

**Scala, Mary Joy**

**From:** Scala, Mary Joy  
**Sent:** Tuesday, November 15, 2005 11:53 AM  
**To:** 'Frederick Wolf'  
**Subject:** Window replacement at 327 6th St SW

Fred,

If you recall, you and I were supposed to look at a sample window for Curtis Morton to see if it meets the BAR's conditions for max. 5/8" glass thickness and interior/exterior muntins with spacer bars.

I spoke to the Window World owner, Ted Moore, who says they only carry the ComfortWorld brand, and it only comes in 7/8" thickness (with 1/2" air space).

He said Comfortworld 8000 have interior and exterior muntins with (something) in between.

The windows are composite material (cellulite/PVC mixture) that are sold for historic applications since they can be painted.

Mr. Moore doesn't let the sample leave the office, but is willing to bring the window over personally to show us, if we choose a time. I am available Friday.

He also said the Weathershield type window that we approved at University Baptist (which I described to him) would be 3/4" thickness. He said 5/8" thickness would be unusual.

I am trying to help Mr Morton. I suggested that he go to Windows and More to check into the Weathershield but I'm afraid they will be much more expensive.

Do you want to look at the Comfortworld 8000 to see if it is acceptable, or do you think it absolutely would not be acceptable so it is a waste of time, or what would be your suggestion how to proceed? For example, should we describe all the features we require/accept in a window so he can take it to local dealers? Are there other dealers besides Windows and More that would have the type of window the BAR is requiring?

Thank you.

Mary Joy

Mary Joy Scala, Preservation and Design Planner  
 City of Charlottesville  
 Department of Neighborhood Development Services  
 City Hall - 610 East Market Street  
 P.O. Box 911  
 Charlottesville, VA 22902  
 Ph 434.970.3130 FAX 434.970.3359  
 scala@charlottesville.org

11-30-05

Told Mr. Morton he could  
 go with Comfortworld 8000  
 (no muntins) or  
 admin. approve Norco  
 @ Windows and More.

Undated note

Mike Teebow - Teebow Bldg.  
 Will use Jeld Wen Jefferson 100  
 series wood

11/15/2005

2 on N side; 4 on S side  
 1 in back; 1 in front

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

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



September 26, 2005

Curtis L. Morton, Jr.  
916 Raymond Road  
Charlottesville, VA 22902

**BAR 05-09-02**  
**327 6<sup>th</sup> Street SW**  
**TM 29 P 188**

**Replace existing wood windows with aluminum clad windows**  
**Curtis L. Morton, Jr., Applicant**

Dear Mr. Morton,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 20, 2005.

The BAR voted (8-0) to approve your application as submitted, finding it to be consistent with the guidelines and code, with one condition that the applicant brings a sample window to show staff and one member of the BAR for approval. The glass thickness should not exceed 5/8". The windows may have either true divided lights or simulated divided lights with muntin bars located on both the interior and exterior, with spacer bars between.

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

If you have any questions, please contact me at 970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 20, 2005**



BAR 05-09-02  
327 6<sup>th</sup> Street SW  
TM 29 P 188

Replace existing wood windows with solid vinyl windows  
Curtis L. Morton, Jr., Applicant

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**Background**

The Benjamin Tonsler house (1875-79) is property is an individually protected property. The architectural and historic survey is attached.

**Application**

The applicant proposes to replace thirteen existing wood windows: seven on the front (east) and six on the side (north) elevations with double hung, aluminum clad windows that will match the originals in size and appearance. The aluminum windows will be painted to match the trim. The surrounding wood trim will not be replaced.

**Discussion**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

## **Pertinent Design Review Guidelines – Rehabilitation**

### **C. WINDOWS**

*2. Retain original windows when possible.*

*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.*

### **Recommendations**

Many of the other windows have already been replaced over the years with wood double hung windows. The windows to be replaced are probably original. The owner wants to replace them because they are not air-tight. They vary in style: the tower windows are 1/1; the lower front window is 6/2; the upper front windows are 4/4; the lower side windows are 6/6.

