



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
PIA-0047

Approved/Disapproved by:
Date:
Conditions of approval:

Exterior Work at 632 Ridge Street Main House and Cottage



for

RECEIVED

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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.

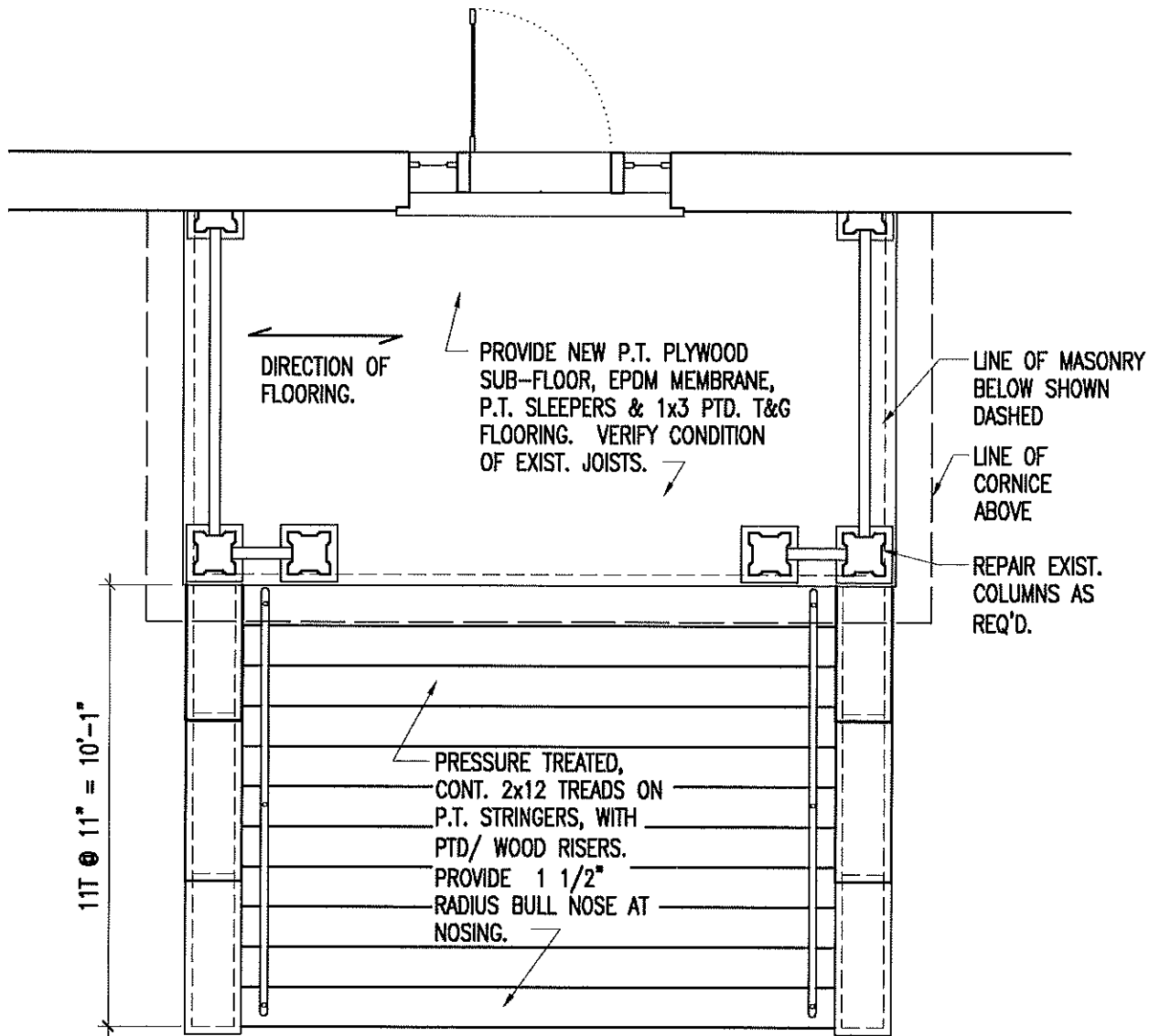
Original materials at the porch are not to be changed.

