

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, May 23, 2018 11:41 AM
To: 'crys@woodardproperties.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - May 15, 2018 - 517 Ridge Street

May 21, 2018

Certificate of Appropriateness

BAR 18-05-01
517 Ridge Street
Tax Parcel 290145000
Dogwood Properties LLC, Owners/Applicant
Proposed concrete sidewalk on the front and north side of the property

Dear Applicant,

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

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Elements and Design, I move to find that the proposed concrete sidewalk satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Ridge Street ADC District, and that the BAR approves the application with the following modifications as outlined in Schwarz's sketch dated 5/15/2018. Also, the tree should be centered in the green space, and the BAR is recommending a London Plane. Balut seconded. Approved (6-0).

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

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

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)970-3185
Email: lasleyt@charlottesville.org

517 Ridge Street—Proposed concrete sidewalk at front and north side.

SKETCH NOTED ON
MAY 15, 2018

SCHWARTZ'S SKETCH
PER BAR MINUTES.

No work associated with project at Wm Taylor Plaza
or within 18' access easement

Minimal grading, not to exceed 500 SF

All new work is within this boundary.

Existing walk and patio to remain.

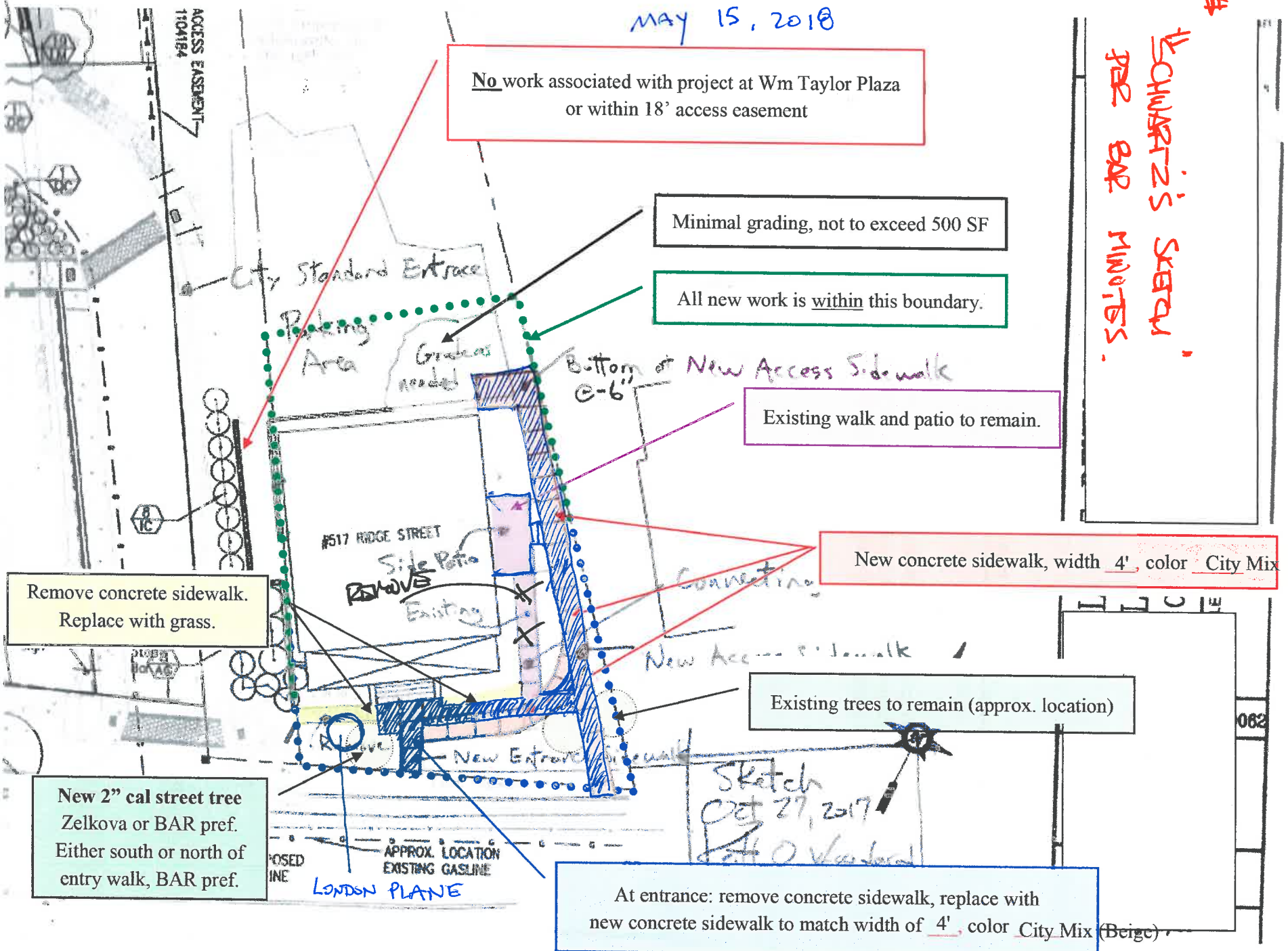
New concrete sidewalk, width 4', color City Mix (F)

