

CITY OF CHARLOTTESVILLE

"A World Class City"

Office of the City Manager

P.O. Box 911 • Charlottesville, Virginia 22902
Telephone (434) 970-3101
Fax (434) 970-3890
www.charlottesville.org



June 27, 2005

Jeffrey and Susan Lanterman
405 Ridge Street
Charlottesville, VA 22902

BAR 05-06-05

405 Ridge Street

TM 29 P 133

Demolish and Replace 2nd House; Remove Aluminum Awning and Add New 4-Season Room on Main House; Replace Siding and Tower Roof, Replace Fence, Paint Exterior
Jeff 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 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. One member of the BAR noted that he would prefer and encourage the applicant to consider the appearance of the original when designing a replacement structure.

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. When the drip edge detail is worked out, please submit it for approval to either Mary Joy Scala or Joseph Atkins.

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.

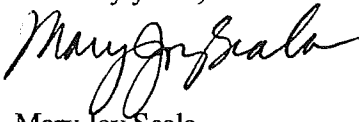
The BAR approved (9-0) a privacy fence in the rear yard of 4-6 feet in height, with gates to be approved administratively; the paint scheme for the main house; and wood shutters as described per the guidelines.

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.

In accordance with Charlottesville City Code 34-285(b), 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.

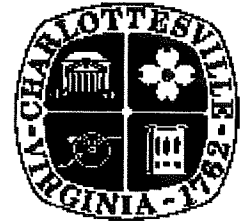
If you have any questions, please contact me at 970-3182 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in black ink that reads "Mary Joy Scala". The signature is written in a cursive, flowing style.

Mary Joy Scala
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 21, 2005**



BAR 05-06-05
405 Ridge Street
TM 29 P 133

Demolish and Replace 2nd House; Remove Aluminum Awning and Add New 4-Season Room on Main House; Replace Siding and Tower Roof, Replace Fence, Paint Exterior
Jeff 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.

The main house siding was originally weatherboard, replaced with white asbestos shingles in the 1950's. The main roof was standing seam metal up until the mid-90's, but is now asphalt shingle. The tower roof still has wooden shingles. The windowless third story of the tower originally had wood shingle walls also.

Sanborn maps indicate the 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 February 15, 2005 the BAR approved the Lantermans' request for changes at three door openings and two window openings. The BAR also approved a kitchen window opening without a requested transom. The BAR approved a front tower window, accepted the applicants' offer to restore two brackets, and accepted the applicants' retraction of two proposed side tower windows.

Application

1. Demolish the tenant house on the rear of the property.
2. Replace the tenant house with a 1-1/2 story second house with fiber cement siding and rubber "slate" shingle roof painted to match the main structure.
3. Remove the aluminum awning and add a new 4-season room on the rear of the main house. Wood casement windows and fiber cement siding and trim are proposed. The flat roof will have a rubber membrane and decking with a wood (?) railing to match that on the front porch.
4. Replace the siding, louvered gables, frieze and fascia. Fiber cement material is proposed to replace deteriorated wood. Octagon or scalloped fiber cement shingles are proposed on the front of the façade down to the middle of the second floor windows. Fiber cement horizontal siding is proposed for the remainder of the siding.
5. Replace the tower roof. "Authentic Roof" light to medium gray rubber shingles resembling slate are proposed.
6. Add a stained wood privacy fence attached to the rear corners of the house and enclosing the rear yard. A drawing of the fence is included. The slats are 1x4 rough sawn wood with 4x4 posts.
7. Paint the exterior siding, trim, and accent pieces. A Victorian color palette is proposed. The applicant has not yet submitted color samples.
8. Add shutters per guidelines.

9. Repair/replace door and window trim as needed. Aluminum trim will be removed. Damaged trim will be replaced with new wood trim matching original dimensions.
- 10.

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 Considering Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- ✓ *(1) The age of the structure or property;*

The tenant house was built between 1907-1920.

- ✓ *(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*

It is considered a contributing structure in the State and National Register District.

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Not known.

- ✓ *(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*

Several of the houses along Ridge Street had accessory buildings in the rear yards, but the Ridge Street architectural surveys do not include information on outbuildings. A tenant house is probably less common than sheds or garages.

- ✓ *5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*

The design is distinctive because it is a very old and simple vernacular design.

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

The structure is in poor condition. The roof, windows and doors are original. The wood framing has termite damage.

- ✓ *(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.*

While this particular structure is of less significance than the main dwelling, outbuildings help to tell the story of a neighborhood.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

The applicant prepared a structural report, which is attached.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving,

removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

The applicant intends to raze the structure.

(e) Any applicable provisions of the city's Design Guidelines.

Recommendations

Staff has requested additional information: paint samples, location of proposed trim replacement, fence height and details, more information on the proposed tenant house, including dimensions.

1. Regarding the proposed demolition, staff would recommend that the applicant attempt to preserve the original two-story part of the structure and incorporate it into the new dwelling.
2. Following a decision on the proposed demolition, the BAR should request more information on the proposed tenant house design, if appropriate. If the existing structure is entirely removed, then a new structure must comply with setbacks and other accessory building requirements. The accessory apartment regulations require that the owner of the property must occupy one of the two dwellings.

The tenant house was a simple structure built of simple materials, probably wood siding and metal roof. Staff opinion is that the proposed second house should also be simple, and subordinate to the main house. A metal roof would be more appropriate on a secondary structure than a "slate" roof. A tenant house in Charlottesville probably would not have been trimmed and painted to match the main dwelling.

3. Staff recommends demolition of the aluminum awning and construction of the new 4-season room as proposed. A metal hip roof would also be appropriate over the enclosed room..
4. Fiber cement siding is acceptable, given it is replacing asbestos shingle. Staff recommends limiting the scalloped siding shingles to the gable areas, and to the top of the tower down to the definite line that was formed by horizontal trim (which has been temporarily removed). Taking it o the middle of the windows would look arbitrary. More information is needed on what is proposed regarding the fascia, frieze, and other trim.
5. Wood shingles would probably be a fire hazard. Therefore, the proposed rubber "slate" shingles are acceptable.
6. A fence as described, limited to six feet in height would be appropriate. *4' ht. w/ gates - need details*
7. Paint chips are needed. *have chips - OK.*
8. Wood louvered or panel shutters that are hung to fit the window openings would be appropriate.
9. Approximately how much of the door and window trim will be replaced? Repair is preferred to replacement when possible.



shingles

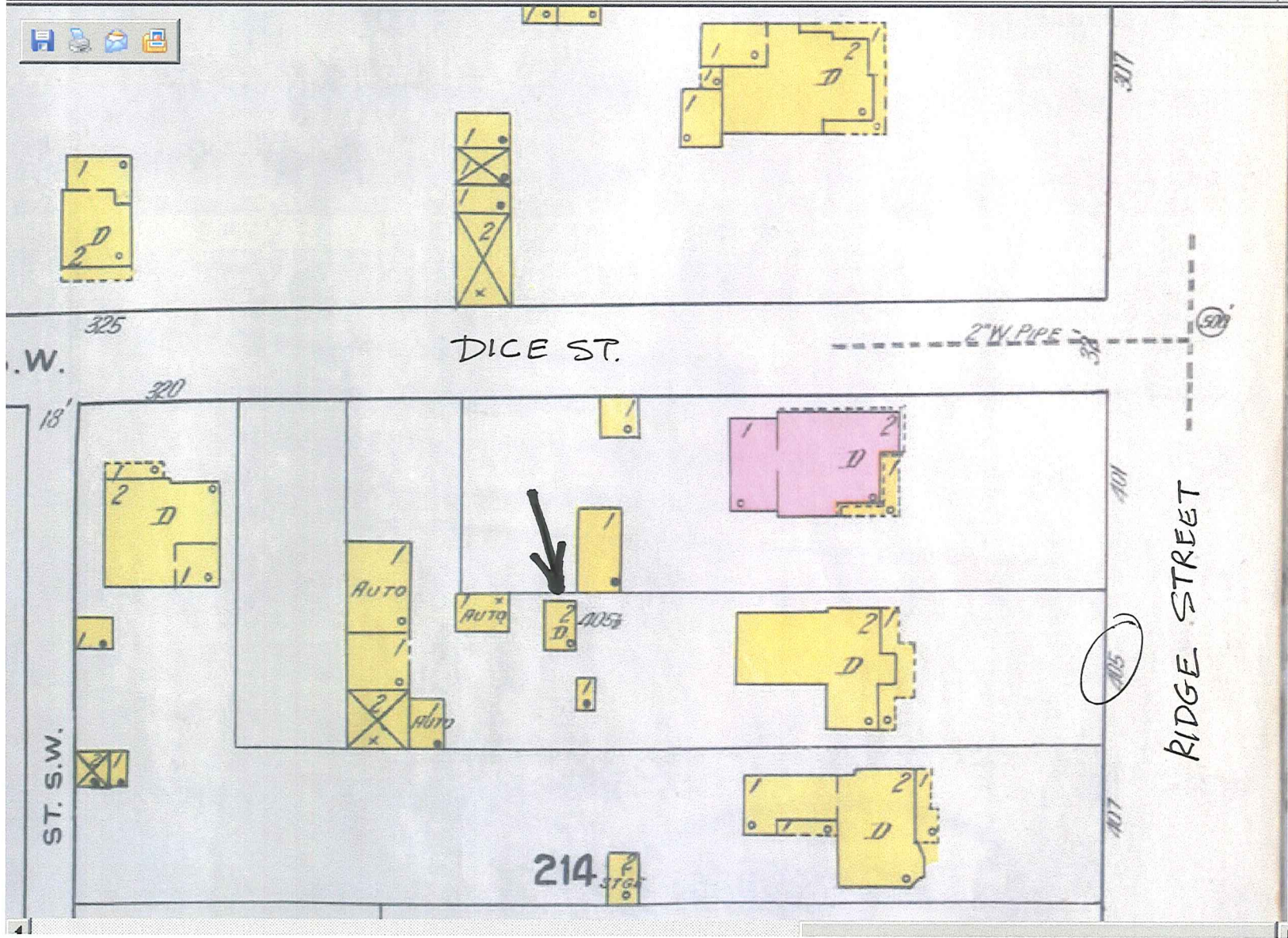
shingles

shingles

CURRENT PHOTO 6/15/05



405 RIDGE ST
1994
PHOTOS



1920





**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 27 2005

NEIGHBORHOOD DEVELOPMENT SERVICES

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
CHARLOTTESVILLE
City Tax Map/Parcel: TM 29 P 133

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

Applicant

Name: JEFF + SUSAN LANTERMAN
Address: 504 BERWICK CT
CHARLOTTESVILLE, VA 22901
email: _____
Phone: (w) 434-298-7880 (h) 974-7285
FAX: _____

Signature of Applicant

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

Signature

5-27-05

Date

Property Owner (if not applicant)

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

Property Owner Permission (if not applicant)

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

Signature

5-27-05

Date

Name of Historic District or Property: RIDGE ST

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

SEE ATTACHMENTS

Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: Lisa A. Barnore

Approved (Disapproved) by: _____

Fee Paid: \$150⁰⁰

Date: _____

Date Received: 5/27/05

Conditions of approval: _____

Mary Joy's Copy

Board of Architectural Review
City of Charlottesville
P.O. Box 911, City Hall
Charlottesville VA 22902

Jeffrey and Susan Lanterman
405 Ridge Street
Charlottesville VA 22902

Dear BAR Members,

We would like you to review the following plans for exterior work on our property located at 405 Ridge Street. In our research we were unable to find any early photographs of the exterior of the house to indicate what all the original surfaces were. The roof of the house is presently covered with 3-tab asphalt shingles. There has been water damage due to the failure of the tower roof, siding and flashing. As reported previously, the house has had severe termite damage and rot in all exterior walls. It is our desire to restore the exterior Victorian appointments with materials that will be resistant to rot and termite damage so that the integrity of the structure will be preserved.

