



**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 Email scala@charlottesville.org

RECEIVED

JAN 25 2018

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	<u>Claire: Charles McKinley</u>	Applicant Name	<u>Claire: Charles McKinley</u>
Project Name/Description	<u>516 Ridge Street</u>	Parcel Number	<u>Tax Map 29 Parcel 273</u>
Project Property Address	<u>516 Ridge Street, Charlottesville, VA 22902</u>		

Applicant Information

Address: Claire: Charles McKinley
516 Ridge Street
Email: clairedmckinley@gmail.com
Phone: (W) 434-924-4562 (C) 434-242-9649
Charles: 434-982-5816 434-242-1647

Property Owner Information (if not applicant)

Address: _____
Email: logan.mckinley@gmail.com
Phone: (W) _____ (C) _____

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] 01/15/2018
Signature Date

Claire McKinley 01/15/2018
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 01/15/2018
Signature Date

Charles Logan McKinley
Print Name Date

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

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

- ① Photos
- ② Proposed Fence Relocation
- ③ Historic Survey
- ④ Proposed Deck Location
- ⑤ Proposed Rear Elevation

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

Mess, Camie

From: Mess, Camie
Sent: Tuesday, February 27, 2018 12:13 PM
To: 'clairelmckinley@gmail.com'
Subject: BAR Action- February 21, 2018 - 516 Ridge Street

February 27, 2018

Certificate of Appropriateness

BAR 18-02-02
516 Ridge Street
Tax Parcel 290273000
Claire and Charles McKinley, Owner and Applicant
Renovating front façade, fence, porch and walkway. Adding main floor deck

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2018. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, for Site Design and Elements, and for New Construction and Alterations, I move to find that the proposed exterior repairs and renovations 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 with the following modifications to come back and be circulated for approval:

- cut sheets for the new door
- cut sheets for the windows (basement and upper levels)
- simpler garage door (no faux wood grain on doors)
- details for the front wall

Mohr seconded. Approved (5-0).

This certificate of appropriateness shall expire in 18 months (August 21, 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

Camie Mess

Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 21, 2018**



Certificate of Appropriateness

BAR 18-02-02

516 Ridge Street

Tax Parcel 290273000

Claire and Charles McKinley, Owner and Applicant

Renovating front façade, fence, porch and walkway. Adding main floor deck.

Background

Built in 1959, the Winston House is significant as an example of a Modern Minimal Tradition house but in scale and form it is not compatible with the earlier houses in the Historical District. Due to its date of construction it is listed as a non-contributing resource. The historic survey is attached.

Application

Certain exterior repairs and renovations:

1. Replacement of front door.
2. Renovation of front porch to include additional iron post, new light fixture, gray slate tile floor, and slated wood façade over exterior brick on porch area.
3. Replacement of rotted window trims and re-glaze of windows. If windows are too rotten to re-glaze, request to replace windows with fiberglass windows.
4. Removal of storm windows when repairing/reglazing.
5. Removal of shutters on large picture window and replace shutters on the other two windows with wood slatted shutters.
6. Replace concrete front walkway with stone pavers. Remove walkway from alley to front door and replace with grass or mulch.
7. Add 1 ft of black cast iron/aluminum topper to brick wall to bring total wall height to 4 ft. If that is financially unfeasible, add 1 foot of pierced brick design to wall. Addition of black cast aluminum gate.
8. Replacement of front chain link fence with black cast aluminum 4 ft fence.
9. Replace backyard chain link fence (not visible from street) with a wooden fence no taller than 6 ft.
10. Replace rear lower level window with 5ft clear fiberglass patio door.
11. Removal of rear main floor window to right of porch room due to interior replacement of porch room with master bathroom shower.
12. Replacement of basement windows with 1 over 1 fiberglass or wood windows.
13. Replacement of garage door with wood looking steel or aluminum garage door.
14. Addition of main floor deck off of porch room and screen door to access porch.
15. Replace white aluminum gutters in poor condition with seamless aluminum gutters, gutter guards, and downspouts in similar color to house trim.

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.*

Site Design and Elements

C. Walls and Fences

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2. When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3. Match old fencing in material, height, and detail.*
- 4. If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5. For new fences, use materials that relate to materials in the neighborhood.*
- 6. Take design clues from nearby historic fences and walls.*
- 7. Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8. Traditional concrete block walls may be appropriate.*
- 9. Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
- 10. If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11. Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*

12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.*
16. *16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

D. Lighting

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1. *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
2. *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
3. *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
4. *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
5. *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
6. *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
7. *Consider motion-activated lighting for security.*

E. Walkways and Driveways

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1. *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
2. *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
3. *Gravel or stone dust may be appropriate, but must be contained.*
4. *Stamped concrete and stamped asphalt are not appropriate paving materials.*
5. *Limit asphalt use to driveways and parking areas.*
6. *Place driveways through the front yard only when no rear access to parking is available.*
7. *Do not demolish historic structures to provide areas for parking.*

8. *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

New Construction and Additions

C. 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 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.*

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.*
- 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.*

F. Foundation

The foundation forms the base of a building. On many buildings it is indistinguishable from the walls of the building. While, on others, it is a different material or texture or is raised well above ground level.

