

From: Scala, Mary Joy
Sent: Friday, December 01, 2017 3:27 PM
To: Jeff Erkelens; 'Joey Conover'
Subject: BAR Action - 413 Ridge Street - November 2017

December 1, 2017

Jeffrey Erkelens
310 6th Street SW
Charlottesville, VA 22903

RE: Certificate of Appropriateness
BAR 17-11-04
413 Ridge Street
Tax Parcel 290136000
Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant
Partial Demolition and Proposed Rear Elevation Changes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including two window replacements on the Oak Street side [rear addition] satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted with the rear elevation to come back to the BAR for approval at a regular meeting, and any additional site work to come back. Balut seconded. The motion was approved (6-0).

If you have any questions, please contact me at 434-970-3398 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala

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
November 21, 2017**



Certificate of Appropriateness

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Background

413 Ridge Street (1881) is a Gothic Revival, contributing structure in the Ridge Street ADC district. The one-story kitchen wing dates to 1907. The rear porch has been enclosed. The historic survey is attached.

Application

The applicant is requesting approval for certain repairs and renovations:

1. Remove faux brick asphalt siding and repair/replace in kind deteriorated wood siding underneath.
2. Repair/ replace in kind rotting wood trim.
3. Point up spots in foundation and repaint OR remove white paint and repoint. The brick foundation *on the front façade only* is currently unpainted.
4. Repaint main roof silver.
5. Replace addition roof with 26 ga Galvalume in similar profile and no ridge vent.
6. Remove internal gutter on rear right side.
7. Replace metal railings on front porch with identical railings painted black.
8. Replace overhang over rear door with same size, metal roof and 4x4 supports painted white.
9. Extend roof overhang where missing from the left side of addition.
10. Remove stucco chimney and large round metal pipe in right rear addition.
11. Repairs windows on original part of house (4 on 1st floor; 4 on 2nd floor; 4 on basement level).
12. Replace 7 windows on addition with Pella 450 Series aluminum clad wood operable casement windows:
 - On rear façade: Replace 6/6 right window with 4 new windows (60" tall x 120" wide total); and replace 2/2 left window;
 - On Oak Street façade: Replace 6/6 window and 6/6 basement level window ;
 - On north side: Replace double window with 68" x 48" window; and replace two-basement level windows.
13. Replace rear wood door with aluminum clad full lite door.
14. Reset front path pavers.
15. Add heat pump units on north side rear.
16. No change to gravel driveway.
17. Remove portions of chain link fence.

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 Rehabilitations

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.*

Discussion and Recommendations

The BAR should discuss and decide what additional information is needed, and if the applicant should return to the BAR with the information.

- The BAR should clarify whether the front unpainted brick foundation will be painted white.
- “Remove internal gutter on rear right side” requires clarification and a drawing.
- The lack of overhang explains where the original porch was located. The BAR should decide if it needs to be extended.
- Clarify that intent is to also repair basement windows in original house.
- The BAR must decide if it is appropriate to replace the addition windows and increase the size of the window openings. A cut sheet for the proposed windows is needed. Better drawings are needed to show how the windows will appear in siding and what type and design trim is proposed.
- The heat pump units must be screened from neighbors.
- Note that any future change of use or appearance of the rear yard would require BAR approval.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including window replacements satisfy the BAR’s criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



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Architectural And Historic Survey



Identification

STREET ADDRESS: 413 Ridge Street	HISTORIC NAME: Hudson-Smith House
MAP & PARCEL: 29-136	DATE / PERIOD: 1881
CENSUS TRACT AND BLOCK: 4-339	STYLE: Gothic Revival
PRESENT ZONING: R-5	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: John L. Cochran	DIMENSIONS AND LAND AREA: 50' x 162' (8,100 sq. ft.)
ORIGINAL USE: Rental Property	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Elizabeth F. Dawson	DATE OF SURVEY: Spring 1978
ADDRESS: 413 Ridge Street Charlottesville, VA	SOURCES: City/County Records Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

ARCHITECTURAL DESCRIPTION

This fanciful Gothic cottage is two storeys tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply pitched bellcast gable roof sweeps down toward the bottom of the second storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing-seam metal and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and lacy sawnwork rounds the sharp angles there and in the cornice returns. There are three interior chimneys, one in the main section and two smaller ones in the additions. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. There is a one-storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. At the second-storey level, above the bay windows, are a pair of tall and very narrow circular-headed four-over-four light windows. There is a gable-roofed wall dormer above the entrance. The basement windows are much shorter, three-over-three, segmental arched. The small entrance porch is reached by a flight of nine concrete steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the five fireplaces remain. The stairway is open well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing is probably original. It has a low-pitched bellcast gable roof, and the side window matches those in the original section.

HISTORICAL DESCRIPTION

G. Wallace Spooner, who was the contractor for the additions to the Albemarle Courthouse, purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1861 (ACDB 66-294). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). Circa 1881, during the period of Cochran ownership, a house was built at 413 Ridge Street which was sold by Cochran to C.N.P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427). She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129), it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch and steps with concrete.

City Tax Records

413 Ridge St

201-172	E. Elizabeth F. Dawson	12/22/74		
298-411	Wm. J. & " " "	6/2/66		
201-172	" " "	9/6/57	\$16,000	trade
184-129	Wm. A. Lynch	5/24/55	6,400	
167-456	Kelley Edmore B. Lamb	10/28/52	9,000	
133-489	Mattie Lee Lamb	1847	8,000	

Chap. 101

2 story, 5 rooms, 1 1/2 baths, open basement w/ cement floor
 brick comp. siding, over wood, metal gable roof
 softwood & pickets
 1966 - replace gables of concrete or "434"-
 1963 - brick composition siding

~~Hudson~~

Smith 1895 - 1947 = 52 yr
 Dawson 1957 - ≈ 1978 = 220 yr





7

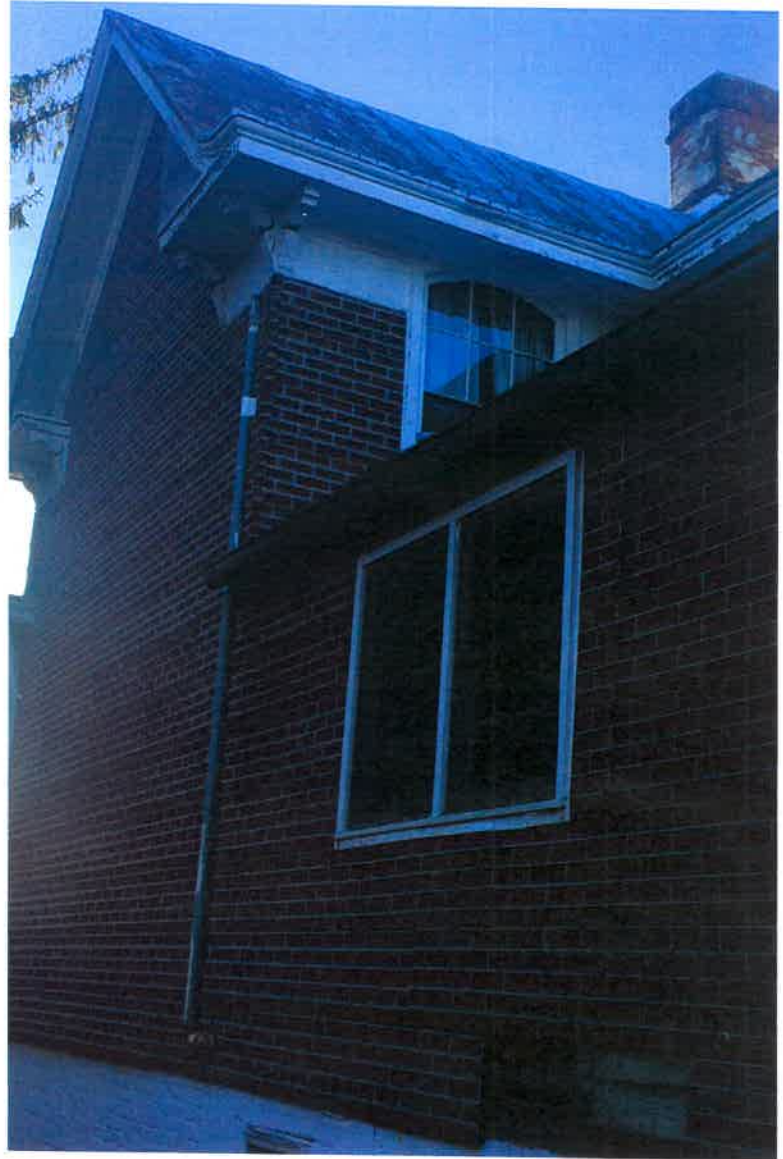
>





7





NORTH AND REAR FACADES



REAR FACADE
413 RIDGE STREET



OAK STREET FACADE



Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED

NOV 01 2017

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 scala@charlottesville.org
NEIGHBORHOOD DEVELOPMENT SERVICES

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 Jeffrey Ekeleus Applicant Name Jeffrey Ekeleus
Project Name/Description 413 Ridge Street Parcel Number N/A
Project Property Address 413 Ridge Street 290136000

Applicant Information

Address: 310 6th Street SW
Charlottesville, VA 22903
Email: jeff@latitude38llc.com
Phone: (W) (C) 434 825 7043

