



**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 scale@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	<u>Miles Hingeley</u>	Applicant Name	<u>Simons Young + associates</u>
Project Name/Description	<u>Hingeley Residence</u>	Parcel Number	<u>T. M. 33 - P. 113</u>
Project Property Address	<u>405 Altamont Circle, Charlottesville, Virginia, 22902</u>		

Applicant Information

Address: 3 Morris Street, Suite B
Charleston, SC, 29403
Email: simons@simonsyoung.com
Phone: (W) (343) 277-0996 x1 (C) _____

Property Owner Information (if not applicant)

Address: 405 Altamont Circle
Charlottesville, Virginia, 22902
Email: miles@skylinecent.com
Phone: (W) (434) 977-8368 (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.

S. Young 1/29/18
Signature Date
SIMONS YOUNG, AIA 1/29/18
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 1/29/18
Signature Date
[Signature] 1/29/18
Print Name Date

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

Request for an addition at rear of the existing house

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

(1) - (2) - (3) - (5)

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 21, 2018**



Certificate of Appropriateness

BAR 18-02-04

405 Altamont Circle

Tax Parcel 33011.3000

Miles Hingeley, Owner/ Simons Young + Associates, Applicant

Rear addition and roof extension

Background

2- bay, 2 ½ story, stuccoed Colonial Revival, American Foursquare constructed in 1924. Contributing structure in the North Downtown ADC District. Asphalt shingle hipped roof with front hipped dormer; overhanging eaves; paired 1/1 sash windows*; transom and sidelights around the door; triple window on the first floor bay; interior stuccoed chimney; and a 2-bay, hip-roofed porch with Tuscan columns and turned pickets. (Historic survey attached)

(*Note: Since the 2005 survey, the front 2nd floor windows have been altered to 9/1—see applicant's photos. The rear and side windows are now 6/6—where visible in applicant's photos--though it is uncertain if these were 1/1 at time of the survey.)

Application

Front Porch: After inspection, repair and/or replace architectural elements that have deteriorated, including columns, eave, trim, porch flooring, porch floor framing, and foundation structure.

Rear, NE Corner: Remove existing walkway and stair. Remove existing 2 story porch and construct in its footprint an enclosed space that will also extend, via cantilever, 7'-2" into the rear yard. Roof and eave at new enclosed space to match existing on house, including new gutters and downspouts. New at-grade concrete terrace, includes area below cantilevered space. Extension to be clad in vertical "charred wood siding" with new windows as follows:

North elevation: three at each floor, single lite.

East elevation: three at 2nd floor, single lite; picture window at 1st floor, two lite.

South elevation: one at each floor, single lite.

Rear, SE Corner: Remove hipped-roof entry structure at basement door. New concrete terrace with precast concrete stair to grade, cable railing. Support wall for terrace to be exposed CMU or concrete, enclosed with access for storage and to basement door. Remove existing 6/6 window at each floor and replace as follows:

East elevation: three at 2nd floor, single-lite; picture window with operable door at 1st floor, single lite.

Side, south wall: Remove one 6/6 window at 2nd floor and one 6/6 window at 1st floor, replace both with new, smaller, 1/1 windows. Patch and repair stucco to match existing.

Note: All new windows to be ALU/PVC, color TBD.

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 Guidelines for New Construction and Additions

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 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 Review Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 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.*
- 11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*

13. *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
14. *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
15. *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
16. *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
17. *Storm windows should not damage or obscure the windows and frames.*
18. *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
19. *The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
20. *In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21. *The size of the shutters should result in their covering the window opening when closed.*
22. *Avoid shutters on composite or bay windows.*
23. *If using awnings, ensure that they align with the opening being covered.*
24. *Use awning colors that are compatible with the colors of the building.*

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. *The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
2. *Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
4. *Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements.*
9. *In general, avoid adding a new entrance to the primary facade or facades visible from the street.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
11. *Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. *For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. *On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
12. *The original size and shape of door openings should be maintained.*

13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
15. *Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
16. *Retain transom windows and sidelights.*
17. *When installing storm or screen doors, ensure that they relate to the character of the existing door.*
 - a. *They should be a simple design where lock rails and stiles are similar in placement and size.*
 - b. *Avoid using aluminum colored storm doors.*
 - c. *If the existing storm door is aluminum, consider painting it to match the existing door.*
 - d. *Use a zinc chromate primer before painting to ensure adhesion.*

Discussion and Recommendations

Existing house is stucco, 2-story porch enclosure and extension to be clad in vertical wood siding.

New windows are ALU/PVC. Material and liting do not match existing. Might be an issue on the side, south wall.

Recommend consideration of a condition to protect during construction the existing star magnolia in rear yard near NE corner of house.

Suggested Motion

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

Mess, Camie

From: Mess, Camie
Sent: Tuesday, February 27, 2018 12:57 PM
To: Simons Young (simons@simonsyoung.com)
Cc: Werner, Jeffrey B
Subject: BAR Action- February 21, 2018 - 405 Altamont Circle

February 27, 2018

Certificate of Appropriateness

BAR 18-02-04
405 Altamont Circle
Tax Parcel 330113000
Miles Hingeley, Owner/ Simons Young + Associates, Applicant
Rear addition and roof extension

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2018. The following action was taken:

Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Rehabilitation, I move to find that the new addition 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 following provisos to come back and be circulated for approval:

- **at south elevation, when installing the proposed windows you maintain existing opening, using a panel or other treatment to infill below new windows. Consider retaining the existing 2nd floor window and reglaze lower sash or apply filter as appropriate to screen visibility into interior bathroom. Consider storing removed windows, to allow later reinstallation.**
- **provide cut sheets for doors and windows. BAR expressed preference for metal doors and windows versus PVC.**
- **submit a site plan with lighting, paving materials, and proposed landscaping, specifically delineation for protection during construction of the star magnolia near the NE corner of the house.**
- **provide plan of existing landscaping.**
- **provide details/drawings on new rear porch and stair railing.**
- **if concrete masonry units (CMU) used for wall supporting the new rear porch, apply parging.**

Schwarz seconded. Approved (4-1; with Miller opposed)

This certificate of appropriateness shall expire in 18 months (August 21, 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. 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 Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

Camie Mess

Assistant Preservation and Design Planner

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

405 Altamont Circle (DHR #104-0072-0006)



STREET ADDRESS:	405 Altamont Circle
MAP & PARCEL:	33-113
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Dunleavy, Peter & Marion Reynolds
ADDRESS:	Dunleavy, Peter & Marion Reynolds 440 5 th Street Brooklyn, NY 112153402
DATE/ PERIOD:	Ca. 1924
STYLE:	American Foursquare
HEIGHT IN STORIES:	2.5 Stories
DIMENSIONS/LAND AREA:	2,156 sq.ft./0.115 Acres
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2-bay, 2 ½-story, stuccoed American Foursquare was constructed ca. 1924. Architectural details are Colonial Revival in nature and include: an asphalt shingle hipped roof with front hipped dormer; overhanging eaves; paired 1/1-sash windows; transom and sidelights around door; triple window on first floor bay; interior stuccoed chimney; and 2-bay, hip-roofed porch with Tuscan columns and turned pickets. It is a contributing building in the District.