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

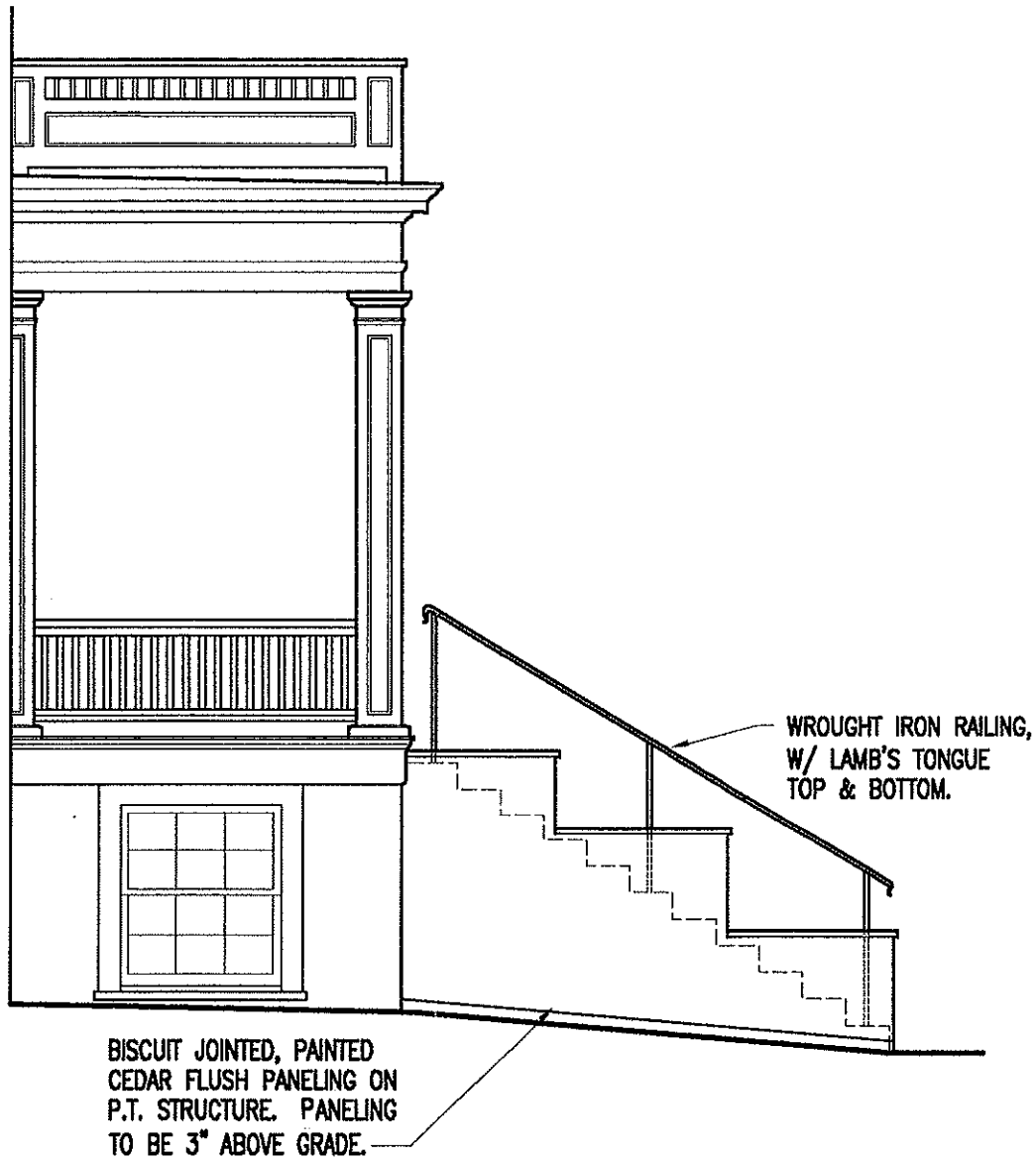
Replacement galvanized, round downspouts are to be installed.



