

David Kariel ♦ Architect

108 Second Street, SW Suite 11
Charlottesville, VA 22902
(434) 295-3483

April 29, 2011

Mary Joy Scala, AICP
Preservation and Design Planner
Department of Neighborhood Development Services
City of Charlottesville
610 East Market Street
Charlottesville, VA

Dear Mary Joy,

This letter is to describe in more detail the planned work at 406 Ridge Street, with the aim of providing some quality control, as well as the basis for this repair and maintenance work being approved administratively.

The first job is to paint the exterior. My understanding is that Otis Lee has already provided paint chips for your approval. The intent is to paint the walls green, the wood trim, porch and windows off-white, and the shutters, metal porch roof and metal pipe rails black. Paint will be a uniform color throughout each area. Work will be professionally done by a licensed painting contractor and will include proper prep work.

The second job will be to repair the rotted wood trim over the window to the right of the front porch and at the front porch rack and soffit. Areas of the porch rack that are patched with short, mismatching pieces of wood are to be properly repaired and returned to the historic appearance. All work is to be done in wood (not plywood) by a skilled finish carpenter, with support from a custom woodworking shop as required. New trim details will be copied exactly to match existing historic profiles.

A new railing will be installed at the front porch to exactly match the one that was recently removed. Samples of the previous railing remain on site for inspection. The new railing will be lower than that in place currently. The old railing was constructed of 2x2's and 2x4's without any change to their profile. The wood appears to have been pressure treated due to color and the lack of rot. The new railing is made of rougher surfaced pressure treated wood. This lumber may be reused but it will need to be sanded smoother and knotholes will need to be filled before the final coats of paint are applied.

The four porch columns have been repaired to match the historic look. The hole at the base of the southernmost column will need to be patched and proper caulking and sanding done prior to painting.

The trenches at both sides of the front porch are to be covered with pressure treated 2x6's covered with wire fencing, to replace the previous rotted 2x6's and chicken wire covers. See the design sketch and wire selection accompanying this letter. The proposed structure is to be set one inch below the top of the retaining wall, while the previous and current rafters rest fully on top of the wall so are far more noticeable. The existing 2x6's may be reused but warped lumber will be discarded. This wood work will all be painted the same color as the house. The wire fencing selected can be examined and purchased at the Tractor Supply Company located on River Road, in Charlottesville. If there are any questions or suggestions for this proposed work please let us know.

Sincerely,



David Kariel

BENJAMIN MOORE®
COLOR PREVIEW®
HC

HC-121

Otis L. Lee

Attorney at Law

1126 East Market Street
Charlottesville, Virginia 22902
Phone: (434) 293-9977
Cell: (434) 996-9768
Fax: (434) 293-7122
Email: valaw1126@comcast.net