- 1) Exterior paint colors for the siding, trim and accent pieces.
- 2) Materials for siding, trim, upper louvered gables, frieze, soffit and fascia.
- 3) Materials for tower roof and upper louvered gables and fascia.
- 4) Replacement fence
- 5) Demolition of 2nd building on property
- 6) Replacement of 2nd building on property
- 7) Removal of aluminum awning and addition of 4-season room

1. Exterior Paint

Color

We will present sample colors in a Historic Victorian color pallet. The body of the building will be painted in Olympic Fisherman's Net green with window casings trimmed in Olympic Colonial White and fascia, frieze and soffit boards in Sherwin Williams Rockwood Blue Green. The window sashes and brackets will be painted Sherwin Williams Rockwood Red. We will add this color to decorative trim where appropriate. The house originally had shutters, so we will consider placing wood shutters on the front of the building (per guidelines) and paint them Rockwood Blue Green. The front door will retain a wood finish and be

walkway that has been used as a thoroughfare to Dice Street and a Taxi cab business to the rear of our property, so we would like to secure the area surrounding the back yard.

The boards on this fence are made of 1x4 rough sawn wood, and the posts are 4x4 treated wood. The slats allow light and airflow and the fence looks identical on both sides. The fence would be stained in Behr Redwood Weatherproofing Wood Finish (sample provided) so that it will blend in with the landscaping.

5) Demolition of Abandoned Building

Demolition: A 2nd house located in the rear of the property listed in the tax records as an "Old 2 story dwelling in rear listed as misc bldg. used for storage." This building is uninhabitable and in very poor condition. The original structure has had two additions added to it over the years. The building does not appear to have been inhabited for 20 or more years. A 2-story box-like addition housed two bathrooms and three concrete block walls were added to the rear of the building significantly altering and compromising the buildings structure.

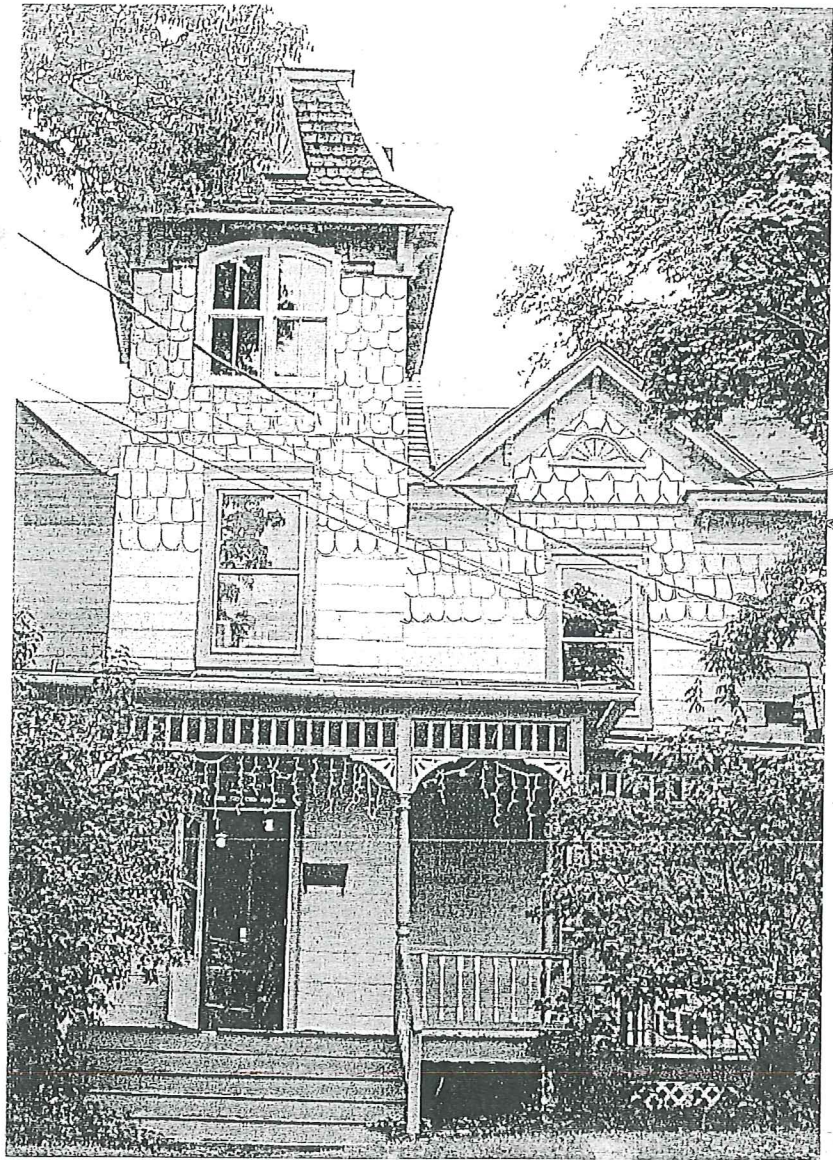
In regard to Sec. 34-284(b) of the City Code: There is no record of this building mentioned in the Property Survey or the Historical Description. The architect and builder are unknown and there are no associations with any that we know of. We could not locate the building on the map attached to the survey nor on a map found at the Historical Society. It has not been designated. It appears to have no historic, cultural or architectural value. We consider it a safety hazard and a liability in its present condition. We request that members of the BAR inspect the building prior to the June 21st meeting. A structural report is attached.

6) Replacement Building

We have spoken to city building officials and with BAR approval we can build a house on the existing site, with a poured slab foundation. This will be a 1 1/2-story, wood-framed building. The structure will have 4 dormers, 2 exterior doors and a small porch on the east side of the building facing Ridge Street. The porch will be designed to resemble the porch on the front of the main house. The roof will be covered with man-made slate designed to resemble stone. The body of the house will be covered with Hardie fiber-cement (resembling wood lap siding) and trim board products. We will use the same exterior design and paint colors as we have proposed on the main house. All windows and doors will be wood with insulated glass. Windows will be primed double hung, two over two trimmed in wood. We have used transoms on several walls that will be constructed near fences to let light in. Drawings attached.

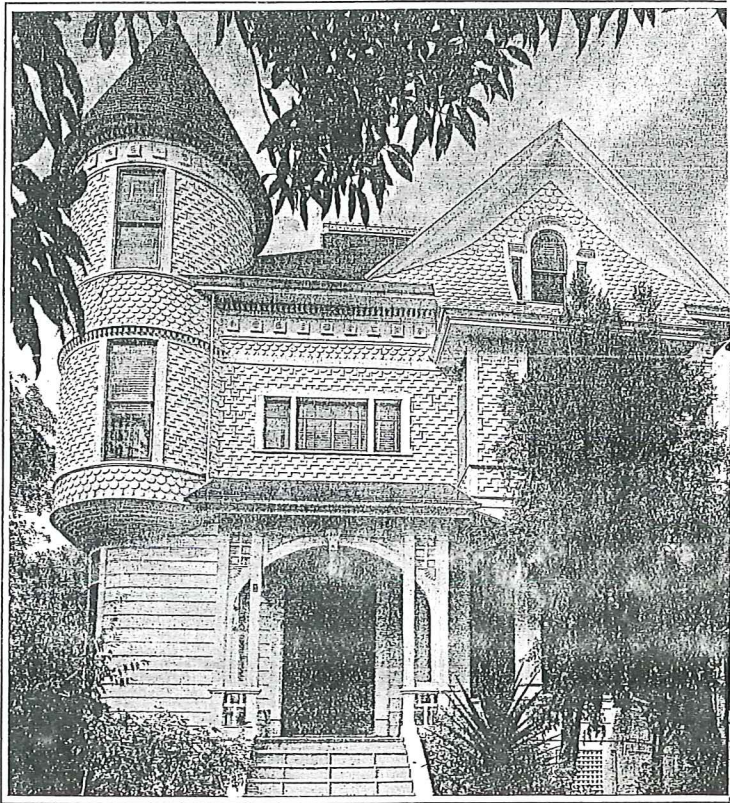
7) Removal of Aluminum Awning and Addition of 4-Season Room

We would like to remove the aluminum awning attached at the rear and side of the house. We propose building a one-story conservatory style room with wood casement windows and transoms on the south and west sides of the room to allow for sunlight and airflow. There are 5 transoms in the main house, so we feel



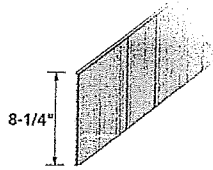
Fascia
← Frieze

2



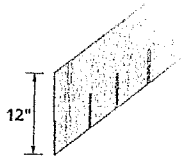
Shapes Siding

PERFECTION SHINGLES



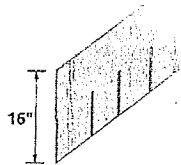
Product Code: 10051/000
 Finish: FiberTect®
 Length: 12'
 Width: 8-1/4"
 Sq. Cov./Unit: 16
 Pieces/Sq. Cov.: 15
 Pieces/Unit: 225
 Sq. Ft./Unit: 1,856
 lbs./Unit: 4,748 (approx.)

RANDOM SQUARE STRAIGHT EDGE (5" EXPOSURE)



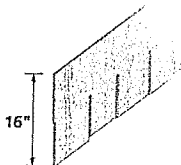
Product Code: 10326/000
 Finish: FiberTect®
 Length: 48"
 Width: 12"
 Sq. Cov./Unit: 2
 Pieces/Sq. Cov.: 60
 Pieces/Unit: 120
 Sq. Ft./Unit: 480
 lbs./Unit: 1,200 (approx.)