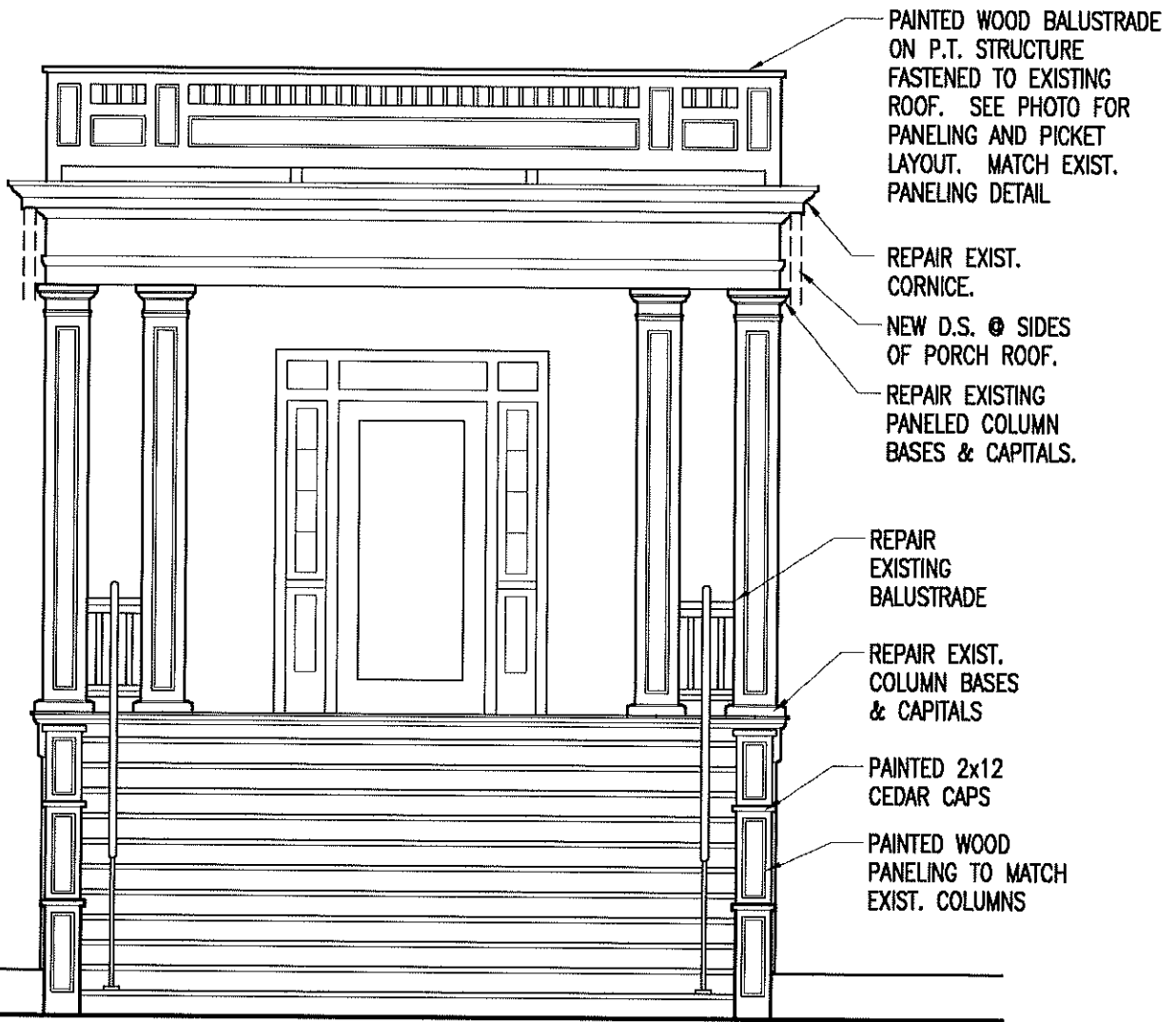




David Kariel 434-996-3757	STAIR PLAN ...	DATE: 03-24-14	<h1>SK-01</h1>
		SCALE: 1/4" = 1'-0"	
Contractor xxx-xxx-xxxx	632 Rldge St. Charlottesville	JOB #: 1403	
		DRAWN: JSF CHECKED: DK	



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.