HINGELELEY RESIDENCE

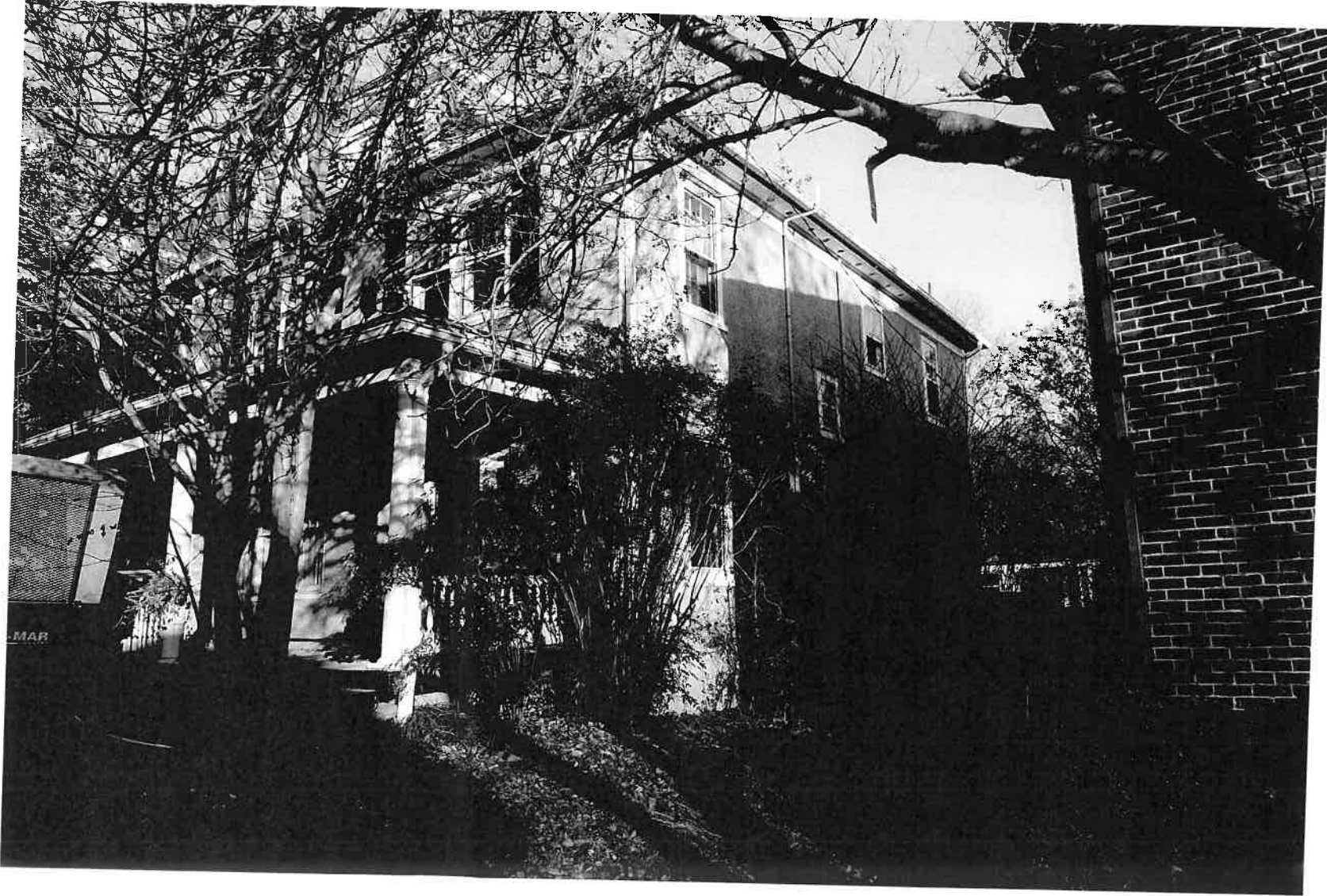
405 ALTAMONT CIRCLE

Request for an addition at rear of the existing house

Set of Drawings for Board of Architectural Review

SUBMITTAL | 01.30.2018

HEARING | 02.20.2018



**SIMONS
YOUNG**
+ associates

3 MORRIS STREET SUITE B
CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

No.	Description	Date

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**HINGELELEY
RESIDENCE**

COVER SHEET

Project number	17109
Date	01.30.2017
Drawn by	Author
Checked by	Checker

G000

Scale

MATERIAL LEGEND

[Pattern]	COMPACT EARTH
[Pattern]	ALUMINUM
[Pattern]	CONCRETE
[Pattern]	GROUT/MORTAR/SAND/PRECAST/STUCCO
[Pattern]	BLOCK
[Pattern]	ROUGH LUMBER (CONTINUOUS)
[Pattern]	ROUGH LUMBER (DISCONT. BLOCKING)
[Pattern]	STEEL
[Pattern]	WOOD
[Pattern]	BATT INSULATION
[Pattern]	RIGID INSULATION

SYMBOLS LEGEND

[Symbol]	NORTH ARROW	[Symbol]	SPOT ELEVATION
[Symbol]	ROOM TAG Room name 150 SF	[Symbol]	ELEVATION LEVEL Name Elevation
[Symbol]	CALLOUT TAG 1 A101	[Symbol]	DOOR TAG 101
[Symbol]	INTERIOR ELEVATION 1 Ref A101	[Symbol]	CONSTRUCTION SUBSYSTEM TYPE 1i
[Symbol]	EXTERIOR ELEVATION 1 Ref A101	[Symbol]	WINDOW & LOUVER TAG 1i
[Symbol]	DRAWING TITLE AND SCALE ① View Name 1/8" = 1'-0"	[Symbol]	BUILDING SECTION 1 A101
		[Symbol]	WALL SECTION 1 A101

