

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



February 16, 2005

Jeffrey and Susan Lanterman
504 Berwick Court
Charlottesville, VA 22901

BAR 05-02-01
405 Ridge Street
TM 29 P 133
Exterior renovations
Jeffrey and Susan Lanterman, Applicants

Dear Mr. and Mrs. Lanterman,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 15, 2005.

The BAR approved (7-0) the applicant's proposal for doors #1-3, referencing the design guidelines for entrances, porches and doors, #B.6.

The BAR approved (7-0) the applicant's proposal for windows #2-3, referencing the design guidelines for windows that allows replacing windows that are too deteriorated to restore.

A motion to approve the kitchen window #1 as presented failed by a 2-5 vote, for the reasons that it is very visible, there are no other windows with a transom, and the design guidelines for windows, #1 and #5.

The BAR approved (5-2) changes to kitchen window #1 including the revised window opening, with a simple casement window with no transom.

The BAR approved (5-2) elimination of the side tower windows #4 and 5 as offered by the applicant, and approved the front tower window #6 as proposed, based on the Secretary of interior's Standards #9, and accepting the applicant's offer to restore the two brackets.

A suggestion was made that the applicant make every effort to match the profile of other windows, especially on the front of the house.

In accordance with Charlottesville City Code 34-285, these decisions may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

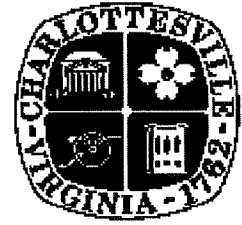
If you have any questions, please contact me at 970-3182 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala". The signature is fluid and elegant, with a prominent initial "M".

Mary Joy Scala
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 15, 2005**



BAR 05-02-01
405 Ridge Street
TM 29 P 133
Exterior renovations
Jeffrey and Susan Lanterman, Applicants

Background

405 Ridge Street, built in 1891, is located in the Ridge Street ADC District. The Leathers-Snyder house is described as one of three Second Empire buildings in Charlottesville, along with the Armstrong Knitting Factory, and the Brooks Museum, and as one of the most important buildings in the Ridge Street District. The survey information is attached. The property recently changed hands for the first time since 1966. Originally weatherboarded, the house is now covered with white asbestos shingles. The roof was standing seam metal in the mid-90's, but is now shingle. The tower roof is wooden shingles. The windowless third story of the tower originally had wood shingle walls also.

Application

The applicant proposes changes to the doors and windows in the first floor of the rear ell, and proposes to add windows to the third floor of the front tower. The applicant's floor plan shows only the rear ell, but the photographs show the whole house.

All the other windows in the house are being only being repaired, not altered or replaced.

Door #1 location – the door has been removed and the opening is proposed to be closed.

Door #2 location – the existing door is proposed to be replaced and the opening enlarged for a 34" wood and glass 6-pane door.

Door #3 location - a new door location is proposed facing the rear yard. The door would be 36" wood and glass 6-pane door. *w/ transom*

Window #1 location – the existing ~~2/2~~ double hung window has been replaced with a wider and shorter wood casement window with transom. The window opening has been altered.

Window #2 location – the existing double hung ~~2/2~~ window is proposed to be replaced with a 2/2 wood window that is shorter than the existing (61" instead of 68").

Window #3 location – the existing ~~2/2~~ window is an older window, but smaller (61" tall) than the other windows in the house. It is proposed to be replaced with a double 2/2 window that is about the same height, but wider.

Windows #4 and 5 location – there are no existing windows on the third floor of the tower. The applicant proposes to install wood double-hung 2/2 windows in the north and south sides of the tower.

Window # 6 – The applicant proposes to install a wood, arched double-hung, 2/2 window in the front of the tower. The proposed design is a double window with ~~divided lights in the top~~. Two brackets have been removed, which the applicant says can be replaced on either side of the arch.

All the proposed double hung windows have real wood muntins inside and out, with spacer bars and double-paned glass.

Staff was initially contacted by a neighborhood resident who said there was activity on the outside of 405 Ridge Street. Staff checked the building permit, which indicated "interior work only." Staff issued a stop work order on the exterior and met with the applicant on site to go over historic district requirements and

existing windows are 2/2

wider than windows below by 6"

guidelines. The applicant has done extensive remodeling and repair work on the inside, and will come back to the BAR in the future for approval before he changes the siding and roof materials.

Discussion

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.*

The Secretary of the Interior's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Pertinent Design Guidelines

A. 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 district there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on residential 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 in one house or there may be a variety of types which give emphasis to certain parts of the building.

Guidelines for Windows

1. *Retain original windows if possible. Insure that all hardware is in good operating condition. Insure that caulk and glazing putty are intact and that water drains off the sills.*
 2. *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 in fact be repaired.*
 3. *Uncover and repair covered-up windows and reinstall windows where they have been blocked in. 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.*
 4. *Replace windows only when they are missing or beyond repair. Reconstruction should be based on physical evidence or old photographs. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing, or the appearance of the frame. Use true divided lights to re-place similar examples and do not use false muntins in the replacement.*
 - 5. *Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing a replacement sash that does not fit the window opening.*
 6. *Improve thermal efficiency with weather stripping, storm windows (preferably interior), caulking, interior shades, and if appropriate for the building, blinds and awnings.*
- *Install interior storm windows with airtight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to windows.*
 - *Install exterior storm windows that do not damage or obscure the windows and frames. The storm window divisions should match those of the original window.*

- *Avoid aluminum color storm sash (It can be painted an appropriate color if it is first primed with a zinc chromate primer).*
 - *Avoid replacing multi-paned sash with new thermal sash utilizing false muntins.*
7. *Do not use tinted or mirrored glass on major facades of the building.*
 8. *Use shutters only on windows that show evidence of their use in the past. They should be wood (rather than metal or vinyl) and should be mounted on hinges. The size of the shutters should result in their covering the window opening when closed. Avoid shutters on composite or bay windows.*

B. ENTRANCES, PORCHES AND DOORS

6. *Do not remove or radically change entrances and porches important in defining the building's overall historic character. Avoid adding "Colonial" decorative elements, such as broken pediments, columns, and pilasters; installing decorative iron supports; or adding a new entrance to the primary elevation.*

Recommendation

The applicant is rehabilitating a wonderful resource that was in bad condition.

The guidelines recommend in general against changing the size of, or creating new openings. The BAR needs to determine if the changes affect character-defining features.

While towers on similar structures often have windows, there was no evidence of windows in this structure on the third floor. It is difficult to justify the proposed changes on the primary elevation.

