

OK
Eryn
Fred
Mike
Syd
Bill

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Tuesday, December 07, 2010 4:47 PM
To: McHugh, Kathy
Cc: 'John Quale'; 'Marilyn W. Moedinger'
Subject: 608 Ridge Street

I have enough support from the BAR that I am willing to administratively approve your request for smooth Hardie siding on the rear addition.

Mary Joy Scala, AICP

Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: McHugh, Kathy
Sent: Tuesday, December 07, 2010 9:05 AM
To: Scala, Mary Joy
Subject: FW: Tower siding

Mary Joy,

See the following from John Quale. As I was not involved originally and don't know the history of the exterior features, I will defer to John. Please let me know if this is sufficient. Thanks!

Kathy

From: John Quale [<mailto:quale@virginia.edu>]
Sent: Tuesday, December 07, 2010 9:02 AM
To: McHugh, Kathy
Cc: Marilyn W. Moedinger; Zach Snider; Dan Zimmerman - Alloy; Chris Weatherford; Riddervold, Kristel; Louis P. Nelson
Subject: Re: Tower siding

Hi all -

There is strong physical evidence that there wasn't stucco on the rear tower until later in the life of the building. Although we aren't returning that section to be an outdoor porch, by proposing siding instead of stucco, we are getting closer to the look of the original porch. Also, since that portion of the building was mostly exterior porch in the 1st stage of the home's life, it is important to distinguish it from the rest of the building with the exterior material.

One last, but important thing - the BAR has already approved the use of siding in that section - the change we are proposing is using new siding because we discovered the reuse of the original sheathing as siding was not a realistic option.

I've added Louis Nelson to this email - in case he wants to add anything.

John Quale, LEED AP
Associate Professor and ecoMOD Project Director
University of Virginia School of Architecture
315 Campbell Hall
Charlottesville, VA 22904

434.924.6450 office
quale@virginia.edu
www.ecomod.virginia.edu

On Dec 7, 2010, at 8:35 AM, McHugh, Kathy wrote:

All,

See question below and please let me know how to respond. Thanks!

Kathy McHugh

Housing Development Specialist
City of Charlottesville
Neighborhood Development Services
619 East Market Street / P.O. Box 911
Charlottesville, VA 22902
434-970-3315

From: Scala, Mary Joy
Sent: Tuesday, December 07, 2010 8:15 AM
To: McHugh, Kathy
Subject: RE: Tower siding

Kathy, can you ask if stucco would be an option on the rear addition? I have not heard from all the BAR members yet, but so far two have suggested it.

Mary Joy Scala, AICP

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From: McHugh, Kathy
Sent: Monday, December 06, 2010 10:53 AM
To: Scala, Mary Joy
Subject: FW: Tower siding

Mary Joy – just click on the link to the album for the photos. Kathy
On Oct 11, 2010, at 10:24 AM, Zach Snider wrote:
Marilyn,

Here is an album showing the exposed tower.

We have removed the stucco from the "tower" section to reveal a bunch of T&G sheathing. Due to the amount of rot, the narrow width, and the short lengths of the existing material I wanted to discuss the feasibility of the plan to reuse the old sheathing as siding. It seems that a more economical plan may be to remove and replace the rotten sections with new sheathing, wrap the existing structure / sheathing with house wrap, and construct a rain-screen with new material (new wood slats or another siding material). I just wanted to open this discussion and see if we are open to alternatives at this point now that we know the condition of the existing material.

Also, the album includes two images of the existing rafter tails on the front porch roof. These were covered by a thin luan plywood soffit. I could not find a detail in the plan set that shows the new trim here. do we leave the rafter tails exposed with a new fascia (typical) or do we replace the soffit? Obviously leaving the rafter tails exposed would be more historically accurate but I just wanted to run it by you.

Thanks Marilyn.
~Zach

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Zach Snider, Principal, Construction Services
ALLOY: Architecture + Construction + Graphic Design
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1112 E. Market Street, Suite 33M
Charlottesville, Virginia 22902
tel: 434-977-8733 web: www.alloyworkshop.com

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Marilyn W. Moedinger, LEED AP
Lecturer, Northeastern University School of Architecture
2010 SOM Fellow

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Monday, December 06, 2010 4:24 PM
To: Brian Hogg; Candace DeLoach; Eryn Brennan (work); Eryn Brennan personal; Faxayres@gmail.com; Fred Wolf; Michael Osteen; Preston Coiner; Syd Knight; William Adams
Subject: 608 Ridge Street Eco ReMOD revision
Attachments: 608 Ridge Street.pdf

This regards the existing house on Ridge Street at the intersection of Elliott and Cherry that Eco MOD is refurbishing.

I have attached the BAR approved (October 2009) design for the rear addition, which was to remove the stucco and restore the 1922 wood shiplap.

The "album" link below shows the condition of the 1922 wood after exposed.

What they want to do instead of refinishing the wood is to use hardie smooth horizontal siding with 6" overlap, painted the same tan color as the stucco on the rest of the house. The rainscreen they mention consists of slats of wood under the hardie that will not be visible.

I will approve this plan administratively, unless there are concerns from the BAR. Thank you.

Mary Joy Scala, AICP

Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
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Here is an [album](#) showing the exposed tower.

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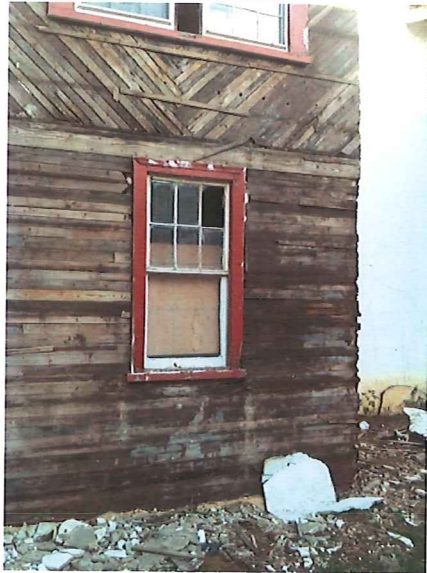
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608 Ridge Street Front casement window frames



Front casement window frame



Bathroom window

original proposal



The two front windows (yellow dots) were missing, so we originally proposed moving two c. 1922 windows (blue dots) from the south facade to the front location, and replacing the south facade windows with new windows.

During demolition, we discovered evidence of hardware for double inswing casement windows in the front location, and no indication of weights or hardware for double hung windows in this location.

Also, we're proposing switching a window on the south facade to a fiberglass unit, as this window is located in the shower. Allowing this window to be fiberglass will prolong its life, the life of the wall assembly, and prevent rot and decay in this area.



- repaired historic window
- sash replacement, new [original damaged beyond repair]
- sash replacement, original [1922 window moved from south facade]
- full replacement, new [1922 window moved to east facade]
- full replacement [not 1922 vintage]
- removal [to restore 1922 appearance]

new proposal



We propose windows A+B to now be Pella Architect Series double inswing casement windows, to replicate what was originally present in 1922. The house has a mix of both casement and double hung windows, and we feel it is important to the historic narrative of the house to replace the casement windows on the front of the house, rather than use double hungs as originally approved.