RANDOM SQUARE STRAIGHT EDGE



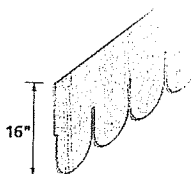
Product Code: 10329/000
 Finish: FiberTect®
 Length: 48"
 Width: 16"
 Sq. Cov./Unit: 3
 Pieces/Sq. Cov.: 43
 Pieces/Unit: 129
 Sq. Ft./Unit: 688
 lbs./Unit: 1,740 (approx.)

RANDOM SQUARE STAGGERED EDGE



Product Code: 10330/000
 Finish: FiberTect®
 Length: 48"
 Width: 16"
 Sq. Cov./Unit: 3
 Pieces/Sq. Cov.: 43
 Pieces/Unit: 129
 Sq. Ft./Unit: 688
 lbs./Unit: 1,740 (approx.)

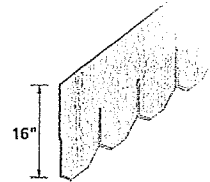
HALF- ROUNDS



Product Code: 10331/000
 Finish: FiberTect®
 Length: 48"
 Width: 16"
 Sq. Cov./Unit: 3
 Pieces/Sq. Cov.: 43
 Pieces/Unit: 129
 Sq. Ft./Unit: 688
 lbs./Unit: 1,740 (approx.)

Shapes Siding (continued)

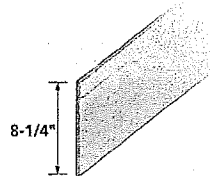
OCTAGONS



Product Code: 10337/000
 Finish: FiberTect®
 Length: 48"
 Width: 16"
 Sq. Cov./Unit: 3
 Pieces/Sq. Cov.: 43
 Pieces/Unit: 129
 Sq. Ft./Unit: 688
 lbs./Unit: 1,740 (approx.)

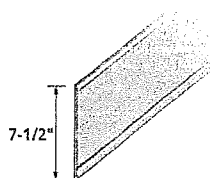
Specialty Lap Siding

TEXTURED DUTCHLAP



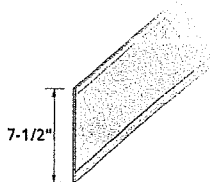
Product Code: 10025/000
 Finish: FiberTect®
 Length: 12'
 Width: 8-1/4"
 Sq. Cov./Unit: 16
 Pieces/Sq. Cov.: 15
 Pieces/Unit: 225
 Sq. Ft./Unit: 1,856
 lbs./Unit: 4,748 (approx.)

TEXTURED BEADED

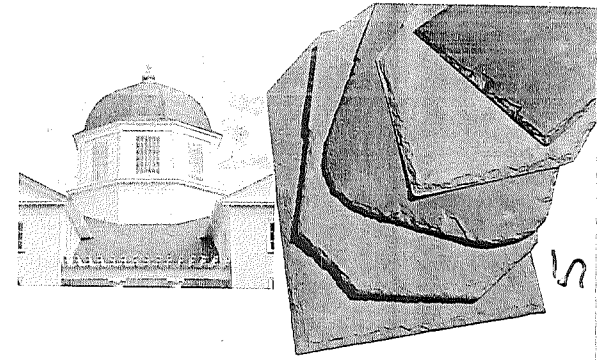


Product Code: 10023/000
 Finish: FiberTect®
 Length: 12'
 Width: 7-1/2"
 Sq. Cov./Unit: 15.75
 Pieces/Sq. Cov.: 16
 Pieces/Unit: 252
 Sq. Ft./Unit: 1,890
 lbs./Unit: 4,723 (approx.)

SMOOTH BEADED



Product Code: 10021/000
 Finish: FiberTect®
 Length: 12'
 Width: 7-1/2"
 Sq. Cov./Unit: 15.75
 Pieces/Sq. Cov.: 16
 Pieces/Unit: 252
 Sq. Ft./Unit: 1,890
 lbs./Unit: 4,723 (approx.)



Why **EcoStar**[™]

CARLISLE

Premium Roofing **Premium Performance**[™]

EcoStar[™] was created with a simple goal; to provide high quality, competitively priced premium steep slope roofing products using rubber & plastics technology. Building on this premise for the past 10 years, EcoStar now leads the industry with rubber steep slope roofing products that exceed all other manufacturers.

As a Carlisle company, EcoStar continues to see steady growth in the industry. Carlisle, a publicly held diversified manufacturing based company, has been providing quality products, while showing exemplary growth, for over 80 years. With a strong history in commercial rubber roofing products, Carlisle enables EcoStar to offer the widest range of products, the most aggressive technology and the best customer, technical and marketing services in the market. It is this combination of technology, product quality and quality people that has led to our success.

As you make this important decision concerning your new roofing system, it is important to take into consideration that your home or business roof is one of the only improvements that will continually increase your resale value now and throughout the years. With the strength of companies like EcoStar and Carlisle, you can count on a roof that will not only provide protection, but also add value.

As you view our wide range of products and colors, know that we will be there to help answer any and all questions you may have about the roofing process. **Premium Roofing Premium Performance**[™] is the standard that we strive for and meet everyday of the week.

NOTES : 1. T. M. 29 · P. 133

2. REFERENCE - D.B. 441, P. 514 & D.B. 2, P. 334
3. THIS PROPERTY DOES NOT LIE IN ZONE A (AREA OF 100 YEAR FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510033 0002 C.
4. NO TITLE REPORT FURNISHED, EASEMENTS AND OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

T.M. 29 · P. 132
 BARBARA S. & ALAN D. JENKINS
 D.B. 705, P. 358
 D.B. 377, P. 17 PLAT
 D.B. 148, P. 157 PLAT

Existing 6' Fence on neighbor's property

NAIL FOUND IN PAVEMENT

CORNER IN LARGE DOUBLE MAPLE

IRON SET

2 STORY BLOCK & STUCCO

FRAME BLDG. CLEAN OUT

GRAVEL DRIVE

LINK CONCRETE WALK

FENCE

T. M. 29 · P. 134
 DOGWOOD HOUSING LIMITED PARTNERSHIP
 D.B. 432, P. 184
 D.B. 2, P. 332

MMA F. BROWN PLAT

RHEAD POWER LINE

M IRON SET 47" W 1.18' IRON FOUND

IRON SET

IRON FOUND

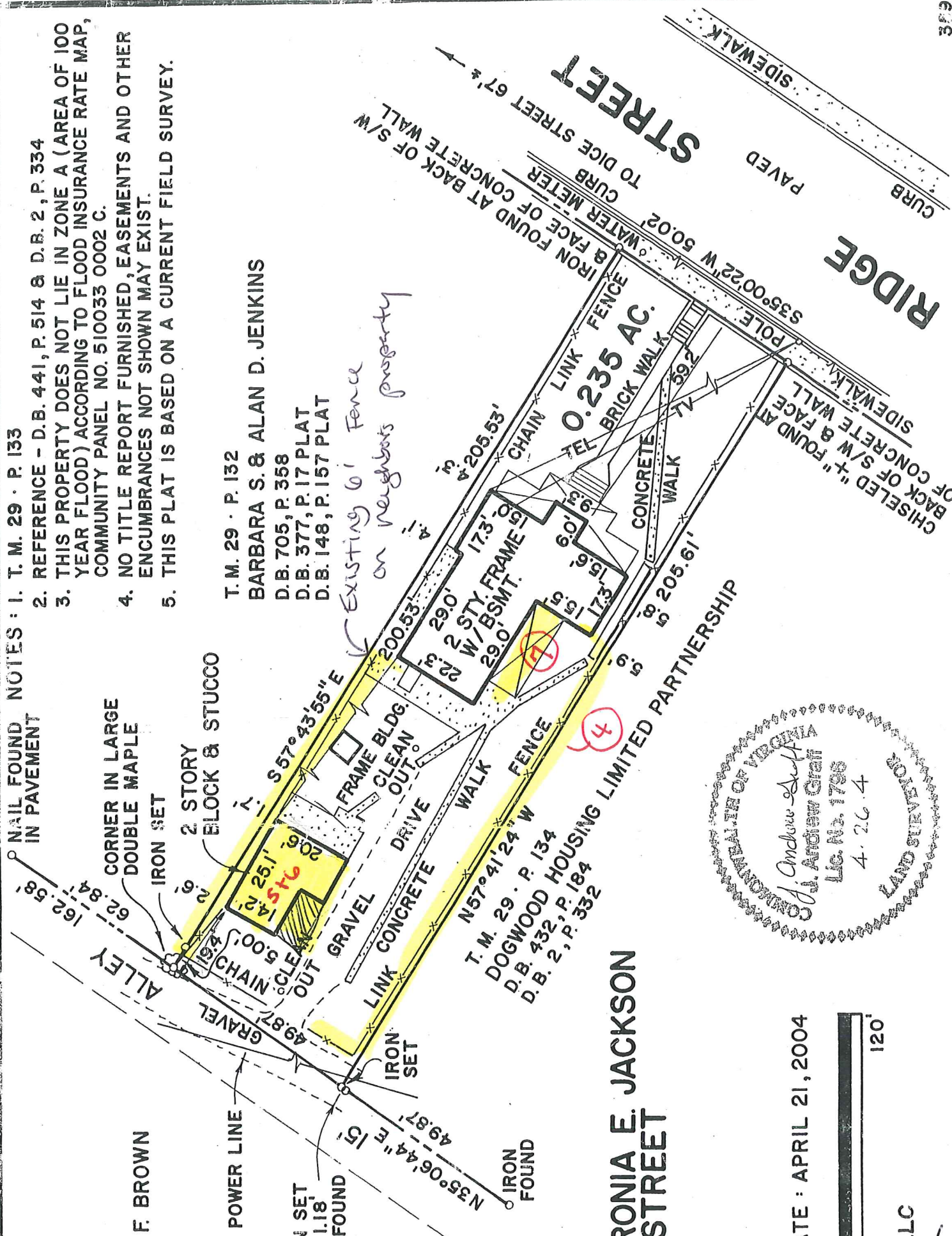
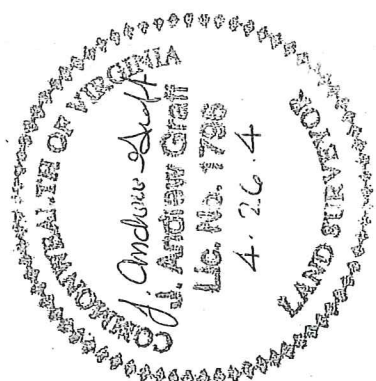
SAFRONIA E. JACKSON
 GE STREET