LEATHERS-SNYDER HOUSE



STREET ADDRESS: 405 Ridge Street
MAP & PARCEL: 29-133
VDHR FILE NUMBER: 104-25-8
CITY FILE NUMBER: 209
PRESENT ZONING: R-1A
ORIGINAL OWNER: James A. and Bettie P. Leathers
ORIGINAL USE: Residence
PRESENT USE: Residence
PRESENT OWNER: Safronia E. Jackson
ADDRESS: 405 Ridge Street
Charlottesville, Virginia

HISTORIC NAME: Leathers-Snyder House
DATE/PERIOD: 1891
STYLE: Second Empire
HEIGHT IN STORIES: 2
DIMENSIONS AND LAND AREA: 50' x 206' (10,300 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1978, Revised 1993
SOURCES: City/County Records
Mrs. Safronia Jackson
Mrs. Fred W. Early (Virginia Snyder Early)
Alexander, Recollections of Early Charlottesville
Sanborn Map Co. - 1907, 1920

LEATHERS-SNYDER HOUSE

ARCHITECTURAL DESCRIPTION

Though it lacks the typical large mansard roof with dormers, the massing and the mansard-roofed entrance tower mark this house as a modest example of Second Empire, a style rare in Charlottesville. It is a two-storey, three-bay, L-shaped house on a low foundation without a basement. The three-storey entrance tower projects from the central bay of the facade. Originally weatherboarded, the house is now covered with white asbestos shingles, and the wood trim is painted white and dark green. The steep end-gabled roof is covered with standing-seam metal and has a bracketed boxed cornice with returns. Additional low gables over the end bays of the facade visually balance the tower. They were originally covered with wooden shingles, and each has an eyebrow-shaped air vent. The tower's mansard roof is covered with wooden shingles, and has steep triangular ventilation dormers on all four sides. Cornice brackets and a wooden balustrade have been removed from the tower roof. The walls of its windowless third storey flare slightly and were originally covered with wooden shingles. The rear ell has a slightly lower pitched gabled roof, but matches the front section in most details and appears to have been built at the same time. A hipped-roofed verandah extends across the entire front of the house, echoing the projection of the tower. It has simple Eastlake posts with sawn brackets, balustrade, and spool frieze, and is reached by a flight of four steps. The entrance door has one large pane of glass above two vertical panels with moulded rails. There is a single-light rectangular transom. The tall double-sash windows are 2-over-2 light with fluted trim and shallow hoods on consoles. They once had louvered shutters. The two front windows reach to the floor of the verandah and are not hooded. There are three interior chimneys, and all four rooms in the main mass have fireplaces. A single flight of open stairs rises from the entrance hall. The side hall with back stair in the ell was originally an open porch.

HISTORICAL DESCRIPTION

This house stands on the site of the old Methodist Presiding Elder's house built in 1844. In 1891, after a new parsonage was built just to the north, the church subdivided its property and sold Bettie P. Leathers (Mrs. James A. Leathers) this lot on Ridge Street and an adjoining one on Dice Street behind it and the new parsonage (City DB 2-334). Tax records show that the Leatherses built this house immediately and sold it ten years later, in 1901, to Albert G. Carter (DB 11-244). He sold it in 1915 to W. H. Snyder (DB 28-35). The porch in the rear wing was enclosed about that time. The Snyders lived there for 30 years and sold to John S. Martin in 1945 (DB 121-159). He covered the weatherboarding with asbestos shingles about 1954. The Martins sold the house in 1959 (DB 215-306), and it was then used as rental property for a few years before being purchased by Safronia E. Jackson in 1963 (DB 237-359).

Additional References: City DB 204-427, 216-352, 281-510.

STATEMENT OF SIGNIFICANCE

There are only three Second Empire buildings in the City: the Armstrong Knitting Factory, the Brooks Museum at the University, and the Leathers-Snyder House. This is a far less ambitious building than the other two, and its interpretation of the style is vernacular, but the rarity of the style in Charlottesville and the fact that this is its only use in a residence, make the Leathers-Snyder House a very important part of the architectural fabric of Charlottesville. Besides the mansard-roofed entrance tower, the low gables on either side of the facade and the verandah with its floor-length windows are noteworthy.

The Leathers-Snyder House is part of the important 400 block of Ridge Street, an intact row of diverse and architecturally significant houses. It has been individually designated as a local historic landmark, and it is one of the most important buildings in the Ridge Street Historic District.

Jeffrey Lanterman
504 Berwick Court
Charlottesville, VA 22907

To: The Board of Architectural Review

I have been in the building business for over 30 years renovating and restoring homes in Vermont and New Hampshire for half of that time. My wife worked as an Interior Designer for 8 years specializing in Victorian era restoration. We both admire historic properties and were excited to purchase Ridge Street, despite enormity of the challenge.

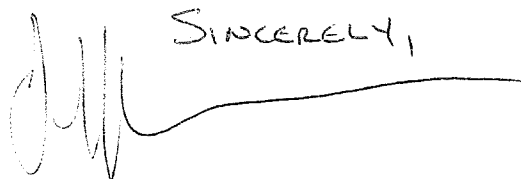
Prior to beginning our restoration of 405 Ridge Street my wife and I contacted the City of Charlottesville building permit office and Neighborhood Development office a total of six times to determine what building permits were required. We received conflicting information.

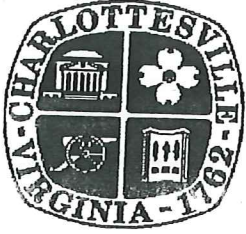
When I obtained an initial building permit I was given a tax abatement form. After I began the demolition process, an inspector came to the property and denied the abatement because I had unknowingly begun work before she came. The abatement form lacked this simple instruction.

My wife then went to the Neighborhood Development office to apply for additional permits. She was asked the extent of the project and replied that the house was severely damaged by termites and we would be gutting and replacing rot throughout. The clerk instructed her that she needed wiring, plumbing, and mechanical permits

We proceeded to order and frame several windows and doors that were rotted, taking into consideration the age and style of the house. We believed that our choices were in keeping with the period while upgrading the quality of the materials. We have invested over several thousand dollars into this part of our project.

Neither my wife nor I were ever told by anyone from the city that the property was in a historic district and that there were restrictions and special permits required. Finding out 9 months later is disheartening.

SINCERELY,




**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 Fax (434) 970-3359

Please submit \$150 application fee, ten (10) copies of application form and all attachments.
The BAR meets third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 5 p.m.

Information on Subject Property

Physical Street Address: 405 Ridge ST

City Tax Map/Parcel: 0029-0000-0000-133

Applicant

Name: Jeffrey + Susan Lanterman
Address: 504 Berwick CT
Charlottesville VA 22901
email: SMRGA@VIRGINIA-EDU
Phone: (w) 434-298-7880 (h) 434 974 7285
FAX: 434 982-

Property Owner (if not applicant)

Name: _____
Address: _____
email: _____
Phone: (w) _____ (h) _____
FAX: _____

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

Signature of Applicant

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

Signature: _____ Date: 2-3-05

Susan Lanterman 2-3-05

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Name of Historic District or Property: LEATHERS - SWYDER HOUSE