- 1. Retain any decorative vents that are original to the building.*
- 2. Offset infill between the brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.*
- 3. When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.*
- 4. Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.*

Discussion and Recommendations

The applicant has done due diligent research on this property. There many changes that the applicant is requesting. The BAR should discuss if some or all of these changes are appropriate within the guidelines and the characteristics of the historic neighborhood.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, for Site Design and Elements, and for New Construction and Alterations, I move to find that the proposed exterior repairs and renovations 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...).

Claire & C. Logan McKinley
516 Ridge Street
Charlottesville, VA 22902

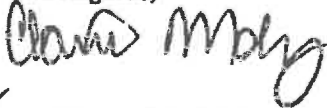

January 15, 2018

Dear Board of Architectural Review:

Please find attached our application for a Certificate of Appropriateness for the exterior renovations to our home, 516 Ridge Street. Our home was built in 1959 and is a Mid Century Ranch and we plan to keep with many of the characteristics that are distinct to that era, including the use of natural materials (wood & stone) inside and out, and bringing as much of the outside in, as possible. We have included a line by line comparison of all of the proposed changes.

Thank you in advance for your consideration

Kind Regards,

Claire & C. Logan McKinley

Proposed Fence Re-location

RECORD MERIDIAN
Inst. # 2014: 3846



Owners:
Verna Reynolds Sellers, etal

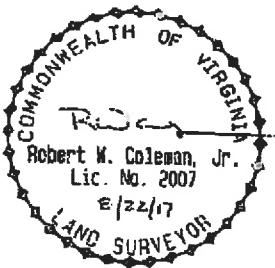
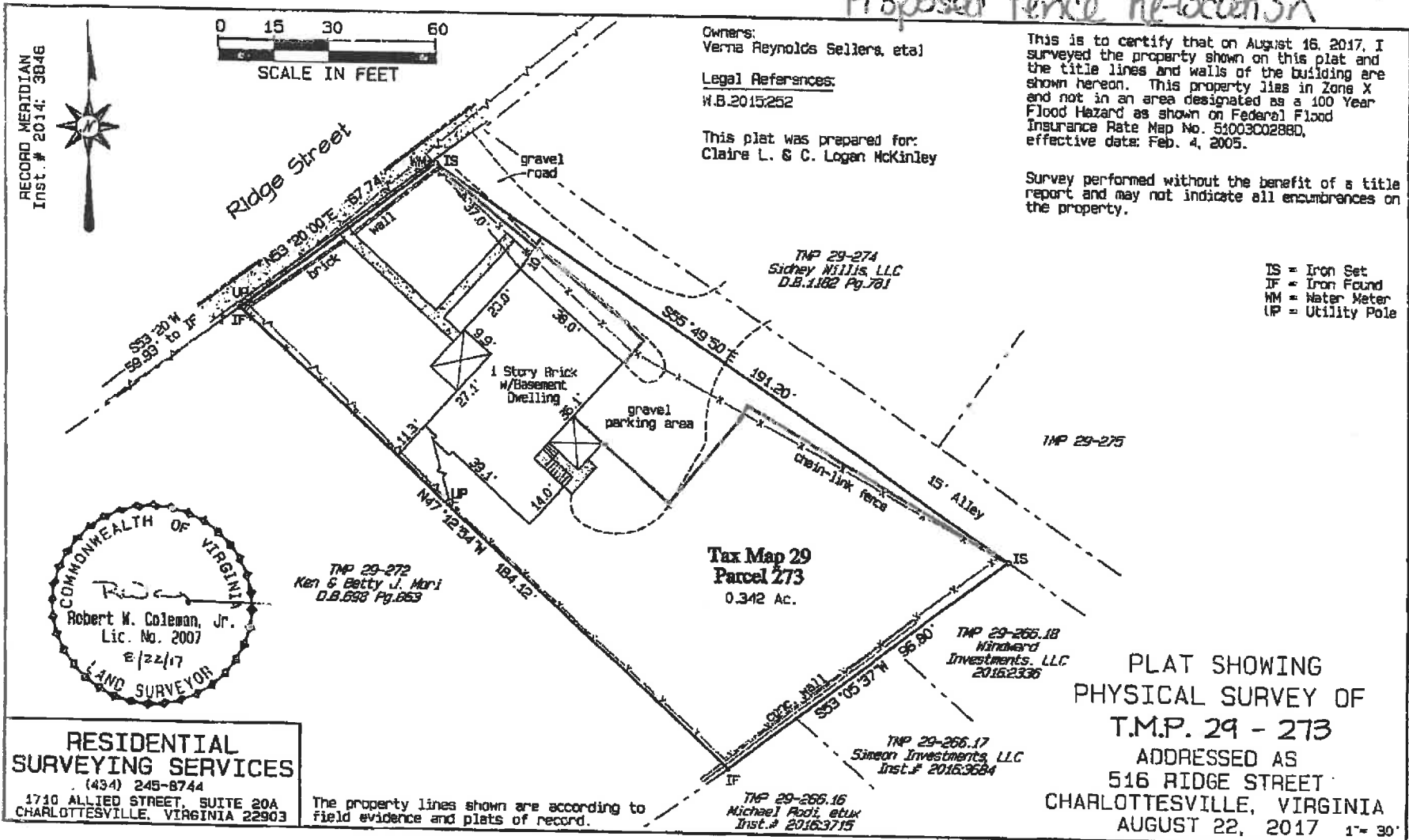
Legal References:
W.B.2015252

This plat was prepared for:
Claire L. & C. Logan McKinley

This is to certify that on August 16, 2017, I surveyed the property shown on this plat and the title lines and walls of the building are shown hereon. This property lies in Zone X and not in an area designated as a 100 Year Flood Hazard as shown on Federal Flood Insurance Rate Map No. 51003C0288D, effective date: Feb. 4, 2005.