ABBREVIATIONS

ACOUS. ADJUST.	ACOUSTICAL ADJUSTABLE	GYP. BD.	GYPSUM BOARD
AFF.	ABOVE FINISH FLOOR	HORZ. INSUL.	HORIZONTAL INSULATION
ALUM.	ALUMINUM	INT.	INTERIOR
APPROX.	APPROXIMATE	LOC'N.	LOCATION
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
B.O.	BOTTOM OF	MECH. MEMB.	MECHANICAL MEMBRANE
BITUM. BLDG.	BITUMINOUS BUILDING	MFR.	MANUFACTURER
BOT.	BOTTOM	MIN.	MINIMUM
BTWN.	BETWEEN	MISC.	MISCELLANEOUS
CAB.	CABINET	MTL.	METAL
CEM.	CEMENT	N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	NOT TO SCALE	NOT TO SCALE
CL.	CENTER LINE	N.T.S.	NUMBER
CLG.	CEILING	NO. OR #	NOMINAL
COMP'T.	COMPARTMENT	O.C.	ON CENTER
CONC.	CONCRETE	O.H.	OVER HEAD
CON'D.	CONTINUED	OPNG.	OPENING
CONFIG.	CONFIGURATION	OPP HAND	OPPOSITE HAND
CONSTR.	CONSTRUCTION	PLYWD	PLYWOOD
CONT.	CONTINUOUS	PNL.	PANEL
D	DRYER	PNL'G	PANELING
DET., DTL.	DETAIL	PTD.	PAINTED
DIM.	DIMENSION	REINF.	REINFORCING
DN.	DOWN	REQ'D.	REQUIRED
DWG.	DRAWING	RM.	ROOM
ELECT.	ELECTRICAL	SCHED.	SCHEDULE
ELEV.	ELEVATION	SECT.	SECTION
EMER. EQ.	EMERGENCY EQUIPMENT	SHT.	SHEET
EQPT.	EQUIPMENT	SIM.	SIMILAR
EXISTG.	EXISTING	SPEC.	SPECIFICATION
EXT.	EXTERIOR	SS.	STAINLESS STEEL
F.D.	FLOOR DRAIN	STO.	STORAGE
F.E.	FIRE EXTINGUISHER	STRUCT'L.	STRUCTURAL
F.E.B.	FIRE EXTINGUISHER BRACKET	SUSP.	SUSPENDED
F.E.C.	FIRE EXTINGUISHER CABINET	T&G	TONSUE & GROOVE
F.O.	FACE OF	TYP.	TYPICAL
FDN.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
FF.	FINISH FLOOR	VERT.	VERTICAL
FIN.	FINISH	W	WASHER
FLR.	FLOOR	W.C.	WATER CLOSET
FLUOR.	FLUORESCENT	WD.	WOOD
FTG.	FOOTING	WIN.	WINDOW
FUT.	FUTURE		
GALV.	GALVANIZED		
GYP.	GYPSUM		