Principal: The FitzGerald Company

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HC-123

kennebunkport green

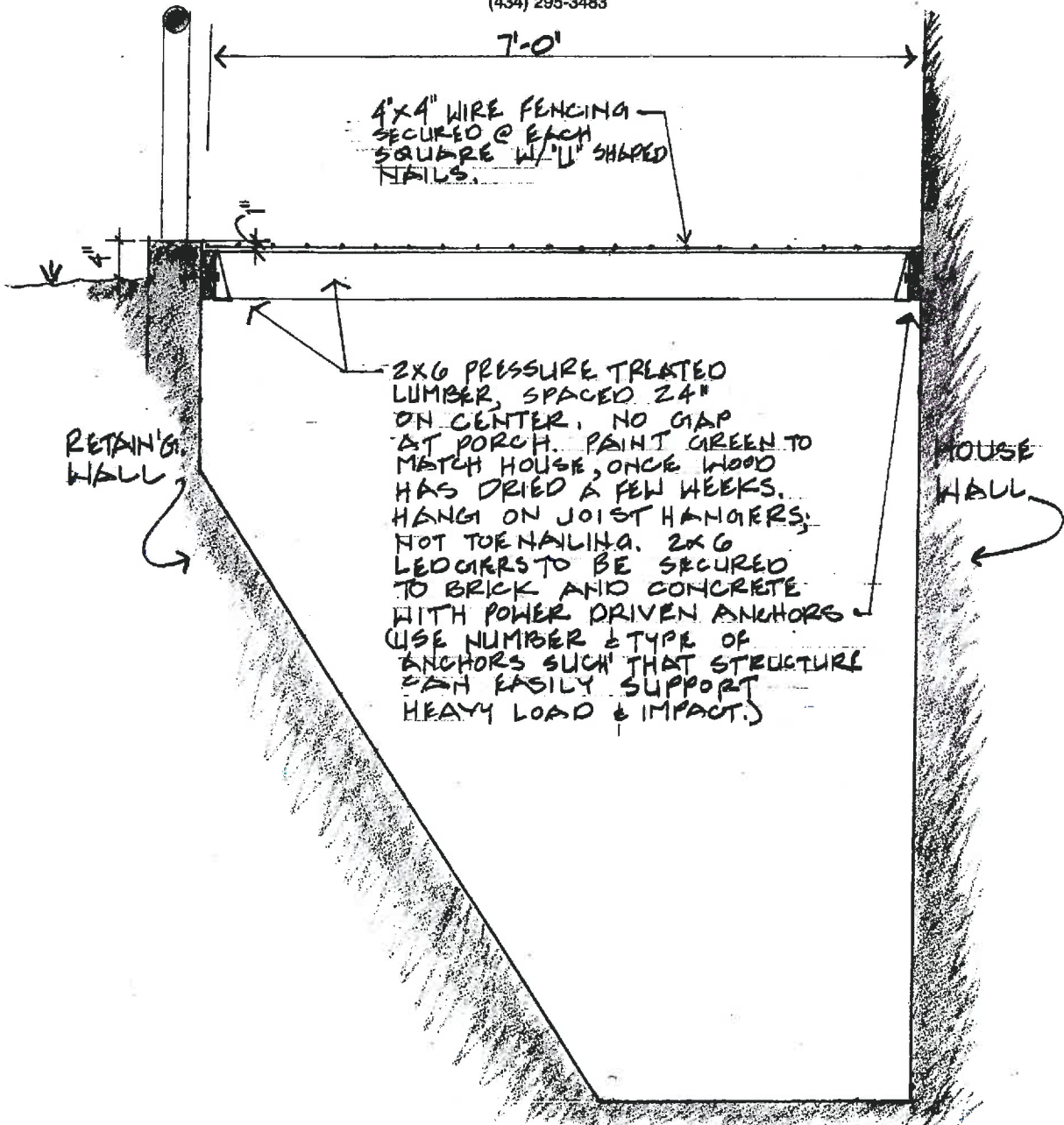


DAVID KARIEL ● ARCHITECT

108 Second St. SW, Suite 11

Charlottesville, VA 22902

(434) 295-3483



PROPOSED SAFETY STRUCTURE
REPLACEMENT FOR 400 RIDGE ST.

4-7-11

SCALE 3/4" = 1'-0"

Goat Fence, 48 in. x 330 ft. - 3660338 | Tractor Supply Company

GOAT FENCE, 48 IN. X 330 FT.

In Stores Only. [Click Here to Find Your Local Store.](#)



Please check your [local store](#) for pricing.

Product Reviews

OVERALL CUSTOMER RATING:



8 out of 8 (100%) customers would recommend this product to a friend.

[Read all 8 reviews](#) [Write a review](#)

 [Enlarge](#)

SKU Number: 3660338

Manufacturers Number: 70315

Goat Fence | Length : 330 ft. | Material : Galvanized
Class I Steel | Mesh : 4 in. x 4 in.

DETAIL DESCRIPTION

- Class 1 galvanization prevents rusting
- 4 in. x 4 in. squares
- deters animals from putting their heads through the fence
- minimizes potential for injury by flexing on impact

TECHNICAL SPECIFICATIONS

Size: 48 in x 330 ft.

Color: Steel Gray

Length: 330 ft.

Wire Size: 12.5

Material: Low Carbon Steel, Zinc Coating

Galvanized Class I Steel

Appearance: Bright Galvanized Finished Steel

Applications: Used to Confine Sheep, Goats and Other Small Livestock

Mesh: 4 in. x 4 in.



