

Scanned

From: Scala, Mary Joy
Sent: Friday, July 19, 2013 10:55 AM
To: sarahsawtelle@gmail.com
Subject: BAR Action 111 Altamont Circle

July 19, 2013

Toby Heytens and Sarah Sawtelle
111 Altamont Circle
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 13-07-06
111 Altamont Circle
Tax Map 33 Parcel 120
Toby Heytens and Sarah Sawtelle
Replace garage roof

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 16, 2013. The following action was taken:

Approved (6-0) on consent agenda as submitted.

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, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (January 16, 2015), 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 construction. 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.

Upon completion of construction, please contact me for an inspection of the improvements included in this application. 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
July 16, 2013**

Certificate of Appropriateness Application

BAR 13-07-06

111 Altamont Circle

Tax Map 33 Parcel 120

Toby Heytens and Sarah Sawtelle

Replace garage roof

Background

111 Altamont Circle (built ca. 1915) is a contributing structure in the North Downtown ADC District.

Application

The applicant is requesting approval to replace the existing wood and asphalt shingle roof of a stone garage with like materials, replicating the roof's current design.

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

G. GARAGES, SHEDS, & OTHER STRUCTURES

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.*
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)*
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.*
- 4) Take clues and scale from older outbuildings in the area.*
- 5) Use traditional roof slopes and traditional materials.*
- 6) Place new outbuildings behind the dwelling.*
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.*
- 8) The design and location of any new site features should relate to the existing character of the property.*

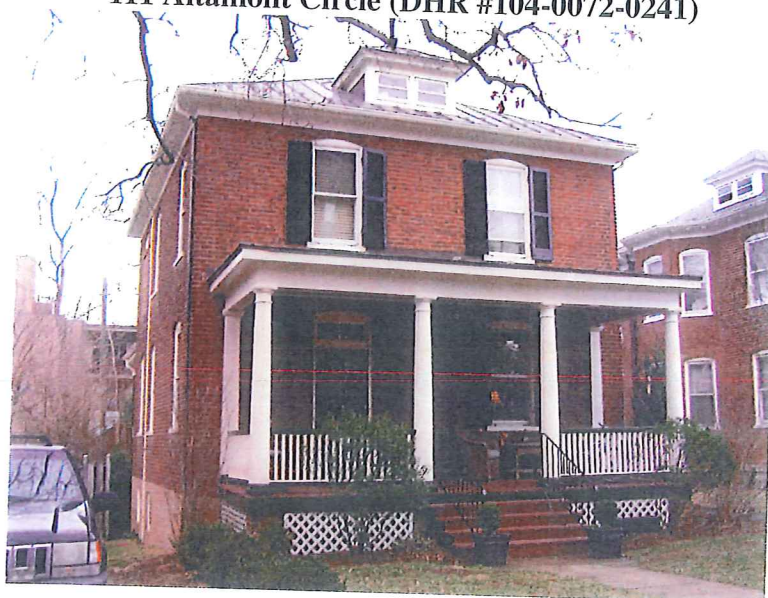
Discussion and Recommendations

Original outbuildings are becoming rarer in the North Downtown area. The applicant's proposal is appropriate and appreciated.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposal to replace a garage roof 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.

111 Altamont Circle (DHR #104-0072-0241)



STREET ADDRESS:	111 Altamont Circle
MAP & PARCEL:	33-120
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Shaw, William E & Rosemary
ADDRESS:	Shaw, William E & Rosemary 111 Altamont Circle Charlottesville, Va. 22902
DATE/ PERIOD:	Ca. 1915
STYLE:	Colonial Revival/American Foursquare
HEIGHT IN STORIES:	2.5 Stories
DIMENSIONS/LAND AREA:	1,952 sq.ft./0.102 Acres
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2-bay, 2 1/2-story, brick, Colonial Revival Foursquare was constructed ca. 1915. Architectural details include: standing-seam metal hipped roof with front dormer; overhanging eaves; segmentally arched 1/1-sash windows; parged foundation; 6-course American bond walls; transom over door; louvered shutters on front ; 3-bay, hip-roofed porch with Tuscan columns and plain pickets. The property also includes a small garage in the rear yard that appears to be historic. Both are contributing buildings 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