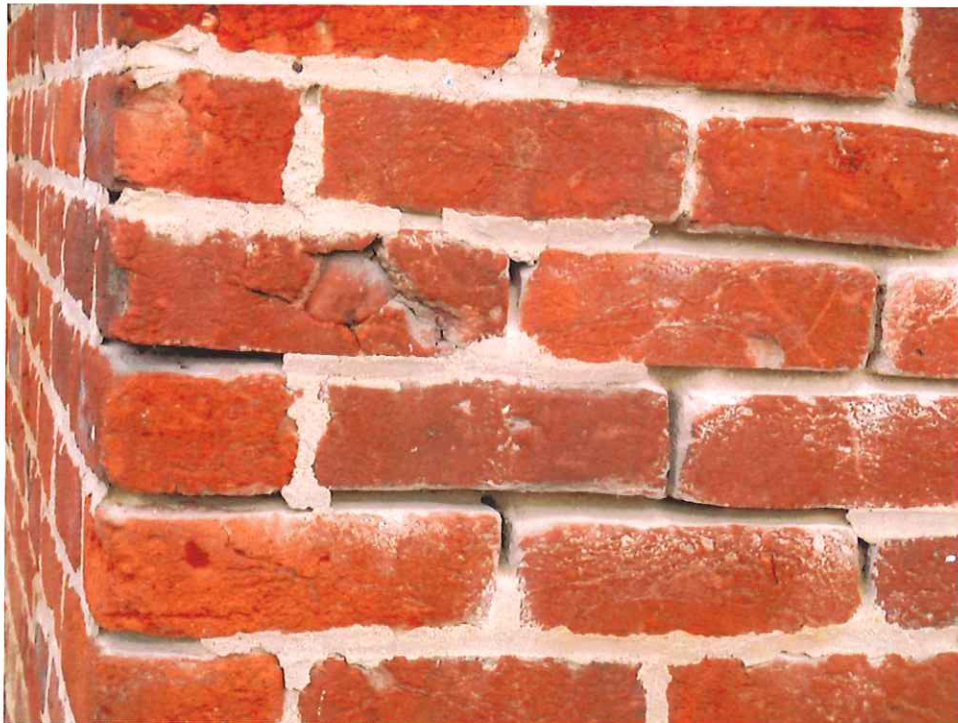


Repair small sections of water damaged wood soffits.



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.

