

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, May 23, 2018 11:38 AM
To: 'dbsmith@gmail.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - May 15, 2018 - 404 Altamont Street

May 23, 2018

Certificate of Appropriateness Application

BAR 18-05-06
404 Altamont Street
Tax Parcel 330151000
David, Charlotte Smith, Owner/Applicant
Porch Repairs, Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

Motion: Mohr moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the porch repairs and renovations 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 with the following provisos to be submitted to staff via e-mail and circulated to the BAR for administrative review:

- **Submit cutsheets for the window and door**
- **Submit photo documentation of the existing window being replaced**
- **Request the concrete at sidewalk be city mix**
- **The BAR is in agreement that the light fixture on the back porch can be replaced**

Schwarz seconded. Approved (5-1; with Miller opposed).

This certificate of appropriateness shall expire in 18 months (November 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. 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,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

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Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2018**



Certificate of Appropriateness Application

BAR 18-05-06
404 Altamont Street
Tax Parcel 330151000
David, Charlotte Smith, Owner/Applicant
Porch Repairs, Renovation

Background

404 Altamont Street is a contributing structure in the North Downtown ADC District. This well-preserved, 2-story, 2-bay, Colonial Revival-style frame dwelling was constructed in 1915. (Historic Survey is attached)

Application

Applicant is requesting several exterior renovations to the front porch and to the rear pantry and porch, including the storage space below (referred to as shed in the application).

Rear Pantry and Porch (to renovate interior space for new bathroom):

- Remove existing window, replace with new.
- Remove existing wall, construct new, expanding interior space to allow for shower.
- At porch, remove existing railing and column –repair as necessary and reuse.
- Replace 2-piece fascia around porch.
- Remove existing porch door, enlarge, and install new.

Front Porch:

- Brace roof to temporarily remove columns and railings to allow for repair/replacement of porch floor framing and foundation.
- Reconstruct porch using original material where possible; replace in-kind where it is not.
- Replace existing concrete path to sidewalk

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.*

Review Criteria 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;*
- (7) *When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for Rehabilitation

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

Repairs to and reconstruction of the front porch, reusing existing components or replacing in-kind, is compliant with the ADC guidelines.

The proposed work at the rear porch and pantry is consistent with the ADC guidelines.

Staff suggests the BAR approve the COA with the condition that cut sheets for the new door and window are provided, circulated electronically by staff to the BAR, and the BAR majority replies in the affirmative.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the porch repairs and renovations 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...).



**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

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 DAVID CHARLOTTE SMITH Applicant Name SAME
Project Name/Description PORCH REPAIRS, RENOVATION Parcel Number 330151000
Project Property Address 404 ALTAMONT STREET, CIVILUE 22902

Applicant Information

Address: 404 ALTAMONT STREET
CHARLOTTESVILLE VA 22902
Email: DBSMITH@GMAIL.COM
Phone: (W) _____ (C) 434-284-3326

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.

David B Smith
Signature _____ Date _____

DAVID B SMITH 4.17.18
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): REPAIR FRONT PORCH.
ADD NEW FOUNDATION AND MODIFY REAR PORCH AND SHED

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

(3) 11x17 DRAWINGS, PHOTOS

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

404 Altamont Street



STREET ADDRESS:	404 Altamont Street
MAP & PARCEL:	33-151
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	Ruseau, John
ADDRESS:	Ruseau, John 404 Altamont Street Charlottesville, Va. 22902
DATE/ PERIOD:	Ca. 1915
STYLE:	Colonial Revival
HEIGHT IN STORIES:	2.0 Stories
DIMENSIONS/LAND AREA:	1,357 sq.ft./0.124 Acres
SOURCES:	Charlottesville City Records and 2005 Architectural Survey
CONTRIBUTING:	Yes

