

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, February 20, 2020 12:09 PM
To: jb@bdarchitects.com
Cc: Werner, Jeffrey B
Subject: February BAR Action - 409 Ridge Street

Certificate of Appropriateness Application

BAR 20-02-03

409 Ridge Street

Tax Parcel 290135000

Miles Hingeley and Ashley Morse, Owner; Jeff Bushman, Bushman Dreyfus Architects, Applicant

Two-story porch addition, new shutters and dormers, new roof

Dear Jeff,

Please find below the action taken for the above-referenced project at last night's Board of Architectural Review meeting:

Jody Lahendro moved having considered the standards set forth within the City Code, including the City Design Guidelines for New Construction and Additions, I move to find the proposed additions satisfy the BAR's criteria and are compatible with this property and other properties in the Ridge Street ADC District, with the following modifications:

- **The applicant will submit window cut sheets to staff to confirm they adhere to our guidelines.**
- **The applicant will submit drawings of the rear yard steps to staff to confirm they match what was discussed at the meeting.**

Carl Schwarz seconded. Approved (6-0).

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 19, 2020**



Certificate of Appropriateness Application

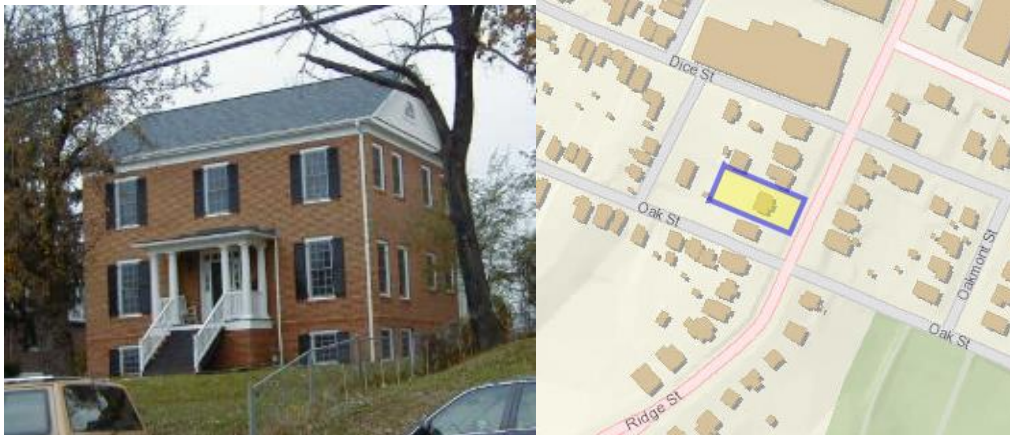
BAR 20-02-03

409 Ridge Street; Tax Parcel 290135000

Miles Hingeley and Ashley Morse, Owner;

Jeff Bushman, Bushman Dreyfus Architects, Applicant

Two-story porch addition, new shutters and dormers, new roof



Background

Year Built: 2004

District: Ridge Street ADC

Status: Contributing (Note: The original house, the Dunkum-Spooner-Brown House, c1842, was destroyed in 1994 by a falling tree. However, the current house is still identified as contributing. In any event, regardless of the year built, the parcel is within an ADC, and any new construction or alteration to an existing structure is subject to BAR review.)

Prior BAR Actions

None

Application

- Applicant submittal: Bushman Dreyfus Architects drawings Ridge Street Additions, dated January 29, 2020: Cover with sheets A-1 through A-16.

Request for a Certificate of Appropriateness in an ADC District for: alterations to the rear (west) elevation including construction of a 2-story addition and porch; and construction on the side (north) elevation of a single-story mudroom/entry.

Discussion

In the context of the existing additions at the rear and side, to the 2004 brick house, staff finds the proposed work to be consistent with the character of the 2004 house. In addition, the house

roof will be replaced with standing seam metal, which will be also be installed on the new work. The brick foundation of the house is continued for the additions and the proposed painted siding is consistent with the existing additions, distinguishing them from house itself.

The application clearly communicates a sense of the project's scale, materiality, and general appearance, which staff finds consistent with the design guidelines. However, the application lacks several specific details, including door and window cut sheets, drawings of the new operable shutters, and detailed drawings of the new porch, stairs, and railings. The building is not historic but the BAR might request further details to better understand the project.

Should additional information be requested, staff recommends deferral of this request until the March 2020 BAR meeting.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed window replacement satisfies the BAR's criteria 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/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed window replacement does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Ridge Street ADC District, and that for the following reasons the BAR denies 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 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;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Additions.

P. ADDITIONS

- 1) Function and Size
 - a) Attempt to accommodate needed functions within the existing structure without building an addition.
 - b) Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a) Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b) If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c) If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a) New additions should not destroy historic materials that characterize the property.
 - b) The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
 - a) A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b) If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a) Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
 - a) Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b) The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Appendix:

Staff Site Visit Photos, February 7, 2020



Figure 1: Oblique view, facing northwest, of subject building in context of neighboring buildings. 409 Ridge Street at left.



Figure 2: Oblique view, facing northwest, of subject building.



Figure 3: East elevation of subject building.



Figure 4: Oblique view, facing southwest, of subject building.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 409 Ridge Street
 Map and Parcel: 29-135
 Census Tract & Block: 4-339
 Present Owner: Dora Walls and Mabel Jones
 Address: 409 Ridge Street
 Present Use: Residence
 Original Owner: Elijah Dunkum
 Original Use: Residence

BASE DATA

Historic Name: Dunkum-Spooner-Brown House
 Date/Period: 1842, c1895
 Style: No Identifiable Style
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-3
 Land Area (sq.ft.): 90' x 206'
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is the oldest house still standing on Ridge Street. It was originally a Federal style, three-bay, single-pile side-hall-plan house, two stories on a low brick foundation, with two large exterior end chimneys. The original weather boarding has now been covered with light green asbestos shingles, and one-storey side wings and a rambling rear addition have given it a T-shape. Several remodelings have left little original fabric intact. The original section consists of parlor and side hall on the first level and two bedrooms on the second level. The enclosed staircase and all of the old mantels were replaced in the early 1900's, and the corner in front of one exterior end chimney was filled in with a sort of two-storey rectangular bay window to give more light to the hall. One-room wings were added at each side fairly early, but probably not at the same time. The one- and two-storey rear wing, built in several stages, covers two bays of the central block. An awkward full-height portico covers the entire facade of the original two-storey section. The heavy wooden-shingled pediment is supported by four slender square piers. A 1930 photograph shows the same pediment sheltering a two-storey Victorian veranda, the first level slightly wider than the second. At that time, the weatherboarding was painted white and the trim dark, and the roof was covered with standing-seam tin. There are medium pitched gable rooves with boxed cornices over the central section and the side wings, and a variety of shapes over the rear additions. All are now covered with asphalt shingles. The two exterior end chimneys are of brick laid in stretcher bond with one set of stepped weatherings and narrow offset

HISTORICAL DESCRIPTION

stacks. The large double-sash, six-over-six light windows with architrave trim in the original house were repeated in the south wing. The north wing has two-over-two windows, and there are several types in the rear wing. There is a new entrance door under the three-light rectangular transom in the south bay of the facade. The four-paneled door in the central bay at the second level was not removed when the veranda was. A one-room brick cottage just behind the house is probably the original 1842 kitchen. The brick, now painted white, is laid in five-course American bond with mousetooth cornice. It has a steep gable roof, now covered with asphalt shingles, and one large exterior end chimney with stepped weatherings. The large double-sash windows are six-over-six light with plain trim. The old board-and-batten door with iron strap hinges has been replaced in recent years, and a large rear addition built.

