

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, May 23, 2018 11:38 AM
To: 'jeff@latitude38llc.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - May 15, 2018 - 413 Ridge Street

May 23, 2018

Certificate of Appropriateness

BAR 17-11-04
413 Ridge Street
Tax Parcel 290136000
Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant
Amendments to the COA

Dear Applicant,

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

Motion: Balut 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 with the suggestion you change the trim on the windows from MiraTEC to PVC. Sarafin seconded. Approved (4-1; with Miller opposed).

This certificate of appropriateness shall expire in 18 months (November 15, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

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

Sincerely yours,
Jeff Werner

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Tim Lasley

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

March 20, 2018 - 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).

Application

Requesting approval for three changes to the previously approved Certificate of Appropriateness, specifically at the Rear Addition:

1. Removal of CMU foundation, replace with poured concrete.
2. Side Elevation (north), ground level: Replace two existing windows with three new, per sketch.
3. Rear elevation (west), ground level: Widen the previously approved rear entry roof by 16" and move horizontal cedar screen (which will help resolve some runoff and grading issues).

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.*

Discussion and Recommendations

In staff's opinion, the suggested changes to the COA are appropriate. The change in foundation material does not change the footprint of the structure, the enlarged windows are not visible from the street, and the changes to the rear elevation are minor.

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...).

Narrative for Proposed Elevation Changes to 413 Ridge St (4/20/18)

The process of demolishing all of the wood on the old addition caused the narrow 6" cmu foundation to buckle. The foundation also had inconsistent height and width to it and no footer under it. Needing to pour a new footer and concrete foundation is allowing me to propose three changes:

- 1) Replace CMU foundation on addition with a poured concrete foundation in the exact same spot.
- 2) On the side elevation that is not seen from the street, I would like to install 3 larger windows instead of the 2 existing, which really helps with light and layout from an interior perspective. I've attached a photo that shows the 3' privacy hedge from the neighbor, which shows these windows are fairly hidden from neighbor and obviously can't be seen from street.
- 3) On the rear elevation, I would like to widen the approved rear entry roof by about 16" and move the cedar horizontal screen that supports it out flush with the corner of this addition. This helps resolve some water and grading issues.

413 Ridge St Rear Elevation



Moving edge of porch and cedar horizontal screening to edge of house instead of inset 16". All else to remain same.

413 Ridge St Side Elevation

All windows and door to be
Pella Proline 450 series.
White aluminum clad.



4.10 x 3.4 Fixed Window to
be cased in $\frac{5}{4}$ x 2" Mitatec.

2.10 x 3.4 Casement
Window to be cased in $\frac{5}{4}$ x 2"
Mitatec.