DATE : APRIL 21, 2004



JING, LLC

9026

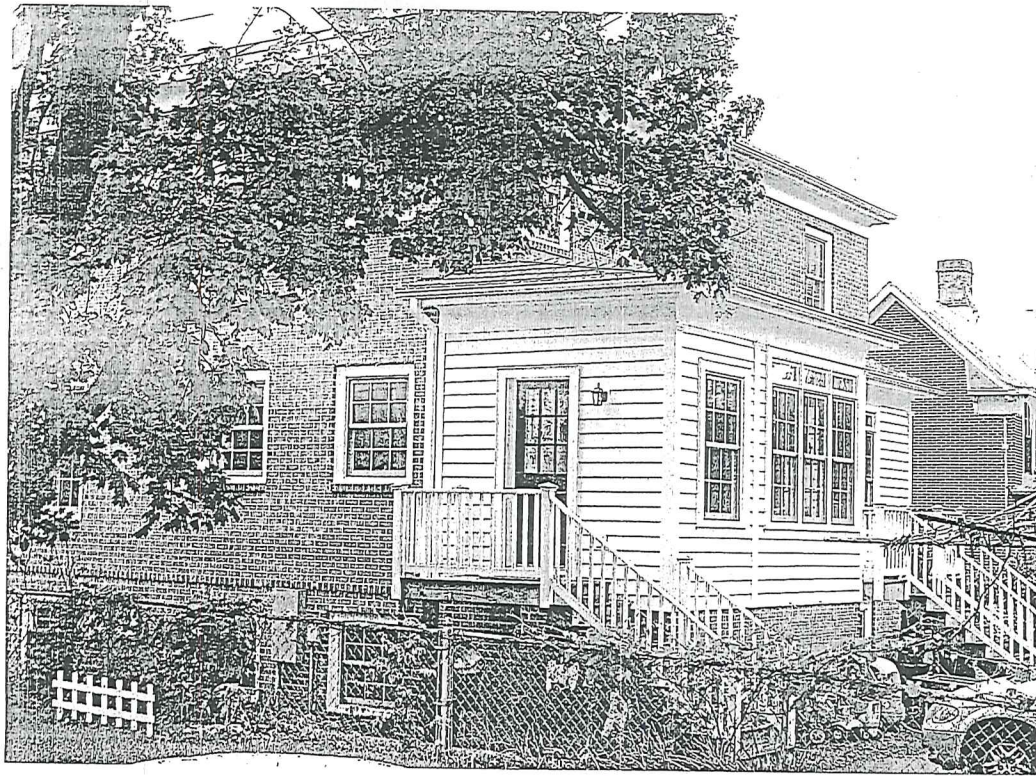


403 RIDGE ST.



407 RIDGE ST.

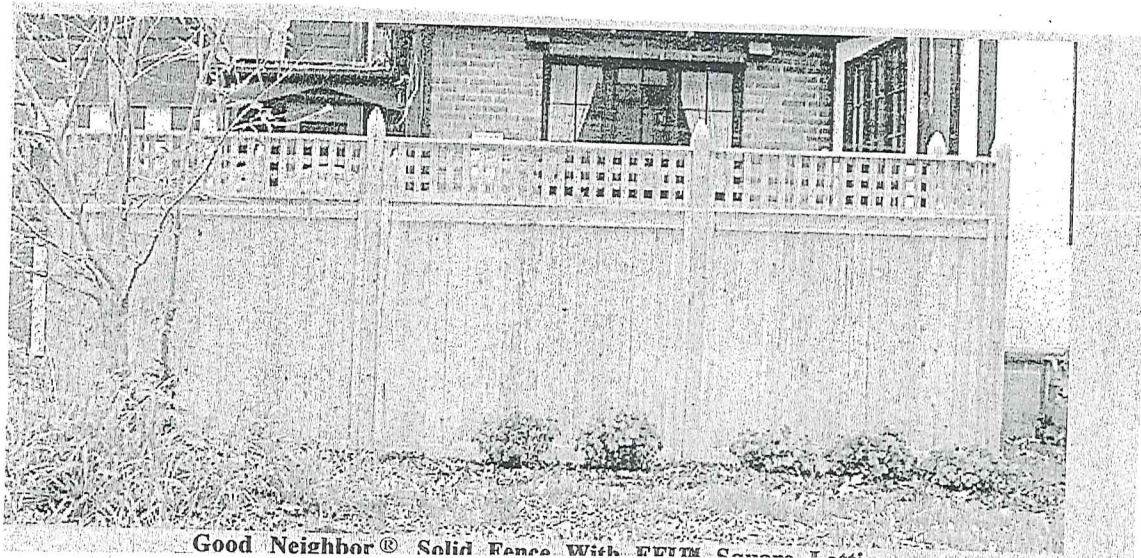




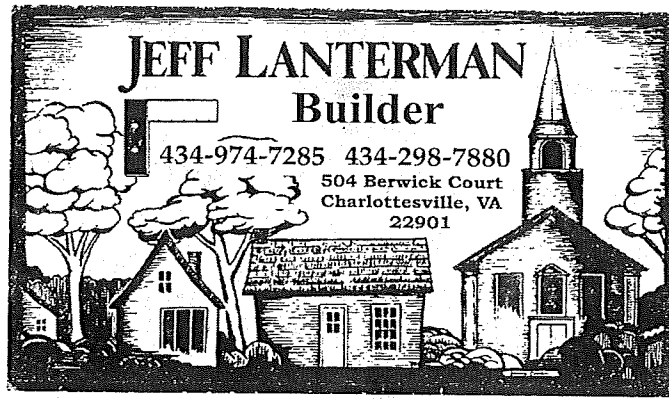
408 Ridge (7)

Sample
fence

(4)



Good Neighbor® Solid Fence With FETM Screen Latt



Jeff Lanterman, Builder, Charlottesville, VA

405 Ridge Street

Secondary Building (no house number or reference on file)

Proposal to Demolish

Structural Report May 27, 2005

Exterior: Visual Inspection

The original building is a one over one, wood structure with a metal roof and brick chimney. There is no visible foundation on the exterior of the original wood structure. There is no record in the tax files as to when it was built. It is referred in tax files as an "Old 2 story dwelling in rear listed as misc bldg. used for storage." The building was not located on an early map found at the Historical Society.

There are three concrete block walls, 1 1/2 stories high that have been abutted to the wood structure. Due to the material used it is estimated that this was added in the last 40-50 years. The rear wood walls of the original structure and roof were removed when this block addition was added. This addition has a slightly pitched sheet metal roof.

A separate, two-story wood framed addition has been added to the south wall of the original structure. The walls of the original structure were altered to attach this addition. It contained two bathrooms. The date of this addition is unknown. It has a slightly pitched tar paper roof. There is no visible foundation under this addition.

The exterior of the wood building has a stucco finish that was applied at the time of the additions.

Structural Integrity

Interior walls and ceiling finish surfaces have been removed so that the framing members were visible for inspection.

There is extensive water damage from the existing roofs and where the 2-story wood building has separated from the original building by 3-4".

The building was also damaged extensively by termites and by burst waterlines from the two bathroom additions. The floor in the 2nd story bath has rotted and collapsed causing a water heater to fall into the 1st floor bathroom.

All exterior walls and sills have been severely damaged by termites and moisture.

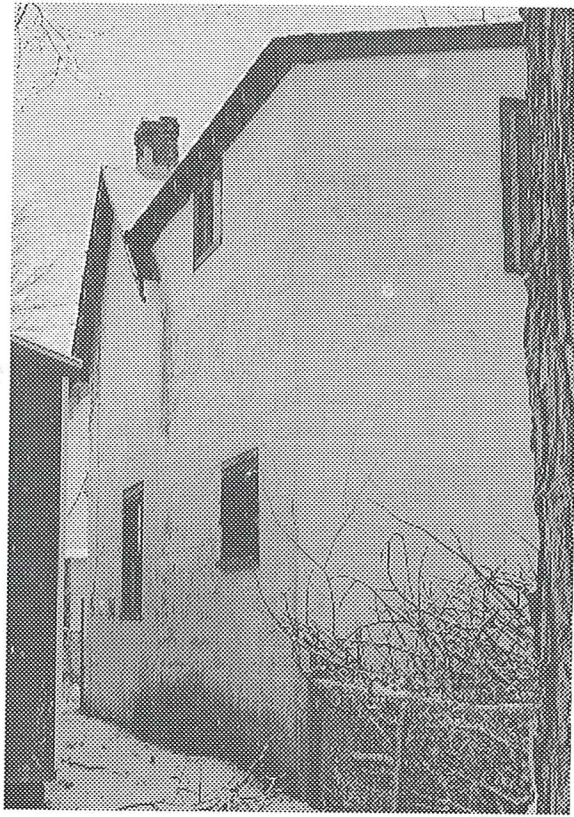
The chimney has deteriorated and is in risk of collapse.

Conclusion

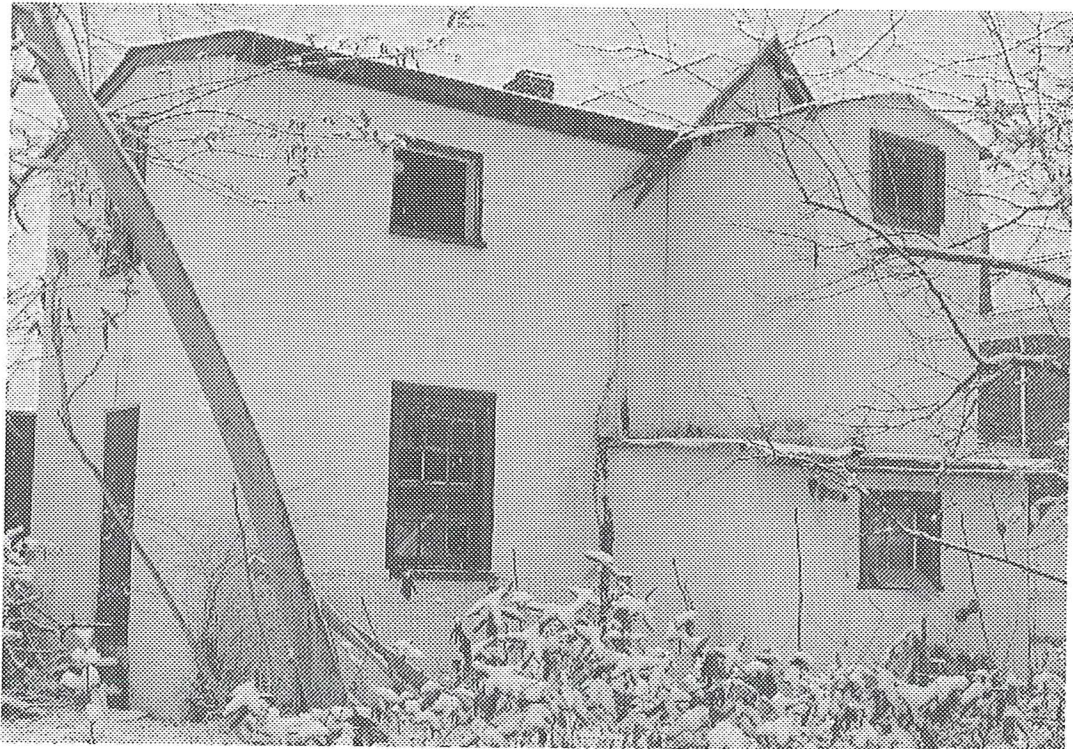
It is my opinion that the extensive deterioration of the structure has rendered it beyond repair.

