

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Wednesday, May 22, 2019 2:11 PM  
**To:** Doug Gilpin  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action - May 21, 2019 - 713 Park Street

May 21, 2019

### **Certificate of Appropriateness**

BAR 19-05-02  
713 Park Street  
Tax Parcel 520056000  
James and Cordelia Gelly, Owner/W. Douglas Gilpin, Jr., Applicant  
Restoration/rehabilitation work and new rear addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 21, 2019. The following action was taken:

#### **Rehabilitations and Demolition:**

**Motion:** Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and Demolitions, I move to find that the proposed rehabilitations and the proposed demolition [of the 1920s rear porches] excluding the windows and doors [within the adjacent masonry walls], and excluding the front stair [replacement] satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted. Earnst seconded. Approved (7-0-1, with Sarafin abstained).

#### **Addition:**

**Motion:** Schwarz moved to accept the applicant's deferral. Balut seconded. (7-0-1, with Sarafin abstained).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1365](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1365)

This certificate of appropriateness shall expire in 18 months (November 21, 2020), 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 the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact either myself, or Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Tim Lasley

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Tim Lasley

Acting Assistant Historic Preservation and Design Planner  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 21, 2019**



**Certificate of Appropriateness**

BAR 19-05-02

713 Park Street

Tax Parcel 520056000

James and Cordelia Gelly, Owner/W. Douglas Gilpin, Jr., Applicant

Restoration/rehabilitation work and new rear addition



**Background**

Constructed c1861 as a residence for Judge Egbert R. Watson, this house is a contributing structure within the North Downtown ADC District. The main house, excluding the rear brick garage, is among the oldest standing structures within the city. This two story residence takes inspiration from a variety of architectural styles including: Italianate, Georgian, and remnants of Colonial Revival.

**Application**

Applicant Submitted:

- W. Douglas Gilpin, Jr. FAIA submittal dated April 29, 2019: Cover, project letter, scope of work, historic drawing sheets, existing condition photos, site survey, plans, elevations, material examples, and photos of surrounding context.

Exterior rehabilitation of the main house, removal of a c1920s rear addition and construction of a new addition within that footprint.

Rehabilitations include:

- Remove existing standing seam, metal roof and replace with standing seam, tin/zinc-coated copper (pewter color). New roof material will not be pre-antiqued.
- Remove existing gutters downspouts and replace with copper half-round gutters and downspouts
- Repair/restore and paint exterior wood and metal trim
- Repair masonry walls: Limited mortar replacement using appropriate mortar mix; match existing mortar color, texture, joint tooling, depth, and width.
- Repair/rebuild perimeter drainage moat walls.
- Remove coal door on south elevation and, within the existing opening, install new window that replicates existing.
- Remove the c1920's front steps and replace with historically appropriate.

Rear addition:

- Remove the c1920's two-story, framed rear porch, including stairs, wood posts and brick piers.
- Construct three-story, semi-enclosed addition within the existing perimeter corners of the house.
- Some existing windows [on the c1861 façade] will be removed, but retained and archived on site. The openings will be punched downward to accommodate new doors and frames. Removed bricks will be either used in repairs or retained and archived on site.
- At the first floor brick façade of c1920 addition, the existing door and window will be removed to accommodate a new double door and frame. Historic components will be retained and archived. Removed bricks will be either used in repairs or retained and archived on site.
- Brick piers: Glen Gary oversized.
- Windows and doors: Pella Architect Reserve – Clad finish, 7/8” muntins, SDL glazing. Ground floor doors to be Pella Fiberglass.
- Lighting: Rejuvenation Lighting exterior fixture with opal glass diffuser. Lamping to be 2700K color temperature
- Roofing: To match house. “Freedom Gray” zinc/tin-coated copper standing seam metal roofing

### **Discussion**

#### **Proposed rehabilitation:**

Staff finds the proposed rehabilitations—repair of masonry, including the drainage moat; roof, gutter and downspout replacement; cellar window; trim repair and painting--are appropriate and recommends approval exclusive of the proposed replacements of the front stairs. That work should be reviewed at a later date when sufficient details are available.

#### **Rear addition:**

Staff recommends approval of the demolition of the c1920s framed addition and approval in-concept of the proposed new construction. However, staff recommends that additional details and information be provided prior to final approval. That information should include:

- Architectural drawings and elevations.
- Cut sheets for doors and windows.
- Trim details: door and window casing, fascia/cornice profiles, porch pilasters, etc.
- Stair and railing details.
- Brick pier details.
- Details on lattice and doors at ground level storage.

### **Suggested Motions**

**Approval:** Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and New Construction and Additions, I move to find that the proposed rehabilitations and rear addition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

**Denial:** Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations and New Construction and Additions, I move to find that the proposed rehabilitations and rear addition does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that the BAR denies the application as submitted.

## **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 guidelines for Rehabilitations**

### **B. FACADES AND STOREFRONTS**

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

### **C. 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 districts, there is a corresponding variation of styles, types, and sizes of windows.

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

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) 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.

- 5) 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 be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

#### **D. ENTRANCES, PORCHES, AND DOORS**

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.

- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
  - a) For residential buildings, try to use ramps that are removable or portable rather than permanent.
  - b) On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
  - a) They should be a simple design where lock rails and stiles are similar in placement and size.
  - b) Avoid using aluminum colored storm doors.
  - c) If the existing storm door is aluminum, consider painting it to match the existing door.
  - d) Use a zinc chromate primer before painting to ensure adhesion.

#### **E. CORNICE**

The cornice occurs at the junction between the roof and the wall and is sometimes decorated with brackets and moldings. On commercial buildings, it may be a decorated classical projection or a flat decorative band within the wall material.

- 1) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
- 2) Repair rather than replace the cornice.
- 3) Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.
- 4) Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
- 5) Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.
- 6) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
- 7) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

#### **G. ROOF**

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.

- a) Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
- b) Artificial slate is an acceptable substitute when replacement is needed.
- c) Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

## **H. MASONRY**

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
  - a) Do not repoint with mortar that is stronger than the original mortar and the brick itself.
  - b) Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

### **Maintenance Tips**

- 1) Use knowledgeable contractors and check their references and methods.
- 2) Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
  - a) Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.
  - b) Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.
  - c) Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
  - d) Repair leaking roofs, gutters, and downspouts; secure loose flashing.
  - e) Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
  - f) Caulk the joints between masonry and window frame to prevent water penetration.
- 3) Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- 4) Clean unpainted masonry with the gentlest means possible.
  - a) The best method is low-pressure water wash with detergents and natural bristly brushes.
  - b) Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.
  - c) Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
  - d) Avoid freezing conditions when using water or water-based chemicals.
- 5) Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.
- 6) Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.



- 7) Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.
- 8) Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.
- 9) Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
- 10) Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.
- 11) Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.
- 12) If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.
- 13) Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.

## **I. WOOD**

The flexibility of wood has made it the most common building material throughout much of America's building history. Because it can be shaped easily by sawing, planing, carving, and gouging, wood is used for a broad range of decorative elements, such as cornices, brackets, shutters, columns, storefronts, and trim on windows and doors. In addition, wood is used in major elements such as framing, siding, and shingles.

- 1) Repair rotted or missing sections rather than replace the entire element.
  - a) Use epoxies to patch, piece, or consolidate parts.
  - b) Match existing materials and details.
- 2) Replace wood elements only when they are rotted beyond repair.
  - a) Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.
  - b) Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
  - c) Complement the existing details, size, scale, and material.
- 3) Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.

## **K. PAINT**

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

## **L. REAR OF BUILDINGS**

(Note: Refer to Guidelines for full text. These refer almost entirely to conditions on commercial buildings. Listed below are those items that relate to this only.)

Meet all handicapped accessibility requirements.

- 3) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Windows define the character and scale of the original façade and should not be altered.
- 6) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 7) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 8) Remove any blocked-in windows and restore windows and frames if missing.
- 12) Ensure that the design of the lighting relates to the historic character of the building.

## **Pertinent Guidelines for New Construction and Additions**

### **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.

## Lasley, Timothy G

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**From:** Doug Gilpin <wdg@gilpinarchitect.com>  
**Sent:** Friday, May 10, 2019 10:58 AM  
**To:** Lasley, Timothy G  
**Cc:** Werner, Jeffrey B  
**Subject:** RE: BAR Application 713 Park Street

Tim, thank you for your summary and queries. It's best to respond within the text of your letter below.  
Doug

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W. Douglas Gilpin, Jr. FAIA

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**From:** Lasley, Timothy G <lasleyt@charlottesville.org>  
**Sent:** Friday, May 10, 2019 10:17 AM  
**To:** Doug Gilpin <wdg@gilpinarchitect.com>  
**Cc:** Werner, Jeffrey B <wernerjb@charlottesville.org>  
**Subject:** BAR Application 713 Park Street

Good morning Mr. Gilpin,

On behalf of the Board of Architectural review and city staff, upon reviewing your application, I have a couple questions for you.

1. Are the proposed windows and doors the same Pella fiberglass windows and doors proposed in your most recent application for the rear garage? If so, would the cut sheets be the same? If not, could you please submit the cut sheets of what you intend to use. **The windows proposed will also be the Pella Architect Reserve Series, Pella's highest quality and most historically appropriate window system. The Mud Room Door under the West landing and the double-leafed door on the South at the Ground Floor will also be the Pella Fiberglass doors (painted) that we are using in the Garage. The South door will have an applique of lattice to harmonize with the lattice panels of the Ground Floor walls.**
2. You mention that various components of your design will be "paint finish", however, what will the color of this finish be? And can you provide a paint sample of this to either me by email for our internal record, or bring it to the BAR meeting on May 21? **We propose the color to match the existing house's white. We have not seen any evidence of another color on the original 1861 house nor the 1920 addition...I had 'hoped' we might find that the original trim color might have been a sandstone/tan, but no such luck.**

After further reviewing your application, I was wondering if you have produced additional drawings that would better illustrate particular details such as the hand railing on the front stair or design of the shutters you are rebuilding? **Like any design project, we develop a schematic set of rendered floor plans and elevations to allow the BAR and public to understand the design intent and character. At present, I have a drafting consultant who is creating a CAD drawing of the addition project as we move along.**

With regard to the front steps, we will be deferring the design on that as I research appropriate solutions that take in the character of the 1861 house, as well as the 1920 wing, plus required modern building codes. Furthermore, the Owners have recently hired their landscape architect, and we expect a full presentation on that work later in the Summer or early Fall, and would want input from the landscape architect regarding the front steps design.

There are 'some' of the missing shutters in the garage, yet we assume that they will have to be repaired, or replaced with new custom units.

Your application beautifully represents your proposed addition schematically, and contains written details, however, I anticipate that the BAR will question the addition at the scale of the detail and its materiality. I have spoken with a member of the BAR about the matter, and he foresees no issues with the rehabilitations that you are doing to the main house. However, it was mentioned that the schematic elevations you submitted offer a great conversation about the beginning stages of the project, giving you reassurance the design is appropriate, but will require architectural drawings in order to obtain a certificate of appropriateness for the addition, and for our internal records. **Absolutely...I have no issue with regard to providing your office a complete set of the construction drawings as a condition for final approval. The requirement for the Existing Conditions Survey of the present 1920s-era garage prior to the BAR's administrative authorization for removal was just, and the Owners had no issue.**

That being said, he believed that you would receive a COA for the rehabilitations portion of your application, but would be asked to defer the proposed addition portion of your application to either the following month, or a month of your choosing. There of course would not be a fee for this since your original payment carries over the longevity of your application. If you and your client have the time to defer, following your conversation with the BAR, then this would give you more time to produce the architectural drawings, or other pieces of representation that the BAR may request following that conversation. **I will be out of town for the June and July meetings, hence it is my hope that the BAR will approve the design as schematically presented at the May meeting with the condition that the final construction documents are submitted to your office for compliance that they agree with the rendered plans and elevations in the booklet, and provide the necessary construction details such as cornice, railing, pilaster/pier, and latticework as shown on the submitted documents. As you know, a design evolves and is refined in stages...as chair of another local architectural review board, I have had to send designers back to their office for a complete re-design/resubmittal after they had presented a complete set of working drawings without any preliminary meetings with the committee. I try to avoid that.**

If you have any questions, please feel free to reach out!

Best,  
Tim Lasley

--

**Tim Lasley**  
Acting Assistant Historic Preservation and Design Planner  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)-970-3398  
Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)



Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name JAMES & CORDSIA GELLY Applicant Name W. DOUGLAS GULPIN, JR
Project Name/Description GELLY RENOVATION & ADDITION Parcel Number 520056000
Project Property Address 713 PARK STREET

Applicant Information

Address: 1665 BRANDYWINE DRIVE
CHARLOTTESVILLE VA 22901
Email: WDG@GULPINARCHITECT.COM
Phone: (W) (C)

Signature of Applicant

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

Signature [Handwritten Signature] Date 4-26-2019
Print Name W. DOUGLAS GULPIN, JR Date 4-26-2019

Property Owner Information (if not applicant)

Address: 3 GROVE ISLE #1001
MIAMI FL 33133
Email: JAMES.GELLY@GMAIL.COM
Phone: (W) (C) 414-731-1676

Property Owner Permission (if not applicant)

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

Signature [Handwritten Signature] Date 29 APR 2019
Print Name JAMES GELLY Date 29-4-2019

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

Description of Proposed Work (attach separate narrative if necessary):
SEE ATTACHED BOOKLET.

List All Attachments (see reverse side for submittal requirements):
BOOKLET - "MARR HOUSE"

For Office Use Only
Received by: [Handwritten Signature]
Fee paid: 125.00 Cash/Ck. # 1558
Date Received: 4/29/19
Approved/Disapproved by:
Date:
Conditions of approval:

Handwritten notes: @19000 P19-0062

RECEIVED

APR 29 2019

Final Review

The 'Main House'

NEIGHBORHOOD DEVELOPMENT SERVICES

Charlottesville Board of Architectural Review



713 Park Street  
Charlottesville, Virginia

W. Douglas Gilpin, Jr. FAIA - Architect, PLC  
*Architecture and Historic Preservation*  
Charlottesville, Virginia

27 April 2019

# W. DOUGLAS GILPIN, JR. FAIA—ARCHITECT, PLC

FELLOW, AMERICAN INSTITUTE OF ARCHITECTS

CHARLOTTESVILLE, VIRGINIA | BLOCK ISLAND, RHODE ISLAND

25 April 2019

To the Members of the Charlottesville Board of Architectural Review:

This submittal is for the review and approval of restoration/rehabilitation work, and a new rear addition, to the 'Main House' at 713 Park Street.

There is historic documentation that the 'Main House' was built in an 1860-1861 time period, and the addition was added in the 1920s (possibly soon after the house had been purchased to serve as the Rectory for the Episcopal Church). I have reviewed the circular saw marks on the exposed cellar framing of the original section, and they are consistent with an 1860 period.

The following documentation describes the exterior restoration/rehabilitation in full. However I will note that since living in Charlottesville full-time since 1976 and driving by the house on a roughly once-a-day timeframe, I have never seen the present painted standing seam roof repainted. That's over 43 years of service. And there are pinholes in the metal roof, and buckets in the attic. It's time for a new roof.

We are proposing to replace the roof with a Revere 'Freedom Gray' zinc/tin-coated copper sheet. It is like the older lead-coated copper roofing in appearance, through without the lead. It will eventually have a pewter-gray appearance. I first used Freedom Gray at the historic Morven Park mansion in Leesburg in 2004; the product has performed beyond expectations.

Other exterior repairs will include window, door, trim, shutter, and ornamental woodwork restoration, and will require significant paint removal, priming, and repainting. There are some masonry repairs that will be required, such as filling some small vertical cracks, removal of previously repointed joints where Portland Cement had been used, and rebuilding/repair of the perimeter drainage moat on the East, South, and North sides.

The existing coal door on the southeast corner is within the recess of an original window. We will be removing the coal door and re-installing a new window egress-compliant casement windows that matches the character of the original cellar windows; the room inside is to be converted to a bedroom.

We will also be undergrounding the electric service that presently extends to the southwest corner of the house.

The major improvement will be the removal of the present West 'back' porch, which may date to the 1920s. This is not original to the house as paint ghostings of the original porch are partially seen on the West wall, and would have extended to the North where the 1920s wing now sits. This 1920s porch is structurally unstable, and is supported by additional pressure-treated pine posts.

GILPINARCHITECT.COM

# W. DOUGLAS GILPIN, JR. FAIA—ARCHITECT, PLC

FELLOW, AMERICAN INSTITUTE OF ARCHITECTS

CHARLOTTESVILLE, VIRGINIA | BLOCK ISLAND, RHODE ISLAND

The new addition will be 26'-0" wide (North to South) and 19'-6" East to West. It will fit within the inside corner recess of the Main House and the West Wing.

The Addition will consist of a Ground Floor 'base' with an exterior of moulded brick piers framing lattice-covered walls. The First and Second Floors will be a combination of open and screened porches, and glazed '4-Season' porches/sunrooms. The Master Bath will be on the Second Floor at the southeast corner of the addition, and the walls will be vertical beaded siding with windows above. The roof will be low-sloped with a deep cornice. The overall appearance will be a 'contemporary/traditional' design of a 1920s/1930s-era.

Following this cover letter is a complete package showing a site plan, floor plans, exterior elevations, photos of the 'Main House', adjacent properties, and a preliminary materials list.

Thank you.

W. Douglas Gilpin, Jr. FAIA

GILPINARCHITECT.COM

434 960 4036 | WDC@GILPINARCHITECT.COM 1665 BRANDYWINE DRIVE, CHARLOTTESVILLE, VIRGINIA 22901-2801



## Scope of Work

- The Original 1861 House and 1920s Wing:
  - All work will meet or exceed The Secretary of the Interior's Standards for Rehabilitation and Restoration, and practices as recommended in NPS 'Preservation Briefs'.
  - Undecided as of now whether State Historic Rehabilitation Tax Credits will be pursued.
  - Remove and replace all red-painted standing seam metal roof and flashings with new standing seam metal (tin/zinc-coated copper (pewter color)). Finish will NOT be pre-antiqued.
  - New copper half-round gutters and downspouts.
  - Complete Exterior Ornamental Wood and Metal Trim Repair/Restoration/Repainting.
  - Window and Door Restoration/Repainting, including rebuilding/replacing shutters, and reglazing broken panes.
  - Limited Masonry Restoration with high-lime mortar with proper sand to match existing mortar color, texture, joint tooling, depth, and width (Note: cracks, removals of Portland cement, brick repair/replacement on roughly 2% of the entire house).
  - Removal of coal door on South elevation, and replacement with replicated original Cellar window, though code-compliant egress operation.
  - Removal of 1920s Front Steps and replacement with historically-appropriate A. J. Downing/Italianate-style design.
  - Repair/rebuilding of the failing perimeter drainage moat walls.
  - Complete set of HABS drawings of 1982 attached with this submittal.

