

From: Scala, Mary Joy
Sent: Tuesday, April 22, 2014 2:06 PM
To: 'valaw1126@comcast.net'; David Kariel (dkariel@cstone.net)
Subject: BAR Action April 15, 2014 - 632 Ridge Street

April 22, 2014

Red Rose LLC
1126 E Market Street
Charlottesville, VA 22902

RE: 632 Ridge Street
Main house maintenance and upgrades; cottage renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 15, 2014. The following action was taken:

Approved (7-0) as submitted, but address the utility meter area by cleaning up the extra plywood, and putting a simple wood sloped roof over it and painting it all medium gray; and retain/repair as much as possible the cottage windows (rather than replacing them.)

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (October 15, 2015), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 15, 2014**



Certificate of appropriateness application

BAR 14-04-05
632 Ridge Street
Tax parcel 250064000
Red Rose, LLC, Owner/ Otis Lee, Jr, Applicant
Main house maintenance and upgrades; cottage renovation

Background

632 Ridge Street, built in 1855, is a contributing property in the Ridge Street ADC District.

September 20, 2011 - The BAR recommended (5-0) that the proposed rezoning to remove the ADC designation from the rear portions of 612, 632, and 702 Ridge Street, but not including the walkway strip from Ridge Street to the new cul-de-sac, should be approved by City Council.

The BAR approved (5-0) the concept of a walkway connection, with details related to paving, planting, landscape, retaining walls and any impact on that property or the adjacent property with respect to the driveway and paving shall come back to the BAR for further approval, and the area being presented as part of the walkway connection shall remain in the ADC district.

September 18, 2012 - BAR approved (6-0) the application including the lighting as submitted, with the stipulation the walkway connection is a minimum of eight feet in width, and any changes of plantings can be submitted to staff. If the applicant finds that eight feet is not possible due to space constraints, a proposal for a narrower width can be submitted to staff for review and approval.

Application

The complete list of improvements is included in the applicant's submittal. The following items require BAR approval:

Main house upgrades:

1. Restore front porch to historic appearance.
 - Replace existing pressure-treated wood porch stairs with pressure-treated 2x 12 treads on pressure-treated stringers, with painted wood risers.
 - Add cheekwalls of biscuit-jointed, painted cedar flush paneling on pressure-treated structure. Add painted wood paneling and painted 2x12 cedar caps to match existing columns.
 - Replace pressure-treated handrails on stairs with wrought iron railing with lamb's tongue top and bottom.
 - Replace existing plywood porch floor with 1x3 painted tongue and groove flooring.
 - Add replacement galvanized round downspouts at sides of porch roof.
 - Add painted wood balustrade on pressure-treated structure fastened to existing roof.

2. Upgrade rear enclosed porch and small addition.
 - Replace T-111 siding and trim at rear second floor , rear wall of under porch, and small addition with Hardiplank lapped siding with visible grain.
3. Remove metal awnings at front and back elevations.
4. Replace rear ogee gutters with half-round white aluminum gutters.
5. Install metal caps over two abandoned end chimneys and secure so metal is not visible.
6. Install new wood louvered shutters with operable hardware at all front facing windows. To be painted Hunter Green.

Cottage renovation:

1. Infill southwest corner of house and add new window opening on front façade.
2. Replace metal windows with vinyl windows with simulated divides.
3. Add new front porch with concrete slab, 6" box columns and gable roof with stucco front and asphalt shingles.
4. Add stucco over existing CMU.
5. On north elevation add new vinyl 1/1 windows in existing opening; infill former door opening. Add new custom door with glass.
6. On south elevation add new vinyl 1/1 windows in existing openings; add two new window openings; add new custom door with glass; add new stamped/stained concrete terrace.
7. On east elevation replace metal windows with 1/1 vinyl windows; add one new window opening; install metal chimney cap and passive roof vents.

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

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 if 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 incompatible with the existing structure.*
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.*

Discussion and Recommendations

The proposed upgrades and renovations are generally positive.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed main house upgrades and cottage renovations 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 (or with the following modifications...).

COL. JOHN B. STRANGE HOUSE



STREET ADDRESS:	632 Ridge Street
MAP & PARCEL:	25-64
VDHR FILE NUMBER:	104-25-39
CITY FILE NUMBER:	173
PRESENT ZONING:	R-3
ORIGINAL OWNER:	William B. Phillips
ORIGINAL USE:	Residence
PRESENT USE:	7 Apartments
PRESENT OWNER:	Otis L. Lee and Rosa M. Lee
ADDRESS:	1876 Woodberry Road Charlottesville, VA 22901
HISTORIC NAME:	Col. John B. Strange House
DATE/PERIOD:	1855
STYLE:	Greek Revival
HEIGHT IN STORIES:	2
DIMENSIONS AND LAND AREA:	93,150 sq. ft.
CONDITION:	Good
SURVEYOR:	Thomsen
DATE OF SURVEY:	1977, Revised 1993
SOURCES:	City/County Records <u>Early Charlottesville</u>

COL. JOHN B. STRANGE HOUSE

ARCHITECTURAL DESCRIPTION

The Col. Strange House is a simple example of the Greek Revival style that persisted in the Charlottesville area until the Civil War. Building form is a three-bay, single-pile, two-storey rectangle on a high basement. Balanced single-storey wings (original) abut each side. Plan is two rooms over two separated by a center hall. Construction is brick laid generally in common bond with a single bonding course of alternating headers and stretchers at first- and second-floor levels only. The roof is a low-pitch hip covered in standing-seam tin. Semi-hip roofs cover the wings. Individual interior end chimneys are located in each end wall of the main section. The eaves are trimmed with a simple boxed cornice with flat Greek cyma above a broad plain-plaster frieze. Windows are simple six-over-six light with no lintels. The main door is typical Greek Revival with sidelights and a transom. A rectangular one-storey portico (with basement room below) covers the central bay; two pairs of square wood columns with inset panels support a flat portico roof with full entablature. A second door with sidelights only opens onto the portico roof, which was originally surrounded by a balustrade. A second porch with square wood columns with inset panels covers the rear elevation and is supported above a full basement by square brick piers. Porch floor construction is mortise and tenon.

HISTORICAL DESCRIPTION

In July 1854, William B. Phillips - the master brickmason and builder brought from Richmond by Jefferson to work on the University - purchased from Alexander Garrett a 2 1/2-acre lot south of Charlottesville on Ridge Street (ACDB 55-229). In March of 1856, he sold the lot to Col. John Bowie Strange (ACDB 55-230) and specifically mentioned thereon "two brick buildings, one designed and intended and used as a school house" (since torn down) and the other "designed and intended as a dwelling house". Col. Strange occupied these two buildings, and others that he had built on an adjacent lot, and operated thereafter the Albemarle Military Institute until it closed in 1861 because of the Civil War. R.F. Omohundro purchased the property at this time (no deed, see ACDB 70-322) and was living in the house when he sold to Augustus Bodeker in October 1862 (ACDB 60-11). Bodeker sold the house and 1 1/4 acres to Samuel Comer in 1875 (ACDB 71-117). Katie B. (Mrs. E.F.) Markwood bought the house from Comer's heirs in 1905 (City DB 12-44, 13-150, 16-132), and her family lived there for many years. Later it housed Spear's Nursing Home and the Johnson's Home for the aged from the 1950's until the early 1980's, before being divided into apartments by Otis L. Lee, who had purchased it in the 1960's (DB 292-231).

