

**From:** Scala, Mary Joy  
**Sent:** Thursday, January 21, 2016 11:02 AM  
**To:** Hunt, Richard  
**Subject:** BAR Action Jan 19, 2016 -610 Ridge Street

January 20, 2016

L Juanita Jones  
10902 Oakwood St  
Silver Spring, MD 20901

**RE: Certificate of Appropriateness Application**

BAR 16-01-02  
610 Ridge Street  
Tax Parcel 290263000  
L Juanita and Ruth L Jones, Owners/ City of Charlottesville, Applicant  
Necessary remediation for blighted property

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 19, 2015. The following action was taken:

**Graves moved to find the proposed remediation plan construction drawings satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC District and that the BAR approves the application as submitted. Sarafin seconded. The motion passed (8-0)**

This certificate of appropriateness shall expire in 18 months (July 19, 2017), 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. The expiration date may differ if the COA is associated with a valid site plan. 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 me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
January 19, 2016**



**Certificate of Appropriateness Application**

BAR 16-01-02

610 Ridge Street

Tax Parcel 290263000

L Juanita and Ruth L Jones, Owners/ City of Charlottesville, Applicant

Necessary remediation for blighted property

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**Background**

610 Ridge Street, built c. 1894, is a contributing property in the Ridge Street ADC District and in the Ridge Street National Register District. (Historic survey attached)

January 20, 2015 - The BAR, at its meeting on January 20, 2015, unanimously (7-0) recommended to City Council that the proposed plan to acquire this blighted property, to repair it and to offer it for sale, is appropriate, and the BAR recommends the proposed plan, with the usual BAR review and approval of any future proposed exterior changes to the building or property.

February 17, 2015 - City Council determined 610 Ridge Street to be a blighted property.

May 19, 2015 - The BAR had a preliminary discussion. The BAR wants to see the building stabilized without adversely affecting it (nothing irreversible). They want the contractor or person doing the maintenance work to first come to the BAR so they can sign off on the specific plans. They were not in favor of removing the Philadelphia gutters. They did not want the City to remove the rear additions. They suggested removing only rotted wood and damaged stucco, then "button it up" with plywood and paint it. They agreed with addressing water issues first. They did not want trim replaced unless it is replicated.

September 21, 2015 - City Council accepted the Blight Remediation Plan (attached) and allocated funding.

**Application**

The City's Property Maintenance Division has been working to reach a good resolution of the issues at this property. Phase One of the Council-approved Remediation Plan focuses on stabilizing the building to prevent demolition by neglect. Phase Two would be acquisition of the property.

Following City Council's acceptance of the Remediation Plan, Property Maintenance staff contracted with Train Architects to prepare construction documents for the BAR's review.

Rear porch: The rear porch on north side will not be demolished as originally discussed. Instead, the roof framing and metal roof will be replaced, and the porch structure will be shored up.

Roof and gutter system: The entire roof and Philadelphia gutters will be removed and replaced. The proposed new roof is 26 gauge Galvalume standing seam metal with 17.25" pan width and 1" seam height.

Chimneys: The main chimney will be repaired and rebuilt to the existing configuration, with brick and mortar to match existing. The rear chimney will be removed.

Stucco repair: Two larger areas of loose plaster will be removed and replaced with painted plywood. Small cracks will be filled and sealed.

Windows: Front façade windows will be repaired. All other windows will be covered with painted plywood. Storm windows will be stored in basement.

Painting: All new and existing trim, cornices, soffits, handrails, fascia, pickets, columns, doors and windows will be painted.

### **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 Guidelines for Rehabilitation include:**

##### **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 if 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.*

#### D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.

2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3. Repair damaged elements, matching the detail of the existing original fabric.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5. Do not strip entrances and porches of historic material and details.
6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.
9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
  - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
  - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16. Retain transom windows and sidelights.
17. When installing storm or screen doors, ensure that they relate to the character of the existing door.
  - a. They should be a simple design where lock rails and stiles are similar in placement and size.
  - b. Avoid using aluminum colored storm doors.
  - c. If the existing storm door is aluminum, consider painting it to match the existing door.
  - d. Use a zinc chromate primer before painting to ensure adhesion.

#### 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.

#### H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type,

and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
  - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
  - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

### **Discussion and Recommendation**

Property Maintenance staff did an excellent job working through the process and having good drawings prepared.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find the proposed remediation plan construction drawings satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC District and that the BAR approves the application as submitted.





WEST (FRONT)



NORTH



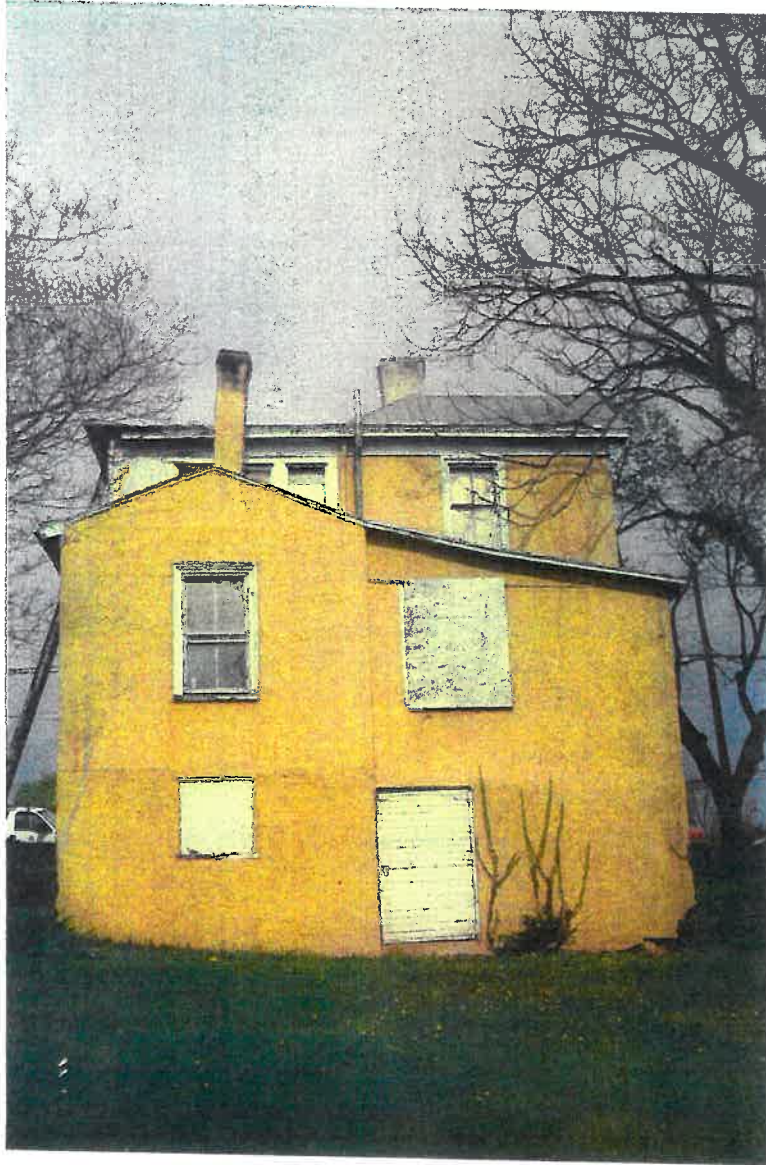


NORTH



SOUTH (WEST)





EAST (REAR)



## GLEASON-RHODES HOUSE



<b>STREET ADDRESS:</b>	610 Ridge Street
<b>MAP &amp; PARCEL:</b>	29-263
<b>VDHR FILE NUMBER:</b>	104-25-34
<b>CITY FILE NUMBER:</b>	680
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	John J. Gleason
<b>ORIGINAL USE:</b>	Rental Property (Residence)
<b>PRESENT USE:</b>	Rental Property (Residence)
<b>PRESENT OWNER:</b>	L. Juanita Jones and Ruth L. Jones
<b>ADDRESS:</b>	c/o Wesley Jones 524 Ridge Street Charlottesville, VA
<b>HISTORIC NAME:</b>	Gleason-Rhodes House
<b>DATE/PERIOD:</b>	c. 1894
<b>STYLE:</b>	Vernacular
<b>HEIGHT IN STORIES:</b>	two stories
<b>DIMENSIONS AND LAND AREA:</b>	60' x 170' (10,200 sq. ft.)
<b>CONDITION:</b>	Good
<b>SURVEYOR:</b>	Bibb/Pres. Assoc. of VA (Smead)
<b>DATE OF SURVEY:</b>	1993
<b>SOURCES:</b>	City/County Records Sanborn Map Co. - 1920 Charlottesville City Directories

# GLEASON-RHODES HOUSE

## ARCHITECTURAL DESCRIPTION

This 2-story, 2-bay, stucco vernacular house has a gable roof covered with standing-seam metal, with projecting gabled bays at the northeast end of the front facade, and at the rear or southeast end of the northeast wall. The house appears to have a side passage configuration, with a transomed entrance in the front facade's southwest bay. There is a one-story, gabled rear ell, with a shed-roofed section on its northeast side that was originally a porch. The windows are two-over-two double-hung sash, except for a six-light metal-frame casement window in the rear ell's shed-roofed section, and eight adjoining one-over-one double-hung wood sash windows in the southeast corner of the second floor, lighting what appears to be a sleeping porch. The house has a boxed cornice with enclosed gutters, creating a level lip at the roof's edges. There are frieze boards below the cornice, and small, round decorative vents in the gables. A one-story, three-bay, hip-roofed porch fronts the house, which has slightly tapered square wood posts with caps, and a railing with square wood balusters. There is a large interior chimney of brick with a corbelled cap. The house stands on a small, sloped lot and has a raised rear foundation that is stuccoed. A small, one-story, flat-roofed concrete block structure stands in the backyard northeast of the house.

## HISTORICAL DESCRIPTION

This house was built by John J. Gleason, who lived in the Fitch-Gleason House at 528 Ridge Street. It stands at the southern edge of that 9 2/3-acre tract, which he had purchased in 1880 (ACDB 83-100). Tax records indicate that this house was probably built c. 1894. Just before his death in 1907, Gleason sold this house to his daughter Mattie Gleason Matthews (City DB 18-227). The following year, she and her husband J. C. Matthews bought the Bibb-Wolfe House at 505 Ridge Street and sold this house to Charles T. Rhodes, et al, who owned it until 1943 (DB 20-9, 22-335, 46-341, 49-110, 113-231). The house was divided into two apartments many years ago and has been used as rental property over much of the last century. The back porch was enclosed in 1955. Tax records suggest that the walls were originally weatherboarded and were covered with stucco sometime about mid-century.

Additional Records: City DB 199-285; WB 9-232, 10-179; DB 260-308.

