

Mess, Camie

From: Mess, Camie
Sent: Wednesday, December 19, 2018 1:25 PM
To: 'Susan Lanterman'
Cc: Werner, Jeffrey B
Subject: December BAR Action - 405 Altamont Street

December 19, 2018

BAR 18-12-02
405 Altamont Circle
Tax Parcel 330113000
4m & Dice LLC, Owner/Jeffery Lanterman, Applicant
Exterior painting, roof replacement, and dormer addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 18, 2018. The following action was taken:

Motion: Miller accepted the applicant's request for deferral. Schwarz seconded. Approved (7-0).

The full discussion on this item can be found at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1335

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 18, 2018**



Certificate of Appropriateness Application

BAR 18-12-02

405 Altamont Circle

Tax Parcel 330113000

4m & Dice LLC, Owner/Jeffery Lanterman, Applicant

Exterior painting, roof replacement, and dormer addition



Background

Constructed in 1924, this 2-bay, 2-1/2 story, stucco, Colonial Revival, American Foursquare is a 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.¹ (Historic survey attached)

Previous BAR Approvals

February 21, 2018 – (Rear addition, side renovations, front porch repair.) BAR approved as submitted with the following to be circulated for approval:

- south elevation, proposed windows, 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 for 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)

Note: This was submitted by prior owner. That work was not started.

Application

Applicant submitted:

- Lanterman Residence submittal dated November 27, 2018: Cover, letter and proposed work, location, existing elevations, proposed dormer on existing elevations, existing roof plan and proposed dormer plan, and sample of materials.

Construct dormer on side (south) elevation of existing roof. Dormer to have two wood, 6SDL awning windows (see cut sheet in application) to match existing window and trim at front (west) dormer. Exterior to be stucco with asphalt shingle roof.

Paint exterior of house, dormers, shutters, trim, porch stair, and porch flooring.

- Stucco walls to be Benjamin Moore Historic HC-26 *Monroe Bisque*, flat.
- Windows, trim, columns, rails, etc. to be white, semi-gloss.
- Shutters to be black, semi-gloss.
- Front porch floor to be natural; stairs to have black treads and white risers.

Replace existing roof (asphalt shingles) with GAF Timberline Natural Shadow, *Weathered Wood*, and copper flashing.

Discussion and Recommendations

Side dormers on a traditional Foursquare are not unusual. The applicant has provided photos of four nearby houses that have similar side dormers. In fact, within the block surrounding Altamont Circle, no less than eight Foursquare houses feature side dormers. The proposed roof shingles and paint colors are appropriate. Staff recommends approval as submitted.

Suggested Motion

Having considered the standards set forth within the City Code, including the ADC Guidelines for Rehabilitations, I move to find that the proposed dormer, roof replacement and exterior painting 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.

...application as submitted with the following modifications...

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Rehabilitations

G. ROOF

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a) Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b) Artificial slate is an acceptable substitute when replacement is needed.
 - c) Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

K. PAINT

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

A GUIDE TO PAINT COLOR, SELECTION, AND PLACEMENT

Color palettes for buildings can differ according to the particular architectural style:

...

American Foursquare, Hipped, and Frame Vernacular: These buildings generally have very simple designs with plain detailing. One color should be used for the trim and a contrasting color for the wall.

ⁱ Since the 2005 survey, the front 2nd floor windows have been altered to 9/1. The rear and side windows are now 6/6, though it is uncertain if these were 1/1 at time of the survey.)



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72 A
Negative no(s). 6 (5074)

SURVEY FORM

Historic name	Common name
County/Town/City <u>ALBEMARLE/CHARLOTTESVILLE</u>	
Street address or route number <u>405 ALTAMONT CIRCLE</u>	
USGS Quad <u>CHARLOTTESVILLE WEST</u>	Date or period
Original owner	Architect/builder/craftsmen
Original use <u>RESIDENTIAL</u>	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs

GOOD

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

STUCCO. 2 1/2 STORY. HIPPED ROOF. 2 BAYS. CENTRAL DORMER
1 STORY, 2 BAY, HIPPED ROOF PORCH. ^{Buildings Colonial Revival} QUEEN ANNE. ¹⁹¹⁵ CA. 1900.
ENTRANCE SOUTH BAY. FIXED PANES OVER AND BESIDE
ENTRANCE. FIRST FLOOR NORTH BAY CONTAINS 3 DOUBLE HUNG
6/1 SASH. SECOND FLOOR CONTAINS 2 DOUBLE HUNG, 6/1 SASH
PER BAY. LOUVERED SHUTTERS AT SECOND FLOOR. CHIMNEY
NORTH END.