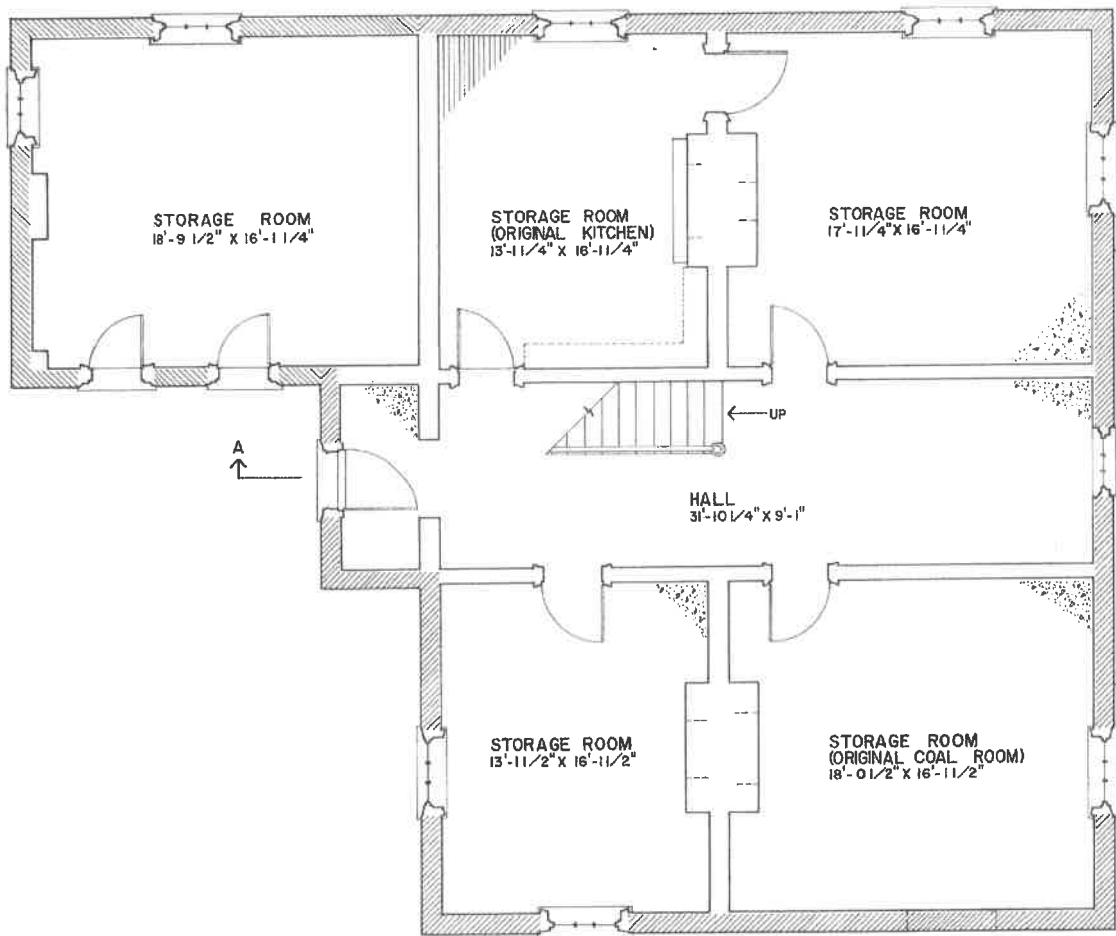
- **New Addition:**
  - Remove failing 1920s rear porch and replace with extended conditioned/open-air addition within the confines of the existing house perimeter corners. See plans, elevations, and description later in this submittal.
  
- **Site Utilities and Grounds:**
  - Undergrounding of all roof drainage conduits.
  - Undergrounding of electrical/communications.
  - Thinning/limbing-up of overhanging trees.
  - Future Master Landscape Plan to address walks, driveway and parking areas, walls, lawn, invasive plants, new plantings, and thinning/pruning of existing shrubs to remain.

**New Addition Information & Preliminary Exterior Materials:**

- Overall size is 26'-0" North to South, and 19'-6" East to West. Fits within the recess of the 1861 original house and 1920 wing. Wing will be located on the least visible side and rear.
- 3-stories in height to match existing floor levels.
  - Ground Floor: Mudroom, Elevator, and Conditioned Storage/Mechanical.
  - First Floor: Covered Open Porch with covered stairs to grade along the West side of the 1920s wing, Elevator, Powder Room, and Enclosed Sunporch. Covered Open Porch will have an adjacent 'landing' and stair that 'may' be covered with a roof. To be determined if needed.
  - Second Floor: Laundry Room, Bathroom, Elevator, Covered Open Porch.

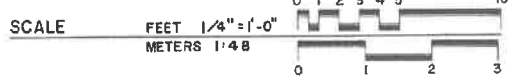
- Three existing window openings in the 1861 house that will be concealed by the addition are to be extended downward to create new door openings. Bricks and window sash will be retained and archived.
- One new opening in the 1920 wing on a concealed side will be created to provide a door to the Powder Room.
- One new opening in the 1920 wing will be created from enlarging adjacent extant door and window openings. Frames, sash, and door will be retained and archived.
- Roof: Low-pitch zinc/tin-coated copper standing seam - Revere 'Freedom Gray'.
- Walls and associated trim:
  - 2" nominal beaded vertical boards at Second Floor South.
  - Fixed opaque louver panel at Second Floor West.
  - Wood lattice panels at Ground Floor to replicate Front Porch treatment.
  - Brick Piers at Ground Floor; Glen-Gery oversize.
  - Roof rakes, eaves, drips, friezes, pilasters, window & door casings, base skirting/cap, ornamental accessories: Composite materials with gloss paint finish.
- Windows & West Entry Door: Pella Architect Reserve - Clad finish, 7/8" muntins, SDL glazing. Combination of double-hung, casement, and awning units.
- Ground Floor Doors: Pella Fiberglass - paint finish.
- Hardware: Black or oil-rubbed Bronze.
- Lighting: Rejuvenation Lighting.

7'-0" 4'-6" 14'-6" 54'-3" 4'-6" 13'-7" 4'-6" 6'-0"



5'-10 3/4" 4'-4" 10'-4" 3'-4" 45'-3 1/2" 11'-2" 4'-4" 5'-10 3/4"

**BASEMENT FLOOR**



DRAWN BY: JEFFREY K. JACOBSON, SPRING AND SUMMER 1982

UNIVERSITY OF VIRGINIA  
SCHOOL OF ARCHITECTURE  
NATIONAL ARCHITECTURAL AND ENGINEERING RECORD  
NATIONAL PARK SERVICE  
UNITED STATES DEPARTMENT OF THE INTERIOR

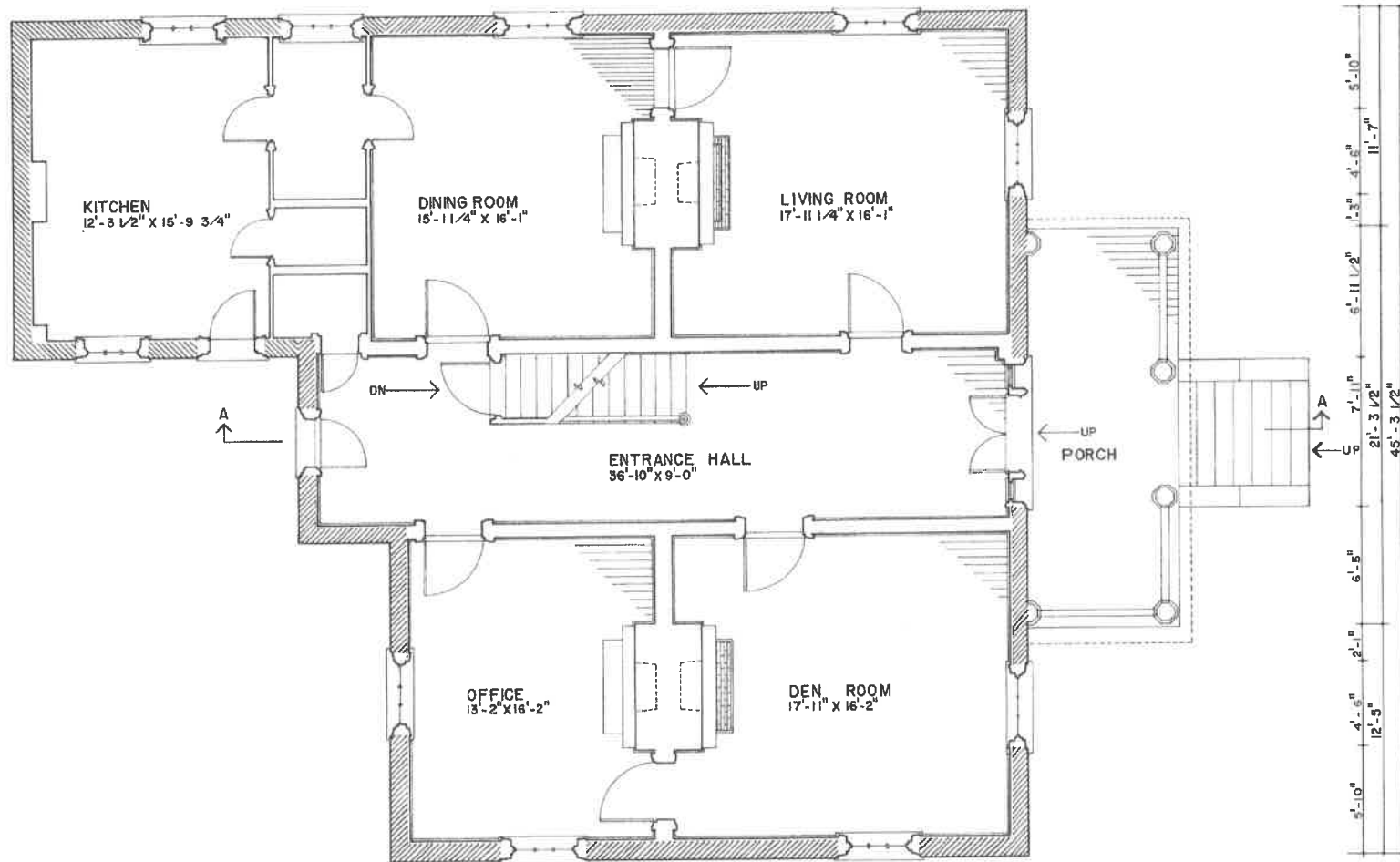
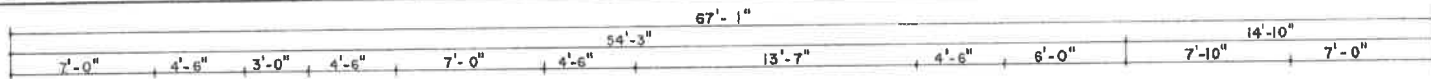
731 PARK ST.  
CHARLOTTESVILLE

NAME AND LOCATION OF STRUCTURE  
**JUDGE WATSON HOUSE**

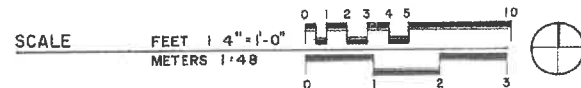
SURVEY NO.  
VA-  
1076

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 2 OF 8 SHEETS

LIBRARY OF CONGRESS  
PROJECT NUMBER



FIRST FLOOR PLAN



DRAWN BY JEFFREY K. JACOBSON SPRING AND SUMMER 1982

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SCHOOL OF ARCHITECTURE  
OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
UNDER DIRECTION OF THE NATIONAL PARK SERVICE  
UNITED STATES DEPARTMENT OF THE INTERIOR

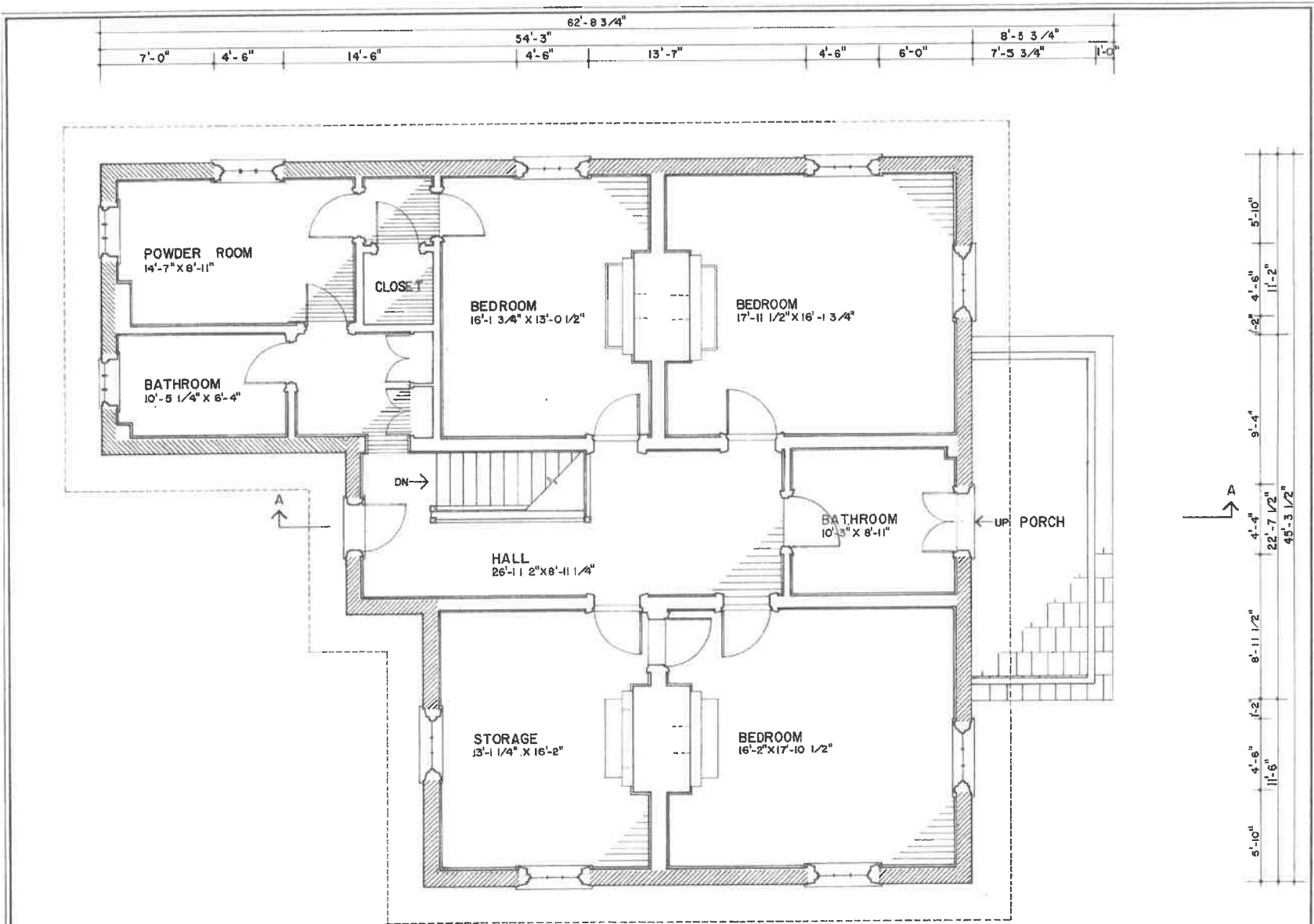
731 PARK ST.  
CHARLOTTEVILLE

NAME AND LOCATION OF STRUCTURE  
JUDGE WATSON HOUSE

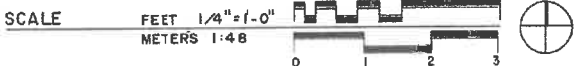
SURVEY NO.  
VA-  
1076

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 3 OF 8 SHEETS

LIST OF SYMBOLS  
INDEX SYMBOLS



SECOND FLOOR PLAN



DRAWN BY: JEFFREY K. JACOBSON SPRING AND SUMMER 1982

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 SCHOOL OF ARCHITECTURE  
 OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION  
 HERITAGE CONTRIBUTION AND RECREATION SERVICE  
 UNITED STATES DEPARTMENT OF THE INTERIOR

731 PARK ST.  
 CHARLOTTESVILLE

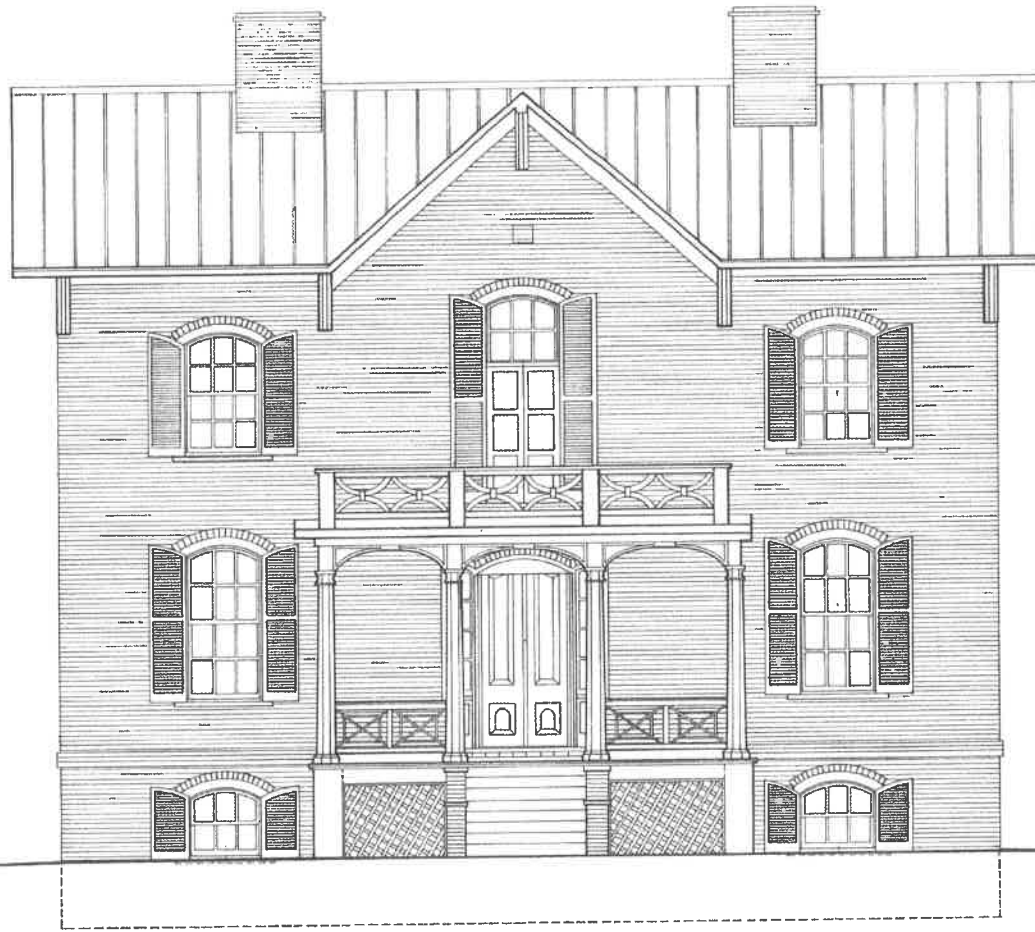
NAME AND LOCATION OF STRUCTURE  
 JUDGE WATSON HOUSE

VIRGINIA

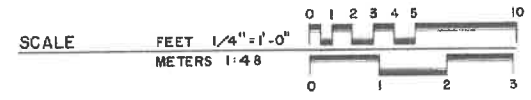
SURVEY NO.  
 VA-  
 1070

HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 4 OF 8 SHEETS

OFFICE OF DIRECTOR  
 STATE OFFICE



EAST ELEVATION



MATERIAL LIST  
 FOUNDATION- CONCRETE  
 WALLS - BRICK  
 ROOF-STANDING SEAM METAL ROOFING

DRAWN BY: JEFFREY K. JACOBSON, SPRING AND SUMMER 1982

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 SCHOOL OF ARCHITECTURE  
 NATIONAL ARCHITECTURAL AND ENGINEERING RECORD  
 NATIONAL PARK SERVICE  
 UNITED STATES DEPARTMENT OF THE INTERIOR