## STATEMENT OF SIGNIFICANCE

The Gleason-Rhodes House represents an example of a late-nineteenth-century vernacular house, with the irregular form and gabled projecting bays associated with the Queen Anne style. In form and scale it is akin to other houses of the period in the District, and it stands in a prominent location near the intersection of Ridge Street, Fifth Street, Cherry Avenue, and Elliot Avenue.







Date 11/26/93 File No. 104-25-24

Name Gleason-Rhodes House, 610 Ridge St.

Town City of Charleston

County

Photographer Susan E. Smead

Contents 2 exteriors - house

1 exterior - house & concrete block

outbuilding; 1 exterior - shed



## 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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 L Juanita Jones Applicant Name Richard Hunt - City of Cuille  
Project Name/Description 610 Ridge Street Stabilization Parcel Number 290263000  
Property Address 610 Ridge St, Charlottesville, VA 22902

### Applicant Information

Address: City Hall, PO Box 911  
Charlottesville, VA 22902  
Email: hunt@charlottesville.org  
Phone: (W) (434) 970-3728 (H) \_\_\_\_\_  
FAX: 970-3359

### Property Owner Information (if not applicant)

Address: 10902 Oakwood St  
Silver Spring, MD 20901  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) 301 593 7043  
FAX: \_\_\_\_\_

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 also denotes commitment to pay invoice for required mail notices.)

[Signature] 12/10/15  
Signature Date

Richard Hunt 12/10/15  
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): On February 17, 2015, Charlottesville City Council determined the above property to be a "blighted property." The attached drawings show necessary improvements to prevent further deterioration.

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

Ordinance, Resolution, stabilization drawings, stabilization plan

### For Office Use Only

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: Board of Architectural Review  
Date: January 19, 2016  
Conditions of approval: As submitted  
Remediation Plan Construction Drawings  
dated 21 December 2015

**HISTORIC DISTRICT ORDINANCE:** For more information, please refer to *Section 34- 271 Historical Preservation and Architectural Design Control Overlay Districts* in the City of Charlottesville Zoning Ordinance online at [www.charlottesville.org](http://www.charlottesville.org)

**DESIGN REVIEW GUIDELINES:** You may obtain a copy of the current *Design Review Guidelines* at the Department of Neighborhood Development Services in City Hall.

**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) 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.

**ORDINANCE**  
**TO DECLARE THE PROPERTY LOCATED AT 610 RIDGE STREET**  
**A BLIGHTED PROPERTY**

**WHEREAS**, on October 27, 2014 the Director of Neighborhood Development Services made a preliminary determination ("Director's Determination") that the property located at 610 Ridge Street, further described on City Tax Map 29 as Parcel 263 ("Property") is a blighted property; and

**WHEREAS**, notice of the Director's Determination was provided to the owner of the Property in accordance with the requirements of Sec. 5-193 of the Code of the City of Charlottesville ("City Code") and Sec. 36-49.1:1(B) of the Virginia Code, and the owner failed to respond with a reasonable plan to cure the blight; and

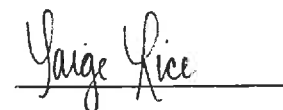
**WHEREAS**, the Director requested the City's Planning Commission to conduct a public hearing and make findings and recommendations concerning the repair or other disposition of the Property in question, in accordance with Sec. 5-193 of the City Code, and the Planning Commission conducted the public hearing on January 13, 2015, following notice to the public and to the owner as required by Sec. 5-194 of the City Code; and

**WHEREAS**, following the January 13, 2015 public hearing, the Planning Commission made a finding that the Property is a blighted property, as defined within Sec. 5-192 of the City Code, and adopted the other findings, as required by City Code Sec. 5-195, and the Planning Commission's findings and recommendations are set forth within a Resolution adopted on January 13, 2015; and

**WHEREAS**, Council conducted a public hearing on this Ordinance on February 2, 2015 after advertised notice as required by Sec. 5-196 of the City Code, and Council has considered all of the information, facts, data and recommendations presented; and now,

**THEREFORE, BE IT ORDAINED** that the Charlottesville City Council hereby finds and declares the Property located at 610 Ridge Street to be a "blighted property," as that term is defined within Sec. 5-192 of the City Code. The Director of Neighborhood Development Services is authorized, on behalf of this Council, to acquire the property as authorized by Virginia Code Sec. 36-49.1:1(A).

Approved by Council  
February 17, 2015



Clerk of Council



**RESOLUTION**  
**APPROVAL OF 610 RIDGE STREET BLIGHT REMEDIATION PLAN**  
**AND ALLOCATION OF FUNDING**  
**\$125,000**

**WHEREAS**, the City of Charlottesville approved a designation of blight for 610 Ridge Street on February 17, 2015; and

**WHEREAS**, a Blight Remediation Plan has been prepared to address removal of blighting conditions as well as acquisition of the property in the future; and

**WHEREAS**, in order to move forward with phase 1 of the Blight Remediation Plan, approval of \$125,000 is required.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that:

1. The Blight Remediation Plan for 610 Ridge Street, as amended by Council, is accepted.
2. The sum of \$125,000 is transferred as follows from the Capital Improvement Program Contingency Account:

**Transfer From**


\$125,000      Fund: 426      Project: CP-080      G/L Account: 599999

**Transfer To**

\$125,000      Fund: 426      Project: P-00886      G/L Account: 599999

**BE IT FURTHER RESOLVED** that if the City acquires title to the property subsequent to remediation of the blight issues, staff will solicit comments from the Ridge Street neighborhood on the potential uses of the property, and report back to City Council with an evaluation of alternatives for development of the property.

Approved by City Council  
September 21, 2015

  
Barbara K. Ronan  
Acting Clerk of Council

# BLIGHT REMEDIATION PLAN—610 RIDGE ST. 2015

**Subject Property Address:** 610 Ridge Street, Charlottesville, VA 22902

**Declaration of Blight:** City Council Ordinance, adopted 2/17/2015

## Background Information

The process of Spot Blight Abatement is authorized pursuant to state law, Virginia Code §36-49.1:1. Previously, in February 2015, City Council adopted an ordinance declaring the Subject Property to be a blighted property, and authorized the NDS Director to take action to acquire the property. However, during the period since the Blight Declaration, staff has had no success in establishing a line of communication with the property owners in order to discuss a proposed acquisition, and [as yet] staff has no source of funding for an acquisition.

At this time, staff requests City Council to approve a Blight Remediation Plan, as authorized pursuant to Virginia Code § 36-49.1:1(D). If certain work can be done to stabilize this building, it is still possible that the building can be saved from the fate of "demolition by neglect." Staff's recommendation is that the City take remedial action to stabilize the property, and then identify a source of funding for a possible acquisition at the end of FY 16 or early in FY17.

Staff recommends that the proposed remediation and staging plan for 610 Ridge Street should be carried out in two phases. The initial phase (Phase One) will focus on protecting and preserving the existing building. The action items associated with this phase would include identification of the immediate threat of deterioration of roof structure and stucco siding due to water damage, and the exterior repairs required to impede further deterioration of siding. If the owner continues to remain unavailable to participate with the remediation effort, Phase Two would involve acquisition of the property either through a mutually agreeable sale, or through eminent domain.

### **Phase One—Stabilization**

**Goal: completion of tasks by May 1, 2016**

#### **RECOMMENDED FOR COMPLETION PRIOR TO DECEMBER 2015:**

- **Asbestos test - \$300**  
Typical before work commences on old structures
- **Demolition of rear porch - \$12,500**  
It was discovered during inspection that the floor of this porch has collapsed compromising the integrity of the walls that were framed in above and below to help enclose. It is recommended that this porch be demolished to protect the life safety of the public surrounding the property as well as the safety of any future occupants or workers. Construction has increased on the property adjacent to the rear and soon the population will too. Without the removal of this portion we cannot complete the roof replacement. We will not ask or allow a contractor to walk on this portion of the roof. After demolition we will board up exposed framing with plywood, then paint and seal. This is the only feasible measure to deal with this safety issue. It is possible that if left undisturbed this portion may stay standing for many years to come.
- **Roof and gutter system replacement - \$62,500**  
The metal roof is old and has been patched in several locations. The perimeter has deteriorated in several spots and it is not cost efficient to repair. There are some obvious

structural repairs to make and anything that gets removed to make those repairs will likely not be salvageable. Tying in new metal to existing is not practical. The Philadelphia style gutters have completely failed and should be rebuilt with new flashing, lining, and downspouts. Downspouts will have to be tied in to the existing storm water drains. Those drains may or may not be currently functioning. Soffit and fascia trim will need to be replaced and painted to match existing.

- **Cut tree limbs back - \$750**

The trees surrounding the property are severely encroaching on the structure and have contributed to the existing water damage. These limbs need to be cut back to prevent any damage to the new roof and keep the gutter system free from debris.

- **Rebuild chimneys - \$7600**

One has failed and is in danger of collapse and the other has opened up along the base to allow water to penetrate. Rebuilding includes knocking down the chimneys below the roof line to get to solid masonry that is strong enough to build on. This will also allow the new roof to be flashed into it.

**RECOMMENDED FOR COMPLETION IN SPRING 2016:**

- **Stucco repair - \$5000**

There are several areas where the stucco lath has separated from the structure. Large holes and cracks have opened up exposing original siding and untreated material which has caused significant damage to the sill plate of the framing. These areas will need to be cut out, boarded up with plywood and then sealed to prevent further water damage.

- **Termite Treatment - \$775**

During inspection we discovered termite damage. It is not known as to whether there is a current infestation or if the current owners have done anything to prevent or treat the issue. A treatment is necessary as a precautionary measure.

- **Board windows, clean exterior stucco and painted surfaces; paint trim, windows, boards, and porch - \$7000**

The windows on the front of the house seem to be in good shape but could use some fresh paint. All of the remaining windows are in disrepair beyond the point of new glass and glazing and are too costly at this stage to repair. They should be boarded up as tight as possible and painted to match the structure. The front windows and porch railings need to be scraped and painted. At this point any untreated or unprotected surface shall be properly surface coated to prevent further deterioration. The entire structure will be washed to remove existing mold, mildew, and dirt.

- **Construction costs – 25%**

These costs would cover construction management fees and possible unforeseen issues.

**Total estimated cost of Phase One Blight Remediation (Building Stabilization): \$125,000**

The above number is rounded up from \$120,531.25 as a precaution. Any unspent funds will be transferred back to the account they originated from. As work is completed, the Property Owner will be notified of the cost of the work, and will be requested to pay. However, Since Council has already adopted an ordinance declaring this a blighted property the City will have a lien on the property for the cost of the Work, plus interest, beginning on the date(s) on which the Work is completed through the date on which the lien is paid. *Reference Virginia Code §36-49.1:1(E)*

**Note:** The BAR has been consulted and has indicated their general approval to this approach. Prior to commencement of any work, the BAR would be presented with specific work plans for review and approval.