✓



Architectural And Historic Survey



Identification

| | |
|--|--|
| STREET ADDRESS: 406 Ridge Street | HISTORIC NAME: Wheeler-Keller House (now Ridge-Oak Apartments) |
| MAP & PARCEL: 28-154 | DATE / PERIOD: 1881-86 and 1951 |
| CENSUS TRACT AND BLOCK: 1-215 | STYLE: Victorian Vernacular |
| PRESENT ZONING: R-3 | HEIGHT (to cornice) OR STORIES: 2 |
| ORIGINAL OWNER: William Dyer Wheeler | DIMENSIONS AND LAND AREA: 75' x 188' (14,100 sq. ft.) |
| ORIGINAL USE: Residence | CONDITION: Fair |
| PRESENT USE: Rental Property (5 apartments) | SURVEYOR: Bibb |
| PRESENT OWNER: Lucretia Y. Keller | DATE OF SURVEY: Winter 1978 |
| ADDRESS: 108 Dumova Court Charlottesville, VA | SOURCES: City/County Records Mrs. John H. Keller (Lucretia Y. Keller) Mrs. Elmer L. Johnson (Kathleen Wheeler Johnson) |

5011

ARCHITECTURAL DESCRIPTION

This two-storey brick house was originally a typical three-bay, single-pile Virginia 1-house with two interior end chimneys, identical to the one next door at 400 Ridge Street. The 1951 shed-roofed cinderblock rear addition makes the house double pile. The full basement is above ground in the rear. It has a low-pitched bellcast gable roof covered with standing-seam metal with an additional central gable on the facade and a boxed cornice with brackets. The brick is laid in five-course American with Flemish bond (five stretcher courses and one header-stretcher course), the foundation in five-course American bond. It is now painted white with starkly contrasting dark green roof and trim. The double-sash windows are two-over-two light with wooden sills and plain surrounds. Those on the facade have a sort of bellcast gabled cornice with brackets echoing the roofline. A one-storey entrance porch with low hip roof covers the central bay of the facade. It has a bracketed boxed cornice with dentil moulding, plain frieze, chamfered posts with simple brackets, and an elaborate sawn balustrade. Before it was altered, this house differed from 400 Ridge Street only in the details of the porches. In converting the house to apartments, the original entrance door was replaced with a pair of doors centered on the facade. Both are six-paneled with single-light rectangular transoms. The interior originally followed the central hall plan with two rooms on each of the three levels. The dining room and kitchen were in the basement, and all six rooms had fireplaces.

HISTORICAL DESCRIPTION

In 1881 William Dyer Wheeler purchased a 1.16 acres lot on Ridge Street, part of the property belonging to the Lutheran Church which was on Parrott Street behind this lot and the adjoining one (ACDB 78-121). Tax records show that he built one house in 1881 and another beside it before 1887. The Wheelers lived at 400 Ridge Street at one time, but both houses were later used as rental property. Mr. Wheeler died in 1906 and Mrs. Wheeler in 1927, leaving 406 Ridge Street to their niece Frances Morrow O'Brien and 400 Ridge Street to their daughter Frances (City WB 5-213). The O'Briens continued to use both houses as rental property. Bertie E. Yancey (Mrs. Albert Yancey, Sr.), who lived in the fine old Dice house across the street, purchased both houses from the O'Briens in 1945 (City DB 120-310), and in 1951 deeded them to her two daughters (DB 159-281). Lucretia Yancey Keller built a cinderblock addition across the rear of her house at 406 Ridge Street in 1951, painted the entire house white, and divided it into five apartments. She and her husband occupied one of the apartments until several years ago.

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~~ 3398
Fax 434-970-3359
www.charlottesville.org

November 9, 2010

Lee Clark Associates, LLC
1126 East Market Street
Charlottesville, VA 22902

Re: 406 Ridge Street Tax Map Parcel No. (28-154) Plan of action:

Dear Sir,

We are in receipt of your letter dated November 8, 2010 regarding the repair schedule for the work on the outstanding housing violations at 406 Ridge Street. Your letter states that you will begin obtaining the contractor bids in February and March of 2011. We feel that this process can begin now. Also, there are repairs that can be completed during the winter months. The month of March tends to be when work such as painting can begin again due to the rise in exterior temperatures. The letter also fails to indicate a projected completion date for abating those violations.