1842 Elijah Dunkum purchased 1 3/4 acres on "what is known as the ridge road leading to Meriwether's Mill" (ACDB 40-68). Tax records indicate that this house was built the same year, and when a tract immediately to the south was sold in 1844, it was described as "adjoining Elijah Dunkum's lot on which is erected a frame building". In 1843 Dunkum

GRAPHICS

built the handsome brick house a block north later known as the Dice house (demolished 1963), and in 1845 he sold his original "frame dwelling house, kitchen, meat house, stable, etc." with 1.36 acres to Rees Jurey (ACDB 42-276). Jurey's heirs sold to G. Wallace Spooner in 1861 (ACDB 59-569). Spooner was the contractor for the additions to the Albemarle Courthouse. He defaulted on his mortgage, and John L. Cochran bought the house at auction in 1871 (ACDB 66-295). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB4-454). They apparently added the side and rear wings and the two-storey Victorian veranda. Tax records indicate that much of this construction was circa 1894-95, but some of it was probably earlier, perhaps in the 1860's. The Spooners owned the house until 1902. It was purchased by Jury Y. Brown in 1904 (15-223). During the 38 years they lived there, the Browns added a rear sleeping porch and a sort of bay window in the corner by the chimney, dug out the basement, brought the floors in the different sections to a uniform level, and replaced all the mantels and the enclosed staircase. T.R. and Effie S. Moore bought the house from the Browns in 1942 (DB 112-275) and sold it in 1946 to Willard and Dorothy C. Quarles (DB 127-201) who again remodeled the house, divided it into three apartments, and replaced the veranda with a full-height portico. The present owners bought the house from Mrs. Quarles in 1957 (DB 203-90) and covered the weatherboarding with asbestos shingles in 1962. Additional Deed References: City DB 12-361, 14-191, 20-338

CONDITIONS

Good

SOURCES

1877 Ch'ville Map
 Mrs. Mabel Jones
 Mrs. Stuart Rothwell (Webb Brown Rothwell)
 Mrs. Marion H. Morgan (Elizabeth Brown Morgan)
 James Alexander, Recollections of Early Charlottesville

Architectural And Historic Survey



Identification

STREET ADDRESS: 409 Ridge Street

MAP & PARCEL: 29-135

CENSUS TRACT AND BLOCK: 4-339

PRESENT ZONING: R-3

ORIGINAL OWNER: Elijah Dunkum

ORIGINAL USE: Residence

PRESENT USE: Residence

PRESENT OWNER: Dora Walls and Mabel Jones

ADDRESS: 409 Ridge Street

Charlottesville, VA

HISTORIC NAME: Dunkum-Spooner-Brown House

DATE / PERIOD: 1842, c1895, c 1947

STYLE: No Identifiable Style

HEIGHT (to cornice) OR STORIES: 2 Storeys

DIMENSIONS AND LAND AREA: 90' x 205' (18,540 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1978

SOURCES: City/County Records

Mrs. Mabel Jones

Mrs. Stuart Rothwell (Webb Brown Rothwell)

1877 Ch'ville Map

Mrs. Marion H. Morgan (Elizabeth Brown Morgan)

James Alexander, Recollections of Early Charlot-
tesville

ARCHITECTURAL DESCRIPTION

This is the oldest house still standing on Ridge Street. It was originally a Federal style, three-bay, single-pile side-hall-plan house, two storeys on a low brick foundation, with two large exterior end chimneys. The original weatherboarding has now been covered with light green asbestos shingles, and one-storey side wings and a rambling rear addition have given it a T-shape. Several remodelings have left little original fabric intact. The original section consists of parlor and side hall on the first level and two bedrooms on the second level. The enclosed stair and all of the old mantels were replaced in the early 1900's, and the corner in front of one exterior end chimney was filled in with a sort of two-storey rectangular bay window to give more light to the hall. One-room wings were added at each side fairly early, but probably not at the same time. The one- and two-storey rear wing, built in several stages, covers two bays of the central block. An awkward full-height portico covers the entire facade of the original two-storey section. The heavy wooden-shingled pediment is supported by four slender square piers. A 1930 photograph shows the same pediment sheltering a two-storey Victorian veranda, the first level slightly wider than the second. At that time, the weatherboarding was painted white and the trim dark, and the roof was covered with standing-seam metal. There are medium pitched gable roofs with boxed cornices over the central section and side wings, and a variety of shapes over the rear additions. All are now covered with asphalt shingles. The two exterior end chimneys are of brick laid in stretcher bond with one set of stepped weatherings and narrow offset stacks. The large double-sash, 6-over-6 light windows with architrave trim in the original house were repeated in the south wing. The north wing has 2-over-2 light windows, and there are several types in the rear wing. There is a new entrance door under the three-light rectangular transom in the south bay of the facade. The four-paneled door in the central bay at the second level was not removed when the veranda was. A one-room brick cottage just behind the house is probably the original kitchen. The brick, now painted white, is laid in five-course American bond with mousetooth cornice. It has a steep gable roof, now covered with asphalt shingles, and one large exterior end chimney with stepped weatherings. The large double-sash windows are 6-over-6 light with plain trim. The old board-and-batten door with iron strap hinges has been replaced in recent years, and a large rear addition built.

HISTORICAL DESCRIPTION

1842 Elijah Dunkum purchased 1 1/4 acres on "what is known as the ridge road leading to Meriwether's Mill" (ACDB 40-68). Tax records indicate that this house was built the same year, and when a tract immediately to the south was sold in 1844, it was described as "adjoining Elijah Dunkum's lot on which is erected a frame building". In 1843 Dunkum built the handsome brick house a block north later known as the Dice house (demolished in 1963), and in 1845 he sold his original "frame dwellinghouse kitchen, meat house, stable, etc." with 1.36 acres to Rees Jurey (ACDB 42-276). Jurey's heirs sold to G. Wallace Spooner in 1861 (ACDB 59-569). Spooner was the contractor for the additions to the Albemarle Courthouse. He defaulted on his mortgage, and John L. Cochran bought the house at auction in 1871 (ACDB 66-295). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). They apparently added the side and rear wings and the two-storey Victorian veranda. Tax records indicate that much of this construction was circa 1894-95, but some of it was probably earlier, perhaps in the 1860's. The Spooners owned the house until 1902. It was purchased by Jury Y. Brown in 1904 (DB 15-223). During the 38 years they lived there, the Browns added a rear sleeping porch and a sort of bay window in the corner by the chimney, dug out the basement, brought the floors in the different sections to a uniform level, and replaced all the mantels and the enclosed stair. T. R. and Effie S. Moore bought the house from the Browns in 1942 (DB 112-275) and sold it in 1946 to Willard and Dorothy C. Quarles (DB 127-201) who again remodeled the house, divided it into three apartments, and replaced the veranda with a full-height portico. The present owners bought the house from Mrs. Quarles in 1957 (DB 203-90) and covered the weatherboarding with asbestos shingles in 1962. Additional References: City DB 12-461, 14-191, 20-338.

DUNKUM-SPOONER-BROWN HOUSE

ARCHITECTURAL DESCRIPTION

This is the oldest house still standing on Ridge Street. It was originally a Federal-style, three-bay, single-pile, side-hall-plan house of two-storeys on a low brick foundation with two large exterior end wall chimneys. The original weatherboarding has now been covered with light-green asbestos shingles. One-storey side wings and a rambling rear addition have given it a T-shape. Several remodelings have left little original fabric intact. The original section consists of a parlor and side hall on the first level and two bedrooms on the second level. The enclosed stair and all of the old mantels were replaced in the early 1900's, and the south front corner was extended by a two-storey rectangular windowed bay to give more light to the hall. Single-story one-room wings were added to either side of the main mass fairly early in this century, but probably not at the same time as the rectangular bay. The one- and two-storey rear wing, built in several stages, covers two bays of the central block. A current full-height portico sheltering the entire front facade of the original two-storey section dates to c. 1950. The heavy wooden-shingled pediment is supported by four slender square piers. A 1930 photograph shows the same pediment sheltering a two-storey Victorian verandah, the first level slightly wider than the second. At that time, the weatherboarding was painted white and the trim dark, and the roof was covered with standing-seam metal. The central mass and side wings have medium-pitched gabled roofs with boxed cornices and there are a variety of shapes over the rear additions. All roofs are now covered with asphalt shingles. The two exterior end wall chimneys are of brick laid in stretcher bond with one set of stepped weatherings and narrow offset stacks. The large double-sash, six-over-six light windows with architrave trim in the original house were repeated in the south wing. The north wing has two-over-two light windows, and there are several types in the rear wing. There is a new entrance door under the three-light rectangular transom in the south bay of the facade. The four-paneled door in the central bay at the second level remains despite removal of the verandah.

