

From: Scala, Mary Joy
Sent: Friday, September 29, 2017 9:56 AM
To: 'Ryan Rooney'; Chris Crehan (thomas.c.crehan@gmail.com)
Subject: BAR Action - 327 6th Street SW - September 19, 2017

September 29, 2017

Chris Crehan
331 7-1/2 Street SW
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 17-09-04
327 6th Street SW
Tax Parcel 290188000
Ryan L. Rooney and Kevin G. Badke, Owner/Chris Crehan, Applicant
Window Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and that the BAR approves the application as submitted with the clarification that all the windows will be consistent in trim (pick a trim from the existing windows and then match that around the house), keep the one-over-one at the front right elevation, and all the other windows will be consistent in glazing (there is a consensus of two-over-two), except for the two windows in the front door, which should be four-over-four. Sarafin seconded. The motion was approved (7-0).

This certificate of appropriateness shall expire in 18 months (March 19, 2019), 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.

NOTE: The Chair had concerns about the roof replacement not matching the previous roof, and requested that the owner appear at a future meeting to discuss.

I have scheduled the discussion on the October 17 meeting; please let me know if you are unable to attend that date.

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

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 19, 2017**



Certificate of Appropriateness Application

BAR 17-09-04

327 6th Street SW

Tax Parcel 290188000

Ryan L. Rooney and Kevin G. Badke, Owner/Chris Crehan, Applicant

Window Replacement

Background

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

September 2005- The BAR voted (8-0) to approve the application for the replacement of 13 windows (7 on front side, 6 on the north side) with the 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.

A note from 11-30-2005 said Mr Morton was told he could use either Comfortworld 8000 composite windows or Norco aluminum clad wood windows with interior and exterior muntins and spacer bars. A later, undated note said a contractor planned to use Jeld Wen Jefferson 100 series wood windows: 2 on north side; 4 on south side; 1 in front and 1 in back. It appears some of the windows have been replaced.

Application

The applicant is asking to replace all the existing windows with Pella aluminum clad wood windows with either ogee or putty glaze muntin profile.

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

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

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*

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

Pertinent Design Review Guidelines for Rehabilitations

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 are 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.

Discussion and Recommendations

Regarding any window replacement, the BAR should determine:

(1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and

(2) If appropriate, then what type of replacement window is permitted in each specific case. In general,

- Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. The BAR has also approved, in certain locations, replacement windows of fiberglass like Marvin Integrity, or composites such as Anderson Renewal, which combine wood sawdust with vinyl. Vinyl windows are rarely permitted due to concerns with durability and appearance.
- The pattern of lights should match the existing pattern in most cases. If existing windows are divided, then simulated divided lights (SDLs) may be used. In that case, muntins should be applied to exterior with a spacer bar between the glass.
- The size of the window opening in the exterior wall should not change. The dimensions of the window, sashes, glass area, and muntins should match the original as closely as possible.
- All existing exterior window trim must be retained, and repaired if necessary.
- The glass must be clear (min 70 VLT).

At least some of the windows have been replaced since 2005. Staff recommends allowing all the windows to be replaced with one consistent type of window. The previous windows had several different light patterns, including 2/2 and 4/4 on some of the front windows. It would be appropriate to match the previous light pattern, or to use 2/2 light pattern consistently.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and that the BAR approves the application as submitted (or with the following modifications...).

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. 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.



Curtis Morton
Benjamin Tonsler House
Castle Hill
Sixth Street SW
Fifeville









CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



September 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 17-09-04

327 6th Street SW

Tax Parcel 290188000

Ryan L. Rooney and Kevin G. Badke, Owner/Chris Crehan, Applicant

Window Replacement

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala / cm".

Mary Joy Scala, AICP
Preservation and Design Planner



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 Email scala@charlottesville.org

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 RYAN L. ROONEY & KEVIN G. BADKE Applicant Name CHRIS CREHAN
Project Name/Description TONGLER HOUSE WINDOW REPLACEMENT Parcel Number 290188000
Project Property Address 327 6TH STREET SW

Applicant Information

Address: 331 7 1/2 STREET SW
CHARLOTTESVILLE, VA 22903
Email: THOMAS.C.CREHAN@GMAIL.COM
Phone: (W) (434) 760-5150 (C) _____

Signature of Applicant

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

Thomas C. Crehan 8/29/2017
Signature Date

Property Owner Information (if not applicant)

Address: 4221 HARDWOOD DRIVE
DES MOINES, IA 50312
Email: RYANLROONEY@GMAIL.COM
Phone: (W) (773) 383-5891 (C) _____