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

Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: BSW

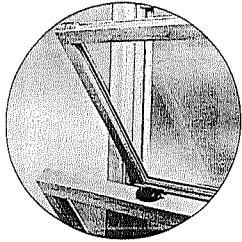
Fee Paid: 150.00 ch #1080

Date Received: 2/4/05

Approved (Disapproved) by: _____

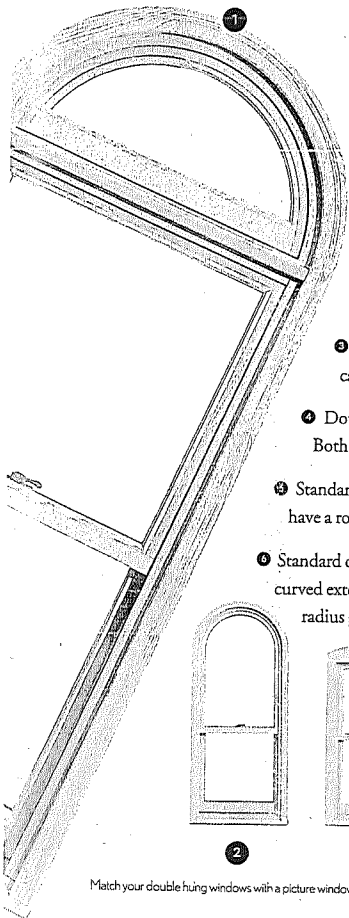
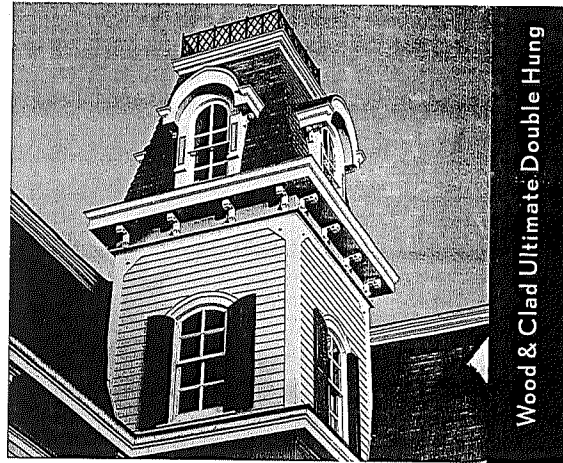
Date: _____

Conditions of approval: _____



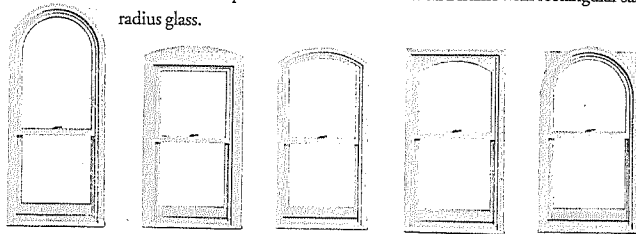
Not only do both lower and upper sash operate and tilt with ease, they're both completely removable without removing the screen.

Take a close look at the jamb interiors. The Ultimate Double Hung jambs are almost completely wood - stainable or paintable to match the interior of your home.

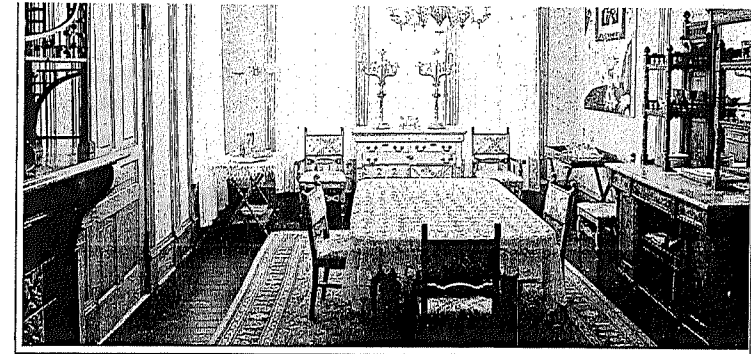


Take your window a notch higher with our Ultimate Double Hung Round Top Variations. All variations are available in wood and 1, 2, and 4, are also available with a clad exterior.

- ❶ Standard double hung window with a half round or elliptical transom.
- ❷ Double hung window with true radius upper sash and frame. Both interior and exterior have radius top.
- ❸ Standard double hung window on the interior with arched exterior casing (the most economical method of achieving a round top appearance).
- ❹ Double hung window with eyebrow radius upper sash and frame. Both interior and exterior have a radius top.
- ❺ Standard double hung with a rectangular sash and radius glass designed to have a round top appearance.
- ❻ Standard double hung with a round top appearance from the exterior, thanks to curved exterior components. Interior has a standard frame with rectangular sash and radius glass.



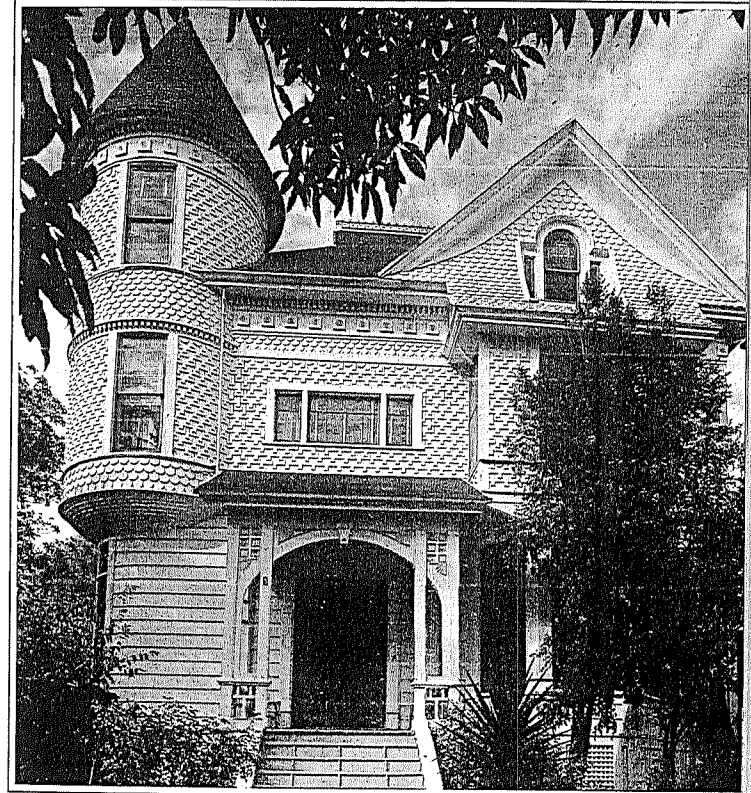
Match your double hung windows with a picture window or transom. Or choose one of our perfectly-sized, classically-styled round tops for a seamless topper.