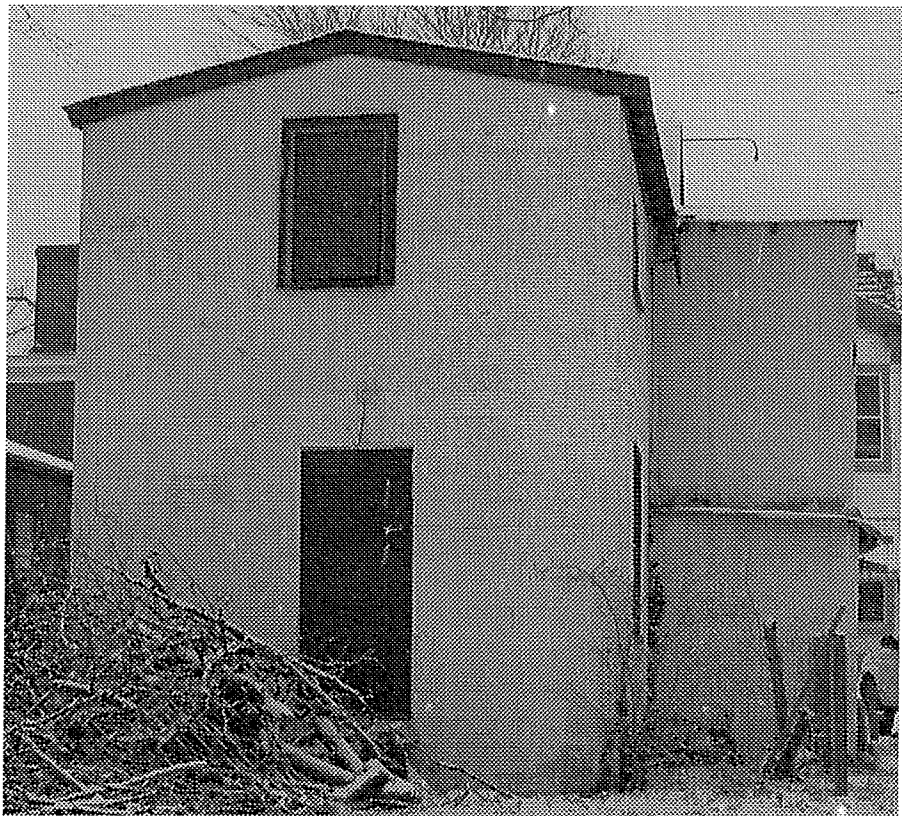
I recommend that BAR members inspect the premises prior to ruling on this proposed demolition, entering at their own risk.

Sincerely,



5





~~SOUTHERN~~
~~NORTHERN~~ ELEVATION

OVERALL DIMENSIONS: 36' L 21' H 21.5' W

6



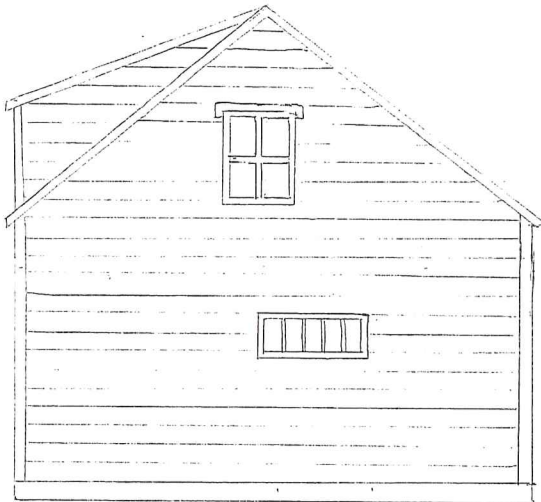
~~SOUTHERN~~
~~EASTERN~~ ELEVATION
WESTERN