Additional References: City DB 82-1, 91-258, 118-1, 209-408.

STATEMENT OF SIGNIFICANCE

The Col. John B. Strange House was built and probably also designed by William B. Phillips, one of Jefferson's master builders at the University. He was the principal brickmason for the Rotunda and several other University of Virginia buildings. The first Christ Church building (1824) and Christ Church, Glendower, are attributed to him. Phillips apparently built this dwelling house and a large schoolhouse on the same tract of land for Col. John Bowie Strange who operated the Albemarle Military Institute there from 1856 until 1860. Col. Strange was killed in the Civil War, and the Institute never reopened. This house is the only building remaining of the complex of three large and several small buildings.

The Col. B. Strange House represents a simple version of the Greek Revival style. Its two-storey central pavilion with one-storey flanking wings was a popular one for larger Charlottesville houses. Greek Revival details include the entrance door with sidelights and rectangular transom, the flat-roofed portico, and the flat Greek cyma on the cornice.



Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED
MAR 25 2014
NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name Red ROSE LLC Applicant Name Otis Lee Jr.
Project Name/Description Upgrade Exterior Parcel Number 250064000RPC14455
Property Address 632 Ridge St / Upgrade & Renovation of Cottage in Rear

Applicant Information
Address: 1126 E. Market St.
Charlottesville, VA 22902
Email: VPLAW1126@COMCAST.NET
Phone: (W) 734-996-9768 (H)
FAX: 434-293-7122

Property Owner Information (if not applicant)
Address: 1126 E. Market St.
Charlottesville, VA 22902
Email: VPLAW1126@COMCAST.NET
Phone: (W) SAME AS ABOVE
FAX: 11 4 4

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 also denotes commitment to pay invoice for required mail notices.)
Signature [Signature] Date 3/25/2014
Print Name Otis L. LEE, JR. Date

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.
Signature [Signature] Date 3/25/2014
Print Name Otis Lee, Rosa Lee/Trustees Date

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

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

For Office Use Only
Received by: [Signature]
Fee paid: \$125.00 Cash/Ck. # VISA
Date Received: 3/25/2014
P14-0047
Approved/Disapproved by:
Date:
Conditions of approval:

Exterior Work at 632 Ridge Street Main House and Cottage



for

RECEIVED

MAR 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

Otis Lee ♦ The Fitzgerald Company, Inc.

March 25, 2014

David Kariel ♦ Architect

102 Tipper Court ♦ Charlottesville, VA 22903 ♦ 434-996-3757

MAIN HOUSE

The exterior of the house is to have many deferred maintenance items addressed as well as upgrading architectural features to restore the grandeur of the historic home. Work is to include:

1. The existing wood porch stairs are to be replaced. The porch is to be restored to historic appearance. See following construction drawings and historic photo.

Existing porch floor is plywood.

Existing stairs are pressure treated lumber.

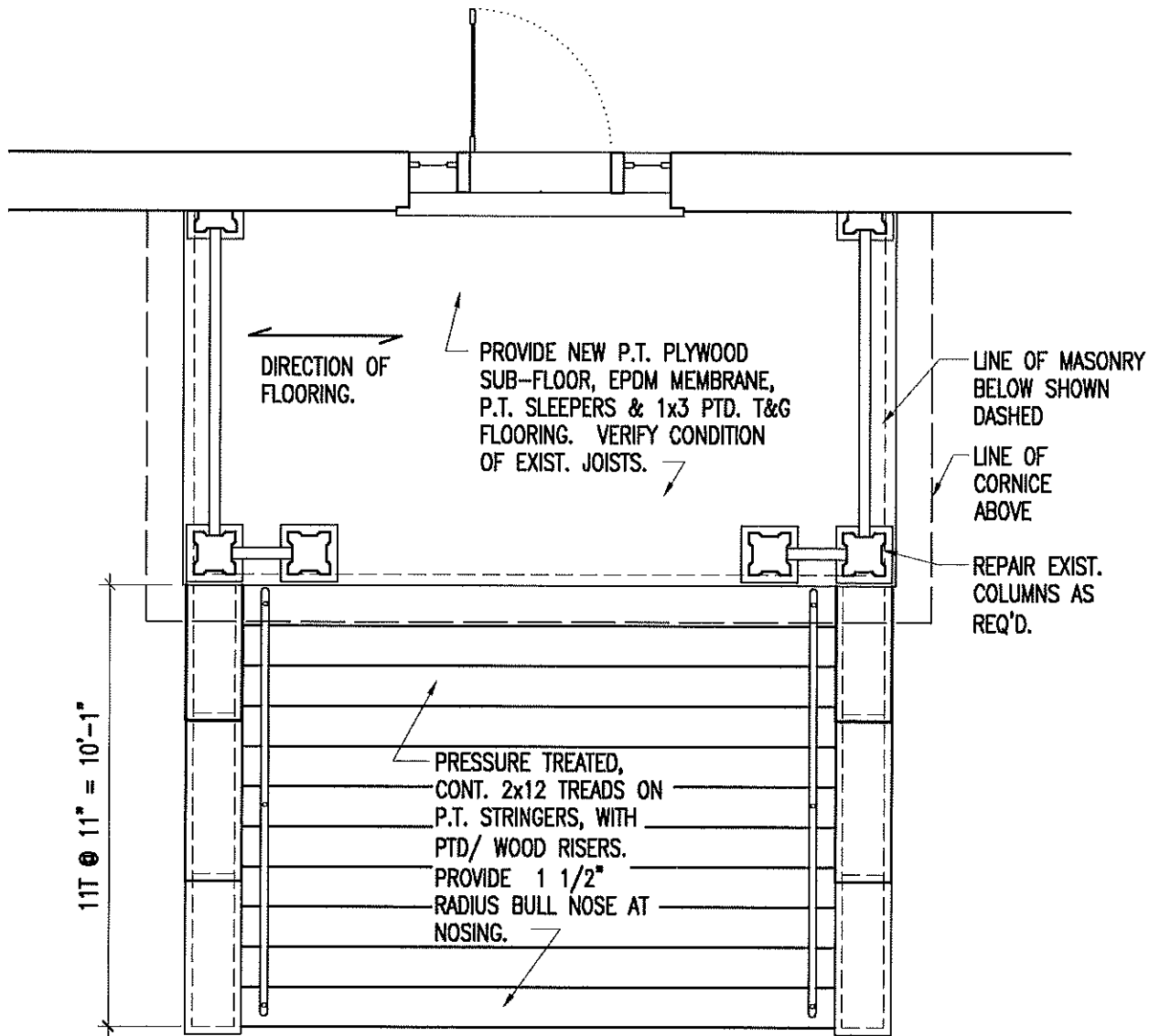
Original materials at the porch are not to be changed.