A one-room brick cottage just behind the house is probably the original kitchen. The brick, now painted white, is laid in five-course American bond with a mousetooth cornice. It has a steep gable roof, now covered with asphalt shingles, and one large exterior end chimney with stepped weatherings. The large windows are six-over-six light with plain trim. The old board-and-batten door with iron strap hinges was replaced and a large rear addition was built.

HISTORICAL DESCRIPTION

In 1842 Elijah Dunkum purchased 11 3/4 acres on "what is known as the ridge road leading to Meriwether's Mill" (ACDB 40-68). Tax records indicate that this house was built the same year, and when a tract immediately to the south was sold in 1844, it was described as "adjoining Elijah Dunkum's lot on which is erected a frame building". In 1843 Dunkum built the handsome brick house a block north later known as the Dice house (demolished in 1963), and in 1843 he sold his original "frame dwellinghouse kitchen, meat house, stable, etc." with 1.36 acres to Rees Jurey (ACDB 42-276). Jurey's heirs sold to G. Wallace Spooner in 1861 (ACDB 59-569). He defaulted on his mortgage, and John L. Cochran bought the house at auction in 1871 (ACDB 66-295). The Spooners continued to live there, however, and were able to buy it back in 1894 (City DB 4-454). They apparently added the side and rear wings and the two-storey Victorian verandah. Tax records indicate that much of this construction was circa 1894-95, but some of it was probably earlier, perhaps in the 1860's. The Spooners owned the house until 1902. It was purchased by Jury Y. Brown in 1904 (DB 15-223). During the 38 years they lived there, the Browns added a rear sleeping porch and a SE corner bay, dug out the basement, brought the floors in the different sections to a uniform level, and replaced all the mantels and the enclosed stair. T.R. and Effie S. Moore bought the house from the Browns in 1942 (DB 112-275) and sold it in 1946 to Willard and Dorothy C. Quarles (DB 127-201) who again remodeled the house, divided it into three apartments, and replaced the verandah with a full-height portico. Dora Walls and Mabel Jones bought the house from Mrs. Quarles in 1957 (DB 203-90) and covered the weatherboarding with asbestos shingles in 1962.

Additional References: City DB 12-461, 14-191, 20-338.

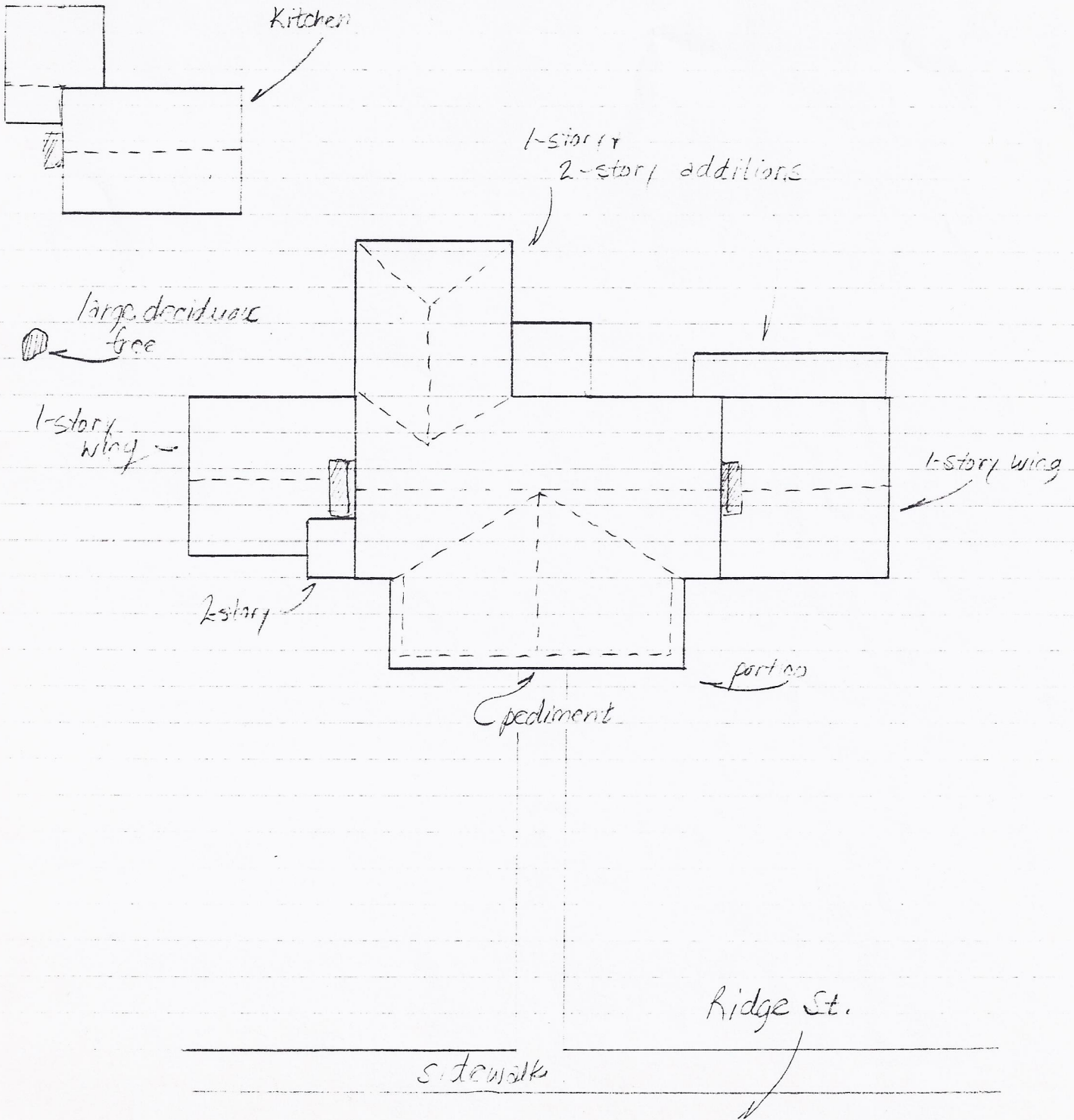
STATEMENT OF SIGNIFICANCE

Built in 1842, the Dunkum-Spooner-Brown House was one of the first built on Ridge Street, and it is now the oldest one left. From 1861 until 1902, it was the home of G. Wallace Spooner and his family. A prominent Charlottesville builder and amateur architect, Spooner was the contractor for Mt. Zion Baptist Church, Christ Church, and the present portico on the Albemarle County Courthouse. He was the son of George W. Spooner, one of the builders at the University, and the grandson of John M. Perry, one of Jefferson's master builders who worked both on Monticello and on the University. Spooner is believed to have added the one-storey flanking wings to the Dunkum-Spooner-Brown House, giving it a form similar to that of Montebello, his childhood home which was built by Perry.

Repeated remodelings have robbed the Dunkum-Spooner-Brown House of much of its original material, but the basic form of the house remains, and the central block is identifiably a Federal side-hall-plan house. The small brick dependency with mousetooth cornice and a large chimney probably dates from the 1840's and is unique in the District.

DUNKUM - SPOONER, BROWN HOUSE
409 RIDGE ST.

