

From: Scala, Mary Joy
Sent: Friday, June 28, 2013 4:57 PM
To: jeff lanterman (jlonboard@yahoo.com)
Subject: BAR Action 405 Ridge Street

Susan and Jeff Lanterman
405 Ridge Street
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 13-06-01
405 Ridge Street
Tax Map 29 Parcel 133
Susan and Jeff Lanterman, Applicants and Owners
Add a second floor to sun room

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2013. The following action was taken:

Approved (7-0) as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (December 18, 2014), 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 construction. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

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

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 18, 2013**

**Certificate of Appropriateness Application
BAR 13-06-01
405 Ridge Street
Tax Map 29 Parcel 133
Susan and Jeff Lanterman, Applicants and Owners
Add a second floor to sun room**

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.

Sanborn maps indicate the (now demolished) tenant house was built between 1907 and 1920. The history file notes indicate two rooms and a bath were added to the tenant house in 1960.

On June 21, 2005 the BAR approved (6-3) the applicants' request to demolish the structure at the rear of the yard as proposed, referencing guideline #6, noting that the structure is in poor condition and unable to be salvaged, therefore acceptable to be demolished.

The applicants deferred their request to replace the second house until more detailed plans could be prepared.

The BAR approved (9-0) the removal of the aluminum awning.

The BAR approved (9-0) the new four-season room as submitted, including details as described by the applicant: wood windows; transoms to align with the windows below; hardi-plank corner boards and smooth siding; wood eaves; wood pickets; and rubber membrane roof with metal flashing.

The BAR approved (7-2) the fiber cement shingle sample as presented, with the shingles to come to the break line on the tower as noted by staff [and to cover the gable areas]. Trim details were also approved, that is, to remove the metal coverings and restore the wood, or to replace the trim with wood.

The BAR approved (9-0) the proposed rubber slate shingles for the tower roof.

The BAR approved (9-0) a privacy fence in the rear yard of 4-6 feet in height, with gates to be approved administratively; the paint scheme for the main house; and wood shutters as described per the guidelines.

The applicants requested deferral of their request to use hardi-plank siding on the main house in order to investigate possible removal of the asbestos siding. If the applicants decide to leave the asbestos in place, they will propose a solution to the BAR, showing a full scale detail of one example window.

On November 15, 2005 the BAR approved (8-0) only the scale, mass, and overall concept design of the second house. The BAR asked the applicant to bring back to them a simplified design that does not detract from the main house, addressing the modest changes suggested, and a site plan showing the final position of the second house, and all improvements between the two houses.

March 21, 2006 - The BAR approved (7-0) the proposal to build a new accessory dwelling unit to replace the cottage behind the main house with a modification to the plan to require exposed rafter tails. [Never built]

Application

The applicants are proposing to build a second floor addition of 370 sq. ft. over the existing rear sunroom that was approved in 2005.

The addition will not exceed the height or width of the existing building. The materials and colors will match existing: hardiplank siding, wood trim, wood balcony columns and railing, Pella Architectural series wood, double-hung, 2/2 windows, and white rubber membrane roof.

[NOTE: The main house has approximately 3,000 sq. ft. The main house siding was originally weatherboard, replaced with white asbestos shingles in the 1950's. The BAR in June approved the use of smooth painted hardi-plank siding and gable shingles on the main house. The main house roof was standing seam metal up until the mid-90's, but is now asphalt shingle. The BAR approved the use of rubber slate-like shingles on the tower roof, which previously had wooden shingles.]

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 Guidelines for New Construction and Additions include:

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. *Function and Size*
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

The proposed addition is appropriate. Staff has requested a construction drawing to show how the new roof will meet the existing eaves.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed second floor addition satisfies the BAR's criteria and is compatible with this property, and with other properties in the Ridge Street ADC District, and that the BAR approves the application as submitted (or with the following modifications...).