Interior inspected?

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)



LANTERMAN RESIDENCE

405 ALTAMONT CIRCLE
CHARLOTTESVILLE VA 22902

APPLICATION FOR APPROVAL FROM BOARD OF ARCHITECTURAL REVIEW

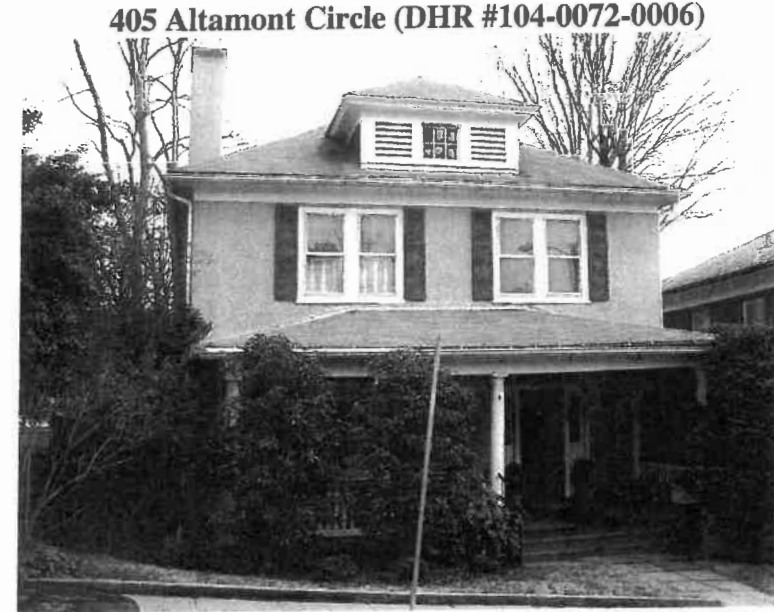
Request for a dormer added to the south side of existing roof,
replacement asphalt shingles and exterior paint colors.

November 27, 2018

Page

1. Application & Letter Outline of Proposed Work Request
2. Location
3. Existing Elevations
4. Proposed Dormer on Existing Elevations
5. Existing Roof and Roof with Proposed new Dormer Placement
6. Samples of Materials

View of property roofline from road and view of property roofline from sidewalk

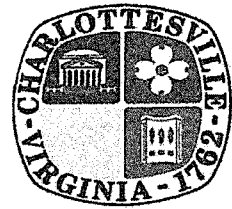


STREET ADDRESS:	405 Altamont Circle
MAP & PARCEL:	33-113
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	4th & Dice LLC Jeffrey & Susan Lanterman
ADDRESS:	405 Altamont Circle

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.



**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 4th & Dice LLC Applicant Name Jeffrey Lanterman
Project Name/Description Lanterman Residence Parcel Number 330113000
Project Property Address 405 Altamont Circle

Applicant Information

Address: 405 Altamont Circle
Email: Jeff.Lanterman@gmail.com
Phone: (W) 434 298-7880 (C) 434 298-7880

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.

[Signature] 11.27.18
Signature Date
JEFF LANTERMAN 11.27.18
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): CONSTRUCTION OF DORMER, EXTERIOR PAINTING AND NEW ROOF SHINGLES

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

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

Owner: 4th & Dice LLC
Parcel number 330113000

Applicant:
Jeff Lanterman
405 Altamont Circle
Charlottesville, VA 22902

City of Charlottesville
Board of Architecture Review

November 27, 2018

Proposed Work:

Construction of a dormer, exterior painting and replacement of roof shingles.

In order to incorporate attic into living space, we propose the addition of a 7' wide dormer to attain sufficient headroom for a half bath.

Approval for the following:

1. Roof dormer construction:

Dormer to be located on southern side of roof, (facing house, right side)
2 x 6 framed walls with 2 x 8 rafters. 1/2" OSB sheathing, with stucco walls and asphalt singles (sample submitted).

Dormer will have 2 wood, 6 SDL awning windows, matching existing window in front dormer with trim details to match.
See attached cut sheet of window.

2. Exterior paint scheme:

House body: Benjamin Moore Historic HC-26 Monroe Bisque flat paint
Window trim, Column, Balusters, Rails: (Existing) White semi-gloss
See example of color on house of similar style and age.

Stairs from sidewalk to front porch: Black treads, Whit risers.
Shutters: (Existing) Black semi-gloss
Porch flooring Douglas Fir 1 x 4 tongue and groove, natural finish

3. Replacement asphalt roof shingles

GAF Timberline Natural Shadow, "Weathered Wood" color with copper flashing.

EXISTING ELEVATIONS



④ North
1/4" = 1'-0"



③ West
1/4" = 1'-0"



① East
1/4" = 1'-0"



② South
1/4" = 1'-0"

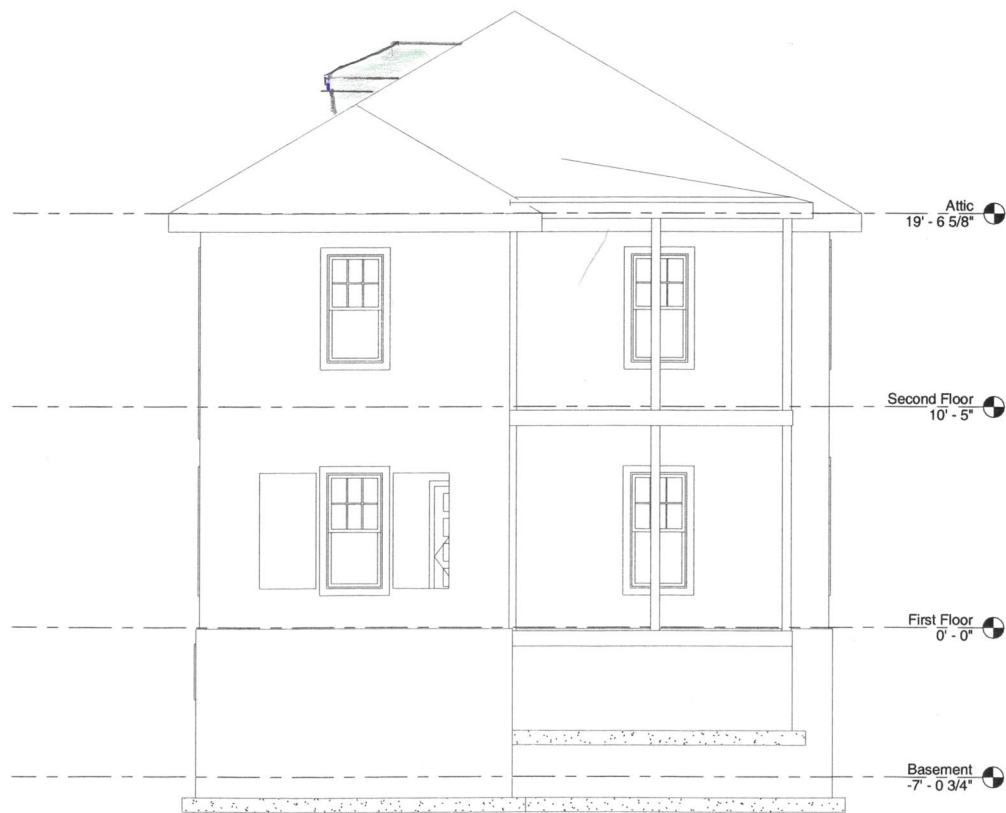
EXISTING ELEVATIONS WITH NEW DORMER PLACEMENT



④ North
1/4" = 1'-0"



③ West
1/4" = 1'-0"