Survey performed without the benefit of a title report and may not indicate all encumbrances on the property.

IS = Iron Set
IF = Iron Found
WM = Water Meter
UP = Utility Pole



RESIDENTIAL SURVEYING SERVICES
(434) 245-8744
1710 ALLIED STREET, SUITE 20A
CHARLOTTEVILLE, VIRGINIA 22903

TMP 29-272
Ken & Betty J. Mori
D.B.698 Pg.653

**Tax Map 29
Parcel 273**
0.342 Ac.

TMP 29-266.18
Hindward
Investments, LLC
20152336

TMP 29-266.17
Sineon Investments, LLC
Inst. # 20163684

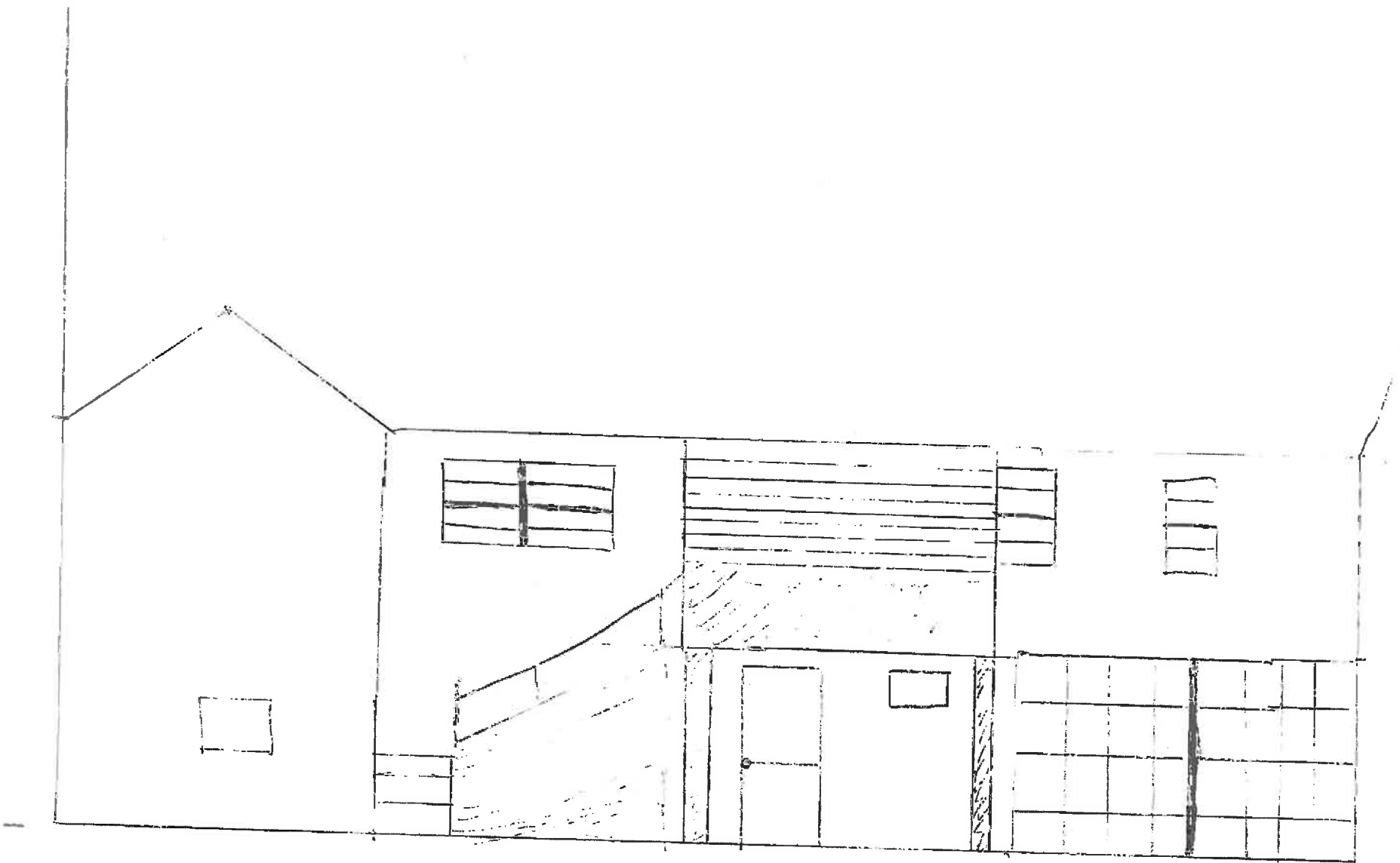
TMP 29-266.16
Michael Padi, etux
Inst. # 20163715

The property lines shown are according to field evidence and plats of record.