731 PARK ST.  
 CHARLOTTESVILLE

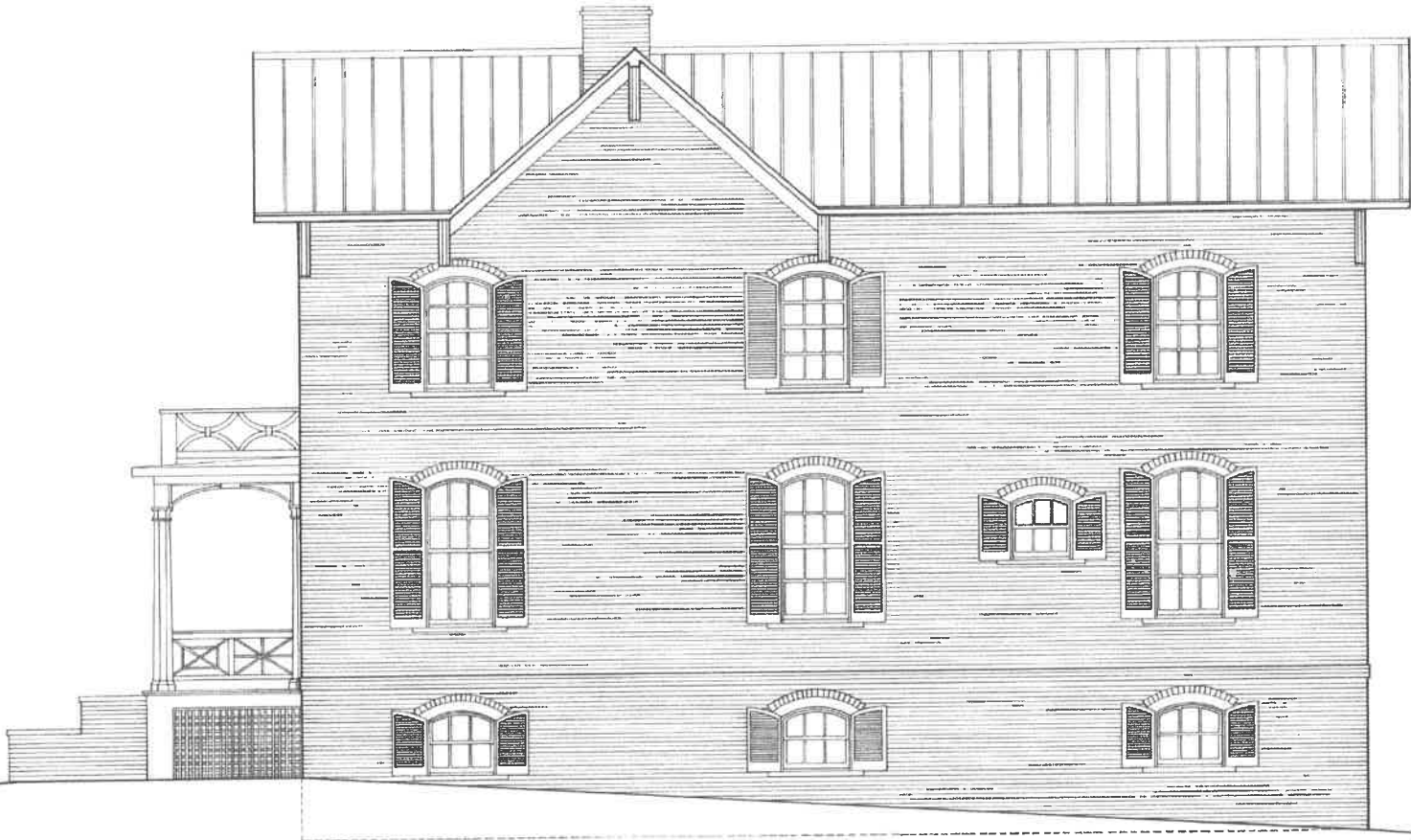
NAME AND LOCATION OF STRUCTURE  
 JUDGE WATSON HOUSE

VIRGINIA

SURVEY NO.  
 VA-  
 1076

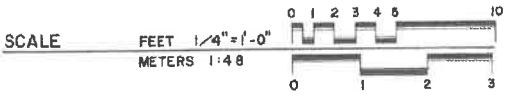
HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 5 OF 8 SHEETS

LIBRARY OF CONGRESS  
 PHOTODUPLICATION SERVICE



NORTH ELEVATION

MATERIAL LIST  
 FOUNDATION- CONCRETE  
 WALLS - BRICK  
 ROOF- STANDING SEAM METAL ROOFING



DRAWN BY: JEFFREY K. JACOBSON, SPRING AND SUMMER 1982

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 NATIONAL ARCHITECTURAL AND ENGINEERING RECORD  
 NATIONAL PARK SERVICE  
 UNITED STATES DEPARTMENT OF THE INTERIOR

731 PARK ST.  
 CHARLOTTESVILLE

NAME AND LOCATION OF STRUCTURE  
 JUDGE WATSON HOUSE

VIRGINIA

SURVEY NO.  
 VA-  
 1076

HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 6 OF 8 SHEETS

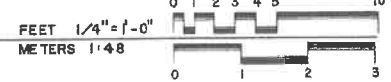
LIBRARY OF CONGRESS  
 PHOTODUPLICATION SERVICE





SECTION A-A

SCALE



DRAWN BY JEFFREY K. JACOBSON, SPRING AND SUMMER 1982  
 UNIVERSITY OF VIRGINIA  
 SCHOOL OF ARCHITECTURE  
 OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
 UNDER DIRECTION OF THE NATIONAL PARK SERVICE  
 UNITED STATES DEPARTMENT OF THE INTERIOR

731 PARK ST.  
 CHARLOTTESVILLE

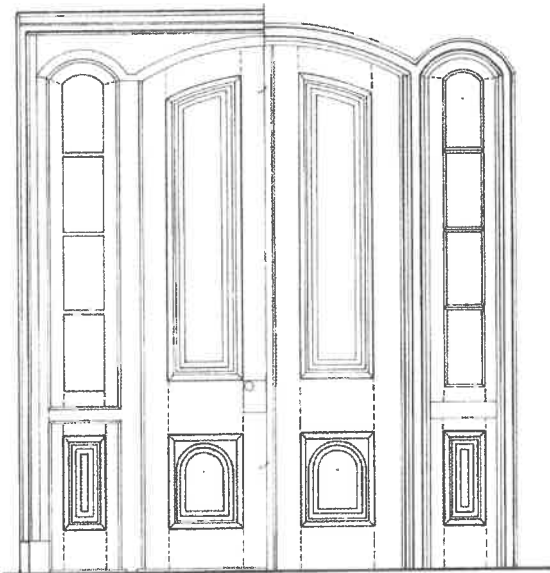
NAME AND LOCATION OF STRUCTURE  
**JUDGE WATSON HOUSE**

VIRGINIA

SURVEY NO.  
 VA-  
 1076

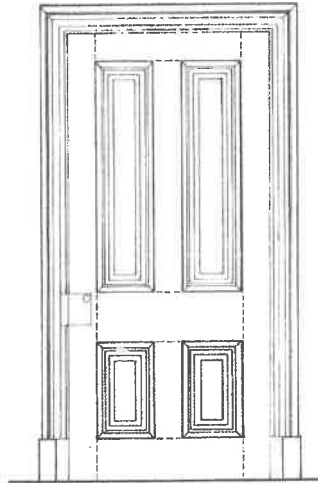
HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 7 OF 8 SHEETS

CHECKED BY  
 BRUCE JENSEN



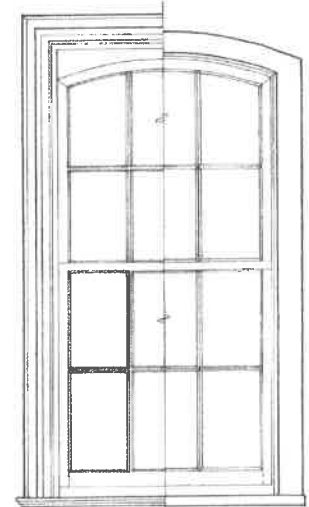
ENTRANCE DOOR DETAIL

SCALE: 3/4" = 1'-0"



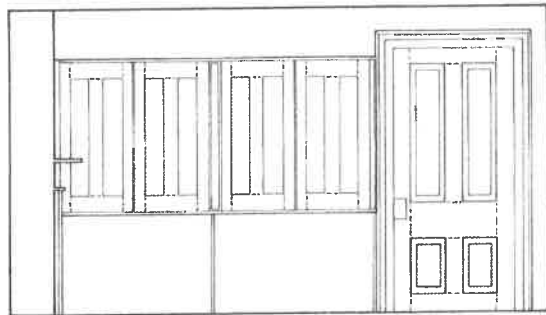
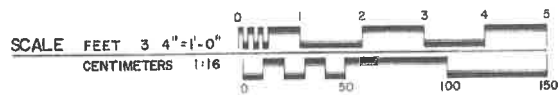
FIRST FLOOR TYPICAL DOOR DETAIL

SCALE: 3/4" = 1'-0"



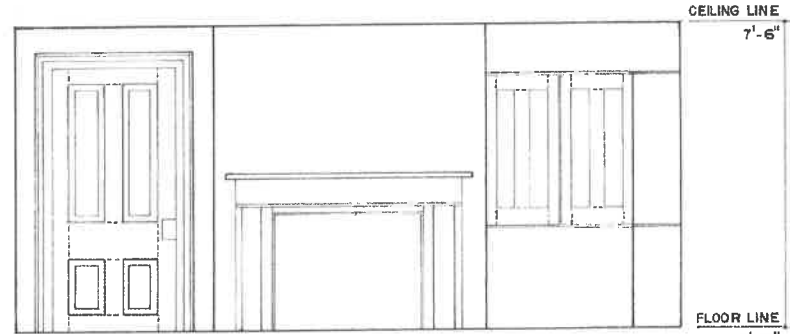
TYPICAL WINDOW DETAIL

SCALE: 3/4" = 1'-0"



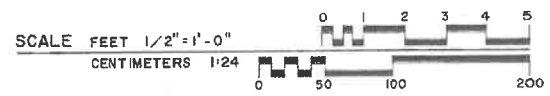
STORAGE ROOM (ORIGINAL KITCHEN) EAST ELEVATION

SCALE: 1/2" = 1'-0"



STORAGE ROOM (ORIGINAL KITCHEN) NORTH ELEVATION

SCALE: 1/2" = 1'-0"



DRAWN BY JEFFREY K. JACOBSON, SPRING AND SUMMER 1982

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OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION  
HERITAGE CONSERVATION AND RECREATION SERVICE  
UNITED STATES DEPARTMENT OF THE INTERIOR

731 PARK ST.  
CHARLOTTESVILLE

NAME AND LOCATION OF STRUCTURE  
JUDGE WATSON HOUSE

VIRGINIA

SURVEY NO.  
VA-  
1076

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 8 OF 8 SHEETS

DESIGNED BY CONCEPT  
DRAWN BY JACOBSON



East Elevation (1861)



South Elevation, 1861



West Elevation (1920s Wing on the Left, 1861 Original House on the Right behind 1920s Porch)



North Elevation (1861 Left, 1920s Right)



Roof Flashing and Trim Issues



Typical Exterior Wood and Paint Conditions,  
and vertical masonry cracks





Masonry cracks



Portland Cement repointing



Replacement Cellar Window model



Perimeter Brick 'Moat'

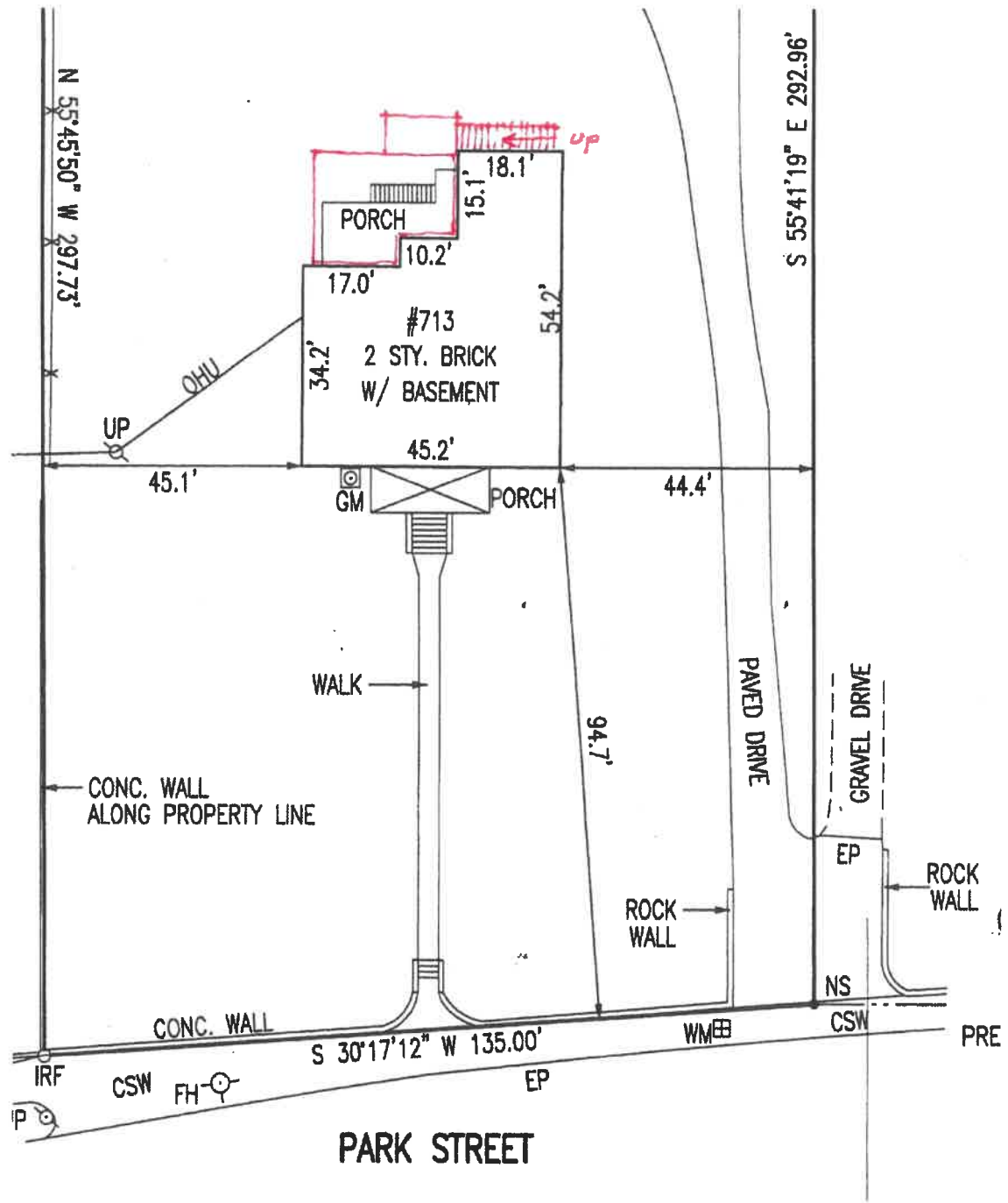


## 1920s Front Steps

To be removed and replaced with appropriate 1860s period treads, risers, and railing.

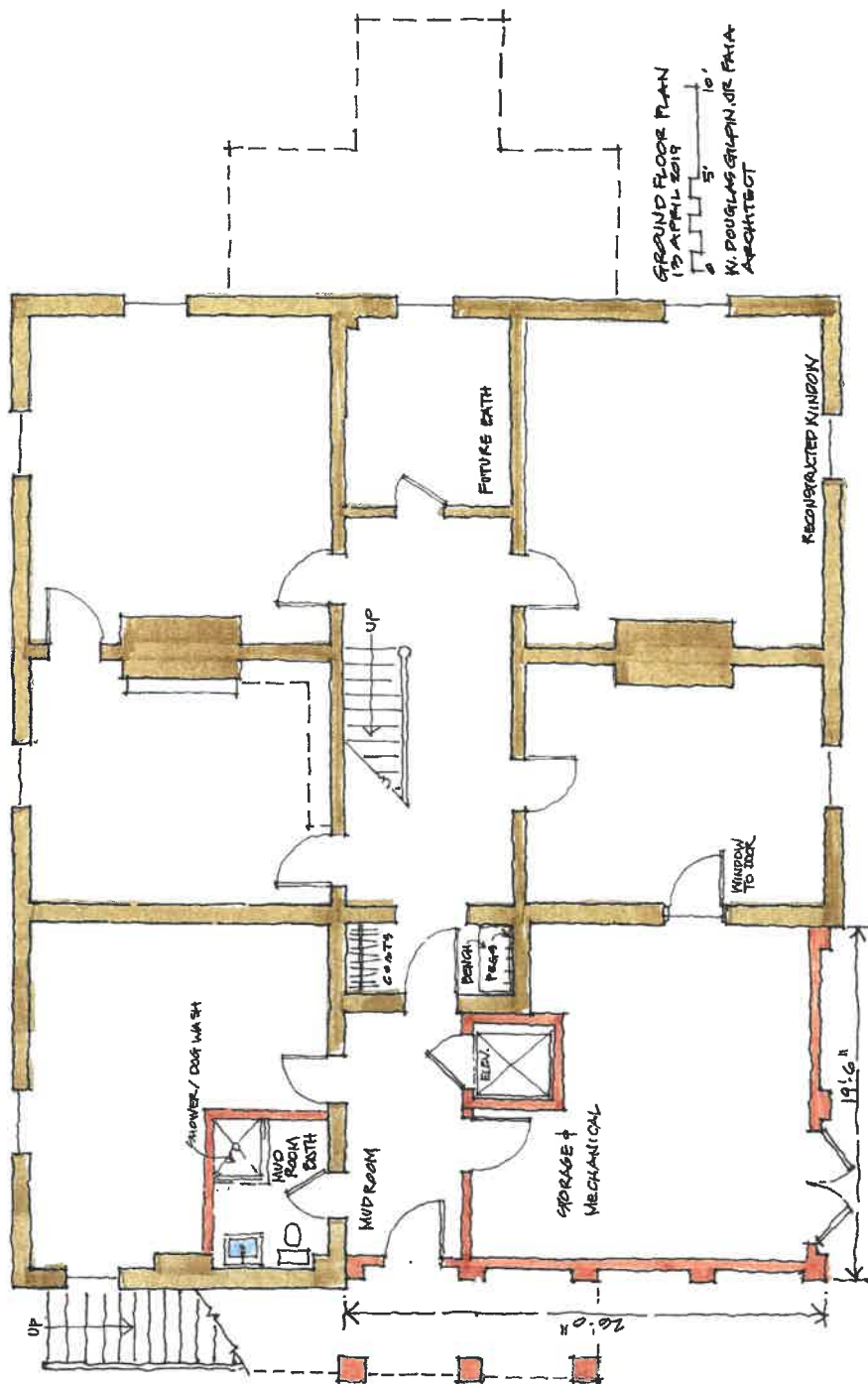


1920s Porch with recent pressure-treated stairs and  
'temporary' supplemental structural posts



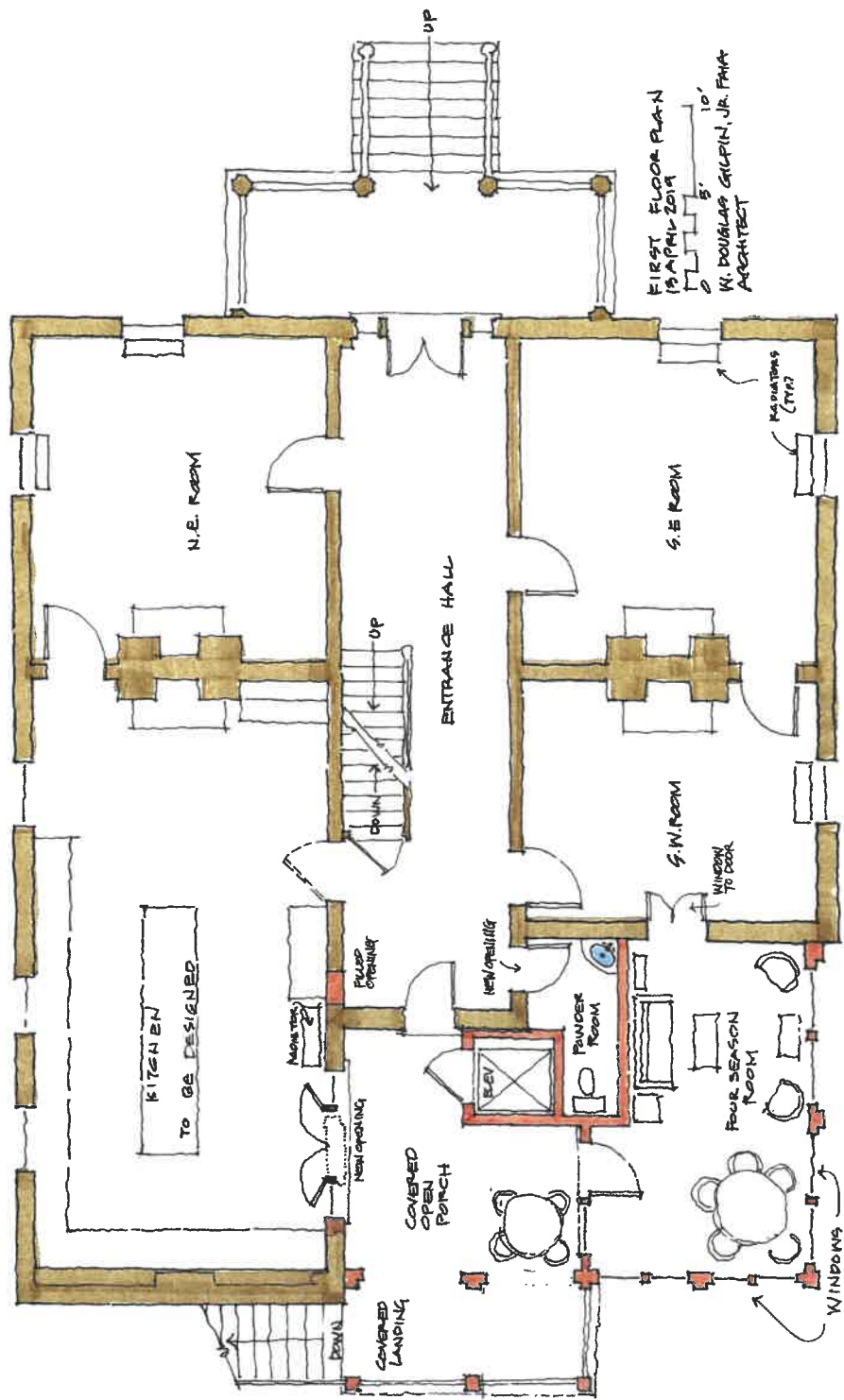
## Existing Site Survey

(Showing new addition/stairs in red)