### Phase Two—Property Acquisition

- During the FY16-17 Budget Approval Process, funding should be set aside in an amount sufficient for a purchase of the Property.
- Staff will review the January 1, 2016 Property Tax Assessment, and will make an offer to purchase based on the tax-assessed value, less the amount(s) expended by the City to stabilize the property.
- If the offer is rejected or there is no response staff will return to Council and ask for initiation of eminent domain proceedings, as authorized by Va. Code §36-49.1:1(A).
- In the event that the City successfully acquires the Property, then the options for protecting and preserving it, and returning it to a status that contributes positively to the neighborhood and historic district, are increased. Options for a later disposition of the property include:
  1. Auction off the property. The bidding could be started at what the city has into it.
  2. Renovate (subject to BAR approval) and sell the property on the open market. Sale of a renovated property could maximize the purchase price and increase the likelihood that the City could recover the amount of its property lien. Also, performing renovations prior to a sale could allow the City to provide some opportunities for young carpenters-in-training to get some great hands on experience with renovating an old house.
  3. Sell the Property on the open market, as-is (i.e., the stabilized property), subject to the condition that the purchasers will invest in the property and restore it (subject to BAR approval of improvements).

RESPECTFULLY SUBMITTED:

Richard Hunt

Title: Property Maintenance and Housing Inspector

NDS Blight Team (610 Ridge): Patricia Carrington; Richard Hunt; Missy Creasy;  
Mary Joy Scala; Kathy McHugh; Tom Elliott.



BLIGHT REMEDIATION PLAN—610 RIDGE ST. **2015**

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Certificate of Mailing

City Council Agenda Date: **September 21, 2015**

I certify that NOTICE OF THE foregoing BLIGHT REMEDIATION PLAN (610 Ridge St.)  
was GIVEN BY REGULAR MAIL TO:

Owner(s): **L Juanita Jones and Ruth L**

Address Per City Tax Records: **10902 Oakwood St, Silver Spring, MD 20901**

Mailed On: \_\_\_\_\_, 2015

Signed: \_\_\_\_\_ (Richard Hunt)

# 610 Ridge Street Stabilization

Charlottesville, Virginia

Construction Documents  
21 December 2015

T r a i n Architects  
612 East Jefferson Street  
Charlottesville, Virginia 22902  
ph 434.293.2965 fax 295.5122

ABBREVIATIONS

NOTE: ABBREVIATIONS APPLY WITH OR WITHOUT PUNCTUATION

L	ANGLE	EQ.	EQUAL	N.T.E.	NOT TO EXCEED
B	CENTERLINE	EQUIP.	EQUIPMENT	N.T.S.	NOT TO SCALE
A.F.F.	DIAMETER	EXG.	EXISTING	NOM.	NOMINAL
A.H.U.	ABOVE FINISH FLOOR	EXIST.	EXISTING	O.C.	ON CENTER
ABV.	AIR HANDLING UNIT	EXP. JT.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER
ACCOM.	ABOVE	EXT.	EXTERIOR	O.H.	OVERHEAD
ACT. CLG.	ACCOMMODATE	F.F.	FINISH FLOOR	OPN'G	OPENING
AFSS	ACOUSTIC CEILING	F.S.	FULL SIZE	OPP	OPPOSITE
	AUTOMATIC FIRE	FAB.	FABRICATED	P.T.	PRESSURE TREATED
	SUPPRESSION SYSTEM	FILT.FAB.	FILTER FABRIC	PERF.	PERFORATED
ALUM.	ALUMINUM	FIN.	FINISH	PL	PLATE
ALUM.S.F.	ALUMINUM STOREFRONT	FIN.FLR.	FINISH FLOOR	PLY.	PLYWOOD
APPROX.	APPROXIMATELY	FIN. SCHED.	FINISH SCHEDULE	PTD.	PAINTED
ARCHT.	ARCHITECT	FLASH.	FLASHING	R.	RADIUS
B.O.D.	BASIS OF DESIGN	FLR.	FLOOR	R.B.	RUBBER BASE
B.O.J.	BOTTOM OF JOIST	FR.	FROM	RECEIVE	RECEIVE
BET.	BETWEEN	FRP	FIBERGLASS REINFORCED	RECEPT.	RECEPTACLE
BLD.	BUILDING		POLYESTER	REF.	REFERENCE
BLDG. COAT.	BITUMINOUS COATING		FIRE RETARDANT TREATED	REINFC.	REINFORCING
BLK.	BLOCK	FRT	FIRE RETARDANT TREATED	REQ'D	REQUIRED
BLK'G	BLOCKING	FRTW	WOOD	RM.	ROOM
BLKH.D.	BULKHEAD	FT.	FEET	S.	SOUTH
BLW.	BLOW	FTG.	FOOTING	S. STL.	STAINLESS STEEL
BOT.	BOTTOM	FURR.	FURRING	S.D.	SMOKE DETECTOR
C.I.	CAST IRON	G.C.	GENERAL CONTRACTOR	SP	STANDPIPE
C.J.	CONTROL JOINT	GA.	GAUGE	SS	STAINLESS STEEL
C.T.	CERAMIC TILE	GALV.	GALVANIZED	SECT.	SECTION
CELL.	CEILING	GL.	GLASS	SHEATH.	SHEATHING
CHNG.	CHANGE	GP	GYP SUM PLASTER	SM.	SIMILAR
CHNLS.	CHANNELS	GYP.BD	GYP SUM BOARD	STL.	STEEL
CL	CENTER LINE	QWB	HOLLOW METAL	STL BRG.	STEEL BEARING
CLG.	CLOSING	H.W.	HORIZONTAL	STOR.	STORAGE
CLOS.	CLOSED	HORIZ.	HORIZONTAL	STRUC.	STRUCTURE/AL
CLR.	CLEAR	HR.	HOUR	STRUC.	STRUCTURE/AL
CMU	CONCRETE MASONRY UNIT	HVAC	HEATING, VENTILATION,	SUSP. CEIL.	SUSPENDED CEILING
COL.	COLUMN		AIR CONDITIONING	SYST.	SYSTEM
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	TCA	TILE COUNCIL OF AMERICA
COND.	CONDITION	INSUL.	INSULATION	T.O.	TOP OF
CONF.	CONFERENCE	INT.	INTERIOR	T.O.F.	TOP OF FOOTING
CONT.	CONTINUOUS	JAN.	JANITOR	T.O.M.	TOP OF MASONRY
COORD.	COORDINATE	JTS.	JOINTS	T.O.S.	TOP OF SLAB
CRS.	COURSE	I.IN.FT.	LINEAR FEET	TS	TUBE STEEL
CRSNG	COURSE	LN.	LINE	TELE.	TELEPHONE
CUST.	CUSTODIAL	LOC.	LOCATION	T.HOLD	THRESHOLD
D.	DEPTH	M.O.	MASONRY OPENING	TW	TOP OF WALL
DBL	DOUBLE	MAS.	MASONRY	TYP.	TYPICAL
DEMO.	DEMOLISH	MAT.	MATERIAL	U.O.N.	UNLESS OTHERWISE NOTED
DET.	DETAIL	MECH.	MECHANICAL	V.C.T.	VINYL COMPOSITION TILE
DIM.	DIMENSION	MET.	METAL	V.I.F.	VERIFY IN FIELD
DISP.	DISPENSER	MIN.	MINIMUM	VAR.	VARIES/VARIOUS
DIST.	DISTANCE	MISC.	MISCELLANEOUS	VERT.	VERTICAL
DN.	DOWN	MTL.	MOUNT	VEST.	VESTIBULE
E	EAST	MTL	MOUNT	W.	WEST
E.R.P.	EARLY RELEASE PACKAGE	N	NORTH	W/	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	WD.	WOOD
ELEC.	ELECTRIC	N.I.E.R.P.	NOT IN EARLY RELEASE PACKAGE		
ELEV.	ELEVATION				

- 1) CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.
- 2) CONTRACTOR SHALL NOTIFY OWNER IF ANY DISCREPANCIES ARE FOUND.
- 3) NO ASBESTOS CONTAINING MATERIAL IS PERMITTED.
- 4) SEPARATE DISSIMILAR, NONCOMPATIBLE METALS.
- 5) VERIFY THAT DEMOLITION IS COMPLETE AND AREAS ARE READY FOR INSTALLATION OF NEW WORK BEFORE PROCEEDING.
- 6) CUT, MOVE, OR REPLACE ITEMS AS NECESSARY FOR ACCESS TO ALTERATIONS AND RENOVATION WORK. REPLACE AND RESTORE AT COMPLETION.
- 7) REMOVE DEBRIS AND ABANDONED ITEMS FROM AREA AND FROM CONCEALED SPACES.
- 8) REMOVE SURFACE FINISHES AND PREPARE SURFACES TO PROVIDE FOR PROPER INSTALLATION OF NEW WORK AND FINISHES.
- 9) REMOVE, CUT, AND PATCH WORK IN A MANNER TO MINIMIZE DAMAGE AND TO PROVIDE A MEANS OF RESTORING PRODUCTS AND FINISHES TO SPECIFIED CONDITION.
- 10) WHERE NEW WORK ABUTS OR ALIGNS WITH EXISTING, PERFORM A SMOOTH AND EVEN TRANSITION. PATCH WORK TO MATCH EXISTING ADJACENT WORK IN TEXTURE AND APPEARANCE.
- 11) CONDUCT ANY DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT AND OCCUPIED BUILDING AREAS. CITY PROJECT MANAGER TO BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION DISTURBANCE OR DISRUPTION OF SERVICE.
- 12) PROTECT EXISTING MATERIALS THAT ARE NOT TO BE DEMOLISHED.
- 13) STAGING AREA AND PARKING PERMITS ARE TO BE COORDINATED WITH THE CITY PROJECT MANAGER.
- 14) ALL NEW GLASS TO BE TEMPERED GLASS.
- 15) PAINT ALL NEW & EXISTING TRIM, CORNICES, SOFFITS, HANDRAILS, FASCIA, PICKETS, COLUMNS, DOORS, & WINDOWS.
- 16) PRE-PRIME/BACKPRIME ALL NEW TRIM BEFORE APPLYING.

610 RIDGE STREET STABILIZATION  
CITY OF CHARLOTTESVILLE  
610 RIDGE STREET, CHARLOTTESVILLE, VA 22902

(VRC) VIRGINIA RESIDENTIAL CODE (ONE AND TWO FAMILY DWELLINGS),  
2012 EDITION

CONSTRUCTION TYPE: ALL NEW WORK TO MATCH EXISTING CONSTRUCTION  
ASSUMED TO BE TYPE 5C TYPE  
OCCUPANCY CLASSIFICATION: GROUP R-5  
TOTAL SQ. FOOTAGE = 1,640 GSF

AGENCY - CITY OF CHARLOTTESVILLE

CONTACT:  
RICHARD HUNT  
PROPERTY MAINTENANCE & HOUSING INSPECTOR  
NEIGHBORHOOD DEVELOPMENT SERVICES  
610 EAST MARKET  
P.O. BOX 911 - CITY HALL  
CHARLOTTESVILLE, VA 22902  
(434) 970-3728

01	02	03	04	05
06	07	08	09	10
11	12	13	14	15
16	17	18	19	

Drawing Tags Numbered by where they fall on grid above - not sequentially.  
Some drawing locations approximate.