Upon receipt of this detailed repair schedule, we will review the reasonableness of it and confirm our acceptance of it. Failure to submit satisfactory information no later than November 11, 2010 will require that we reinspect the property for compliance on November 12, 2010 as initially notified.

Once again we want you to please be aware that this property is designated as historic and may require a Certificate of Appropriateness from the City's Architectural Review Board prior to commencing certain types of work. Please contact the Zoning Administrator, Read Brodhead (970-3995); Historic Preservation Planner, Mary Joy Scala (970-3130); or myself (970-3398) to coordinate your activities accordingly.

We look forward to hearing from you promptly.

On Behalf of the Building Maintenance Code Official:

Patty Armstrong
Property Maintenance / Housing Inspector

Cc: Read Brodhead
Mary Joy Scala

The Fitzgerald Company

Real Estate Management

*1126 East Market Street
Charlottesville, Virginia 22902
Phone: (434) 293-8742
Fax: (434) 293-7122
Email: valaw1126@adelphia.net*

November 8, 2010

Patty Armstrong
Dept of Neighborhood Development Services
P O Box 911
Charlottesville VA 22902

RECEIVED

NOV 08 2010

NEIGHBORHOOD DEVELOPMENT SERVICES

RE: 406 Ridge Street

Dear Ms. Armstrong:

The Fitzgerald Company has had as a part of its recent renovation plans exterior renovations to the subject property, 406 Ridge Street. However, since the company has just recently finished major renovations at 528 Ridge Street, we decided to commence exterior upgrades to 406 Ridge Street in April of 2011.

Our Plans are to work on the following areas:

1. RE: Sec. 304.2/5, it is our plan to have the exterior surface properly prepared for a masonry repainting. This will include power washing the exterior brick surfaces, removing all peeling, flaking and chipped paint and repairing all mortar joints as required.
2. RE: Sec. 304.7/11, Roofing and gutter repairs will be made prior to having the paint applied.
3. RE: 304.5/6/8, Repairs will be made to all exterior wood surfaces including soffits and fascia boards along with the decorative exterior trim, and foundation repairs as needed.

Finally, the exterior will be repainted using the appropriate masonry paint.

Contractor bids for the various repairs will be obtained commencing in February and March, 2011 with the work to commence in April as aforesaid.

If you have any questions, please call this office.

Respectfully,



Otis L. Lee, Jr.

CITY OF CHARLOTTESVILLE
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Department of Neighborhood Development Services

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

October 21, 2010

Lee Clark Associates, LLC
1126 East Market Street
Charlottesville, VA 22902

Re: September 10, 2010 Inspection Made at 406 Ridge Street Tax Map Parcel No. (28-154)

Dear Sir,

We are in receipt of your letter dated October 18, 2010 regarding outstanding housing violations at 406 Ridge Street (erroneously listed as 496 Ridge Street in your letter). In order for us to assure the public that repairs are appropriately underway, we will need a repair schedule to include dates when all work will be complete. Upon receipt of this detailed repair schedule, we will review the reasonableness of it and confirm our acceptance of it. Failure to submit satisfactory information no later than November 11, 2010 will require that we reinspect the property for compliance on November 12, 2010 as initially notified.

In addition, please be aware that this property is designated as historic and may require a Certificate of Appropriateness from the City's Architectural Review Board prior to commencing certain types of work. Please contact the Zoning Administrator, Read Brodhead (970-3995); Historic Preservation Planner, Mary Joy Scala (970-3130); or me (970-3398) to coordinate your activities accordingly.

We look forward to hearing from you promptly.

On Behalf of the Building Maintenance Code Official:

Patty Armstrong
Property Maintenance / Housing Inspector

Cc: Read Brodhead
Mary Joy Scala

The FitzGerald Company

Real Estate Management

1126 East Market Street
Charlottesville, Virginia 22902
Phone: (434) 293-8742
Fax: (434) 293-7122
Email: valw1126@aol.com

Date: September 24, 2010

Read Broadhead Housing Inspector
City of Charlottesville
Department of Neighborhood Planning and Development Services
City Hall, P O Box 911
Charlottesville VA 22902

RE: 406 Ridge Street (Tax Map Parcel 280154000)

Dear Mr. Broadhead

Please be advised that the notice of code violation(s) for the above referenced property was received (See attachment) on September 15, 2010.