Wood rot at columns, railing and floor is to be addressed.

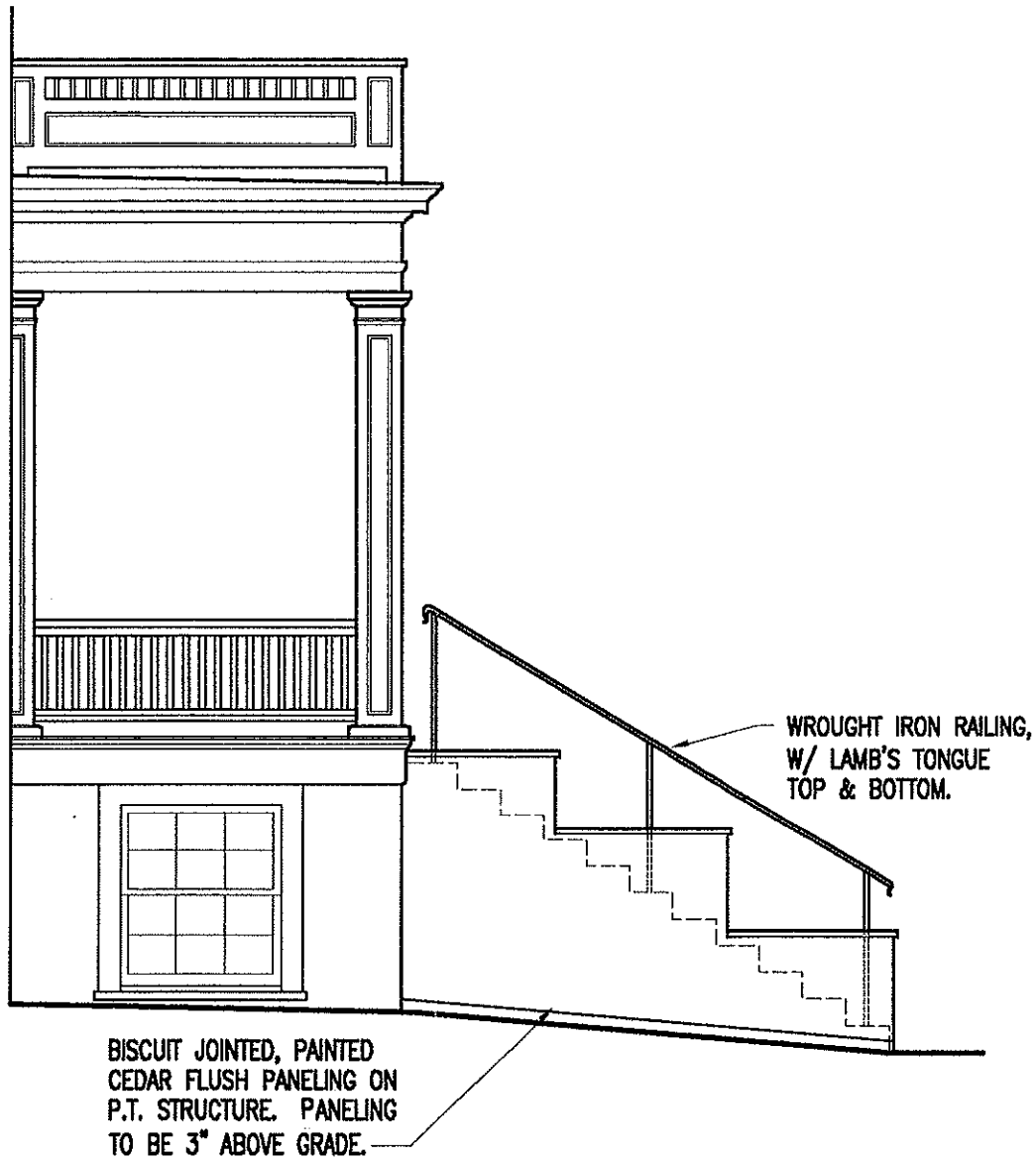
Replacement galvanized, round downspouts are to be installed.