05 Drawing Locations on Sheet

Scale: No Scale

06 Abbreviations

Scale: No Scale

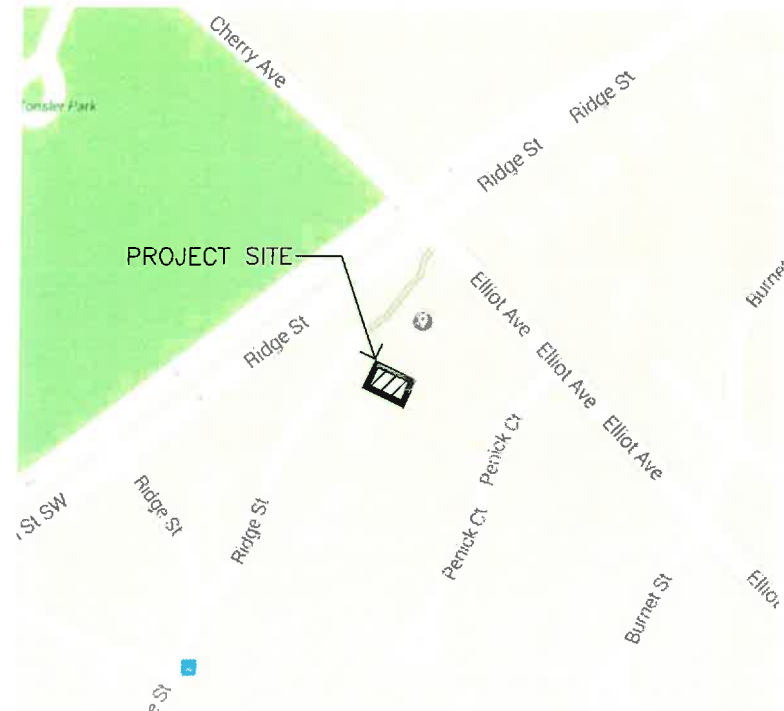
	ELEVATION LETTER OR NUMBER
	SECTION LETTER OR NUMBER
	INTERIOR ELEVATION SYMBOL
	DETAIL SYMBOL
	FRAMING
	GYP SUM BOARD
	BLOCKING
	FINISH WOOD
	CMU
	PLYWOOD
	BRICK
	CONCRETE

16 Legend

Scale: No Scale

08 Project Notes

Scale: No Scale



17 Vicinity Map

Scale: No Scale

09 Project Information

Scale: No Scale

AN ASBESTOS-CONTAINING MATERIALS INSPECTION AND SELECTED  
LEAD BASED PAINTS TESTING SURVEY WAS PERFORMED AND  
ASBESTOS-CONTAINING MATERIALS AND LEAD-CONTAINING PAINTS  
(LEAD-BASED PAINTS, OR LBP) WERE DETERMINED TO BE  
PRESENT.

SEE HAZARDOUS MATERIALS SURVEY REPORT COMPLETED 01  
NOVEMBER 2015 BY TJL ENVIRONMENTAL HEALTH CONSULTANTS  
(AVAILABLE FROM OWNER).

ASBESTOS-CONTAINING MATERIALS (ACM) WERE FOUND IN  
BATHROOM TILE AND IN DRYWALL JOINT COMPOUND; THESE  
MATERIALS ARE NOT EXPECTED TO BE DISTURBED DURING THE  
WORK.

IF ADDITIONAL SUSPECTED ACM IS ENCOUNTERED IN THE COURSE  
OF THE WORK, THE CONTRACTOR SHALL CEASE WORK AND REPORT  
TO THE OWNER. THE OWNER WILL HAVE THE SUSPECT MATERIAL  
TESTED AND DEVELOP A PLAN FOR REMEDIATION.

LEAD BASED PAINTS (LBP) WERE FOUND IN THE FOLLOWING  
AREAS: EXTERIOR PAINT ON WOOD TRIM, EXTERIOR PAINT ON  
STUCCO, EXTERIOR PAINT ON METAL ROOFING, INTERIOR PAINT ON  
WOOD TRIM, INTERIOR PAINT ON PLASTER AND INTERIOR PAINT ON  
METAL RADIATORS.

THE CONTRACTOR IS RESPONSIBLE FOR THE MANAGEMENT PLAN  
AND MANAGEMENT OF LEAD CONTAINING MATERIALS IN AFFECTED  
AREAS IN ACCORDANCE WITH ALL STATE AND FEDERAL LAWS.

14 Hazardous Materials Note

Scale: No Scale

T1.00	COVER SHEET
T1.01	PROJECT INFORMATION
D1.01	ROOF DEMOLITION PLAN
A1.01	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.01	ROOF DETAILS

19 Drawing Index

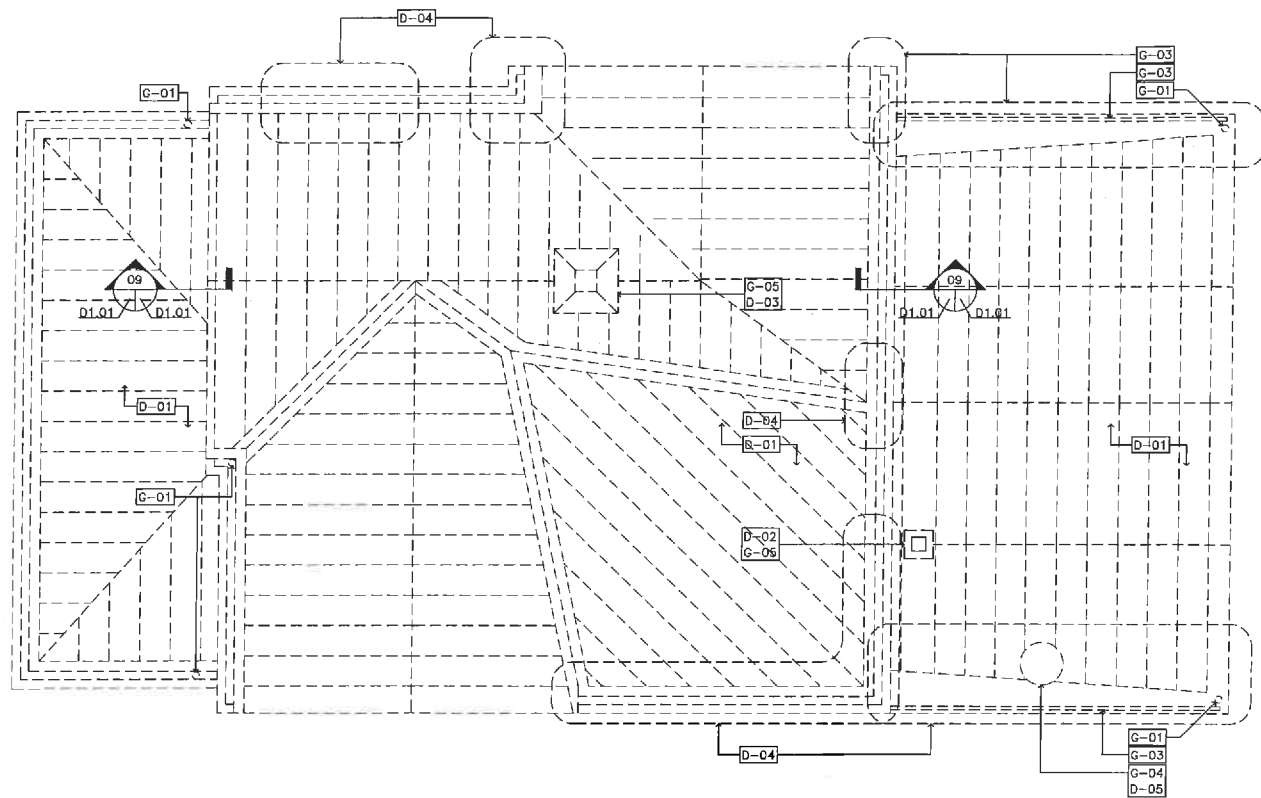
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GRAPHIC SCALE

Scale: 1/4" = 1' - 0"



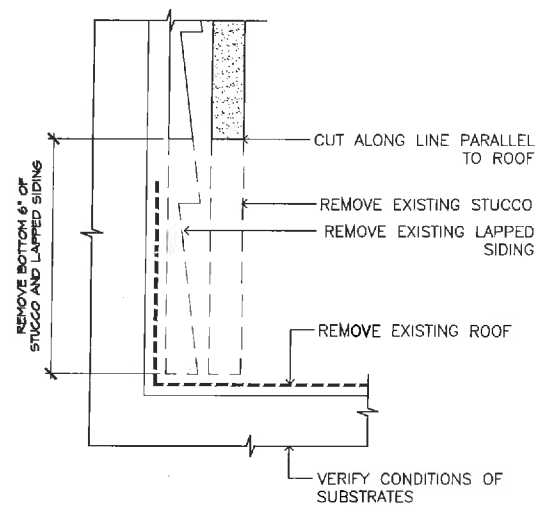
Construction Documents	
610 Ridge Street Stabilization Charlottesville, Virginia  Construction Documents 21 December 2015 Train Architects P.O. Box 911 - City Hall Charlottesville, Virginia 22902 www.trainarchitects.com	  Rev 01: Not Used Rev 02: Not Used Rev 03: Not Used Rev 04: Not Used Rev 05: Not Used
Project Information	T1.01



**06 Roof Demolition Plan**  
Scale:  $\frac{1}{4}" = 1'-0"$



**09 Stucco Demolition Detail  
Where Low Roof Abuts Wall**  
Scale:  $\frac{1}{4}" = 1'-0"$



#### DEMOLITION NOTES

- EXPLANATION OF SPECIFIC NOTES:  
G-NOTES ARE GENERAL NOTES FOR REFERENCE AND EXPLANATION  
P-NOTES ARE FOR THE PRESERVATION AND PROTECTION OF ITEMS  
S-NOTES ARE FOR SALVAGE REMOVE ITEMS TO A SECURE LOCATION FOR LATER USE.  
D-NOTES ARE FOR DEMOLITION; THESE ARE GENERALLY ATTACHED TO COMPONENTS THAT CANNOT BE REUSED SUCH AS ROOFING, STUCCO, LATH, MASONRY, ETC.
- SEE ARCH DOCUMENTS FOR WORK TO BE COMPLETED AFTER DEMOLITION. COORDINATE DEMOLITION WITH NEW WORK.
- SEE ELEVATIONS FOR ADDITIONAL DEMOLITION INFORMATION
- SEE ELEVATIONS FOR APPROXIMATE PITCHES OF ROOF SEGMENTS.
- COMPLETELY DOCUMENT EXISTING ROOF & DETAILS. USE EXISTING DETAILS TO PRODUCE SUBMITTAL DRAWINGS/DIAGRAMS FOR NEW WORK.
- PROTECT EXISTING SURFACES AND FINISHES TO REMAIN.
- PRESERVE AND PROTECT ALL EXISTING STRUCTURE & BUILDING ELEMENTS U.O.M.
- PRESERVE & PROTECT HISTORIC DOORS, WINDOWS AND TRIM TO REMAIN