PLAT SHOWING
PHYSICAL SURVEY OF
T.M.P. 29 - 273
ADDRESSED AS
516 RIDGE STREET
CHARLOTTEVILLE, VIRGINIA
AUGUST 22, 2017 1" = 30'

Attachment #2

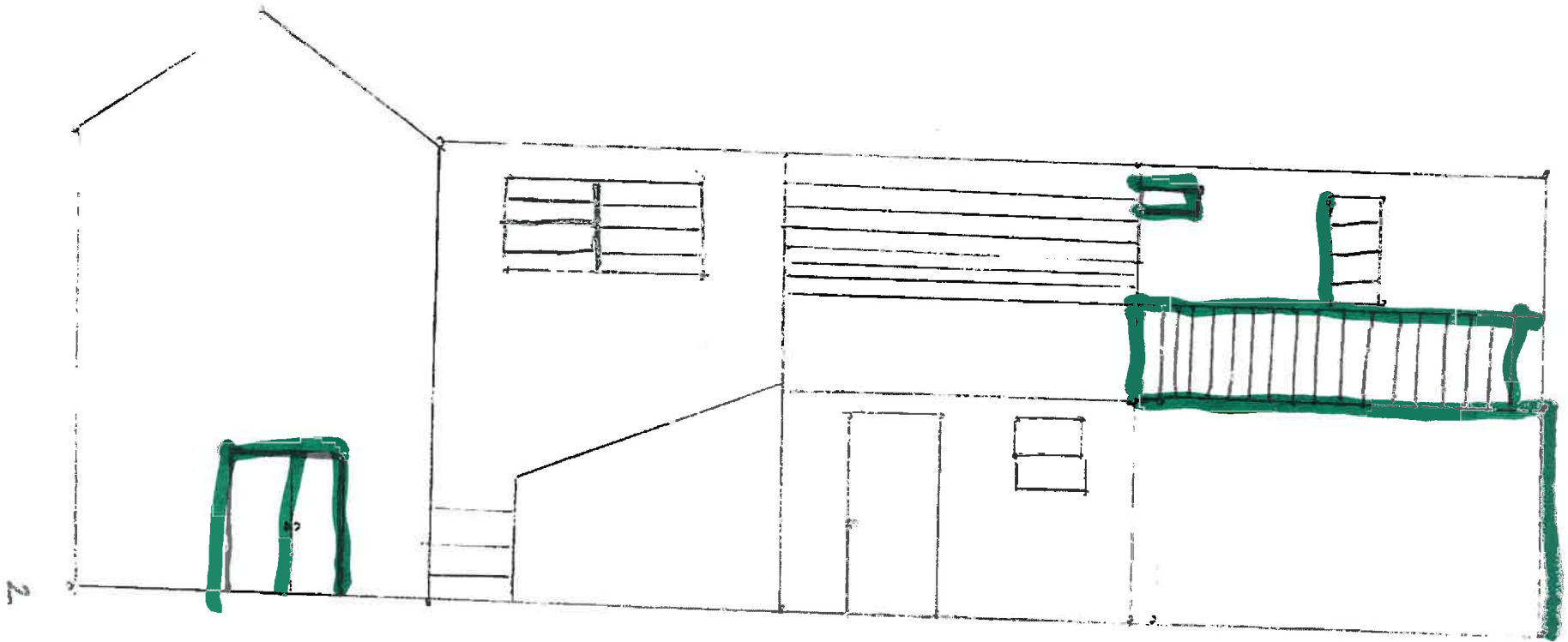
516 Ridge Street
Current Rear



Attachment #5

516 Ridge Street

Proposed Rear
(Changes in green)