The date of correction and compliance for the code violation(s) as stated by your office is re-inspection on _____.

We will need to make arrangement with a local contractor for the following:

We have not made any alterations to the porch or exterior for may
years, except for minor repairs.

We have this property scheduled to be painted and all necessary
repairs done in 2011. We are unable to do this in 2010 because of
other property repairs being done at this time.

Respectfully,

The FitzGerald Company

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Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182 3398
Fax 434-970-3359
www.charlottesville.org

Certified Mail
September 10, 2010

Lee Clark Associates, LLC
1126 East Market Street
Charlottesville, VA 22902

Re: September 10, 2010 Inspection Made at 406 Ridge Street Tax Map Parcel No. (28-154)

During the above-referenced inspection, City Housing Inspectors found one or more violations of the Virginia Maintenance Code, Part III of the International Property Maintenance Code (IPMC). The violations are outlined in the attached Notice of Violation and Order of Correction. It is our hope that you will make every effort to correct these violations by the date specified as the reinspection date. If you believe the corrective action required or the time allowed for correction to be unreasonable, you may contact our office for information.

You should also be aware of the following:

1. Any work, including construction, initiated to correct the identified violations must conform to all applicable provisions of the IPMC as well as to applicable provisions of the City Code. City permits are required prior to commencement of any construction or demolition of property. Once you decide on a plan of corrective action, you may contact this office to confirm the need, if any, for any specific permits or approvals.
2. The IPMC has been adopted and incorporated by reference into the Code of the City of Charlottesville. You should note that a violation of the IPMC is therefore a violation of the City Code, and may result in criminal penalties. If you are unwilling or unable to work with the City to correct the identified violations, the City may take initiate legal proceedings for the purpose of enjoining, correcting or abating the violations and/or imposing the criminal sanctions allowed by law. Your prompt attention to this notice is necessary.
3. The attached Notice of Violation and Order of Correction constitutes the decision of the City's Building Maintenance Code Official that one or more violations exist at your property. You may appeal this decision by applying to the City's Board of Building Code Appeals. If you choose to appeal, you must submit an application for appeal within fourteen days (14) from the receipt of the attached Notice of Violation. Failure to timely submit an application for appeal constitutes acceptance of the code official's determination. Information regarding the appeals process may be obtained from the City's Department of Neighborhood Development Services.

I have scheduled October 13, 2010 as the re-inspection date for correction of the listed violations.

Thank you for working with us in our effort to make Charlottesville a World Class City.

On Behalf of the Building Maintenance Code Official:

Patty Armstrong
Patty Armstrong

Property Maintenance / Housing Inspector

Attachment

pm10 - 00939

NOTICE OF VIOLATION

ORDER OF CORRECTION

TO: Lee Clark Associates LLC
DATE: September 10, 2010
INSPECTOR: Patty Armstrong
ADDRESS OF VIOLATION: 406 Ridge Street

VIOLATION: VPMC 2006 Section 304.7 Roofs and drainage: Some of the drainage system does not appear to be maintained. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. These areas shall be corrected.

VIOLATION: VPMC 2006 Section 304.2 Protective treatment: The exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. There is rotting materials, holes, peeling, flaking and chipped paint. Some metal surfaces have rust or corrosion. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. These areas shall be corrected.

VIOLATION: VPMC 2006 304.5 Foundation walls: Some areas of the foundation walls are not free from cracks or breaks. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. This shall be corrected.

VIOLATION: VPMC 2006 Section 304.6 Exterior walls: some areas of the exterior walls have holes, breaks and loose or rotting materials. All exterior walls shall be free from holes, breaks and loose or rotting materials and maintained weatherproof and properly surface coated where required to prevent deterioration. This shall be corrected.

VIOLATION: VPMC 2006 Section 304.8 Decorative features: All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. Various areas are not being maintained in good repair and shall be corrected.

VIOLATION: VPMC 2006 Section 304.11 Chimneys and towers: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment. This shall be corrected.