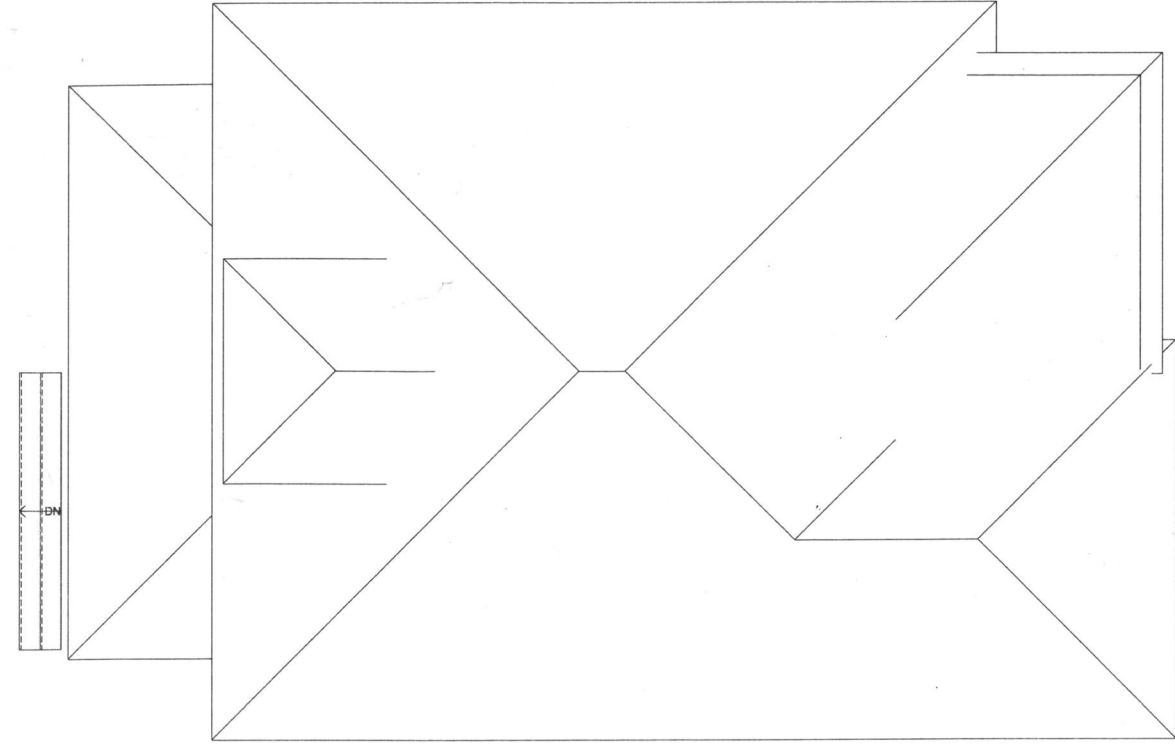
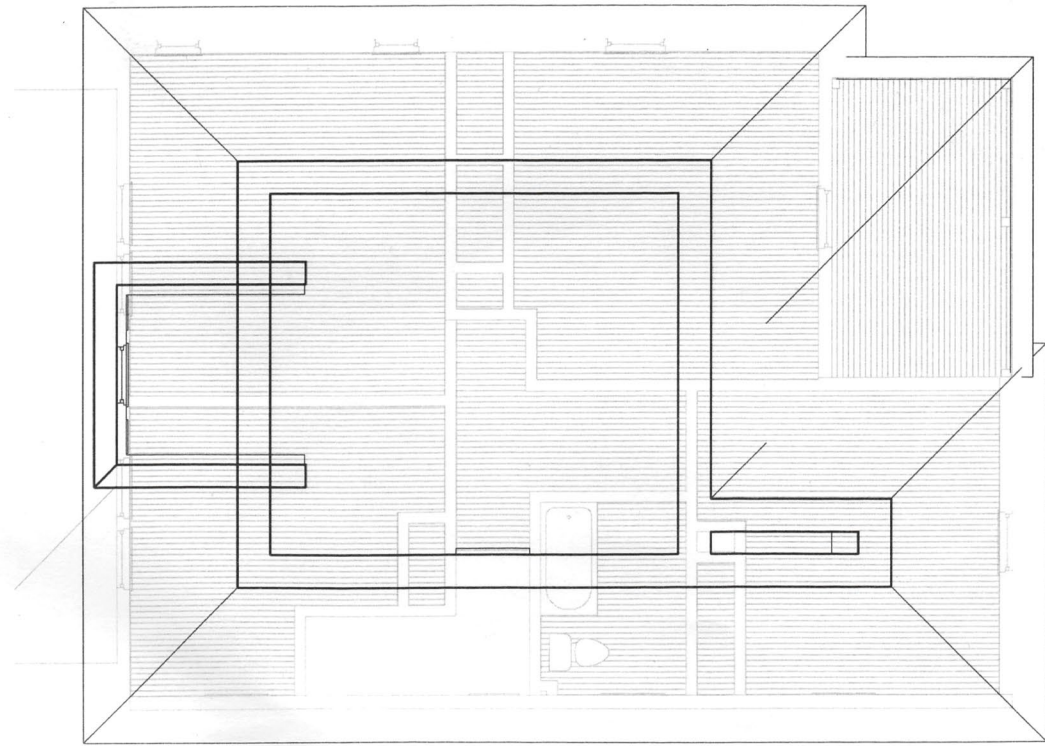


