

## August BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 8/19/2020 2:34 PM

To: Andrew Jenkins <anddjenk@gmail.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

### **Certificate of Appropriateness Application**

BAR 20-08-01

401 Ridge Street

Tax Parcel 290273000

Owner/Applicant: Andrew Jenkins

New fence

Dear Andrew:

Last night, the Board of Architectural Review reviewed the project listed above. They approved your project with the consent agenda. Breck Gastinger moved to approve the consent agenda and Jody Lahendro seconded. The consent agenda passed (8-0).

The consent agenda passed assuming the following motion:

*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 fencing satisfies 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.*

Please let me know if you have any further questions.

Thanks!

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  
August 18, 2020**



**Certificate of Appropriateness Application**

BAR 20-08-01

401 Ridge Street / Tax Parcel 290273000

Andrew Jenkins, Owner and Applicant

Fence



**Background**

Year Built: c1891

District: Ridge Street ADC District

Status: Contributing

For over a century after its construction this was Presiding Elder's House for the Charlottesville District of the Methodist Church. It is two-story brick housed has an irregular Queen Anne massing and a high hip roof. (Historic survey attached.)

**Previous BAR Review**

N/A

**Application**

- Applicant's submittal: BAR application, narrative, and site photos (5 pages).

Request for a CoA to construct a stained, wood fence at the side yard (south). At the front and rear, the fence will be 5-ft tall. Due to the first floor window heights at the neighboring house, 405 Ridge Street, the applicant is requesting approval for this section of fence to be 7-ft in height. (405 Ridge Street is a halfway house operated by the United Way of Charlottesville and "provides a safe and structured living environment to assist women in early recovery from drug and/or alcohol addiction and mental health challenges, to heal and become healthy, self-reliant and productive members of our community.")

([www.cvillevolunteer.org/agency/detail/?agency\\_id=72324](http://www.cvillevolunteer.org/agency/detail/?agency_id=72324))

**Discussion and Recommendations**

Relative to Ridge Street, the front section of fencing, aligned with the front of the house, is 60-ft from the sidewalk. Additionally, the side yard is at an elevation approximately 6-ft to 10-ft above the street grade. This serves to mitigate the visual impact of the requested 7-ft fence segment adjacent parallel to the side of 405 Ridge Street.

Staff recommends approval.



**Suggested Motion**

*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 fencing satisfies 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.

*...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 fencing does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Ridge Street ADC District, and that 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 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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Site Design and Elements**

##### **C. Walls and Fences**

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 clues 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 structure 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 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 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.



# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 401 Ridge Street	<b>HISTORIC NAME:</b> Methodist Presiding Elder's House
<b>MAP &amp; PARCEL:</b> 29-132	<b>DATE / PERIOD:</b> circa 1891
<b>CENSUS TRACT AND BLOCK:</b> 4-339	<b>STYLE:</b> Victorian
<b>PRESENT ZONING:</b> R-3	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> Ch'ville Dis. of VA Methodist Conference	<b>DIMENSIONS AND LAND AREA:</b> 67' x 206' (13,802 sq. ft.)
<b>ORIGINAL USE:</b> Residence (Parsonage)	<b>CONDITION:</b> Fair
<b>PRESENT USE:</b> Church	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Charlottesville Seventh Day Adventist Church	<b>DATE OF SURVEY:</b> Winter 1978
<b>ADDRESS:</b> 401 Ridge Street Charlottesville, VA	<b>SOURCES:</b> City/County Records Lorenzo Thoms, of Seventh Day Adventist Church Alexander, <i>Recollections of Early Charlottesville</i>