516 Ridge Street Proposed Exterior Changes for BAR review			
Element	Current	Proposed	Picture/ Examples #
Front Door	Hollow core with 3 small windows, wood color, damaged in many areas	Therma-Tru Pulse fiberglass door with clear or frosted glass	3, 6, 38, 39
Front Storm Door	White 1/2 screen/ 1/2 glass. Screen retractor broken. Lock broken.	Full View storm door- coordinating color with trim, with brushed nickel hardware.	3, 34
Front porch	Added after home was built, concrete not level, single scrolled wrought iron post does not match scale of porch. Also, gutter downspout was placed against the post, and is not functional- water does not divert correctly due to improper slope) Red painted concrete, peeling. front porch light is bare bulb.	Propose to add second matching scrolled wrought iron post to create a corner (and enable us to correct the downspout location). Propose to Level concrete and add gray slate tile. Also propose to add slatted wood facade over brick, on porch area to be more in line with the mid-century focus on the "Entry" as an important featur of the home. This also lines up with the mid century use of natural materials outside and in. Propose replacing light fixture with one appropriate to style of house, in same location.	2, 3, 4, 29, 30, 31, 32
Fascia and window trim	Rotted in various places, white/peeling paint.	Replace rotted sections, scrape and repaint trim in one of the sample colors that is accurate for a mid century ranch. Similar in look to provided picture	37
Windows	Horizontal 2 over 2 pattern double hung wooden windows. Glazing deteriorated in every window.	Intend to reglaze and repaint with the same color as trim. However if the windows are too rotted to reglaze, propose replacing with matching 2 over 2 fiberglass window.	7, 35, 36, 37
Storm windows	3 channel storms, various states of broken/missing glass. All aluminum, have had weep holes painted over and have led to some rot of wood sills.	Remove storm windows when repairing/reglazing windows, and dispose of. (Will leave windows bare on exterior and will utilize interior storms)	7
Front shutters	Slatted shutters on front 3 windows- bright green. Missing slats on some of them.	Remove the shutters on the large picture window and leave off. Replace the shutters on the other two windows with wood slatted shutters in midcentury style appropriate to age of home similar to picture.	7, 33
Front walkways	Poured concrete in very bad condition.	Break up, remove, and replace walkway from Ridge Street to front steps with stone pavers, to match gray slate on porch (either slate, or blue flagstone. Break up and remove walkway from alley to front door. Replace area with grass or mulch.	9, 11, 12
Front brick wall	Currently 3 ft tall with no front gate. Running bond pattern with 1 width of brick topper in perpendicular fashion. Taller corner posts	Add 1 foot of cast iron/cast aluminum (black) topper. If cost prohibitive, or cannot find source for wall topper, we propose adding 1 ft of pierced brick design to bring total heigh of wall to 4ft. Add black cast aluminum gate.	8, 9,, 23, 24, 25, 26
Fence around the rest of house	Chain link	Replace front yard portion with black cast aluminum 4ft tall fence, to match wall topper and gate. Keep a gate entry at side of alley where current gate is at front of home, to allow access. For back yard (not visible from the street), propose replacing chain link with wooden fence, no taller than 6 ft, and will change configuration of fence to to allow for vehicle access to garage, while continuing to have an uninterrupted secure fence for dogs.	10, 27, 28
Rear lower level window	20"x 32" window, not visible from the street	Replace with 5 foot clear glass fiberglass patio door (similar to picture) to provide legal egress to future bedroom	13, 17, 41
Rear main floor window to right of porch room	Porch room was added after home was built, and the louvered windows bisect a double window. From rear view, single 27" x 44" window visible, not visible from the street.	As part of interior design, the master bathroom shower will be added in that area, therefore, the window inside the porch room will be removed and masonry added to match interior, porch room wall. Propose that visible exterior window also be removed, and 27" x 11" fixed or glass block window added. Masonry to be toothed in and will match running bond pattern of house masonry, below window (we plan to try to reuse brick removed from exterior lower rear patio door addition so it matches)	14, 15
All other basement windows	20" x 32" aluminum windows, not visible from the street.	Replace with 1 over 1 window (fiberglass or wood) to make legal egress for bedrooms and add more light into main basement living area.	16, 18, 19, 20

Garage Doors	2 White wooden with glass that has been painted over with spray paint, rotted in places, not visible from the street	Insulated wood-look steel or aluminum garage door with 4 lite glass. This will match the wood tone as the front porch wood façade.	14, 21, 41
Deck	None currently	Propose adding main floor deck (approximately 10x 20') off of porch room, would add access from porch room via a full view storm/screen door that is across from the existing screen door. Will not be visible from the street. Addition of deck will provide outdoor space for primary level, and lines up with mid century importance of access to outdoor space.	14, 15, 22
Gutters & downspouts	White aluminum gutters in disrepair	Replace with seamless aluminum gutters with gutter guards and downspouts in similar color to house trim to help them disappear.	4, 5

WINSTON HOUSE



STREET ADDRESS:	516 Ridge Street
MAP & PARCEL:	29-273
VDHR FILE NUMBER:	104-25-25
CITY FILE NUMBER:	675
PRESENT ZONING:	R-3
ORIGINAL OWNER:	Verner R. and Elizabeth L. Winston
ORIGINAL USE:	Residence
PRESENT USE:	Rental Property (Residence)
PRESENT OWNER:	Josephine Reynolds and J. Garland Reynolds
ADDRESS:	1305 Florida Avenue NW Washington, D.C. 20009
HISTORIC NAME:	Winston House
DATE/PERIOD:	1959
STYLE:	Modern Minimal Traditional
HEIGHT IN STORIES:	one story
DIMENSIONS AND LAND AREA:	68' ave. x 180' ave. (15,170 sq. ft.)
CONDITION:	Excellent
SURVEYOR:	Bibb/Pres. Assoc. of VA (Smead)
DATE OF SURVEY:	1993
SOURCES:	City Records Charlottesville City Directories

WINSTON HOUSE

ARCHITECTURAL DESCRIPTION

This one-story, four-bay, brick house, laid in running bond, exhibits the low profile of the Ranch-style, with reference to historically-derived elements. The house has an L-shaped plan with a composite-shingled roof that has intersecting gables, created by the juncture of a front-gabled section, projecting from the northeast side of the front facade, with the house's main block. A one-story, one-bay front porch, with a metal support at the corner and a metal railing, is located in the "L". The windows are horizontally-divided two-over-two double-hung wood sash, and there is a three-part window, formed from a picture window flanked by narrow horizontally-divided two-over-two sash, in the southwest end bay of the front facade. The roof edge has a minimal boxed cornice, the gables have narrow bargeboards, and there is a brick exterior end chimney. The windows have inoperable blinds. The house stands on a small sloped lot, fronted with a brick wall, and edged at the sides and rear with hurricane fencing.