SHEET INDEX

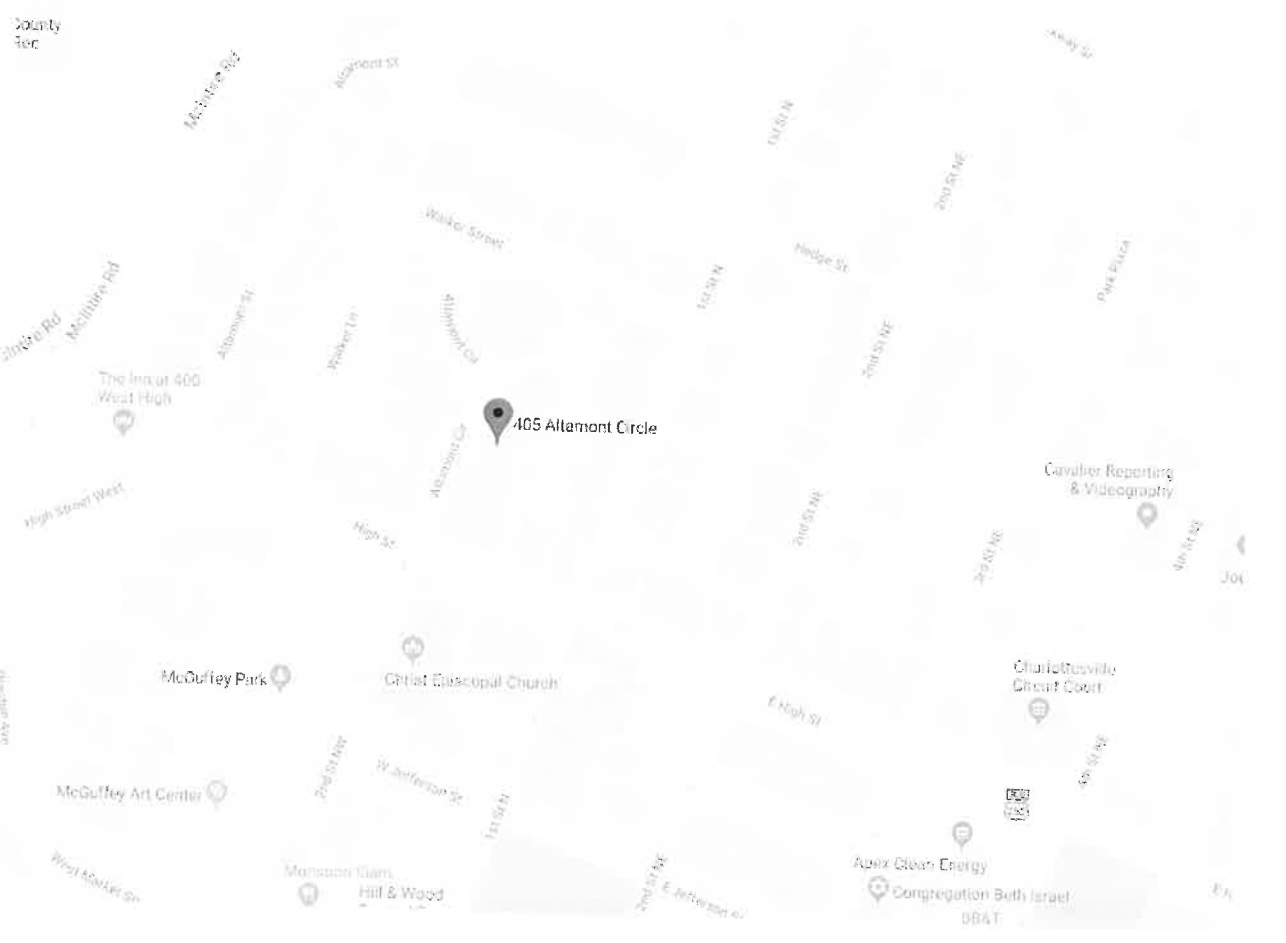
Sheet List

G000	COVER SHEET
BAR 01	Unnamed
G001	405 ALTAMONT CIRCLE
AA000	LEGENDS
G002	SURVEY
G003	SITE PLAN
G005	LIFE SAFETY PLAN
D 101	EXISTING/DEMO PLAN
D 201	EXISTING/DEMO ELEVATION
A001	CONSTRUCTION SUBSYSTEMS
A011	BUILDING PLAN
A101	FIRST FLOOR PLAN
A111	FIRST REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS
A211	INTERIOR ELEVATIONS
A301	WALL SECTIONS
A311	WALL SECTION DETAILS
A321	ROOF DETAILS
A401	ENLARGED PLANS
A411	INTERIOR ELEVATIONS
A421	PLAN DETAILS
A501	STAIRS - PLANS AND ELEVATIONS
A511	ELEVATOR - PLANS AND SECTIONS
A521	STAIRS AND ELEVATOR DETAILS
A601	WINDOW AND LOUVER SCHEDULE
A611	WINDOW AND LOUVER DETAILS
A701	DOOR SCHEDULE
A711	DOOR DETAILS
A801	FINISH SCHEDULE
A811	INTERIOR DETAILS
A821	CEILING DETAILS
A831	CASWORK DETAILS
A901	FLOOR PATTERNS AND WALL FINISH PLANS
A911	FURNITURE PLAN
A102	SECOND FLOOR PLAN
D 102	EXISTING/ DEMO PLAN
D 202	EXISTING/ DEMO ELEVATION
A202	EXTERIOR ELEVATIONS
D 103	EXISTING/ DEMO ROOF PLAN
A103	ROOF PLAN
A300	BUILDING SECTION
A302	3D - VIEW
G004	EXISTING EXTERIOR PHOTOS

SIMONS YOUNG
+ associates

3 MORRIS STREET SUITE B
CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

VICINITY MAP



SCOPE OF WORK

THE SCOPE FOR THIS PROJECT IS FOR AN ADDITION TO AN EXISTING HOUSE IN THE BOARD OF ARCHITECTURE OVERLAY DISTRICT, AT 405 ALTAMONT STREET IN CHARLOTTESVILLE, VA

ZONING INFORMATION

ZONING DISTRICT: R-3H
HEIGHT DISTRICT: ARCHITECTURAL REVIEW
SETBACKS: FRONT: 25'
REAR: 25'
SIDE: 10'
PARCEL ID: 330 113 000

No.	Description	Date

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HINGELEY RESIDENCE

405 ALTAMONT CIRCLE

Project number	17109
Date	01.30.2017
Drawn by	Author
Checked by	Checker

G001

Scale As indicated

**SIMONS
YOUNG**
+ associates

3 MORRIS STREET SUITE B
CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

PLAT SHOWING
BOUNDARY & PHYSICAL SURVEY OF
LOT 6
ALTAMONT CIRCLE
SUBDIVISION
KNOWN AS
405 ALTAMONT CIRCLE
CHARLOTTESVILLE
VIRGINIA

FOR
MILES M. HINGELEY & ASHLEY MORSE

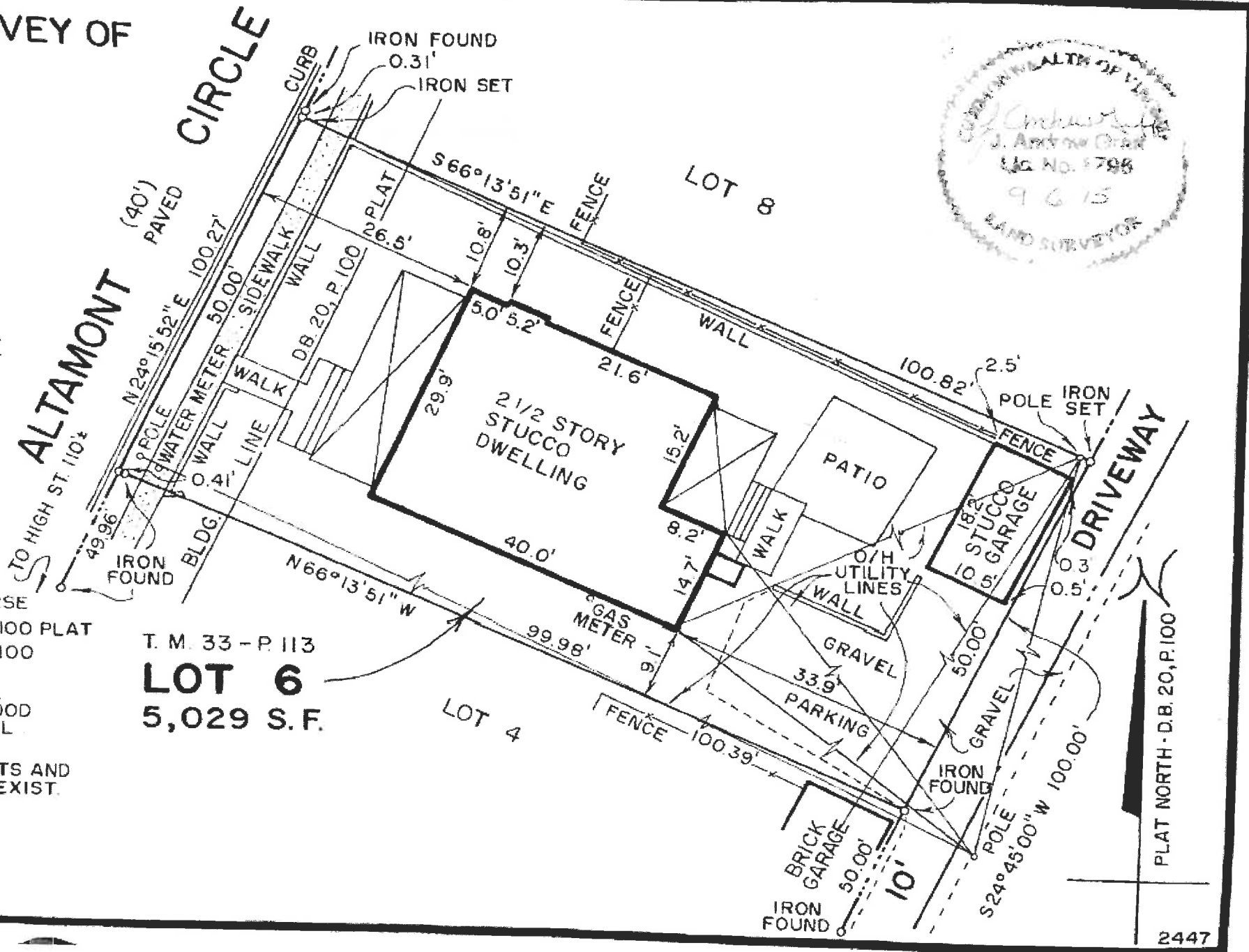
SCALE : 1" = 15' DATE : SEPT. 6, 2015



OLD ALBEMARLE SURVEYING, LLC
700 EAST HIGH STREET
CHARLOTTESVILLE, VIRGINIA 22902

NOTES :

- OWNER - MILES M. HINGELEY & ASHLEY MORSE
- REFERENCE - I.N. 2014001340 & D.B. 20, P. 100 PLAT
- PLAT OF LOT 6 RECORDED IN D.B. 20, P. 100 DOES NOT MATHEMATICALLY CLOSE.
- LOT 6 DOES NOT LIE IN ZONE A (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 510033 0286 D.
- NO TITLE REPORT FURNISHED, EASEMENTS AND OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.