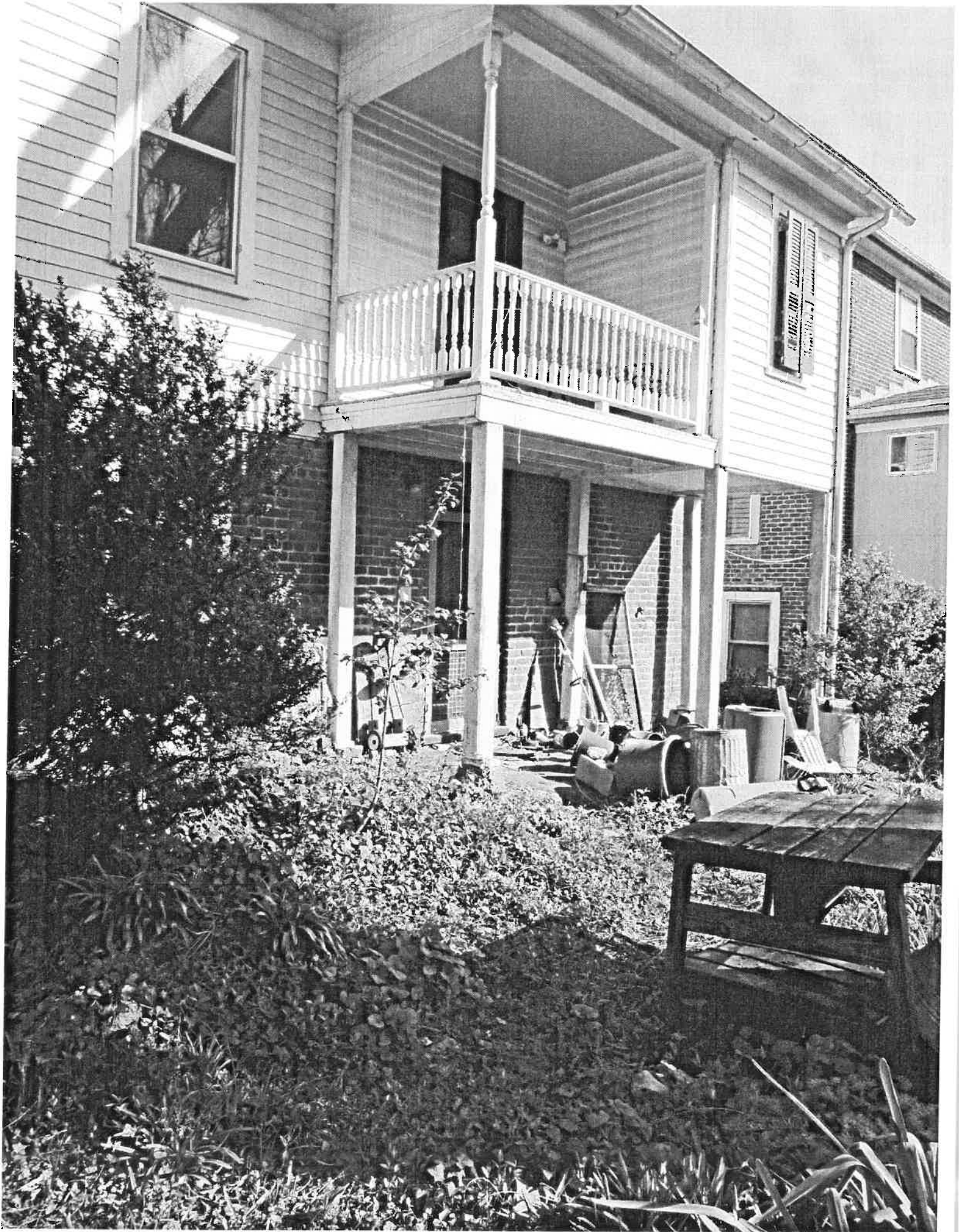
ARCHITECTURAL DESCRIPTION

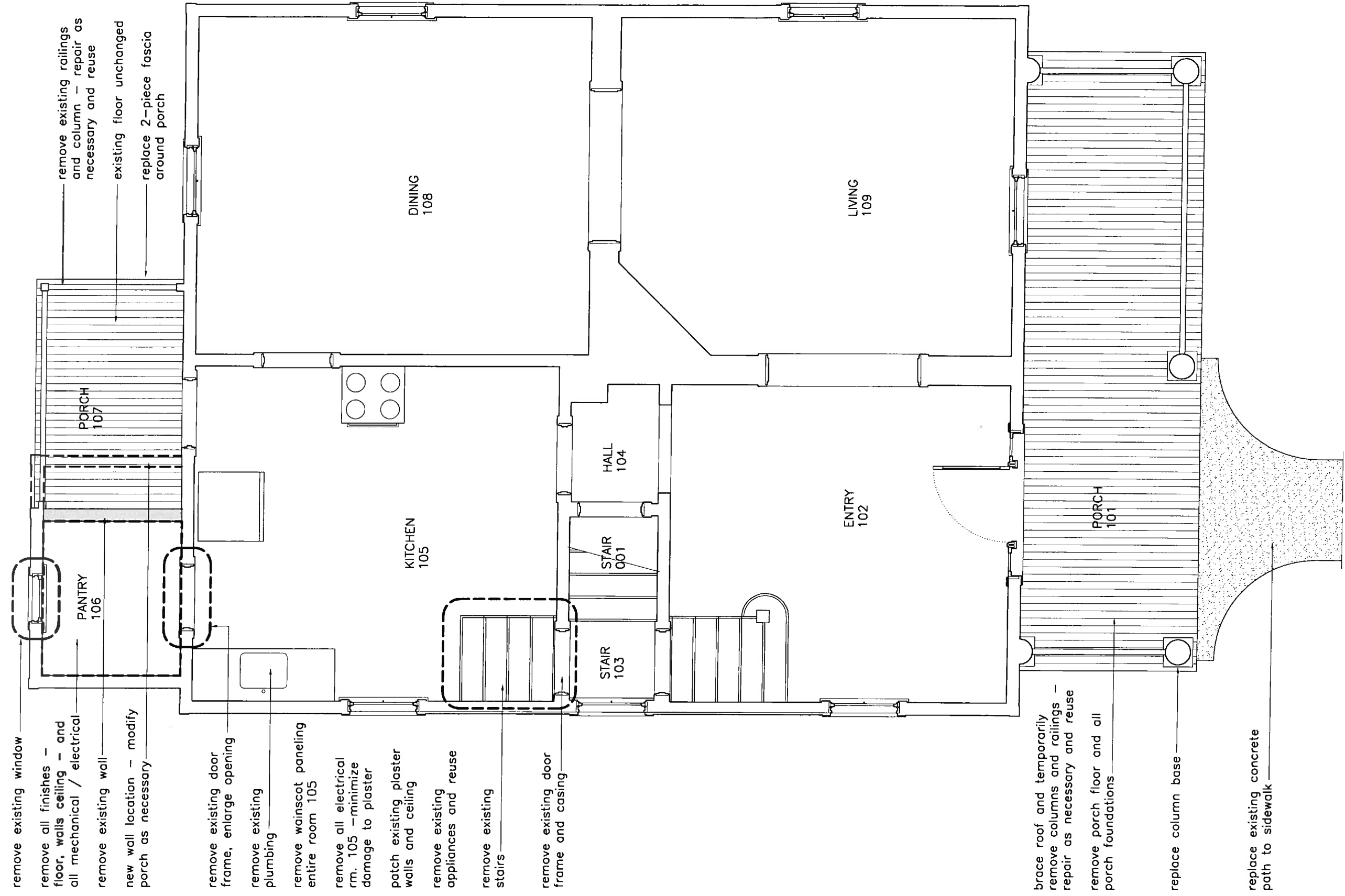
This well-preserved, 2-story, 2-bay, Colonial Revival-style frame dwelling appears to have been constructed ca. 1915. Architectural details include: weatherboard siding; hipped roof of standing-seam metal with lower front cross gable; central chimney; gable-end returns; corner boards; plain frieze; 1/1-sash windows; 1/1-sash attic window in front gable end; transom and sidelights around front door; and 2-bay, hip-roofed front porch with Tuscan columns and turned balusters. It is a contributing resource in the District.