HISTORICAL DESCRIPTION

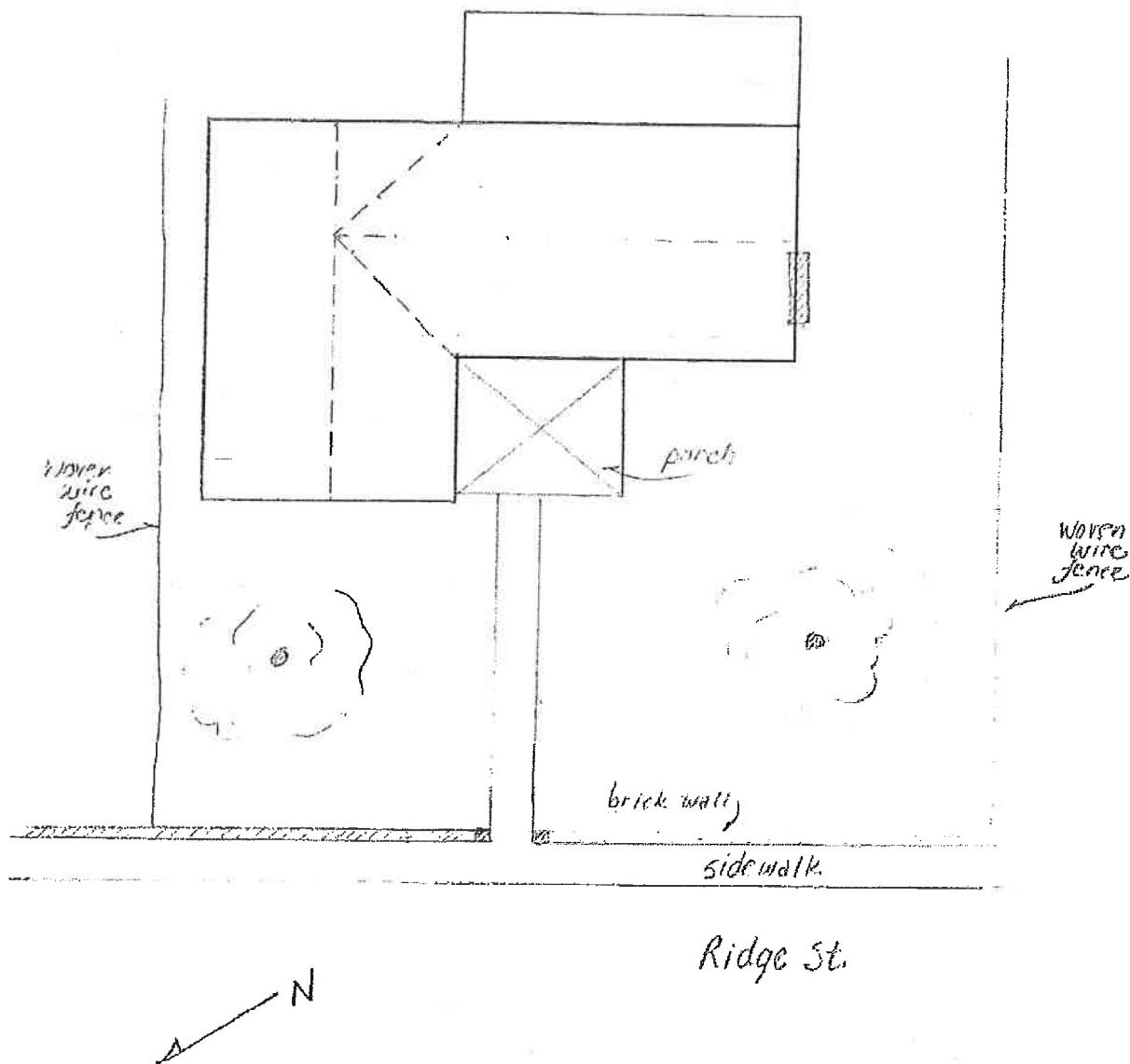
Verner R. and Elizabeth L. Winston purchased this lot, formerly the side yard of the Burgess-Hawkins House at 518 Ridge Street, in 1958 (City DB 208-495, 215-309). Tax records show that they built the house the following year. A brick wall was added along the front of the lot in 1961, and the back porch was enlarged and enclosed in 1964. The house has remained in Mrs. Winston's family, passing first to her sister (WB 10-222) and then to two nieces (WB 21-99).

STATEMENT OF SIGNIFICANCE

The Winston House is significant as an example of a Modern Minimal Traditional house, but in scale and form it is not compatible with the earlier houses in the Historic District, and due to its date of construction it is a non-contributing resource.

WINSTON HOUSE
516 RIDGE ST

VDHR FILE NO. 104-25-25



SUSAN E. SMEAD
PRESERVATION ASSOCIATES
OF VIRGINIA

JANUARY 1994

VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES
PROPERTY SURVEY FORM
RECONNAISSANCE LEVEL

IDENTIFICATION INFORMATION

VDHR File # 104-0025-025

Property Name:
Historic/Current Winston House

NR Property Category: Building
Wuzit: House

Tax Code: Section Parcel
=====

.29 273

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

ADDRESS/LOCATION INFORMATION

Address: 516 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:
Ownership: Private

RESOURCE COUNT -

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

WUZIT COUNT -

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

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

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Resource Level:
 Estimated Construction Date: 1959
 Source of Date: Tax Records
 Physical Status: Existing
 Condition: Excellent
 Threat: None Known
 Degree of Historic Integrity:
 Association:
 Design:
 Feeling:
 Location:
 Materials:
 Setting:
 Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