Remove concrete sidewalk.
Replace with grass.

New 2" cal street tree
Zelkova or BAR pref.
Either south or north of
entry walk, BAR pref.

Existing trees to remain (approx. location)

At entrance: remove concrete sidewalk, replace with
new concrete sidewalk to match width of 4', color City Mix (Beige)



**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2017**



Certificate of Appropriateness Application

BAR 18-05-01

517 Ridge Street

Tax Parcel 290145000

Dogwood Properties LLC, Owners/Applicant

Proposed concrete sidewalk on the front and north side of the property

Background

517 Ridge Street, the Walters-Witkin House, built in 1881, is a contributing structure in the Ridge Street ADC district. It is a 2-story colonial revival stucco frame house, with an above ground basement in the rear. It has 3 bays, with a medium hip roof with side hip roof dormers, and a 3 bay veranda. (Historic survey attached)

Application

The applicant is requesting proposed concrete sidewalk changes at the front and north side of the property.

- Remove concrete sidewalk, replace with grass
- New 2" caliper street tree (Zelkova)
- At entrance: Remove concrete sidewalk, replace with new concrete sidewalk to match width of 4' (color: city mix beige)
- New concrete sidewalk, width 4' (color: city mix beige)

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

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

Pertinent Standards for Review of Construction and Alterations include:

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

- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitations

E. Walkways & 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.

Discussion and Recommendations

The proposed sidewalk does not significantly visually impact the view of the house from the street and is in compliance with the ADC Guidelines.

The BAR may want to comment on the tree species selected and the proposed location.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Elements and Design, I move to find that the proposed concrete sidewalk satisfies the BAR's criteria and guidelines and is 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...).



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

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 Dogwood Properties LLC Applicant Name Dogwood Properties LLC
Project Name/Description 517 Ridge - Proposed Sidewalk Parcel Number 290145000
Project Property Address 517 Ridge St. Charlottesville, VA 22902

Applicant Information

Address: 224 14th St NW
Charlottesville, VA 22903
Email: crys@woodardproperties.com
Phone: (W) 434 971 8860 (C) _____

Property Owner Information (if not applicant)

Address: 224 14th St NW
Charlottesville, VA 22903
Email: keith@woodardproperties.com
Phone: (W) 434 971 8860 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 4.13.18
Signature Date

Crys Clements
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 4/13/18
Signature Date