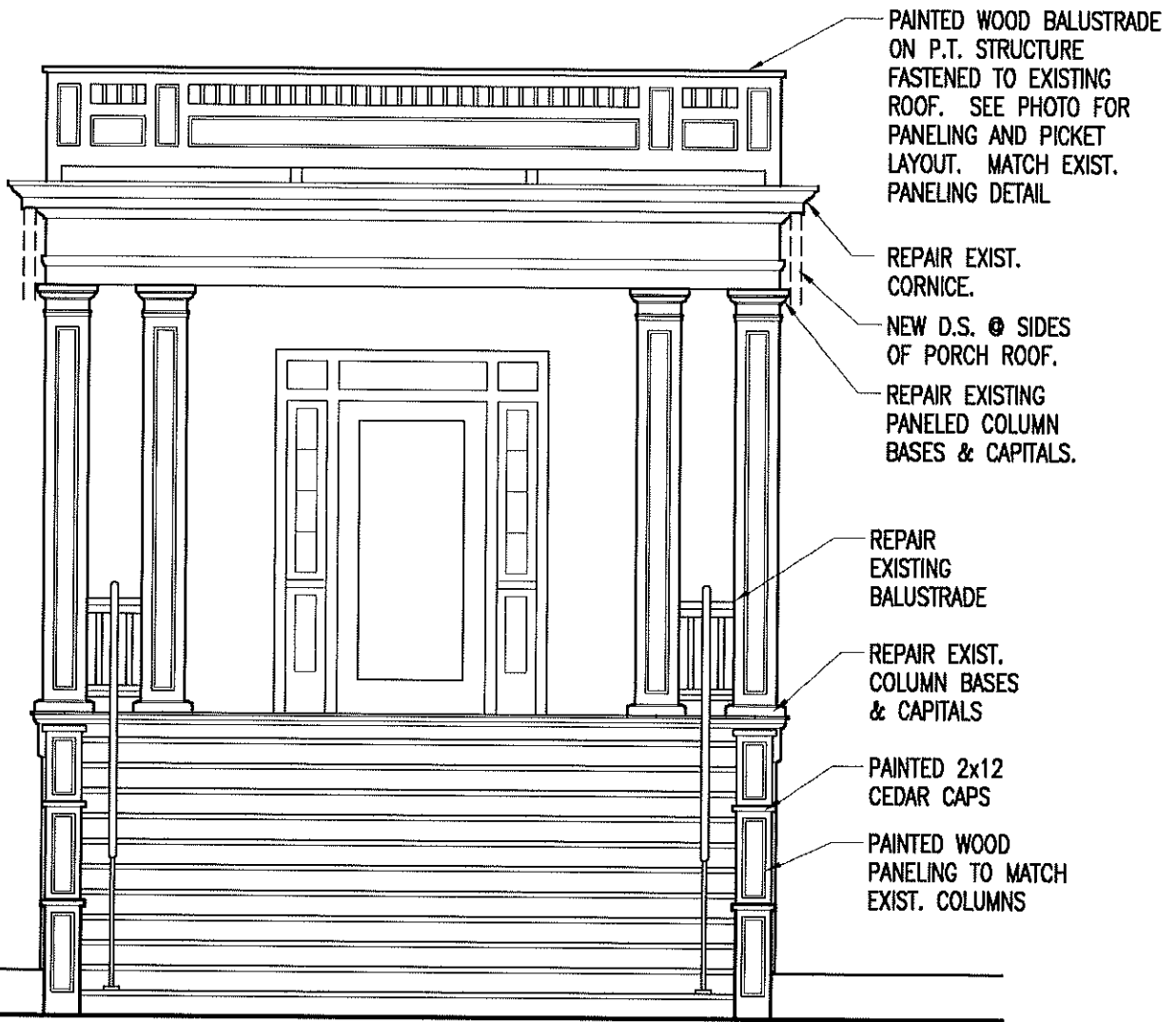




David Kariel 434-996-3757	STAIR PLAN ...	DATE: 03-24-14	SK-01
		SCALE: 1/4" = 1'-0"	
Contractor xxx-xxx-xxxx	632 Rldge St. Charlottesville	JOB #: 1403	
		DRAWN: JSF CHECKED: DK	



David Kariel 434-996-3757	SIDE ELEVATION ...	DATE: 03-24-14	SK-02
		SCALE: 1/4" = 1'-0"	
Contractor xxx-xxx-xxxx	632 Ridge St. Charlottesville	JOB #: 1403	
		DRAWN: JSF CHECKED: DK	



David Kariel 434-996-3757	FRONT ELEVATION ...	DATE: 03-24-14	SK-03
		SCALE: 1/4" = 1'-0"	
Contractor xxx-xxx-xxxx	632 Ridge St. Charlottesville	JOB #: 1403	
		DRAWN: JSF CHECKED: DK	

2. Replace deteriorated T-1-11 siding and trim at rear second floor enclosed porch, rear wall of under porch and small addition at northeast corner with standard Hardiplank lapped siding with visible grain. Repair trim and roof flashings as required.



Enclosed back porch to be re-sided.



Remove rotted wood trim. Lap existing horizontal trim with concealed "Z" flashing run under new Hardiplank siding.



Rear addition to be re-sided. Provide concealed flashing behind siding and seal at slab level, to keep water from seeping in under wall. Replace damaged sill and framing inside as required.



Provide new flashing under new Hardiplank siding and shingles.



Remove trim and repair beam with wood rot at enclosed back porch. Provide new Hardiplank siding above.

3. Brick piers at rear to be repaired and repainted.



4. Remove metal awnings at front and back elevations.



Front



Back

5. Replace ogee gutters at rear with new half round white aluminum gutters.



6. Remove and replace aluminum flashing secured with nails and caulk. Replace with brown colored aluminum flashing let into brick mortar joints and lapped over shingles.



7. Install metal caps over the two abandoned end chimneys to keep out rainwater and birds. Secure at top of chimneys so metal is not visible from ground.



8. Repair and repaint roof to stop leaks at built in gutters. Repair damage to plaster cornice and soffits with wood rot.



Repair soffit and plaster at 2nd floor cornice and repaint.



Repair damaged plaster.



Repair damaged wood soffit at rear corner.

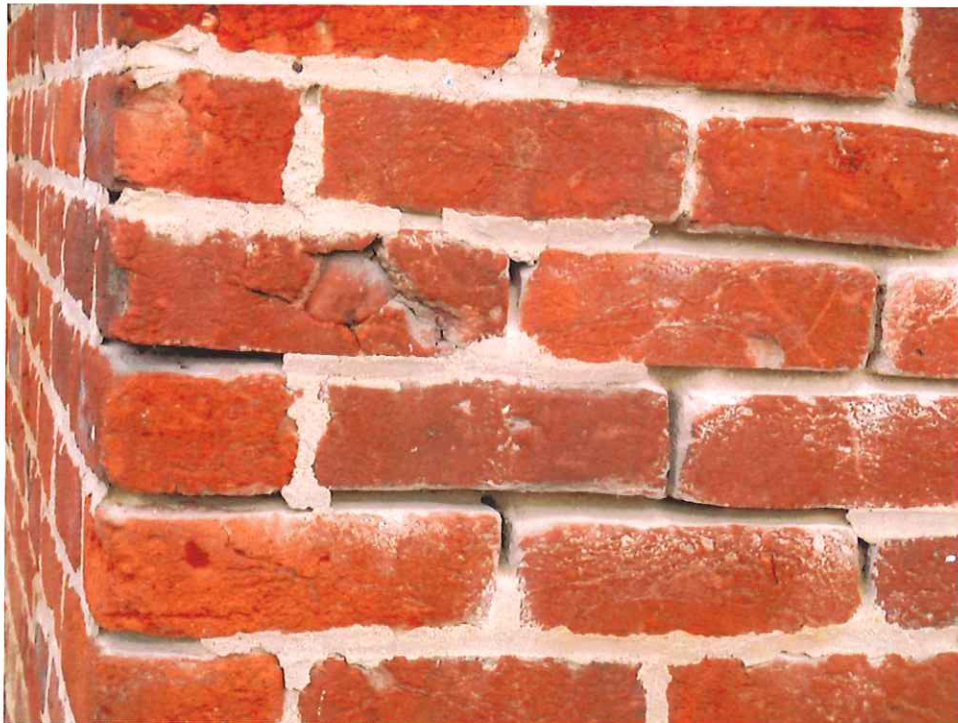


Repair small sections of water damaged wood soffits.



Investigate condition of gutters and repair any rusted sections. Scrape, prime and repaint existing standing seam roof with silver roof paint matching existing.

9. Repoint brick with mortar matching historic color and low cement content.



10. Downspouts are rusted, have rust holes and are missing sections. Replace all downspouts that are significantly rusted or missing insuring connections at gutters are watertight. Provide smaller diameter round galvanized downspouts. Repair rusted gutter connections with new metal.



Missing downspouts.