Where possible, staff always recommends repair of original windows, rather than replacement. However, having viewed the windows, staff would recommend replacing the windows with the aluminum clad window as proposed. The windows should have exterior and interior muntins with spacer bars. The owner intends to replicate the original number of panes in each replacement window. He intends to repair and paint the original plain surrounds.

### **Suggested Motions**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 327 Sixth Street, SW

MAP & PARCEL: 29-188

CENSUS TRACT AND BLOCK: 5.01 - 110

PRESENT ZONING: R-2

ORIGINAL OWNER: Benjamin E. Tonsler

ORIGINAL USE: Residence

PRESENT USE: Residence

PRESENT OWNER: Mabel T. Sampson

ADDRESS: 327 Sixth Street, SW

Charlottesville, Virginia

HISTORIC NAME: Benjamin Tonsler House

DATE / PERIOD: 1875-79

STYLE: No Identifiable Style

HEIGHT (to cornice) OR STORIES: 2 Storeys

DIMENSIONS AND LAND AREA: 65' x 93' (6045 sq. ft.)

CONDITION: Poor

SURVEYOR: Bibb

DATE OF SURVEY: Fall 1980

SOURCES: City/County Records

Mrs. Harry E. Byers (Fannie Sampson Byers)

Moore, Albemarle: Jefferson's County

## ARCHITECTURAL DESCRIPTION

This is an interesting adaptation of elements of the Italianate and Second Empire styles to a very modest house. The asymmetrical massing and corner tower are in the style of the Italian villa, while the tower's Mansard roof is Second Empire, and the steep gable roof of the main block suggests the Gothic Revival style. Basically, it is a two-storey house with a rear wing and a tower projecting from one corner of the facade. It is set on a low foundation. The walls are stuccoed, but probably were originally covered with some kind of wooden siding. The central block is two storeys tall, three bays wide, and single pile. It has a high-pitched gable roof covered with standing-seam metal with boxed cornice and intricate scroll brackets at the peaks of the gables. Gable-roofed wall dormers, with the same brackets in the gables, are located just south of center on the front and rear elevations. A small one-storey veranda covers the center bay of the facade. It has a steep bellcast truncated hip roof covered with standing-seam metal with boxed cornice, a plain frieze, and turned posts. The balustrade has been lost. The four-paneled entrance door in the center bay has a two-light rectangular transom. Windows in the main block and rear wing are double-sash with plain surrounds, slightly shorter at the second level. They are 6-over-2 light on the facade, 6-over-9 light on the south end, and 6-over-6 light on the north end and in the rear wing. There is a pair of full-sized double-sash 4-over-4 light windows in the dormer on the facade; the rear dormer is narrower and contains only one window. There is a central chimney corbelled out over the roof and smaller chimneys in the wing and at the rear of the tower. All three are covered with stucco or concrete. The rear wing is one bay wide and located somewhat north of center. It is shorter than the central block, but it has lower ceilings so that the cornice is above the second storey windows. A one-storey back porch along the south side of the wing has been enclosed and stuccoed. The tower projects from the northeast front corner of the central block. It is a full two storeys tall, with its cornice about the height of the ridge of the main roof. Its Mansard roof is covered with metal plates. Windows are narrow paired 1-over-1 light at both levels of the tower.

## HISTORICAL DESCRIPTION

Benjamin E. Tonsler was Principal of Jefferson School, the first black public school in Charlottesville, from its opening in 1895 until his death in 1917. Tonsler Park at Cherry Avenue and Fifth Street, SW, was named in his honor. Tonsler purchased this lot in 1876 (ACDB 73-293) and, according to tax records, built this house before 1880. His daughter, Mabel T. Sampson, bought the house from the other heirs in 1940 (City DB 107-382). Mrs. Sampson still owns the house and lived there until a few years ago.