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Architectural Style/Derivative: Modern Minimal Traditional

of Stories: 1.0 # of Bays Wide: 4 # of Bays Deep: 3
 Arch Config: Geo Config:
 Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Exterior end	Brick	
Foundation			Brick	
Porch		Front	Wood/metal	
Roof		Intersect. gables	Asphalt	Shingles
Windows		sash	Wood	horizontal 2/2

Brief Architectural Description of Primary Resource:

This one-story, four-bay, brick house, laid in running bond, is in the Modern Minimal Traditional Style, exhibiting the low profile of the Ranch Style, with reference to historically-derived elements. The house has an L-shaped plan with a composite-shingled roof that has intersecting gables, created by the juncture of a front-gabled section, projecting from the northeast side of the front facade, with the house's main block. A one-story, one-bay front porch, with a metal support at the corner and a metal railing, is located in the "L". The windows are horizontally-divided two-over-two double-hung wood sash, and there is a three-part window, formed from a picture window flanked by narrow horizontally-divided two-over-two sash, in the southwest end bay of the front facade. The roof edge has a minimal boxed cornice, the gables have narrow bargeboards, and there is a brick exterior end chimney. The windows have inoperable blinds. The house stands on a small sloped lot, fronted with a brick wall, and edged at the sides and rear with hurricane fencing.

Brief Architectural Description of Additions and Alterations
Back porch enlarged and enclosed, 1964; brick wall added
along front of lot, 1961.

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:

Verner R. and Elizabeth L. Winston purchased this lot, formerly the side yard of the Burgess-Hawkins House at 518 Ridge Street, in 1958 (City DB 208-495, 215-309). Tax records show that they built the house the following year. A brick wall was added along the front of the lot in 1961, and the back porch was enlarged and enclosed in 1964. The house has remained in Mrs. Winston's family, passing first to her sister (WB 10-222) and then to two nieces (WB 21-99). The Winston House is significant as an example of a Modern Minimal Traditional house, but in scale and form it is not compatible with the earlier houses in the Historic District, and due to its date of construction it is a non-contributing resource.

BIBLIOGRAPHY

=====

Type of Record	Citation
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City Records	
Charlottesville City Deed Books and Will Books	

City Directory	
Charlottesville City Directory	

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
B&W 35mm photos	13467	28 - 29	11/26/1993

