

Mess, Camie

From: Mess, Camie
Sent: Friday, January 26, 2018 4:00 PM
To: jeff@latitude38llc.com
Subject: BAR Action- January 17, 2018 - 413 Ridge Street

January 26, 2018

Jeffrey Erkelens
310 6th Street SW
Charlottesville, VA 22903

Certificate of Appropriateness Application
BAR 17-11-04
413 Ridge Street
Tax Parcel 290136000
Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant
Proposed Rear Elevation Changes – Details

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2018. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including window replacements satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted. Earnst seconded. Approved (6-0.)

This certificate of appropriateness shall expire in 18 months (July 17, 2019), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

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

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2018**



Certificate of Appropriateness Application

BAR 17-11-04

413 Ridge Street

Tax Parcel 290136000

Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant

Proposed Rear Elevation Changes – Details

Background

413 Ridge Street (1881) is a Gothic Revival, contributing structure in the Ridge Street ADC district. The one-story kitchen wing dates to 1907. The rear porch has been enclosed. The historic survey is attached.

November 21, 2017- Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including two window replacements on the Oak Street side [rear addition] satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted with the rear elevation to come back to the BAR for approval at a regular meeting, and any additional site work to come back. Balut seconded. The motion was approved (6-0).

Application

The applicant is requesting approval for certain repairs and renovations:

1. Remove faux brick asphalt siding (on the circa 1907 addition) and repair/replace in kind deteriorated wood siding underneath.
2. Remove faux asphalt siding (on the circa 1963 addition) and clad with smooth hardieplank
3. Windows
 - On Oak Street façade: replace 1st floor vinyl window and 6 pane sash window, with modern Pella 450 Series aluminum clad wood casement windows (this is different from what was approved in the November meeting)
 - On west side of the addition: install three contemporary windows together to open up the house to the backyard
 - On north side of the addition: remove windows as the floorplan inside will be a utility area. It is not seen from the public street and creates more privacy
4. Added back porch made with cedar planks
5. Back door: Pella Pro Line full lite door with aluminum cladding on the actual door

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 are 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.

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

Discussion and Recommendations

- The BAR must decide if it is appropriate to replace the addition windows and increase the size of the window openings. A cut sheet for the proposed windows is needed.
- The BAR should decide if the changes made to the Oak Street windows (from what was approved in November) are appropriate.
- The BAR should decide if cedar planks are an appropriate material for the back porch.
- Note that any future change of use or appearance of the rear yard would require BAR approval.

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 changes including window replacements satisfy

the BAR's criteria and guidelines 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...).





**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

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

NOV 01 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

Email scala@charlottesville.org

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	<u>Jeffrey Erkelens</u>	Applicant Name	<u>Jeffrey Erkelens</u>
Project Name/Description	<u>413 Ridge Street</u>	Parcel Number	<u>aka</u>
Project Property Address	<u>413 Ridge Street</u>		<u>290136000</u>

Applicant Information

Address: 310 6th Street SW
Charlottesville, VA 22903
Email: jeff@latitude35llc.com
Phone: (W) _____ (C) 434 825 7043

Signature of Applicant

[Signature] 10/31/17
Signature Date
Jeffrey Erkelens 10/31/17
Print Name Date

Property Owner Information (if not applicant)

Address: 310 6th St SW
Charlottesville, VA 22903
Email: _____
Phone: (W) _____ (C) 434 825 7043

Property Owner Permission (if not applicant)

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

[Signature] 10/31/17
Signature Date
Jeffrey Erkelens 10/31/17
Print Name Date

you intend to apply for Federal or State Tax
potentially

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

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

Photos (59) ; Historic Survey from Mary Joy Scala ; Proposed Rear Elevation

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>O Eubank</u>	Date: _____
Fee paid: <u>12500</u> Cash/ck. # <u>0182</u>	Conditions of approval: _____
Date Received: <u>11/1/17</u>	_____

PM-0198

Description of Proposed Work

413 Ridge Street - Hudson-Smith House

BAR Meeting : Dec 19 2017

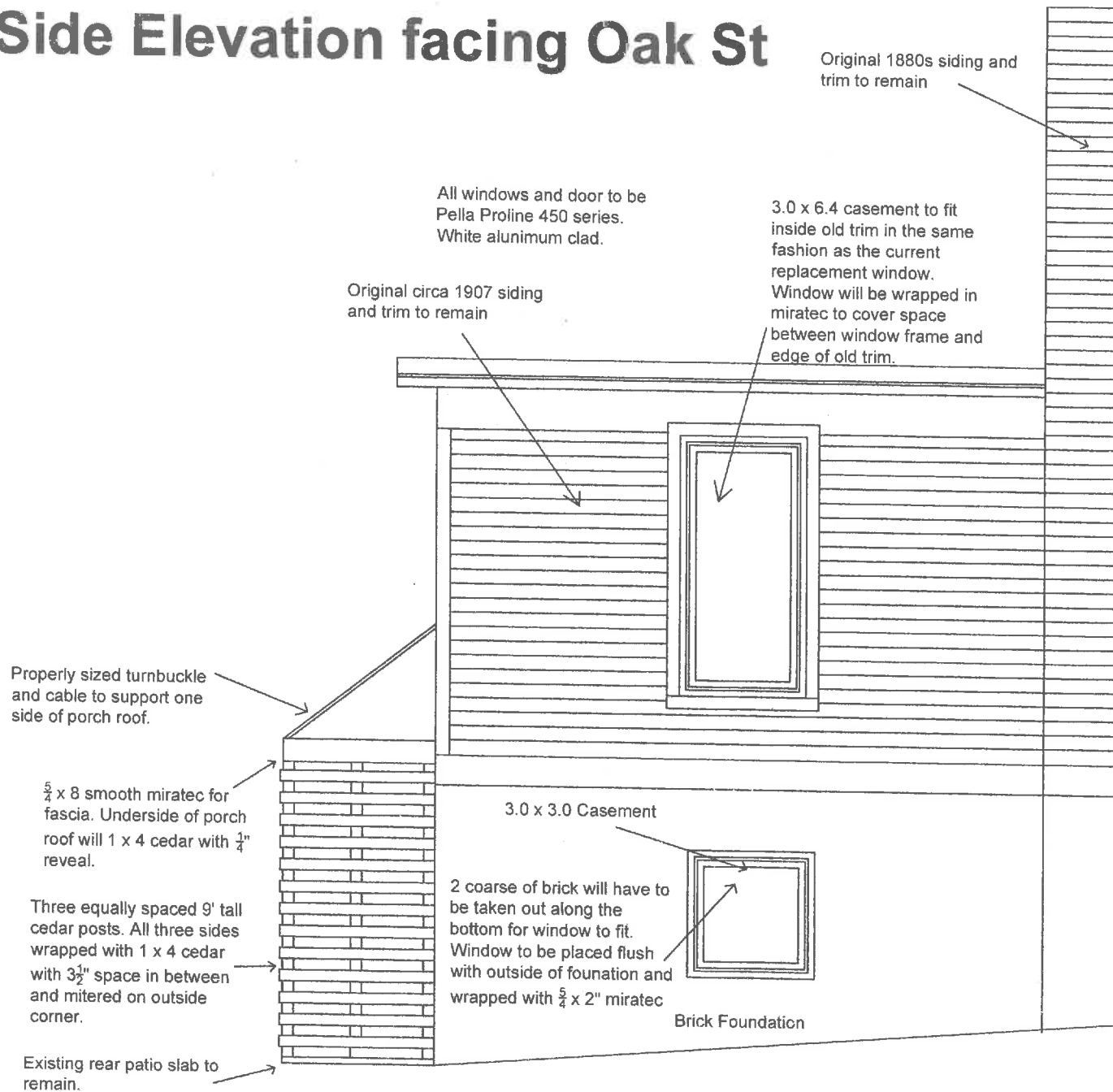
Applicant/Owner: Jeff Erkelens

434-825-7043

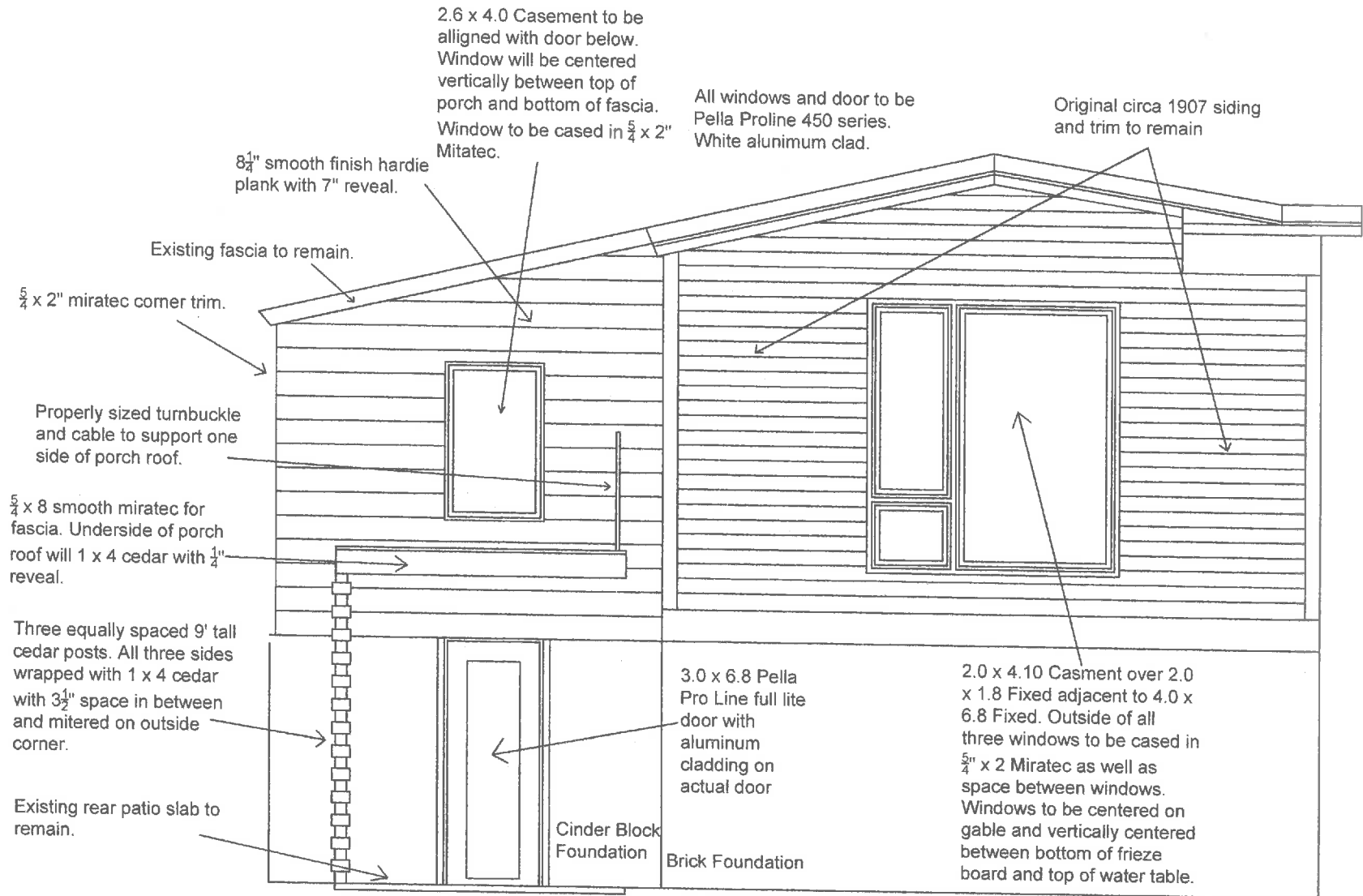
jeff@latitude38llc.com

Item	Element	Existing	Proposed	Photo
1	Siding - Addition circa 1907	The asphalt faux brick siding has been removed from the various additions. The main addition from circa 1907 attempted to mimic the siding, eave, watertable and corner trim of the original structure. The Oak St side window trim is much simpler and has had replacement pieces put in sections.	All siding on the 1907 addition will be repaired and painted, except where we plan to put in a larger rear window.	
2	Siding - Addition circa 1963	There appear to be two separate additions from the 1960s, which have varying types of wood siding, both horizontal and vertical, over a block foundation.	After removing the asphalt siding, the more recent additions are in quite poor shape. Cladding them together with smooth hardieplank as well as the contemporary patio overhang will help differentiate it from the circa 1907 addition, but create consistency across these two combined additions.	
3	Windows - Addition South Side (Oak St)	1st Floor: Vinyl replacement window from 1990s? Basement: 6 pane sash window covered with metal grate	I would like to install modern Pella 450 Series aluminum clad wood casement windows on this side. I would like to have continuity of windows on all three sides of the additions. Because the addition steps back out of plane with original house and it is only one story, I think it can handle contemporary windows on the Oak St side.	
4	Windows - Addition West Side (Rear)	As stated above, it appears that there was a window on the addition that was largely closed up and replaced with a smaller 1960s era window. There is no original trim left.	I would like to install three contemporary windows together to open up the house to the backyard.	
5	Windows - Addition North Side	1963 Double hung, two	Remove windows. The floorplan inside will be a utility area with laundry and closets. This will not be seen from a public street and creates more privacy for the neighbor.	

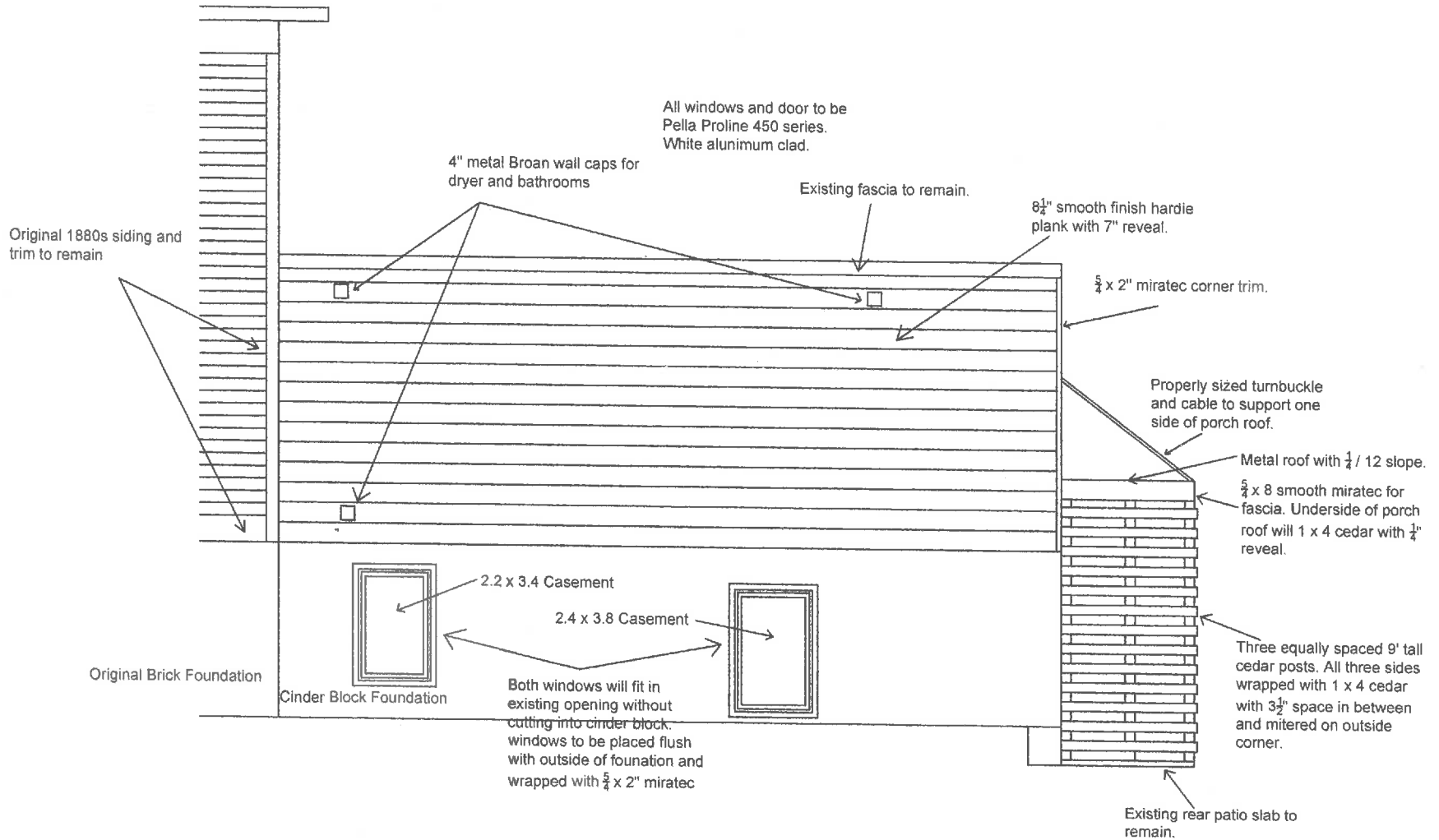
Side Elevation facing Oak St



Rear Elevation



Side Elevation facing 409 Ridge St









Scala, Mary Joy

From: Joey Conover <joey@latitude38llc.com>
Sent: Friday, December 01, 2017 11:08 AM
To: Scala, Mary Joy
Cc: Jeff Erkelens; Mess, Camie
Subject: Re: 413 Ridge St

Thanks. You are correct, we are asking for a change from the last meeting approval on the Oak St side windows in the addition.

