

Mess, Camie

From: Mess, Camie
Sent: Thursday, April 26, 2018 2:37 PM
To: jeff@latitude38llc.com
Cc: Werner, Jeffrey B
Subject: BAR Actions - March 20, 2018 - 413 Ridge Street

April 25, 2018

Certificate of Appropriateness

BAR 17-11-04
413 Ridge Street
Tax Parcel 290136000
Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant
Proposed Rear Elevation Changes – Details

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 20, 2018. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and New Construction and Additions, I move to find that the proposed changes 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. Earnst seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (September 20, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 20, 2018**



Certificate of Appropriateness Application

BAR 17-11-04
413 Ridge Street
Tax Parcel 290136000
Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant
Proposed Rear Elevation Changes – Details

Background

413 Ridge Street is a Gothic Revival home constructed in 1881, and it is a 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.)

November 21, 2017- 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).

January 17, 2018- Balut 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 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. Earnst seconded. Approved (6-0.)

Application

Requesting approval for three changes to the previously approved Certificate of Appropriateness:

1. The addition of three windows on the north side addition.
2. Demolish the current roofline on the non-historic addition and flattening it.
3. Paint the house, Sherwin Williams "extra white" (SW 7006)

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for New Construction and Additions:

I. WINDOWS AND DOORS

- 1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.**
- 2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.**
- 3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
- 4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
- 5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
- 6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacers bars between the panes of glass.*
- 7. Avoid designing false windows in new construction.*
- 8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
- 9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

Pertinent Design Review Guidelines 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.*
1. *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
2. *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.*

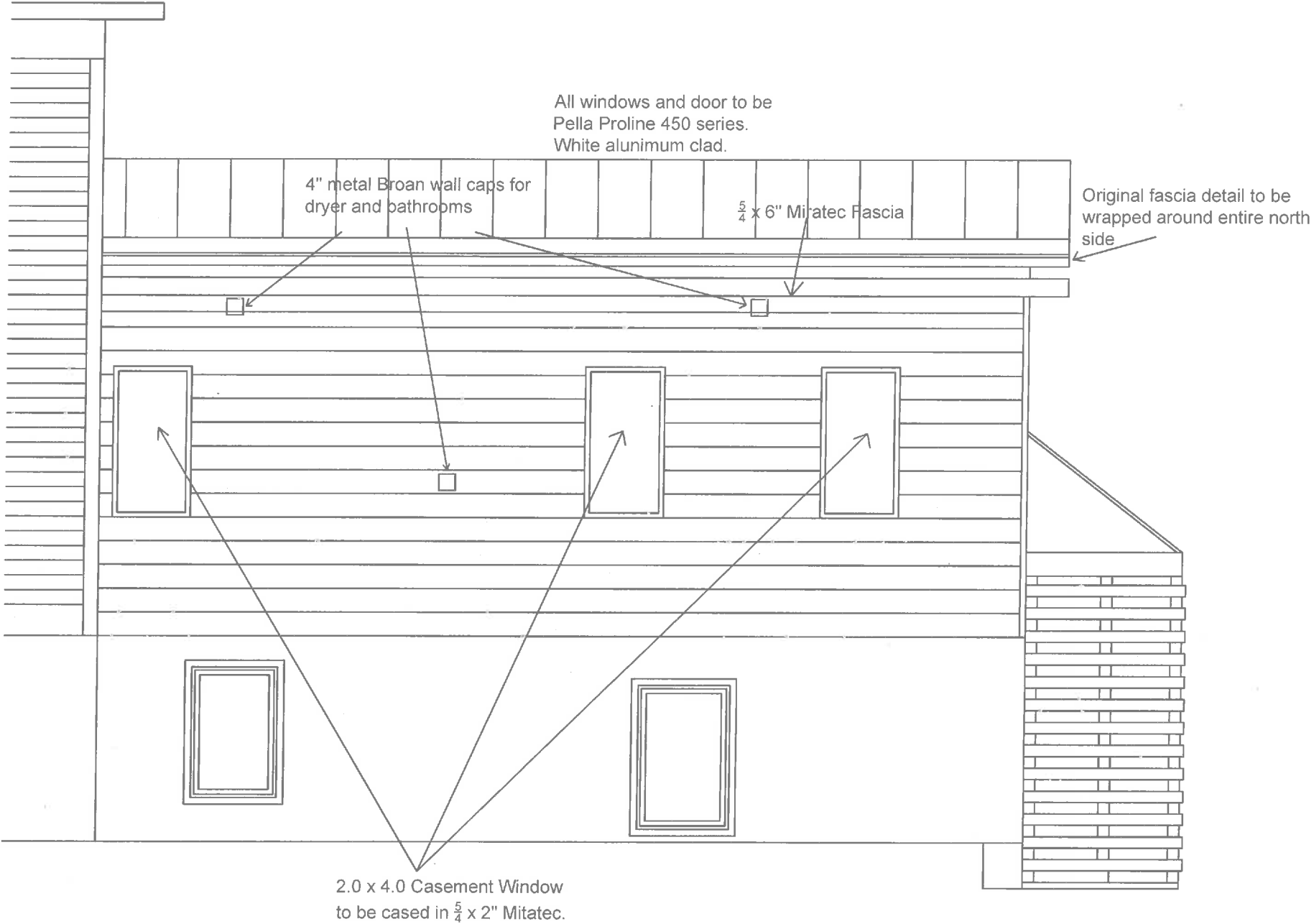
Discussion and Recommendations

In staff's opinion the suggested changes to the COA are appropriate. The windows will not be visible from either Oak and Ridge Street, changing the roofline on the non-historic addition will further distinguish it from the historic structure, and the paint color is appropriate.

Suggested Motion

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

Side Elevation facing 409 Ridge St



Rear Elevation