## ARCHITECTURAL DESCRIPTION

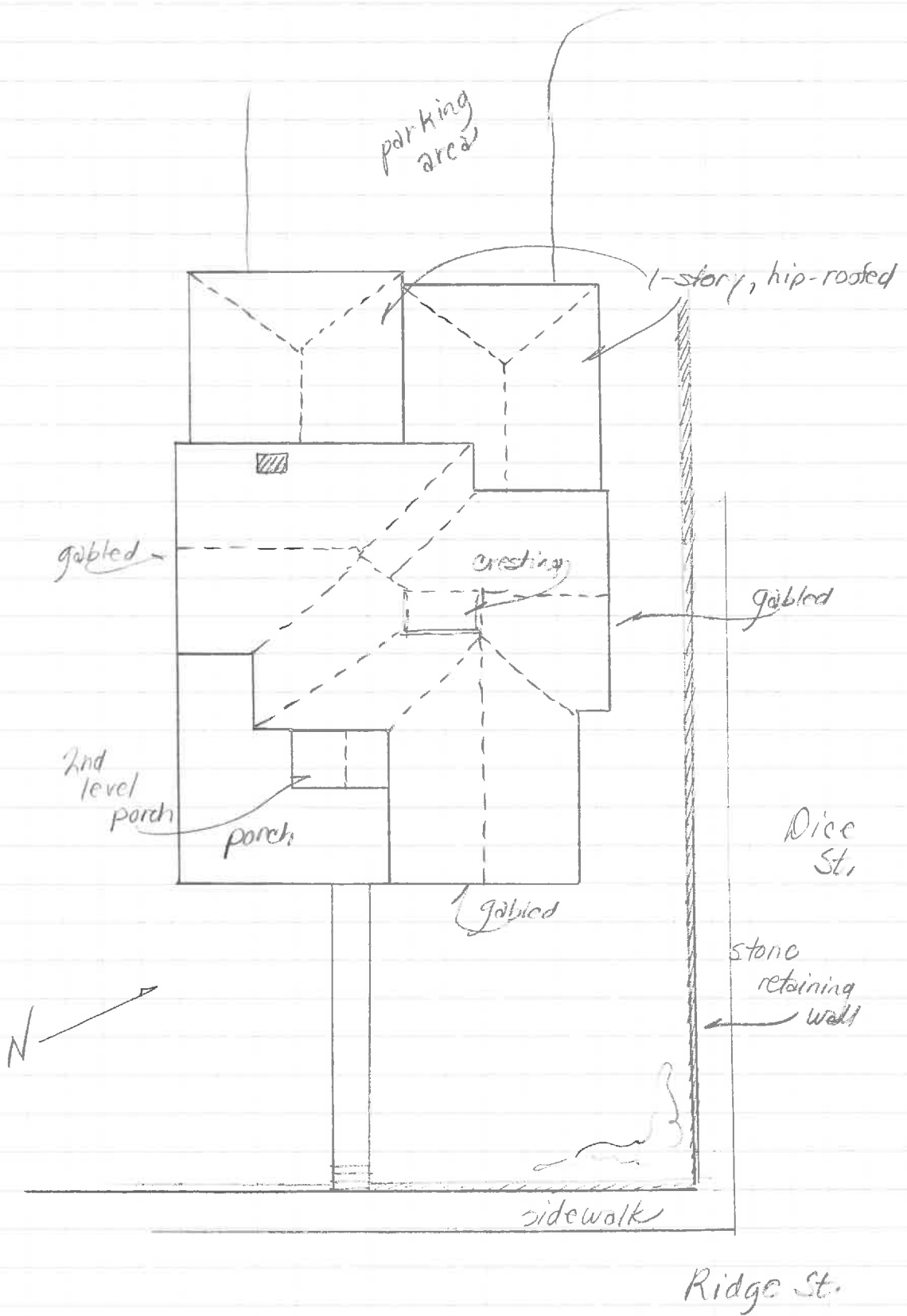
The Presiding Elder's House is a two-storey brick house on a low foundation with irregular Queen Anne massing and a high hip roof of standing-seam metal accented by iron cresting along its short ridge, with wide gables over projecting side bays on the facade and both sides. It has a heavy boxed cornice with returns, and a wide cornice board. There are woodshingles and eyebrow-shaped attic vents in each gable. One of two interior chimneys in the main block has been removed. There is also a smaller chimney in the kitchen wing. The brick is laid in five course American-with-Flemish bond (five stretcher courses and one header-stretcher course) above the water table. The double-sash windows are two-over-two light, some arranged in pairs, with architrave trim. The original double entrance doors with rectangular transoms have been replaced in the current remodeling with a new door at one side of the opening, and the rest boarded up. The veranda covers two of the three bays of the facade and continues around the corner on the south to a second small entrance door which probably led into the minister's study. It has simple Eastlake posts and balustrade, sawn arcaded frieze, and low hip roof with boxed cornice. There is a tiny second-storey porch above the entrance. Its posts and frieze match those of the veranda below, but a simple balustrade has replaced the original. The one-storey rear kitchen wing has matching brick work and cornice, simple low-pitched metal hip roof, and six-over-six light windows. The floor plan is irregular. A three-flight, open-well staircase rises from the entrance hall, lighted by a small, square, multi-light window at the main level and a round window with wheel-spoke muntins at the second level.