T. M. 33 - P. 113
LOT 6
5,029 S.F.

2447

No.	Description	Date

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HINGELEY RESIDENCE

SURVEY

Project number 17109
Date 01.30.2017
Drawn by Author
Checked by Checker

G002

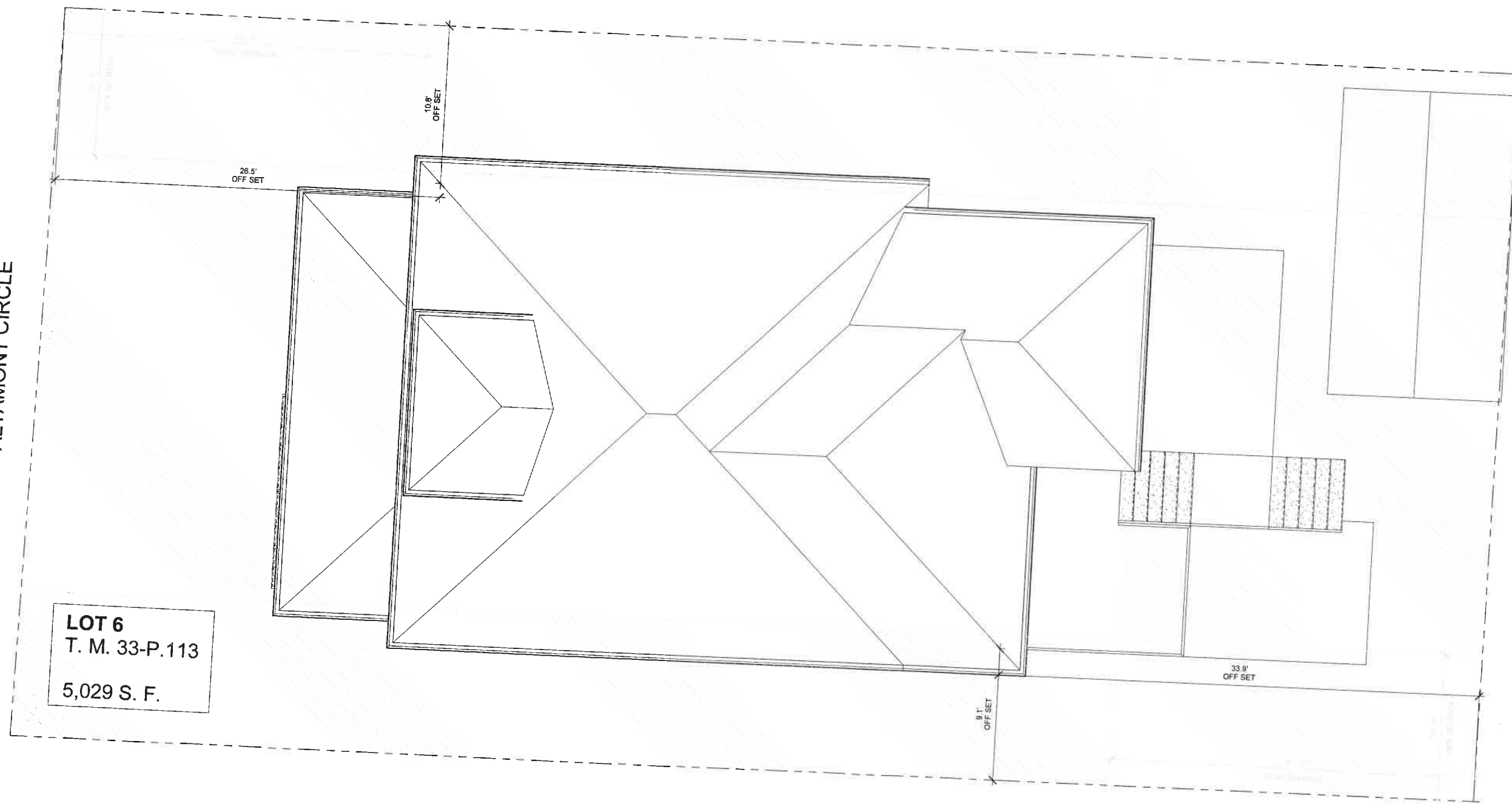
Scale

SIMONS YOUNG + associates

3 MORRIS STREET SUITE B
CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

ALTAMONT CIRCLE

GRAVEL DRIVEWAY



LOT 6
T. M. 33-P.113
5,029 S. F.