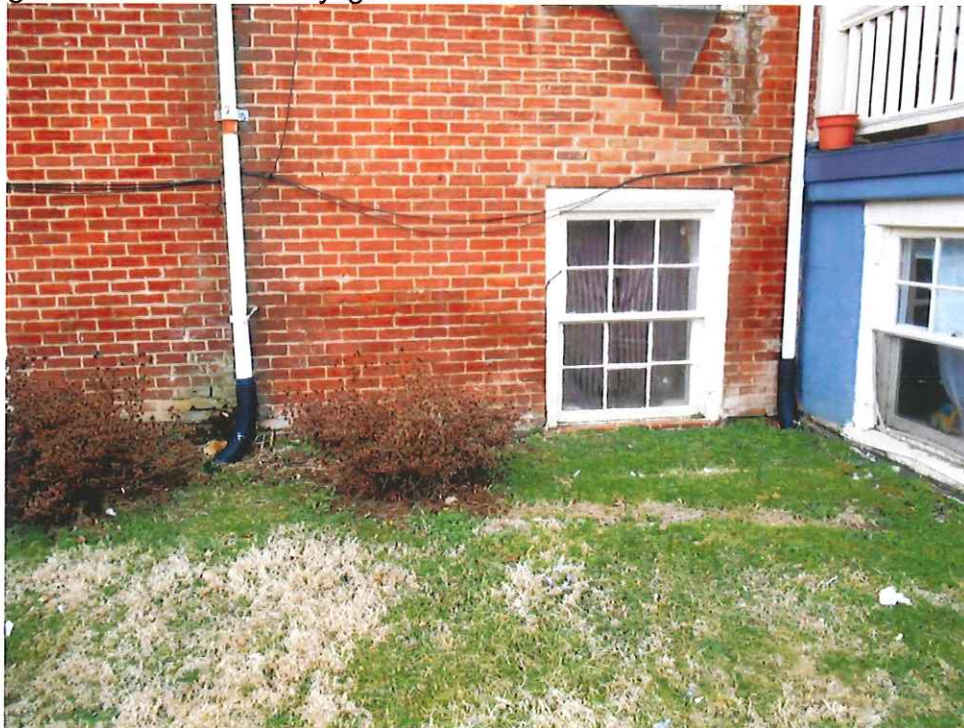


Rust-through holes in downspouts.

11. Provide underground downspout extensions where missing. Run to daylight at locations identified by owner.



12. Replace existing underground downspout extensions with new ones that begin at grade and come to daylight at locations coordinated with owner.



13. Relocate three satellite dishes and associated wiring to less visible locations with dishes at rear of south side wall.



14. Replace damaged lights at back porch ceiling.



15. Repair historic windows. Paint all windows, replace broken or cracked glass, re-putty glass, provide new screens, repair any sills with wood rot.





Basement window sills have wood rot. Lower grade soil to provide for drainage away from the building and replace damaged wood.

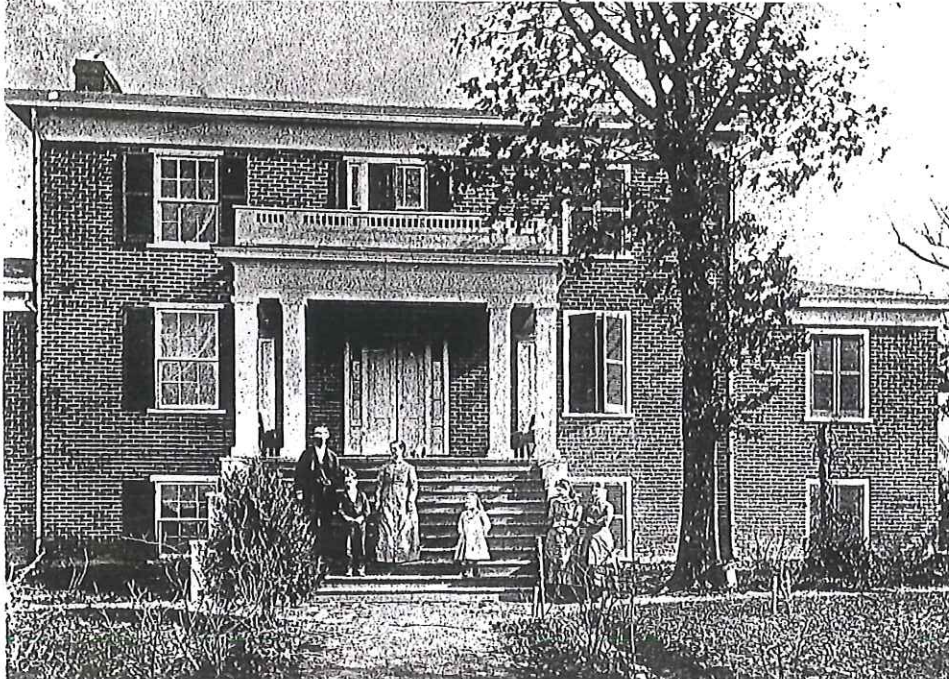


Windows from the 1960's at enclosed back porch to be maintained.

16. Consolidate equipment at plywood panel trimming off edges. Paint plywood mounting board and equipment boxes terracotta color to match brick. Repair wood trim covering conduit at bottom of meter panel.



17. Install new wood louvered shutters with operable hardware at all front facing windows. Shutters are to be manufactured locally by Paul Argoe and painted hunter green. See historic photos for appearance.



COTTAGE

The exterior is to be renovated as part of a full building renovation. See following elevation construction drawing for new work, and photos below for existing conditions.



Front Elevation



Front NW Corner



Rear NE Corner

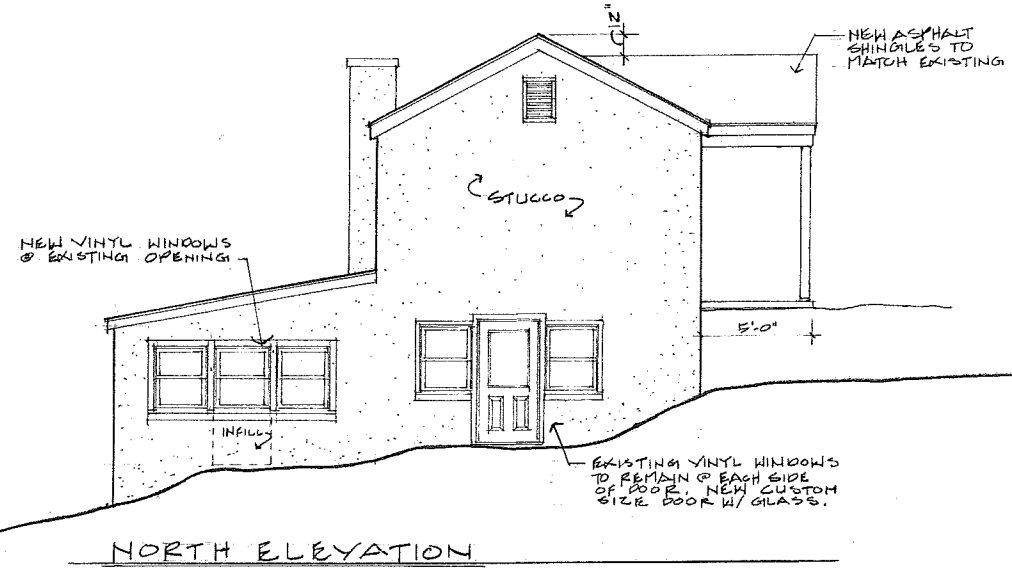
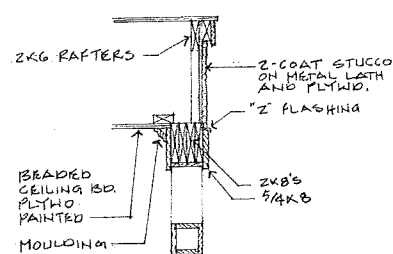