LANDMARK



SURVEY

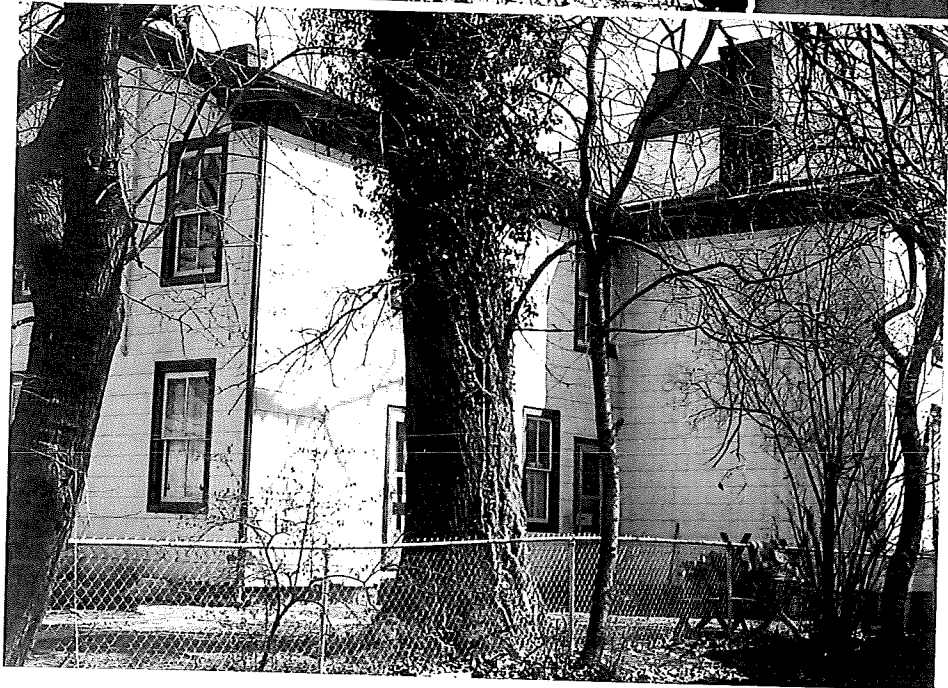
IDENTIFICATION	BASE DATA
<p>Street Address: 405 Ridge Street Map and Parcel: 29-133 Census Track & Block: 4-339 Present Owner: Safronia E. Jackson Address: 405 Ridge Street Present Use: Residence Original Owner: James A. and Bettie P. Leathers Original Use: Residence</p>	<p>Historic Name: Leathers-Snyder House Date/Period: 1891 Style: Second Empire Height to Cornice: Height in Stories: 2 Present Zoning: R-3 Land Area (sq.ft.): 50' x 206' Assessed Value (land + imp.):</p>
<h3 data-bbox="497 620 1025 655">ARCHITECTURAL DESCRIPTION</h3> <p data-bbox="65 655 1423 997">Though it lacks the typical large Mansard roof with dormers, the massing and the Mansard-roofed entrance tower mark this house as a rather 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 trim is painted in a combination of white and dark green. The steep gable roof of standing-seam tin has a bracketed boxed cornice with returns. Additional low gables over the side bays of the facade visually balance the tower. Each gable has an eyebrow-shaped air vent. The tower's Mansard roof is covered with wooden shingles and has a steep triangular ventilation dormer on each side. The rear ell has a slightly lower pitched gable roof, but matches the front section in most details and appears to have been built at the same time. A hip-roofed veranda extends across the entire front of the house, repeating 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-paned rectangular transom. The tall double-sash windows are two-over-two light with fluted trim and shallow hoods on consoles. The two on the veranda reach to the floor and are not hooded. There are three interior chimneys, and all four rooms in the front section have fireplaces. A single flight of open stairs rises from the entrance hall. The side hall</p>	
<h3 data-bbox="497 1024 947 1058">HISTORICAL DESCRIPTION</h3> <p data-bbox="65 1058 1423 1330">with back stairs in the ell was originally an open porch.</p> <p data-bbox="65 1098 1423 1320">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). They 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 the present owner in 1963 (DB 237-359). Additional deed references: City DB 204-427, 216-352, 281-510.</p>	
<h3 data-bbox="652 1360 823 1391">GRAPHICS</h3>	
<h3 data-bbox="295 1743 497 1774">CONDITIONS</h3> <p data-bbox="357 1784 435 1814">Fair</p>	<h3 data-bbox="1010 1743 1165 1774">SOURCES</h3> <p data-bbox="761 1784 1398 1884">City/County Records Mrs. Safronia E. Jackson James Alexander, Recollections of Early Charlottesville Sanborne Insurance Maps, 1907 and 1920</p>

