

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, October 18, 2018 12:07 PM
To: 'clairelmckinley@gmail.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - October 16, 2018 - 516 Ridge Street

October 18, 2018

Certificate of Appropriateness Application

BAR 18-02-02
516 Ridge Street
Tax Parcel 290273000
Claire and Charles McKinley, Owner and Applicant
Amendments to the COA – front fence

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2018. The following action was taken:

Taken off the consent agenda.

Motion: Schwarz moved to accept the applicant's deferral. Miller seconded. Approved (7-0).

If you would like to hear the specifics of the discussion please visit:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1327

If you have any questions, please contact me 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

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 16, 2018**



Certificate of Appropriateness Application

BAR 18-02-02

516 Ridge Street

Tax Parcel 290273000

Claire and Charles McKinley, Owner and Applicant

Amendments to the COA – front fence



Background

Built in 1959, the Winston House is a non-contributing resource within the Ridge Street ADC District. While its scale and form differ from the earlier period structures in the district, it is significant as an example of a *Modern Minimal Tradition house*. (Note: When the district was established almost 20 years ago, only due to its construction date was the Winston House designated *non-contributing*. Now approaching 60 years old, a reevaluation of that designation may be warranted.)

Previous BAR Review

February 27, 2018 – BAR approved proposed exterior repairs and renovations.

Application

Applicant's submittal:

- Application dated September 25, 2018: summary of proposed exterior changes (page 1), proposed toppers for the brick wall (Pictures #1, #2 and #3), proposed style of wooden fence for front yard (Pictures #4, #5, #6), and current exterior conditions (page 5).

Requesting the Feb 27, 2018 CoA be revised:

- Front brick wall. Allow a wood fence topper (cedar or treated pine with a coat of polyurethane).
- Side fence: In lieu of replacing chain link with black aluminum (item #10 in Feb 2018 submittal), construct a 4-ft wood fence (cedar or treated pine with a coating of polyurethane).

Discussion and Recommendations

The change of material at the side fence is appropriate. While the wall topper is inconsistent with the character of adjacent properties, it allows the existing brick wall to remain unaltered and it is arguably appropriate here given the unique and individual character of this house.

Staff recommends approval as a Consent Agenda item.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed amendments to the February 21, 2018 COA 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.

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 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 fences or walls and yards are open.
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.



**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 Claire: Charles McKinley Applicant Name Claire: Charles McKinley
Project Name/Description 516 Ridge Street Parcel Number 29 parcel 273
Project Property Address 516 Ridge Street

Applicant Information

Address: 516 Ridge Street, 22902
Email: clairemckinley@gmail.com
Phone: (W) 434-924-9552 (C) 434-242-9649
434-242-1647

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (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.

Claire McKinley 9/24/18
Signature Date
Claire McKinley 9/24/18
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):
topper to brick wall, replace fence (previously approved as metal, requesting approval of wood)

List All Attachments (see reverse side for submittal requirements):
① proposed pictures. ② Check outlining requests

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

Claire and Charles McKinley
 clairelmckinley@gmail.com
 logan.mckinley@gmail.com
 434-242-9649
 434-242-1647

516 Ridge Street Proposed Exterior Changes for BAR review			
Element	Current	Proposed	Picture/ Examples #
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 metal (black) or wood topper in horizontal design.	1, 2, 3
Front yard fence	4 foot chain link	Replace front yard portion with horizontal board wooden fence. 4 feet tall. Varying width of boards.	4, 5, 6

McKinley
516 Ridge Street

Proposed toppers for brick wall



1



2

McKinley
516 Ridge Street



3

Proposed style of wooden fence for front yard



4

McKinley
516 Ridge Street



5



6

McKinley
516 Ridge Street

Current