## HISTORICAL DESCRIPTION

This building and its predecessor served as the residence of the Presiding Elder, or District Superintendent, of the Methodist Church for over a century. Patrick Martin purchased an unimproved 1½ acre lot from Elijah Dunkum in 1843 (ACDB 42-17), and the next year sold the same lot, now improved with a brick dwelling and brick kitchen, to Walker Timberlake (ACDB 42-62), who sold it the following year to the trustees of the Methodist Church (ACDB 45-268). The 1877 Charlottesville map shows this first parsonage as a Virginia I-house located in the center of the property, probably where 405 Ridge Street now stands. The new parsonage at 401 Ridge Street must have been built before 1891 because on 4/6/1891 the Albemarle County Circuit Court granted permission for the property to be subdivided and four lots, including the site of the old parsonage, sold. (City DB 2-332). The house was sold in 1949 to Mary D. Thompson (DB 148-155), who sold it ten years later to Edward and Carrie Henderson (DB 211-161). After their deaths, the trustees of the Charlottesville Seventh Day Adventist Church bought the house in 1976, returning it once again to parochial use. They plan to remove the partitions between several rooms and make a church sanctuary on the main level.

METHODIST PRESIDING ELDER'S HOUSE  
401 RIDGE ST.

VDHR FILE NO. 104-25-7





Date JAN. 1994 File No. 104-25-7  
Name METHODIST PRESIDING ELDERS HOUSE-401  
RIDGE ST  
Town CHARLOTTESVILLE  
County \_\_\_\_\_  
Photographer ANN C. HUPPERT  
Contents 4 EXT. VIEWS  
\_\_\_\_\_  
\_\_\_\_\_







# 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 Alan and Barbara Jenkins Applicant Name Andrew Jenkins  
Project Name/Description Install wood fence around side yard Parcel Number 290132000  
Project Property Address 401 Ridge Street

### Applicant Information

Address: 401 Ridge Street  
Charlottesville, Va 22902  
Email: anddjenk@gmail.com  
Phone: (W) 540-449-1207 (C) \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 401 Ridge Street  
Charlottesville, Va 22902  
Email: adj@virginia.edu  
Phone: (W) 434-465-5561 (C) \_\_\_\_\_

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.

Andrew Jenkins 1/13/20  
Signature Date  
Andrew Jenkins 1/13/20  
Print Name Date

### Property Owner Permission (if not applicant)

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

Barbara S. Jenkins 1/13/20  
Signature Date  
BARBARA S. JENKINS 1/13/20  
Print Name Date

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

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

Narrative, pictures of the side yard, pictures of the style of proposed fence, aerial view of property showing location of proposed fence.

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

## Narrative

We want to build a wood fence around the side yard of 401 Ridge street. The fence will be all treated lumber and stained for a dark finish. I attached a picture of the aerial view of the proposed fence location. The green lines on the aerial view will be 5-foot fences and the red line will be a 7-foot fence. The other pictures are of the side yard with the red line showing how high a 6-foot fence would be and the green line showing how high a 7-foot fence would be.

The fence will be for the safety of our kids playing in the yard and for privacy. The reason for the tall height of the fence is because both the neighbor and I can both see straight into each other's house and the house next door is a halfway home with a lot of strangers who regularly stand at the window watching our kids play in the yard. Because the neighbor's house is a little higher, their perspective is just high enough to see clearly over a 6-foot fence. A 7-foot fence would make a big difference in privacy and would not block any light into the neighbor's windows.



Aerial view and a picture of the side yard. (Green will be 5 feet and Red will be 7 feet)





Lines showing the height of the fence (Red being 6 feet, green being 7 feet.)



Style of proposed fence





The side fence will run along the gravel on the right. Trees will be preserved and no branches will have to be cut.



The front fence will be in line with the front porch and be behind the bushes seen on the right.

