

November 2020 BAR Action for 117 Altamont Circle

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 11/18/2020 1:25 PM

To: Elaine Oakey <oakeyelaine@gmail.com>; Lucius Bracey <lbracey@mcguirewoodsemeritus.com>; Pam Bracey <pabracey@yahoo.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 20-11-03

117 Altamont Circle

Tax Parcel 330123000

Viewmont Associates LLC, Owner

Elaine Oakey and Lucius Bracey, Applicant

Roof replacement

Dear Elaine, Pam, and Lucius,

Last night, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion.

Breck Gastinger moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement of the roof, gutters, and downspouts and removal of two chimneys satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

Ron Bailey seconds. Motion passes (8-0).

Please let me know if you have any questions.

Best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
November 17, 2020**



Certificate of Appropriateness Application

BAR 20-11-04

117 Altamont Circle, TMP 330123000

North Downtown ADC District

Owner: Viewmont Associates, LLC

Applicant: Elaine Oakey

Project: Roof replacement and removal of two chimneys



Background

Year Built: c1915

District: The North Downtown ADC

Status: Contributing

This 2-1/2 story, brick, Colonial Revival house has three bays, a central dormer and standing seam metal hipped roof with built-in gutters. The painted wood cornice features modillions and dentils. The single-bay front porch has Doric columns, the central entrance door has a fixed transom. Evidence of rear additions over time.

Prior BAR Reviews

n/a

Application

- Applicant submittal: CoA application, photographs of the house, scope of work (below).

Request for CoA:

- Replace in-kind the existing painted standing seam metal roof,
- Remove existing built-in gutters and downspouts and install half round gutters (roof-mounted) with round downspouts
- Remove two brick chimneys and cover openings with new roofing.

Scope of work

The standing seam metal roof has been patched endless times over the years but ultimately the areas where the Philadelphia style gutters are located have caused excessive deterioration of the roof under the gutters and thus interior wall problems from the top floor to the lower level. We propose to replace the entire roof including the porch roofs with new standing seam metal by Englert in a dark bronze color. The downspouts and gutters will also be dark bronze. The half-round gutters will provide better drainage and far less maintenance in the future.

Neither chimney is functioning so we plan to remove them due to the expense of repair. The front chimney has extensive deterioration and is located in an awkward area for installing roofing. The back chimney, which is not visible from the street, is leaning and a threat to those below.

We have a contract with Rooftop Services and hope to have the work completed before year's end. The on-site time will be approximately four weeks.

Rooftop Services has proposed the following:

- Remove all metal, felt and flashings and Philadelphia gutter system from decking on entire building.
- repair any deteriorated wood
- Install 26ga. Pre-Painted Double-Lock standing-seam metal roofing system with flashings, 21" seams on center, one snow guard staggered on each seam along eaves.
- Remove two chimneys and patch holes in roof decking.
- Install 6" half round aluminum gutters with a shank mounted to the substrate, and 4" round aluminum downspouts

Example: roof mounted gutter shank. (Image inserted by BAR staff.)



Discussion and Recommendations

According to the available record, the BAR has typically approved requests to remove built-in gutter systems; however, the BAR has evaluated each request on a case-by-case basis. Since September 2012, when the current design guidelines were adopted, staff found six CoA requests that included the replacement of built-in gutters. Five were approved, one was denied.

- Approved:
 - 1108 Park Street (September 2012)
 - 801 East High Street (July 2013)
 - 532 1st Street N (October 2014)
 - 507 Ridge Street (May 2017)
 - 540 Park Street (February 2018)

- Denied:
 - 205 2nd Street SW (September 2019)

The design guidelines recommend that chimneys be retained, *if they contribute to the style and character of the building*. Of the similar houses (with front dormers) on Altamont Circle, including towards High Street, only the two immediately east of 117 have a similarly located chimney.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement of the roof, gutters, and downspouts satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[...as submitted] *with the following modifications or conditions....*

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement of the roof, gutters, and downspouts does not satisfy the BAR’s criteria and guidelines and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR approves the application as submitted (or 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 Design Review for Rehabilitation

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.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A
Negative no(s) 16/17 (6074)

SURVEY FORM

Historic name	Common name
County/Town/City <u>ALBEMARLE / CHARLOTTESVILLE</u>	
Street address or route number <u>117 YAUKER ST.</u>	
USGS Quad <u>CHARLOTTESVILLE WEST</u>	Date or period
Original owner	Architect/builder/craftsmen
Original use <u>RESIDENTIAL</u>	Source of name
Present owner	Source of date
Present owner address	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.)

BRICK (6-column AMERICAN ~~1 1/2~~ RUNNING BOND), 2 1/2 STORIES. HIPPED ROOF WITH CENTRAL DORMER. 3 BAYS. 1 STORY, 1 BAY PEDIMENTED (GABLE) ROOFED PORCH WITH DORIC COLUMNS. QUEEN ANNE. CA. 1900. CENTRAL ENTRANCE WITH FIXED PANE TRANSOM ABOVE DOOR. SEGMENTAL ARCHES OVER SECOND FLOOR OPENINGS. 1/1 DOUBLE HUNG SASH, CENTRAL INTERIOR CHIMNEY. MODILLIONS AND DENTILS AT CORNICE, STANDING SEAM METAL ROOF. EAST BAYS DO NOT ALIGN. EVIDENCE OF ALTERATIONS IN BRICKWORK.