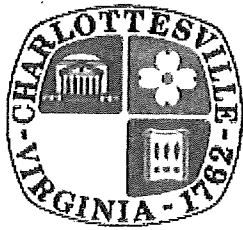


1994



1994





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

RECEIVED

MAY 28 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

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 SUSAN + JEFF LANTERMAN Applicant Name SAME
 Project Name/Description 2nd FLOOR ADDITION Parcel Number TAX MAP 29 PARCEL 133
 Property Address 405 RIDGE ST CHARLOTTESVILLE VA 22902

Applicant Information

Address: SAME AS ABOVE
 Email: Jeff.Lanterman@gmail.com
 Phone: (W) 434.298.7880 (H) 434.974.7285
 FAX: _____

Property Owner Information (if not applicant)

Address: _____
 Email: _____
 Phone: (W) _____ (H) _____
 FAX: _____

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] 5.28.13
 Signature Date

JEFF LANTERMAN 5.28.13
 Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

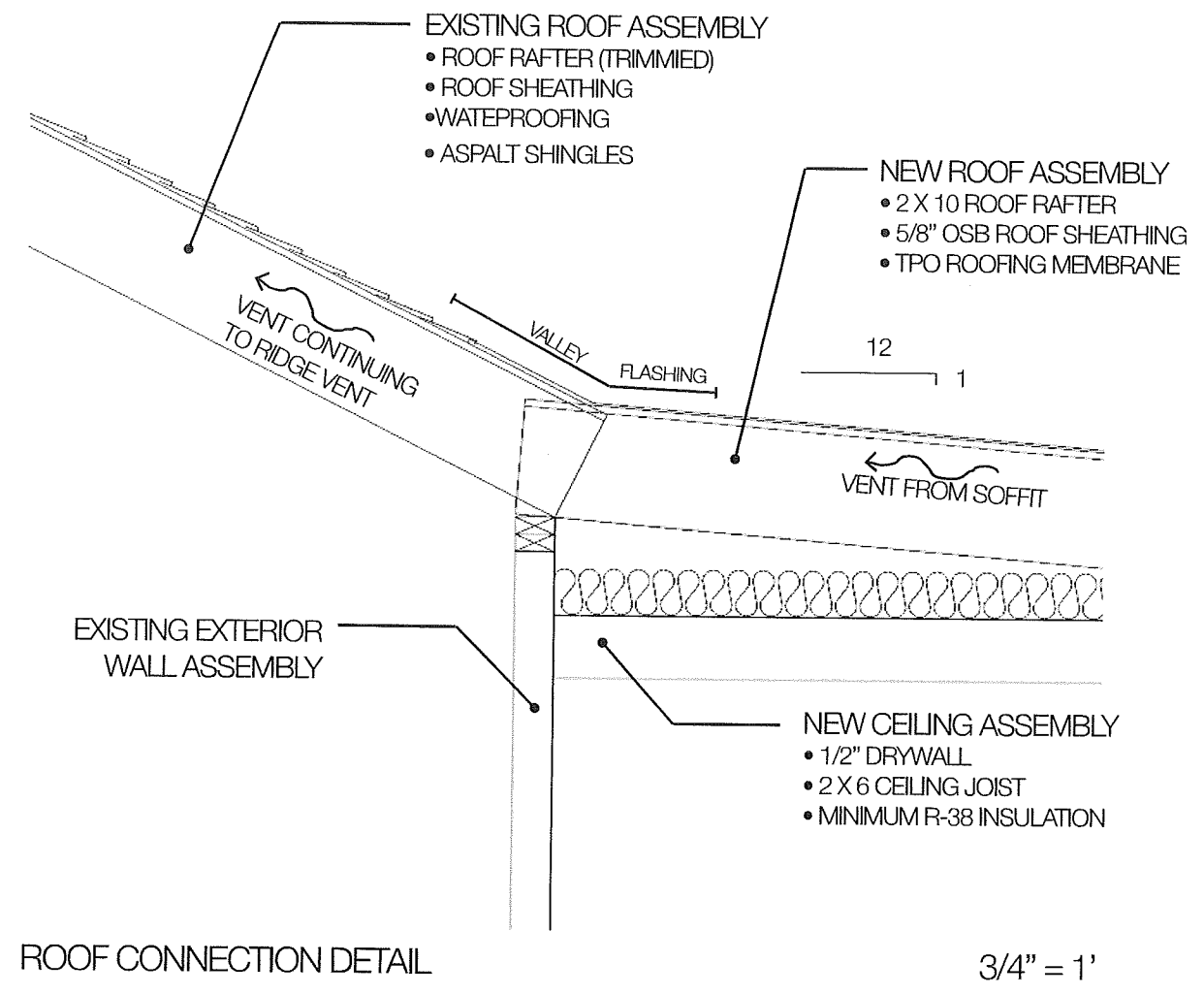
Print Name _____ Date _____

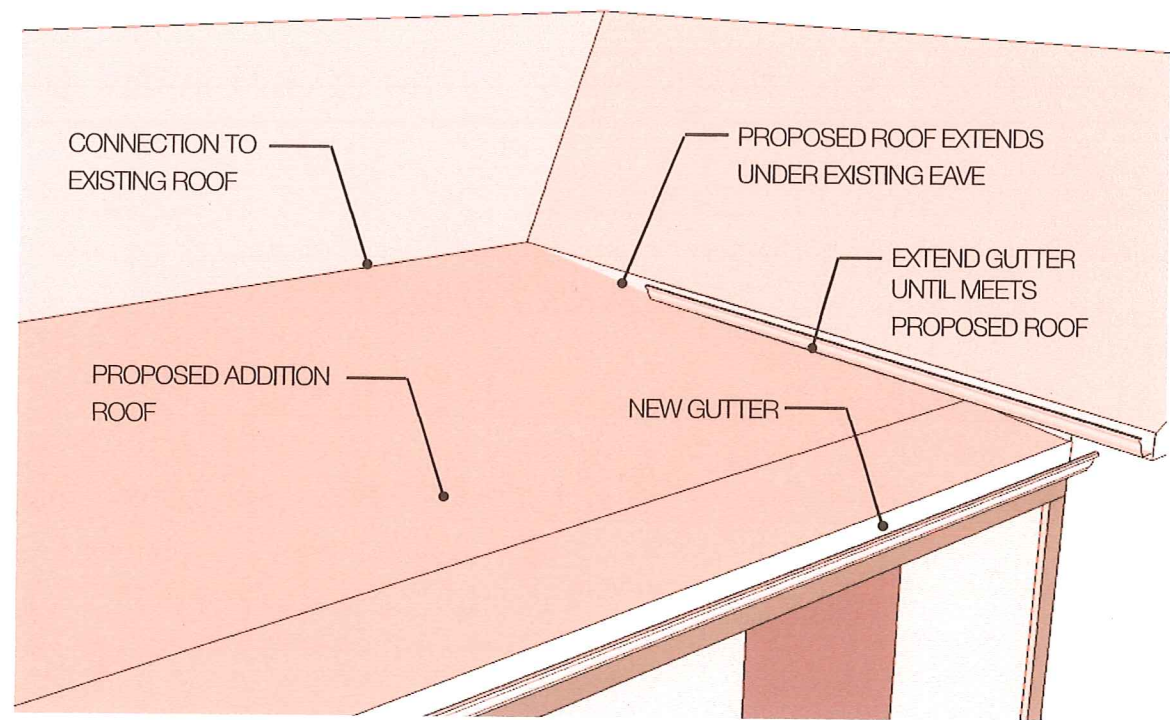
Description of Proposed Work (attach separate narrative if necessary):
ADD A SECOND FLOOR TO OUR SUN ROOM.