#### SPECIFIC DEMOLITION NOTES

- G-01) EXISTING DOWNSPOUT  
G-02) EXISTING BUILT IN GUTTER  
G-03) EXISTING PHILADELPHIA GUTTER  
G-04) EXISTING ALUMINUM BUTTON VENT  
G-05) EXISTING BRICK CHIMNEY  
D-01) REMOVE EXISTING ROOF METAL IN ENTIRETY  
D-02) REMOVE CHIMNEY TO BELOW EXISTING ROOF & CAP AND ROOF OVER.  
D-03) REMOVE CHIMNEY TO SOLID/STABLE MASONRY. CHIMNEY TOP TO BE BUILT BACK TO ORIGINAL CONFIGURATION.  
D-04) REMOVE ROTTED BOARDS & FRAMING (SHORE/SUPPORT) AS REQUIRED.  
D-05) REMOVE ALUMINUM BUTTON CAP VENT

**16 Roof Demolition Plan Notes**  
Scale: No Scale

#### GRAPHIC SCALE

Scale:  $\frac{1}{4}" = 1'-0"$



#### Construction Documents

610 Ridge Street Stabilization

Charlottesville, Virginia

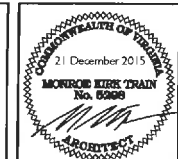
Construction Documents

21 December 2015

Architect: Train Architects

1012 East Jefferson Street, Charlottesville, VA 22902-4000 (434) 248-2460 Fax: (434) 248-2122

www.trainarchitects.com

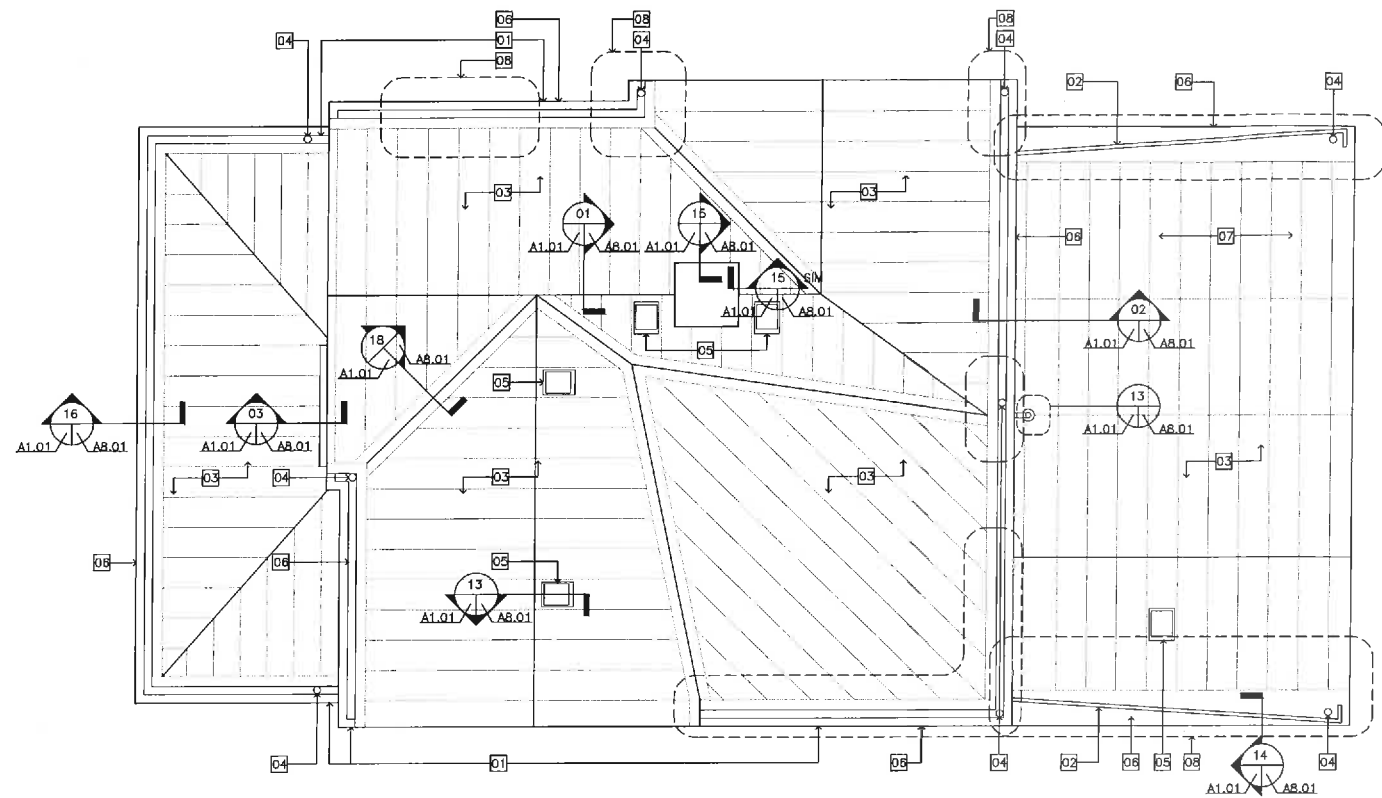


Rev 01: Not Used  
Rev 02: Not Used  
Rev 03: Not Used  
Rev 04: Not Used  
Rev 05: Not Used

Roof Demolition Plan

**D1.01**





- 01) RE-BUILD/RESTORE EXISTING CONCEALED GUTTER WITH REVERE FREEDOM GRAY COPPER. SEE TYPICAL DETAIL 16/A8.01
- 02) RE-BUILD/CONSTRUCT NEW PHILADELPHIA GUTTER WITH REVERE FREEDOM GRAY COPPER. SEE TYPICAL DETAIL 14/A8.01
- 03) GALVALUME STANDING SEAM ROOF PANS. SEAM SPACING 17" O.C.
- 04) PROVIDE NEW 3" ROUND GALVALUME DOWNSPOUT. (SEE ELEVATIONS)
- 05) PROVIDE SPLASH BLOCK OR IF TO EXISTING BOOT, VERIFY BOOT DRAINS READILY TO DAYLIGHT OR STORM SEWER. RESTORE DRAINAGE OF UNDERGROUND LINES IF BLOCKED.
- 06) NEW REVERE FREEDOM GRAY COPPER ROOF VENT
- 07) PROVIDE SOFFIT VENTS 1" ROUND WITH ALUMINUM CAPS. PROVIDE IN JOIST/JAFTER CAVITIES - SPACE EVENLY ALONG SOFFIT. COORDINATE WITH FIELD CONDITIONS. (TYP ALONG RUN WHERE NOTED)
- 08) SHORE/REPAIR EXISTING ROOF STRUCTURE IN THIS AREA
- 09) REPLACE/RESTORE ROOF SHEATHING & FRAMING IN THESE AREAS APPROX 3'-0" UP ROOF FROM RAFTER TAIL/SOFFIT

## 06 Roof Plan

Scale:  $\frac{1}{4}" = 1'-0"$

- 1) REMOVE THE EXISTING METAL ROOFING TILES AND HAUL AWAY FROM THE PREMISES.
- 2) INSPECT THE EXISTING ROOF DECKING FOR SOUNDNESS
  - a.) ANY DETERIORATED WOOD TO BE REPLACED WITH SIMILAR SIZE AND THICKNESS MATERIALS (PROVIDE UNIT COST PER SF FOR AREAS NOT NOTED ELSEWHERE IN DRAWINGS. ABOVE 3'-0" UP ROOF FROM RAFTER TAIL (SEE ROOF PLAN NOTE 08 AND ELEVATION NOTES.)
- 3) FURNISH AND INSTALL TITANIUM BREATHER FELT OVER THE FIELD OF THE ROOF FOR TEMPORARY WEATHER PROTECTION
- 4) FURNISH AND INSTALL NEW 26 GAUGE GALVALUME STANDING SEAM METAL ROOF SYSTEM
  - a.) PANEL WIDTH: 17.25 INCHES
  - b.) CLEAT ATTACHMENT: 8-10 INCHES ON CENTER
  - c.) SEAM HEIGHT - 1" NOMINAL
- 5) FURNISH AND INSTALL NEW CUSTOM FABRICATED GUTTER LINER AND EAVE DRIP AND RAKE METAL OF REVERE 'FREEDOM GRAY COPPER.' (NOTE: WHERE 'COPPER' IS CALLED OUT IN DRAWINGS IT IS TO BE THE REVERE (COATED) 'FREEDOM GRAY COPPER'.)
- 6) FURNISH AND INSTALL NEW STEP FLASHINGS, COUNTER FLASHINGS, VALLEYS, LOUVERS, AND CHIMNEY FLASHINGS OF REVERE 'FREEDOM GRAY COPPER.'
- 7) FURNISH AND INSTALL NEW VENT PIPE COLLARS
- 8) FURNISH AND INSTALL ONE STAINLESS STEEL CUSTOM CHIMNEY CAP
- 9) FURNISH AND INSTALL ICE AND WATER SHIELD UNDER ALL VALLEYS, GUTTERS & SLOPES UNDER 3:1.
- 10) FURNISH AND INSTALL SOFFIT VENTS 1" ROUND PRE-PAINTED ALUMINUM (WHITE TO MATCH TRIM COLOR)
- 11) SEE ELEVATIONS FOR ADDITION INFORMATION
- 12) COORDINATE ROOFING WITH OTHER REPAIR WORK.