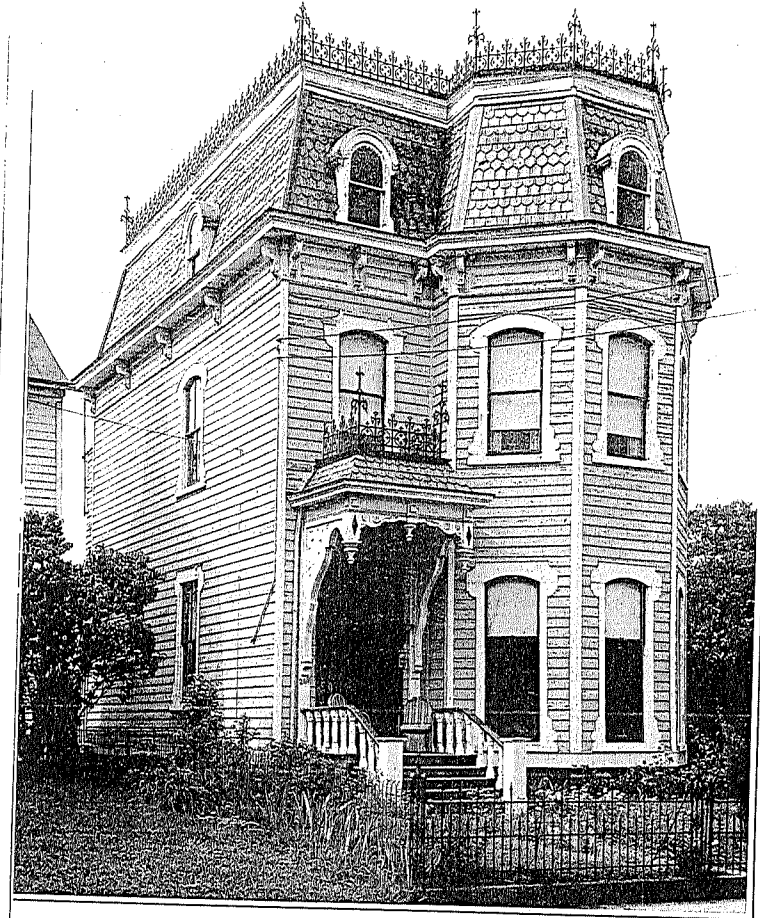
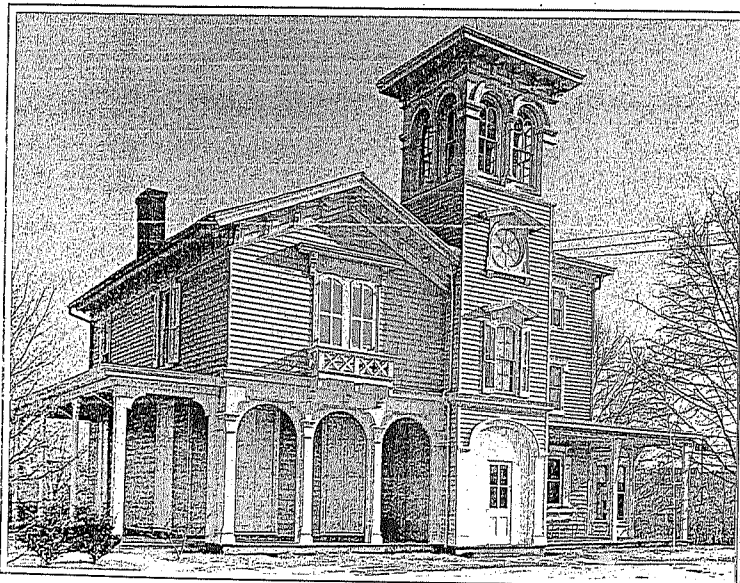


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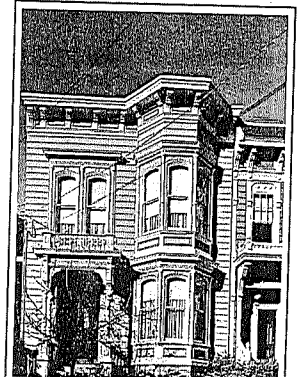
means Victorian. of styles! The for there is scant ch complex archi- ill the style r in San 36-1906), an signer, comes thic designs, the 1870s and multigabled is is not enough. details to the towers, the use of xture of carved ommonly, the

891-92 from plans in a ook; the dining room : Rock, Arkansas, uilt in 1889; and the ish House (c. 1890), California.





The vogue for the Second-Empire style spread across America in the 1860s and '70s in expanding towns and cities. The Elliott House, Petersburg, Virginia (above), was built in 1876; the San Francisco town house at right was probably built in the same decade. The master bedroom at the front of the house (far right) is an airy expanse admirably furnished with imposing Renaissance-Revival pieces. The cast-iron baseburner inserted in the marble mantel was used for burning coal or wood.



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Proposed Changes to 405 Ridge Street

3 Doorways

Doorway 1. We have removed one exterior door on the back south side of the house. This door led from what used to be an enclosed porch to the outside brick patio. There is a second exterior door approximately 14 feet from this door location. The door was beyond repair.

Doorway 2. We propose to enlarge the door leading to the patio on the south side of the property to a 34" wide, wood and glass 6-pane door. The original door is beyond repair.

Doorway 3. We propose to install a new exterior door in the rear west side of the house facing the back of the property and parking area. We will create an opening to accommodate a wood and glass 6-pane door. The door will be 36" wide for handicap access. A transom will be installed above the door to match the front exterior door.