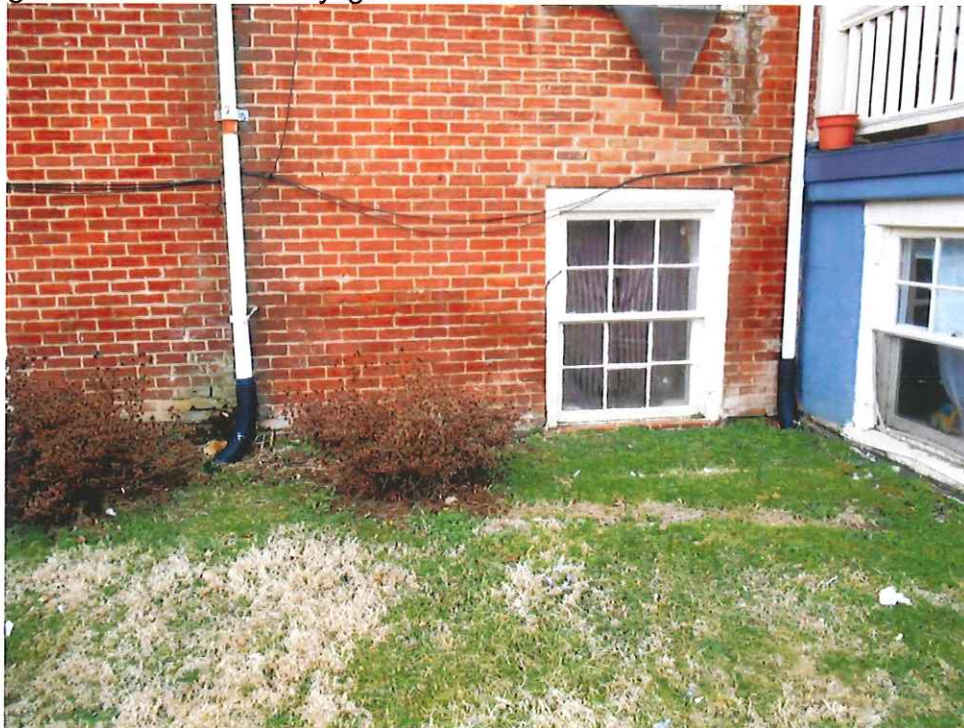


Rust-through holes in downspouts.

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.

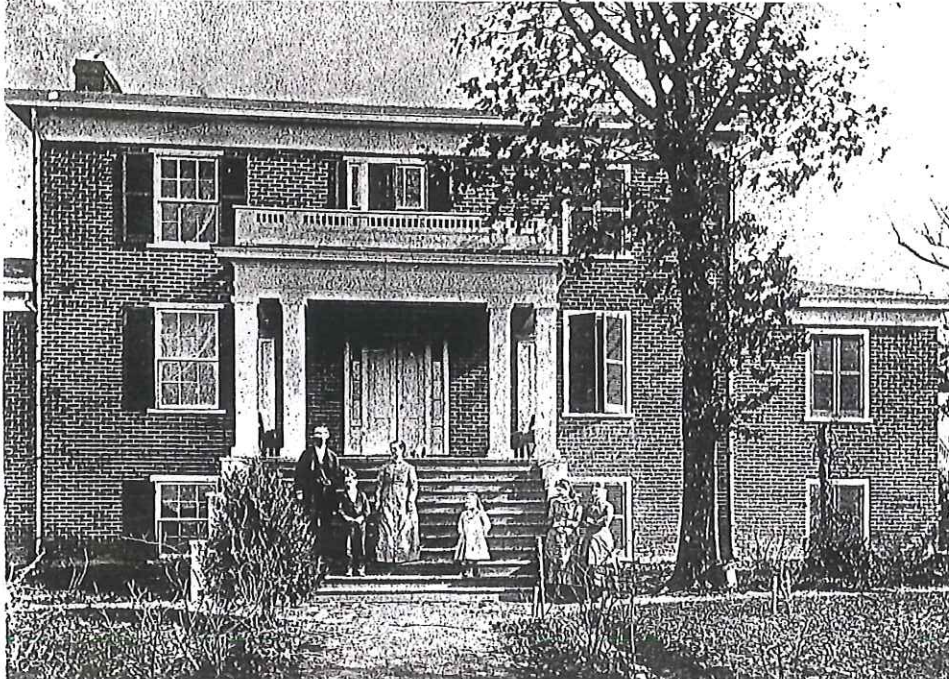


Windows from the 1960's at enclosed back porch to be maintained.