Rear SE Corner

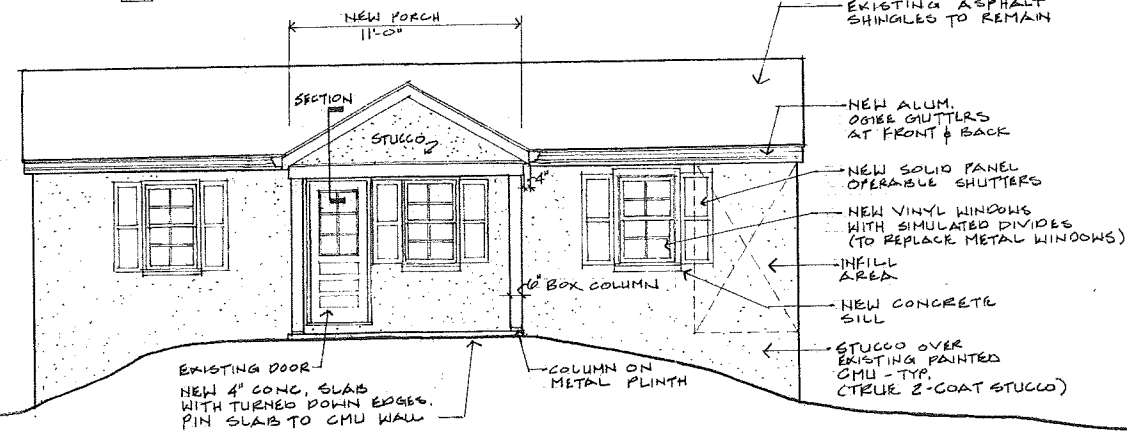


REVISIONS	BY

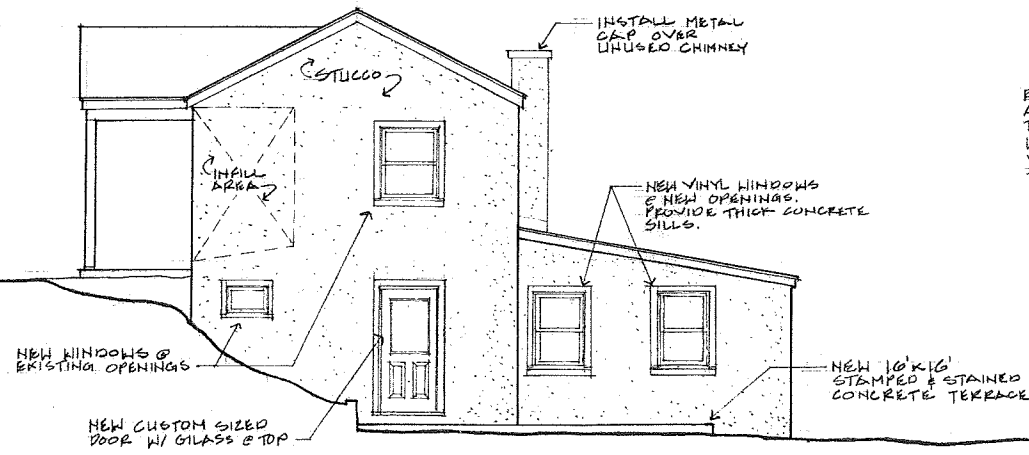
David Kerfel
Architect
102 E. Poplar Court, Charlottesville, VA 22902, Cell: 434-996-3177



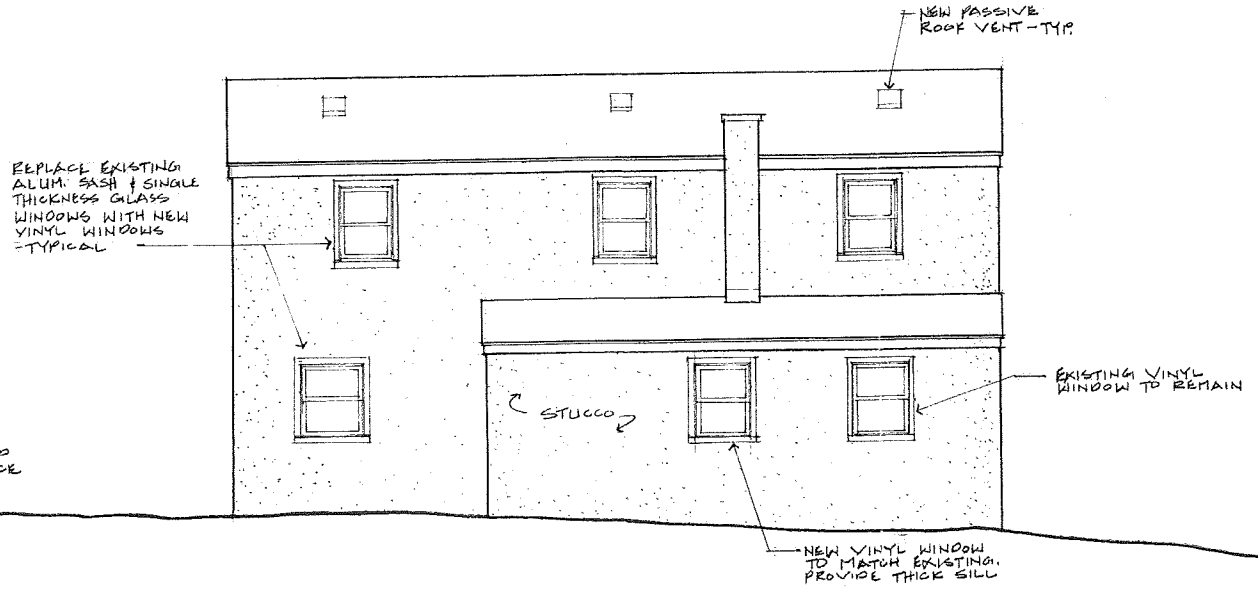
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

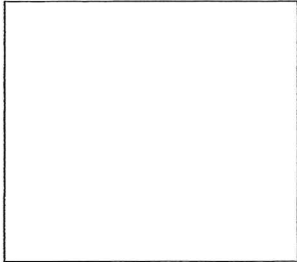
COTTAGE RENOVATION
Otis Lee/The Fitzgerald Company, Inc.
632 Ridge Street ♦ Charlottesville, VA

Date	3/25/14
Scale	1/4" = 1'-0"
Drawn	DK
Job	
Sheet	1
Of	2 Sheets

BAR Certificate of Appropriateness Application for 632 Ridge Street
ADDENDUM 4/15/2014 --- Paint Colors

Main House

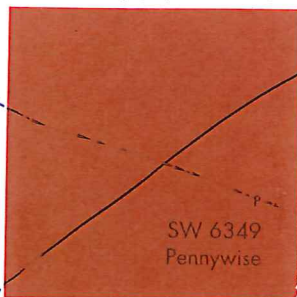
Trim is to be white with no tint.



New siding at rear

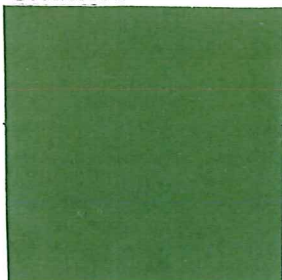
SW 6385
Dover White

Existing plywood panel where meters are mounted at side wall



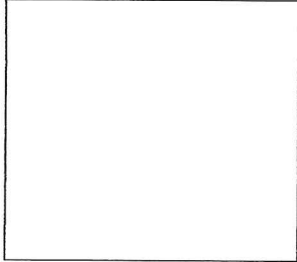
medium gray

Shutters



Cottage

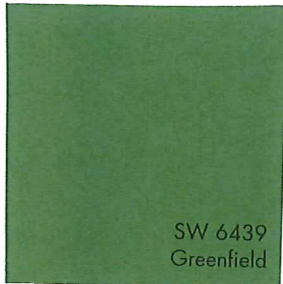
Trim is to be white with no tint.