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

For Office Use Only

Received by: B&W Approved/Disapproved by: _____
 Date: _____
 Fee paid: 125.00 Cash/Ck. # 3523 Conditions of approval: _____
 Date Received: 5/28/2013





ROOF CONNECTION DETAIL

N.T.S

Scala, Mary Joy

From: Brodhead, Read
Sent: Tuesday, June 11, 2013 9:27 AM
To: Scala, Mary Joy
Subject: FW: addition to 405 Ridge St

Below is my e-mail correspondence with him. I don't think he is increasing a non-conforming use because the expansion will not increase the intensity of the B&B as far as adding guest rooms.

From: Jeff lanterman [mailto:jeff.lanterman@gmail.com]
Sent: Wednesday, May 22, 2013 12:05 PM
To: Brodhead, Read
Subject: Re: addition to 405 Ridge St

Thank you for your quick response. I appreciate this.
Jeff

On Wed, May 22, 2013 at 11:39 AM, Brodhead, Read <BRODHEAD@charlottesville.org> wrote:

Jeff,

Thanks for providing me with some more information about your expansion plans. I don't like to meet with members of the public when I don't have all the facts, which can lead to potential problems in making a proper determination. I agree with you that because you are not increasing the intensity of the non-conforming use (5 bedrooms) increasing the square footage of the home would not be a violation of increasing a non-conforming use.

Sorry for the confusion.

-Read Brodhead

From: Jeff lanterman [jeff.lanterman@gmail.com]
Sent: Wednesday, May 22, 2013 8:42 AM
To: Brodhead, Read
Subject: Re: addition to 405 Ridge St

Read,
This is very upsetting. Since we met and you told us adding the second floor would be fine we proceeded and have incurred significant architectural fees in order to submit plans next week. It is also upsetting and confusing because we already expanded the footprint in 2007 by putting on the first floor of this additoin. We now want only to add a second floor. The city approved the addition and the BAR issued a COA. Has this ordinance changed? If not, how is this reconciled?

We are not exceeding the five bedrooms that the boarding house had— the conditions under which we are grandfathered in the non-conforming use. Several of the rooms used as "bedrooms" were in fact a living room and dining room on the first floor. We currently have 3 bedrooms on the second floor. We are not exceeding the parameters of the original boarding house non-conforming use—not increasing the intensity of use. And we are not expanding the footprint. Please advise.

Sincerely,
Jeff

On Tue, May 21, 2013 at 3:06 PM, Brodhead, Read <BRODHEAD@charlottesville.org> wrote:

Jeff,

I have had a chance to look more closely at the zoning ordinance and more specifically non-conforming uses. As you know bed and breakfasts are not a by-right use within the R-2 zoning district, thus your 4 bedroom B&B is legally non-conforming. Section 34-1147(c)(3) of the Zoning Ordinance states: Where a nonconforming structure is utilized for or in connection with a nonconforming use, then no expansion of the nonconforming structure shall be approved.

Because your B&B is a non-conforming use, the zoning ordinance will not allow it to expand. The permitted expansion clause that I was thinking about when we spoke only applies to non-conforming uses that don't utilize a structure; i.e. a parking lot or outside storage area.

I spoke with Mary Joy about the zoning dilemma and she said that if you need to cancel your meeting with her she understands and to send her an e-mail.