VDHP FILE NO. 124-25-12



SUSAN E. SMYER
PRESERVATION ASSOCIATES OF VIRGINIA

JANUARY 1994



**Board of Architectural Review (BAR)
Conservation District - 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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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.

Project Name/Description 407 RIDGE STREET Parcel Number 29013500
Project Address/Location 407 RIDGE STREET, C-VILLE
Owner Name HINSELEY / MORSE Applicant Name BUSHMAN DREY FUS ARCH'TS

Applicant Information

Address: 820 B EAST HIGH STREET
Email: JB@BDARCHITECTS.COM
Phone: (W) _____ (H) _____
434 242.1455

Property Owner Information (if not applicant)

Address: 407 RIDGE STREET
Email: ASHLEY MORSE@GMAIL.COM
Phone: (W) _____ (H) _____
434.242.3331

Signature of Applicant

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

Signature [Signature] Date 1.27.20
Print Name JEFF BUSHMAN Date 1-27-20

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name ASHLEY MORSE Date 1.27.20

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

List All Attachments (see reverse side for submittal requirements): 2-PAGE COVER LETTER
17-PAGE DESIGN PACKAGE

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



1/28/2020

Mr. Jeff Werner
City of Charlottesville
PO Box 911
Charlottesville VA 22902

Subject: Application for Certificate of Appropriateness, 409 Ridge Street

Dear Jeff Werner,

On behalf of the owners of 409 Ridge Street, we ask the BAR to review and approve the attached application for a Certificate of Appropriateness.

Location

This property is within the Ridge Street ADC District. The current house dates from 2004. The current house replaces what was known as the Dunkum-Spooner-Brown House, dating from 1842, once the oldest structure on Ridge Street, destroyed in 1994 when a large tree fell on it.

Scope

In general the spirit of this project is to bring as much “old-world” integrity to this existing house as makes sense to do within the scope of work outlined below:

1. Removal of existing rear appurtenances, stairs, and deck
2. A two-story porch addition on the back—also containing dining room and bedroom upstairs
3. A mudroom addition on the right—also screening and organizing mechanical equipment
4. New operating shutters on the front and new attic dormers to replace skylights on the back
5. New standing seam painted metal roof over all—removal of existing metal fireplace flue

Removal of existing rear appurtenances, stairs, and deck

These are currently in terrible condition, despite their supposed plastic and vinyl longevity. The flashing is not keeping water out. The sooner these parts go, the better.

A two-story porch addition on the back—also containing dining room and bedroom upstairs.

The house presents a tricky design challenge in that the existing ground floor pushes two feet beyond the upper floor. This design works to cleanup the apparent masonry footprint of the house and create a clean distinction between porch and house.

Existing windows adjacent to the porch are replaced with new french doors. New windows are double-hung without screens.

The cornice line reinforces the distinction with a change in overhang, and a gap between old and new fascia.

The porch is supported on a new brick foundation. The new brickwork is distinguished from existing by a compatible but subtle change in color, combined with the introduction of jack

409 RIDGE STREET ADDITIONS

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

JANUARY 28, 2020

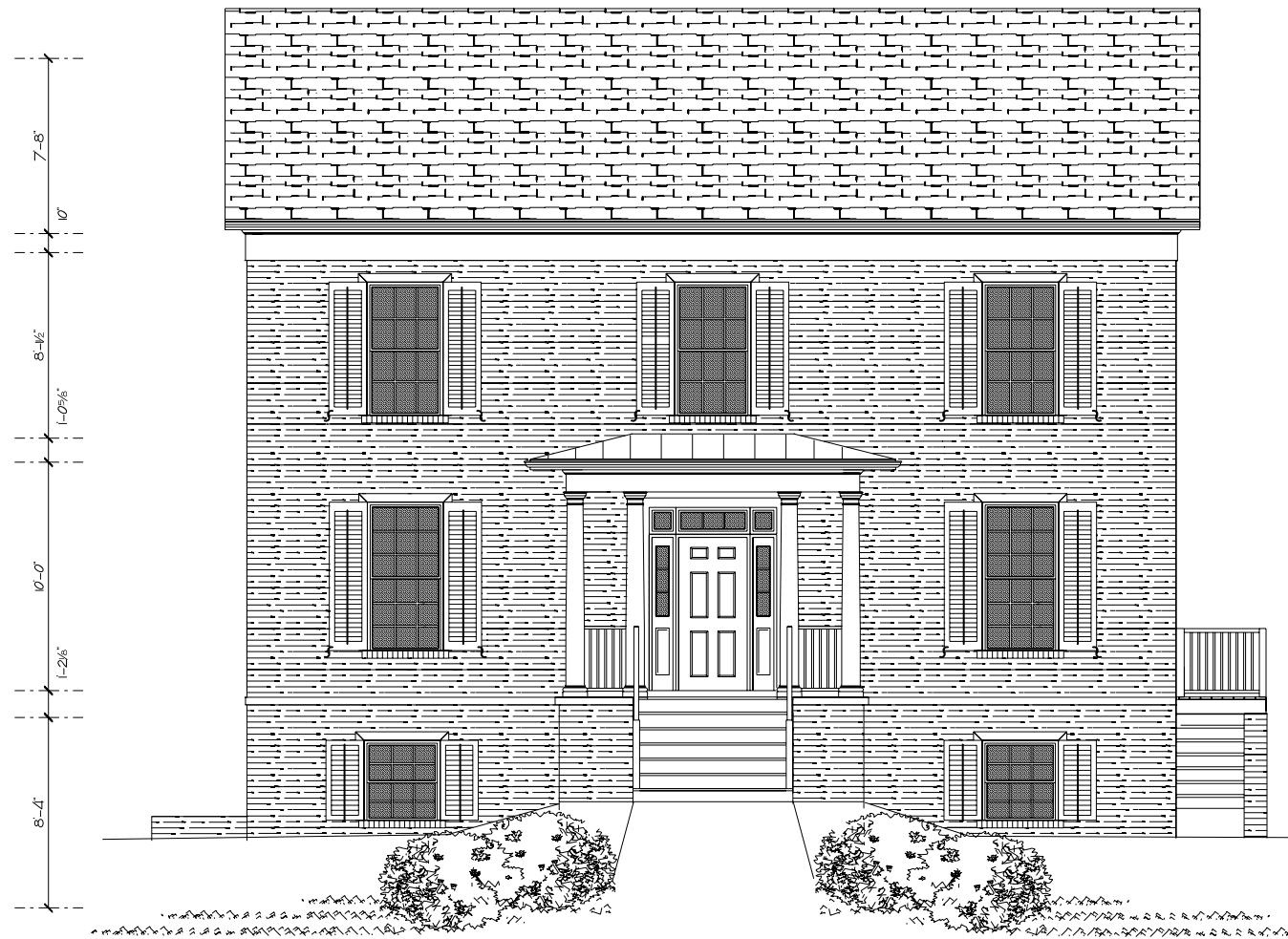


SHEET INDEX

A-1	ADC DISTRICT MAP
A-2	PHOTOS OF ORIGINAL 1842 HOUSE
A-3	TREE DAMAGE AND DEMOLITION
A-4	EXISTING HOUSE BUILT IN 2004
A-5	PLAT
A-6	BASEMENT FLOOR PLAN
A-7	FIRST FLOOR PLAN
A-8	SECOND FLOOR PLAN
A-9	WEST ELEVATION
A-10	SOUTH ELEVATION
A-11	EAST ELEVATION
A-12	NORTH ELEVATION
A-13	PORCH ADDITION VIEW 1
A-14	PORCH ADDITION VIEW 2
A-15	AERIAL 1
A-16	AERIAL 2

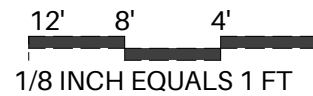


BUSHMAN DREYFUS ARCHITECTS, PC
820-B EAST HIGH STREET, CHARLOTTESVILLE VA 22902
www.bdarchitects.com

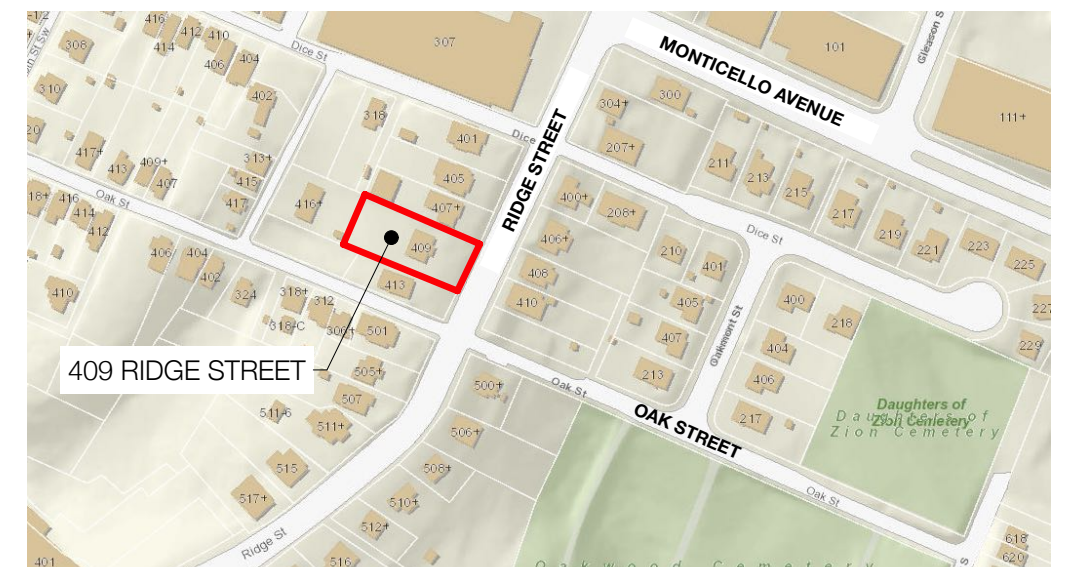


RIDGE STREET ELEVATION

TC2DESIGN.COM



DRAWING OF EXISTING STREET FRONT



Date JAN. 1994 File No. 104-25-12

Name DUNKUM-SPOONER-BROWN HOUSE, 409 RIDGE





TREE DAMAGE AND DEMOLITION	A-3
1/28/20	



EXISTING NORTH ENTRY



EXISTING SOUTH ELEVATION



EXISTING NORTH ENTRY



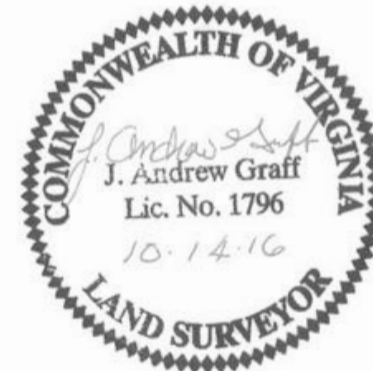
EXISTING BACK PORCH



EXISTING HOUSE BUILT IN 2004	A-4
1/28/20	

NOTES :

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. LOT A DOES NOT LIE IN ZONE A (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 510033 0288 D.
3. NO TITLE REPORT FURNISHED, EASEMENTS & OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.



PLAT SHOWING BOUNDARY & PHYSICAL SURVEY OF
LOT A
 KNOWN AS 409 RIDGE STREET
 THE PROPERTY OF
 MILES M. HINGELEY & ASHLEY MORSE
 CHARLOTTESVILLE
 VIRGINIA