RECEIVED

JUN 27 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

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

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name	Toby Heytens & Sarah Sawtelle	Applicant Name	Toby Heytens & Sarah Sawtelle
Project Name/Description	Garage Roof	Parcel Number	330120000
Property Address	111 Altamont Circle		

Applicant Information

Address: 111 Altamont Circle
 Charlottesville, VA
 Email: sarahsawtelle@gmail.com
 Phone: (W) (c) 202-255-7748 (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.)

Sarah Sawtelle 6/26/2013
 Signature Date

Sarah Sawtelle 6/26/2013
 Print Name Date

Property Owner Information (if not applicant)

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

Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): Replacement of roof of stone garage due to insect damage (probably carpenter bees). Replacement will replicate the current garage roof.

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

Photo of garage from house, photo of insect tunnel, photo of insect hole.

For Office Use Only

Received by: *J. Barnore*
 Fee paid: \$125.00 Cash/Ck. # VISA
 Date Received: 6/27/2013

P13-0114

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Background on the garage at 111 Altamont Circle

The garage is a stone structure with a wooden roof and asphalt shingles. When we acquired the property two years ago the roof had signs of weakness (the "swayback" in photo 1) and had been reinforced in places with additional collar ties. This year we observed bee activity and further inspection revealed holes and tunnels in the wood supporting the roof. Due to the existing weakness, we would prefer to replace the entire roof instead of selectively replacing boards. All efforts would be made to replicate the current roof's appearance.

- The roof is paved with grey asphalt shingles consistent with Owens Corning Estate Gray AR 3-Tab shingles at Lowes.
- The gables are beadboard and painted a forest green.
- Additional trim is also forest green

111 Altamont Circle Garage Photographs

Photo 1, illustrating the "swayback" line of the roof.