Signature of Applicant

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

Signature Jeffrey Ekeleus Date 10/31/17

Property Owner Information (if not applicant)

Address: 310 6th St SW
Charlottesville, VA 22903
Email:
Phone: (W) (C) 434 825 7043

Jeffrey Ekeleus 10/31/17
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Jeffrey Ekeleus Date 10/31/17
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? potentially

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

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

Photos (59); Historic Survey from Mary Toy Scala; Proposed Rear Elevation

For Office Use Only
Received by: O Eubank
Fee paid: 12500 Cash/Ck. # 0182
Date Received: 11/1/17
Approved/Disapproved by:
Date:
Conditions of approval:

PM-0198

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;

(2) Photographs of the subject property and photographs of the buildings on contiguous properties;

(3) One set of samples to show the nature, texture and color of materials proposed;

(4) The history of an existing building or structure, if requested;

(5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);

(6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

Description of Proposed Work

413 Ridge Street - Hudson-Smith House

Applicant/Owner: Jeff Erkelens

434-825-7043

jeff@latitude38llc.com

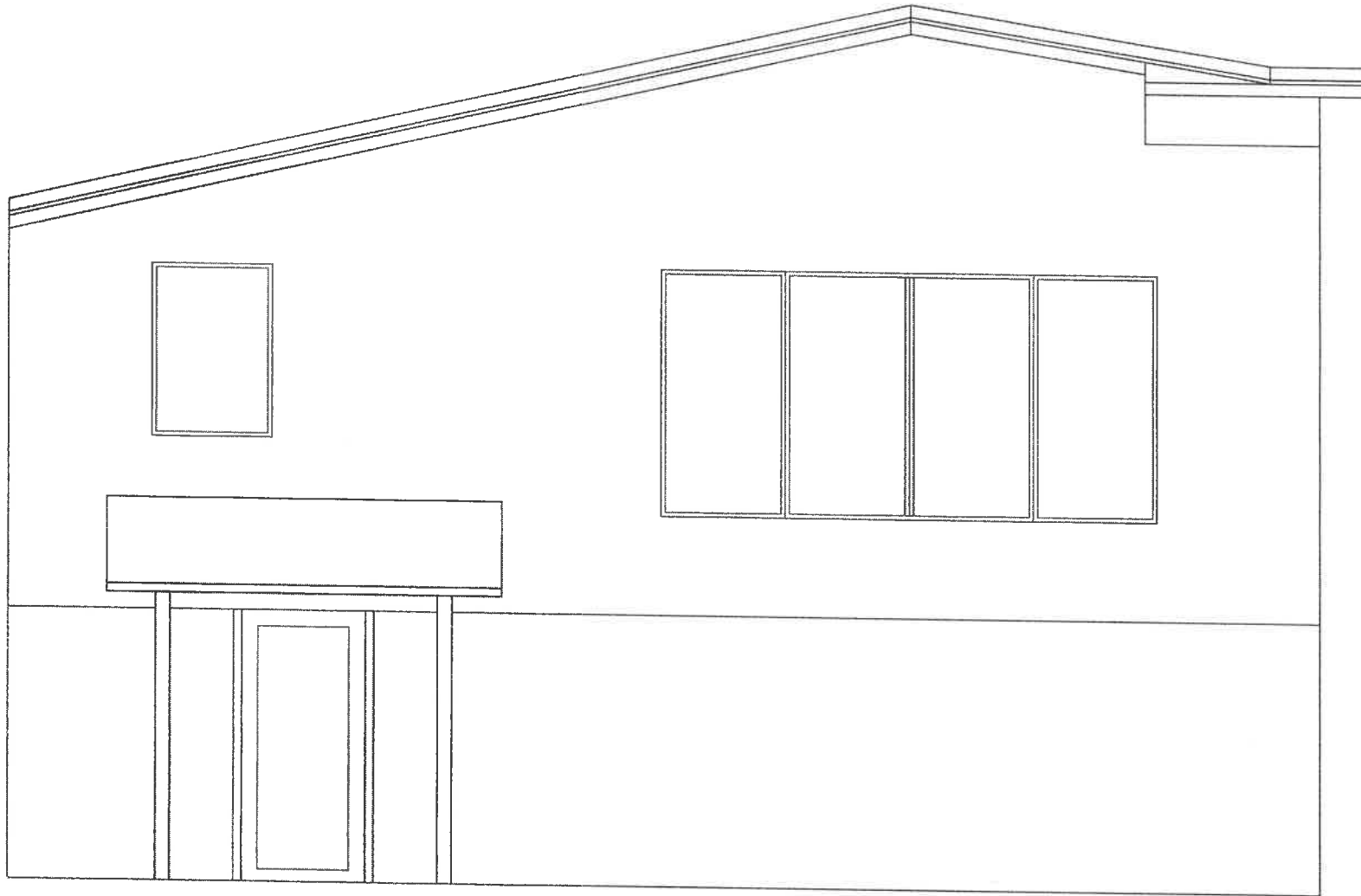
Item	Element	Existing	Proposed	Photo
1	Siding	The building is covered in faux brick asbestos siding from 1963. From the little we have seen where the faux brick siding has fallen off, it appears that the majority of the original clapboard siding is in good shape minus peeling green paint. There does appear to be one section of severe water damage related to faulty gutters.	Remove all faux brick siding and dispose of properly. Any sections that show water damage will require structural repair and then replacement with similar wood to the same original thickness and profile. Scrape and paint all the old paint that is falling off the siding. Final paint color is still TBD, but leaning towards white. Would like approval to at least primer the siding as we move around the house.	
3	Wood Trim	Much of the exterior trim, including, but not limited to the front porch, window trim, exterior doors and casing, fascia, and scroll work is peeling. There is some water damage of wood.	Scrape and re-paint all exterior trim that is peeling. Color likely white, but TBD. Replace rot with existing profile wood.	
4	Brick foundation	The white paint on the brick foundation is in generally good shape, although it needs a new coat in some areas, particularly on the addition. There is some settling on the back of the addition.	At a minimum, point up problematic spots in the brick foundation and re-paint. I would like approval to remove all the white paint on the brick and mortar and repoint up with a historically accurate mortar color if I find that would be more effective. Corners of the addition may need some structural support or repointing. Front of house was never painted	
5	Metal Roof – Original House	The roof of the original structure has peeling paint and signs of rust everywhere. However, on inspection, the roof is a high enough gauge that the rust has not been detrimental.	Clean the roof of all loose pieces and apply one coat or more if needed of roofing paint with a silver color (brand TBD), which is the same color as what is peeling off.	
6	Metal Roof - Addition	There is only one internal downspout that might need replacement. This part of the roof does not have the internal gutters like the main roof.	The addition part of the house with the flatter gable roof is not in as good of shape. Replace with a 26-gauge galvalume standing seam roof with the same profile to what is there with no modern ridge vent. Remove internal gutter on back right. Note that back left has a standard exterior gutter.	
7	Metal Railing Front	Metal railing on non-original 1966 front porch is rusted out, loose, and not safe.	Replace with identical metal railings painted black	13,14,15
8	Overhang Over Rear Exterior Door	Wood framed with asphalt shingle roof. Very rotted. This was built fairly simply and does not appear very salvageable. Concrete pad and one stair down to ground floor entrance.	Replace with something almost identical in size with metal roof and 4x4 supports painted white. Upsize the height of the beam and rafters by 2" and remove the severe bird's mouth cut in the rafters to add much needed strength. See attached drawing. ?	49, 50,51
9	Back Addition Overhang	The overhang is cut off mid-way down the rear addition on the left side of the gable where the older part of the addition ended and the porch started.	Extend overhang to match existing profile of opposite side. See attached drawing. ?	26, 45
10	Rear Stucco Chimney in back right of addition	The chimney appears to have serviced the furnace, which is directly below in the basement. At a certain point, someone abandoned the chimney and poked out the side of the building with galvanized duct work.	Remove. Nothing will be done to the chimney on the original historic structure.	26, 52
11	Large round metal pipe on exterior of building in back right of addition	See above	Remove	26
12	Windows on original historic structure of the house	Apart from potentially the windows on the front of the house, the windows on the historic structure do not appear to be truly original from 1881, but they are all very old. They are also extremely fragile.	Attempt to repair in place, but more than likely, take them out and send them to a specialist to repair. I would use somebody that specializes in repairing windows up to the standards necessary to state and federal historic standards.	
13	Window on rear kitchen addition – 1 st floor	6 over 6 wood frame, 33" x 40" installed circa 1940s?	Replace with four Pella 450 Series Aluminum Clad Wood Window 2959 (30" x 60") operable casements in white no grilles. See attached drawing. I would like to have a more modern elevation on the rear, which is not visible from Ridge St. The house has a fantastic back yard, but there is no connection from the inside of the house, which I think is unfortunate.	46