Keith Woodard
Print Name Date

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

Proposed concrete sidewalk at front and north side of 517 Ridge

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

1. Site plan 2. Context photos

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

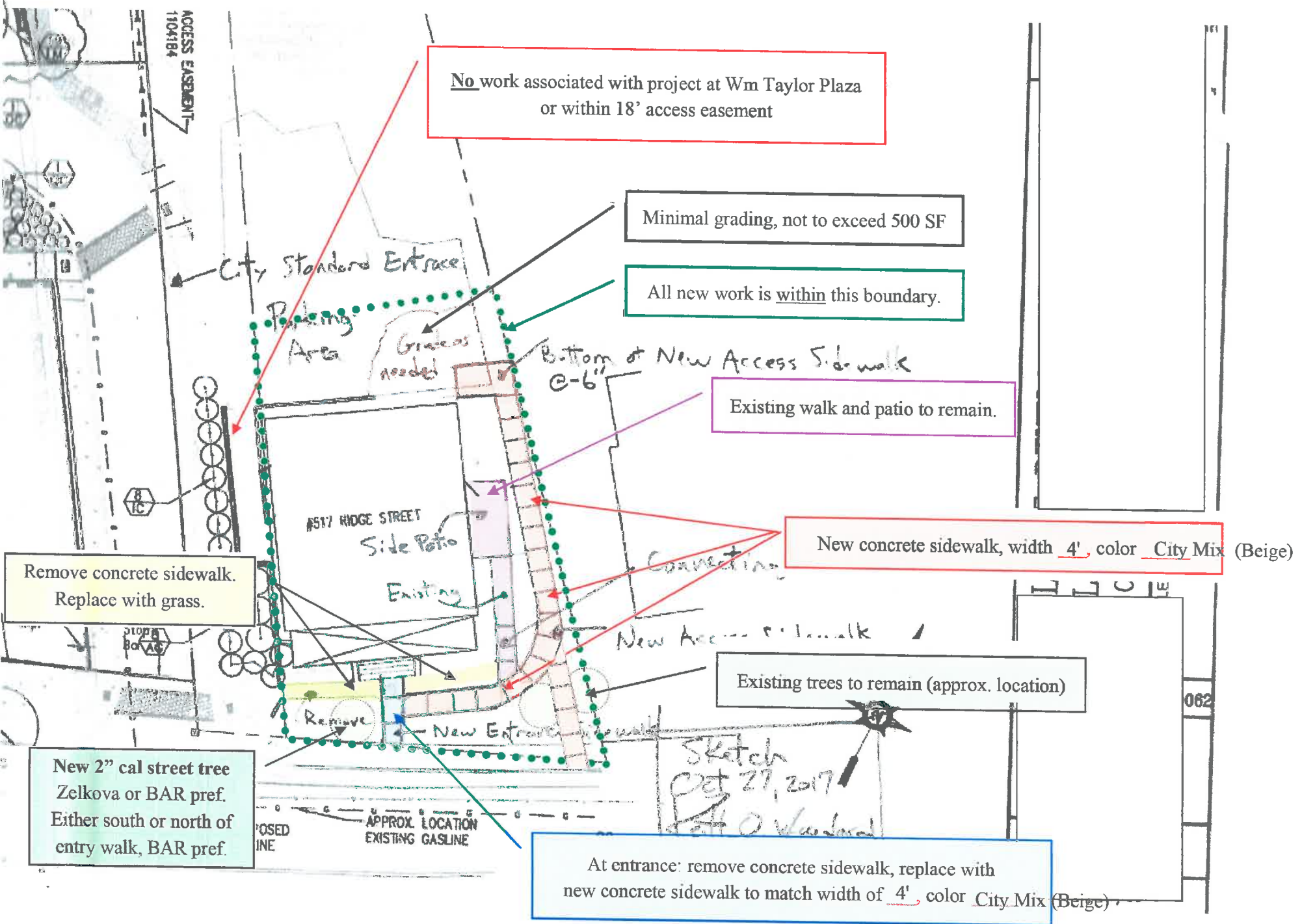
Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

517 Ridge Street—Proposed concrete sidewalk at front and north side.



No work associated with project at Wm Taylor Plaza or within 18' access easement

Minimal grading, not to exceed 500 SF

All new work is within this boundary.

Existing walk and patio to remain.

New concrete sidewalk, width 4', color City Mix (Beige)

Remove concrete sidewalk. Replace with grass.

Existing trees to remain (approx. location)

New 2" cal street tree Zelkova or BAR pref. Either south or north of entry walk, BAR pref.