## 11 Metal Roof Replacement Notes

Scale:  $\frac{1}{4}" = 1'-0"$



## 09 Roof Plan Notes

Scale: No Scale

## GRAPHIC SCALE

Scale:  $\frac{1}{4}" = 1'-0"$



## Construction Documents

## 610 Ridge Street Stabilization

Charlottesville, Virginia

Construction Documents

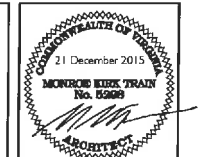
21 December 2015

Architects Price & Associates, LLC

Train Architects

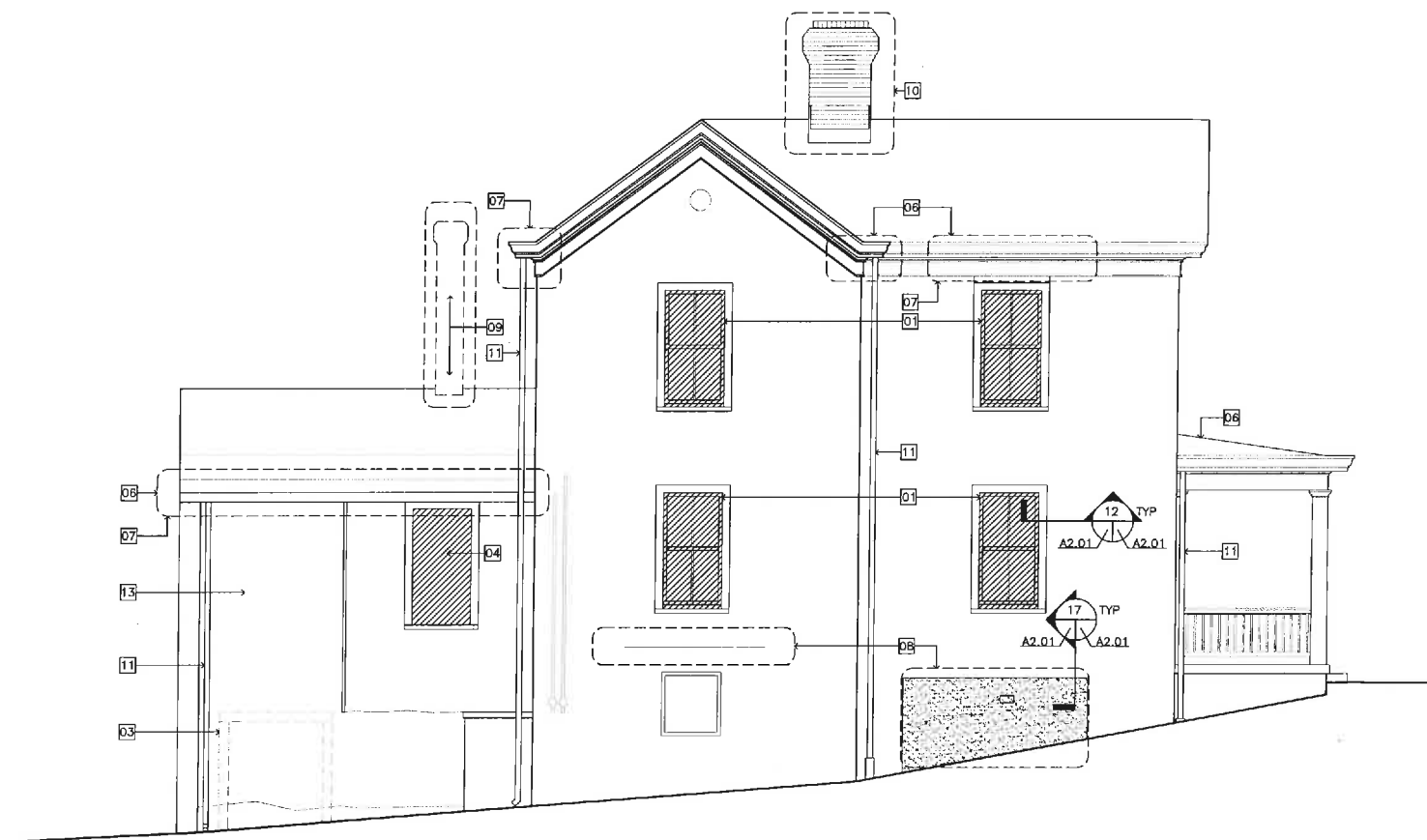
812 2nd Street, Charlottesville, VA 22902-1202, 434-742-0888, www.trainarchitects.com

Roof Plan

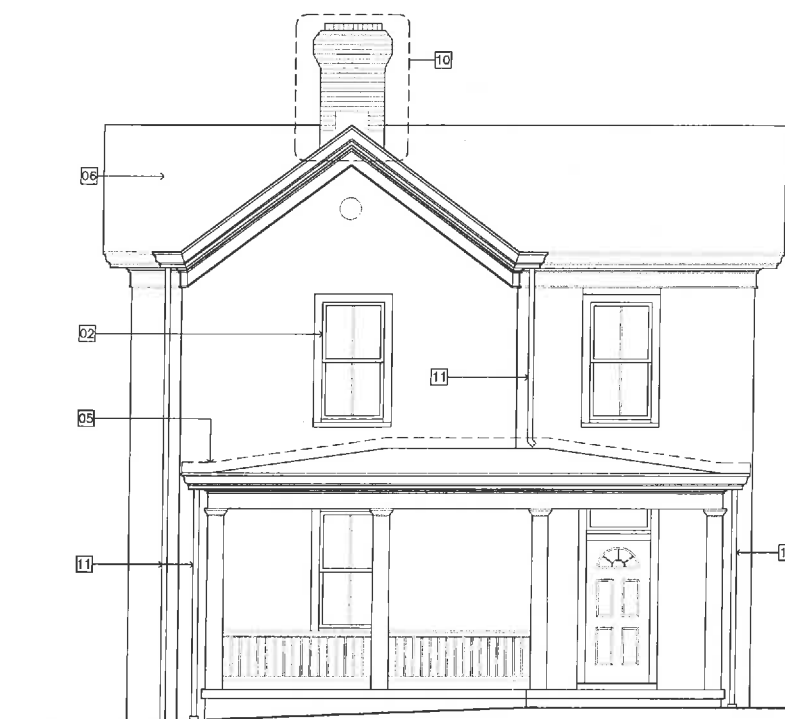


Rev 01: Not Used  
Rev 02: Not Used  
Rev 03: Not Used  
Rev 04: Not Used  
Rev 05: Not Used

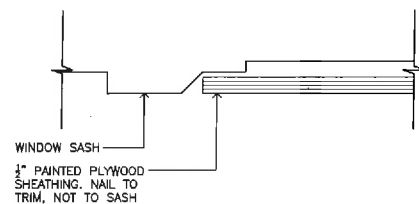
A1.01



**06 North Elevation**  
Scale:  $\frac{1}{4}" = 1'-0"$

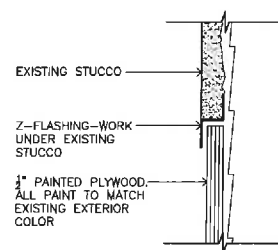


**09 West Elevation (Ridge Street)**  
Scale:  $\frac{1}{4}" = 1'-0"$



**12 Window Detail**  
Scale:  $3" = 1'-0"$

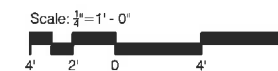
- 01) WINDOW TO BE BOARDED UP. SEE DETAIL 12/A2.01. REMOVE EXISTING STORM WINDOWS AND PLACE IN BASEMENT.
- 02) REPAIR BROKEN WINDOW—REPAIR EXISTING SASHES & STICKING. REPLACE GLASS AS REQUIRED, RE-GLAZE AND PAINT.
- 03) SHORE UP EXISTING PORCH STRUCTURE—PROVIDE 6X6 PRESSURE TREATED POSTS SET ON BLOCK FOUNDATIONS ON EXISTING FLOOR. PROVIDE (3) 2X12 UNTEL AS REQ'D. JACK UP EXISTING FLOOR STRUCTURE ADJACENT TO STAIR WITHOUT DAMAGING EXTERIOR. STABILIZE STRUCTURE IN THE AREA.
- 04) REMOVE EXISTING PLYWOOD AND REPLACE W/ NEW PLYWOOD SHEATHING.
- 05) REPAIR/REPLACE STUCCO REMOVED FOR REMOVAL OF EXISTING ROOF FLASHING. AFTER INSTALLATION OF NEW ROOF FLASHING, REPAIR STUCCO PER DETAIL.
- 06) REPLACE ROOF SHEATHING & REPAIR/REPLACE FRAMING WHERE ROTTEN.
- 07) REPLACE TRIM, MOULDING & FASCIA TO MATCH EXISTING IN AREA WHERE ROTTEN.
- 08) REPAIR/REPLACE STUCCO IN AREA SHOWN. FILL/SEAL SMALL CRACKS WHERE STUCCO IS FAILING OR PULLING AWAY FROM SUBSTRATE. REMOVE LOOSE & FAILING PLASTER, CUT HORIZONTAL LINE ABOVE FAILING PLASTER & PROVIDE FLASHING & PAINTED PLY COVER PER DETAIL 17/A2.01.
- 09) CHECK USE—CAP EXISTING CHIMNEY OFF BELOW ROOF LEVEL COVER WITH ROOFING MATERIAL.
- 10) REPAIR/REBUILD EXISTING CHIMNEY TO EXISTING CONFIGURATION. MATCH EXISTING BRICK AND MORTAR MATERIALS (PROVIDE SAMPLES FOR APPROVAL). THROUGH FLASH TO FLUE LINER WITH FREEDOM GRAY COPPER FOR STEP FLASHING. PROVIDE STAINLESS STEEL CAP WITH BIRD SCREEN.
- 11) NEW 3" DIAMETER GALVALUME DOWNSPOUT (TYP).
- 12) REPLACE ROTTEN SILL PLATE IN AFFECTED AREA WITH PRESSURE TREATED PRESERVATIVE WOOD SILL PLATE.
- 13) SHORE/SUPPORT EXISTING FLOOR STRUCTURE IN THIS AREA (BEYOND REPAIRS NOTED ELSEWHERE).
- 14) REPLACE SILL PLATE IN AREA INDICATED.