~~EASTERN~~
~~WESTERN~~ ELEVATION

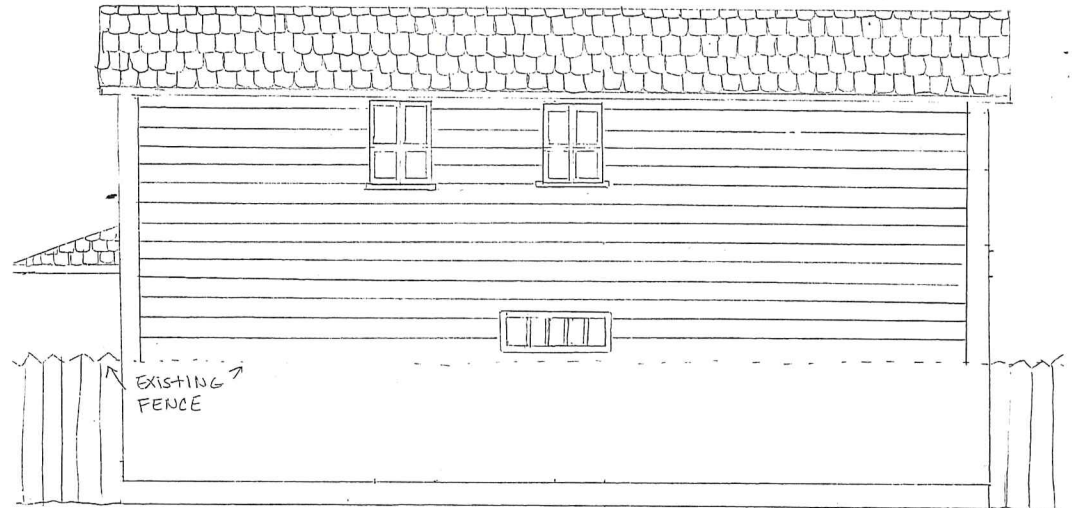


2

~~NORTH~~
~~SOUTHERN~~ ELEVATION



~~WESTERN~~



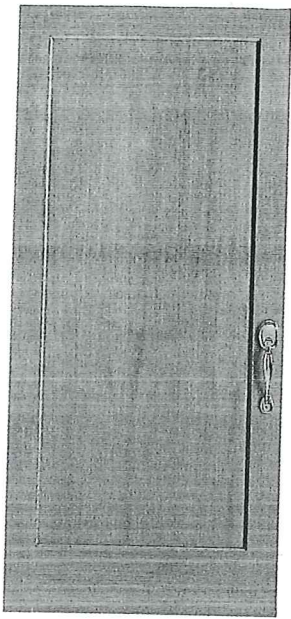
3

~~WESTERN~~

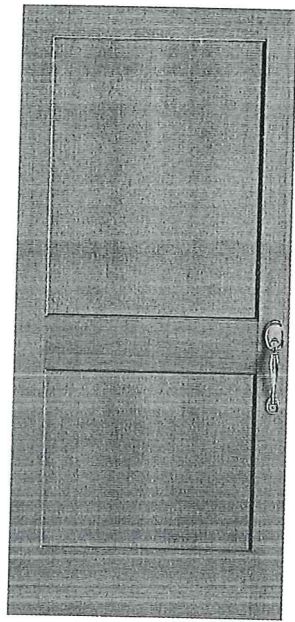
4

10

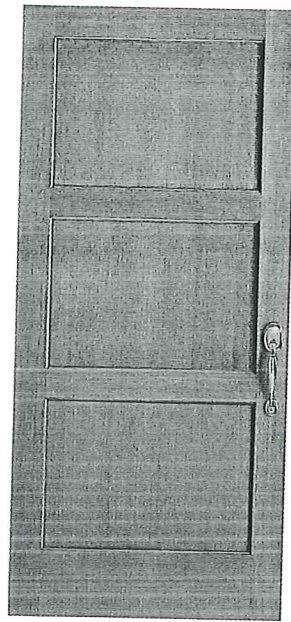
TRADITIONAL EXTERIOR DOORS



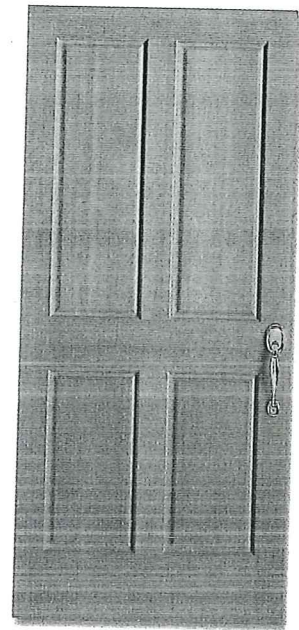
6220
V.G. Flat Panel



6282
V.G. Flat Panel



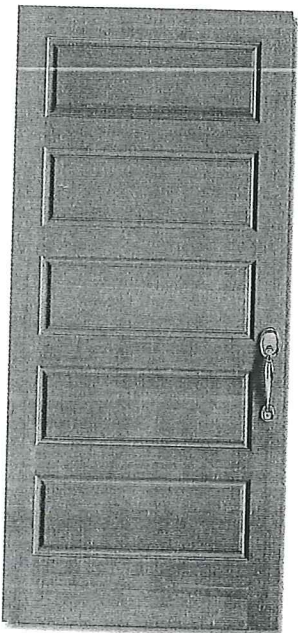
6230
V.G. Flat Panel



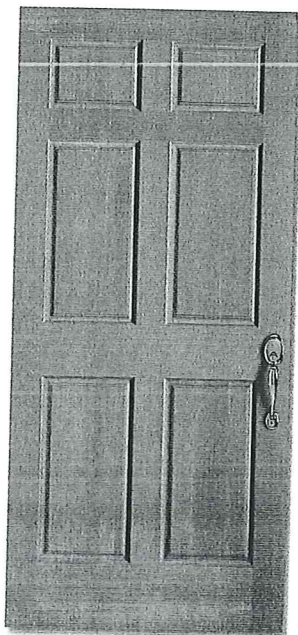
2044

Front

Classics never go



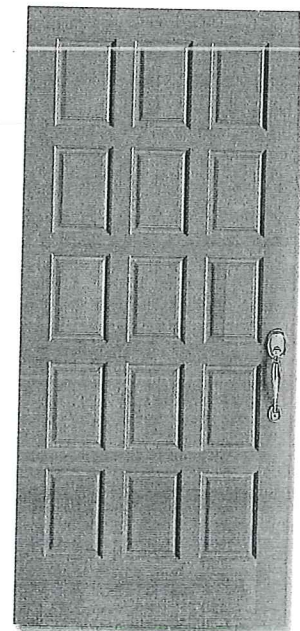
2055



2130

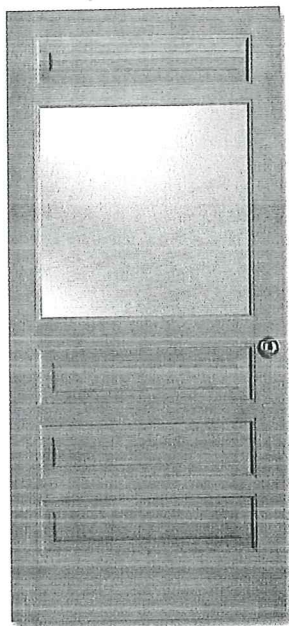


2010

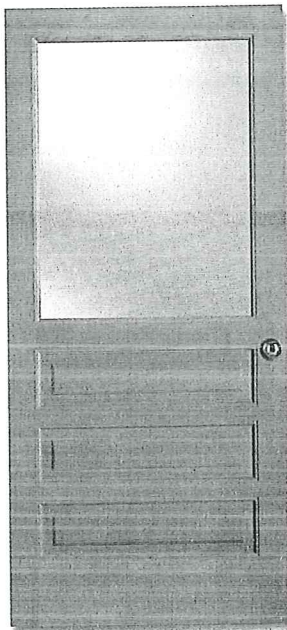


2060

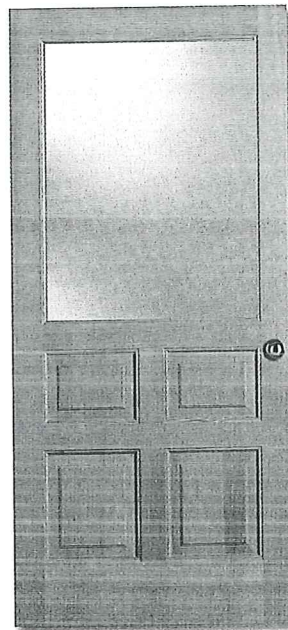
EXTERIOR SASH DOORS



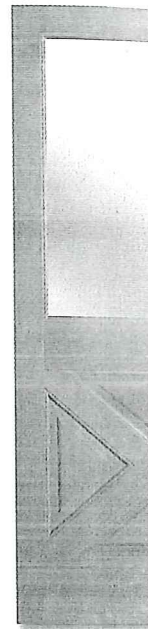
6017 (I.G.)
117 (S.G.)



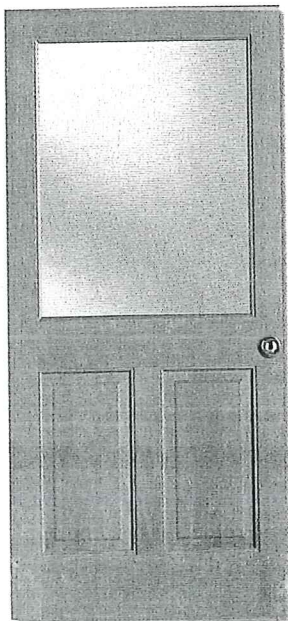
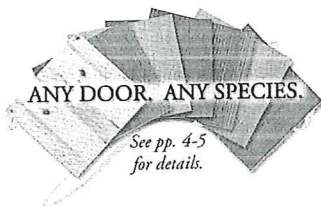
6018 (I.G.)
118 (S.G.)



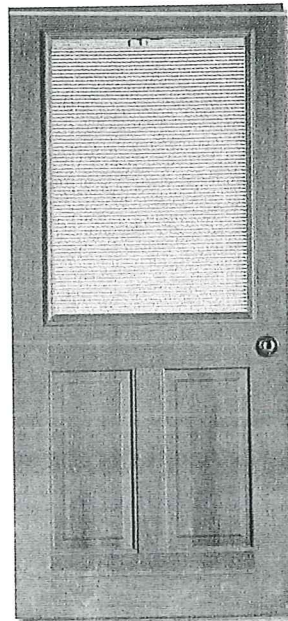
6071 (I.G.)



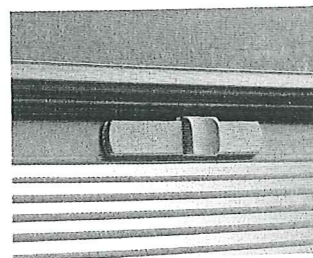
603



6044 (I.G.)
144 (S.G.)



7144 (I.G.)
with Venetian Blind between Glass



Detail of venetian blind and operating mechanism. Slats swivel to provide privacy. Blinds do not raise and lower.