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

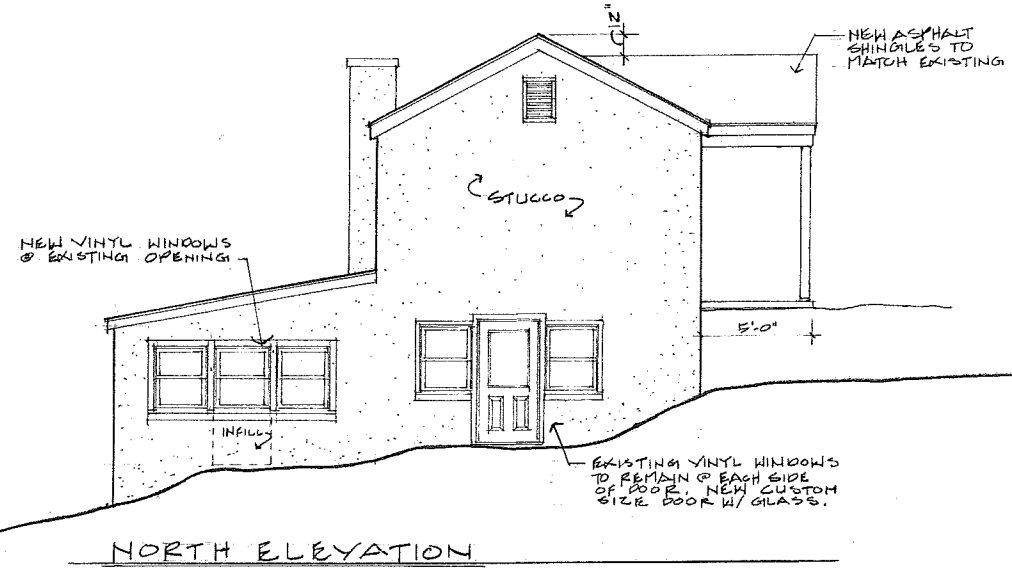
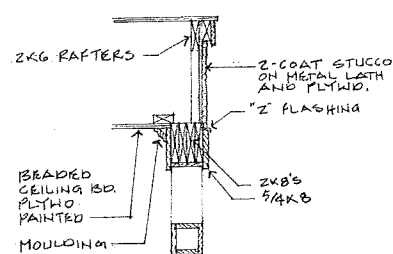


