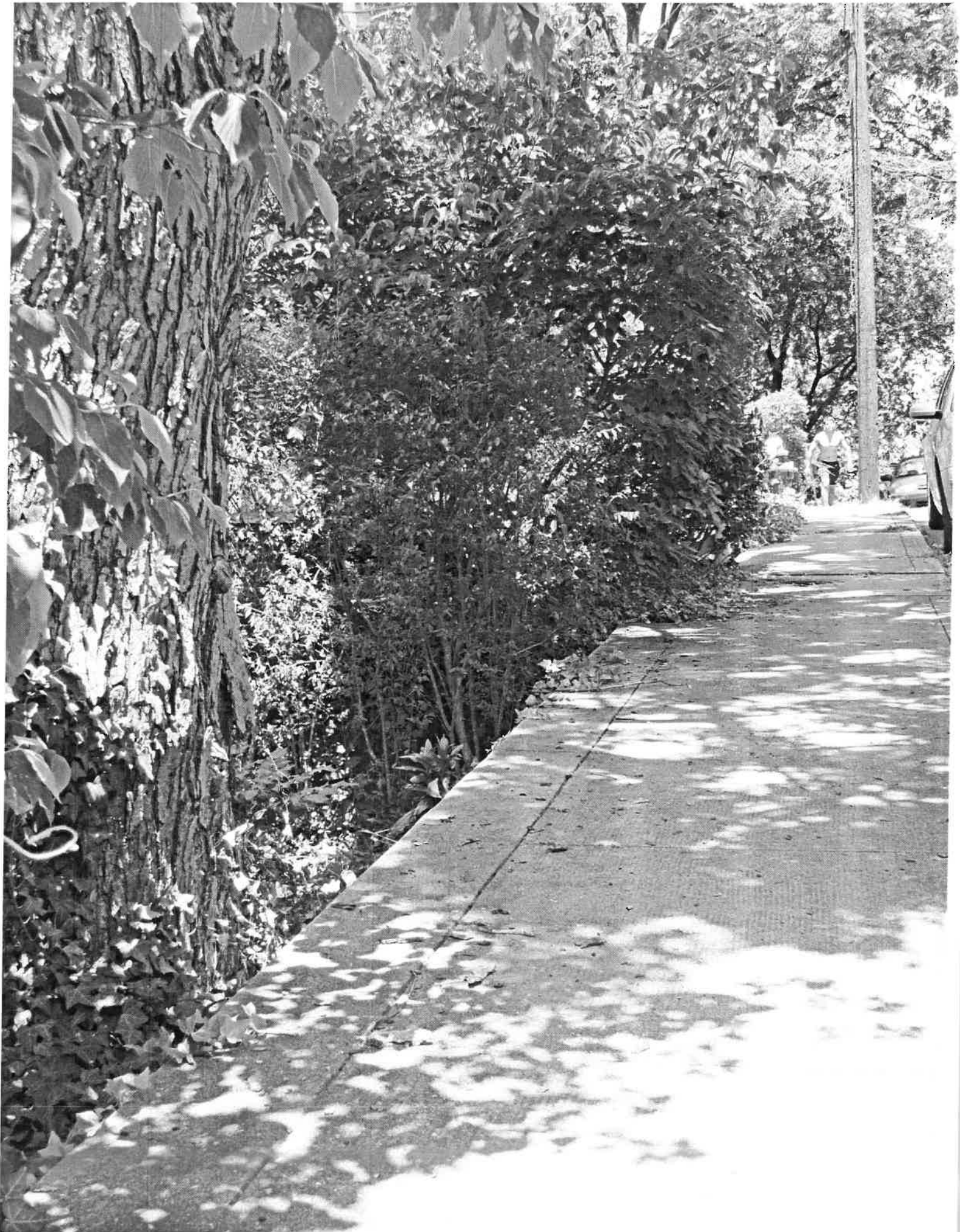
List All Attachments (see reverse side for submittal requirements):

3 PHOTOS
LETTER FROM ARBORIST - 2012

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	







Robert Troxell

From: office@arboristry.com
Sent: Monday, December 17, 2012 1:38 PM
To: rtroxell@ntelos.net
Subject: Declining Silver Maple Tree

Importance: High

Mr. Troxell,

This letter is in reference to your declining Silver Maple tree in the front right yard. This tree's health has been slowly showing more signs of decline over the past few years. This decline and the issues you are having with the branches over/on the house, power line and phone lines are all a part of the suggestion for removal. To try to save the tree and eliminate the most affected branches that are causing house/roof issues would leave the tree very unbalanced. This coupled with some old upper crown wounds and weak areas would make this tree very lopsided and increase its chance of failure in a stressful weather condition.

These factors combined with the trees overall health, tree specie and location all play a part in my reasoning for suggesting removal verses saving this tree. Thank you for the opportunity to help you with evaluating this tree. Please do not hesitate to call me if you have any further questions.

Sincerely,

Michael L. Neal

ISA Certified Arborist #MA-0042
A.S. Landscape Horticulture, KRCC
B.S. Ornamental Horticulture, Cal Poly
Tree Care Industry Assn Member
VA Licensed Commercial Pesticide Applicator, 33588-C
CTSP - Certified Treecare Safety Professional 00328

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



August 1, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-08-10

406 Altamont Street

Tax Parcel 330150000

Robert Troxell, Owner/Applicant

Tree Removal

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, August 15, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala /cm".

Mary Joy Scala, AICP
Preservation and Design Planner