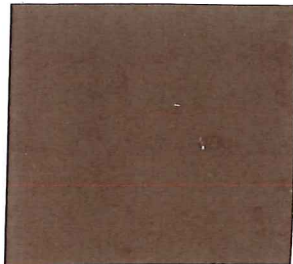
Walls

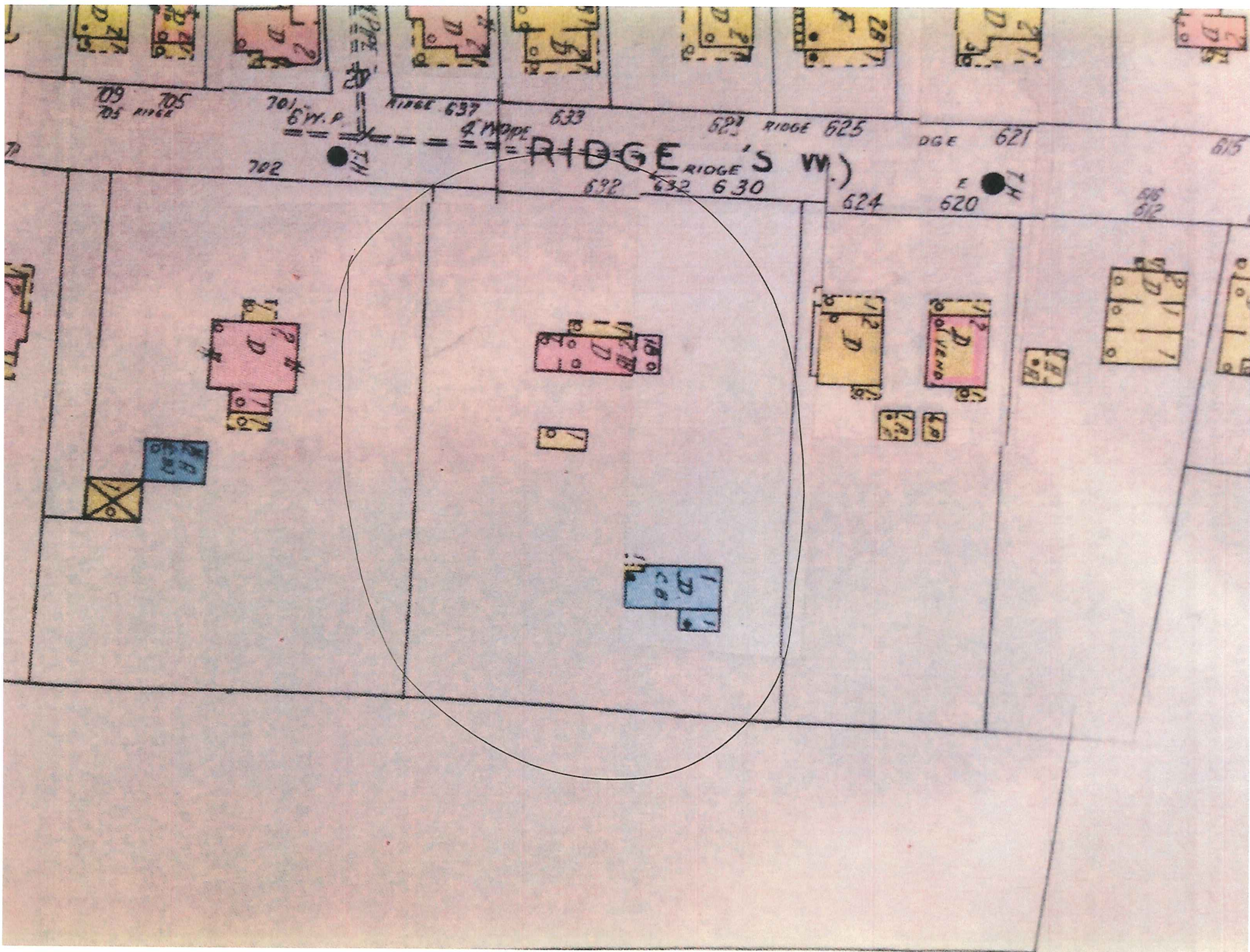


Shutters



Doors





PTL3419 LED Path Light

Project:

Fixture Type:

C=Cool White (6000K)
W=Warm White (3000K)

Ordering Logic		
Model No.	LED	Finish
PTL3419	()	(BLK)

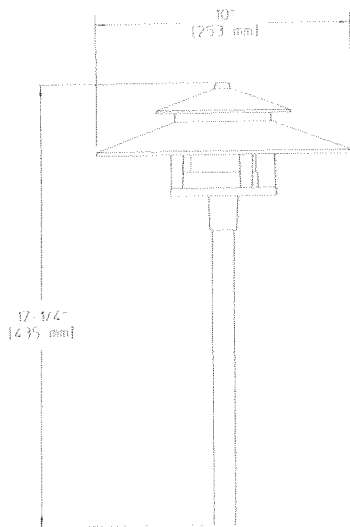
Note: LEDs included.
Note: Requires remote magnetic (60Hz) transformer.

Model No:
PTL3419

LED

Finish:
BLK


Dimensions



Project Notes:

Approval:

Any dimension on this sheet is to be assumed a reference dimension and used for information purposes only. It does not govern manufacturing or inspection requirements.

 Some luminaires use fluorescent or high intensity discharge (HID) lamps that contain small amounts of mercury. Such lamps are labeled "Contains Mercury" and/or with the symbol "Hg". Lamps that contain mercury must be disposed of in accordance with local requirements. Information regarding lamp recycling and disposal can be found at www.lamprecycle.org.

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PTL3419 LED Path Light



LED Path Light - Durable

Timeless cast aluminum path lights for illuminating walkways and other pedestrian areas. LED and T-3 halogen sources provide even illumination in a compact, durable, beautiful luminaire.

UL Listed for both outdoor and indoor use, cUL outdoor only. Cool external temperatures - all below 40°C! - so the luminaire is cool to the touch, including the lens. Perfect for high pedestrian traffic and plant life applications. Exceeds European Standard EN 563 for both 1 second (74°C for coated metal, 80°C for glass) and 4 seconds (61°C for coated metal, 70°C for glass) of contact.

IP66 Rating

Specifications

Housing:

Die cast aluminum (copper free) roof and lamp holder. Stem is extruded aluminum.

Lens:

Frosted tempered glass lens.

Fasteners:

Captive, stainless steel, tamper resistant.

Gasket:

High temperature silicone.

LEDs:

Philips Lumiled Rebel, warm white (3000K) or cool white (6000K).