Description of Proposed Work

413 Ridge Street - Hudson-Smith House

Item	Element	Existing	Proposed	Photo
14	Window on rear bathroom addition – 1 st floor	2 over 2, 33" x 40" installed circa 1963	Replace with 1 Pella 450 Series Aluminum Clad Wood Window 2941 (30" x 42") operable casement in white no grilles. <i>See attached drawing.</i>	45
15	Window on Oak Street side kitchen addition - 1 st floor	Vinyl replacement window circa 1990s?	Replace with one Pella 450 Series Aluminum Clad Wood Window 2959 (30" x 60") operable casement in white no grilles.	26, 43
16	Window on Oak Street side kitchen addition - Ground floor	6 over 6 wood frame with metal grate covering it	Replace with 1 Pella 450 Series Aluminum Clad Wood Window 2941 (30" x 42") operable casement in white no grilles.	26,34
17	Window - North Side 1st Floor Den	1963 Double hung, two	Replace with 1 Pella 450 Series Aluminum Clad Wood Window (68" x 48") operable casement in white no grilles.	54,57
18	Window - North Side Ground Floor Bathroom	6 over 6 wood frame rotted	Replace with 1 Pella 450 Series Aluminum Clad Wood Window (25" x 40") operable casement in white no grilles.	54,55
19	Window - North Side Ground Floor Entrance	6 over 6 wood frame rotted	Replace with 1 Pella 450 Series Aluminum Clad Wood Window 2941 (30" x 48") operable casement in white no grilles.	54,56
20	Rear Door	wood door with extensive rot along bottom	Replace with Pella 450 Series Aluminum Clad Full Lite Door to fit opening	47
21	Front Path	Hexagon concrete pavers	Potentially reset in place to be flatter and straighter	
22	HVAC Units	Gas boiler in basement. No air conditioning	Locate new outdoor heat pump units on north side of house by back addition	
23	Driveway	Gravel in rear	TBD	
24	Chain Link Fence	Embedded in hedge on part of Oak Street side	Potentially remove sections that are not embedded in hedge. TBD	

413 Ridge St
Proposed Rear Elevation
with new windows and door

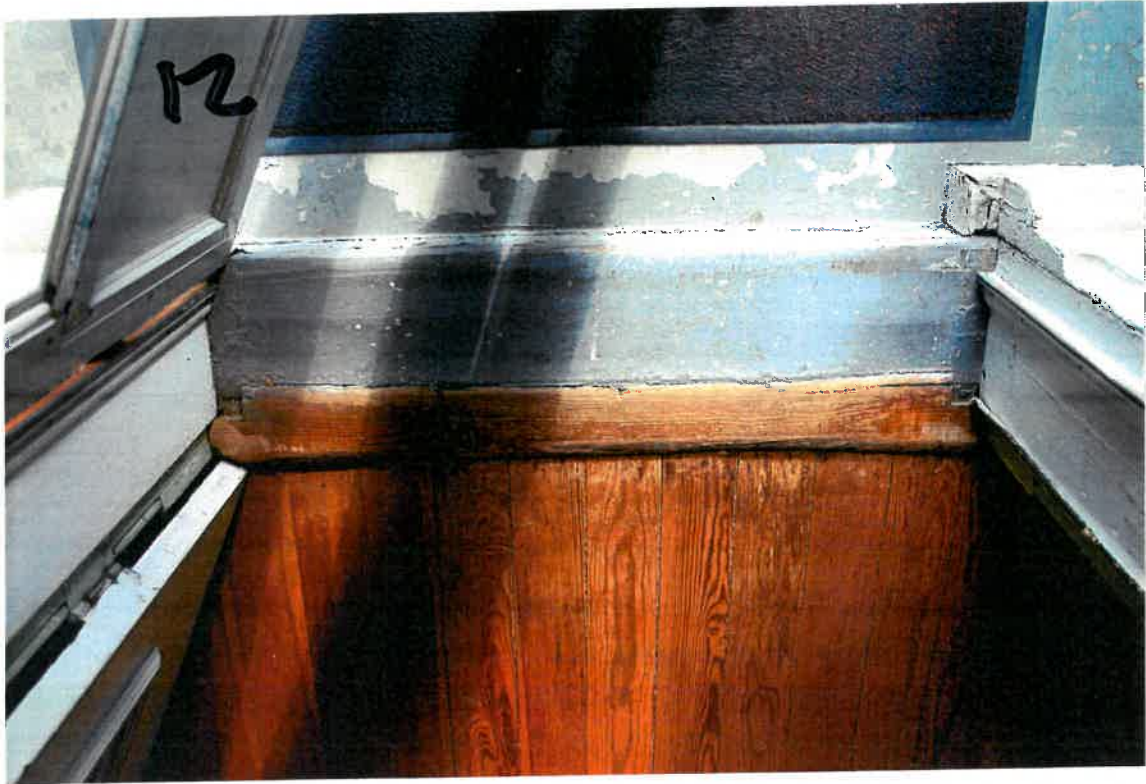


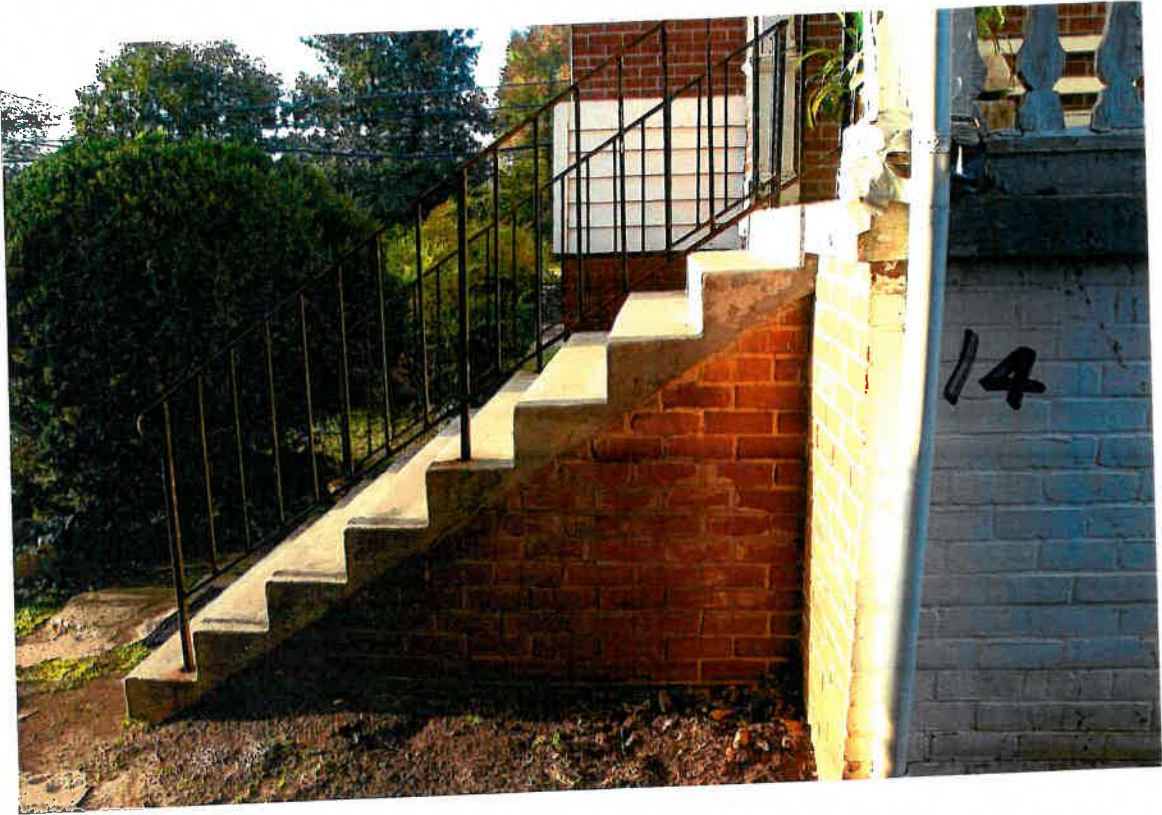
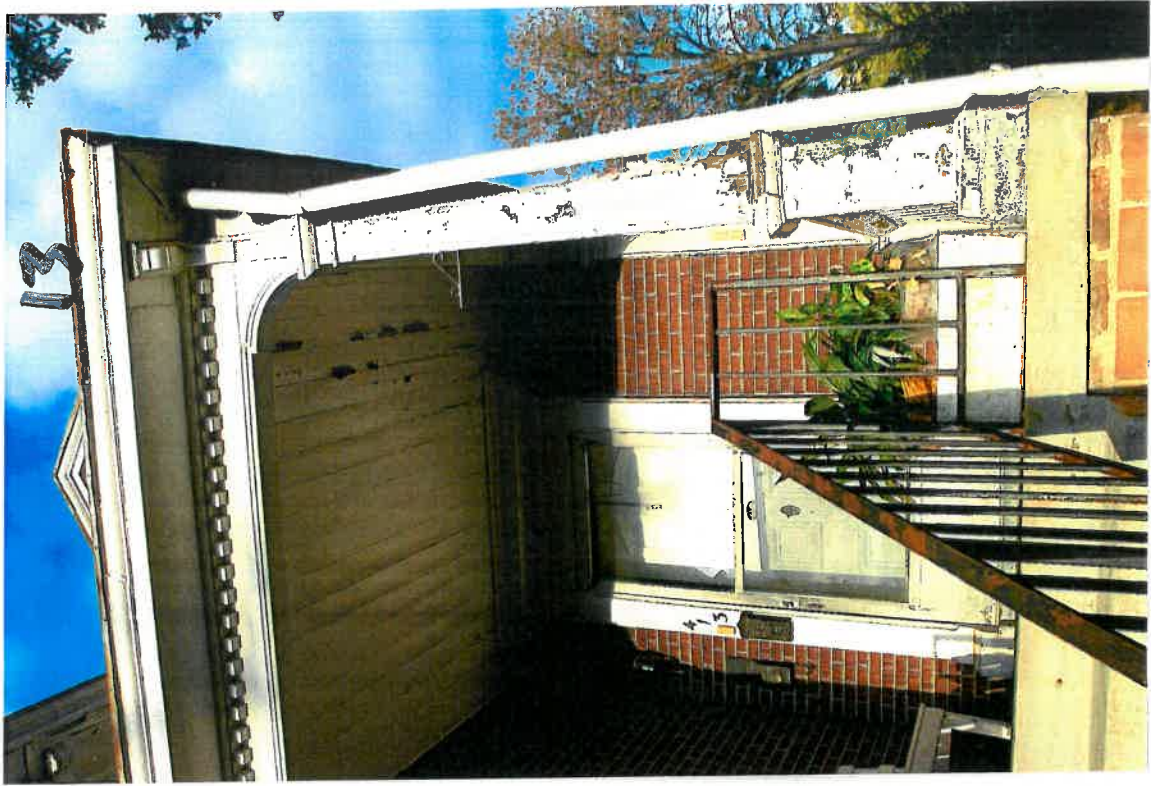