1
1
FIRST FLOOR PLAN
1/4" = 1'-0"

SMITH RENOVATION - 404 ALTAMONT STREET

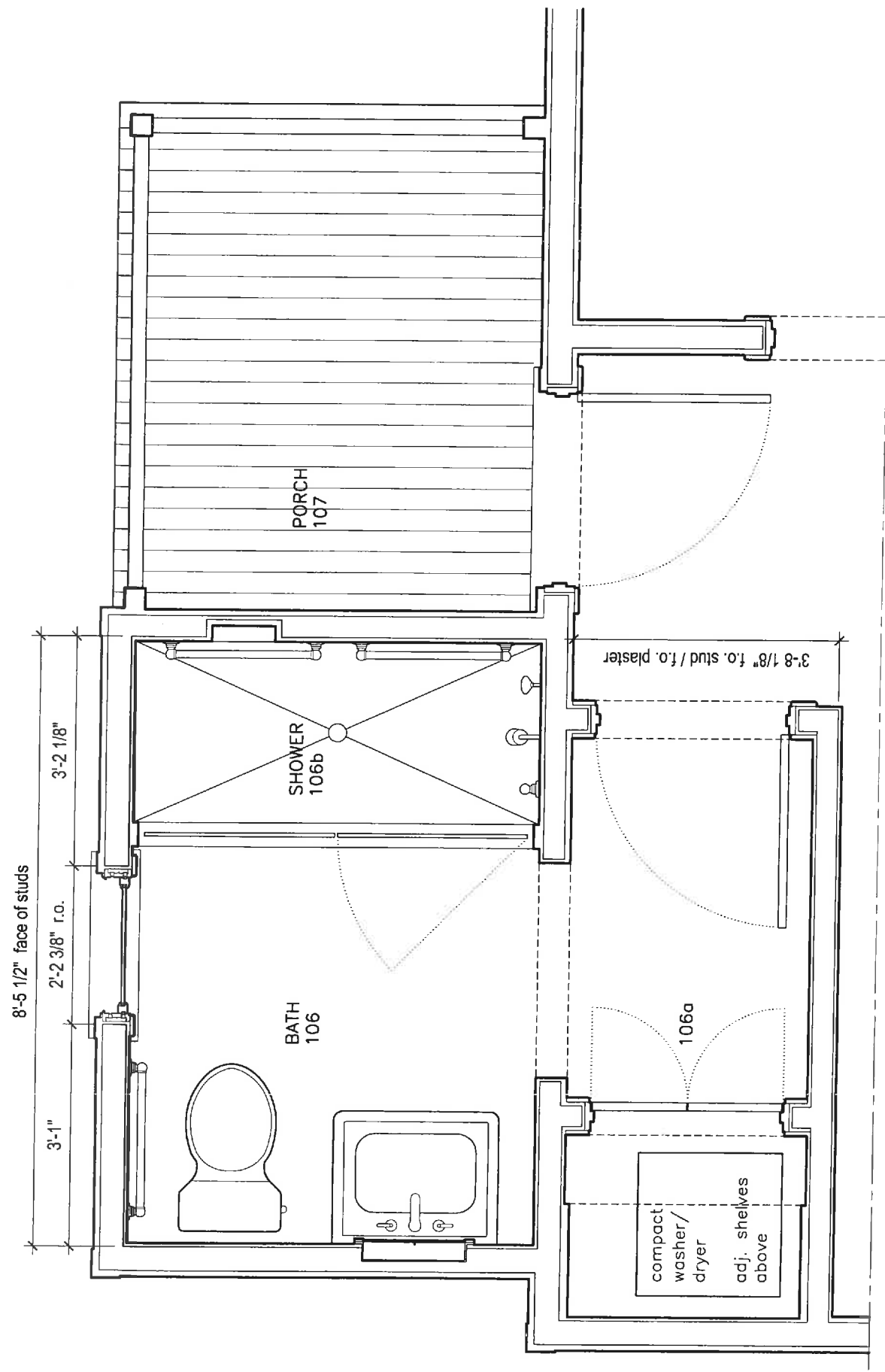
ROBERT E. TROXELL, ARCHITECT

DEMOLITION PLAN

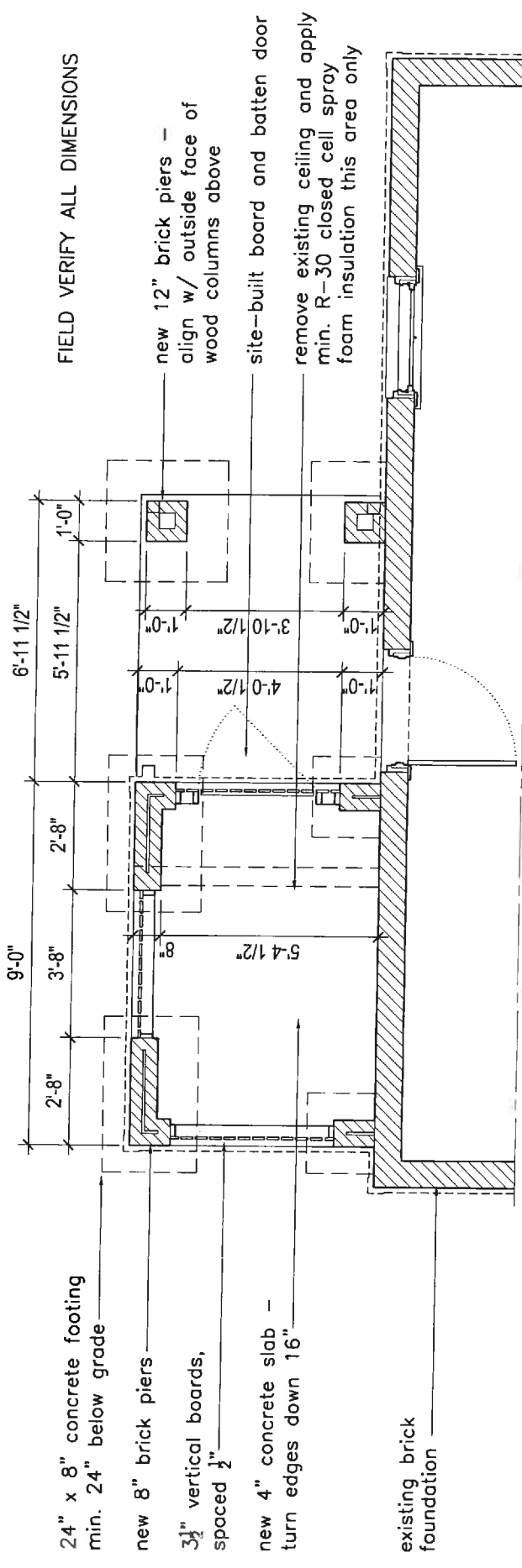
434.977.3661 FAX 434.977.3753

A1

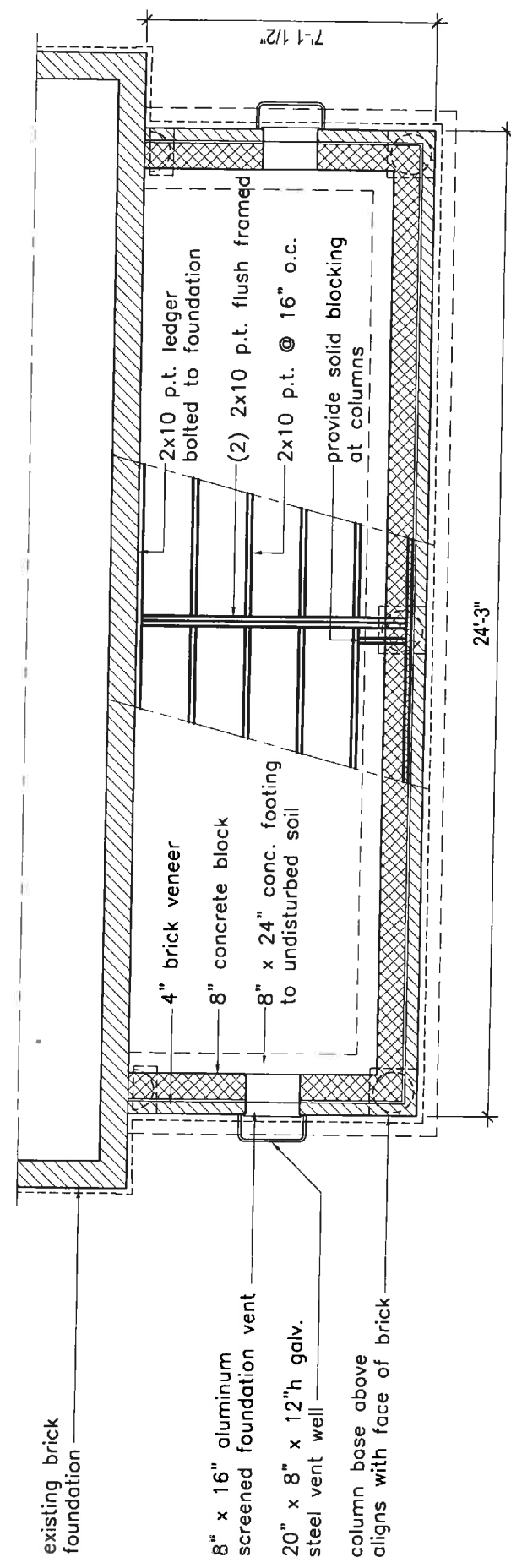
4.9.2018



1 FIRST FLOOR PLAN AT BATH / BACK PORCH
2 1/2" = 1'-0"



2 FOUNDATION PLAN AT BATH / BACK PORCH
2 1/4" = 1'-0"



3 FOUNDATION PLAN AT FRONT PORCH
2 1/4" = 1'-0"



1 WEST ELEVATION
3 1/4" = 1'-0"

SMITH RENOVATION - 404 ALTAMONT STREET

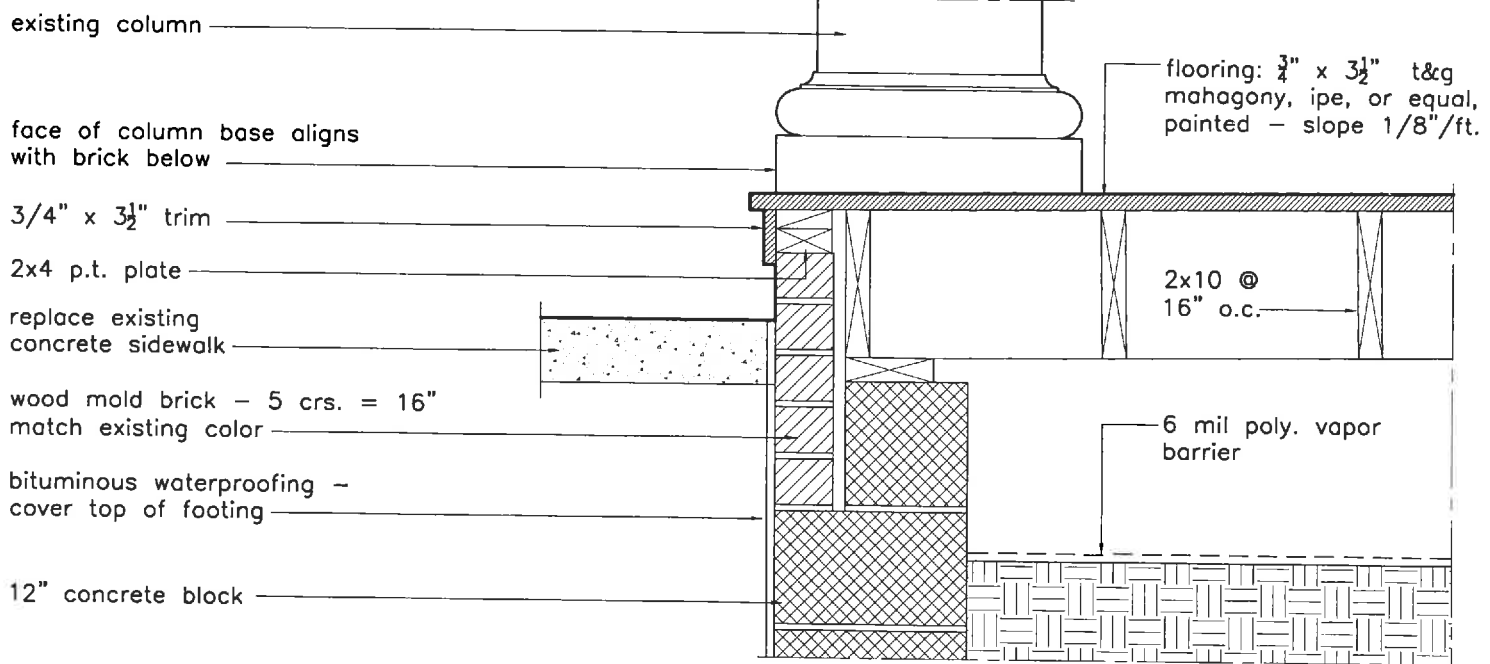
ELEVATION