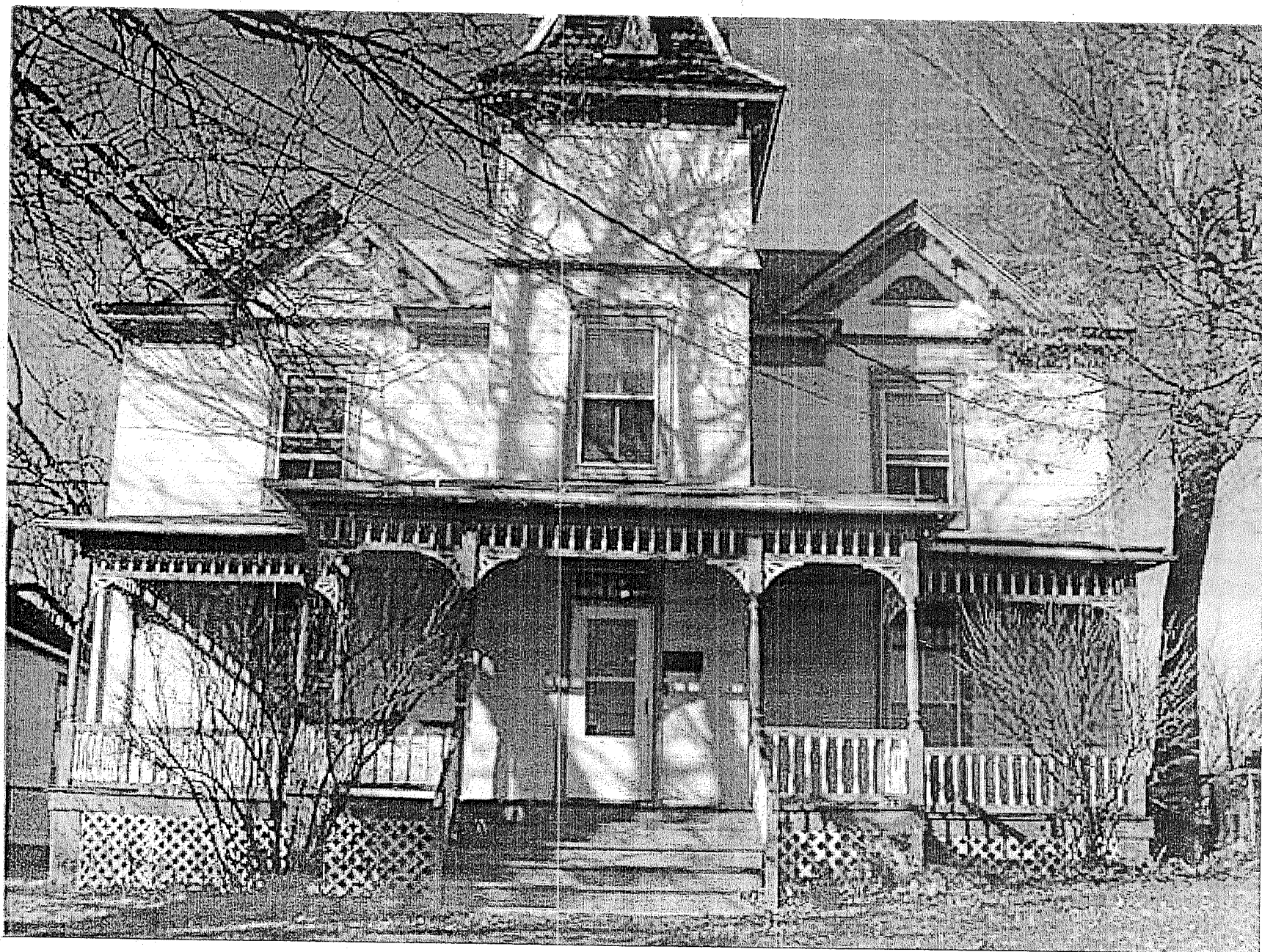
6 Windows

All proposed windows were ordered.

Window 1. We replaced a rotted double hung window on the north side of the property with a wood casement window and transom above. This window is installed in what will be the future location of the kitchen, above a sink. The transom window mimics transoms found throughout the house.

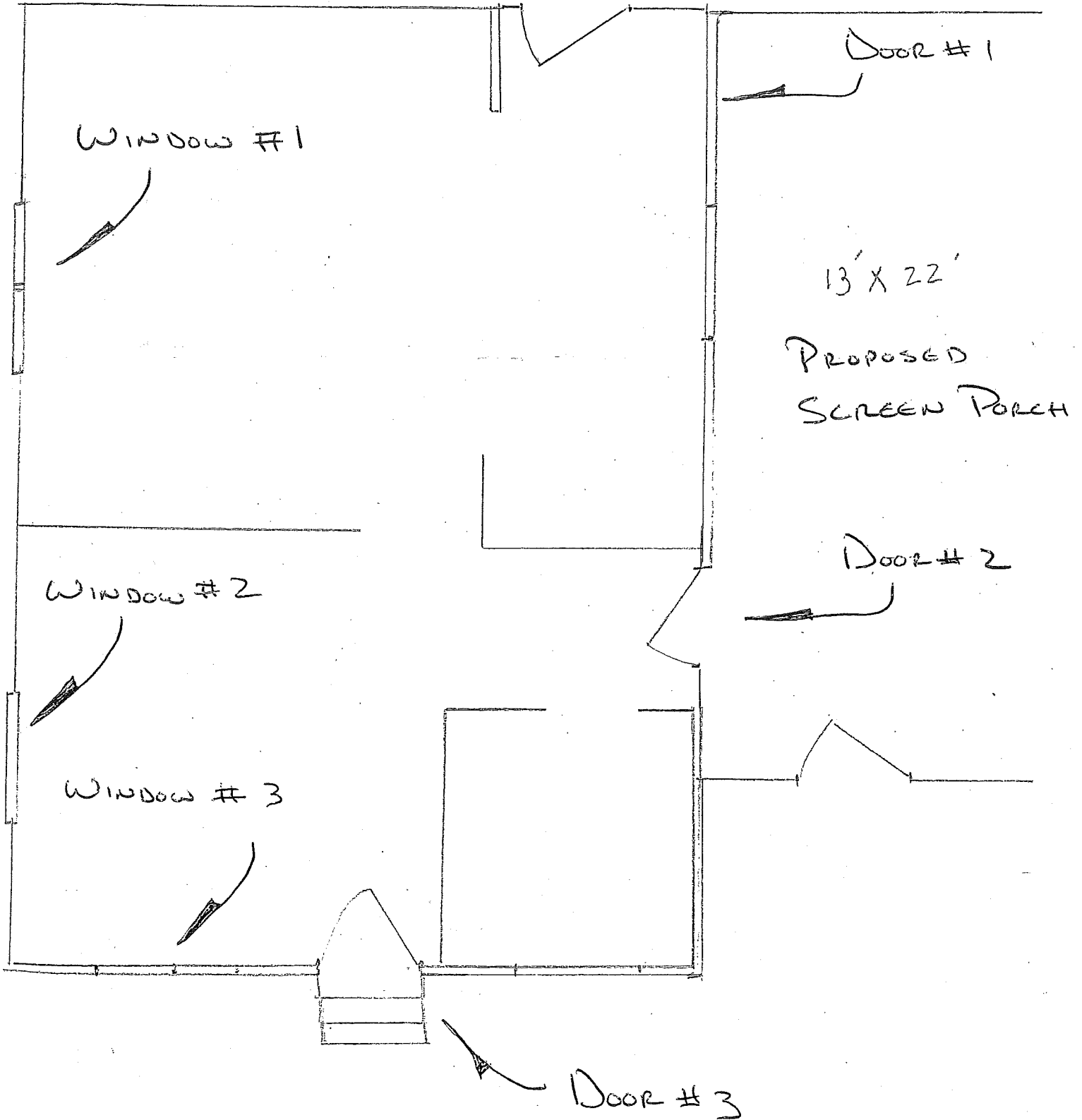
Window 2. We propose replacing one rotted double hung window with a new window. The width and height is similar to another window located in the same room. This will be a wood, double hung two-over-two window located on the north rear side of the house.

Window 3. We propose replacing this window which is not original to the house with a wood, double hung two-over-two mullion window in the west, back of the house.