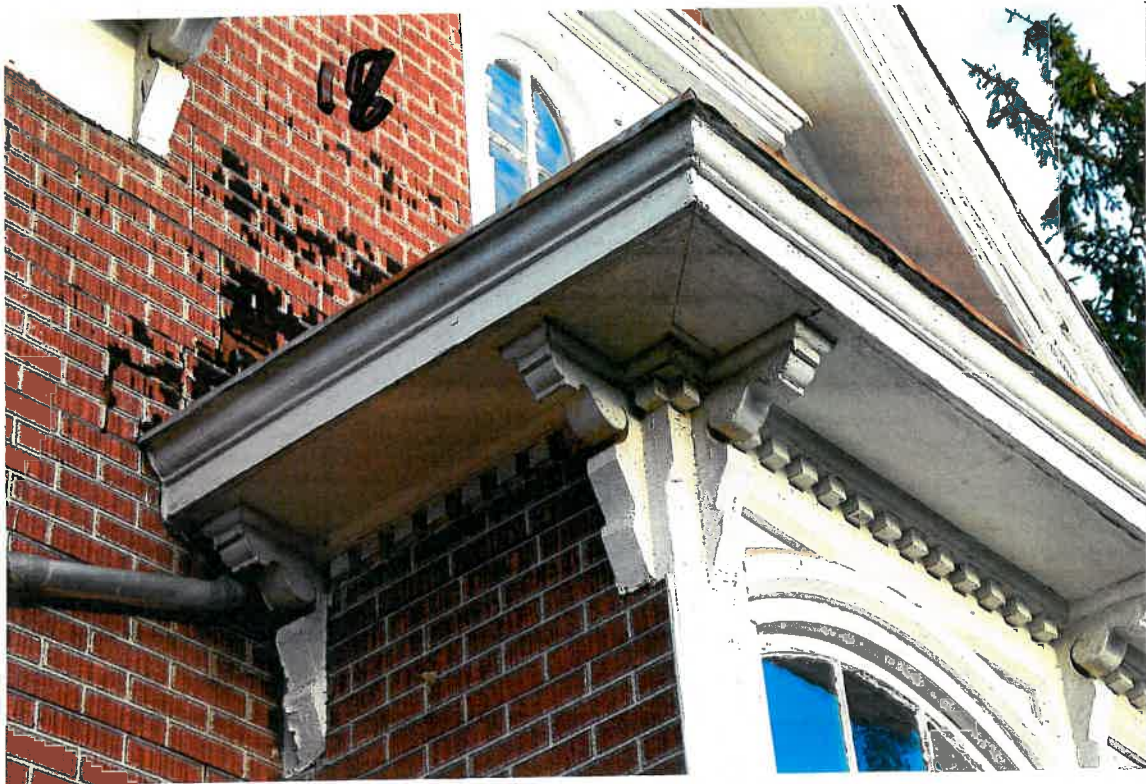


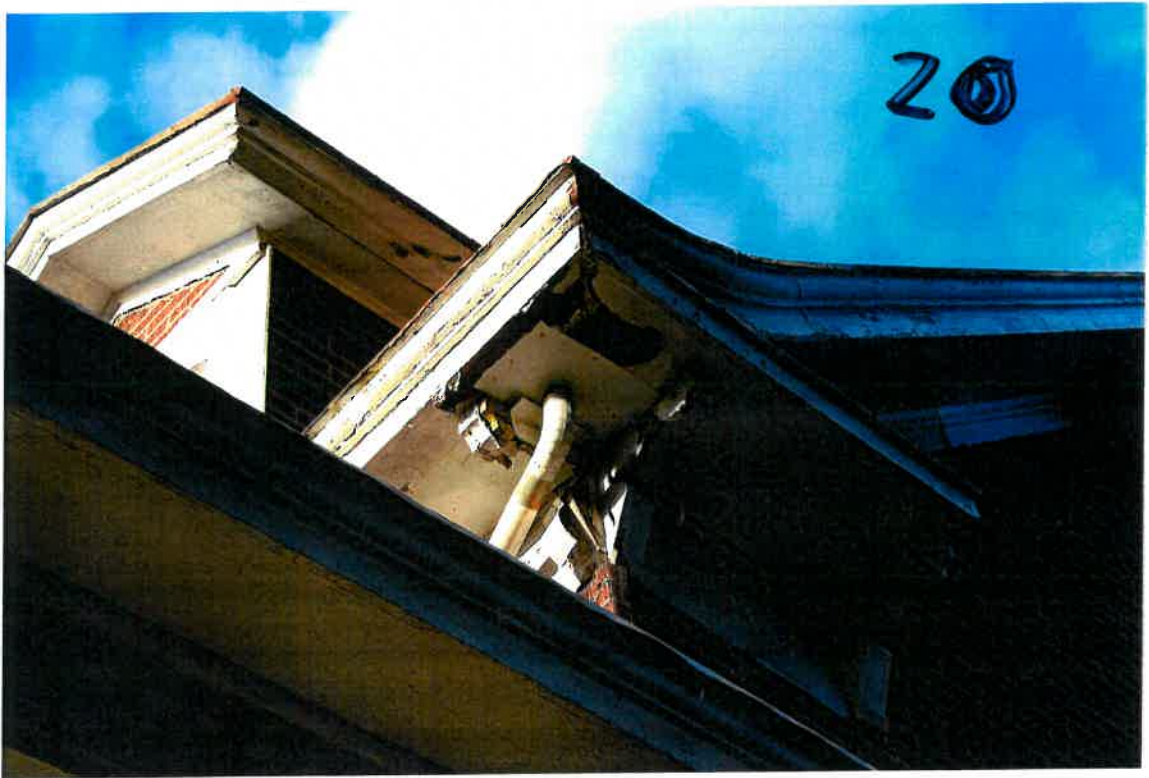


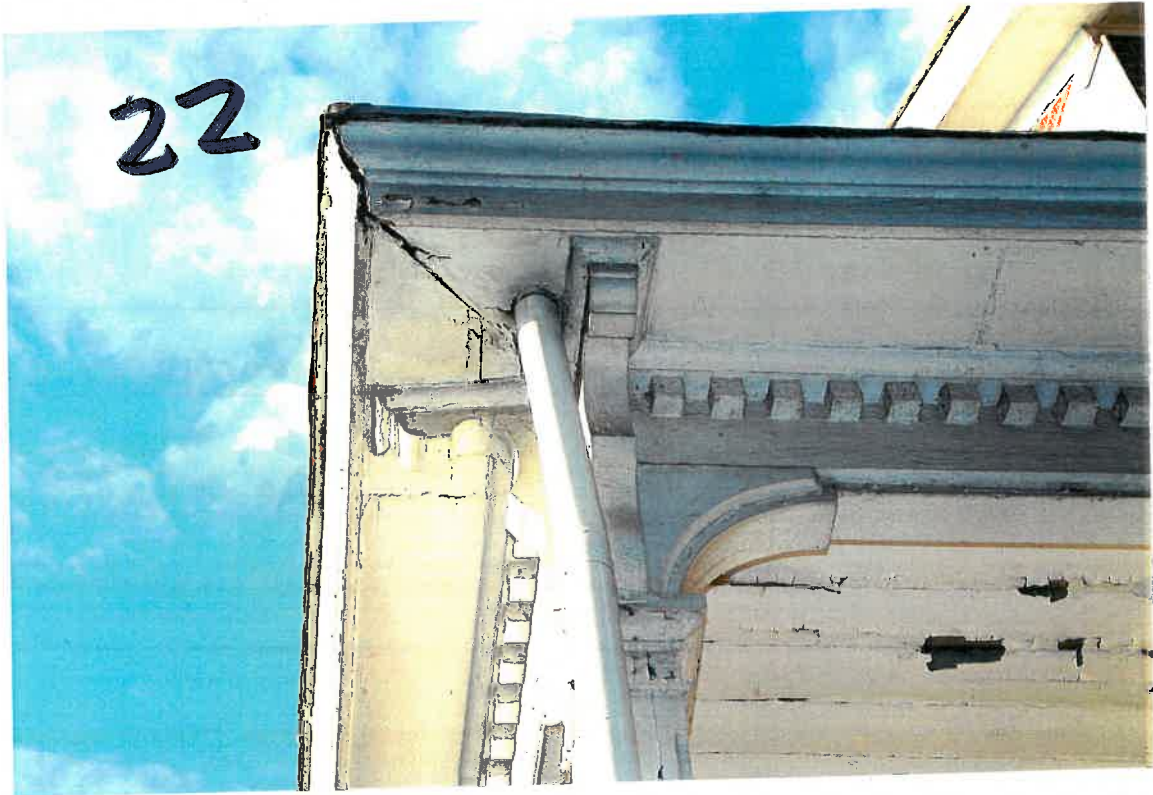


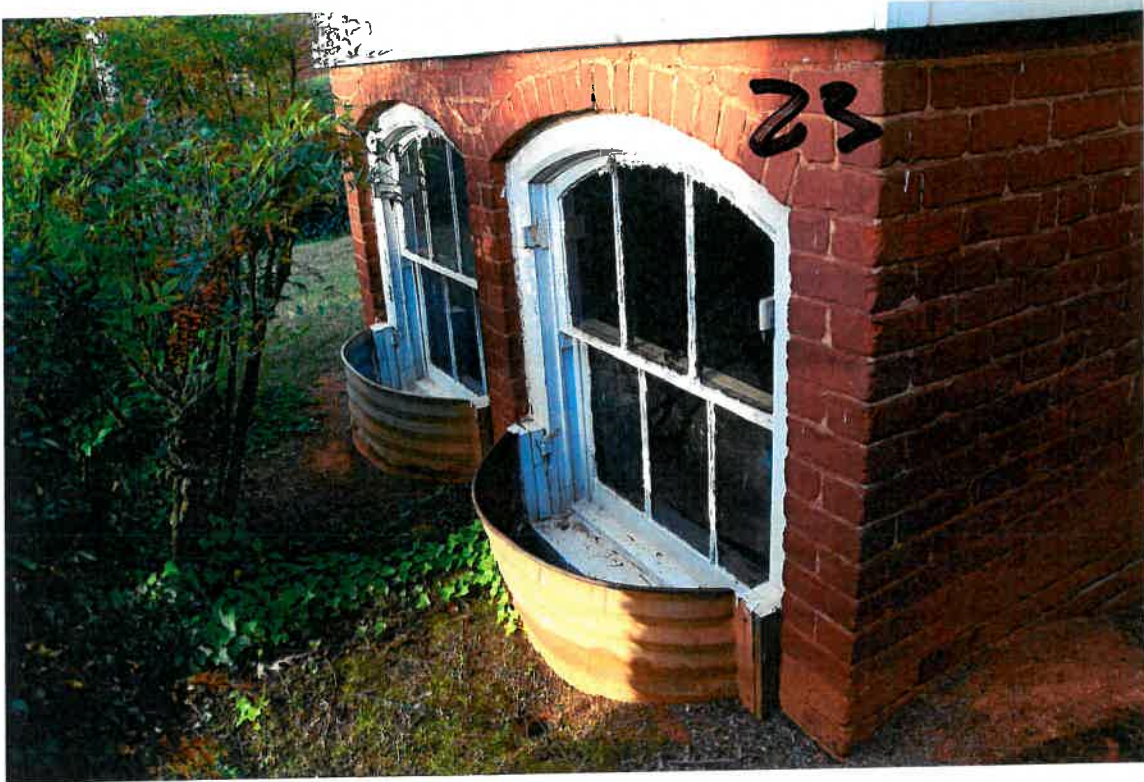


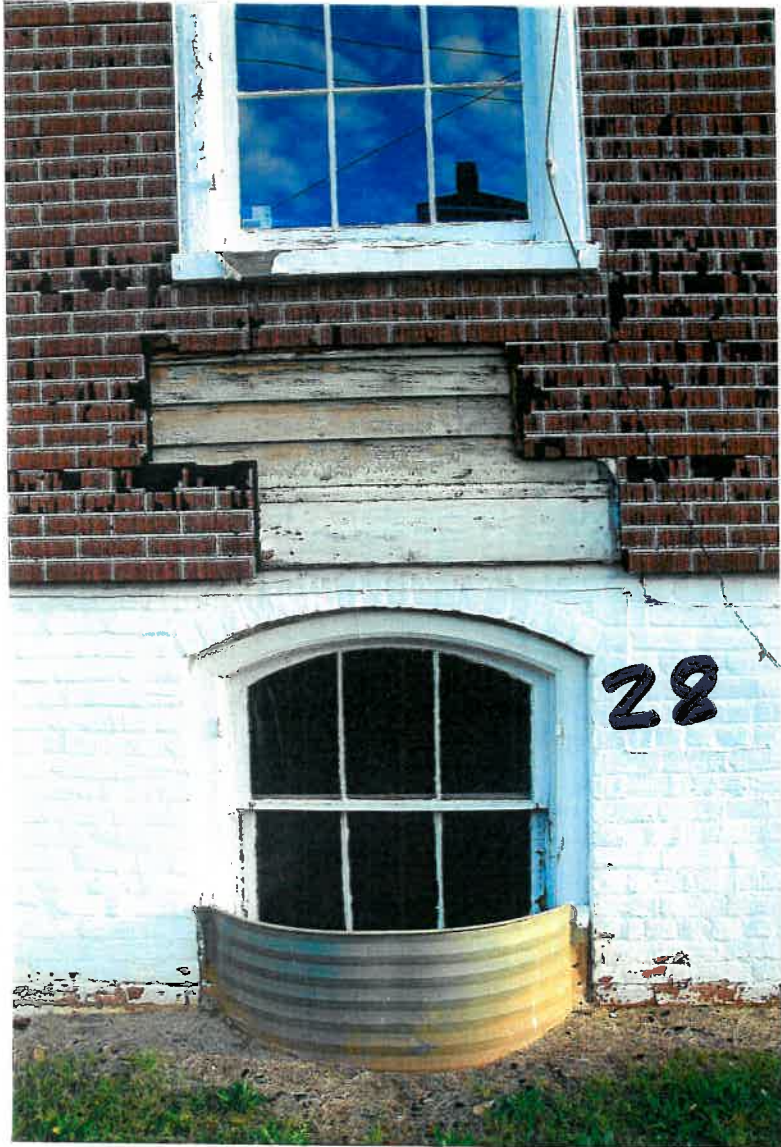








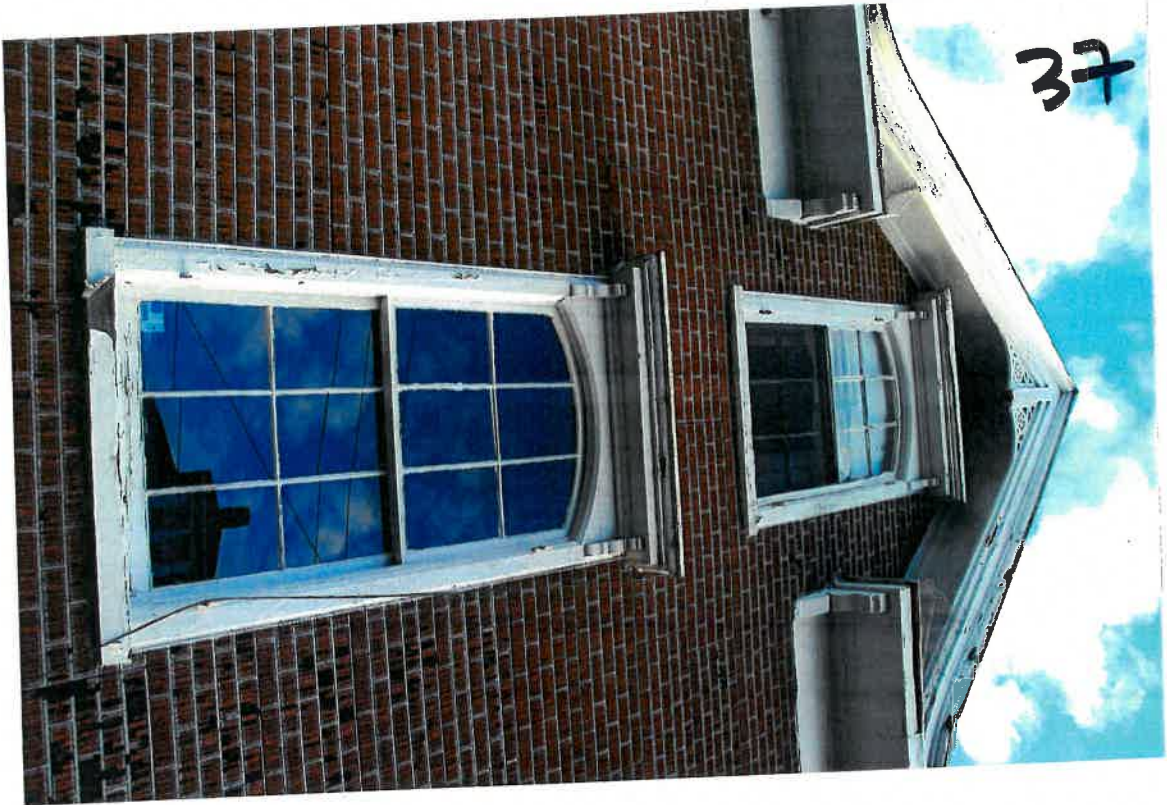












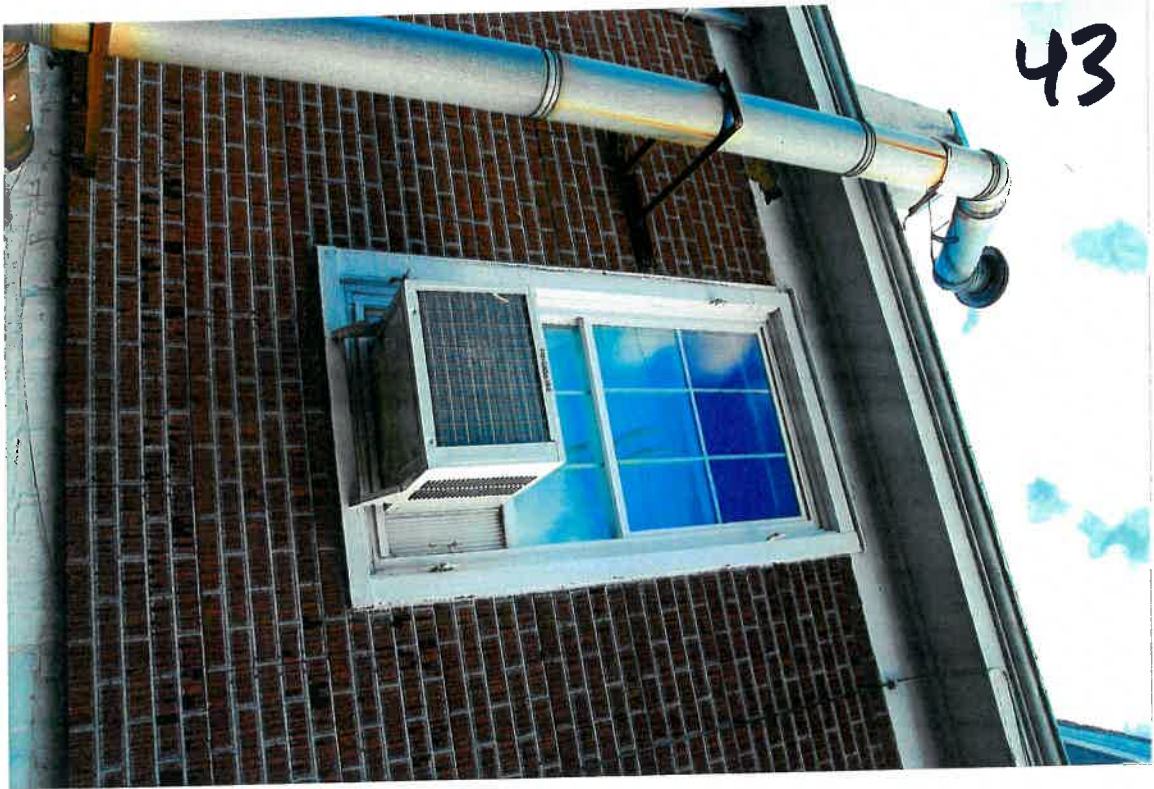


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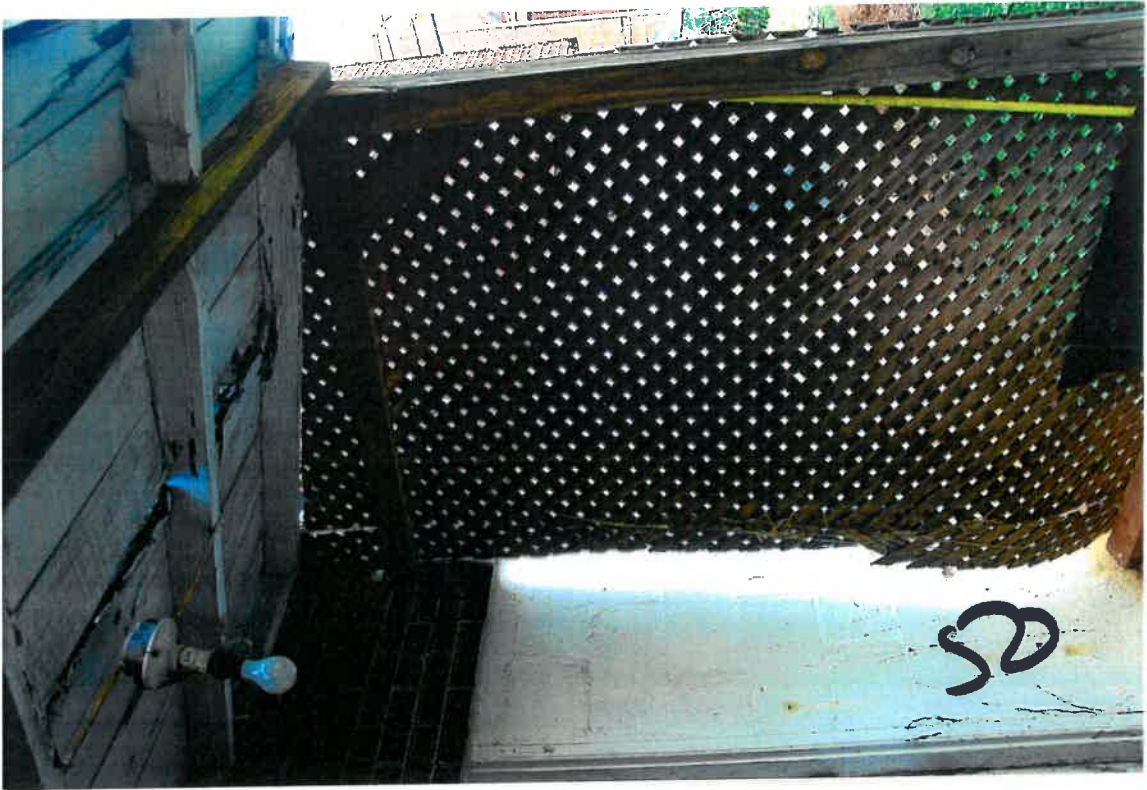
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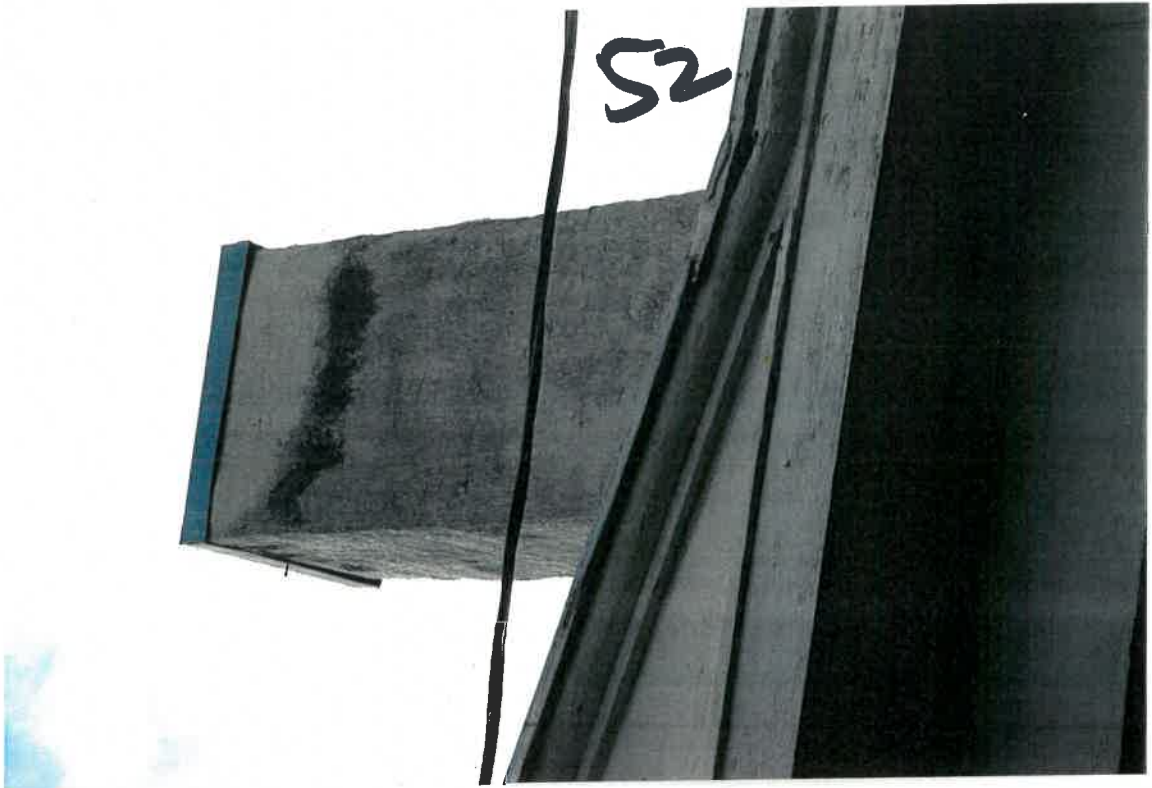














58



HUDSON-SMITH HOUSE

ARCHITECTURAL DESCRIPTION

This Italianate cottage is two storeys tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply-pitched bellcast-gable roof sweeps down toward the bottom of the second-storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing-seam metal and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and scroll-sawn decoration offsets the sharp angles at the peak and in the cornice returns. There are three interior chimneys; one in the original section and two smaller ones in the additions. There is a one-storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. The windows above the bay are a paired, tall, narrow, circular-headed, four-over-four light. There is a gable-roofed dormer above the entrance. The basement windows are much shorter, three-over-three, segmental-arched. The small entrance porch is reached by a flight of nine concrete steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the original five fireplaces remain. The stairway is open-well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing is probably original. It has a low-pitched bellcast-gable roof, and the side window matches that in the original section.