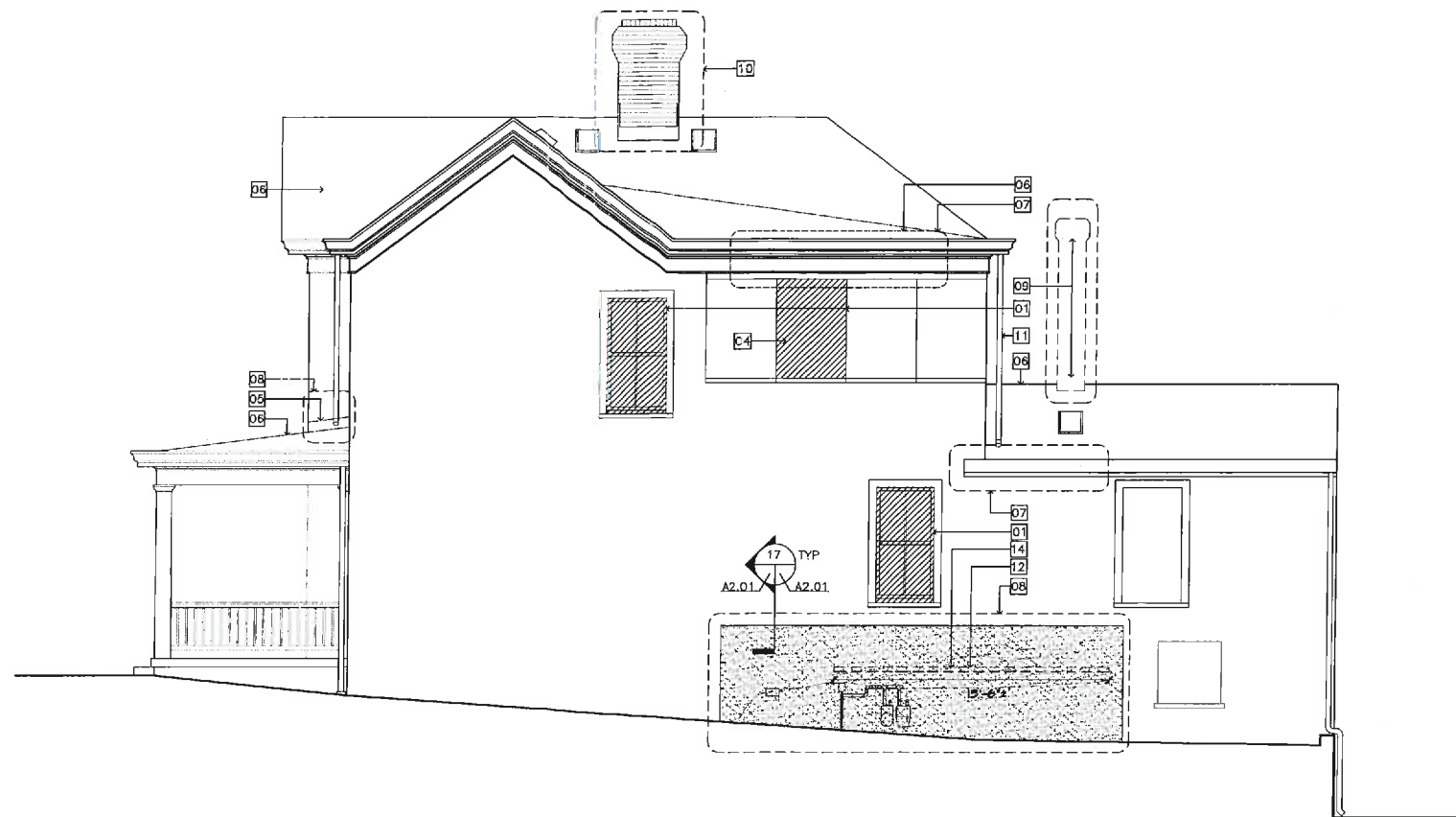
**17 Detail @ Failed Plaster**  
Scale:  $3" = 1'-0"$

**16 Elevation Notes**  
Scale: No Scale

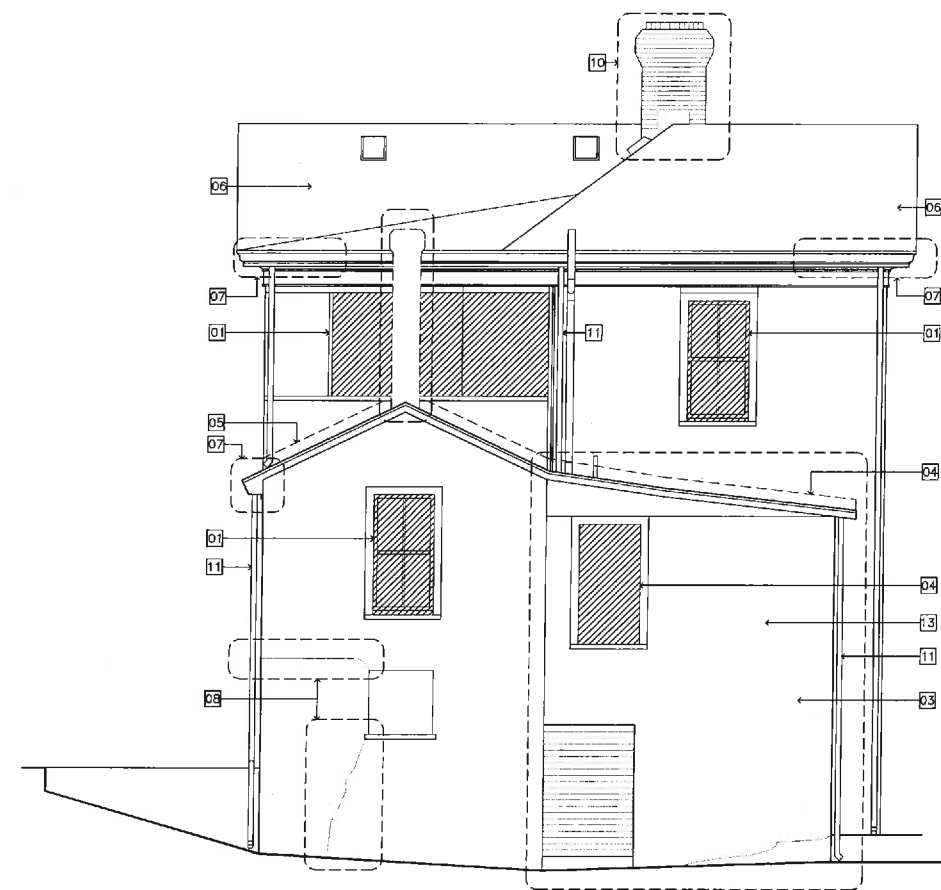
**GRAPHIC SCALE**



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<b>Exterior Elevations</b>	<b>A2.01</b>



**06 South Elevation**  
Scale:  $\frac{1}{4}" = 1'-0"$



**09 East Elevation**  
Scale:  $\frac{1}{4}" = 1'-0"$

- 01) WINDOW TO BE BOARDED UP. SEE DETAIL 12/A2.01. REMOVE EXISTING STORM WINDOWS AND PLACE IN BASEMENT.
- 02) REPAIR BROKEN WINDOW-REPAIR EXISTING SASHES & STICKING. REPLACE GLASS AS REQUIRED. RE-GLAZE AND PAINT
- 03) SHORE UP EXISTING PORCH STRUCTURE-PROVIDE 6X6 PRESSURE TREATED POSTS SET ON BLOCK FOUNDATIONS ON EXISTING FLOOR. PROVIDE (3) 2X12 UNTEL AS REQ'D. JACK UP EXISTING FLOOR STRUCTURE ADJACENT TO STAIR WITHOUT DAMAGING EXTERIOR. STABILIZE STRUCTURE IN THE AREA
- 04) REMOVE EXISTING PLYWOOD AND REPLACE w/ NEW PLYWOOD SHEATHING
- 05) REPAIR/REPLACE STUCCO REMOVED FOR REMOVAL OF EXISTING ROOF FLASHING. AFTER INSTALLATION OF NEW ROOF FLASHING, REPAIR STUCCO PER DETAIL
- 06) REPLACE ROOF SHEATHING & REPAIR/REPLACE FRAMING WHERE ROTTEN
- 07) REPLACE TRIM, MOULDING & FASCIA TO MATCH EXISTING IN AREA WHERE ROTTEN
- 08) REPAIR/REPLACE STUCCO IN AREA SHOWN. FILL/SEAL SMALL CRACKS WHERE STUCCO IS FAILING OR PULLING AWAY FROM SUBSTRATE. REMOVE LOOSE & FAILING PLASTER, CUT HORIZONTAL LINE ABOVE FAILING PLASTER & PROVIDE FLASHING & PAINTED PLY COVER PER DETAIL 17/A2.01
- 09) CHECK USE-CAP EXISTING CHIMNEY OFF BELOW ROOF LEVEL COVER WITH ROOFING MATERIAL
- 10) REPAIR/REBUILD EXISTING CHIMNEY TO EXISTING CONFIGURATION. MATCH EXISTING BRICK AND MORTAR MATERIALS (PROVIDE SAMPLES FOR APPROVAL). THROUGH FLASH TO FLUE LINER WITH FREEDOM GRAY COPPER FOR STEP FLASHING. PROVIDE STAINLESS STEEL CAP WITH BIRD SCREEN.
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- 13) SHORE/SUPPORT EXISTING FOOR STRUCTURE IN THIS AREA (BEYOND REPAIRS NOTED ELSEWHERE)
- 14) REPLACE SILL PLATE IN AREA INDICATED

**16 Elevation Notes**  
Scale: No Scale

# GRAPHIC SCALE

Scale:  $\frac{1}{4}" = 1'-0"$



## Construction Documents

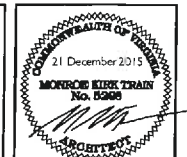
610 Ridge Street Stabilization

Charlottesville, Virginia

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21 December 2015

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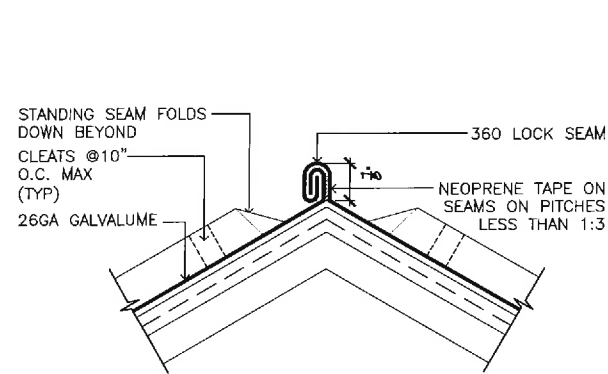
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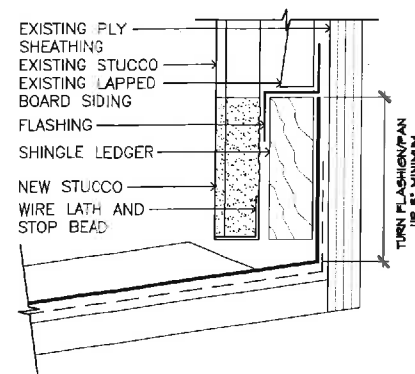
Rev 01: Not Used  
Rev 02: Not Used  
Rev 03: Not Used  
Rev 04: Not Used  
Rev 05: Not Used