405 Ridge ST

NORTH



Door # 1

Window # 1

13' X 22'

PROPOSED
SCREEN PORCH

Door # 2

Window # 2

Window # 3

Door # 3

BACK OF PROPERTY

NORTH SIDE



Window
#1

EAST SIDE

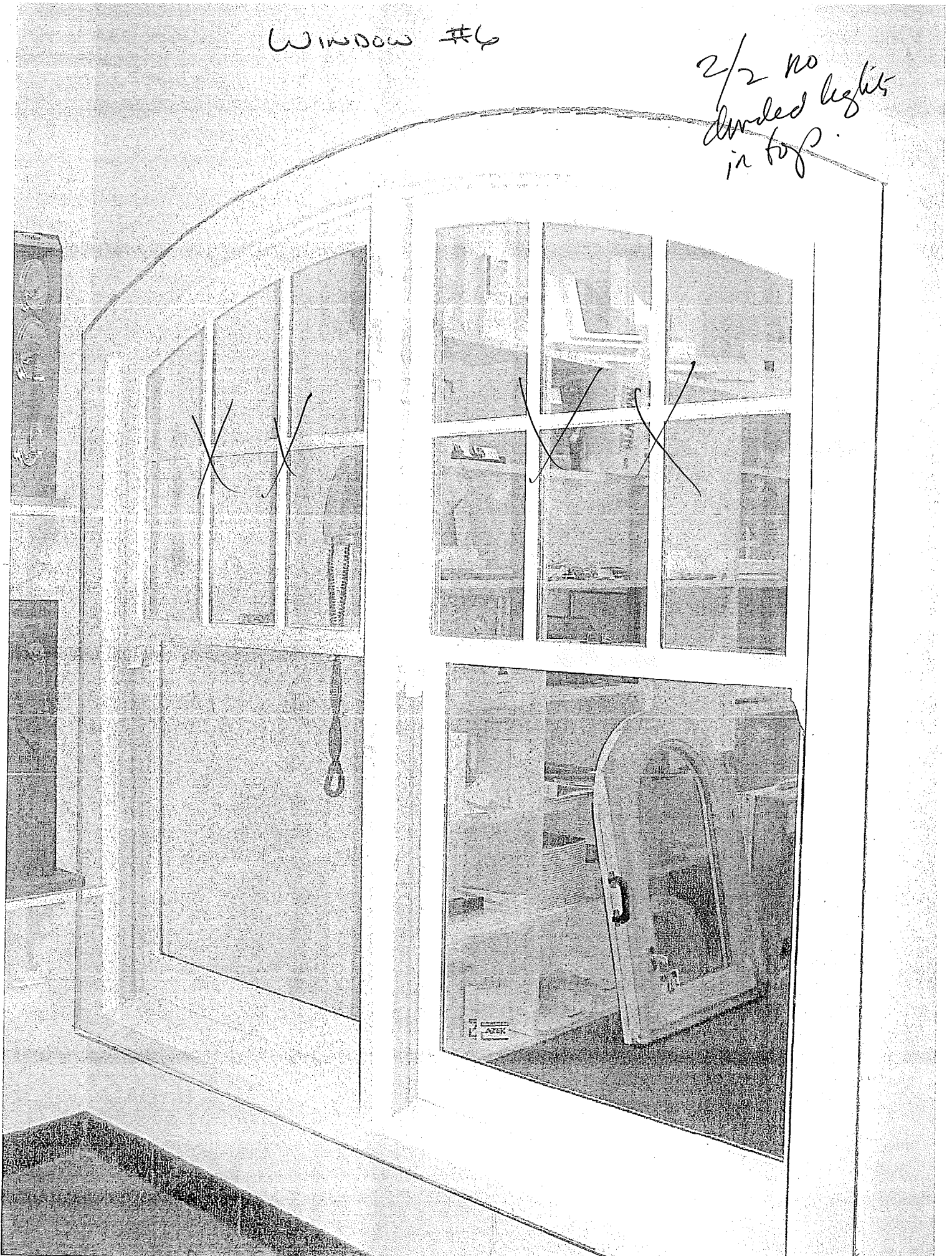
WINDOWS
#4 + #5
2 PLACES

WINDOW
#6



Window #6

2/2 no
divided lights
in top.



Window & Door Pros
340 Greenbrier Drive Charlottesville, Va 22901
Phone 434-975-6278 Fax 434-975-5111

*** UNIT AVAILABILITY AND PRICE SUBJECT TO CHANGE ***

*** LIST PRICE ***

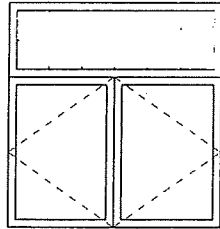
PAGE 2

BUDG-ET1
PROJECT BUDGET QUOTATION

NAILING FIN
4 9/16" JAMBS
BA PINE INTERIOR
STONE WHITE CLAD EXTERIOR
NO CSG

TOTAL LIST PRICE

Window # 1



AS VIEWED FROM THE EXTERIOR

VER 5.30

MARVIN WINDOW QUOTE

02/04/05

WINDOW & DOOR PROS
340 GREENBRIER DRIVE CHARLOTTESVILLE, VA 22901
PHONE 434-975-6278 FAX 434-975-5111

*** UNIT AVAILABILITY AND PRICE SUBJECT TO CHANGE ***
*** LIST PRICE ***

PROJECT: LANTERMAN

QUOTE: 00000004

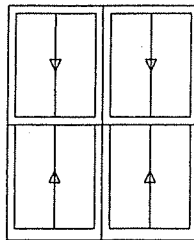
QTY: 1 MARK UNIT - V-4129 LANTERMAN
RO 51 3/4" X 61 1/2" - 2W1H

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CN 2026
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7/8" RECT SDL - W/SPACER BAR - SPC CUT 2W1H
PR PINE EXT. - PR PINE INT.
TP SASH LOCK
SCREEN
STONE WHITE SURROUND
CHARCOAL FIBERGLASS MESH

WEST SIDE

Window #3

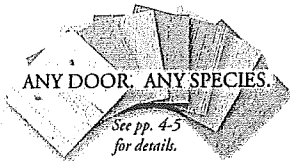
**A2
W UDH
CN 2026
IG - 1 LITE
LOW E II W/ARGON
7/8" RECT SDL - W/SPACER BAR - SPC CUT 2W1H
PR PINE EXT. - PR PINE INT.
TP SASH LOCK
SCREEN
STONE WHITE SURROUND
CHARCOAL FIBERGLASS MESH
LOOSE INSTALLATION BRACKETS
4 9/16" JAMBS
PR PINE INTERIOR
PR PINE EXTERIOR
3 1/2" 5/4 FLAT



AS VIEWED FROM THE EXTERIOR

VIEWSAVER™ EXTERIOR DOORS

With Simpson's ViewSaver technology, the timeless charm of true divided lite French and sash doors has been reborn for a new era.



See page 89.

ViewSaver technology combines a sleek profile bar design with 3/4" insulated glass for maximum energy efficiency. Our exclusive kerfed wood-to-wood joints between bars improve the glazing system and help resist moisture infiltration.

ViewSaver French and sash doors come standard in fir, hemlock and oak, or they may be special-ordered in a variety of wood species and dozens of glazing options. You can choose from classic French and sash designs or create something more intricate through our custom door facility.

3/4" thick clear insulated glass (Low-E Argon option, obscure and decorative options available).

Performance Series® construction available for maximum weather resistance.

Bars are narrow, allowing maximum viewing area, while increasing glass thickness for improved energy performance.

Kerf seal bars at all wood-to-wood joints.

ViewSaver™ 7010

403 RIDGE ST.



407 RIDGE ST.





405 Ridge Street



B-04-000913

405 Ridge Street

July 21, 2004

Mr. Mark S. Check
400 Ridge Street
Charlottesville, VA 22902

BAR 04-07-01

400 Ridge Street

TM 28 P 153

Addition of rear fence

Mark S. Check/ Applicant

Dear Mark,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 20th, 2004.