THOMAS C. CREHAN 8/29/2017
Print Name Date

Property Owner Permission (if not applicant)

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

Kevin Badke 8/29/17
Signature Date
KEVIN BADKE 8/29/17
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): REPLACE ALL WINDOWS IN HOUSE

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

For Office Use Only
Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 1087
Date Received: 8/29/17
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

PH-055

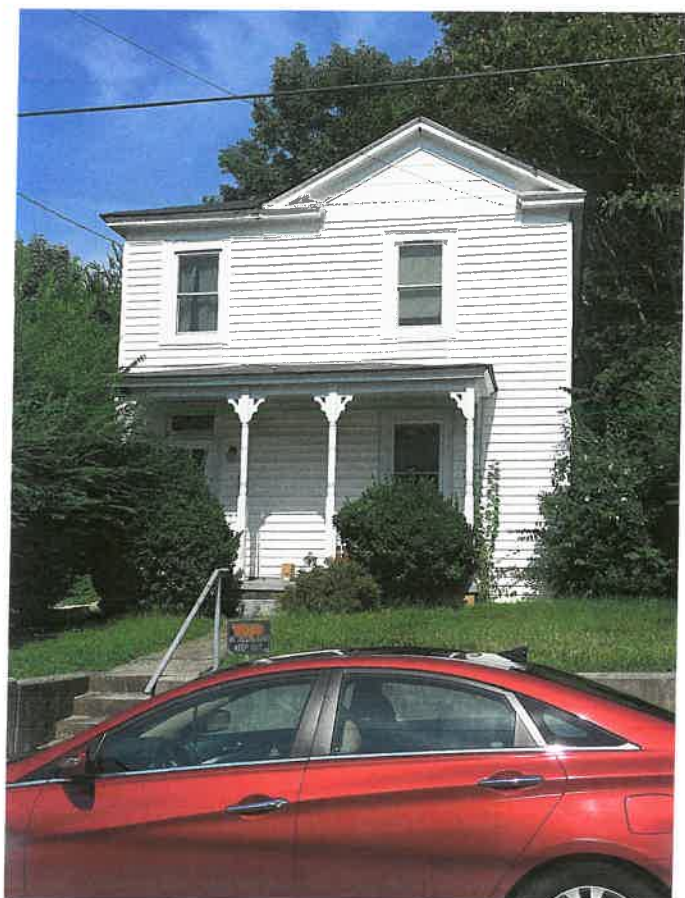
HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

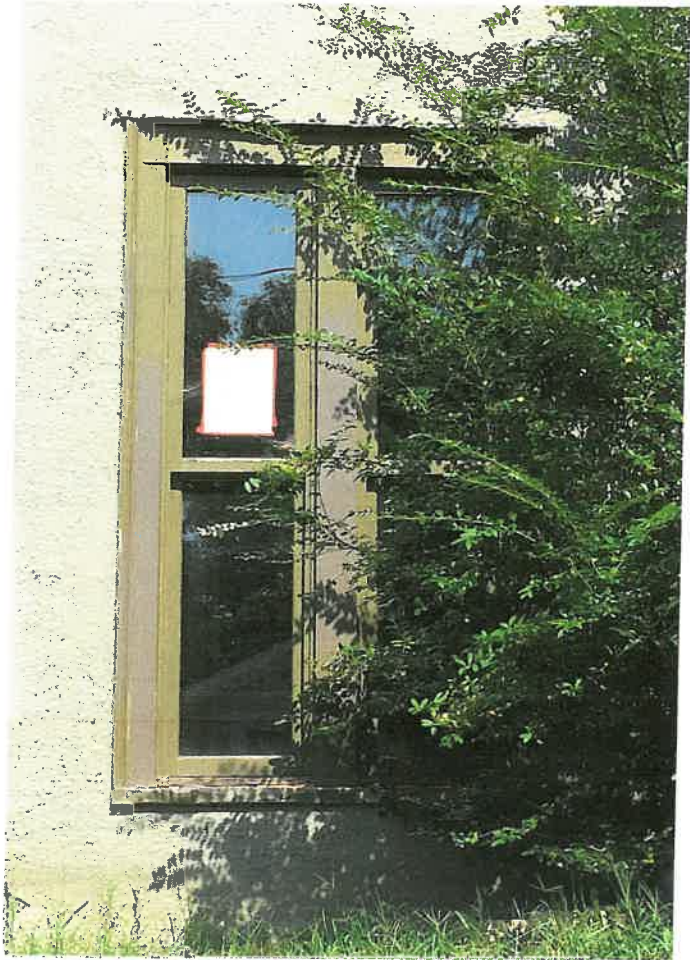
- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.