-Read Brodhead

Read Brodhead

Zoning Administrator/

Erosion & Sediment Admin

City of Charlottesville

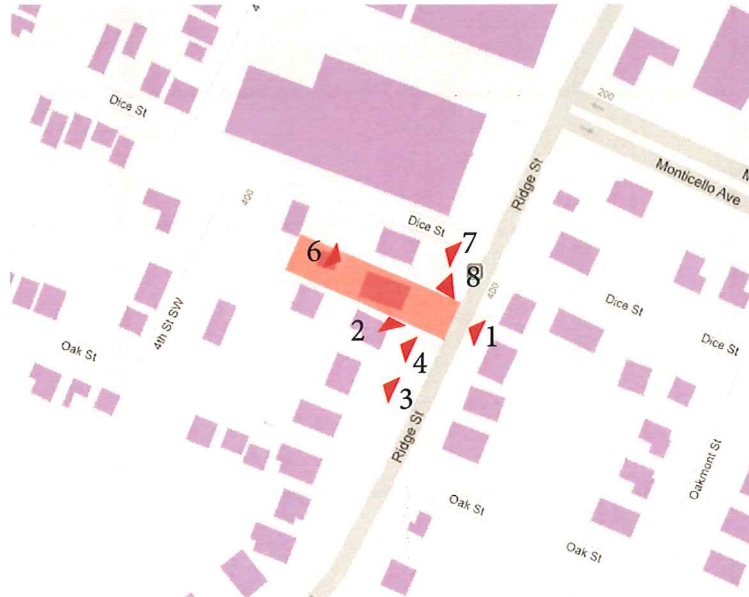
[\(434\) 970 3995](tel:4349703995)