The BAR unanimously approved (7-0) the addition of a rear fence as you proposed (4-6 feet height, double sided, treated wood) with the clarification that the fence align with the existing painted brick column and not with the existing corner of the house.

The BAR encouraged plantings to screen the fence, and encouraged a reasonable compromise with Mr. Butler regarding double-siding the previously approved privacy fence.

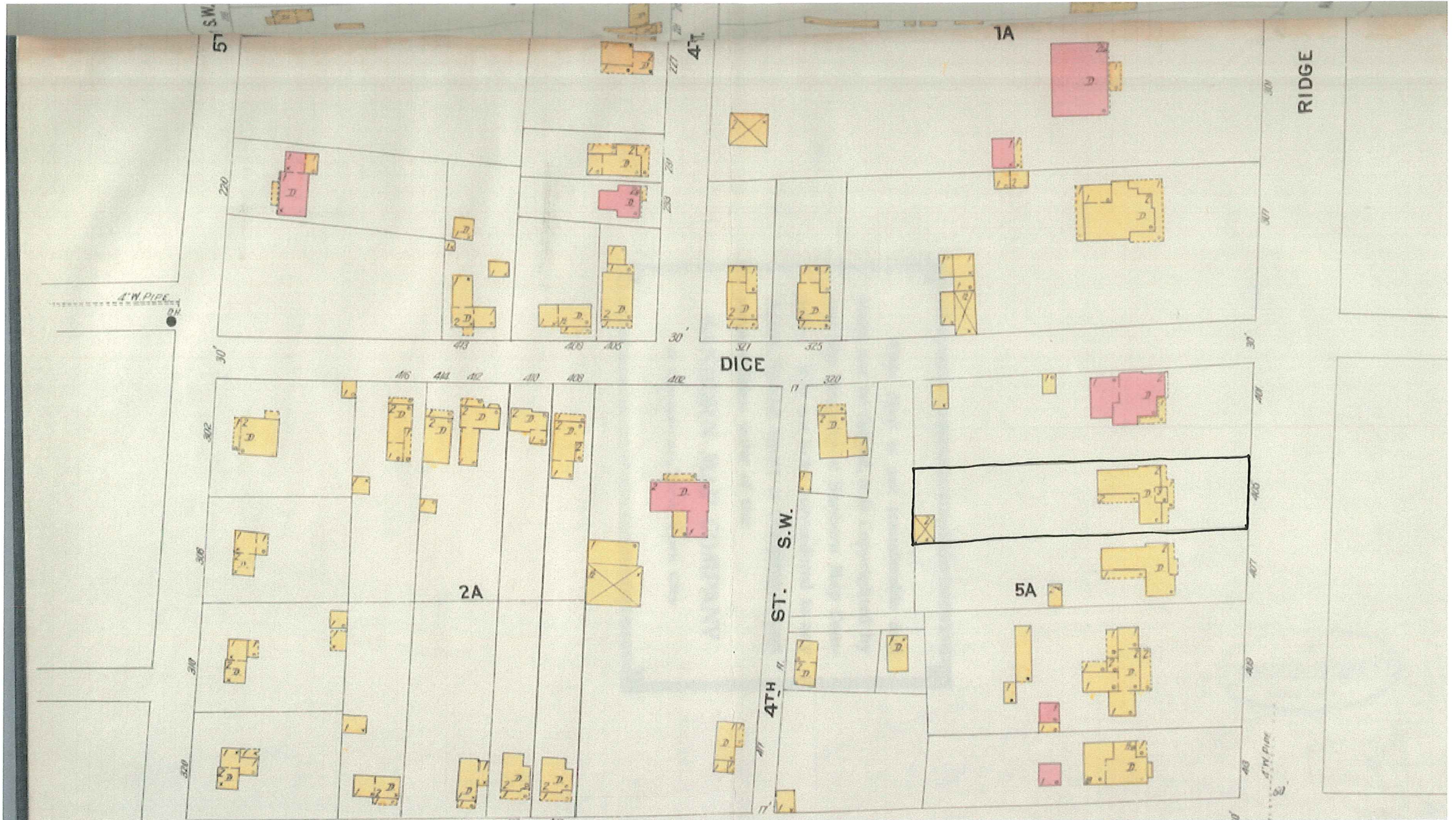
In accordance with Charlottesville City Code 34-285, this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

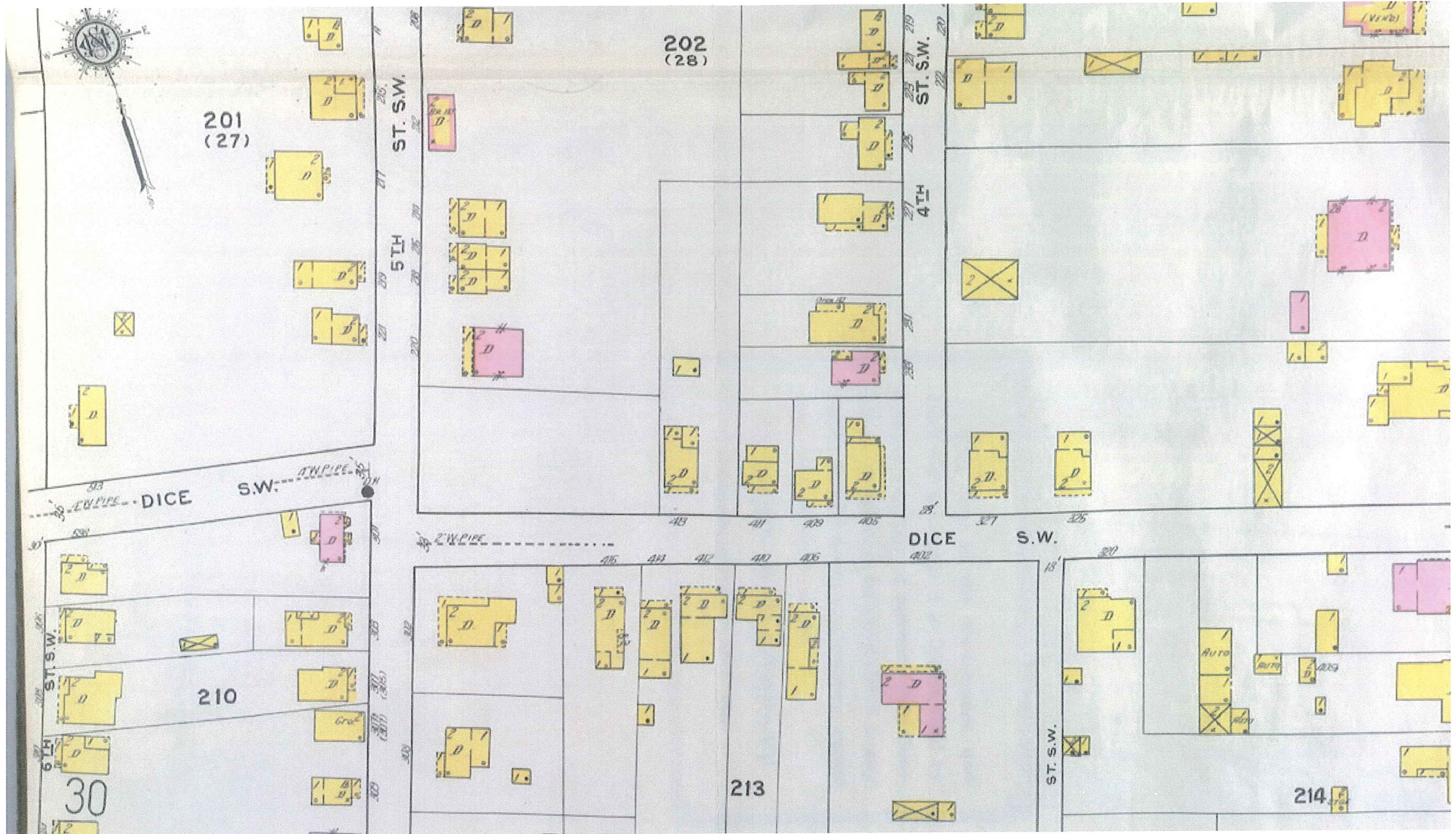
If you have any questions, please contact me at 970-3182 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Neighborhood Planner