① East
1/4" = 1'-0"



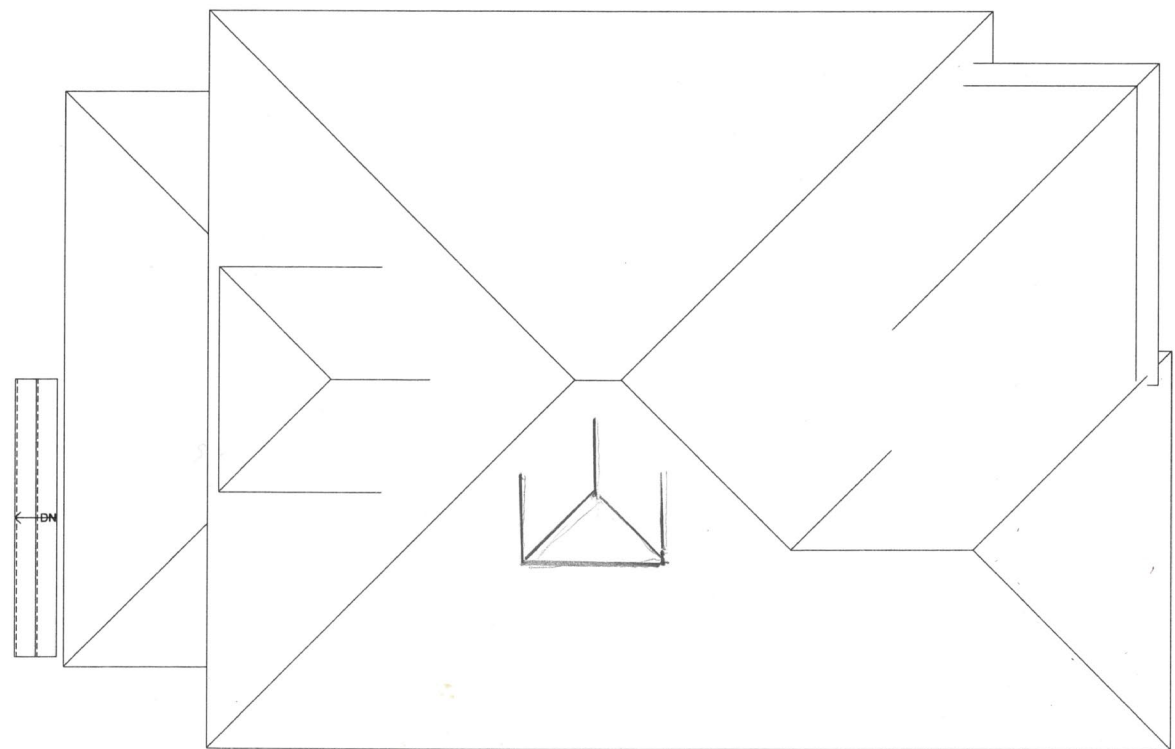
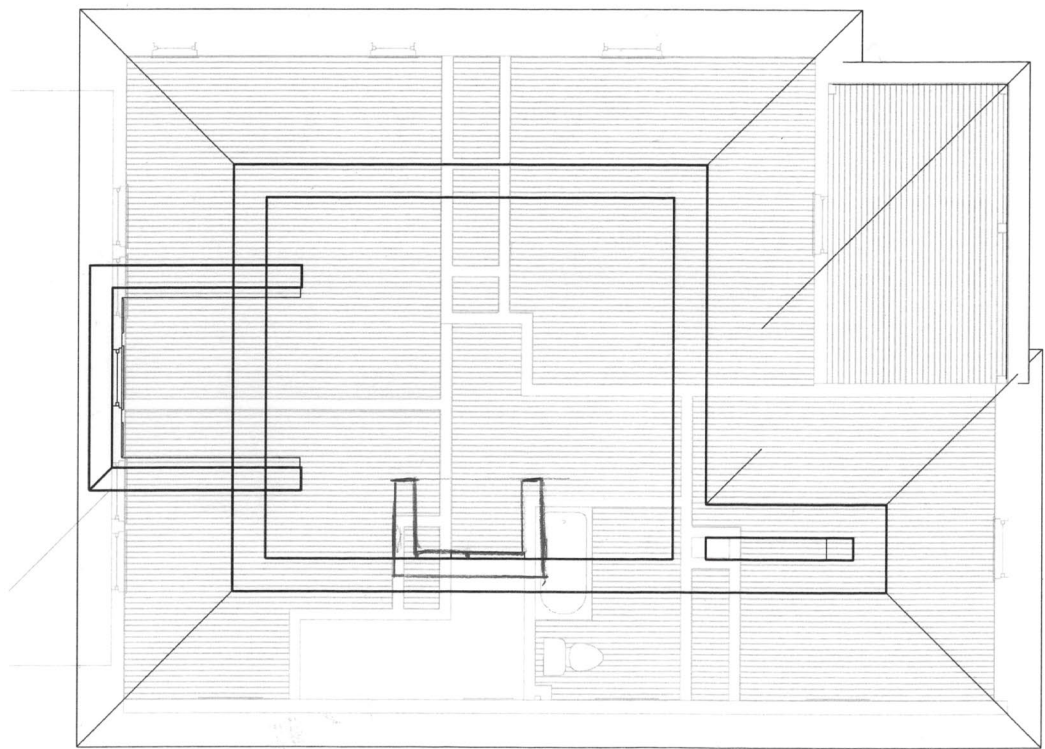
② South
1/4" = 1'-0"