At entrance: remove concrete sidewalk, replace with new concrete sidewalk to match width of 4', color City Mix (Beige)

Sketch Oct 27, 2017
Pat O'Connell



New 2" cal street tree
Zelkova or BAR pref.
Either south or north of
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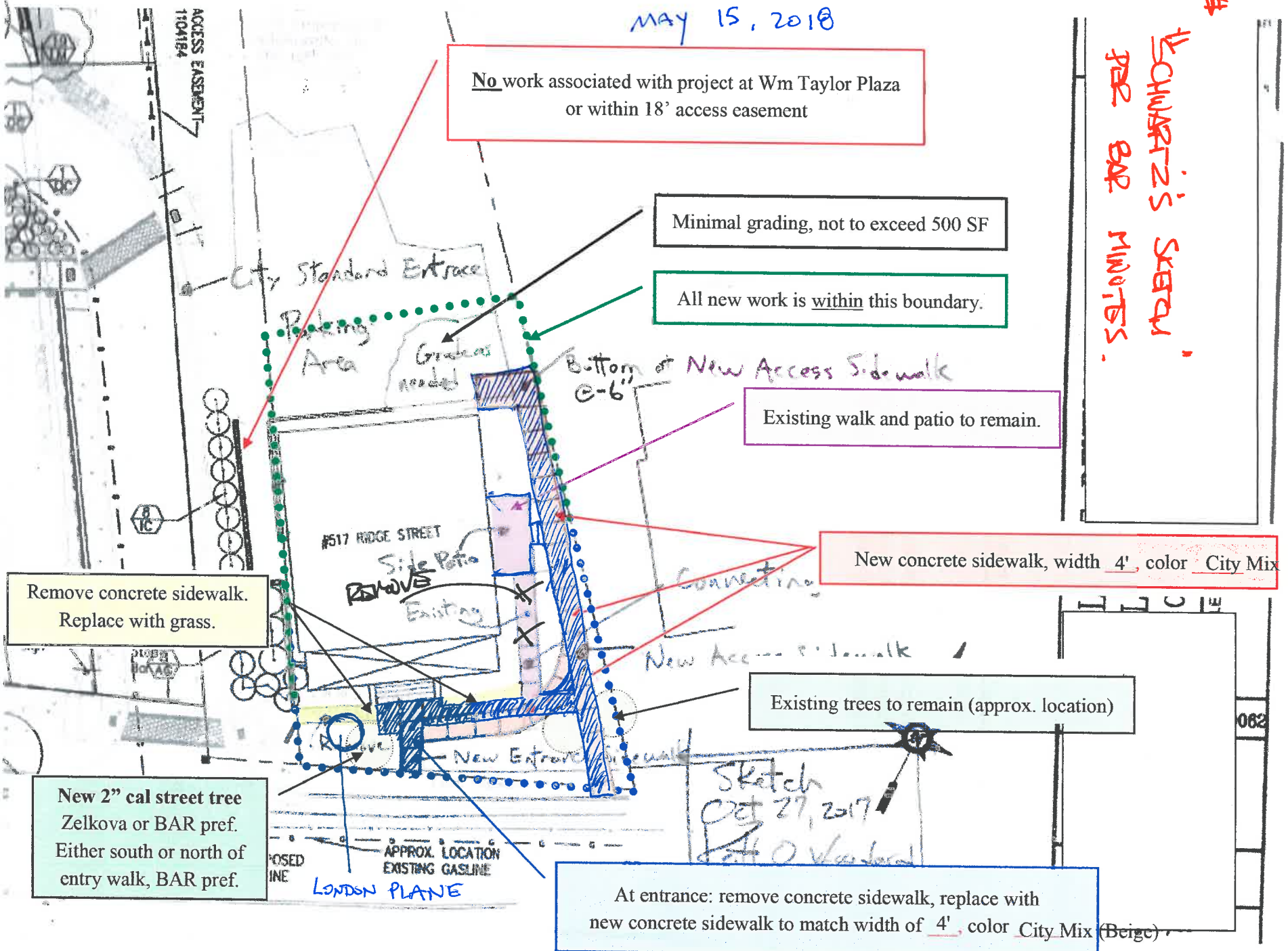
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