HISTORICAL DESCRIPTION

G. Wallace Spooner purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1871 (ACDB 66-294). The Spooners continued to live there, however, and were able to repurchase it in 1894 (City DB 4-454). Circa 1881, during the period of Cochran's ownership, a house was built at 413 Ridge Street which was sold by Cochran to C.N.P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427). She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129), it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch and steps with concrete.

STATEMENT OF SIGNIFICANCE

The multitude of steep gables with pendants and lacy sawnwork distinguish this fanciful Italianate house. Also of note are the entrance porch and the nicely detailed window treatments.

The Hudson-Smith House is believed to have been built for his daughter by G. Wallace Spooner, an amateur architect and prominent Charlottesville builder whose construction projects included Mt. Zion Baptist Church, Christ Church, and the present portico on the Albemarle County Courthouse. He was the son of George W. Spooner, one of the builders at the University, and the grandson of John M. Perry, one of Jefferson's master builders who worked both on Monticello and on the University.

The Hudson-Smith House is part of the important 400 block of Ridge Street, an intact row of diverse and architecturally significant houses. It has been individually designated as a local historic landmark, and it is one of the most important buildings in the Ridge Street Historic District.

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BIBLIOGRAPHY

=====

Type of Record	Citation

City Records	
Charlottesville City Deed Book	
County Records	
Albemarle County Deed Books	
Interview	
Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)	

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date

B&W 35mm photos	13471	21 - 23	1/ /1994

CRM MANAGEMENT EVENTS

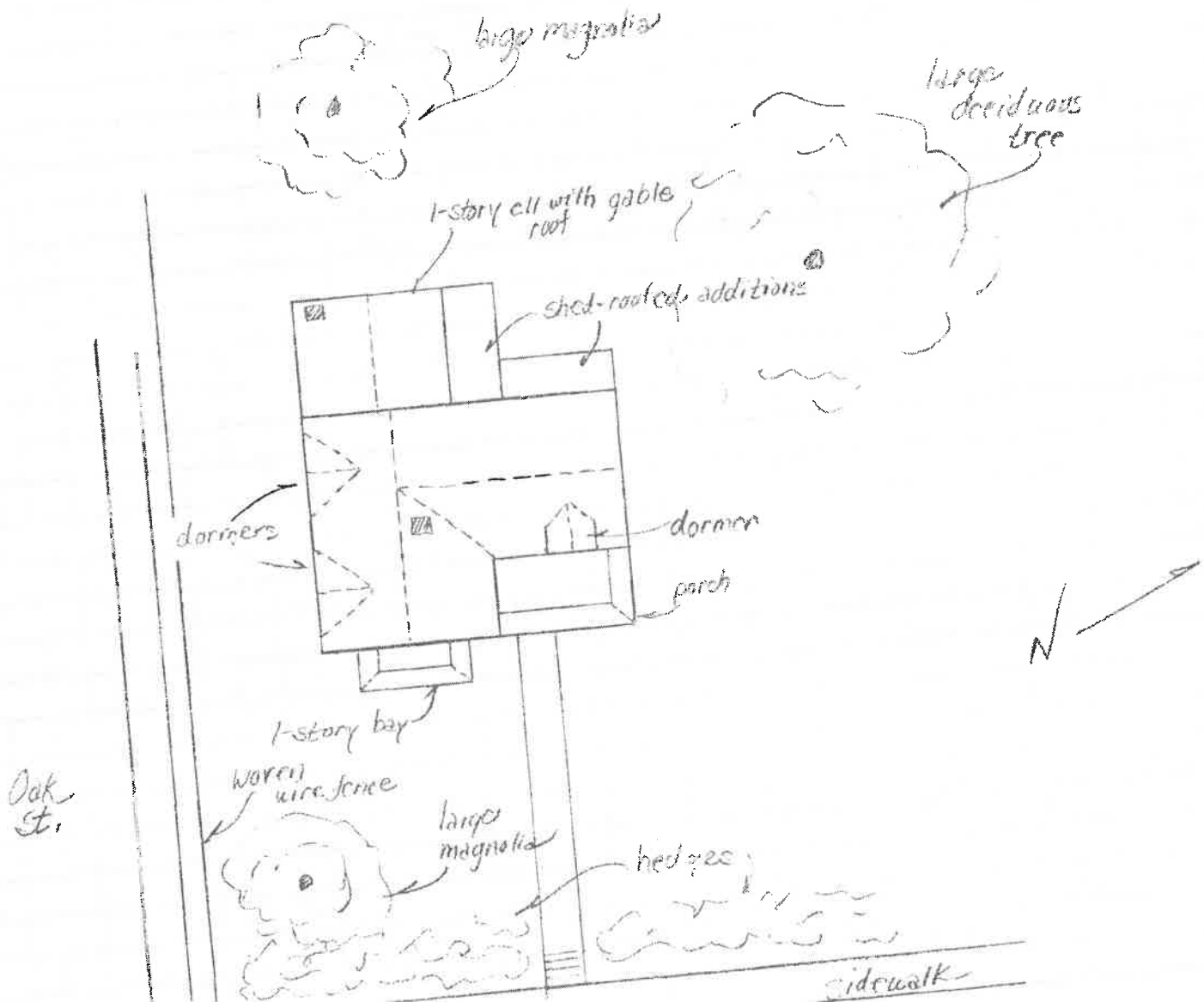
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MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date

Survey	PAVA/Smead and City/Bibb	/ /1978
IPS data entry-PAVA (Smead)		

HUDSON-SMITH HOUSE
413 RIDGE ST.



HUDSON-SMITH HOUSE



STREET ADDRESS:	413 Ridge Street
MAP & PARCEL:	29-136
VDHR FILE NUMBER:	104-25-14
CITY FILE NUMBER:	212
PRESENT ZONING:	R-1A
ORIGINAL OWNER:	John L. Cochran
ORIGINAL USE:	Rental Property
PRESENT USE:	Residence
PRESENT OWNER:	Elizabeth F. Dawson
ADDRESS:	413 Ridge Street
HISTORIC NAME:	Charlottesville, VA 22901
DATE/PERIOD:	Hudson-Smith House
STYLE:	1881
HEIGHT IN STORIES:	Italianate
DIMENSIONS AND LAND AREA:	2
CONDITION:	50' x 162' (8,100 sq. ft.)
SURVEYOR:	Good
DATE OF SURVEY:	R-1A

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 413 Ridge Street
 Map and Parcel: 29-136
 Census Tract & Block: 4-339
 Present Owner: Elizabeth F. Dawson
 Address: 413 Ridge Street
 Present Use: Residence
 Original Owner: John L. Cochran
 Original Use: Rental Property

BASE DATA

Historic Name: -Hudson-Smith House
 Date/Period: 1881
 Style: Gothic Revival
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 50' x 162'
 Assessed Value (Land + imp.):

ARCHITECTURAL DESCRIPTION

This fanciful Gothic cottage is two stories tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply-pitched bellcast gable roof sweeps down toward the bottom of the second storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing seam tin and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and lacy sawnwork rounds the sharp angles there and in the cornice returns. There are three interior chimneys, one in the original section and two smaller ones in the additions. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. There is a one-storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. At the second-storey level, above the bay window, are a pair of tall and very narrow circular-headed four-over-four light windows. There is a gable-roofed wall dormer above the entrance. The basement windows are much shorter, three-over-three, segmental arched. The small entrance porch is reached by a flight of nine steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The

HISTORICAL DESCRIPTION

entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the five fireplaces remain. The stairway is open well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing appears to be an early addition (before 1907). It has a low-pitched bellcast gable roof, and the side window matches those in the original section.

G. Wallace Spooner, who was the contractor for the additions to the Albemarle Courthouse, purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1871 (ACDB 66-294). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). Circa 1881, during the period of Cochran ownership, a house was built at 413 Ridge Street which was sold by Cochran to C.N.P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said

GRAPHICS

to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427), and probably added the kitchen wing at that time. She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129) it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch floor and steps with concrete.