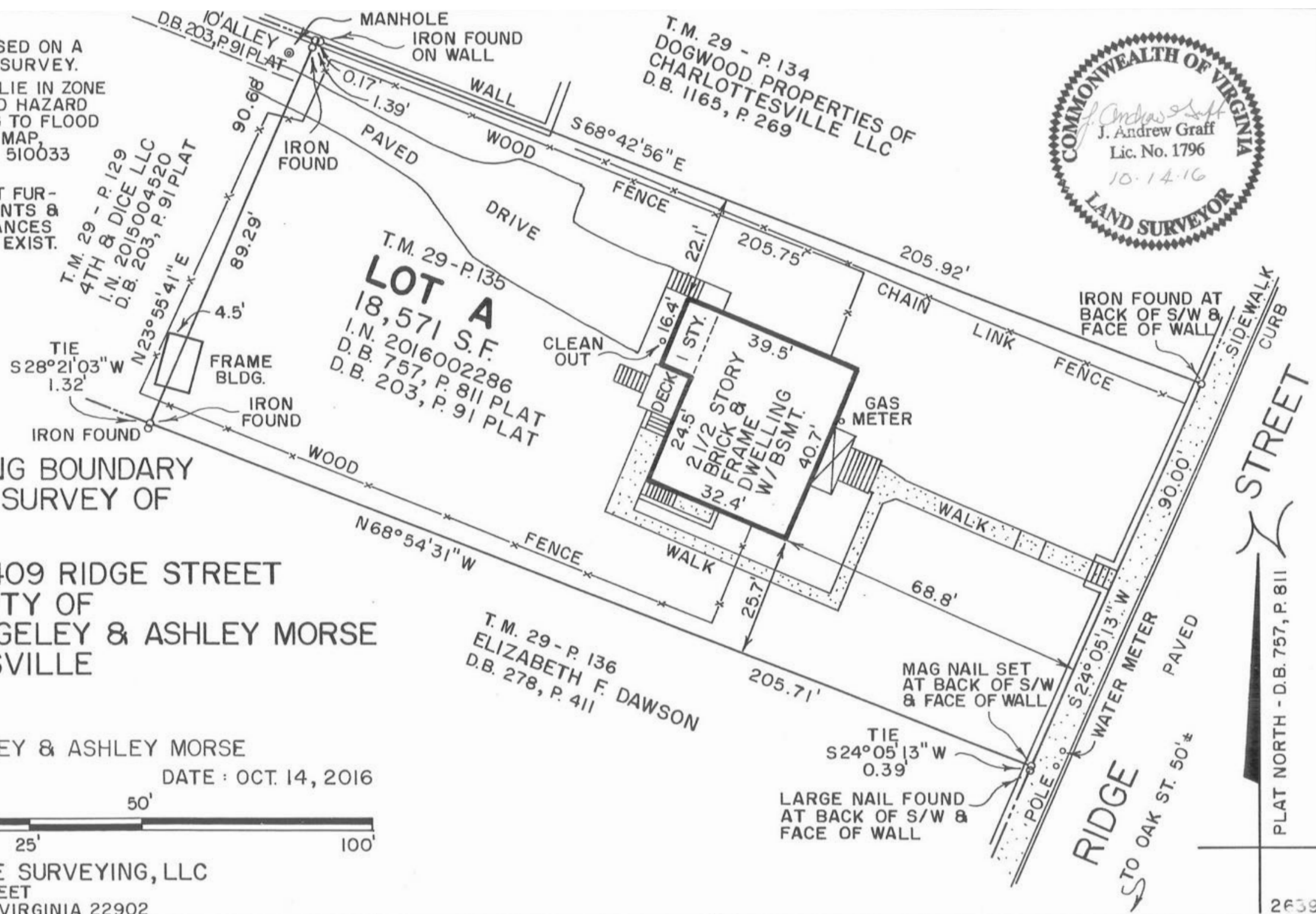
FOR

MILES M. HINGELEY & ASHLEY MORSE

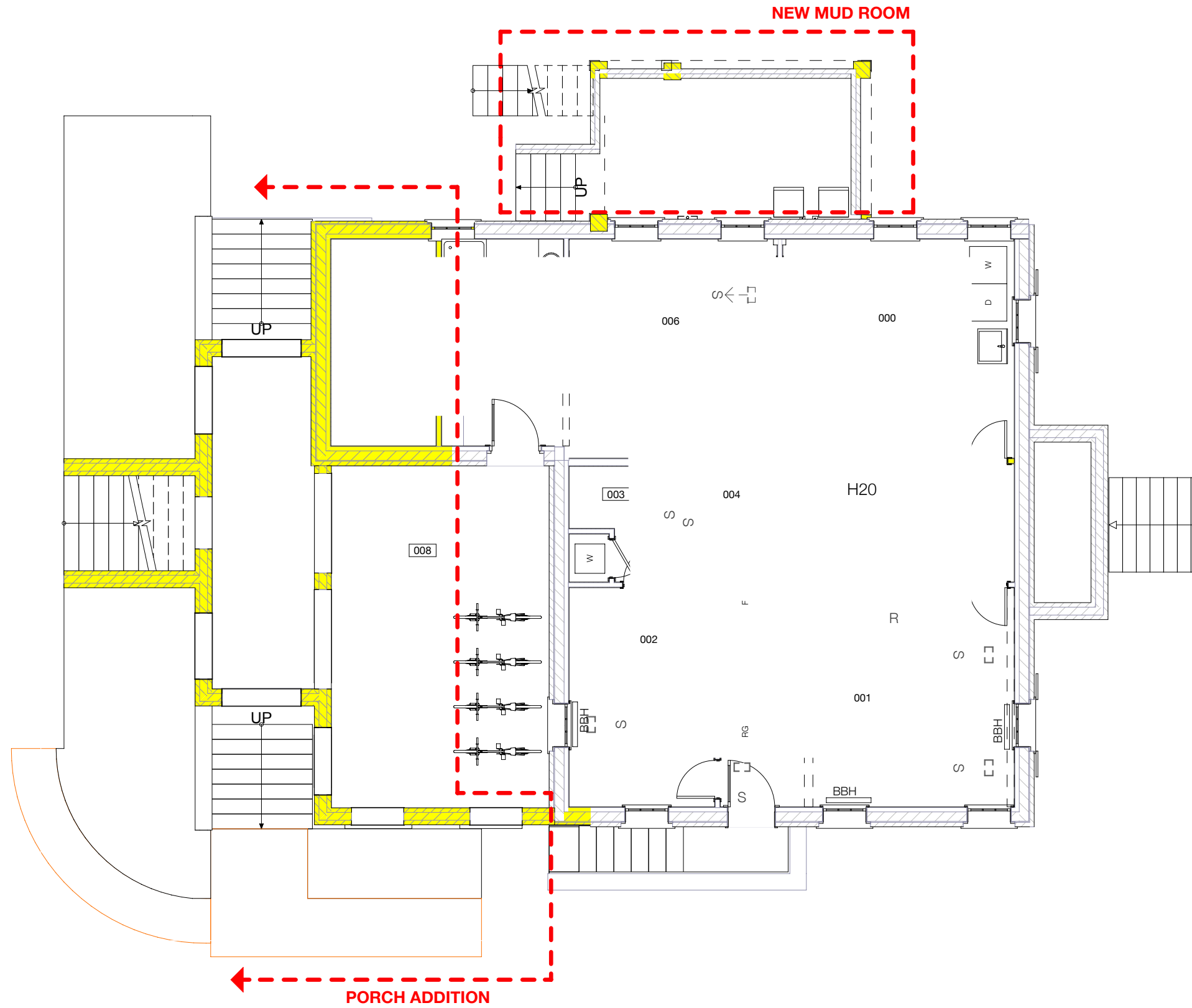
SCALE : 1" = 25' DATE : OCT. 14, 2016

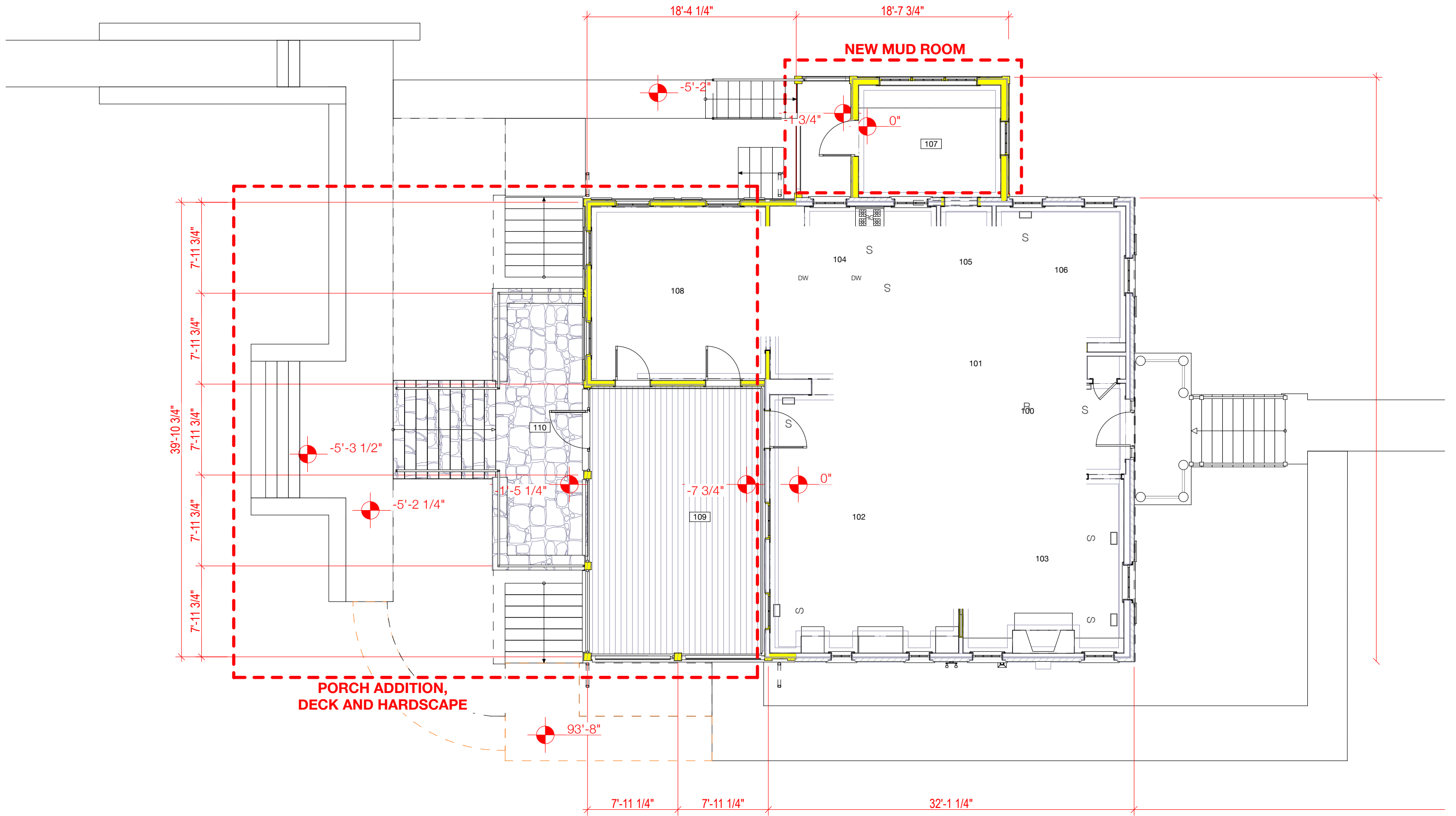


OLD ALBEMARLE SURVEYING, LLC