Rear SE Corner

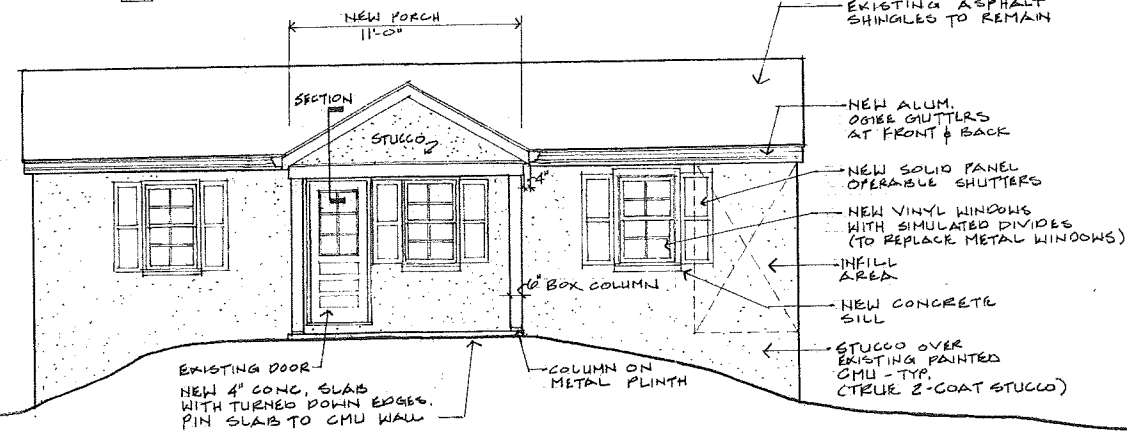


REVISIONS	BY

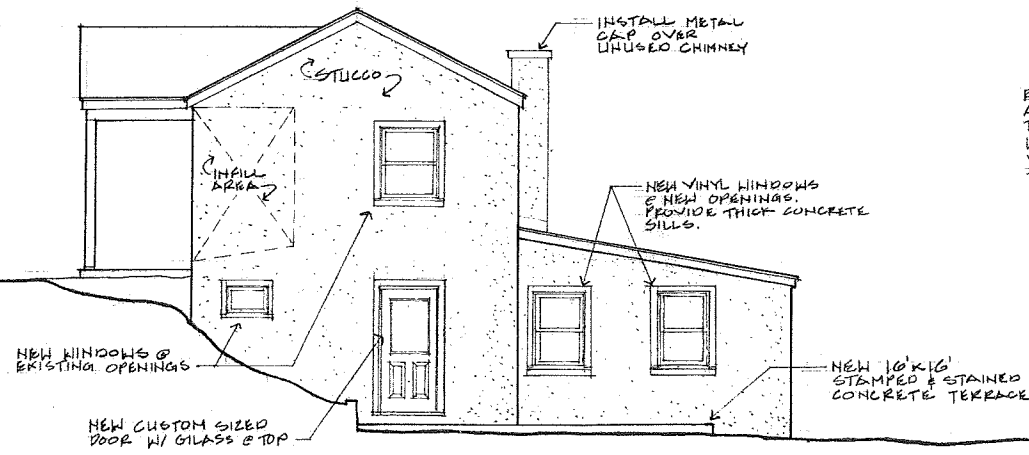
David Kerfel
Architect
102 Tupper Court Charlottesville, VA 22902 Cell: 414-996-3177



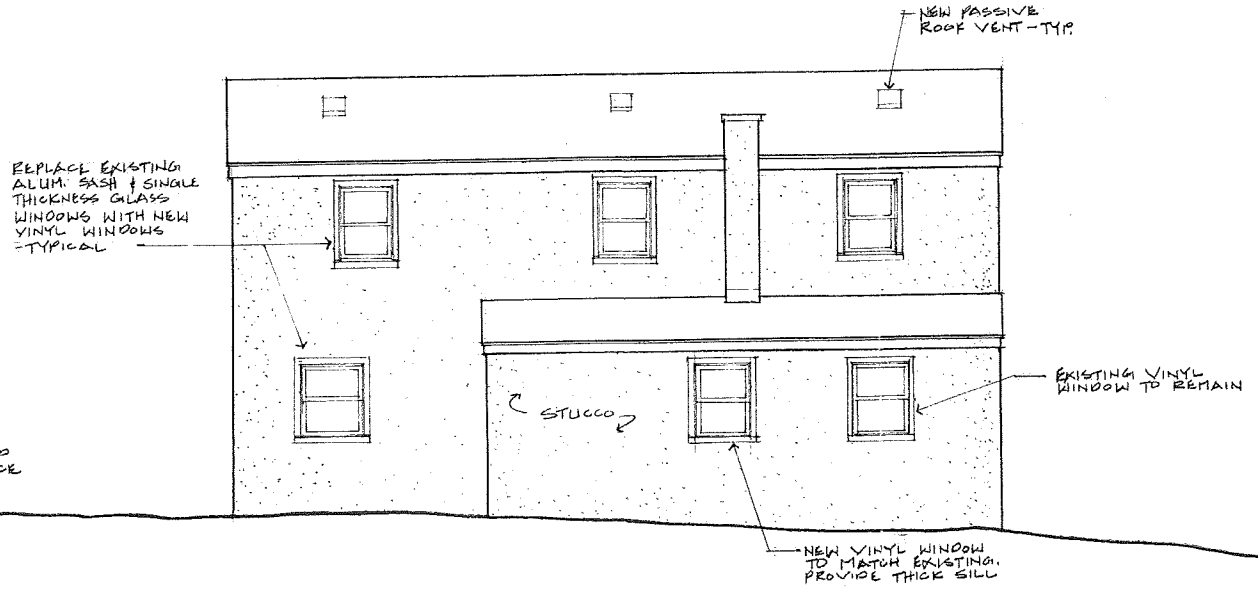
NORTH ELEVATION



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