Interior inspected? _____

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





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 Newmont Associates LLC Applicant Name Elaine Makey and Lucius Bracey
Project Name/Description Replace roof and gutters Parcel Number 930123000
Project Property Address 117 Altamont Circle

Applicant Information

Address: 1803 Blue Ridge Road
Charlottesville, VA 22903
Email: makey.elaine@gmail.com
Phone: (W) 434 244 1327 (C) 434 244 1327

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? _____

Signature of Applicant

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

[Signature] 10/27/20
Signature Date
LUCIUS H BRACEY, JR. 10/27/20
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):

Replace roof with standing seam metal, replace gutters

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

photos
roof and gutter information

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

November 5,2020
To Board of Architectural Review

117 Altamont Circle roof, gutter and downspout replacement

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117 Altamont Circle

Chimney at front dormer





117 Altamont Circle

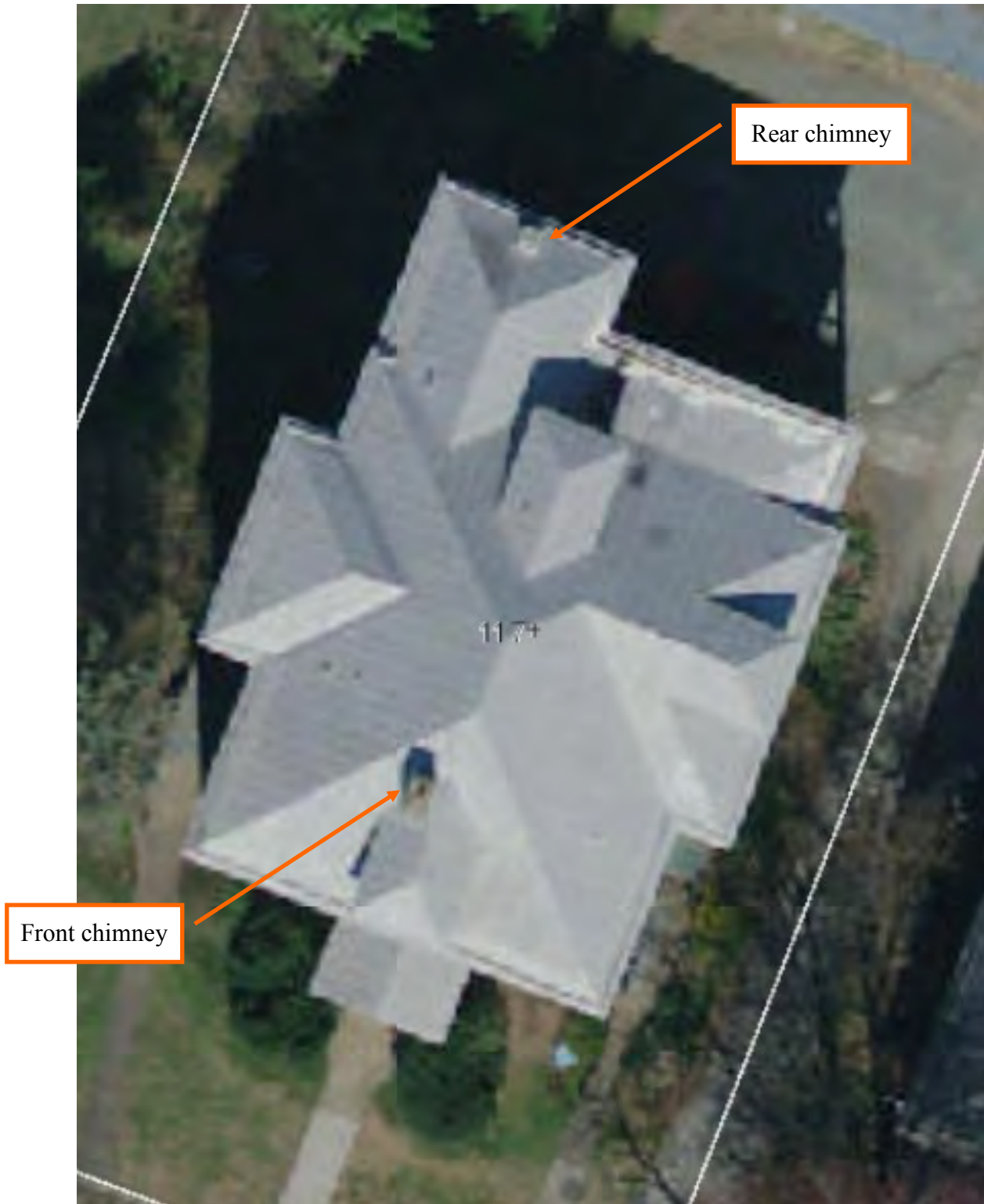


Image inserted by staff



Front (looking north)



Side (looking east)



Rear (looking south)



Side (looking west)

Images inserted by staff