CRM MANAGEMENT EVENTS

=====

MISSING DATA ELEMENT

CRM Event

Agency/Organization

Date

Reconnaissance Survey

Smead, Susan and Bibb, Eugenia

11/26/1993



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

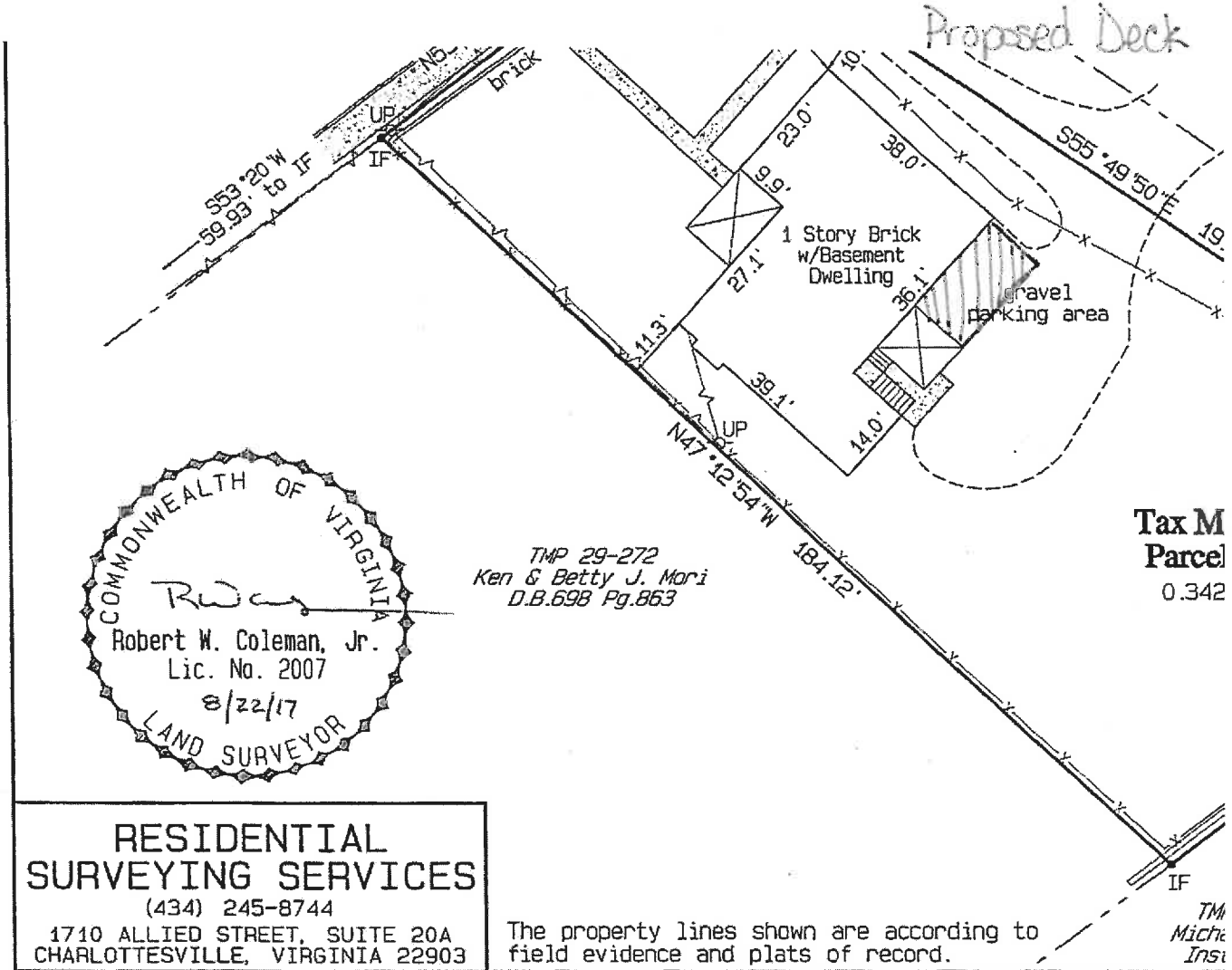
Name Winston House, 516 Ridge Street

Town City of Charlottesville

County _____

Photographer Susan E. Smead

Contents 2 exteriors



**Tax M
Parcel**
0.342

COMMONWEALTH OF VIRGINIA
Robert W. Coleman, Jr.
 Robert W. Coleman, Jr.
 Lic. No. 2007
 8/22/17
 LAND SURVEYOR

TMP 29-272
 Ken & Betty J. Mori
 D.B.698 Pg.863

**RESIDENTIAL
SURVEYING SERVICES**
 (434) 245-8744
 1710 ALLIED STREET, SUITE 20A
 CHARLOTTESVILLE, VIRGINIA 22903

The property lines shown are according to field evidence and plats of record.

Attachment #4

Current:



1



2

RECEIVED
JAN 25 2018
NEIGHBORHOOD DEVELOPMENT SERVICES



3



4



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Proposed



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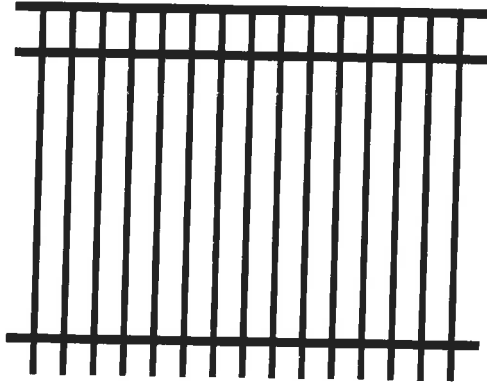
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Larson Full view Storm Door



34



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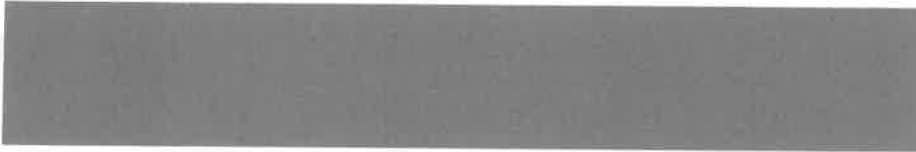
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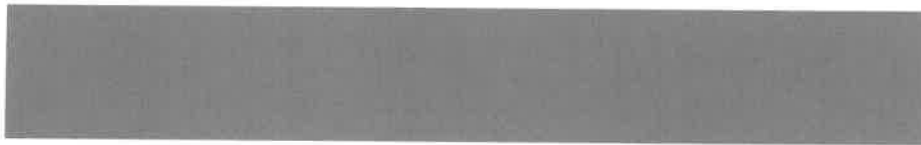
Environ Green



Farm to Table



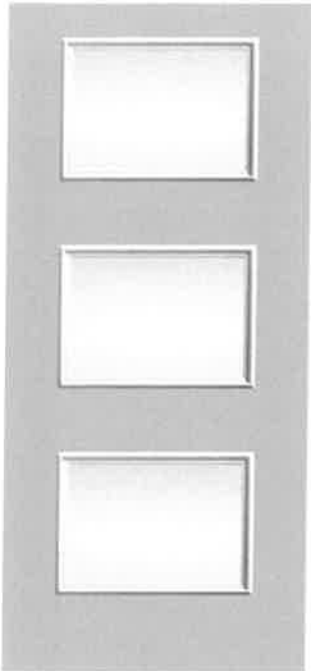
Station Gray



Meadow Sage



ThermaTru Pulse Fiberglass Doors



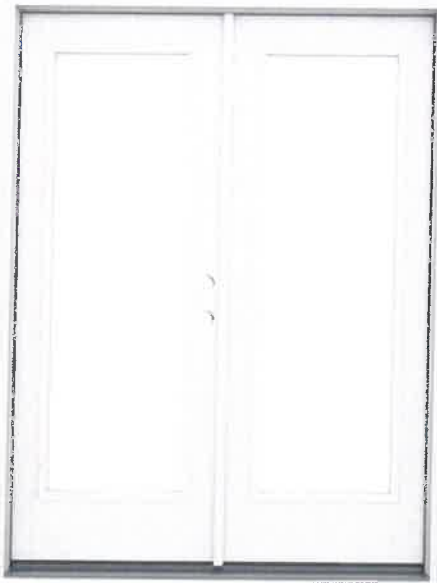
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