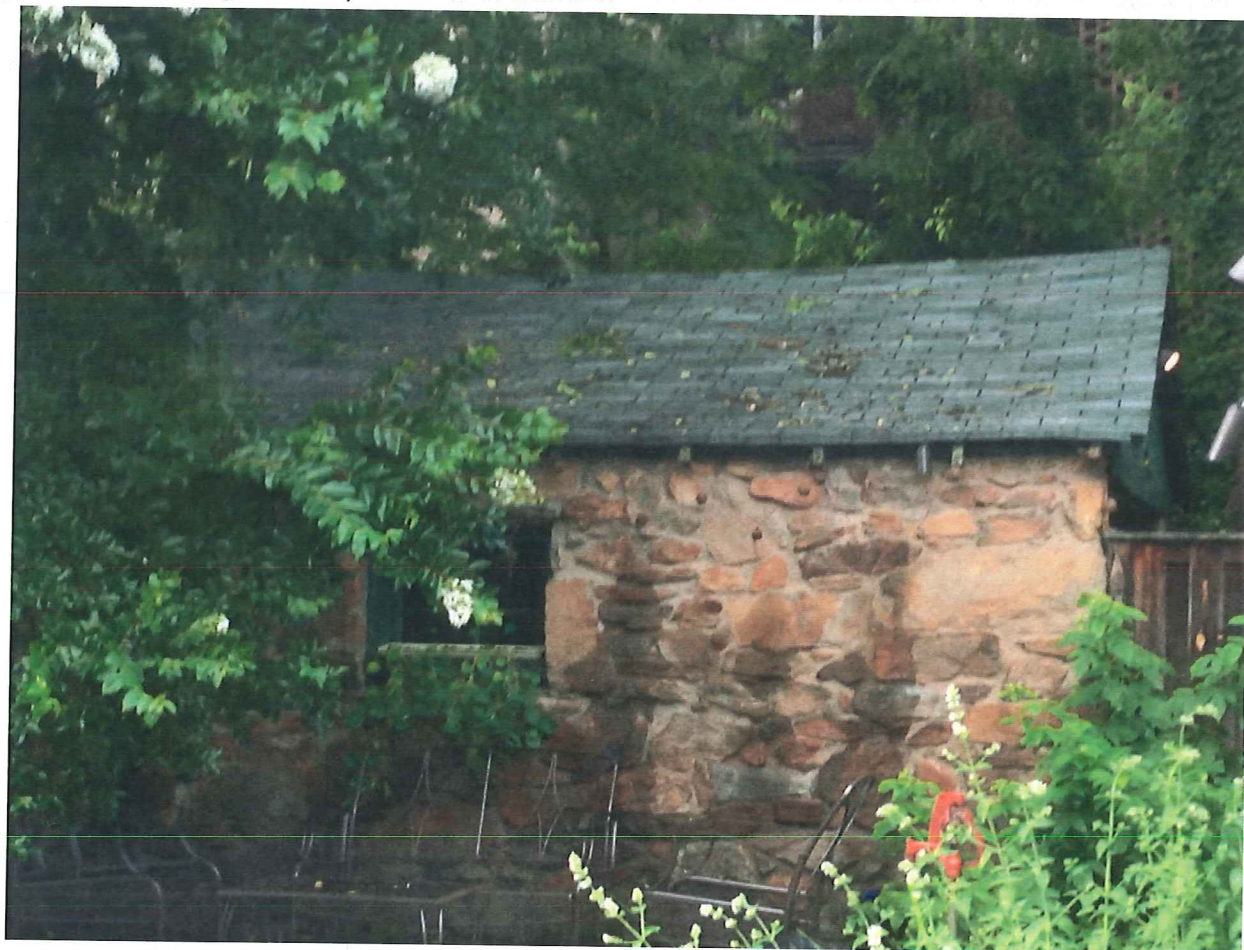


Photo 2, holes consistent with carpenter bee damage