406 Ridge Street



Violation of not maintaining historic exterior.

SMDA 2000

| | | | | |
|-------------------------------|-------------------------|------------------------------------|---------------------------|----------------------|
| Parcel ID 280154000 | Card 01 of 01 | Address 406 RIDGE STREET | Date 07/14/2010 | Time 11:04 |
|-------------------------------|-------------------------|------------------------------------|---------------------------|----------------------|

Owner Information

January 1 LEE CLARK ASSOCIATES LLC
Current LEE CLARK ASSOCIATES LLC
 c/o
Address 1
Address 2 21126 EAST MARKET STREET
Address 3 CHARLOTTESVILLE VA
Zip Code 22902-
Common Name

Parcel Information

Class
State Code 3.0 Multi-Family
Tax Type 0 Taxable
Neighborhd 10 Fife Estate
Tax district
Sch Dist
Zoning R-2H Two Family Historic
PropType 2 Dwelling

Legal Information

Legal
Legal LOT

Account # 00000009558
Mag Dist
Appraiser JC **Reason**
Acreeage 0.2900

Transfer Information

Deed Bk/Pg 952 / 496 **Plat Bk/Pg** 160 / 315
Prior Owner LEE, OTIS L ESTATE
Date of Sale 12/30/2003
Sale Price \$0
of Parcels 6
Sale Class 5 Multi-Trans

Assessment Information

| | January 1 | Prior Year |
|---------------------|-----------|------------|
| Land | \$166,600 | \$166,600 |
| Use | | |
| Improvements | \$184,600 | \$184,600 |
| Total | \$351,200 | \$351,200 |

Residential Improvement Data

| | | |
|--|--|--|
| <p> Use Code 214 Single Family - 3 Conversion Style 33 2 Story Model Grade C Ext. Wall 2 Brick Veneer Basement 3 Full Basement Roof 5 Shingles Flooring 1 Hardwood Floor Heating 3 Hot Water Air Cond. </p> | <p> Year Built 1865 No. of Stories 2.00 Total Rooms 16 Bedrooms 8 Half Bathrooms 0 Full Bathrooms 5 Basement Garage 0 Fireplace(s) 0 </p> | <p> Square Footage Finished Living 2,630 Finished Attic 0 Unfinished Living 0 Basement 1,315 Finished Bsmt 0 </p> |
|--|--|--|

SMDA 2000

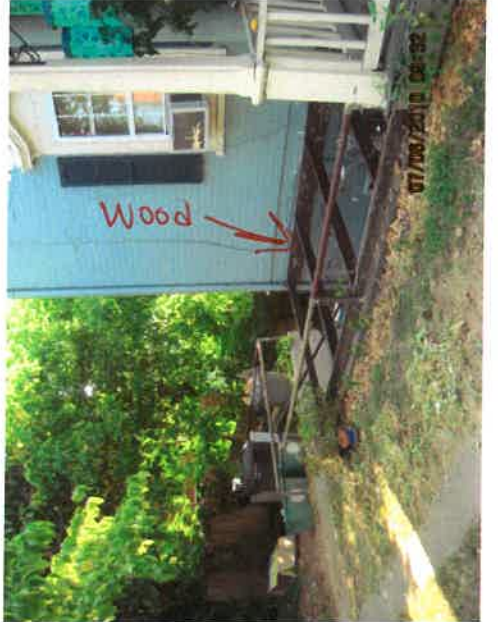
| Parcel ID | Card | Address | Date | Time |
|-----------|----------|------------------|-----------|-------|
| 280154000 | 01 of 01 | 406 RIDGE STREET | 07/14/201 | 11:05 |

Improvements

| Type | Use | Improvement | Measurement | Year Built |
|----------|-----------------------|--------------------------|-----------------|------------|
| Addition | 214 Single Family - 3 | P22 Open W/Cover 1/Sty | 128 Square Feet | 0 |
| Addition | 214 Single Family - 3 | P28 Frame Enclosed 1/Sty | 206 Square Feet | 0 |
| Addition | 214 Single Family - 3 | P1 Concrete Patio | 206 Square Feet | 0 |

Comments

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|--|
| |
|--|







Spray insulation
to close
hole