No.	Description	Date

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HINGELEY RESIDENCE

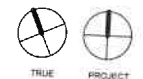
SITE PLAN

Project number 17109
Date 01.30.2017
Drawn by Author
Checked by Checker

G003

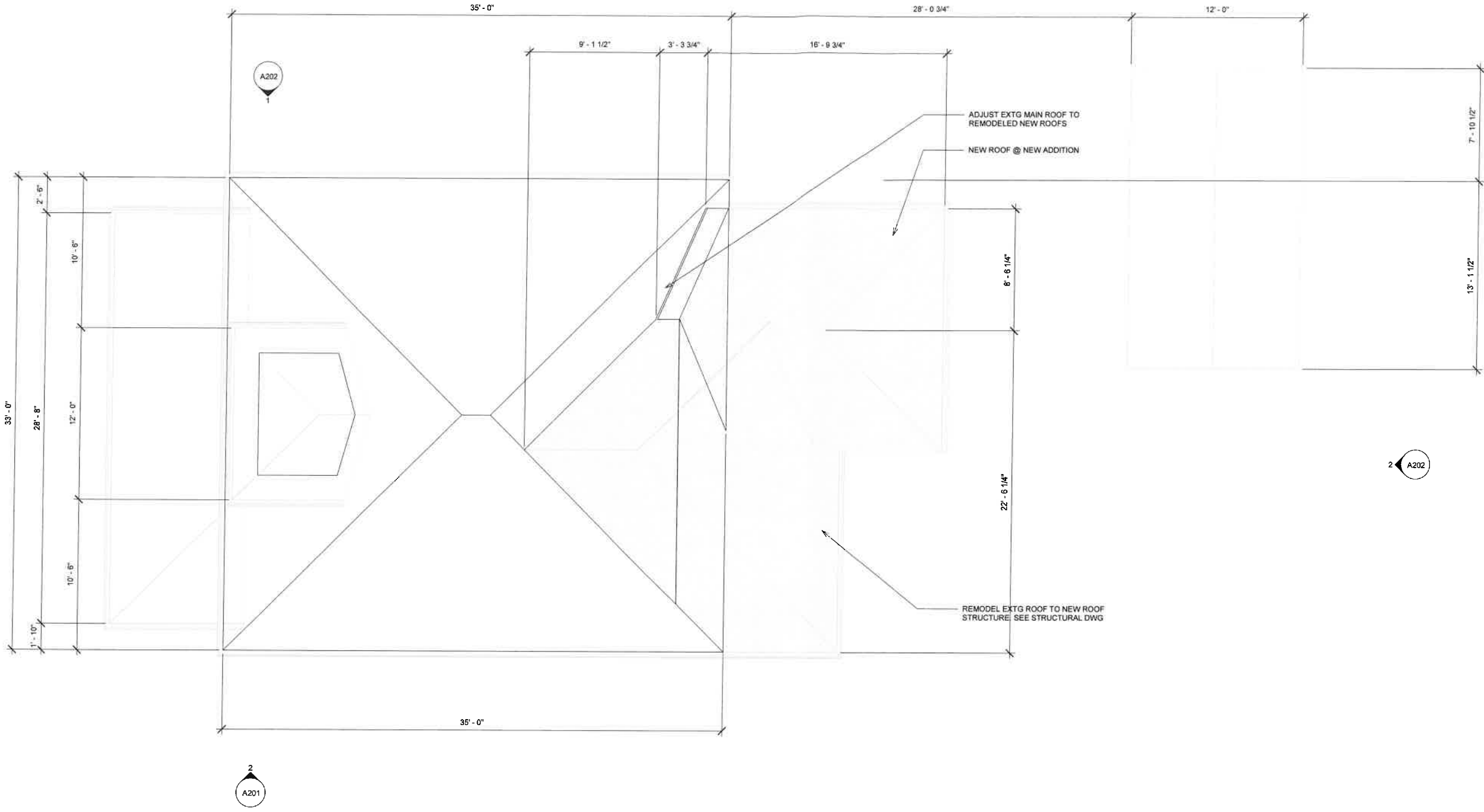
Scale 1/4" = 1'-0"

① Site
1/4" = 1'-0"



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1 Proposed ROOF PLAN
1/4" = 1'-0"

No.	Description	Date

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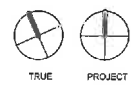
HINGELEY RESIDENCE

ROOF PLAN

Project number	17109
Date	01.30.2017
Drawn by	Author
Checked by	Checker

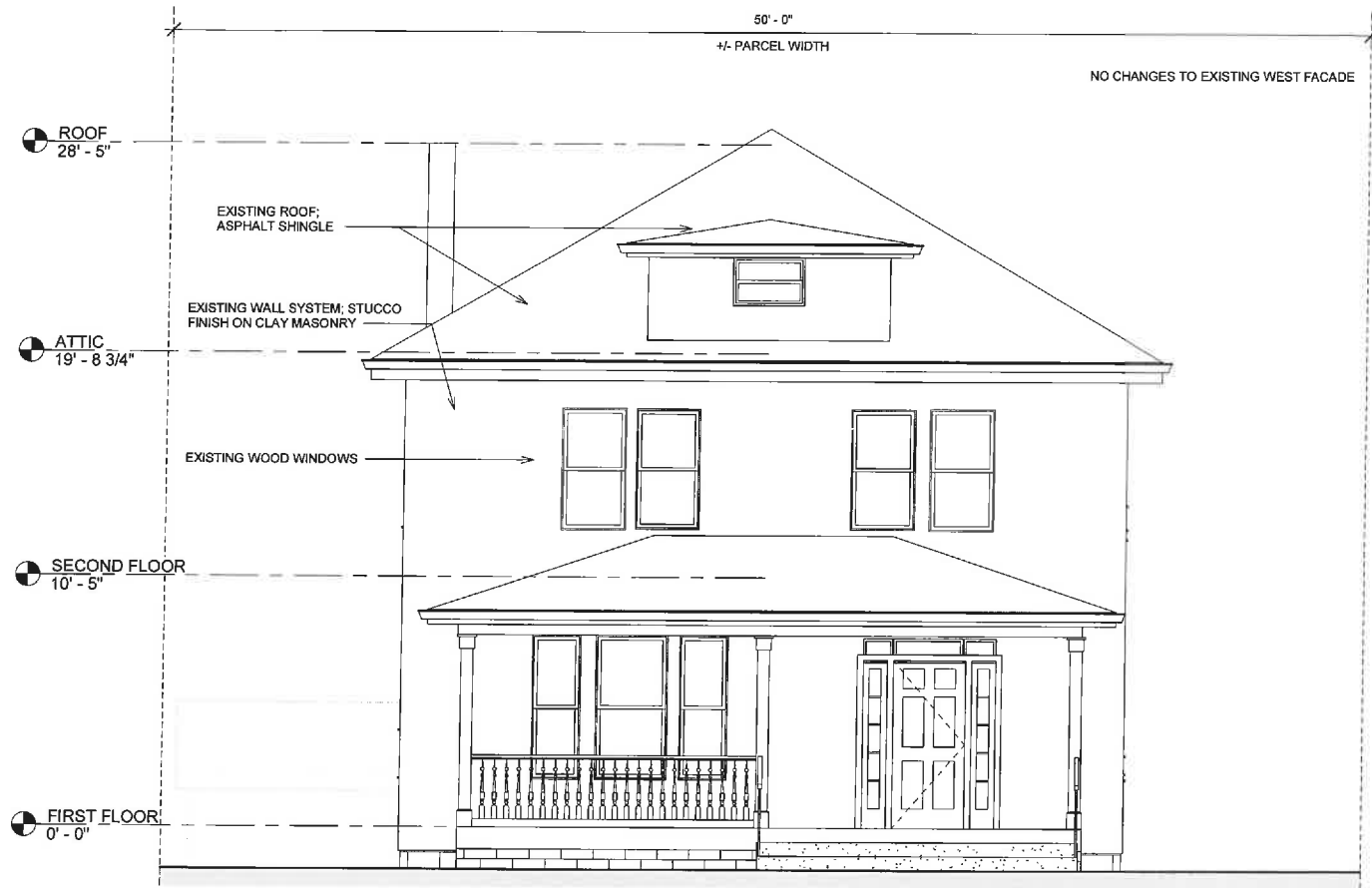
A103

Scale 1/4" = 1'-0"



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① Proposed West Elevation
1/4" = 1'-0"



② Proposed South Elevation
1/4" = 1'-0"

No.	Description	Date

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HINGELEY RESIDENCE

EXTERIOR ELEVATIONS

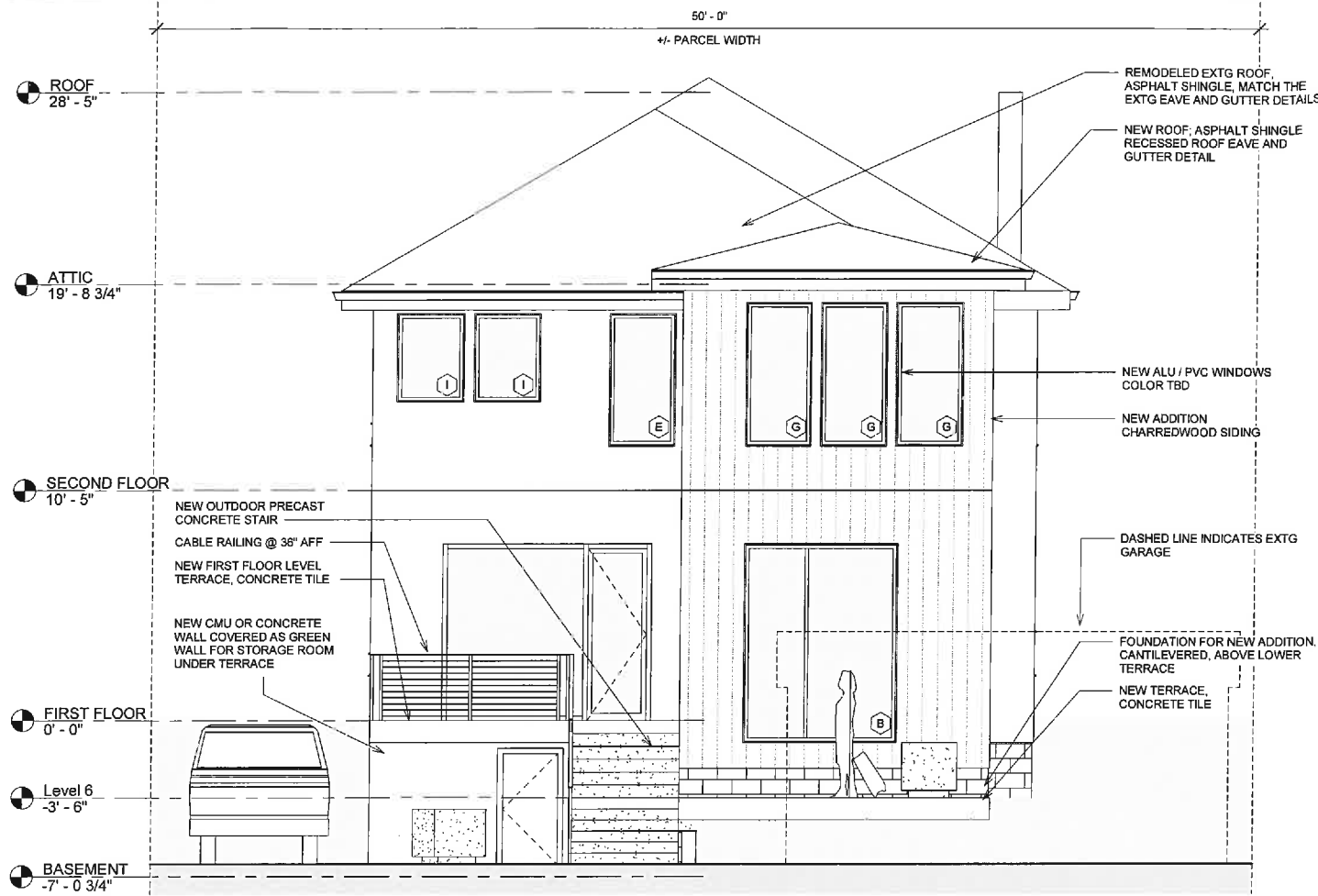
Project number	17109
Date	01.30.2017
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A201

Scale 1/4" = 1'-0"

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② Proposed East Elevation
1/4" = 1'-0"



① Proposed North Elevation
1/4" = 1'-0"

No.	Description	Date

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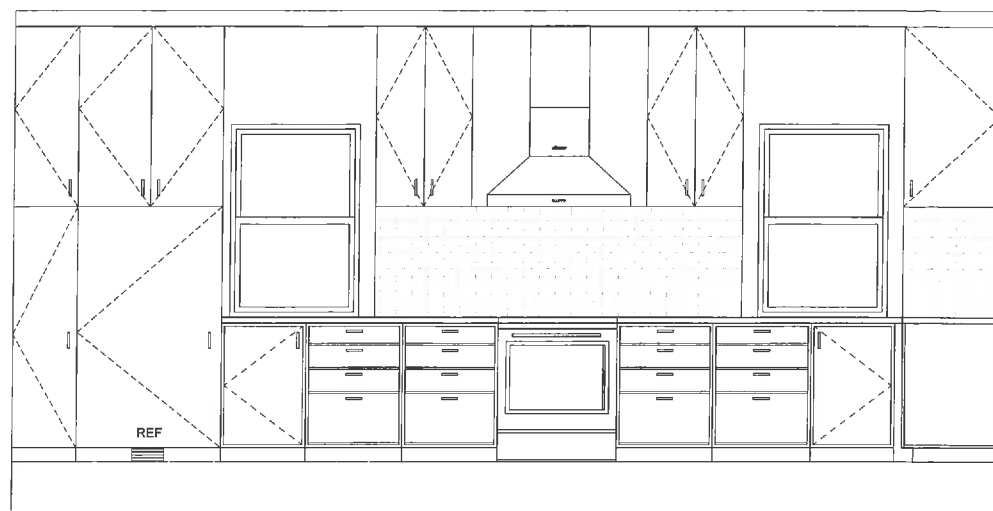
HINGELEY RESIDENCE