cc: file





Board of Architectural Review
Charlottesville VA

Jeff & Susan Lanterman
405 Ridge Street
Charlottesville VA
22902

To The BAR:

We have owned our home at 405 Ridge Street since the spring of 2004. Built in 1891, we were the fourth owners, having purchased the house from Safronia Jackson, who had owned it since the 1960's. The house was in need of extensive repairs and upgrades as the previous owner was only able to do the most necessary maintenance.

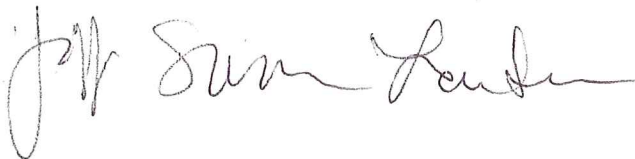
With BAR approval, we completely gutted the building including the exterior walls, upgrading all mechanical systems as well as restoring the interior rooms and decorative millwork to the late 1800's. We removed aluminum siding from the body of the building and trim, replacing it with Hardiplank siding and repairing and repainting existing wood. We also repurposed a portion of the exterior space that was comprised of several poured cement walks and steps covered with aluminum awning to become a 4-season room off of our renovated kitchen.

The scope of this next project is to add a second floor to that single story room, to the rear of the property. This single story complies with all setbacks. The added space will be approximately 370 square feet. It will include 1 bedroom (the fourth in the house), a bathroom and a small outdoor balcony.

We feel this addition will not impact the street view from Ridge, as the homes are located in close proximity to one another, which obstructs a side view.

We hope that our significant investment and efforts to bring this home back from disrepair to it's previous integrity will assure the BAR of our continued care and respect for the structure.

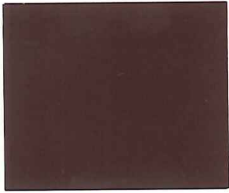
Sincerely,



RECEIVED
MAY 28 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

IT WAS A PERIOD OF CONTRASTS. *Natural shades of sand, stone, slate and earth, on homes designed in the style of a Gothic Revival. Accents were everything, with ornate windows, doors and cornices painted in vivid hues that featured every ornament. And whether you're faithfully restoring a home in perfect detail, or simply love the look, our Victorian Preservation Palette® has all the authentic colors you need.*

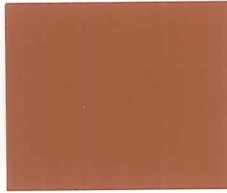
Trim



Rookwood Dark Red
SW 2801



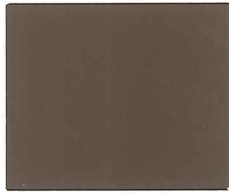
Rookwood Red
SW 2802



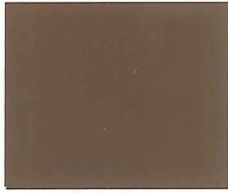
Rookwood Terra Cotta
SW 2803
**ExteriorAccents® Vivid Yellow*



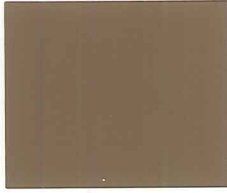
Renwick Rose Beige
SW 2804



Rookwood Dark Brown
SW 2808



Rookwood Medium Brown
SW 2807

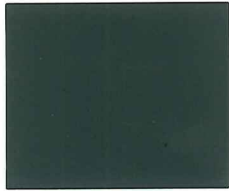


Rookwood Brown
SW 2806

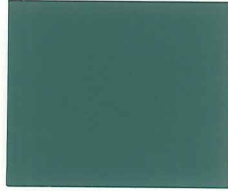


Renwick Beige
SW 2805

Trim



Rookwood Shutter Green
SW 2809



Rookwood Sash Green
SW 2810



Rookwood Blue Green
SW 2811



Rookwood Jade
SW 2812



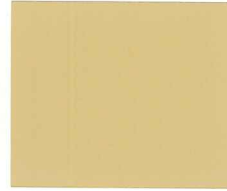
Rookwood Dark Green
SW 2816



Renwick Olive
SW 2815



Rookwood Antique Gold
SW 2814



Downing Straw
SW 2813

Body



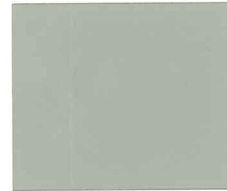
Renwick Golden Oak
SW 2824



Rookwood Clay
SW 2823



Downing Sand
SW 2822



Downing Stone
SW 2821

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



4 February 2005

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for approval 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.

BAR 05-02-01
405 Ridge Street
TM 29 P 133
Replacement of windows and doors
Jeffrey and Susan Lanterman, Applicants

The Board of Architectural Review will consider this application at a meeting to be held on Tuesday, February 15, 2005, starting at 5pm in the City Council Chambers, City Hall.

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 'Mary Joy Scala'.

Mary Joy Scala
Preservation and Design Planner

BAR 05-02-01
405 Ridge Street
TM 29 P 133
Replacement of windows and doors
Jeffrey and Susan Lanterman, Applicants

TM 28 P 153

- ✓ Mark S. Check
8497 Batesville Rd
Afton, VA 22920

- ✓ TM 28 P 154
Lee Clark Associates LLC
1126 East Market St
Charlottesville, VA 22902

- TM 29 P 131
✓ Arthur and Emma Brown
4301 Bunker Hill Road
Keswick, VA 22947

- TM 29 P 132
✓ Barbara and Alan Jenkins
401 Ridge St
Charlottesville, VA 22902

- ✓ TM 29 P 134
Dogwood Housing Limited Partnership
224 9th St, SW
Charlottesville, VA 22903

- TM 29 P 135
✓ Ellison and Mary Jackson
1890 Sweet Hollow Lane
Charlottesville, VA 22903

- TM 29 P 136
Elizabeth Dawson
413 Ridge St
Charlottesville, VA 22902