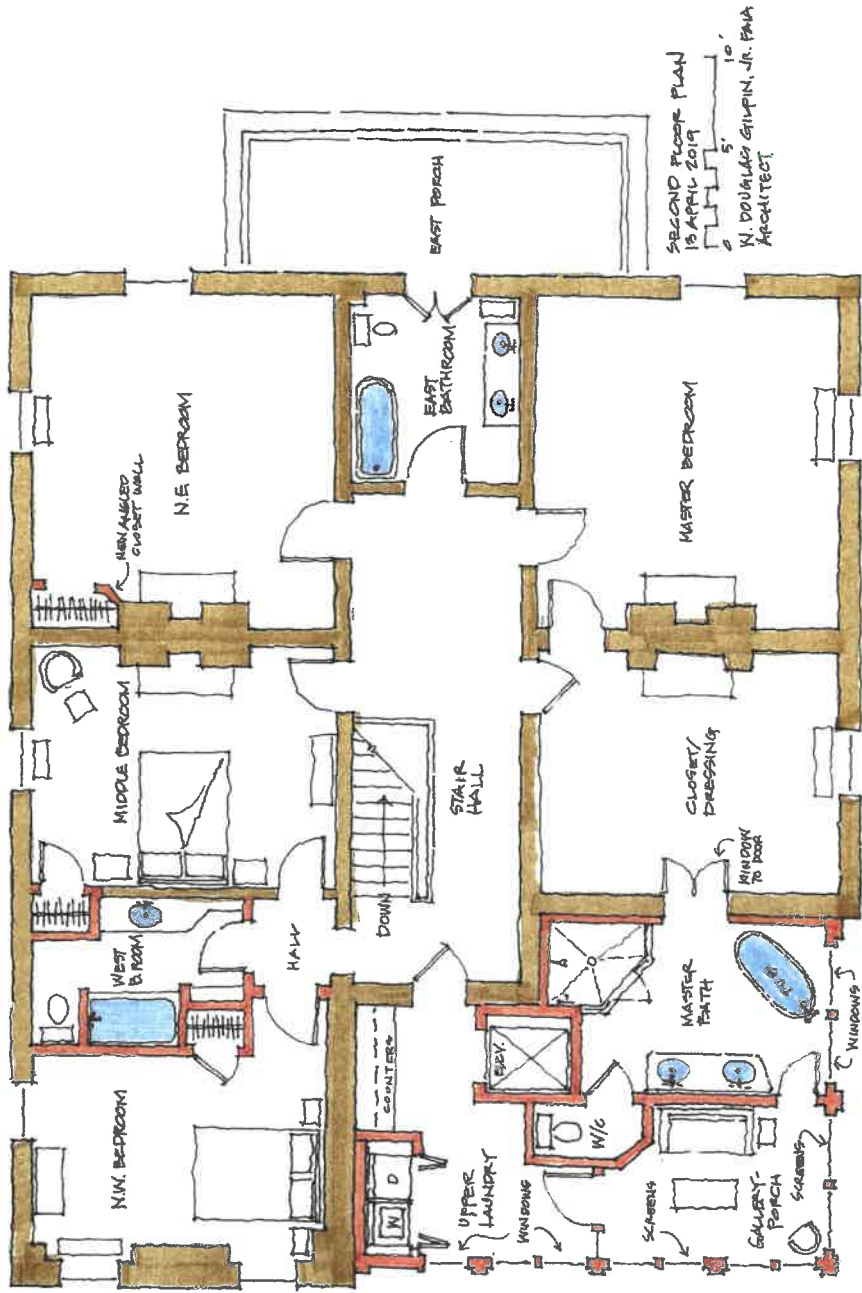


Ground Floor Plan





First Floor Plan



SECOND FLOOR PLAN  
 15 APRIL 2019  
 5' 10"  
 N. DOUGLASS SIMPSON, JR. F.A.S.A.  
 ARCHITECT

Second Floor Plan

Schematic South Elevation





### Schematic West Elevation

(Note: Covered stair and First Floor landing is an alternate option.)

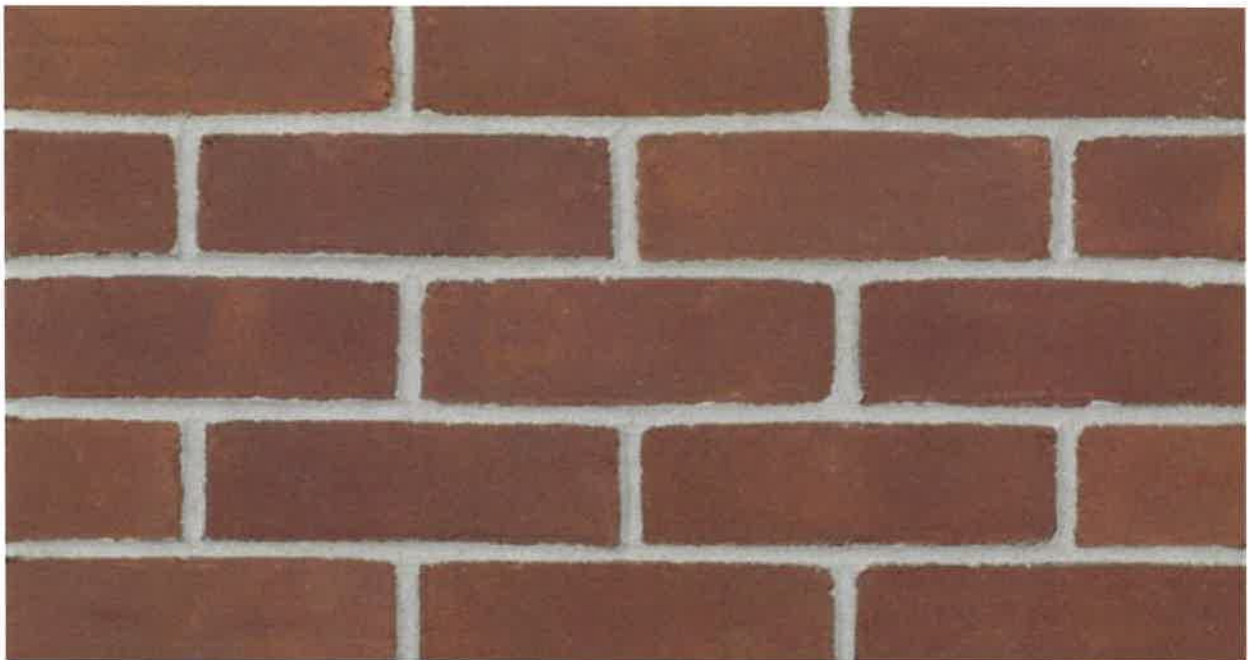


Pella Architect Reserve Windows with 7/8" muntins in  
Simulated Divided Light grille



## Revere 'Freedom Gray' zinc/tin-coated copper

Image above is my Morven Park (1780-1903), Leesburg, project. The majority of what is seen in this photo is part of the 1850s period building campaign. Roof was installed by W. A. Lynch of Charlottesville.



Glen-Gery 52-DD oversize sand-faced brick  
Note: Mortar color will be compatible with extant color(s)



## Rejuvenation Lighting

Proposed Exterior Fixture with opal glass diffuser  
(Will include LED lamp in warm-white 2700K color temperature)

Adjacent properties going clock-wise:



709 Park Street



101 Robertson Lane





900 Second Street NE



902 Second Street NE



904 Second Street NE



717 Park Street



704 Park Street (across the street)

Customer Notes: No grids

Line #	Location:	Attributes			
50	D2/ LIVING ROOM	<b>Architect Reserve, Single Hung, 41 X 71, White</b>	<b>Item Price</b>	<b>Qty</b>	<b>Ext'd Price</b>
			\$2,511.62	1	\$2,511.62
	 <p>Frame Radius = 42"</p> <p>71"</p> <p>41"</p> <p>Viewed From Exterior</p>	<p><b>1: 4171 Single Hung, Equal</b>  <b>Frame Size:</b> 41 X 71 X 65 11/16  <b>General Information:</b> Standard, Luxury, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Painted, Standard Enduraclad, White  <b>Interior Color / Finish:</b> Primed Interior  <b>Sash / Panel:</b> Putty Glaze, Ogee, Standard, No Sash Lugs  <b>Glass:</b> Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  <b>Hardware Options:</b> Spoon-Style Lock, White, WOCD (ASTM F2090), No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor  <b>Screen:</b> Half Screen, Standard EnduraClad, White, Standard, InView™  <b>Performance Information:</b> U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-232-00783-00001, Egress Not Calculated  <b>Grille:</b> ILT, No Custom Grille, 7/8", Traditional (3W2H / 3W2H), Putty Glaze, Ogee  <b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 216".</p>	PK # 2034		

**Rough Opening:** 41 - 3/4" X 71 - 3/4"

Customer Notes: 5-4 Changed to 71" tall with 42" radius per Doug  
 WOCD devise included for limited opening and override



2 REAR PERSPECTIVE



1 REAR ELEVATION • WEST  
1/4" = 1'-0"

ANNOTATED DESIGN DEVELOPMENT SET

© W. Douglas Gilpin, Jr. FAIA - Architect, PLC

Approved:

**W. Douglas Gilpin, Jr.**  
FAIA - Architect, PLC

Charlottesville, VA and  
Block Island, RI  
VA Architect No. 4689  
RI Architect No. 3130  
WV Architect No. 2092  
434-960-4036

www.GilpinArchitect.com

WDG@GilpinArchitect.com

713 PARK STREET  
Enter address here

REAR ELEVATION

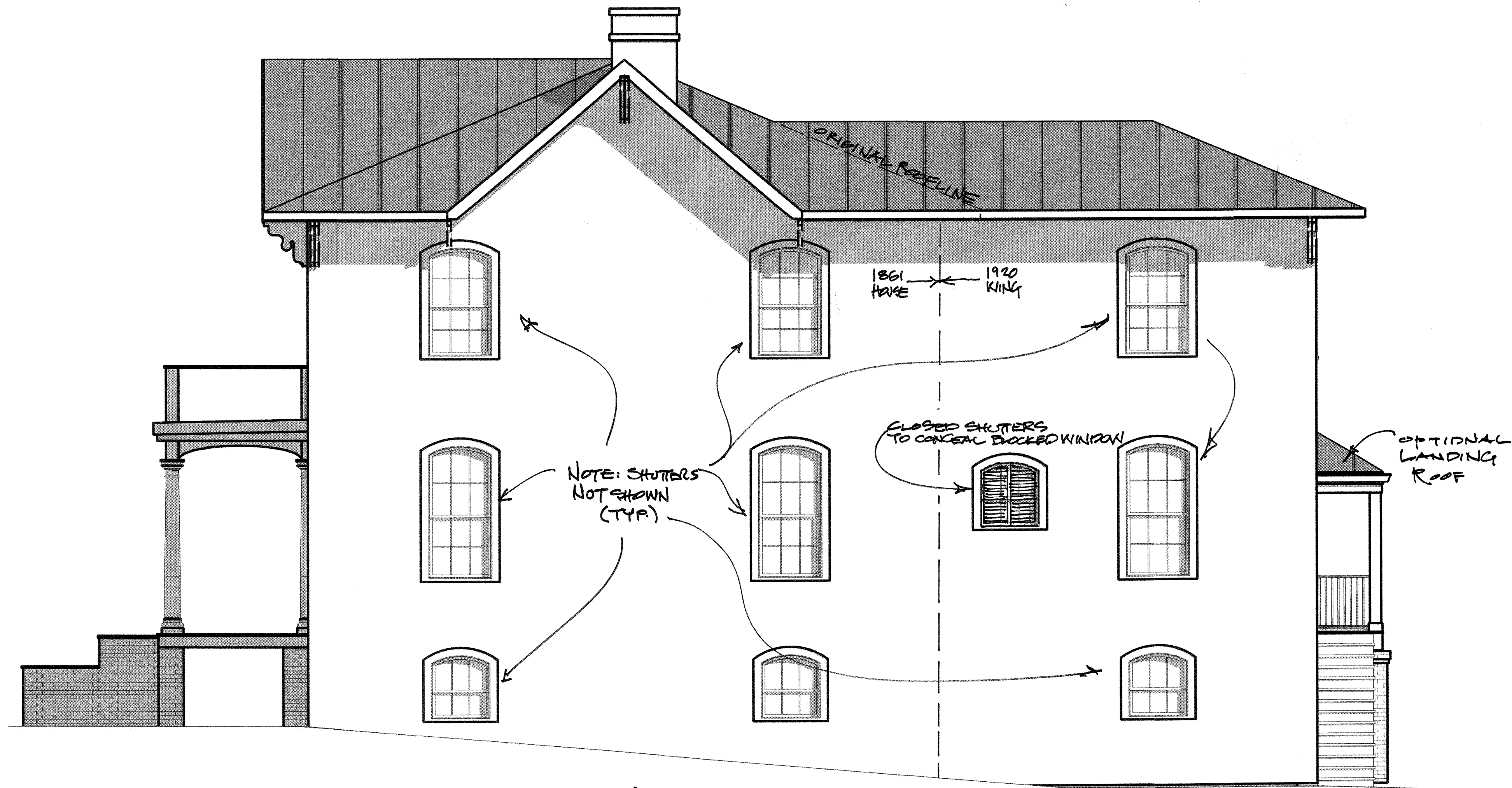
Comm.	Date
Project Number	5-18-19
Drawn	Checked
MB	WDG

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING

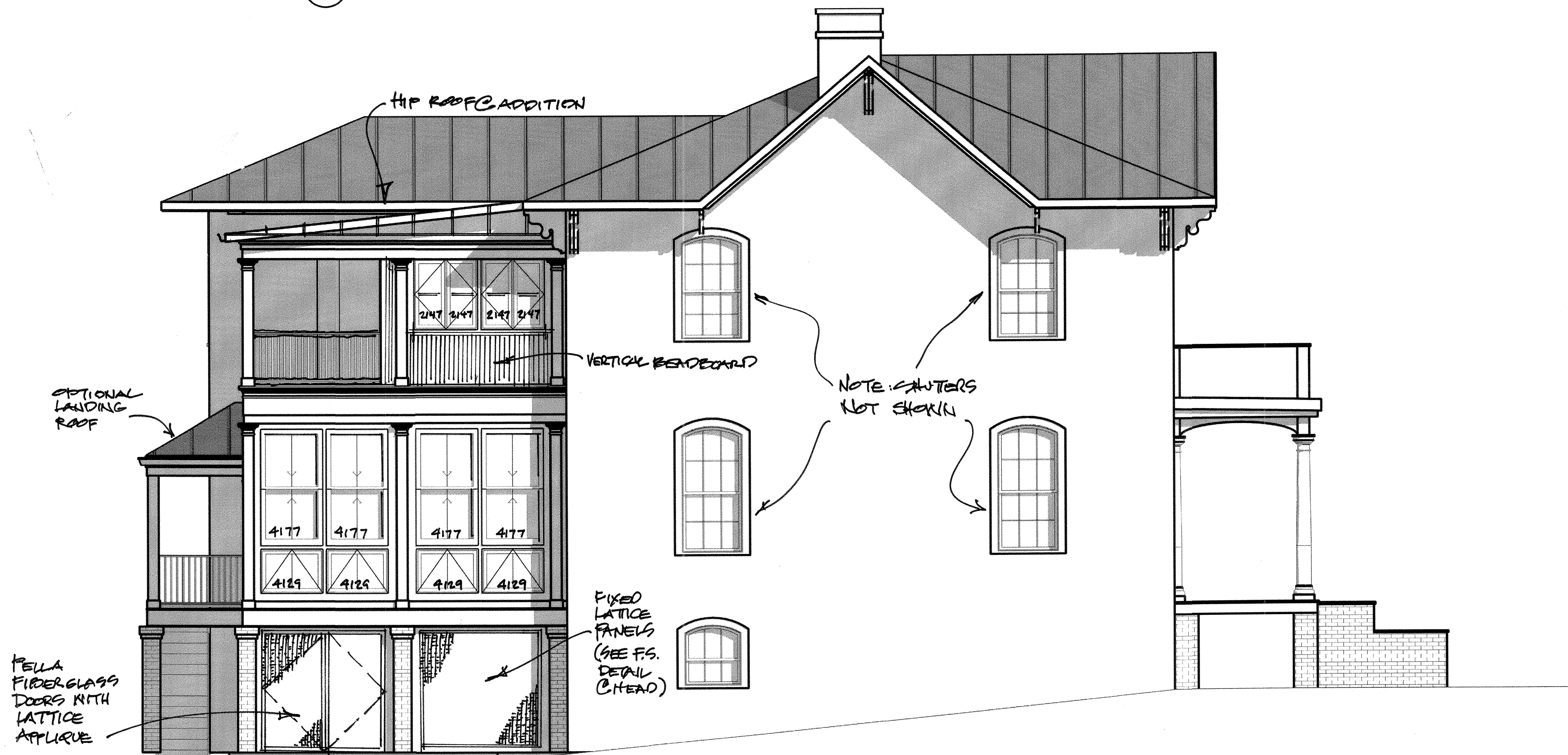
Revisions		
#	Date	By

Sheet

A



2 RIGHT ELEVATION • NORTH  
1/4" = 1'-0"



1 LEFT ELEVATION • SOUTH  
1/4" = 1'-0"

ANNOTATED DESIGN DEVELOPMENT SET

© W. Douglas Gilpin, Jr. FAIA - Architect, PLC

Approved:

W. Douglas Gilpin, Jr.  
FAIA - Architect, PLC

Charlottesville, VA and  
Block Island, RI  
VA Architect No. 4689  
RI Architect No. 3130  
WV Architect No. 2092  
434-960-4036

www.GilpinArchitect.com

WDG@GilpinArchitect.com

713 PARK STREET  
Enter address here

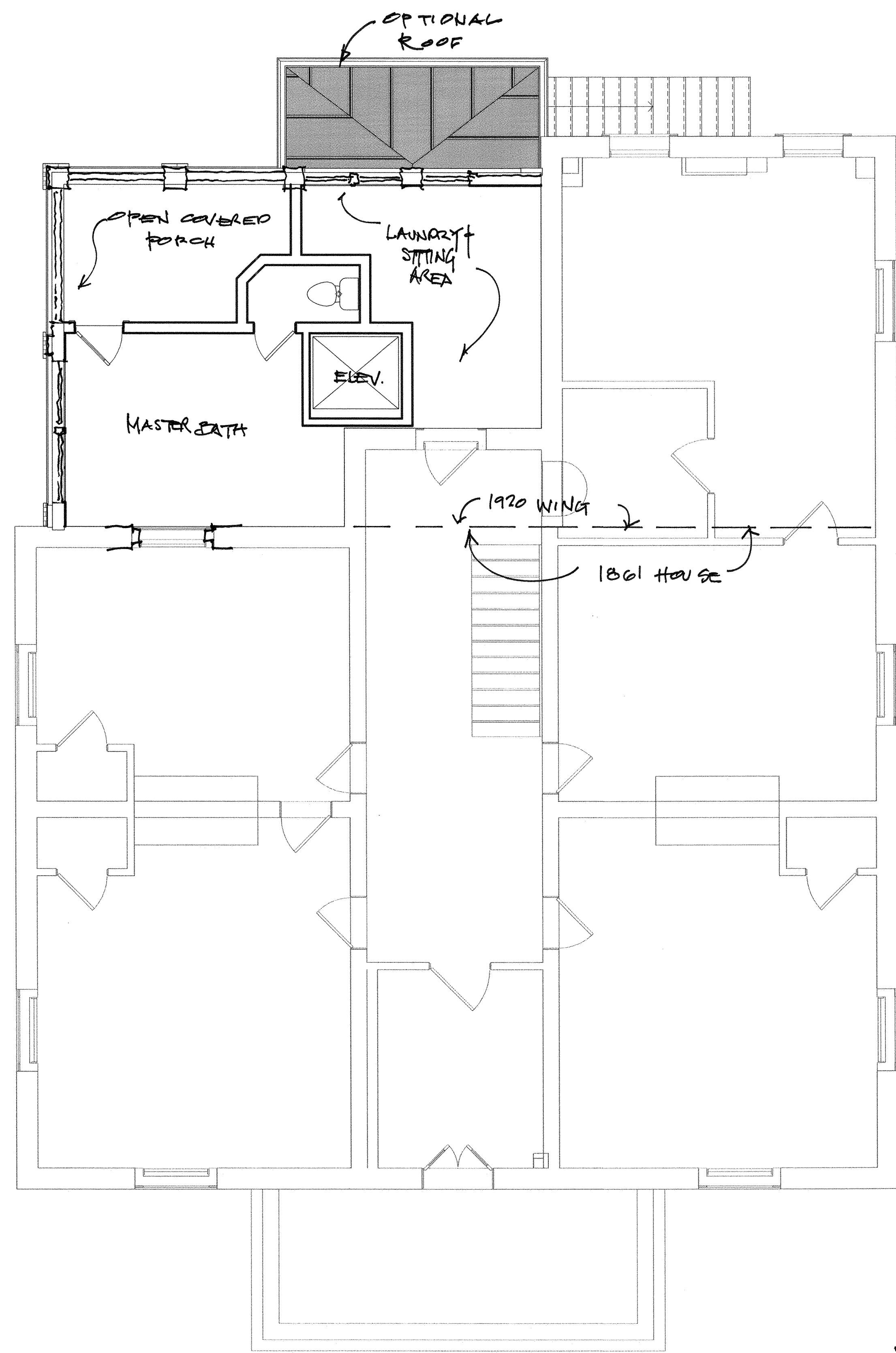
LEFT AND RIGHT ELEVATIONS

Comm.	Date
Project Number	51819
Drawn	Checked
MB	WDG

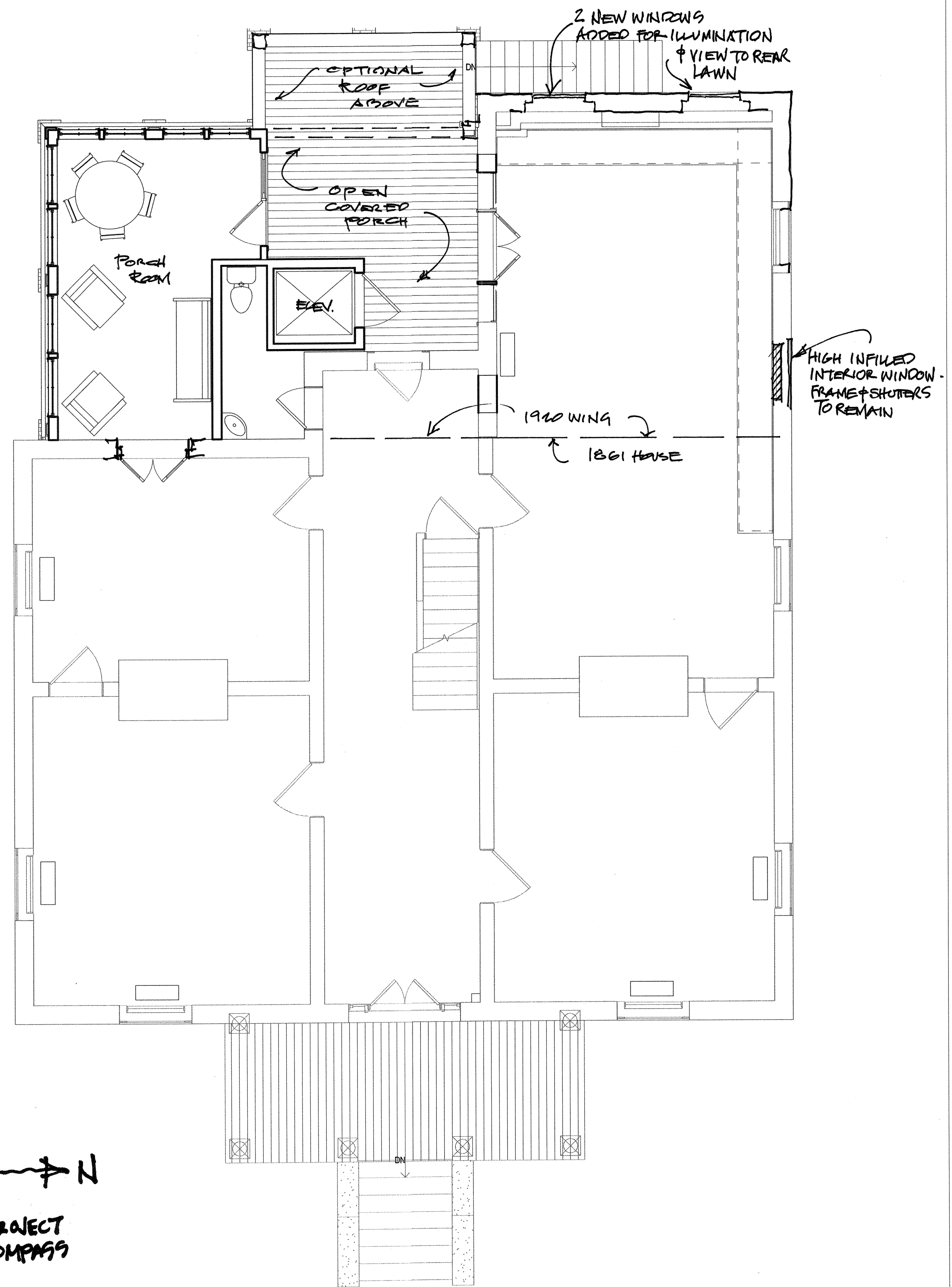
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING

Revisions		
#	Date	By

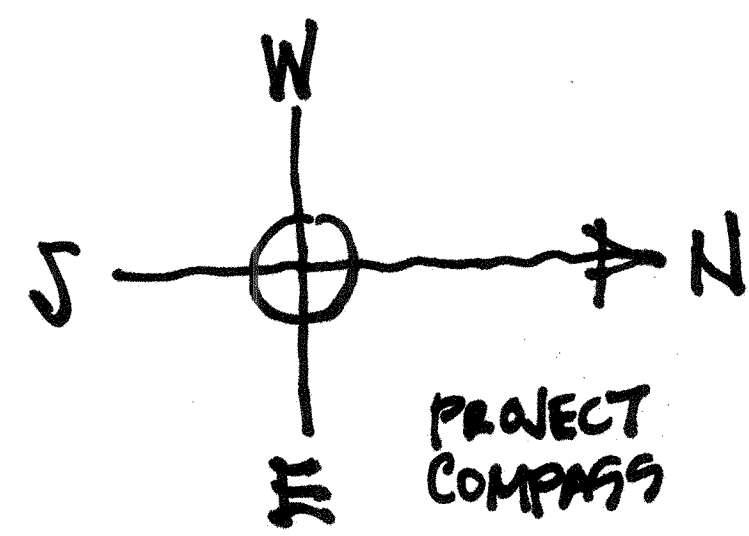
Sheet  
B



2 SECOND FLOOR  
1/4" = 1'-0"



1 FIRST FLOOR  
1/4" = 1'-0"



ANNOTATED DESIGN DEVELOPMENT SET

Approved:

W. Douglas Gilpin, Jr.  
FAIA - Architect, PLC

Charlottesville, VA and  
Block Island, RI  
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Enter address here

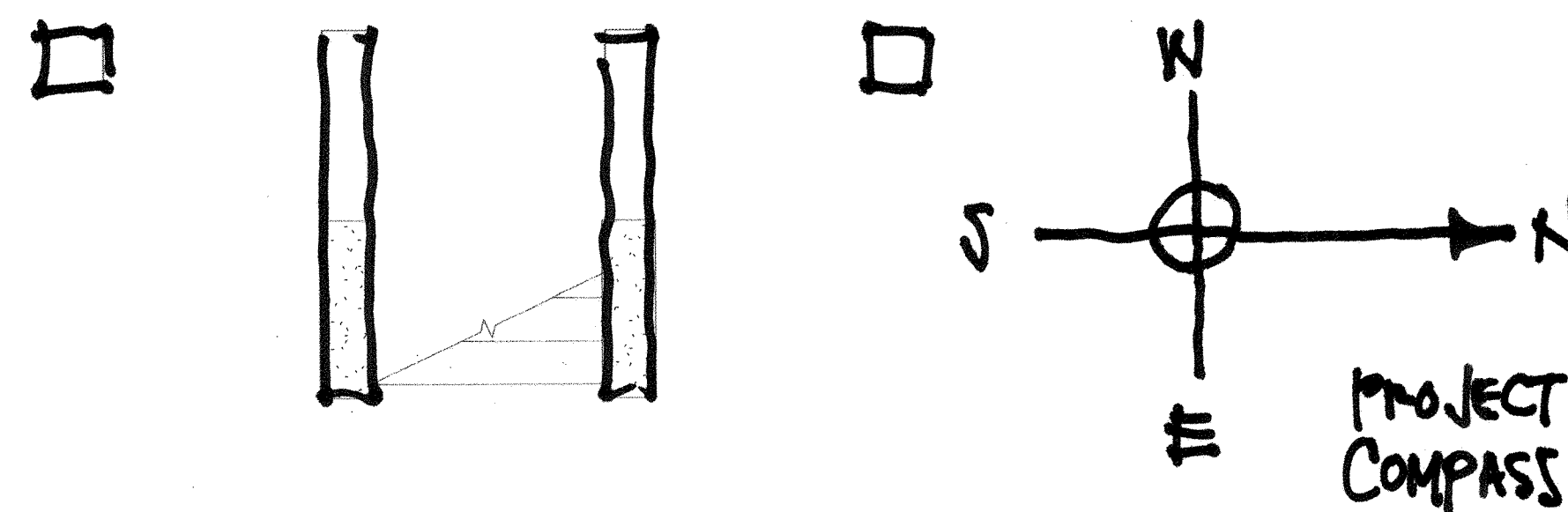
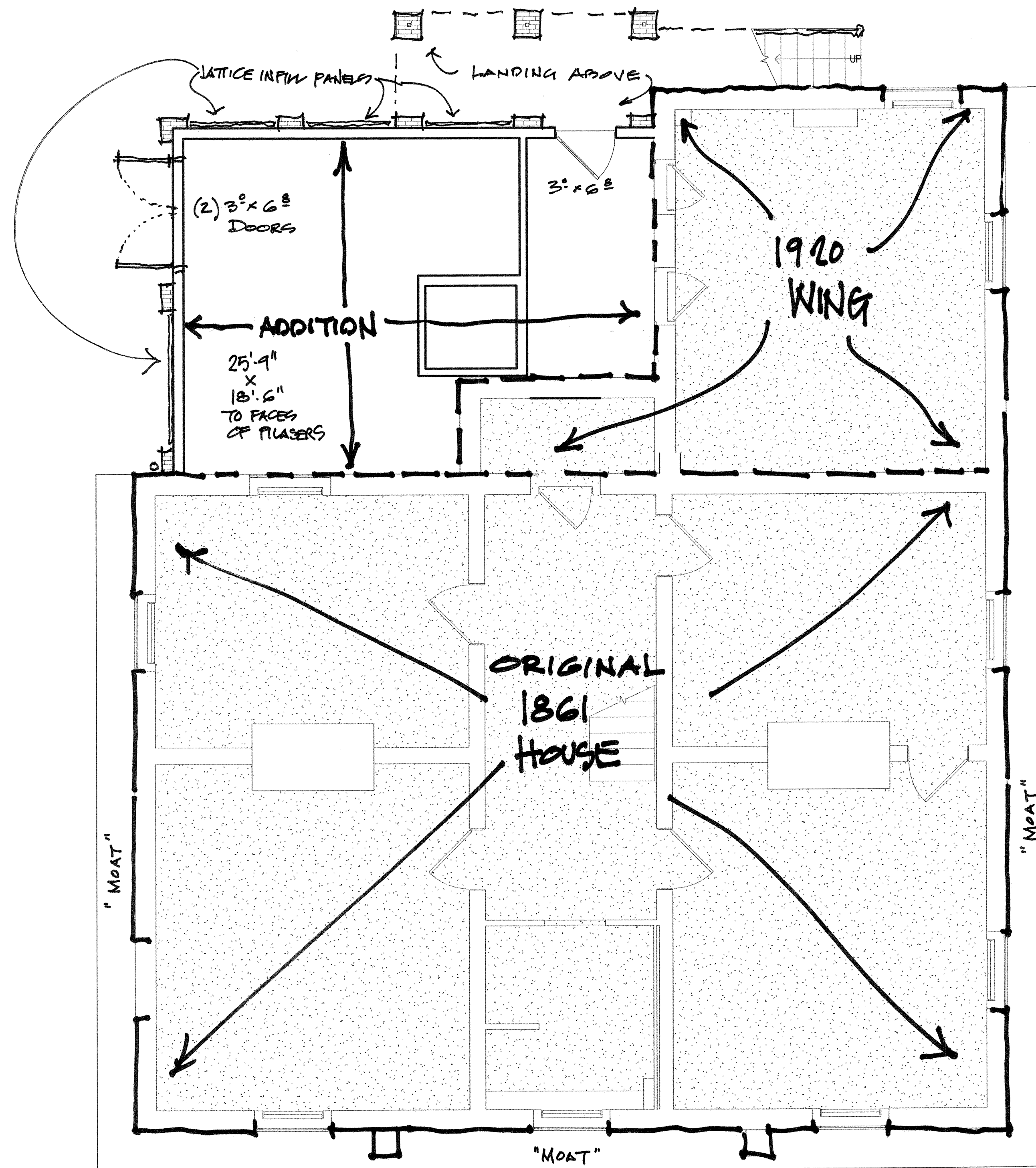
FIRST AND SECOND FLOOR PLANS

Comm.	Date
Project Number	5-18-19
Drawn	Checked
MB	WDG

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING

Revisions		
#	Date	By

Sheet  
C



1 BASEMENT PLAN  
1/4" = 1'-0"

ANNOTATED DESIGN DEVELOPMENT SET

Approved:

**W. Douglas Gilpin, Jr.**  
**FAIA - Architect, PLC**

Charlottesville, VA and  
Block Island, RI  
VA Architect No. 4689  
RI Architect No. 3130  
WV Architect No. 2092  
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Enter address here

BASEMENT PLAN

Comm.	Date
Project Number	51819
Drawn	Checked
MP	WDGJ

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING

Revisions		
#	Date	By

Sheet

D



METAL FLAT SEAM  
ROOF

6" & HALF ROUND  
GUTTER

DRIP EDGE

FASCIA

SHEATHING

FACE  
OF  
STUD

BEAD BOARD  
COFFIT

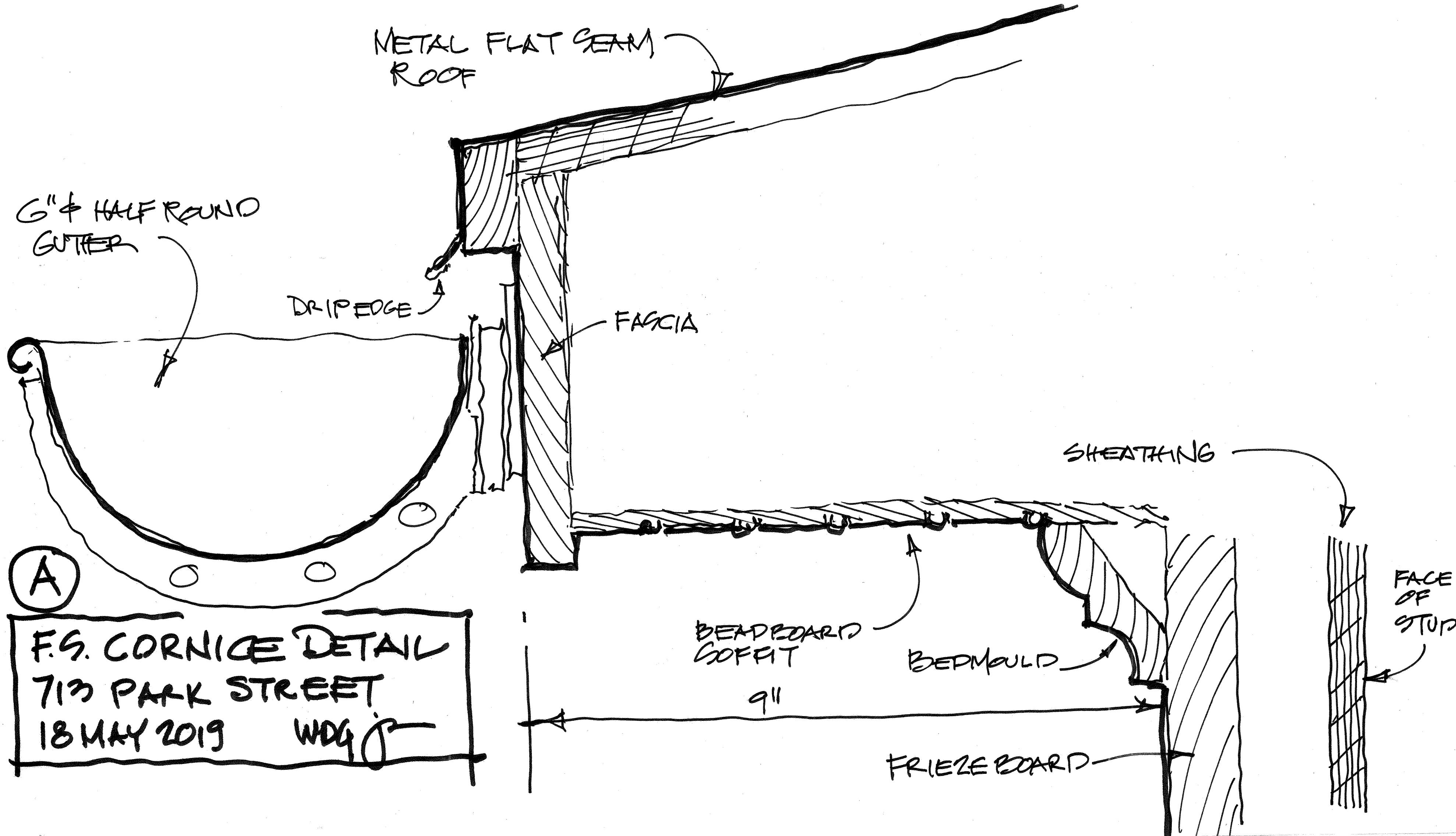
BEADMOLD

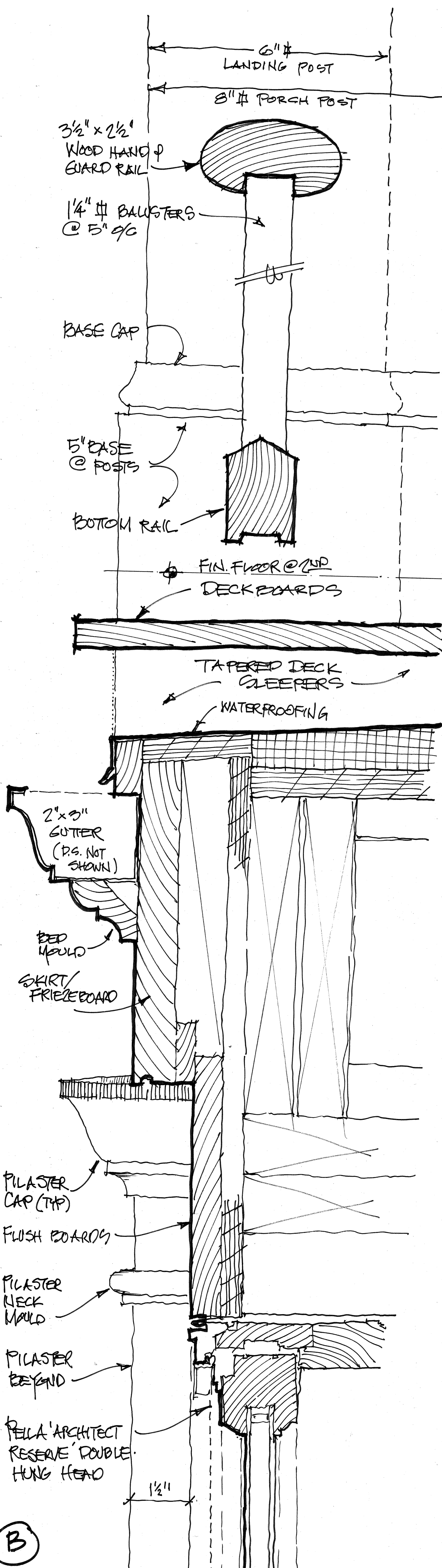
9"

FRIEZE BOARD

(A)

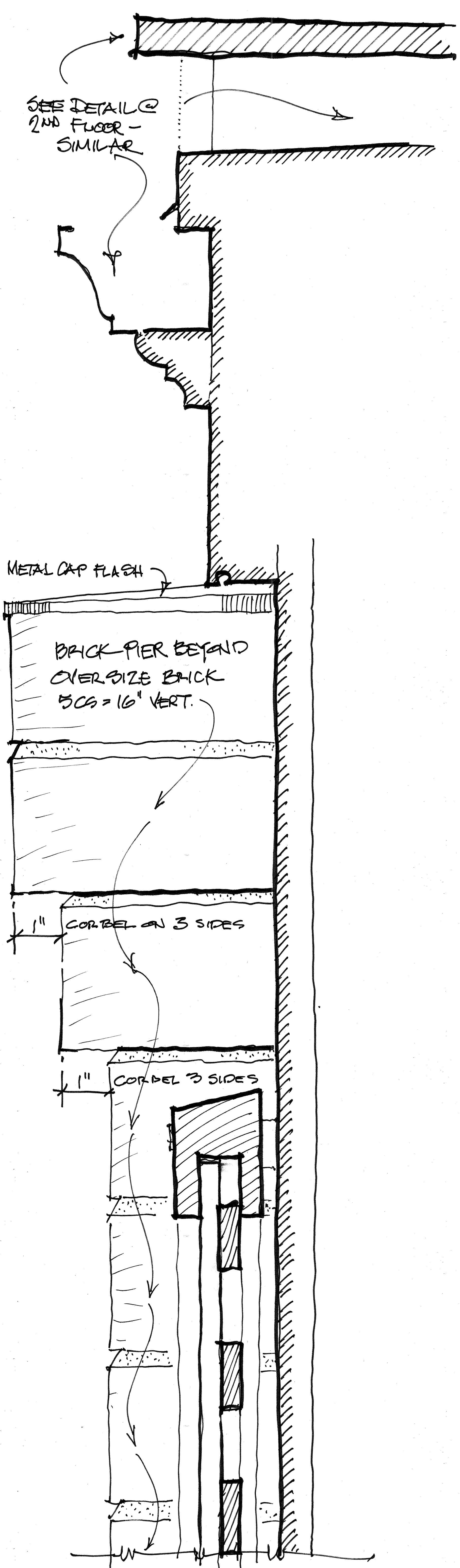
F.S. CORNICE DETAIL  
713 PARK STREET  
18 MAY 2019 WDG





**B**

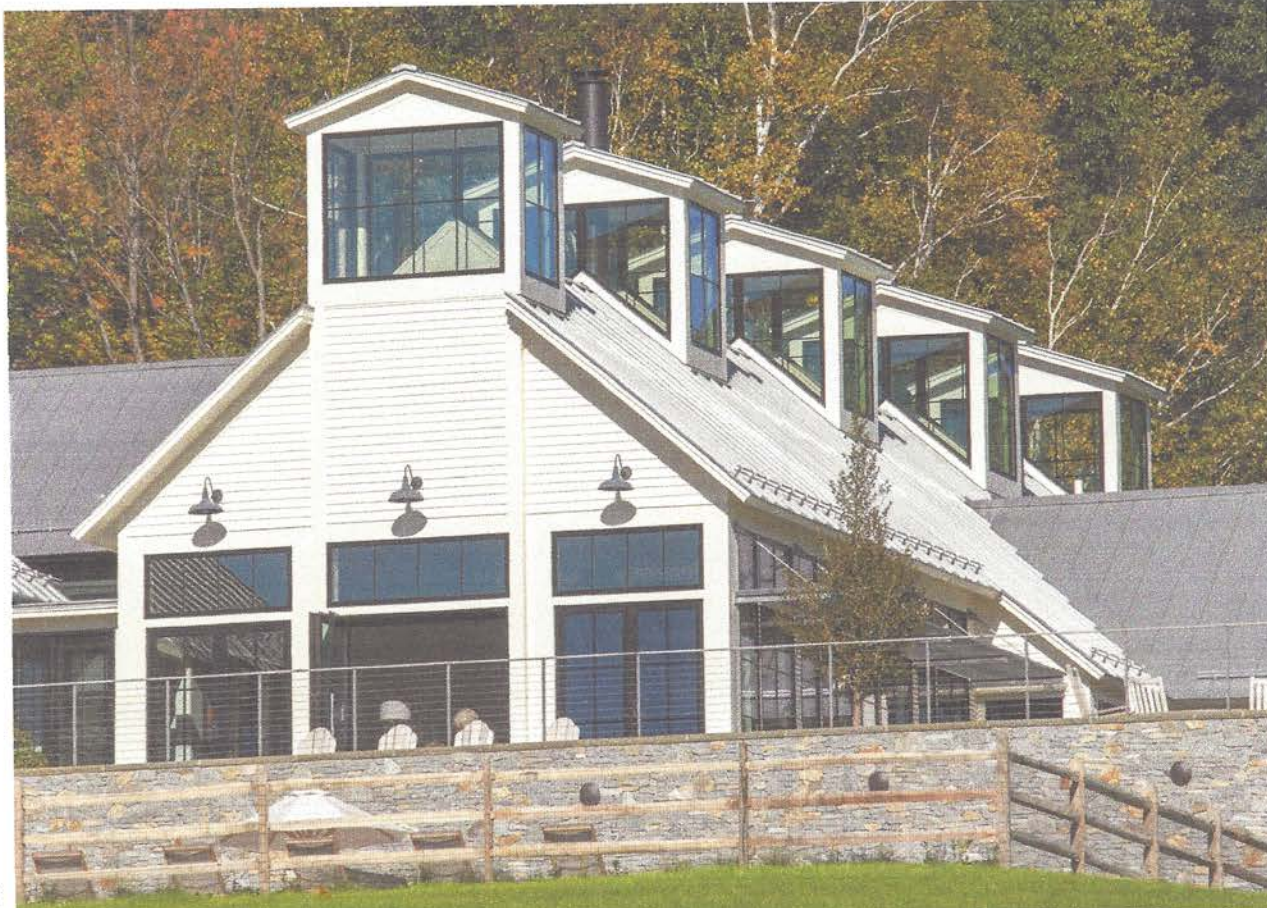
FULL SIZE DETAIL  
 AT 2ND FLOOR EXTERIOR  
 713 PARK STREET  
 18 MAY 2019 *WOGP*



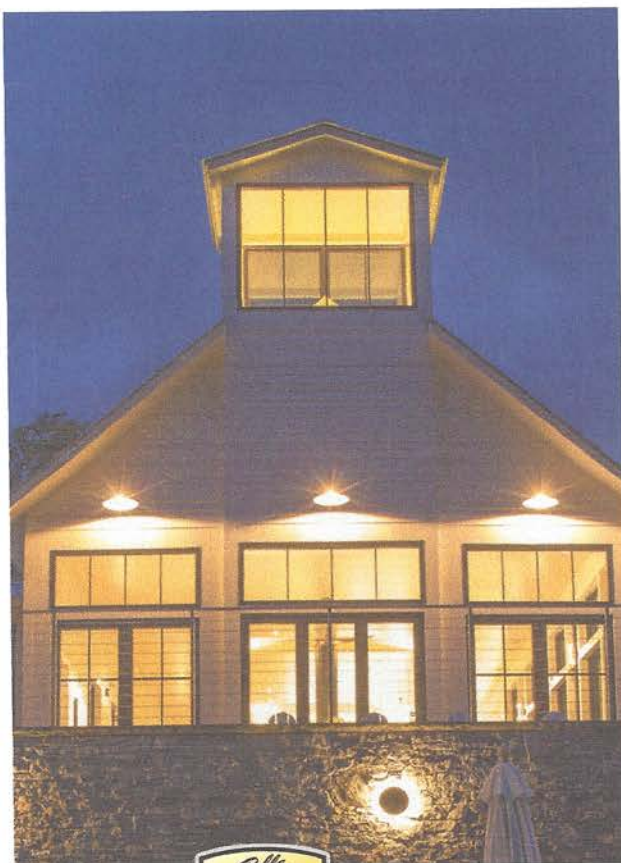
FULL SIZE DETAIL (C)  
 BRICK PIER CAP &  
 LATTICE PANEL &  
 FIRST FLOOR PORCH DECK  
 713 PARK ST. 18 MAY '19  
 WDG



Architect Series® Reserve™



Photograph(s)  
© Scott Barrow Photography



Wood Windows and Patio Doors


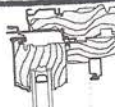
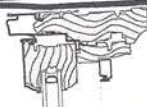

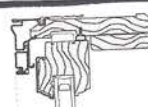
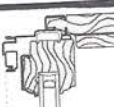
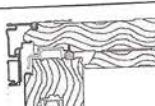
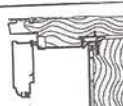
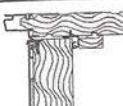
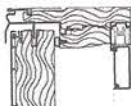
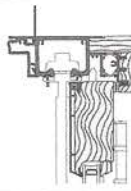
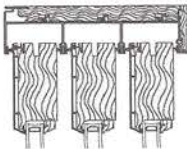
## Authentically Detailed.

Meticulously designed to replicate the historical millwork process, Pella® Architect Series® Reserve™ offers unparalleled authenticity. Each piece is original, featuring excellent craftsmanship to reflect your project's unique personality and customized to fit your vision.

- A wide range of glazing options as well as HurricaneShield® impact-resistant.
- Divided light options available in Integral Light Technology® grilles, grilles-between-the-glass or wood removable grilles in standard and custom patterns.
- Wide range of historically authentic features and attributes including butt joinery and through stiles
- Two exterior sash profiles are available: Ogee and Putty Glaze.
- Virtually unlimited exterior color options, EnduraClad® protective finish in 27 standard colors plus nearly unlimited custom colors and Anodized finishes.



Available with factory-installed integrated security sensors.

	Cross Section	Frame / Install	Wall Depth Range	Performance Range
* Awning Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW30 - CW50 U: 0.25 - 0.34 SHGC: 0.16 - 0.47 STC: 27 - 33
Precision Fit Awning		Pocket Replacement	Overall frame depth: 4" Pocket frame depth: 3-1/4"	R30 - CW50 U: 0.28 - 0.37 SHGC: 0.16 - 0.48
* Casement Vent and Fixed		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW30 - CW50 U: 0.25 - 0.34 SHGC: 0.16 - 0.49 STC: 27 - 34
Precision Fit Casement		Pocket Replacement	Overall frame depth: 4" Pocket frame depth: 3-1/4"	R30 - CW50 U: 0.28 - 0.38 SHGC: 0.16 - 0.48
* Single and Double-Hung		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5" Std. Fin Setback: 1-5/16" Base Wall Depth: 3-11/16" Jamb extended wall depth: 3-11/16" - 9-3/16"	CW30 - CW50 U: 0.25 - 0.30 SHGC: 0.19 - 0.53 STC: 26 - 34
Precision Fit Double-Hung		Pocket Replacement	Overall frame depth: 4" Pocket frame depth: 3-1/4"	CW40 - CW50 U: 0.25 - 0.31 SHGC: 0.19 - 0.53 STC: 26 - 30
Monumental-Hung		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb extended wall depth: 4-9/16" - 7-3/16"	LC25 - CW50 U: 0.25 - 0.30 SHGC: 0.17 - 0.47 STC: 29 - 34
In-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Extended wall depth: 4-9/16" - 7-5/16"	LC40 - LC55 U: 0.25 - 0.32 SHGC: 0.13 - 0.40 STC: 31 - 35
Out-Swing Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC40 - LC70 U: 0.25 - 0.33 SHGC: 0.12 - 0.39 STC: 30 - 36
Sliding Patio Door		Fold-out fin Block Frame EnduraClad Exterior Trim / Brickmould	Base Frame Depth: 5-7/8" Std. Fin Setback: 1-5/16" Base Wall Depth: 4-9/16" Jamb Extended wall depth: 4-9/16" - 9-3/16"	LC30 - LC70 U: 0.29 - 0.32 SHGC: 0.15 - 0.42 STC: 29 - 35
Scenescape Bifold Patio Door		See page 200 for additional information. Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		Out-Swing, Standard Sill: R15 - R25 U: 0.26 - 0.44 SHGC: 0.13 - 0.45
Scenescape Multi-Slide Patio Door		See page 203 for additional information. Contact your local Pella Sales representative or Pella Architectural Support for assistance and additional details.		1-1/2" Weep sill: R15 - LC25 Varies by sill type: U: 0.30 - 0.36 SHGC: 0.15 - 0.46

Performance ranges shown are for single-units and do not account for combinations (multiple units mulled together). Drawings are not to scale.

## Finishes

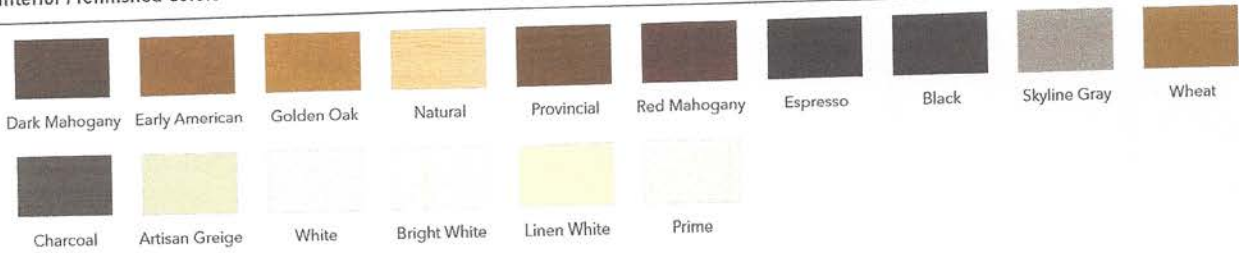
### EnduraClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors and Wood Options



### Anodized Finishes



### Interior Prefinished Colors



## Screens



### Vivid View® Screen

Provides the sharpest view and available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 78% light transmissive.

### InView™ Screen

Standard screen on Pella wood windows and patio doors, as well as Rolscreen® retractable screens on wood casement windows and Integrated Rolscreen® on Architect Series® Reserve™ single- and double-hung windows.

More transparent than conventional fiberglass, allows 14% more light and is 8% more open to airflow than conventional screen.

Vinyl coated 18/18 mesh fiberglass, Complies with performance requirements of SMA 1201.

### Conventional Screen

Standard on Rolscreen® retractable screens on patio doors.

Black vinyl coated 18/14 mesh fiberglass, Complies with ASTM D 3656 and SMA 1201.

Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

Because of printing and display limitations, actual colors may vary from those shown.

# Brand Overview

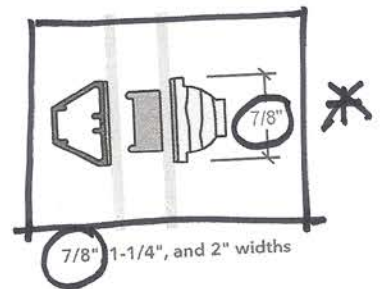
## Grilles

For a full list of grille size and pattern availability contact your local Pella sales representative.

### Integral Light Technology® Grilles

- Extruded aluminum or wood grilles are adhered to the exterior face
- Wood grilles are adhered to the interior face
- Between-the-glass foam spacers, which are aligned with the interior and exterior grilles, replicate the appearance of true divided lights
- Typical grilles are 7/8" wide putty glazed or ogee profile, other standard and custom widths are available
- Custom grille patterns are available

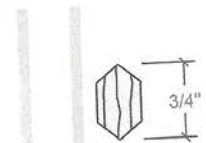
Grille Profile



Grille Profile

### Roomside Removable Grilles

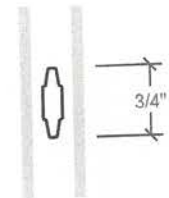
- Roomside wood grilles are securely attached to the interior, but can be removed for glass cleaning
- Typical grilles are 3/4" wide, other standard and custom widths and profiles are available



3/4", 1-1/4", and 2" widths

### Grilles-Between-the-Glass<sub>1</sub>

- Permanent aluminum grilles are factory-installed inside the airspace of insulating glass
- White, Tan<sub>2</sub>, Brown, Putty<sub>2</sub>, Black, Morning Sky Gray, Ivory, Sand Dune, Harvest, Cordovan or Brickstone interior.
- Grilles are 3/4" wide
- Interior colors complements today's most popular interior finishes; choose a color to coordinate with the window or door frame, or select a contrasting grille color for a one-of-a-kind look

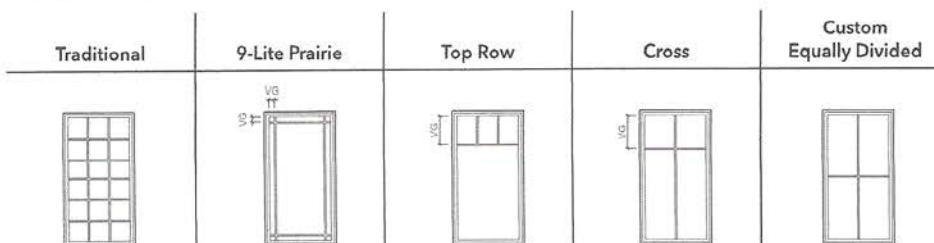


3/4" width

### Interior GBG Colors



### Available Patterns



Pattern availability may vary depending on size of unit.

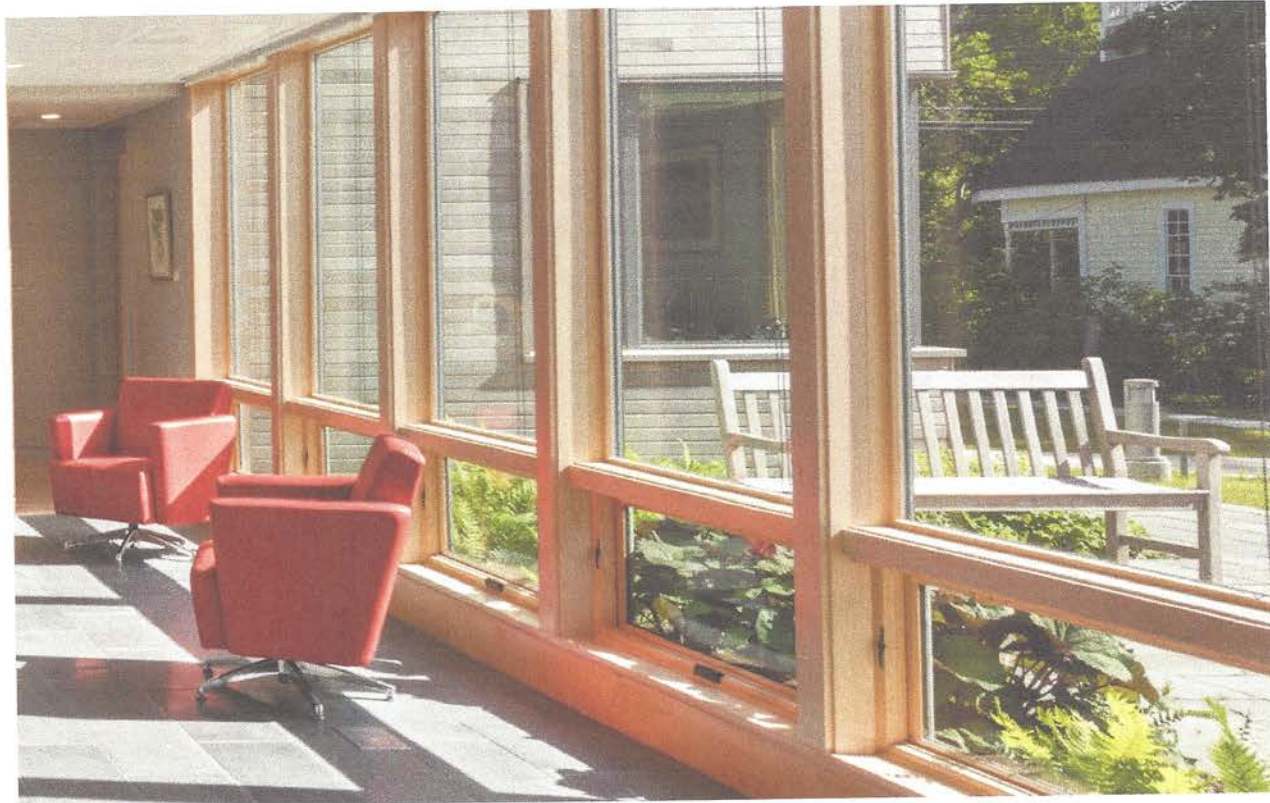
Custom configurations are also available, for details contact your local Pella sales representative.

1) Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

(2) Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty).



Architect Series® Reserve™  
Awning



Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
CW30 - CW50	14.62 psf	0.05	30 - 50 psf	10

Thermal Performance

Vent Units

1 1/16" glass thickness; Triple-Pane Insulating glass is also available.

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced Low-E IG	0.28 - 0.33	0.21 - 0.26	0.38 - 0.48	54 - 61	NC, SC, S
<b>SunDefense™ Low-E IG</b>	0.28 - 0.33	0.16 - 0.20	0.35 - 0.44	55 - 61	NC, SC, S
Advanced Comfort Low-E IG	0.25 - 0.31	0.21 - 0.25	0.37 - 0.47	42 - 47	N, NC, SC, S
NaturalSun Low-E IG	0.29 - 0.34	0.37 - 0.47	0.43 - 0.54	54 - 61	N, NC

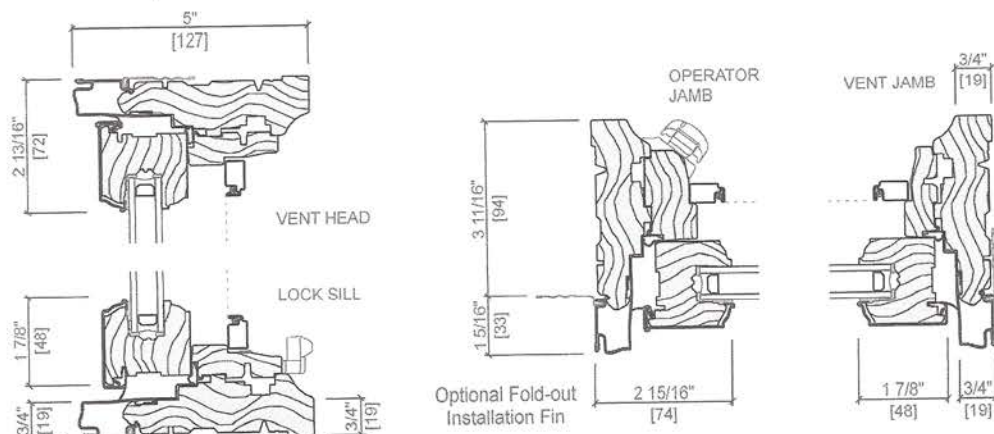
Sound Performance

Frame Size Tested	Type of Glazing	Integral Grilles		Removable or No Grilles		
		STC	OITC	STC	OITC	
Vent; 59" x 23"	1 1/16" Overall thickness	2.5mm / 2.5mm glass	28	24	27	23
		3mm / 5mm glass	32	27	33	29
		3mm / 6mm glass PVB	34	30	33	28
	1" Overall thickness	3mm / 3mm / 3mm glass	-	-	30	26
Fixed; 47" x 59"	1 1/16" Overall thickness	3mm / 3mm glass	30	27	28	24
		3mm / 5mm glass	-	-	31	27
		3mm / 6mm glass PVB	-	-	32	28

Sound testing results shown for vent awning are taken from similarly configured vent casement.

Code Approvals: Hallmark Certified; **FPAS**: Standard=FL11284; Large Awning= FL14345 **TDI**: Standard=W1N-1581; Large Awning= WIN-1581

See the Performance section to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Other frame types are available. Not to scale. All dimensions are approximate. Large Awning operator is located on sill instead of jamb.





## Standard Sizes

### Vent Units

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"
Units	1717	2121	2323	2525	2929 *

### Vent and Fixed Units

	(632) (613)	(908) (889)	(1060) (1041)	(1213) (1194)	(1365) (1346)	(1518) (1499)
Opening	2' 8 3/4"	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	2' 8"	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"
Units	3217, 3221, 3223, 3225, 3229	3517, 3521, 3523, 3525, 3529	4117, 4121, 4123, 4125, 4129	4717, 4721, 4723, 4725, 4729	5317, 5321, 5323, 5325, 5329	5917, 5921, 5923, 5925, 5929

## Large Awning Standard Sizes

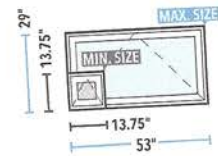
### Vent Units

	(908) (889)	(1060) (1041)	(1213) (1194)	(1365) (1346)	(1518) (1499)
Opening	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"
Units	3535, 3541, 3547, 3553, 3559	4135, 4141, 4147, 4153, 4159	4735, 4741, 4747, 4753, 4759	5335, 5341, 5347, 5353, 5359	5935, 5941, 5947, 5953, 5959

## Special Sizes

Special sizes are available in 1/8" increments.

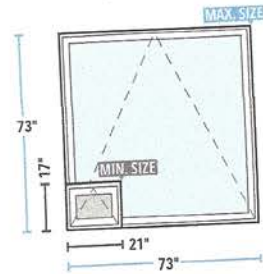
### Vent



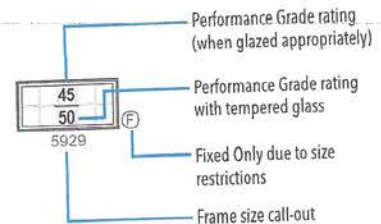
Max. frame area is 19.5 ft<sup>2</sup>.

Frame height cannot exceed frame width on standard awning vent special sizes.

### Large Awning



Frame Width and Frame Height cannot both exceed 59".



HurricaneShield® Impact Resistant glazing with higher design pressure ratings available.



Architect Series® Reserve™ Casement



Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
CW30 - CW50	14.62 psf	.05	30 - 50 psf	10

Thermal Performance

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced Low-E IG	0.28 - 0.34	0.21 - 0.43	0.38 - 0.49	55 - 62	NC, SC, S
<b>SunDefense™ Low-E IG</b>	0.28 - 0.33	0.16 - 0.24	0.35 - 0.44	55 - 62	NC, SC, S
AdvancedComfort Low-E IG	0.25 - 0.31	0.21 - 0.49	0.37 - 0.51	42 - 48	N, NC, SC, S
NaturalSun Low-E IG	0.29 - 0.34	0.18 - 0.47	0.40 - 0.54	54 - 61	N, NC, SC, S

Vent Units

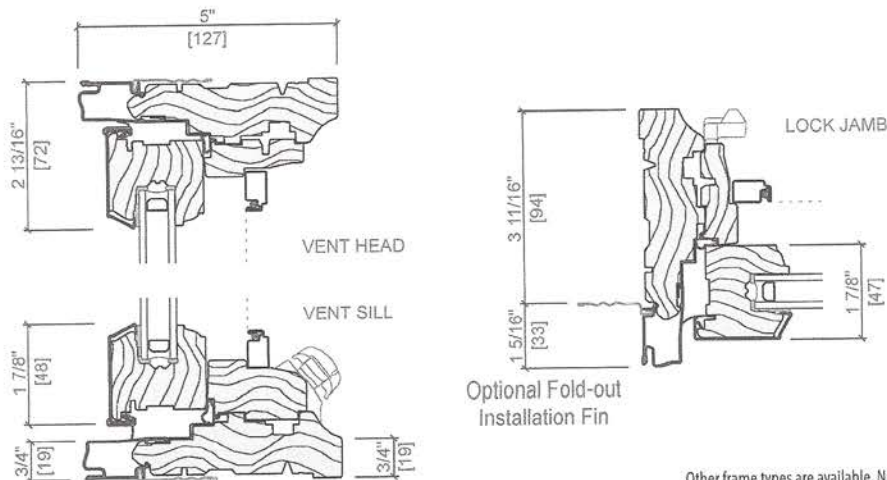
1 1/16" glass thickness; Triple-Pane Insulating glass is also available.

Sound Performance

Frame Size Tested	Type of Glazing	Integral Grilles		Removable or No Grilles		
		STC	OITC	STC	OITC	
Vent; 23" x 59"	1 1/16" Overall thickness	2.5mm / 2.5mm glass	28	24	27	23
		3mm / 5mm glass	33	29	32	27
		3mm / 6mm PVB glass	34	30	33	28
	1" Overall thickness	3mm / 3mm / 3mm	-	-	30	24
Fixed; 47" x 59"	1 1/16" Overall thickness	3mm / 3mm glass	30	27	28	24
		3mm / 5mm glass	-	-	31	27
		3mm / 6mm glass PVB	-	-	32	28

Code Approvals: Hallmark Certified; Vent: FPAS#: FL11282; TDI#: WIN-1576; Fixed: FPAS#: FL11277; TDI#: WIN-1582

See the Performance section to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Other frame types are available. Not to scale. All dimensions are approximate.



# Standard Sizes

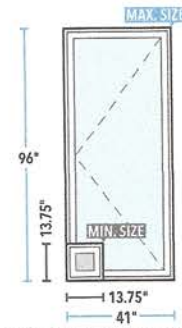
## Vent and Fixed Units

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
(375) (356)	1714	2114	2314	2514	2914	3214	3514
(451) (432)	1717	2117	2317	2517	2917	3217	3517
(552) (533)		2121					
(603) (584)			2323				
(654) (635)	1725	2125	2325	2525	2925	3225	3525
(756) (737)				2929			
(832) (813)	1732	2132	2332	2532	2932	3232	3532
(908) (889)	1735	2135	2335	2535	2935	3235	3535
(1060) (1041)	1741	2141	2341	2541	2941	3241	3541
(1213) (1194)	1747	2147	2347	2547	2947	3247	3547
(1365) (1346)	1753	2153	2353	2553	2953	3253	3553
(1518) (1499)	1759	2159	2359	2559	2959	3259	3559
(1670) (1651)	1765	2165	2365	2565	2965	3265	3565
(1822) (1803)	1771	2171	2371	2571	2971	3271	3571
(1873) (1854)	1773	2173	2373	2573	2973	3273	3573

# Special Sizes

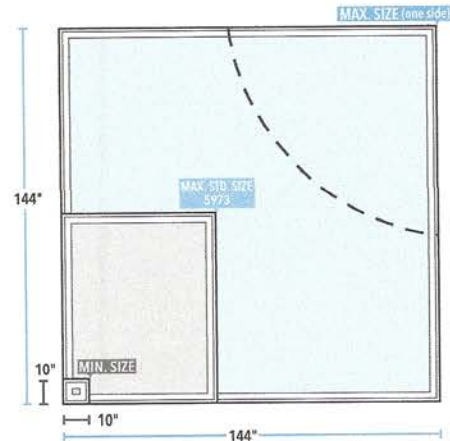
Special sizes are available in 1/8" increments.

## Vent Sizes

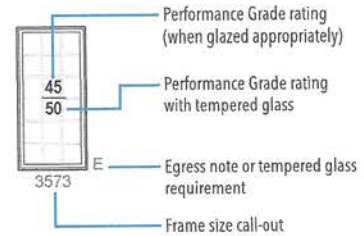


Frame width cannot exceed frame height on vent special sizes  
Max frame area cannot exceed 19.5 sq. ft.

## Fixed Sizes



Fixed Maximum frame area is 66.25 Sq. ft.,  
Maximum Glass Area cannot be greater than 60 Sq. ft.



HurricaneShield® Impact Resistant glazing with higher design pressure ratings available.

### Egress Notes:

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft<sup>2</sup>.
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft<sup>2</sup>.
- E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft<sup>2</sup>.
- E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft<sup>2</sup>.

Check all applicable local codes for emergency egress requirements.

Special sizes wider than 35" do not meet egress due to restricted sash opening angle.

Not to scale.

(F) Fixed units only.

(T) Tempered glass is standard.





Architect Series® Reserve™

Double-Hung

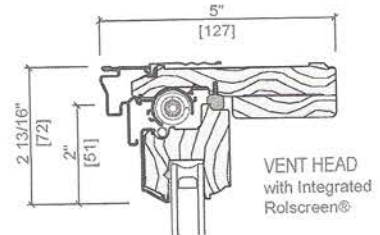
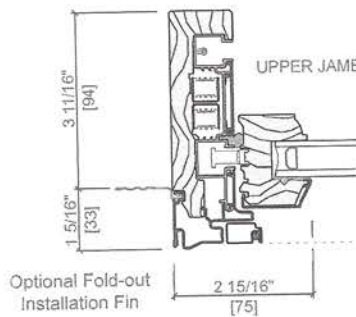
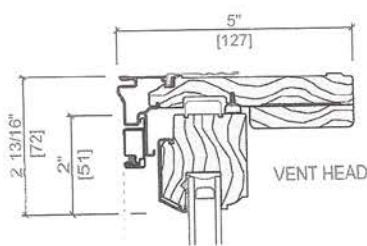


Photograph(s) © David Sundberg / Esto

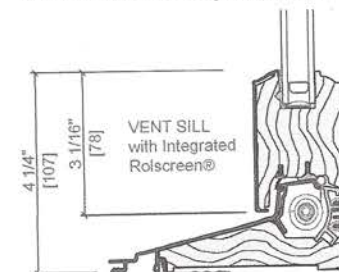
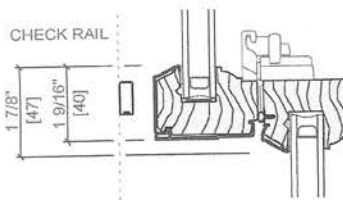
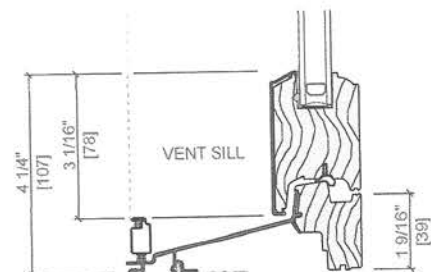
Air, Water, & Structural Performance	<b>Performance Class &amp; Grade Rating</b>	<b>Water Penetration Resistance</b>	<b>Air Infiltration</b>	<b>Design Pressure</b>	<b>Forced Entry</b>		
	H-CW30 - CW50	4.6 - 7.5 psf	.11	30 - 50 psf	10		
Thermal Performance	<b>Type of Glazing (Argon fill)</b>	<b>U-Factor</b>	<b>SHGC</b>	<b>VLT %</b>	<b>CR</b>	<b>Energy Star® Capable</b>	
Vent Units 11/16" glass thickness	Advanced Low-E IG	0.28 - 0.30	0.25 - 0.28	0.47 - 0.54	59 - 60	NC, SC, S	
	SunDefense™ Low-E IG	0.28 - 0.29	0.19 - 0.21	0.44 - 0.50	60	NC, SC, S	
	AdvancedComfort Low-E IG	0.25 - 0.26	0.25 - 0.28	0.46 - 0.52	49	N, NC, SC, S	
	NaturalSun Low-E IG	0.29 - 0.30	0.47 - 0.53	0.54 - 0.61	59	N	
Sound Performance	<b>Frame Size Tested</b>	<b>Type of Glazing</b>	<b>Integral Grilles</b>		<b>Removable or No Grilles</b>		
			<b>STC</b>	<b>OITC</b>	<b>STC</b>	<b>OITC</b>	
	Vent; 45" x 65"	11/16" Overall glazing thickness	2.5mm / 2.5mm glass	27	24	26	22
			3mm / 3mm glass	29	24	28	23
			3mm / 5mm glass	33	29	32	28
3mm / 6.1mm Laminated glass			34	29	33	28	

Code Approvals: Hallmark Certified; FPA# 20675; TDI# Win-2174

See the Performance section to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Patent-pending retractable screen that moves seamlessly with the sash of a double- or single-hung window.



Other frame types are available. Not to scale. All dimensions are approximate.



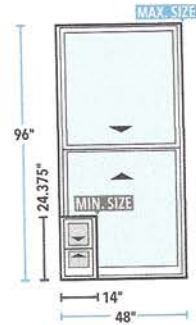
# Standard Sizes

Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"	3' 9 3/4"	4' 0"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"	3' 9"	4' 0"
(908) (889)	50 2135	50 2535	50 2935	50 3335	50 3735	50 4135	50 4535	50 4835
(1 060) (1 041)	50 2141	50 2541	50 2941	50 3341	50 3741	50 4141	50 4541	50 4841
(1 213) (1 194)	50 2147	50 2547	50 2947	50 3347	50 3747	50 4147	50 4547	50 4847
(1 365) (1 346)	50 2153	50 2553	50 2953	50 3353	50 3753	50 4153	50 4553	50 4853
(1 467) (1 448)	50 2157	50 2557	50 2957	50 3357	50 3757	50 4157	50 4557	50 4857
(1 518) (1 499)	50 2159	50 2559	50 2959	50 3359	50 3759	50 4159	50 4559	50 4859
(1 670) (1 651)	50 2165	50 2565	50 2965	50 3365	50 3765	50 4165	50 4565	50 4865
(1 822) (1 803)	50 2171	50 2571	50 2971	50 3371	50 3771	50 4171	50 4571	50 4871
(1 975) (1 956)	50 2177	50 2577	50 2977	50 3377	50 3777	50 4177	50 4577	50 4877
(2 153) (2 134)	50 2184	50 2584	50 2984	50 3384	50 3784	50 4184	50 4584	50 4884

# Special Sizes

Special sizes are available in 1/8" increments.  
Replacement windows are available in 1/2" sizes.

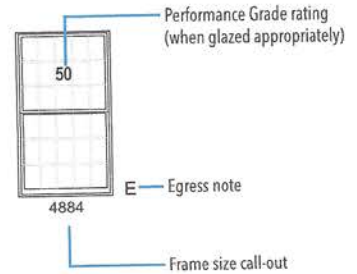
## Vent-Equal



Cottage and custom sash split also available. Specify checkrail height when ordering.

Transoms and Companion fixed windows available for combinations. See Casement window offering for matching glass sight-lines, or see the Fixed Frame Direct Set offering.

Integrated Rolscreen® only available on sizes ≥ 21" wide and ≥ 34" tall, and ≥ 48" wide ≤ 84" tall.



HurricaneShield® Impact Resistant glazing with higher design pressure ratings available.

### Egress Notes:

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
  - E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².
- Check all applicable local codes for emergency egress requirements.

Not to scale.  
Traditional grille patterns shown.





Architect Series® Reserve™

In-Swing Door



Air, Water, & Structural Performance

Door Height	Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
≤ 8'	LC55	8.36 psf	0.10	55 psf	40
≥ 8'	LC40	6.0 psf	0.10	40 psf	40

Thermal Performance

13/16" glass thickness; Triple-Pane Insulating glass is also available.