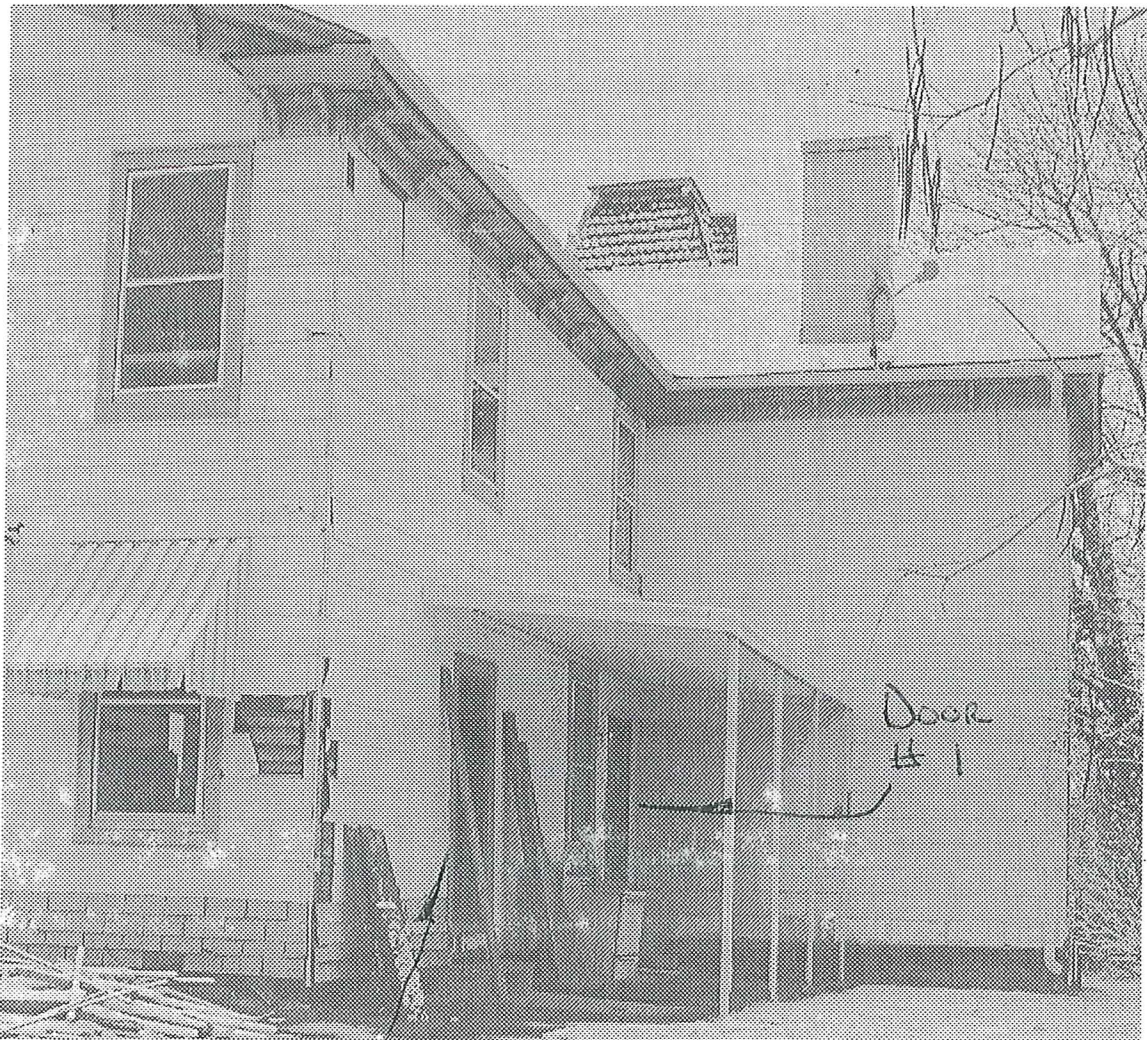
Side

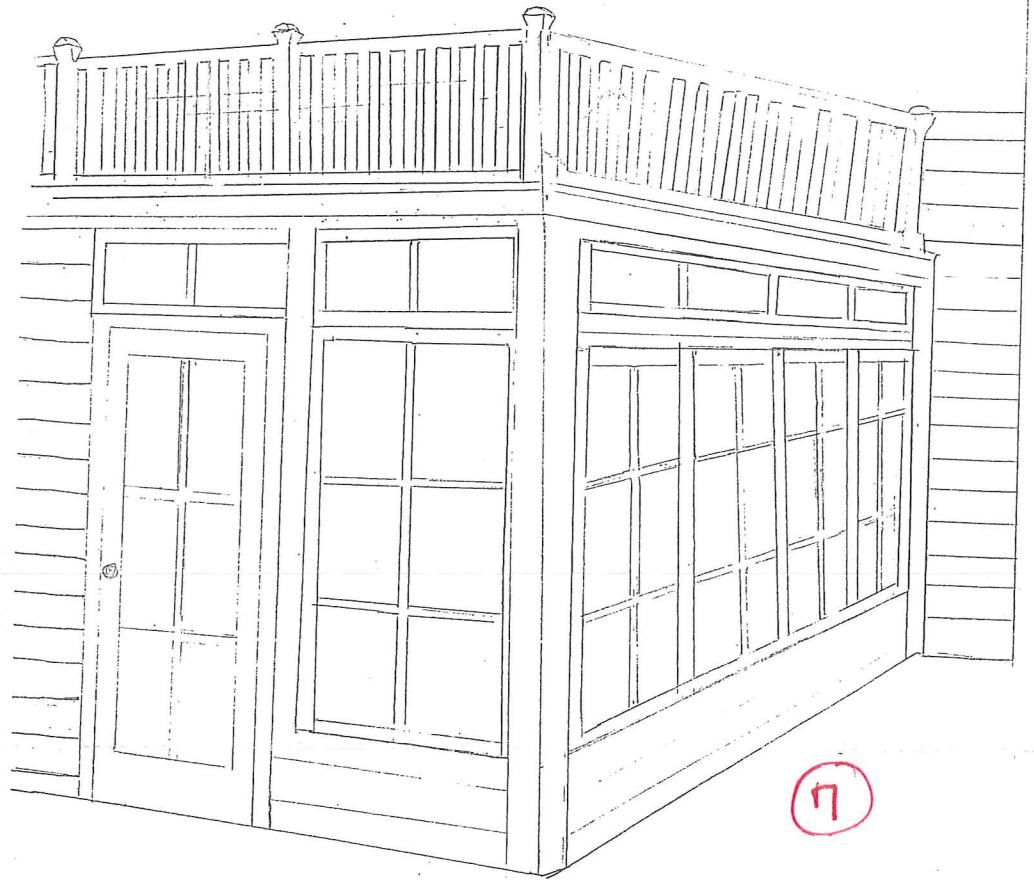
NOTE: Clear glass pictures taken with white backdrop. Glass shown is transparent clear tempered - not frosted. For a full selection of obscure glass options, please refer to page 89 or visit www.simpsondoor.com.



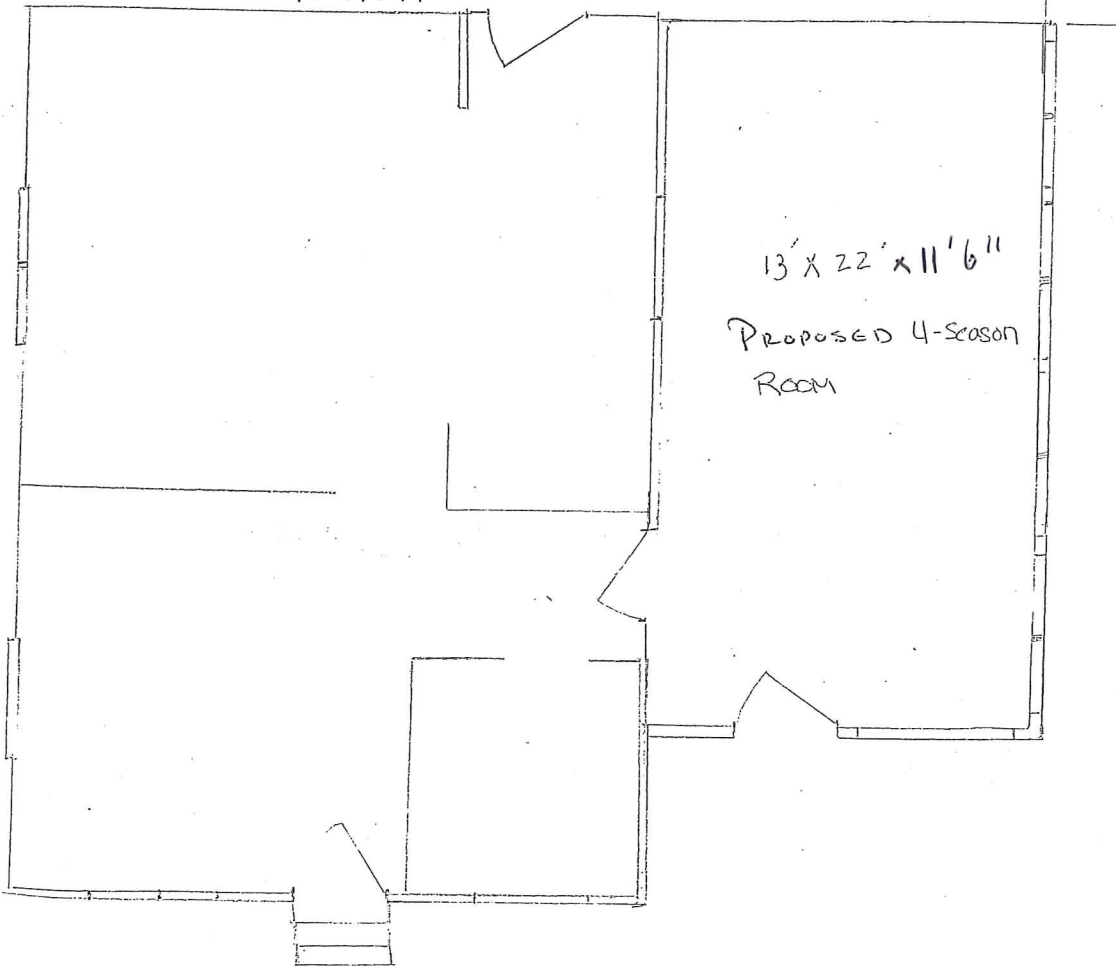
7

WEST SIDE



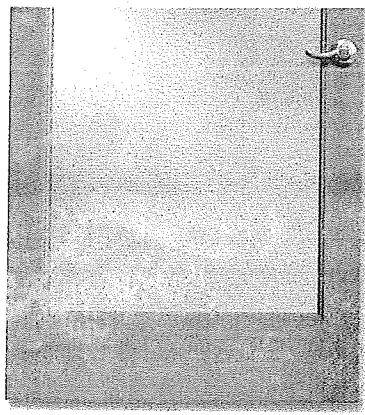


NORTH

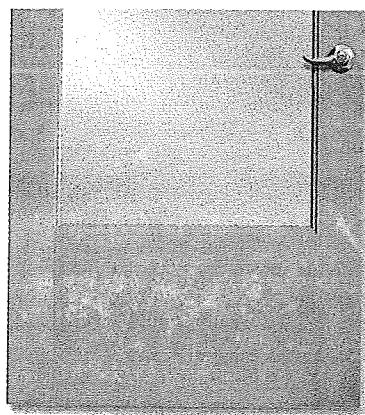


13' x 22' x 11'6"

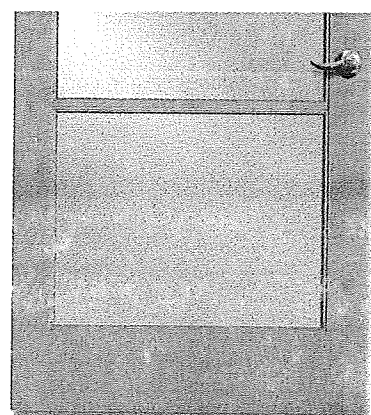
Proposed 4-Season
Room



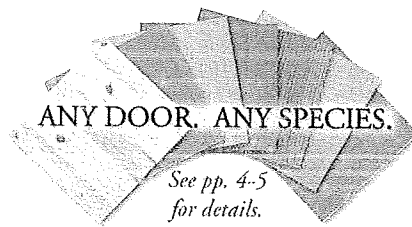
1501 (S.G.)



37 (S.G.)

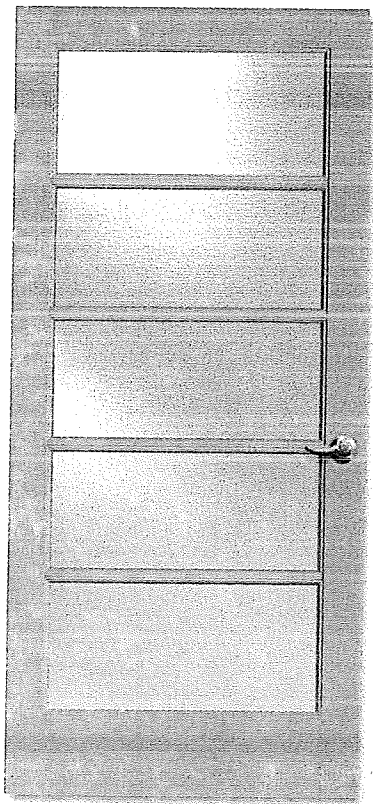


1303 (S.G.)

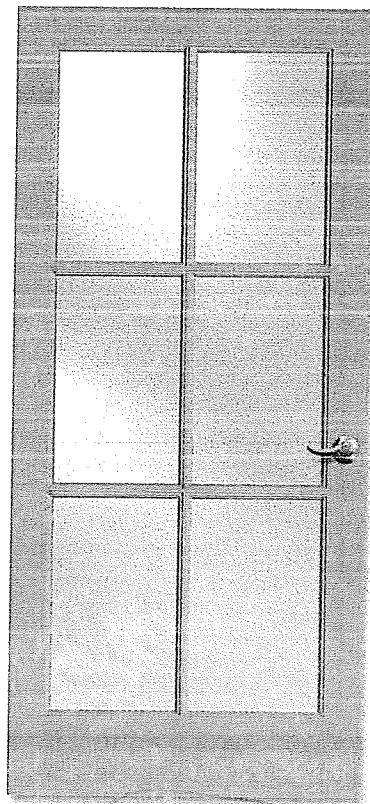


ANY DOOR. ANY SPECIES.

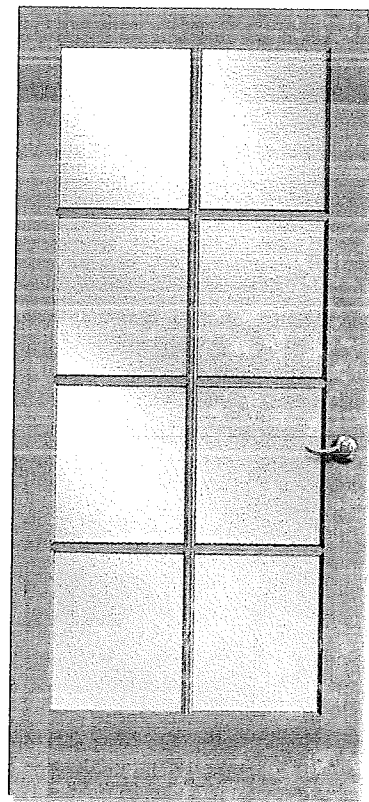
See pp. 4-5
for details.



1305 (S.G.)