A3

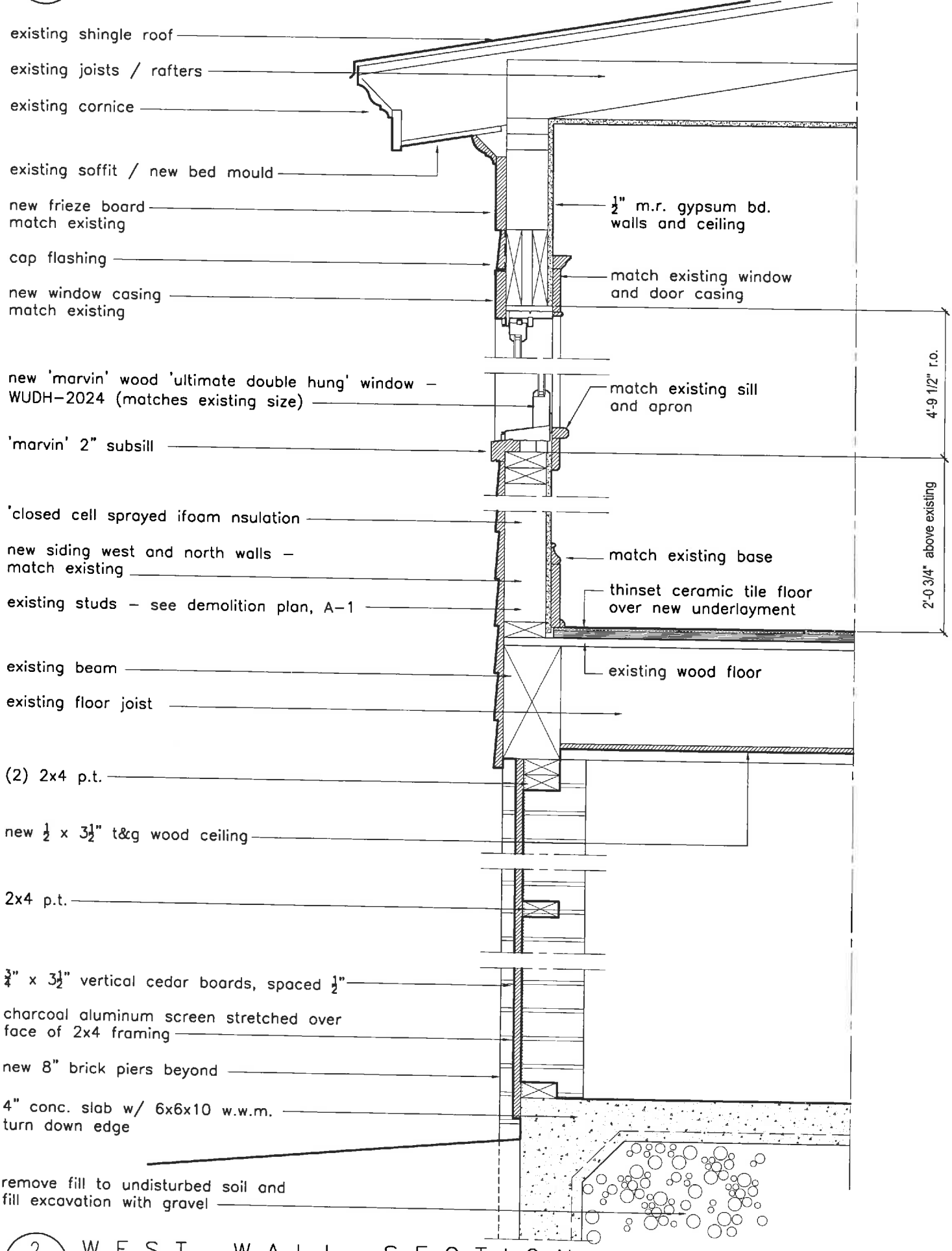
ROBERT E. TROXELL, ARCHITECT

434.977.3661 FAX 434.977.3753

4.9.2018



1 FRONT PORCH SECTION
4 1" = 1'-0"



2 WEST WALL SECTION
4 1" = 1'-0"