CONDITIONS

Good

SOURCES

City/County Records
 Mrs. William T. Dawson, Jr. (Elizabeth F. Dawson)

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
 PROPERTY SURVEY FORM
 RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-014

Property Name:
 Historic Hudson-Smith House

NR Property Category: Building
 Wuzit: House

Tax Code: Section Parcel
 =====
 29 136

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 413 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
 Ownership: Private

RESOURCE COUNT -

#	Category	Contributing?	
1	Building	Contributing	TOTAL: 1
			Contrib: 1
			Non-Contrib: 0

WUZIT COUNT -

#	Wuzit	Contributing?	
1	House	Contributing	TOTAL: 1
			Contrib: 1
			Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

=====

Resource Level:
 Estimated Construction Date: 1881
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Good
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

=====

Architectural Style/Derivative: Vernacular Gothic Revival/Italianate

of Stories: 2.0 # of Bays Wide: 2 # of Bays Deep: 3
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Foundation		Raised	Brick	
Porch		Front entrance	Wood	1-story, 1-bay
Roof		Gable	Metal	Standing seam
Windows		double-hung sash	Wood	6/6, 4/4, 3/3

Brief Architectural Description of Primary Resource:

This fanciful Gothic cottage is two storeys tall above an English basement of brick laid in six-course American bond. The original weatherboarding has been covered with asbestos siding in an imitation-brick pattern. It is two bays wide and double-pile, with a one-storey kitchen wing and enclosed back porch. The steeply pitched bellcast gable roof sweeps down toward the bottom of the second storey windows and has gables on all sides of the house, including over both bays on the south side. The roof is covered with standing seam metal and has widely projecting eaves and verges and a bracketed boxed cornice with returns. There is a pendant at the peak of each gable, and lacy sawnwork rounds the sharp angles there and in the cornice returns. There are three interior chimneys, one in the original section and two smaller ones in the additions. Windows are segmental-arched, double-sash, six-over-six light, with bracketed cornices and chamfered surrounds. There is a one storey rectangular bay window on the facade. It has a bellcast truncated-hip roof, boxed cornice with brackets and dentil moulding, and a pair of full-sized windows. At the

second-storey level, above the bay windows, are a pair of tall and very narrow circular-headed four-over-four light windows. There is a gable-roofed wall dormer above the entrance. The basement windows are much shorter, three-over-three, segmental arched. The small entrance porch is reached by a flight of nine concrete steps. It has a sawn balustrade, chamfered square posts with sawn brackets, and cornice and roof matching those of the bay window. The entrance door has a cornice matching the windows, and repeats their segmental arch in its six panels with moulded rails. The interior follows the side-hall plan with two rooms on each of three levels. Two of the five fireplaces remain. The stairway is open-well, two flights, with a window on the landing that reaches nearly from floor to ceiling. The kitchen wing is probably original. It has a low-pitched bellcast gable roof, and the side window matches that in the original section.

Brief Architectural Description of Additions and Alterations
See Architectural Description and Historical Description.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:
Ridge Street Historic District

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

HISTORICAL DESCRIPTION

G. Wallace Spooner, purchased the house at 409 Ridge Street with 1.36 acres in 1861 (ACDB 59-569). When he defaulted on his mortgage, the property was sold to John L. Cochran at auction in 1871 (ACDB 66-294). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). Circa 1881, during the period of Cochran's ownership, a house was built at 413 Ridge Street which was sold by Cochran to C. N. P. Hudson in 1891 (City DB 2-358). Hudson had married Spooner's daughter Fannie in 1889, and tradition says that Spooner built this house for her. Fannie Spooner Hudson is said to have been killed a few years later in a fall from a horse, and the house was sold (DB 4-365). Mrs. Willie Ann Smith bought it in 1895 (DB 8-427). She lived there for many years and later used it as a rental property before selling it to Mattie Lee Lamb in 1947 (DB 133-489). When William A. Lynch bought the house in 1955 (DB 184-129), it had been used as rental property for a number of years and had deteriorated badly. He renovated it, including removing three of the five fireplaces. Mr. and Mrs. William T. Dawson, Jr., bought the house from Lynch in 1957 (DB 201-172). They covered the weatherboarding with imitation brick asbestos siding in 1963, enclosed the back porch, and replaced the front porch steps with concrete.

SIGNIFICANCE & RELATION TO EVALUATION CRITERIA

The multitude of steep gables with pendants and lacy sawnwork distinguish this fanciful Gothic Revival house. Also of note are the entrance porch and the nicely detailed window treatments. The Hudson-Smith House is believed to have been built for his daughter by G. Wallace Spooner, an amateur architect and prominent Charlottesville builder whose construction projects included

Pasketti

City Directories
1942
1953

rented
Willie Anne Smith - 41

George L. (Sr) & Annie L. Durham - 413 Ridge (renting)

1962, '90 Wm T. Jr (garter C.O.) & Janet F. Dawson - 413 Ridge

6-6997 Dawson

Did Spencer (1861-1871) or Cochran (1871-1891) build it, or
possibly Cochran Hudson > 1891? Trace back these tapes

~~3-20-47~~

~~2-10-45~~

413 Ridge

city

133-489 Willie A. T. Smith, acid, → Mrs. Mattie Lee Lamb \$5000

8/29/1947 house & lot at 413 Ridge St.

2 parcels: 8-427

19-213

19-213 Ed. & Susan A. Dumas → Willie Ann Smith \$2500

6/11/1904 lot on 4th St.

8-427 Geo. V. & Hattie L. Peyton → Mrs. Willie A. Smith \$3000

4/8/1895 see deed of trust 4-366

50' on Ridge, 229' back

same as 4-365

4-365 Annie L. Payne → G. V. Peyton \$2,900

4/20/1874 1873 deed in chancery R. V. Vandergiff & Son vs. U.N.P. Hudson et al
to sell houses lot; sold to Annie L. Payne for \$2230 on 10/14/1873 at auction
who sold to Peyton

2-358 John L. & Mary M. Cochran → C. N. Patterson Hudson \$2200

4/10/1871 house & lot on Ridge, 50' x 229'

part of A.C.D.B. 66-294

also deed of trust for Hudson

also

66-294 1869 deed of trust Spomer → Vera Bennett (59-571) 100.570

~~7/17/1871~~ bought for Jerry

5/16/1871 sheriff → John L. Cochran

59-571 Deed of Trust

Shville Max
1-2-52 C.N.P Hudson, 28, 3, Nelson Co, merchant

F.M. Spooner, 23, 5, Ch'ce, B.W. & D.A. Spooner

in 11/6/1889

1882-81	John L. Cochran	1 3/4 a	1300 + 2200 = 3500	+1700 added for imp.
1890	"	"	" " "	
1891	"	"	1000 + " = 3200	
1892 3rd W	"	"	500 + 1200 = 1700	} off 1500 to Hudson 500 + 1200 = 1700
	C.N.P Hudson	lot. W side Ridge	300 + 1200 = 1500	
1894	Wm Fennell	" "	" "	
1895	B.V. Payton	" "	500 + 1500 = 2000	
1898	B.F. Smith	" "	" " "	

#413 built 1881 by Cochran, sold 1891

~~They gave in to build this more modern home for himself~~
~~wanted older one to~~

Spooners lived in older one all along

Re-check 3-358 to see if there could have been a sale contract of Hudsons before home was built

~~Dick~~

413 Ridge

Dawson

~~(might try to trace Smith)~~

when built & by whom
what siding, covers
what porches were like originally

weatherboarding pegged
green when I st saw 40 yrs ago ^{or long near down}
before Lynch, short tenancy, remaining houses, necessary
remodeled

1st & dr basement
^{was in big house}
built for dau as bride, died in fall for horse
bubble glass & clear
haunted -
advised agst it - ask Mr Rothwell

Early Ch. Hill -
Spencer Thom 1874
dad - " 1894

much remodeled & rebuilt
each room had fireplace 5, 2 new
siding - 4/6 and nearly to floor
simple 4 panel doors



Lynch -

for "completely redid the inside"
Roy Wheeler might have picture
bought from bank

Stammin

Call Lynch & Dawson

~~entrance door~~
~~windows~~

~~Sept 25 1890~~

#13 Ridge

~~entrance~~

hall, fanciful, charming

shape -

actually ^{double pile} 3/4 stories + high Eng basement (6. same)

2-bay, side hall, of rear wing; full basement, Polite
"brick siding over WTB

steep, bellcast gable roof, w/ extra gables or dormers over both bays
on side v.

✓ one ~~entrance~~ int. chimney visible fr front in projecting wing, 1 in rear add,

1 gable-roofed ^{wall} dormer over ent

bracketed box cornice of return

beige board - rounds points of gable & cornice returns

on front projecting wing
cornice, of ^{part of} ~~ent~~

windows: 1 of ~~entrance~~

1st story, fr projection: next bay window, bellcast, ^{truncated} high roof w/
bracketed box cornice, ^{dentils} fr double arch seg. arched 6/16
(note: trim & can't see) ^{in cornice} ~~entrance~~ ^{work} & pendant at peak

2nd story, fr projection: fr tall ^{very narrow} double arch,
round-arched 4/4 2/3; hooded ^{per cornice} (can't see details)

~~wall dormer~~
2nd story ^{gable} over ent: single, matches bay, not hooded

ent door
wooded walls

door



base - 5/16 seg. arched
side - hooded

projecting ~~area~~ & wings, with cornice board

arm ent porch ^{bracketed}

bellcast hip



dentel pl fringe

bracketed sq post. Stamford

corner balustrade

rear wing ^{early flat} ~~of the~~ gable

side window matches

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



November 7, 2017

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

BAR 17-11-04

413 Ridge Street

Tax Parcel 290136000

Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant

Partial Demolition and Proposed Rear Elevation Changes

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 21, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one 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 blue ink that reads "Mary Joy Scala /cm".

Mary Joy Scala, AICP
Preservation and Design Planner