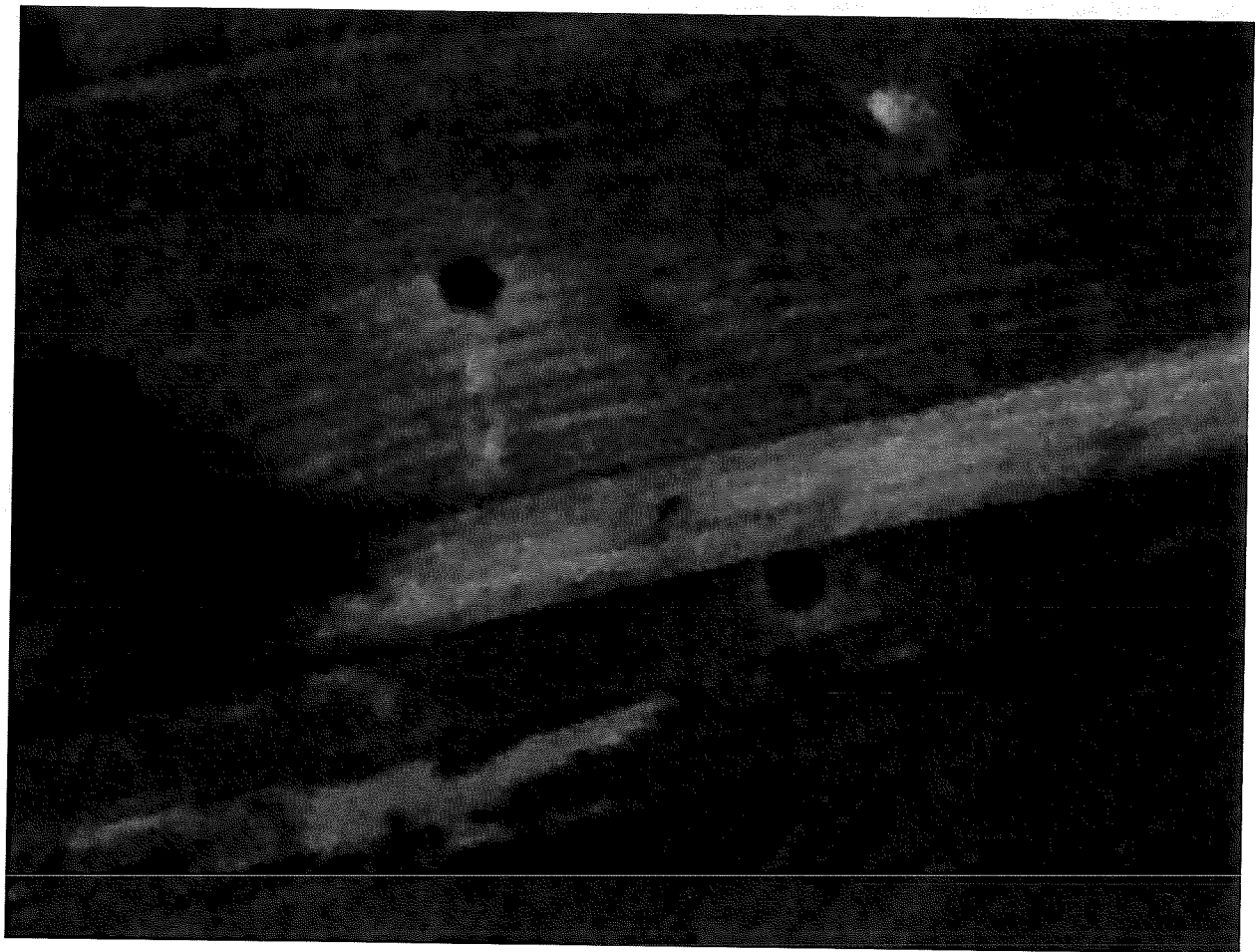
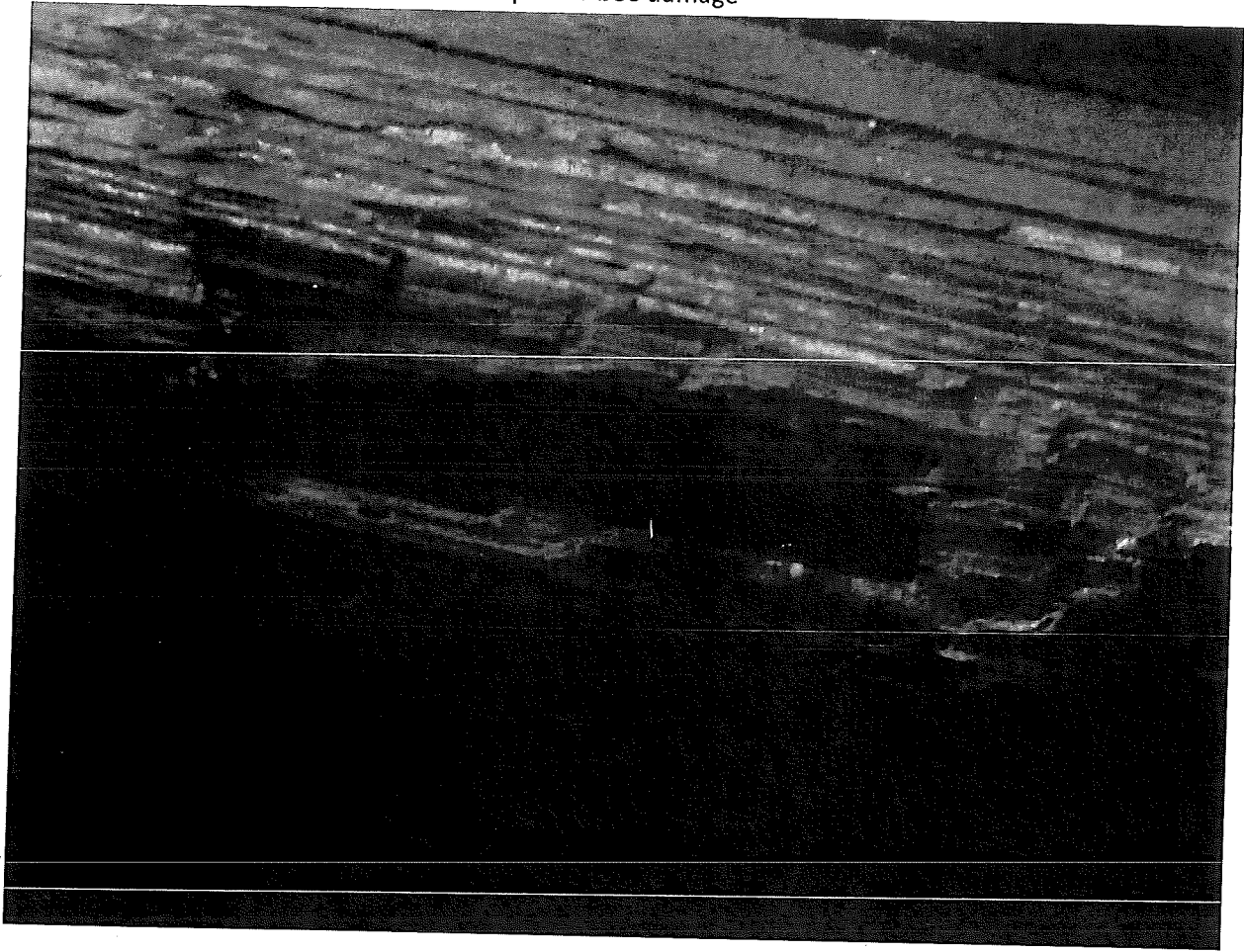


