

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, February 26, 2016 8:18 AM
To: 'Crys Clements'
Subject: RE: Chimney repair in historic conservation district

Crys,

You have permission to proceed to replace/rebuild one chimney at 322 14th Street and three chimneys at 517 Ridge Street with the following conditions:

The new chimneys must be identical in design as the current chimneys (especially the corbelled chimneys at Ridge Street). Please take (before and after) photos and send me.

If you re-use the old brick, make sure the mortar is appropriate (lime-based).

The BAR expressed thanks that you are maintaining the buildings and re-building the chimneys.

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

From: Crys Clements [<mailto:crys@woodardproperties.com>]
Sent: Wednesday, February 24, 2016 2:09 PM
To: Scala, Mary Joy
Subject: Chimney repair in historic conservation district

Hi Mary Joy,

We need to replace brick chimneys at 2 properties that I believe are within conservation districts:

322 14th Street

517 Ridge Street

The chimneys need to be taken apart to the roofline then rebuilt, using some original brick and some new brick to match as closely as possible.

Do we need approval for this project before proceeding?

Thanks,
Crys

Crys Clements

Development & Design Manager
crys@woodardproperties.com • (434) 971-8860

Parcel ID
290144000

Card Address
01 of 01 517 RIDGE ST

Index Order ADDRESS
Index Value RIDGE ST

517



Zoom 100%

Picture
Date 04/22/2003

Front
Year: 2004

Seq: 1

Image Type

Prior

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322 14th Street, NW



STREET ADDRESS:	322 14th Street, NW
MAP & PARCEL:	4-287
PRESENT ZONING:	UHD
ORIGINAL OWNER:	
ORIGINAL USE:	Residential – single family
PRESENT USE:	Residential – single family
PRESENT OWNER:	Catterton, Ada Lee et al
ADDRESS:	322 14th Street NW Charlottesville, Va. 22903
DATE/ PERIOD:	Ca. 1920
STYLE:	American Foursquare
HEIGHT IN STORIES:	2.5 stories
DIMENSIONS AND LAND AREA:	2,490 sq ft/0.209 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This very large 2 ½-story, 3-bay, brick American Foursquare was constructed ca. 1920 and features the following details: interior brick chimney, hipped roof, front hipped roof dormer with paired attic windows, segmental arches over openings, boxed cornice, 3-bay porch with Tuscan columns and plain balusters, and wooden awnings over all window openings and porch bays. According to the City Directory, Bertha Catterton ran a boarding house here during the 1920s. A large example of a Foursquare, this building contributes to the District.

Parcel ID 040267000	Card 01 of 01	Address 322 14TH ST NW	Index Order ADDRESS	Index Value 14TH ST NW	322
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Zoom 100%	Picture Date 04/08/2003	Front Year: 2004	Seq: 1	Image Type
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WALTERS-WITKIN HOUSE



STREET ADDRESS:	517 Ridge Street
MAP & PARCEL:	29-144
VDHR FILE NUMBER:	104-25-26
CITY FILE NUMBER:	216
PRESENT ZONING:	R-3
ORIGINAL OWNER:	John L. Walters
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property (6 Apartments)
PRESENT OWNER:	Dogwood Housing Limited Partnership
ADDRESS:	223 West Main Street Charlottesville, VA 22901
HISTORIC NAME:	Walters-Witkin House
DATE/PERIOD:	c. 1881 and c. 1910
STYLE:	Colonial Revival
HEIGHT IN STORIES:	2
DIMENSIONS AND LAND AREA:	52' x 176' (9,152 sq. ft.)
CONDITION:	Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Spring 1978, Revised 1993
SOURCES:	City/County Records James Fleming Mrs. Isadore Witkin

WALTERS-WITKIN HOUSE

ARCHITECTURAL DESCRIPTION

Originally a three-bay, single-pile Virginia I-house on a high foundation with interior end chimneys, this house has been enlarged to double-pile, and it also has enclosed two-storey rear porches. It is two storeys tall with an attic and a basement that is above ground in the rear. Probably originally weatherboarded, it is now covered with yellow stucco, the trim is white and the roof gray. The medium-pitched hip roof covered with standing-seam metal is pierced on the facade and each side by hip-roofed dormers with shingled walls and paired attic windows. The roof has projecting eaves and a boxed cornice with modillions and dentil moulding. There is a third interior chimney in the rear. Windows are double-sash with architrave trim. Those on the facade have unusual glazing: four vertical lights in the upper sash and a single light in the lower. Those in the side bays of the facade are paired. Most of the other windows are two-over-two light, and those in the rear sun parlors and sleeping porches are six-over-six. The broad verandah has a nearly flat metal roof with matching cornice, chamfered square posts, and simple balustrade. The frieze has been removed. The door and the remains of the floor of a half-sized second-storey porch can be seen on the roof of the verandah. The entrance door has a single light above vertical panels. Its single-light rectangular transom is unusually tall.

HISTORICAL DESCRIPTION

On July 29, 1881, John L. Walters purchased two lots adjoining his home on Ridge Street (ACDB 79-73). The purchase price of \$450 for both lots indicates that no buildings were included. He may have built this house before receiving a deed to the lot, however, because the 1881 tax appraisal indicates the presence of a new building. On October 31, 1882, Walters sold the house to Elizabeth M. Johnson for \$2000 (ACDB 81-39). This was apparently a two-storey frame Virginia I-house, the front half of the present house. Mrs. Johnson died in 1892 and left her home to her daughter Annie M. Prout (City WB 1-16), who sold it to J.W. Lovegrove in 1909 (City DB 20-403). Lovegrove apparently doubled the size of the house at that time, because the 1911 tax appraisal shows an increase of 100% in building value. Another large increase in the 1916 appraisal possibly marks the addition of the sun parlors and sleeping porches. P.T. and L.M. Robertson bought the house from Lovegrove in 1920 (DB 35-82) and sold it in 1926 to Mary Witkin (DB 54-9) who immediately divided it into six apartments. She did not live there herself, but her son Isadore Witkin, who had an antique shop on Vinegar Hill, occupied one of the apartments until the house was sold to Edward D. McCreary in 1957 (DB 203-174). It has been used as a rental property for half a century. Dogwood Housing Limited Partnership purchased the house in 1980 (DB 415-677, 432-184) and has rehabilitated it.

STATEMENT OF SIGNIFICANCE

This simply detailed house was doubled in size some thirty years after it was built, and later was divided into six apartments. After years of abuse, it was rehabilitated in the early 1980's. The demolition of a row of 19th-century houses south of this house when Ridge Street was realigned with Fifth Street in 1973 has given it new prominence in the streetscape. It is now the first house on the western side of Ridge Street seen, across several vacant lots, by travelers taking the Ridge-Fifth Street route into Charlottesville. This makes it very important to the Ridge Street Historic District.