Electrical:

OptoElectronix electronic LED driver. 6.5 total watts consumed. Integral electronic LED driver with integral surge protector. Input voltage range of 10.8-17.0 VAC/60Hz.

Wiring:

Prewired with a 3' pigtail 18-2 AWG. Low voltage quick connector for easy hook-up to the low voltage supply cable. 12 volt system requires remote transformer, not included.

Finish:

Thermoset polyester powdercoat available in Black (BLK).

Warranty:

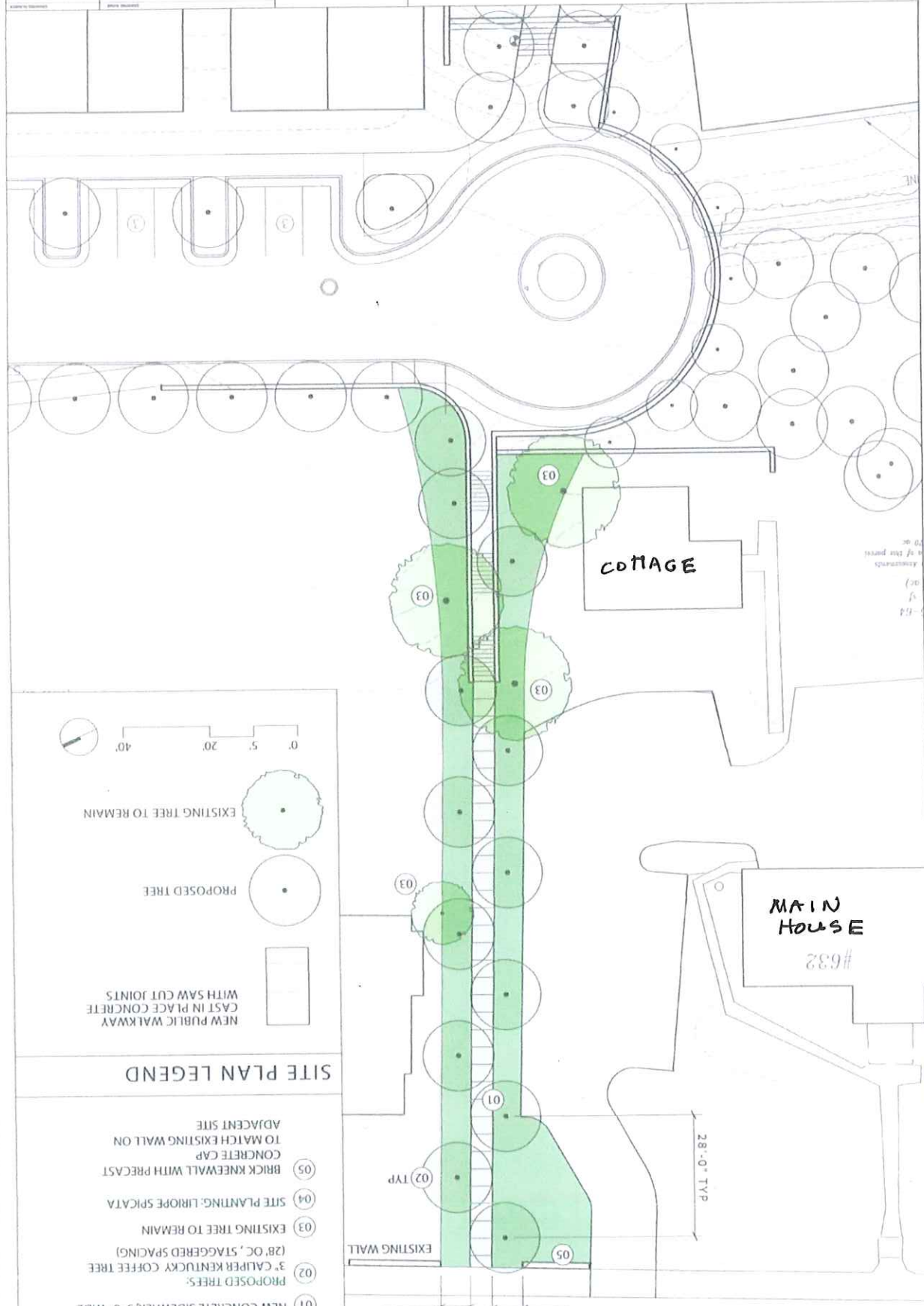
Five year limited warranty.

Certification:

ETL Listed to U.S. safety standards for wet locations. cETL Listed to Canadian safety standards for wet locations.

IP66 Rating:

Dust-tight and sealed against direct jets of water.



SITE PLAN LEGEND

- (01) NEW CONCRETE SIDEWALK, 5'-0" WIDE
- (02) PROPOSED TREES:
- (02) 3" CALIPER KENTUCKY COFFEE TREE (28' OC, STAGGERED SPACING)
- (03) EXISTING TREE TO REMAIN
- (04) SITE PLANTING: LIRIOPE SPICATA
- (05) BRICK KNEEWALL WITH PRECAST CONCRETE CAP TO MATCH EXISTING WALL ON ADJACENT SITE

- NEW PUBLIC WALKWAY CAST IN PLACE CONCRETE WITH SAW CUT JOINTS
- PROPOSED TREE
- EXISTING TREE TO REMAIN

KEYNOTES

2012 walkway approval

RIDGE STREET

Scala, Mary Joy

From: Charlie Armstrong <carmstrong@southern-development.com>
Sent: Monday, September 17, 2012 9:28 AM
To: Scala, Mary Joy
Subject: FW: burnet public walkway
Attachments: BCOM_PUBLIC WALKWAY 1=20.pdf; Potential Path Light spec.PDF

Mary Joy,

In the Discussion section of the Burnet BAR application (11-09-07) you requested several more details. They are:

- 1) The walkway width and material should be specified.
The walkway will be 5' wide "city mix" concrete consistent with typical City spec.
- 2) The landscaping materials should be specified.
Landscaping materials are more clearly specified on the attached landscape exhibit.
- 3) No lighting is shown, but the BAR may want to see the fixture type.
The applicant has not yet decided whether this walkway will be lit or unlit. The applicant requests that the BAR approve lighting fixtures consistent with the attached lighting spec sheet. The specified fixture is dark-sky compliant. Should the applicant decide to provide lighting, this fixture will be installed in accordance with a comprehensive lighting plan that meets City ordinance submitted to NDS with the final site plan.

Please let me know if I can address anything else prior to tomorrow's meeting.

Thanks,
Charlie

From: Pete O'Shea [mailto:POShea@siteworks-studio.com]
Sent: Sunday, September 16, 2012 11:03 PM
To: Charlie Armstrong
Cc: Sara Wilson
Subject: burnet public walkway

Charlie,

I hope this is what you were looking for. I made the walk 5' wide as the 4' shown by Dominion seems too narrow to me. The trees selected are Kentucky Coffee Trees (*Gymnocladus dioica*) and they are spaced 28' OC with the opposing row staggered 14'. I am showing liriopse in the bed below the trees feeling that shrubs will obstruct visibility and may be deemed less safe.

Pete

Pete O'Shea ASLA FAAR

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