Photo 3, wood tunnel consistent with carpenter bee damage



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



AFFIDAVIT OF MAILING
BAR Meeting July 16, 2013

To File: 111 Altamont Circle (BAR 13-07-06)

I, _____ hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses attached to this affidavit, no later than by Tuesday July 2, 2013 (14 days prior to the BAR meeting).

Signed:

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



July 1, 2013

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 13-07-06
111 Altamont Circle
Tax Map 33 Parcel 120
Toby Heytens and Sarah Sawtelle
Replace garage roof

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 16, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd 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 black ink, appearing to read 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner

BINSTED, STANLEY, ETAL
313 GLOUCESTER ROAD
CHARLOTTESVILLE VA 22901

BOYD, JAMES R
111 WEST HIGH STREET
CHARLOTTESVILLE VA 22902

BRIGHT, JON D
109 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

BURCH, MICHAEL & SHERILYNN
HUMMEL
P O BOX 639
BURGESS VA 22432

CLOWES, EDITH, TR & CRAIG
HUNEKE, TR
400 ALTAMONT CIR
CHARLOTTESVILLE VA 22902

CRAWFORD, ELIZABETH
408 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

EPSTEIN, STANLEY, TR &
MARILYN, TR
113 ALTAMONT CIR
CHARLOTTESVILLE VA 22902

FISHER, JANE T
409 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

GORE, ALICE L & WILLIAM B
HUNT III
115 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

HEYTENS, TOBY & SARAH
SAWTELLE
111 ALTAMONT CIR
CHARLOTTESVILLE VA 22902

JOHNSTON, CHARLES E & CAROL
SILVERMAN
410 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

MARTIN, CAROL B
404 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

MILLS, CHARLES P & LYNN M
407 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

NICHOLA PROPERTIES, LLC
430 GILLUMS RIDGE RD
CHARLOTTESVILLE VA 22903

ORTIZ, DANIEL ROY
411 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

SMITH, KARL DANIEL
406 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