EXISTING ROOF AND WITH NEW DORMER PLACEMENT



2 Attic
1/4" = 1'-0"

1 Roof Plan
1/4" = 1'-0"

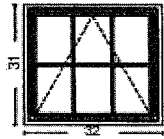


3 Attic
1/4" = 1'-0"

NEW
4 Roof Plan
1/4" = 1'-0"

Customer: Jeff Lanterman Project Name: Lanterman, Susan & Jeff Order Number: 386 Quote Number: 10555192

Line #	Location	Attributes
20	None Assigned	Architect Reserve, Large Awning Vent, 32 X 31



Viewed From Exterior

PK#
2015

Architect Reserve, Large Awning Vent, 32 X 31

1: Non-Standard Size Vent Awning
Frame Size: 32 X 31
General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"
Exterior Color / Finish: Primed
Interior Color / Finish: Unfinished Interior
Sash / Panel: Putty Glaze, Ogee, Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Fold-Away Crank, Oil Rubbed Bronze, No Limited Opening Hardware, No Integrated Sensor, Sill
Screen: Full Screen, Wood Wrapped, InView™
Performance Information: U-Factor 0.27, SHGC 0.24, VLT 0.43, CPD PEL-N-40-07812-00002, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08/11, Egress Not Applicable
Grille: ILT, No Custom Grille, 5/8", Traditional (3W2H), Putty Glaze, Ogee
Wrapping Information: No Exterior Trim, 4 9/16", 4 3/4", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 126"

Rough Opening: 32 - 3/4" X 31 - 3/4"

Customer Notes: Architect Reserve series wood awning
 Exterior is primed
 Interior is unfinished
 5/8" ILT grilles with putty glaze exterior
 Oil Rubbed Bronze hardware
 Wood wrapped screen
 No brickmould
 4 9/16" jamb

Trim: White (existing) Shutters: Black (existing) Example of Body color below



Body of House: Benjamin Moore Historic HC-26 Monroe Bisque



GAF Timberline Natural Shadow



Color Availability For: Baltimore, MD / Myerstown, PA	
1st column chips:	2nd column chips:
Barkwood	Shakewood
Charcoal	Slate
Hickory	*Weathered Wood



View of Roofline from sidewalk



View of Roofline from across the street when leaves are down.