 700 EAST HIGH STREET
 CHARLOTTESVILLE, VIRGINIA 22902

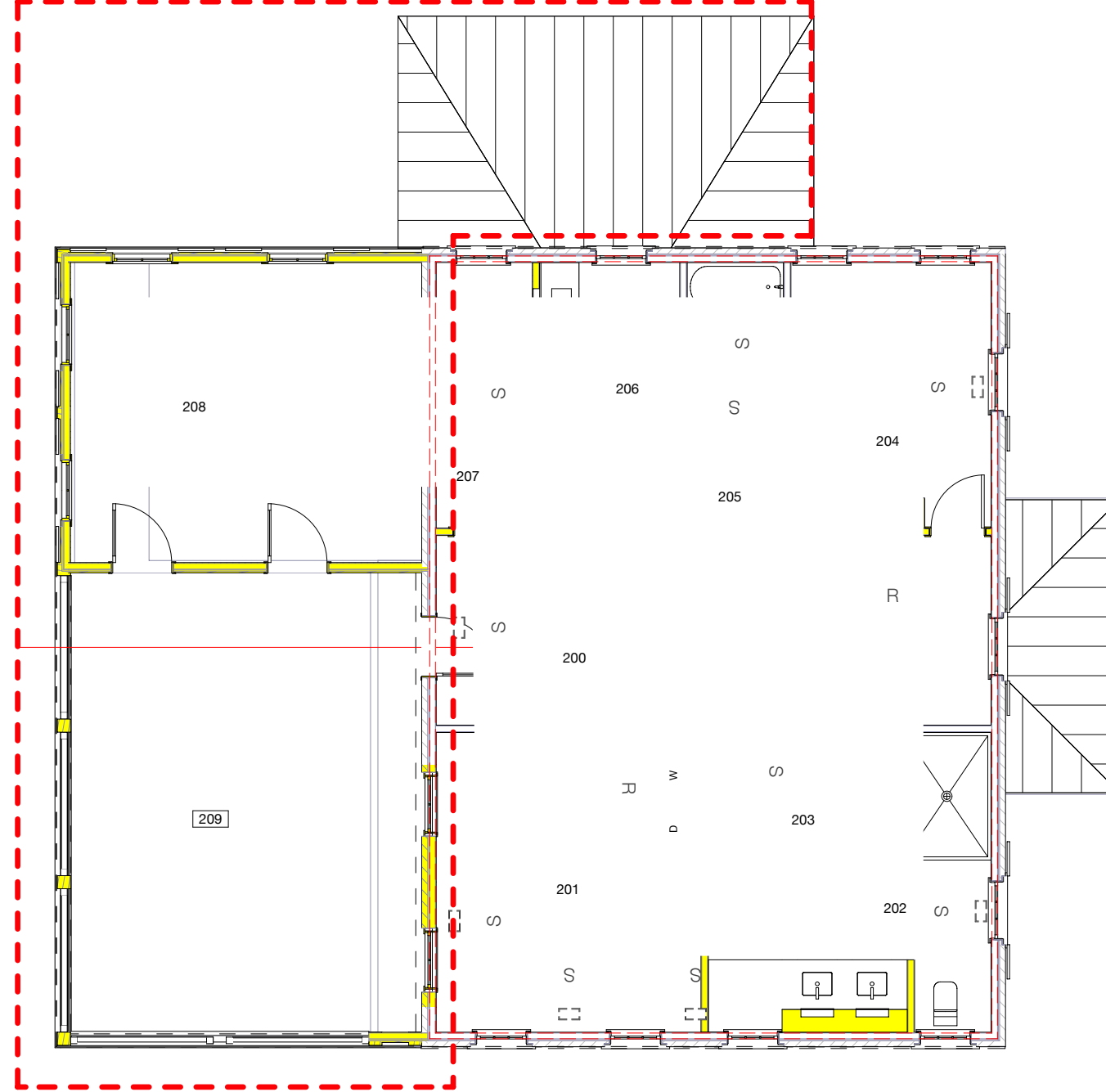


PLAT	
1/28/20	
	A-5





PORCH AND MUDROOM ADDITIONS

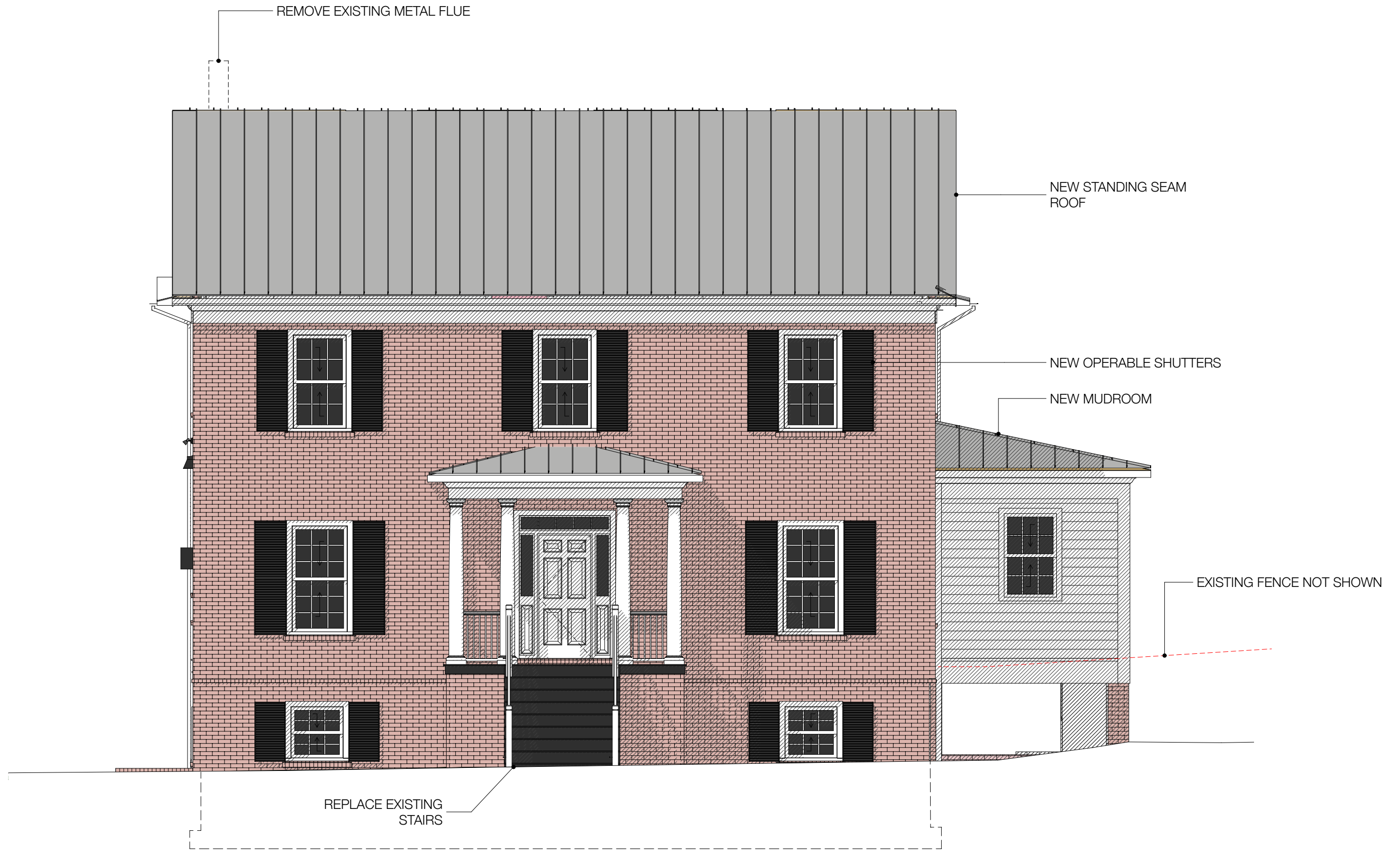




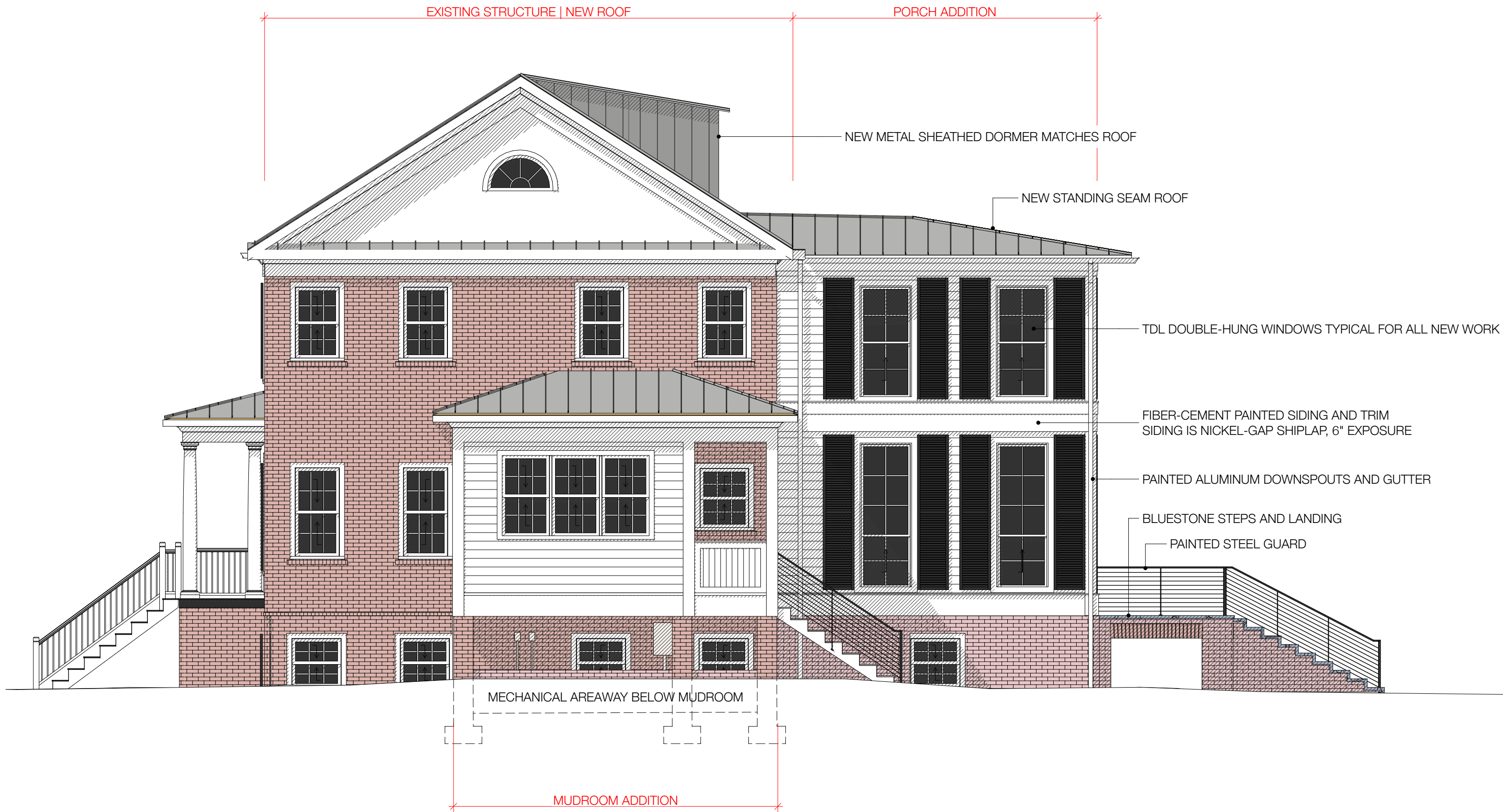