## SIGNIFICANCE

This house is an interesting vernacular combination of elements of the Italianate and Second Empire styles. It was the home of Benjamin Tonsler, a prominent local black educator.



327 6th St SW

Mr. Morton,

The University Baptist Church first proposed using a vinyl coated aluminum Rusco Proweld with interior muntins. The BAR did not like that type of window but did later approve a Norco window, which was aluminum clad wood with simulated divided lights inside and outside with spacer bars. The church replaced the sash only, with the wooden brick mould trim left intact on the outside. The Church also presented a Weathershield window and the BAR said they could use that brand if it replicated the Norco design, especially with the raised muntin on the exterior. The BAR was concerned about the size of the muntin – they wanted it large enough to look like a real muntin, not the narrow fake type.

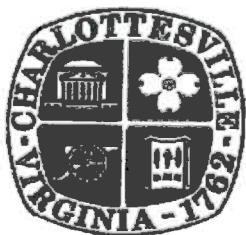
I don't know who their supplier is, but you could call Sandy Jones Garrison 924-2577, who worked on the project.

I hope this helps.

Mary Joy Scala

Ed Smith  
293-5106

esmith@cstone.net



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

**RECEIVED**

AUG 3 2005

NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

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

Information on Subject Property

Physical Street Address: 327 6<sup>th</sup> St NW  
PAR 88  
City Tax Map/Parcel: 29

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

Applicant

Name: Curtis L. Montoya  
Address: 916 Raymond Rd  
Charlottesville, VA 22902  
email: CLM001@aol.com  
Phone: (w) 2935754 (h) 2935754  
FAX: 434-2959085

Signature of Applicant

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

Curtis L. Montoya 8-10-05  
Signature Date

Property Owner (if not applicant)

Name: same  
Address: \_\_\_\_\_  
email: \_\_\_\_\_  
Phone: (w) \_\_\_\_\_ (h) \_\_\_\_\_  
FAX: \_\_\_\_\_

Property Owner Permission (if not applicant)

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name of Historic District or Property: Towler House Fiveville District

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

I would like to have a window well-constructed and would not compromise the historical value of the home

Attachments (see reverse side for submittal requirements):