Exterior Elevations

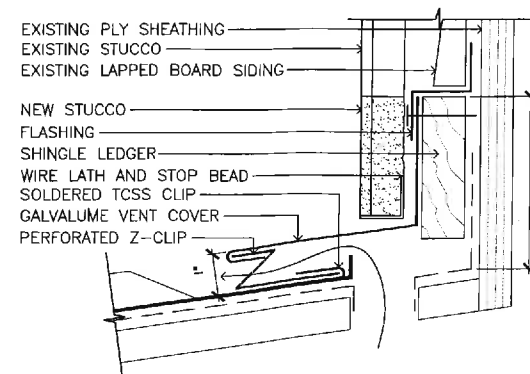
**A2.02**



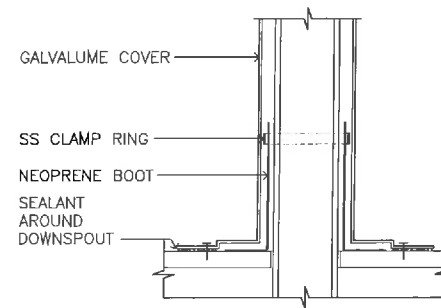
**01 Ridge Detail**  
Scale: 6" = 1'-0"



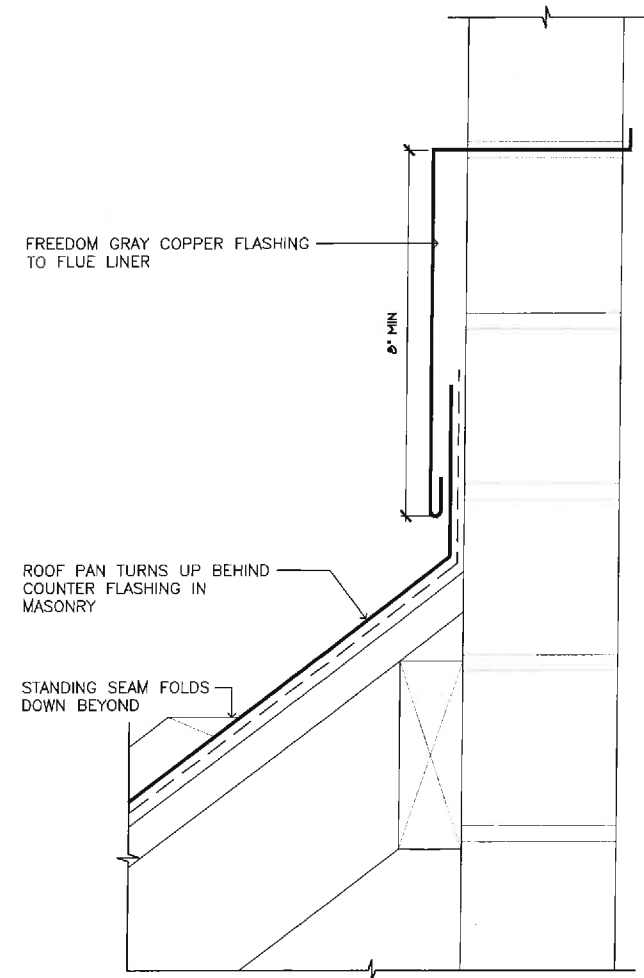
**02 Roof Flashing @ Wall Detail**  
Scale: 6" = 1'-0"



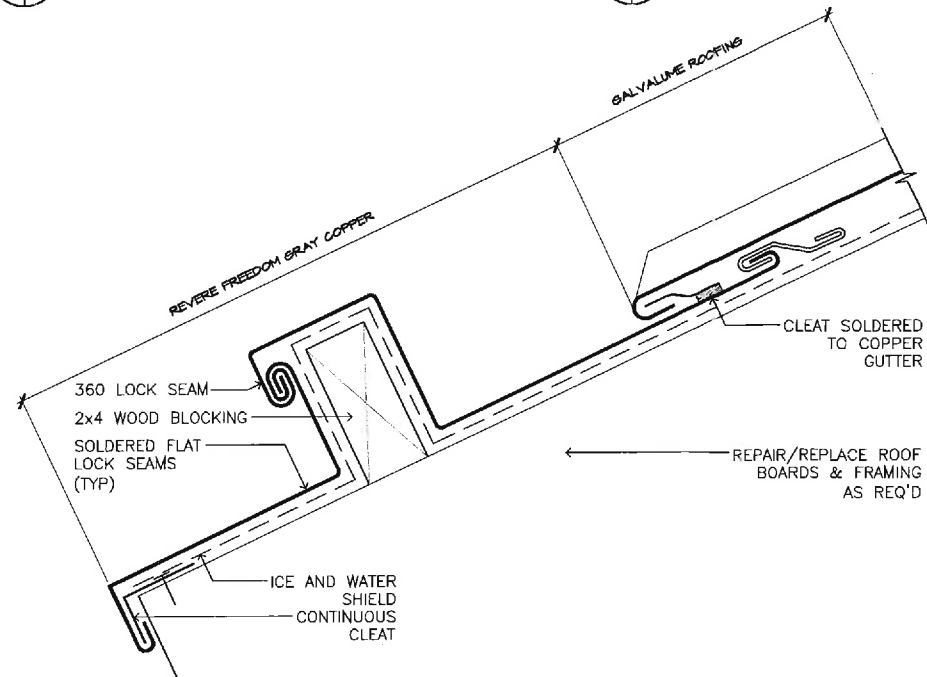
**03 Roof Flashing @ Wall Detail**  
Scale: 6" = 1'-0"



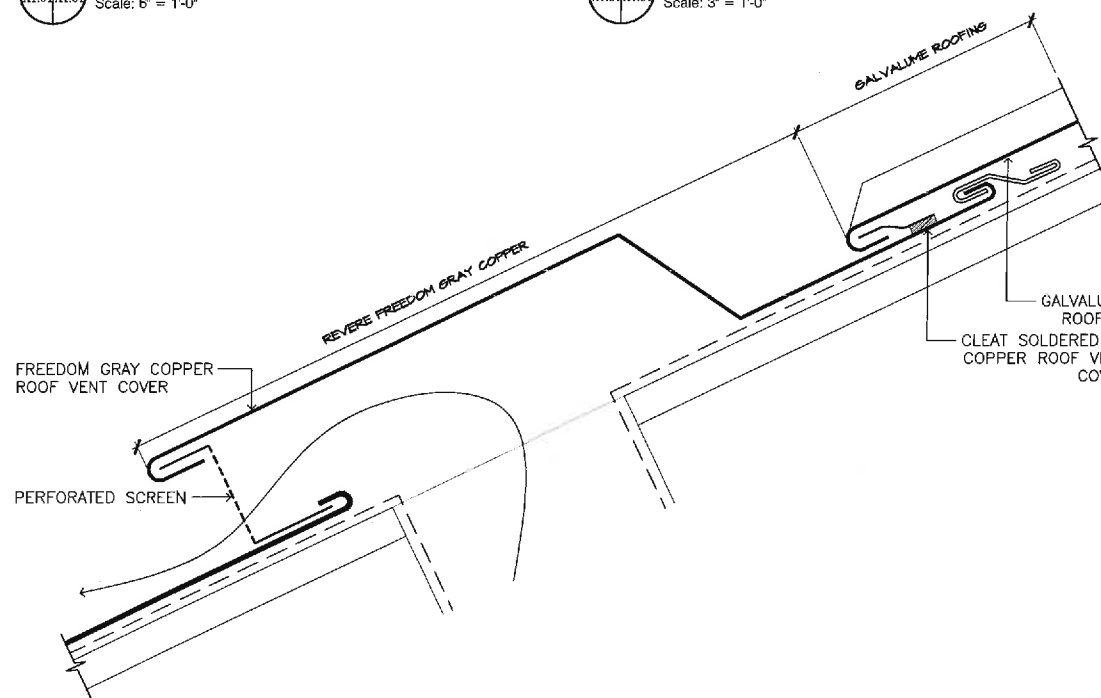
**04 Boot Detail**  
Scale: 3" = 1'-0"



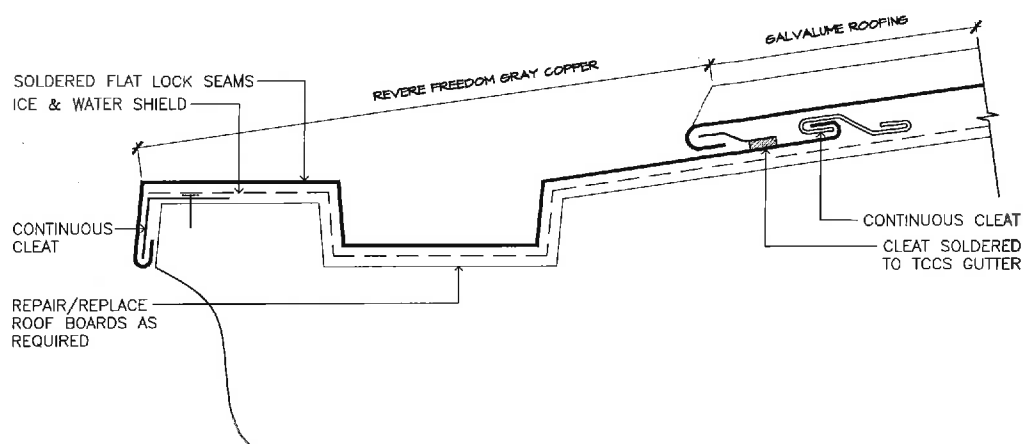
**15 Chimney Step Flashing Detail**  
Scale: 6" = 1'-0"



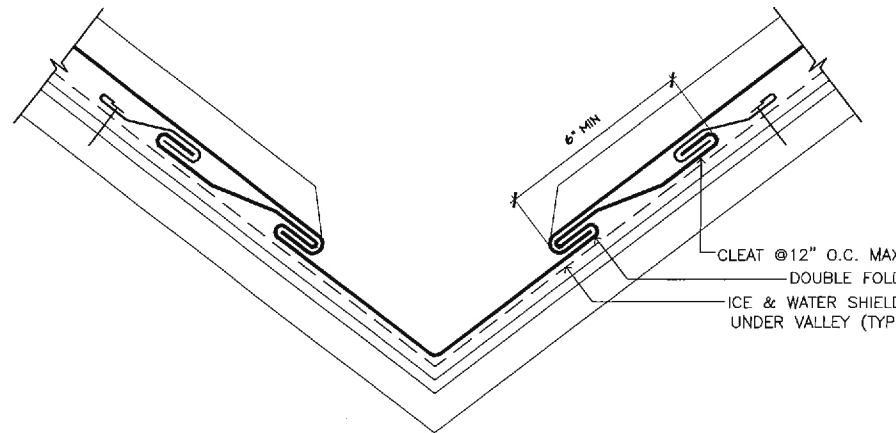
**11 Philadelphia Gutter Detail**  
Scale: 6" = 1'-0"



**13 Roof Vent Detail**  
Scale: 6" = 1'-0"

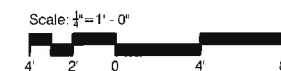


**16 Built-In Gutter Detail**  
Scale: 6" = 1'-0"



**18 Valley Detail**  
Scale: 6" = 1'-0"

**GRAPHIC SCALE**



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<b>Roof Details</b>	<b>A8.01</b>