WEST ELEVATION	A-9
3/16" = 1'-0"	
1/28/20	



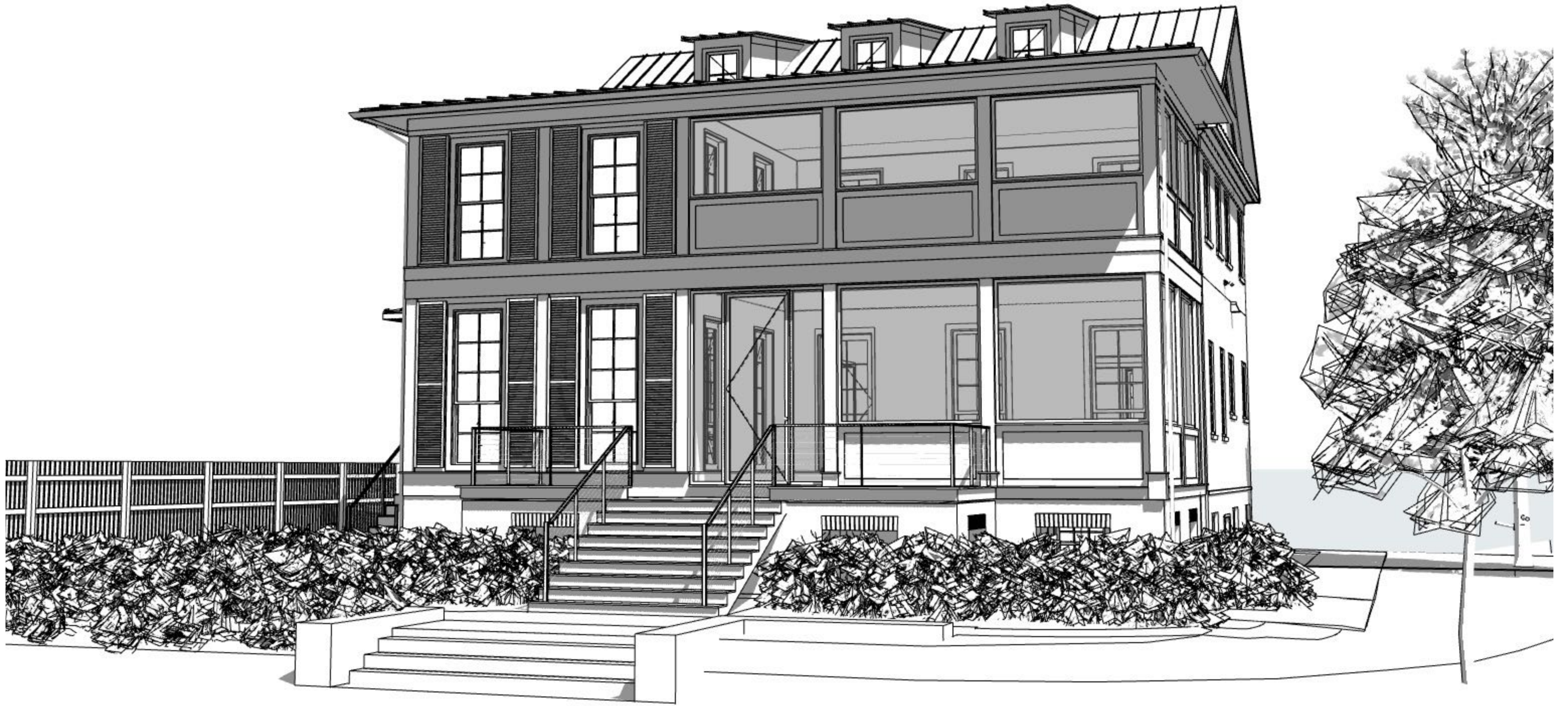
SOUTH ELEVATION	A-10
1/28/20	



EAST ELEVATION	A-11
3/16" = 1'-0"	
1/28/20	



NORTH ELEVATION	A-12
1/28/20	







AERIAL 1	A-15
1/28/20	