405 Ridge Street
Jeffrey & Susan Lanterman
Charlottesville, Virginia

May 2013

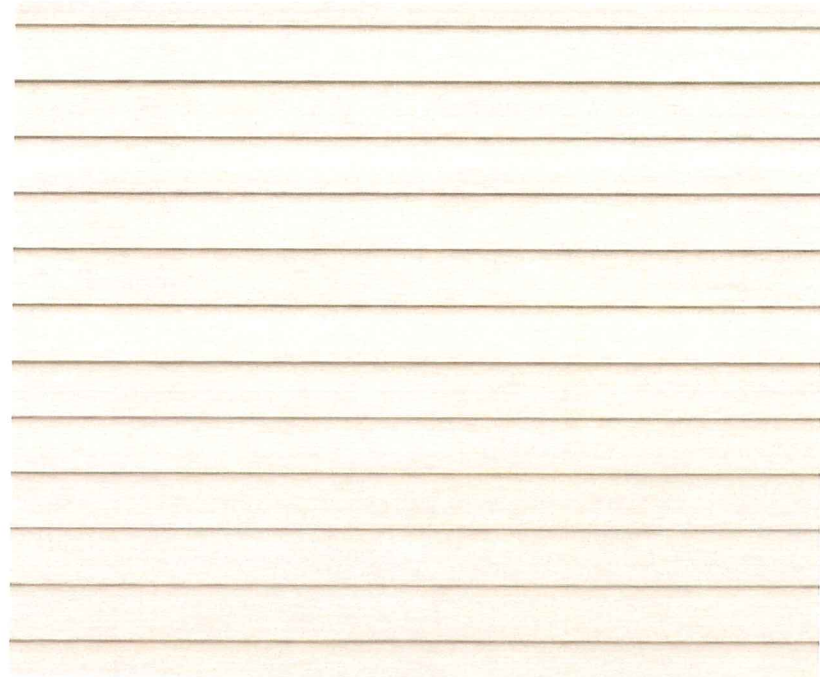




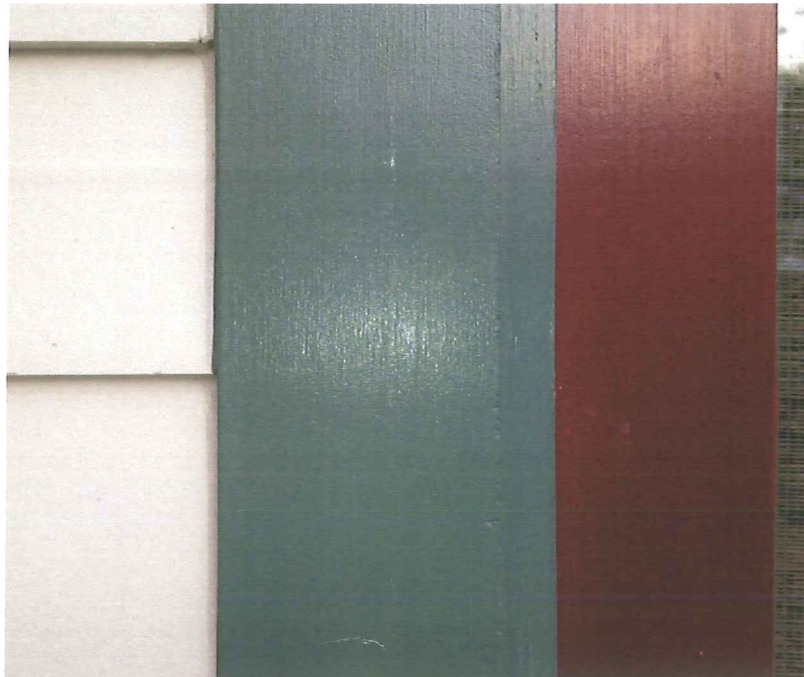
405 ridge street

existing site

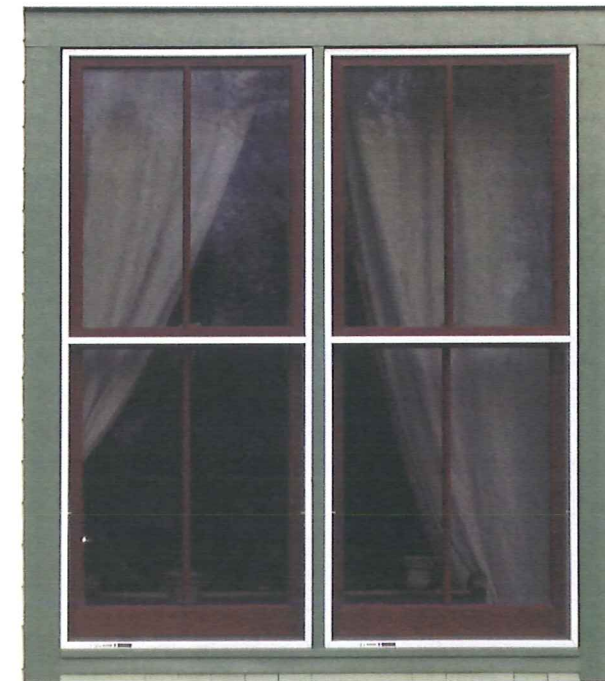




HARDIPLANK
SIDING



TRIM COLORS



WINDOWS
Pella Architectural Series



BANISTER AND COLUMNS



ACCENT LIGHTING



EAVE & WINDOW TRIM

ALL MATERIALS TO MATCH EXISTING STYLE OF ADDITION

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

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

AFFIDAVIT OF MAILING

To File: 405 Ridge Street (BAR 13-06-01)

I, Deronda Eubanks, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on June 4, 2013.

Signed:


Deronda Eubanks

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of June 2013, by Deronda Eubanks.

My Commission Expires: May 31, 2017.


Notary Public



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



June 4, 2013

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 Application

BAR 13-06-01
405 Ridge Street
Tax Map 29 Parcel 133
Susan and Jeff Lanterman, Applicants and Owners
Add a second floor to sun room

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, June 18, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd 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 blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner