

June BAR Action - 525 Ridge Street

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 6/26/2020 10:52 AM

To: svonstorch@s-vs.com <svonstorch@s-vs.com>

Certificate of Appropriateness Application

BAR 20-06-02

525 Ridge Street

Tax Parcel 290147000

Ridge Street Plaza LLC, Owner

Stephen von Storch, Applicant

Revised landscape wall material

Dear Steve,

Thank you so much for attending last week's BAR meeting. Please find below the action taken for the above-referenced project:

Jody Lahendro moves Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed concrete wall 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
Tim Mohr seconds. Approved (7-0).

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
June 16, 2020**



Certificate of Appropriateness Application

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525 Ridge Street
Tax Parcel 290147000
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Background

Year Built: Under construction
District: Ridge Street ADC District
Status: Non-contributing

Four two-story dwellings were historically situated along Ridge Street, just north of present-day intersection with Cherry Avenue. These houses were constructed before 1907, according to Sanborn Maps, but were demolished in the second half of the twentieth century, when Ridge Street was widened and rerouted to lead into 5th Street SW. After the houses were demolished, the intersection remained a wooded empty lot.

Prior BAR Reviews

July 18, 2016 – The BAR held a work session on William Taylor Plaza Phase 2 along Ridge Street.

October 18, 2016 – BAR moved (5-3, Balut, Miller and Earnst opposed) to approve the massing and scale only of new residential building. This was not a COA.

December 20, 2016 – BAR approved (6-2, Balut and Miller opposed) CoA for elevations, colors, materials, and product specifications for new residential building.

January 17, 2017 – BAR approves (5-0) the landscape plan, requesting that the applicant submit a final plan with a tree list, lighting fixtures, and Corten Wall details for administrative approval. The BAR also requested an updated Phase I site plan to match the Phase II landscape plan in the area of the plaza.

Application

Applicant Submitted:

- Stoneking / von Storch Architects submittal, dated March 12, 2020
 - CoA Application [page 1 of PDF]
 - Application letter with summary of proposed changes, dated March 12, 2020 [page 2 of PDF]
 - Renderings of approved design, including previously approved steel wall, dated November 29, 2016 [page 3 of PDF]
 - Photo of typical city street wall in the proximity [page 4 of PDF]
 - Rendering of building with proposed concrete design [page 5 of PDF]
 - Section detail of the proposed wall and recessed walkway light, dated January 23, 2020 [page 6 of PDF]

CoA request for modifications to the street curb/wall approved with the revised landscape plan in March 2017. Proposed modifications are summarized in the Discussion. Note: On Page 2 of the applicant's submittal is a summary of the changes with references to the pages that illustrate the proposed change.

Discussion

The BAR previously approved a Corten steel wall to enclose planters by the entrance of the new building.

The applicant now proposes the street wall to be constructed of formed-in-place concrete, similar to retaining walls found on adjacent properties along Ridge Street.

Staff finds the proposed concrete wall appropriate to the ADC and recommends approval.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed concrete wall 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...).

...as submitted and with the following modifications/conditions:...

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed concrete wall does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Ridge Street ADC District, and 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 Guidelines for Site Design and Elements

C. Walls and Fences

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.



**Board of Architectural Review (BAR)
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 \$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 Ridge Street Plaza LLC Applicant Name _____
Project Name/Description 525 Ridge Street - Multifamily Residential Parcel Number 290147000
Project Property Address 525 Ridge Street, Charlottesville, VA 22902

Applicant Information

Address: P.O. Box 19352
Charlottesville VA 22902
Email: syonstorch@s-va.com
Phone: (W) _____ (C) 962-6102

Property Owner Information (if not applicant)

Address: Ridge Street Plaza LLC
PO Box 5306, Charlottesville, VA 22905
Email: dianecaton@msc-rents.com
Phone: (W) _____ (C) 434-962-4851

Do you intend to apply for Federal or State Tax Credits for this project? _____

Signature of Applicant

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

[Signature] 03.12.20
Signature Date

Stephen van A Horch 03.12.20
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] Manager 3/9/20
Signature Date

Diane E. Caton, Manager 3/9/20
Print Name Date

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

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

March 12, 2020

Jeff Werner
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

Re: Revisions to the BAR approved design for William Taylor Plaza, Phase Two

Board of Architectural Review,

We request a revision of the approved street curb/wall from the approved Corten steel plate to concrete.

Our attempts to procure ¾" thick Corten steel plate found the material is hard to source and fabricators reluctant to stand behind the result. Pricing we did receive was punitive as a result.


We now propose the wall to be of formed in place concrete with chamfered corners. This material and detail is found two and three houses north of the project and throughout the city. The wall would be cast using 'city mix' concrete color and hand rubbed to a sand finish.

Please find attached:

- Model views of the steel wall as approved
- Photo of the wall two parcels north
- Model view with a concrete wall shown
- Section detail of the wall and recessed walkway light

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen von Storch', written in a cursive style.

Stephen von Storch

William Taylor Plaza - Phase II



WTP
11.29.2016
3/16"-1"0"

IMAGES

Stoneking / von Storch Architects
P.O. Box 1332, Charlottesville, VA 22902



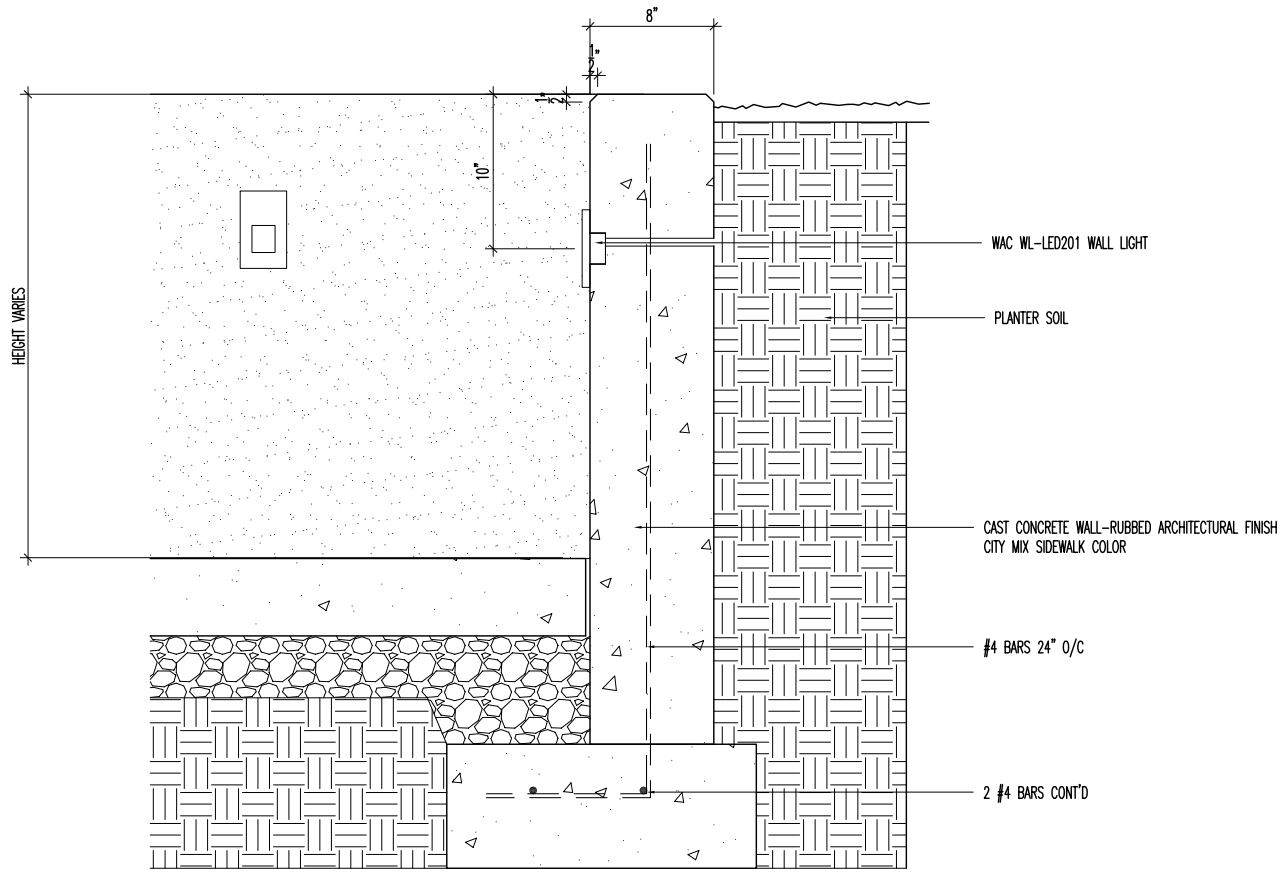
EXAMPLE OF TYPICAL CITY STREET WALL:

This wall is the closest property to the site with a street wall. One address north of the site.

Proposed wall will be 'city mix' concrete with corners chamfered as shown here. The finish will be hand rubbed to remove formwork lines and render a consistent sand finish.







1 STREET WALL LIGHT
 1 1/2" = 1'-0"