To clarify, do we need to submit anything else in hard copy for the January agenda, or is what I sent via email sufficient?

We will follow procedure with Matt about the site plan.

Thank you,
Joey

On Fri, Dec 1, 2017 at 8:22 AM, Scala, Mary Joy <scala@charlottesville.org> wrote:

No additional fee for this resubmittal to the BAR. The purpose of the deadline is to allow time for required legal notice. It will go on January's agenda. I notice you changed the window on the Oak street side from what was discussed with the BAR (adding a window that is more similar to the other windows on that elevation).

The site plan approval is a separate process with separate fee. The planner for that area is Matt Alfele. He handles site plans and special use permits.

Even if you don't require a formal site plan, any change to the site (such as adding parking) requires prior BAR approval.

Thank you.

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](tel:434.970.3130) FAX [434.970.3359](tel:434.970.3359)

scala@charlottesville.org

From: Joey Conover [mailto:joey@latitude38llc.com]
Sent: Thursday, November 30, 2017 12:30 PM
To: Scala, Mary Joy
Cc: Jeff Erkelens
Subject: Re: 413 Ridge St

Hello Mary Joy,

I just saw on the Certificate of Appropriateness application that our information was due on Tuesday by 3:30pm to get on the December agenda. Sorry, we didn't see this last month either. Now we know! We are going to go ahead and submit for the January deadline. Attached are digital copies of everything so that you don't have to scan it again. If you could let us know if we need to submit the form and fee again, we would appreciate it. I assume we will be coming back at least one more time for a site plan. Do we pay the fee each time for submittal?

Thank you,

Joey

On Thu, Nov 30, 2017 at 10:45 AM, Joey Conover <joey@latitude38llc.com> wrote:

Hello Mary Joy,

Jeff has done some demo on 413 Ridge St and we would like to submit some revised information today to be on the Dec 19 agenda. Do we need to fill out the Certificate of Appropriateness form and pay a fee for an edit to an existing conversation from the last meeting? We were planning on submitting a short narrative, two drawings and three photos x10.

Thank you,

Joey

--

Josephine Conover

[310 6th Street SW](#)

[Charlottesville, VA 22903](#)
[434-806-7871](#) c

[Latitude 38](#)

[Nest Realty Group](#)

Licensed to sell real estate in the Commonwealth of Virginia.

--

Josephine Conover

[310 6th Street SW](#)

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--

Josephine Conover
310 6th Street SW
Charlottesville, VA 22903
434-806-7871 c

[Latitude 38](#)
[Nest Realty Group](#)

Licensed to sell real estate in the Commonwealth of Virginia.

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, December 01, 2017 3:27 PM
To: Jeff Erkelens; 'Joey Conover'
Subject: BAR Action - 413 Ridge Street - November 2017

December 1, 2017

Jeffrey Erkelens
310 6th Street SW
Charlottesville, VA 22903

RE: Certificate of Appropriateness
BAR 17-11-04
413 Ridge Street
Tax Parcel 290136000
Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant
Partial Demolition and Proposed Rear Elevation Changes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed changes including two window replacements on the Oak Street side [rear addition] satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Ridge Street ADC district, and that the BAR approves the application as submitted with the rear elevation to come back to the BAR for approval at a regular meeting, and any additional site work to come back. Balut seconded. The motion was approved (6-0).

If you have any questions, please contact me at 434-970-3398 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala

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

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



January 3, 2018

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness

BAR 17-11-04

413 Ridge Street

Tax Parcel 290136000

Jeffrey Erkelens, Owner/ Jeffrey Erkelens, Applicant

Proposed Rear Elevation Changes - Details

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Wednesday, January 17, 2018, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Camie Mess".

Camie Mess

Assistant Preservation and Design Planner