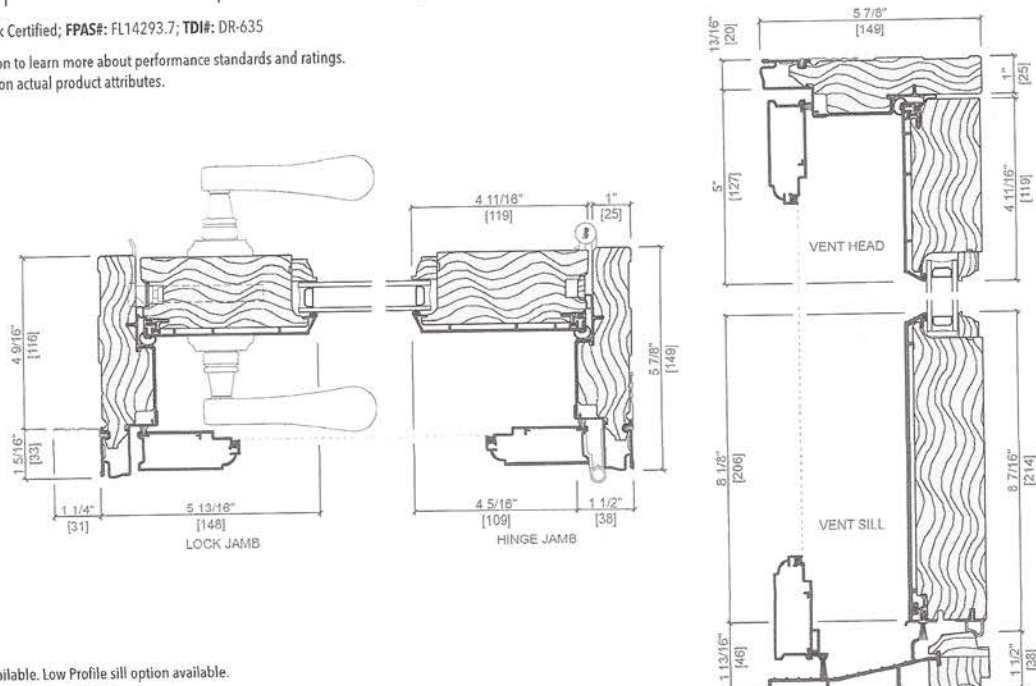
Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	Energy Star® Capable
Advanced Low-E IG	0.28 - 0.30	0.16 - 0.22	0.27 - 0.39	59 - 62	N, NC, SC, S
SunDefense™ Low-E IG	0.27 - 0.30	0.13 - 0.16	0.25 - 0.36	60 - 62	N, NC, SC, S
AdvancedComfort Low-E IG	0.25 - 0.27	0.16 - 0.21	0.27 - 0.38	47 - 49	N, NC, SC, S
NaturalSun Low-E IG	0.28 - 0.32	0.28 - 0.40	0.31 - 0.44	59 - 61	N, NC

Sound Performance

Frame Size Tested	Type of Glazing	Integral Grilles		Removable or No Grilles		
		STC	OITC	STC	OITC	
71-1/4" x 81-1/2"	13/16" Overall thickness	3mm / 3mm glass	32	27	31	25
		3mm / 5mm glass	34	29	33	28
		4.7mm / 7.6mm PVB	35	30	34	28

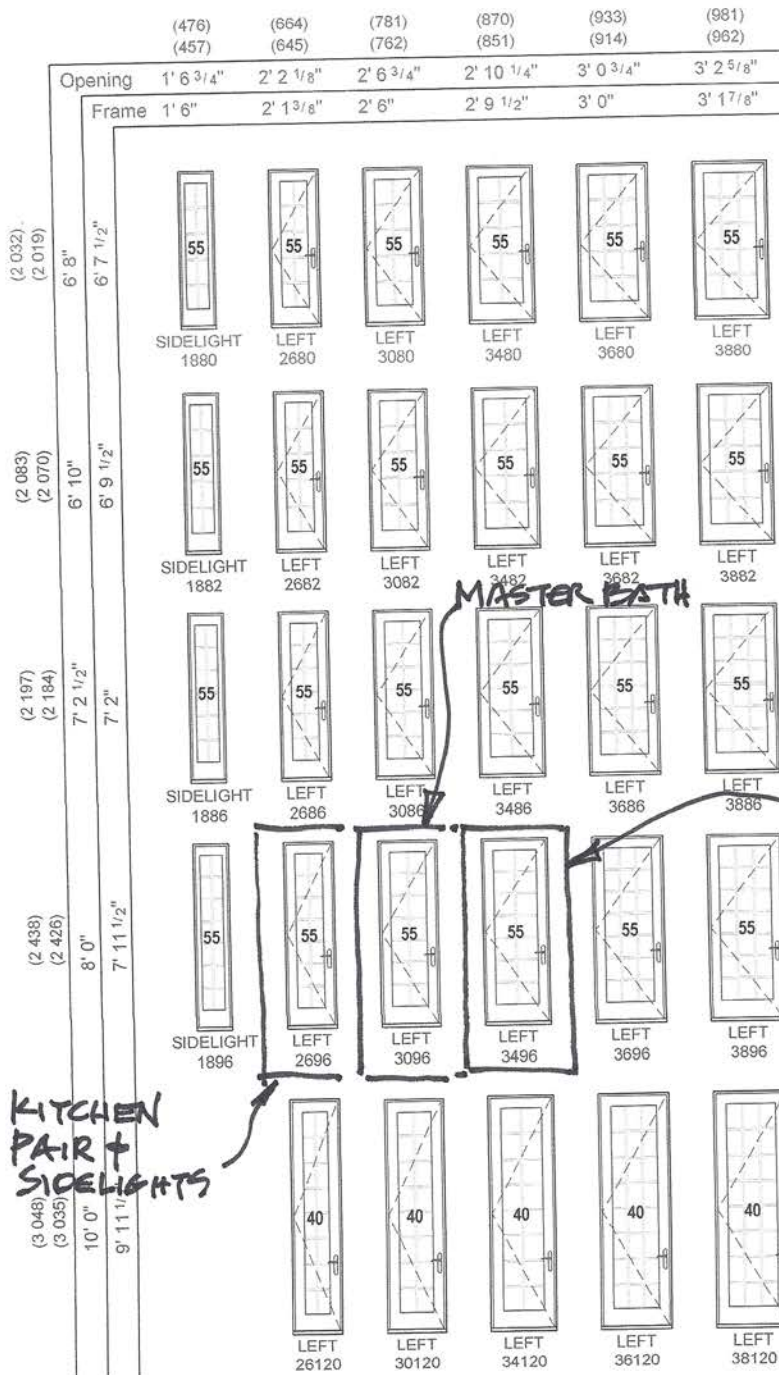
Code Approvals: Hallmark Certified; FPAS#: FL14293.7; TDI#: DR-635

See the Performance section to learn more about performance standards and ratings. Performance varies based on actual product attributes.



Other frame types are available. Low Profile sill option available. Not to scale. All dimensions are approximate.

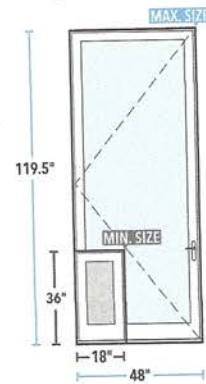
## Standard Sizes



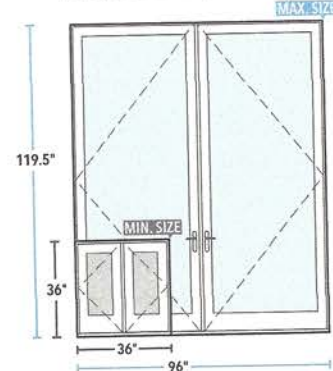
## Special Sizes

Special sizes are available in 1/8" increments.

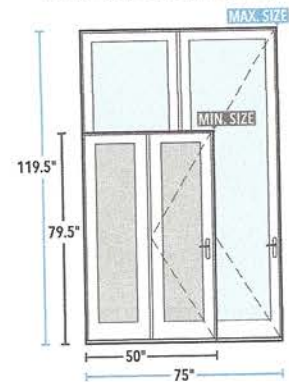
### Single Door (L/R)



### Double-Door (AP/PA)



### Double-Door (AF/FA)



Performance Grade rating  
All doors and sidelights are glazed with tempered glass.



LEFT 3882 — Frame size call-out

HurricaneShield® Impact Resistant glazing with higher design pressure ratings available.

Fixed Casement Transoms with wide stiles for matching glass sight lines and companion fixed frame direct set windows available for transom combinations. See the on-line ADM for details or consult your local Pella Sales Representative for details.



Not to scale.

Traditional grille patterns shown.

Left-hand doors shown, right-hand and fixed also available.



## Fiberglass and Steel Entry Doors

GROUND FLOOR ONLY



### Architect Series®

- The richest, most beautiful and realistic prefinished wood-grain or smooth fiberglass in the industry – available prefinished in seven stain colors, 14 paint colors or unfinished.
- Sturdy, substantial door panel that feels like a wood door when it swings open.
- Straight-edge door panel lined in real oak with an optional mahogany frame gives the illusion of a solid wood door.
- Pella's exclusive AdvantagePlus™ protection system and PermaSeal™ design provide superior weather resistance.

### Pella®

- Choose stainable or paintable wood-grained fiberglass – or paintable Smooth fiberglass or steel.
- Panel can arrive unfinished or prefinished in seven stain colors or 14 paint colors.
- Pella's exclusive AdvantagePlus™ protection system and PermaSeal™ design provide superior weather resistance.

### Encompass by Pella®

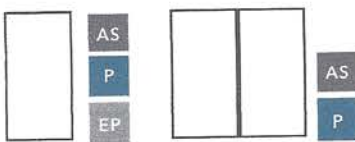
- Affordable, durable performance backed by Pella
- Selective paints, stains, glass and panel options to complement any style.
- Elevated frame design helps guard against damaging moisture.



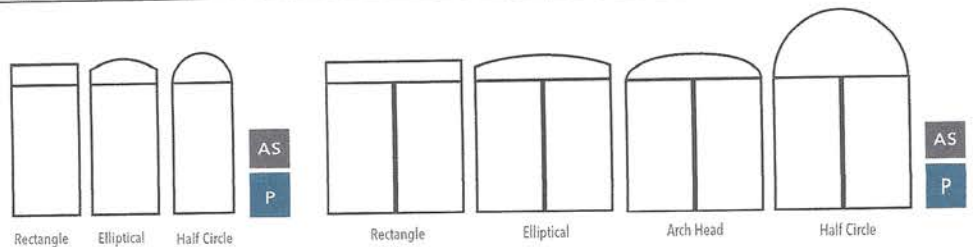
Pella Fiberglass and Steel Entry Door System Warranty\*

\*Available only with optional AdvantagePlus™ Protection System.

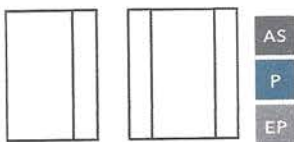
### Single and Double Doors



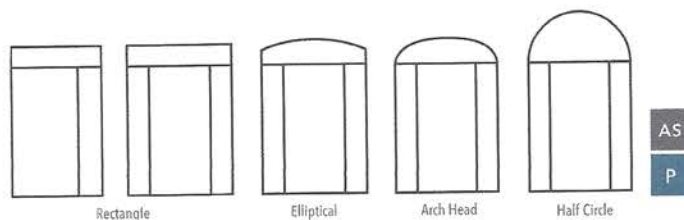
### Single and Double Doors with Transoms



### Single Door with Sidelights



### Single Door with Sidelights and Transoms

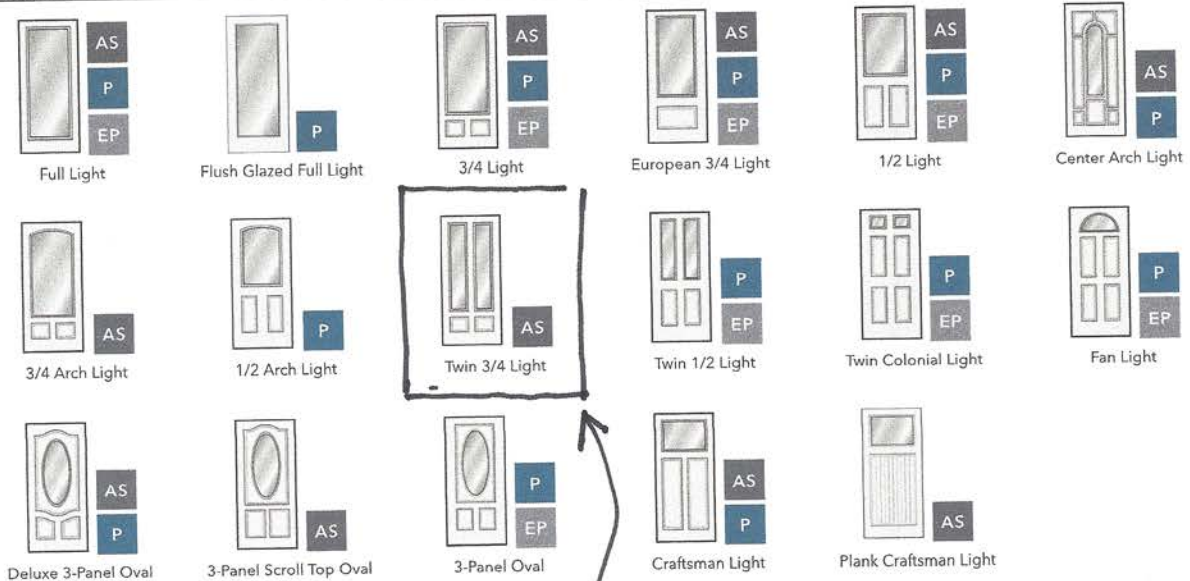


Transoms are available in Aluminum-Clad frame only. Availability of Aluminum-Clad frame transom shapes differ with decorative glass type.



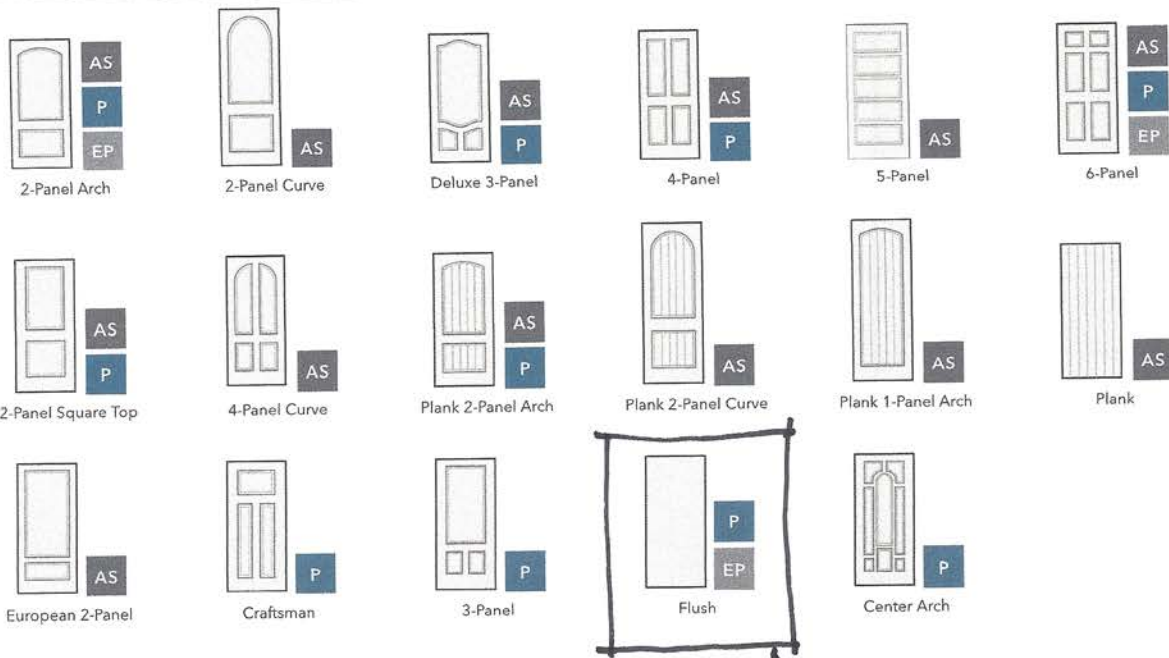
### Panel Options

#### Glass Panels



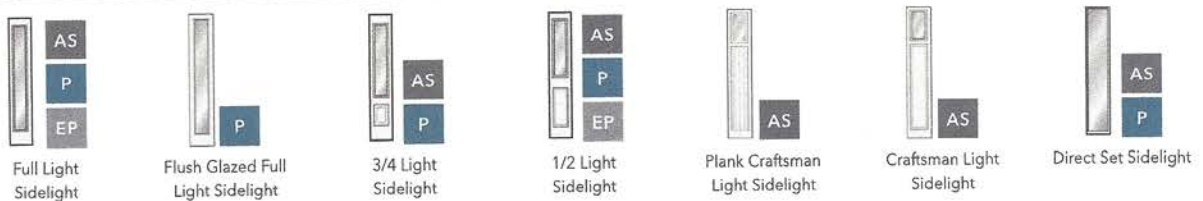
**WEST MUDROOM 3'-0" x 6'-8"**

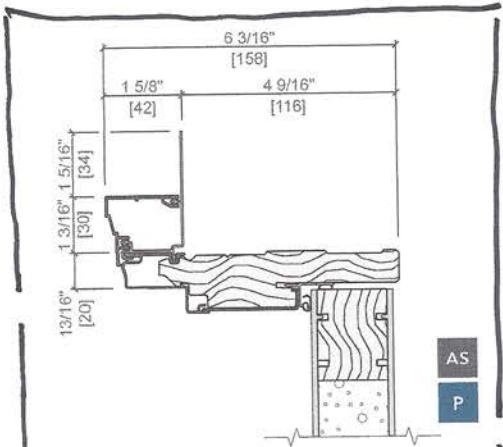
#### Solid Panels



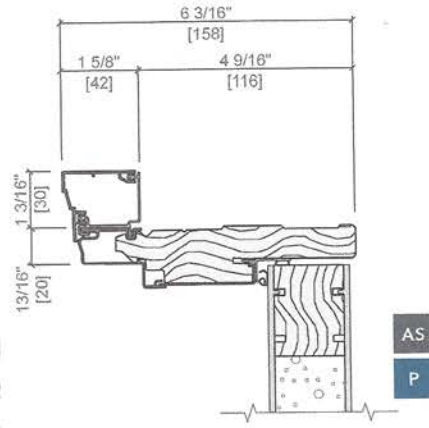
**SOUTH STORAGE - PAIR (2) 3'-0" x 6'-8"**

#### Sidelights

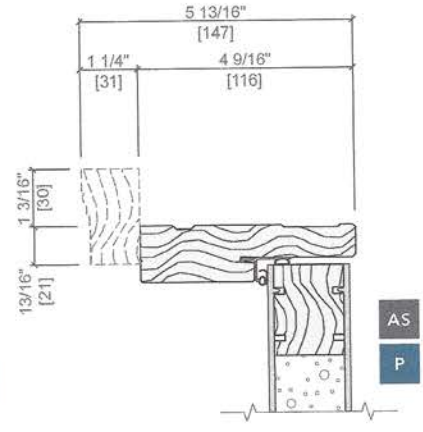




NEW CONSTRUCTION  
BRICKMOULD  
with FIN



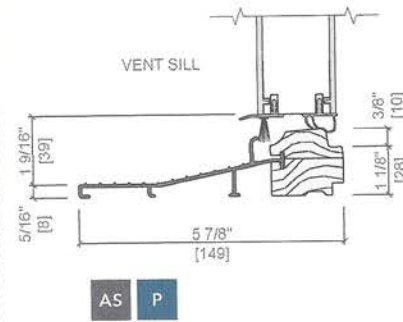
RENOVATION  
BRICKMOULD  
without FIN



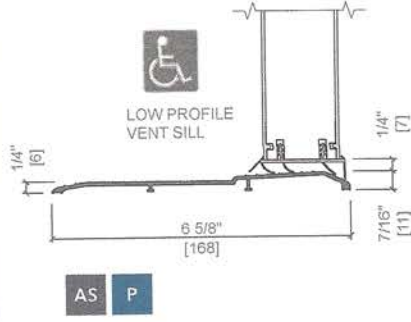
WOOD  
2" BRICKMOULD

# MUDROOM WEST DOOR

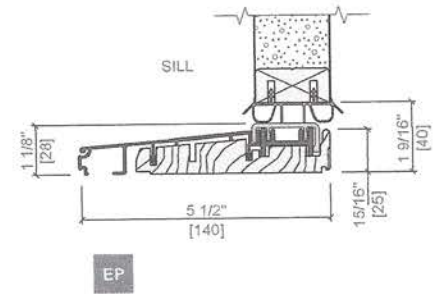
In-Swing Doors



AS P

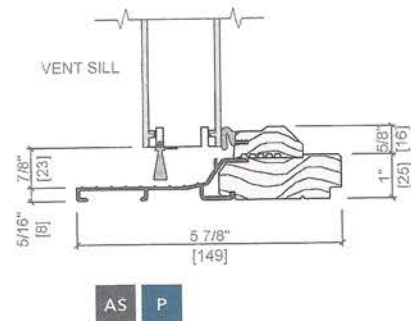


AS P

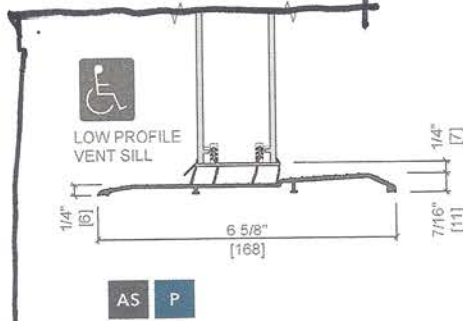


EP

## Out-Swing Doors - SOUTH STORAGE ROOM



AS P



AS P