**For Office Use Only**

Received by: Lisa A. Burnore

Fee Paid: \$150<sup>00</sup>

Date Received: 8/3/05

Approved (Disapproved) by: \_\_\_\_\_

Date: \_\_\_\_\_

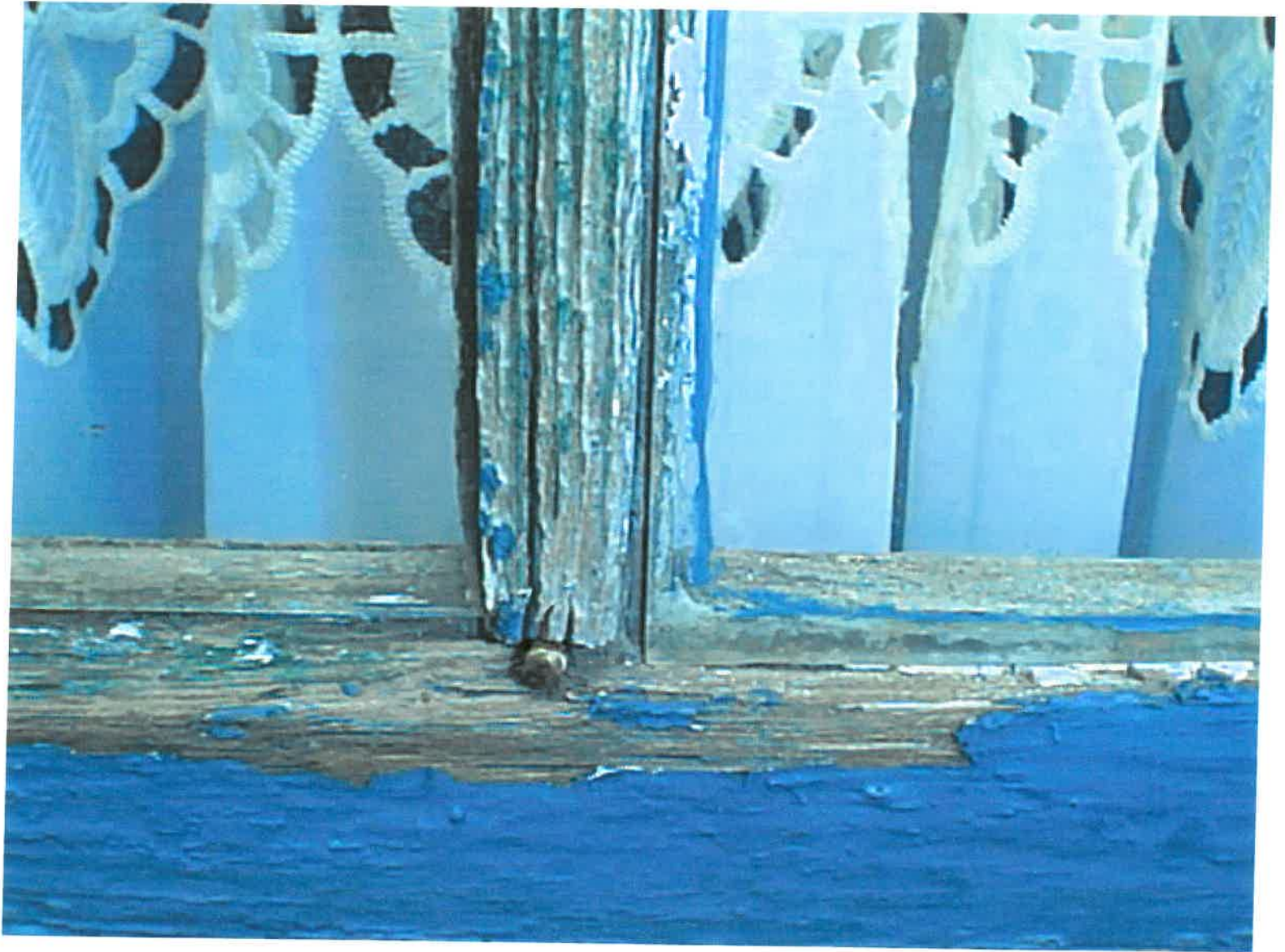
Conditions of approval: \_\_\_\_\_





Curtis Morton  
Benjamin Tonsler House  
Castle Hill  
Sixth Street SW  
Fifeville





Curtis Morton



















# Comfortwork 8000

*Benefit From Our  
Quality Construction*

- 1** Revolutionary jamb design allows ease of installation.
- 2** Double-Hung Recessed Sash Lift operation of lower sash is fingertip easy.
- 3** Full 7/8" Insulated Glass helps reduce heating and cooling costs and is held in place with an attractive exterior glazing bead.
- Cellular Composite material insulates better than wood. Will not warp, crack, peel, splinter, decay or rot.
- 5** Sash constructed with engineered mortise and tenon joints for strength and rigidity.
- 6** Easy-Tilt Step Jamb Liners with leaf and bulb weatherstripping.
- 7** Intercept® "Warm Edge" Spacer System reduces energy costs.
- 8** Recessed Double Locks close in opposite directions to create a tighter seal.
- 9** Recessed Tilt Latch designed for added strength and security; tested and forced entry rated for intrusion resistance.
- 10** All Extrusions finished with a hard, dent-resistant extruded cap that can be painted or can serve as a finish coat.
- 11** Extruded Screen for maximum ventilation and insect control; easily removed from inside your home.
- Foam-Type Weatherstripping inserted in top sash top rail, bottom sash bottom rail, and bottom sash top rail for superior weather tightness.
- 13** Sloped Sill with a "true wood window" 14° angle.