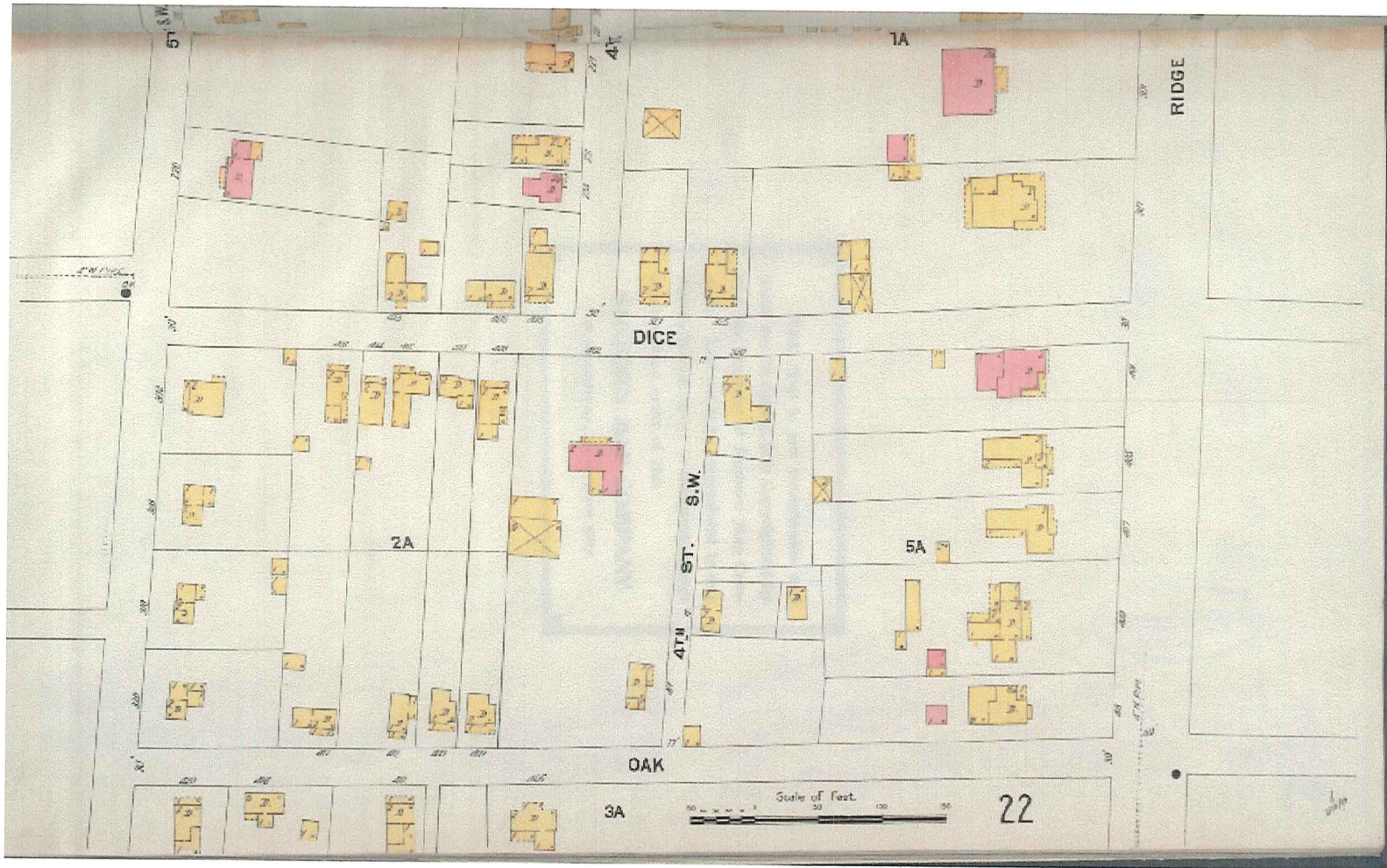


1306 (S.G.)



1308 (S.G.)

NOTE: Clear glass pictures taken with white backdrop. Glass shown is transparent clear tempered - not frosted. For a full selection of obscure glass options, please refer to page 89 or visit www.simpsondoor.com.



1907





Crowe Building I

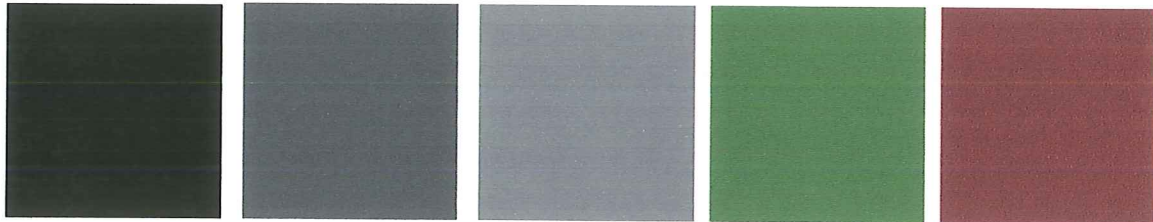
Phone: 905-529-

Fax: 905-529-1

Monday to Friday 9AM

- Home
- About Us
- Products
- Distribution
- Specifications
- Installation
- Featured
- Warranty
- Cont

Available Colors & Designs



Bavarian Black

Virginia Dark Grey

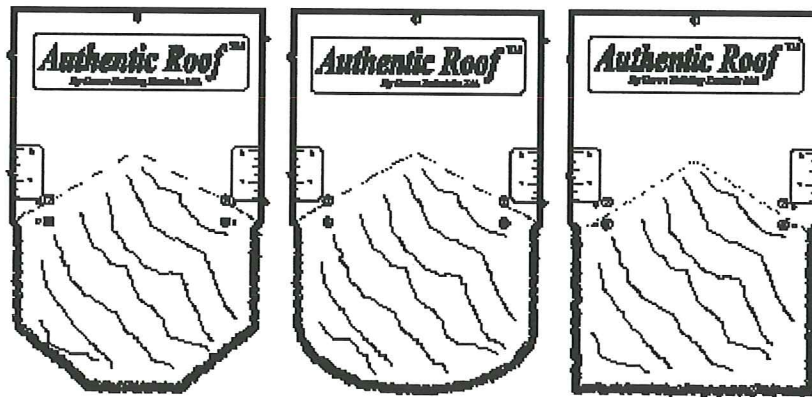
Galveston Light Grey

Colorado Green

Paris Plum

Colors above not exactly as shown

Now made with Baljen TPO!



Mitered Edge

Beaver Tail

Full Slate

Olefins are the kings of recycling. Recycling is the right thing to do both for social and economic r
 Olefinic interiors are the dream of automotive manufacturers looking to use materials that can be c
 effectively recycled. In Europe, stringent recycling goals are pushing technology in that direction. I
 America, the threat of legislation and global platforms are causing the same concerns, this is why t
 TPO has become colossal in the automotive industry by all companies throughout the world. We at
 come to the realization that such a stunning material that has benefited the automotive industry wit
 therefore decided that it was time for the roofing consumer to experience the effects of a product m
 same material, AUTHENTIC ROOF.

TPO is a material made by combining Polyethylene, Polypropylene and EPDM rubber.
 It has been used in automotive applications for decades. This rubberized material is classified as TI
 material contains at least 20 percent rubber. It has been estimated that 10 % or more of landfill spa

by roofing waste, thus making the recycling of roofing necessary, making TPO a very attractive so

- **The Benefits of TPO**

- **TPO is an alloy;**

- That is to say that the materials are combined in a thermal reactor at the molecular level and cannot be separated, rather than just being made of materials that are ground up and melted together.

- **Recyclables**

Olefins are the kings of recycling. Recycling is the right thing to do both for social and economic reasons. TPO is one of the most recyclable materials on the market.

- **It's tough up there**

Night and day, summer and winter, a roof has to take everything that a hostile environment can throw at it. TPO still delivers the same performance year in and year out, TPO delivers. Authentic Roof is the only TPO on the market that is made of TPO and has an Ultra Violet protection package in the material to preserve it from fading.

- **Energy Saving**

TPO can help keep buildings cooler in summer - cutting energy consumption and power bills while reducing the urban heat-island effect. It does not conduct sound, electricity or heat.

- **Clean Manufacturing**

Highly efficient system that produces high purity materials with minimal emissions and waste. No plasticizers are added into the environment. TPO achieves its flexibility without plasticizers.

- **Freeze / Thaw**

Due to the nature of TPO, expansion / contraction is minimal. Currently the performance is demonstrated in the automotive industry, TPO is used for fenders, bumpers, doors and other body moldings regardless of winter (heat/cold extremes).

- **Impact Resistance**

TPO has extremely good impact resistance as witnessed in the automotive field, which would make it the most hail resistant roofing material available. Authentic Roof is **Underwriters Laboratories LIS UL2218 - Class 4, the highest rating.**

- **Conductivity**

Polymers and Rubber are both insulators and do not conduct electricity thus reducing the attraction of lightning strikes.

- **Recycling**

TPO (Thermal Polymer Olefins) has good recycling potential. Alternatively it can be used for energy with the potential to provide high-energy fuel for waste-to-energy programs. TPO burns extremely cleanly with no toxic emissions when no flame retardants are present. Authentic Roof is **Underwriters Laboratories LISTED - UL790 - Class A, B, or C fire rated.**

- **Why recycle**

It has been estimated that 10% or more of landfill space is taken up by roofing waste, thus making the recycling of roofing necessary, making TPO a very attractive solution.

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Wednesday, June 15, 2005 4:19 PM
To: 'Susan'
Subject: 405 Ridge questions

Please bring color chip samples to my office this week if possible, or to the meeting.

You list under #2. Materials: "louvered gables, frieze and fascia" but do not specify what you are doing to them or where. Are you intending to replace frieze and fascia boards with cement fiber? If so, can these trim boards be duplicated exactly with fiber cement? Where are the "upper louvered gables"?

Approximately how much of the door and window trim will be replaced?

How tall will the privacy fence be? Will it have gates? It is described as "slats allow light and airflow" but the picture looks like the slats are solid. Which is correct?

I'd like to have more information on the proposed 2nd house before I can recommend action. What are the dimensions? The new house appears to be facing Dice Street, where your fence is proposed. Are the elevations labeled correctly? Also, the side elevations do not correspond with the other elevations (roof and dormers).

Thank you for this information.

Mary Joy Scala, 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

6/15/2005

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



June 3, 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 05-06-05

405 Ridge Street

TM 29 P 133

**Demolish and Replace 2nd House; Remove Aluminum Awning and Add
New 4-Season Room on Main House; Replace Siding and Tower Roof,
Replace Fence, Paint Exterior**

Jeff and Susan Lanterman, Applicants

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, June 21, 2005, starting at 5pm in the City Council Chambers, City Hall.** Enter through the Main Street pedestrian mall entrance.

An agenda is available on the BAR's web page accessible through <http://www.charlottesville.org> with approximate times. 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
Preservation and Design Planner