EXTERIOR ELEVATIONS

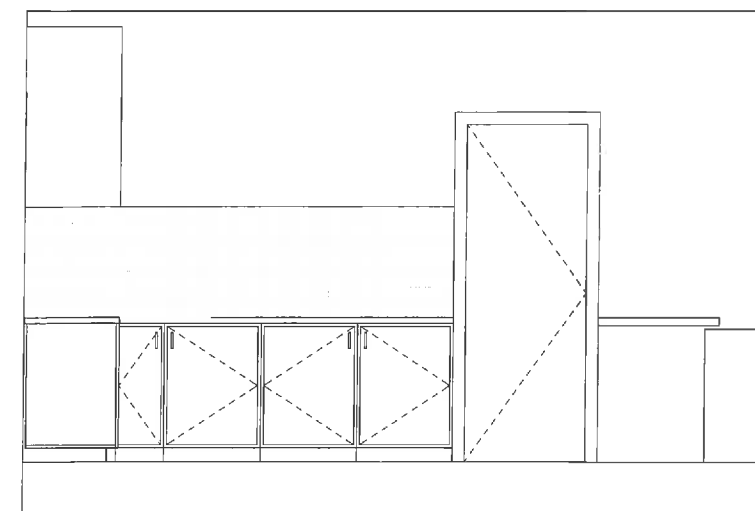
Project number	17109
Date	01.30.2017
Drawn by	Author
Checked by	Checker

A202

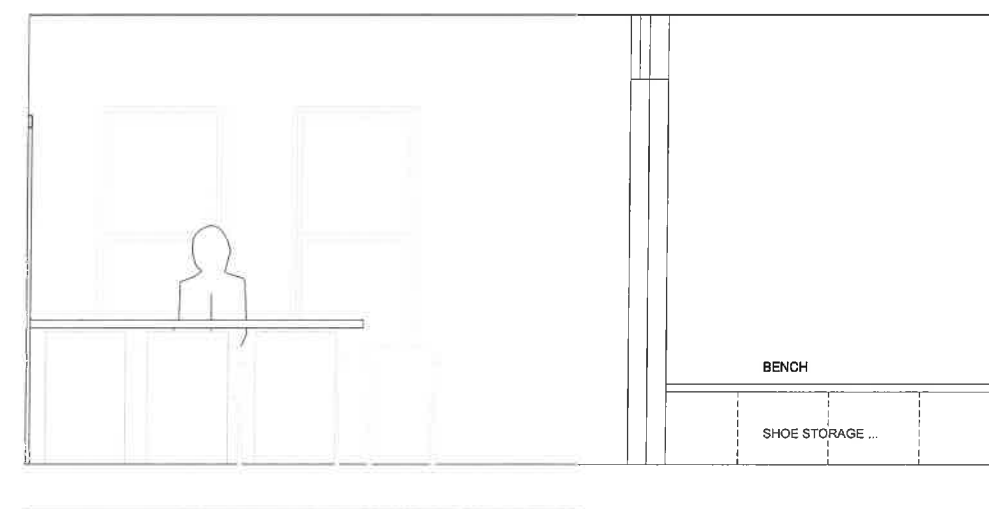
Scale 1/4" = 1'-0"



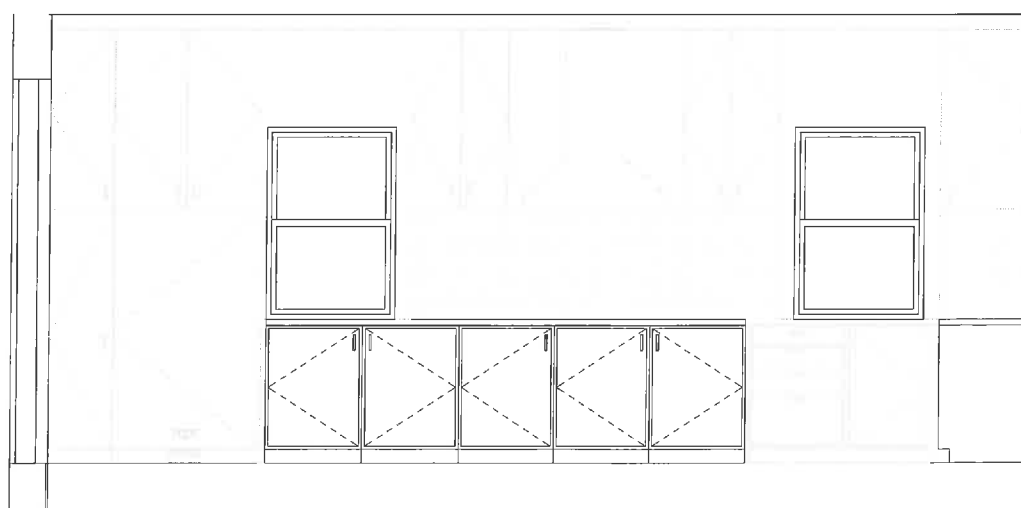
① Kitchen 1
1/2" = 1'-0"



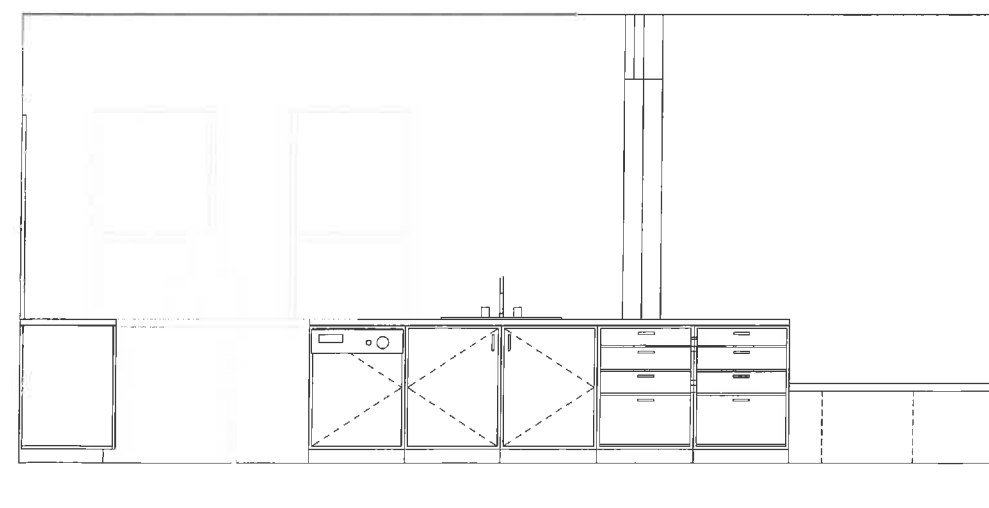
② Kitchen 2
1/2" = 1'-0"



③ Kitchen 3
1/2" = 1'-0"



④ Kitchen Island 1
1/2" = 1'-0"



⑤ Kitchen Island 2
1/2" = 1'-0"

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INTERIOR ELEVATIONS

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A211

Scale 1/2" = 1'-0"