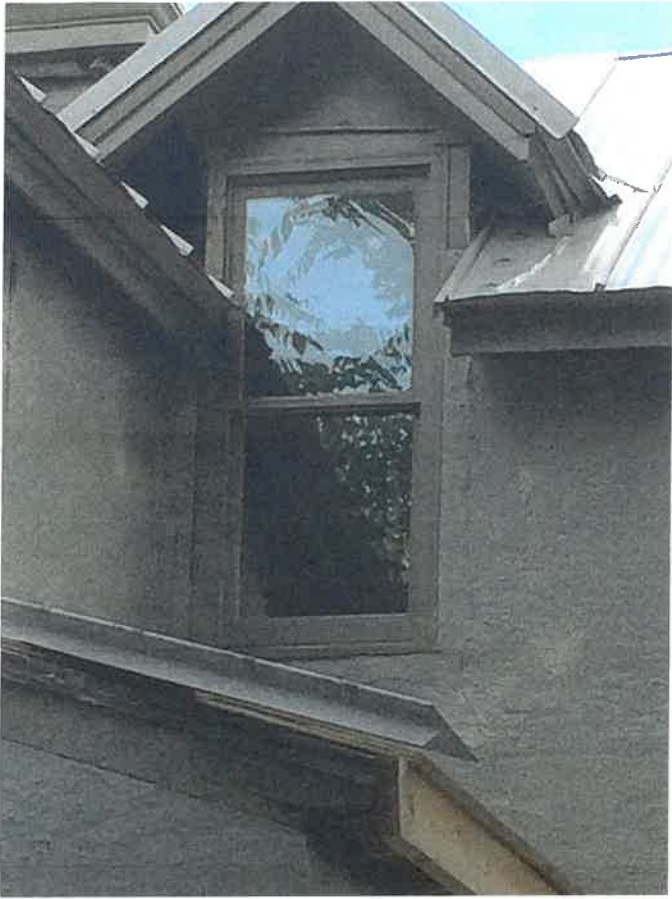
Front

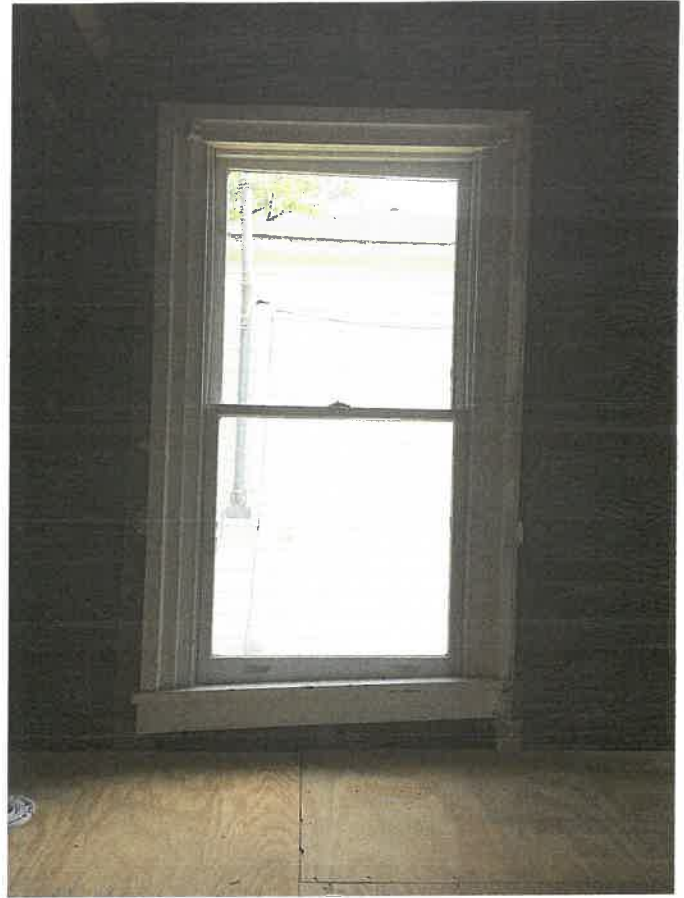


Front









OUT-OF-SQUARE EXISTING WINDOWS



SAMPLE ALUMINUM-CLAD REPLACEMENTS
WITH DIVIDED LIGHT & OGEE

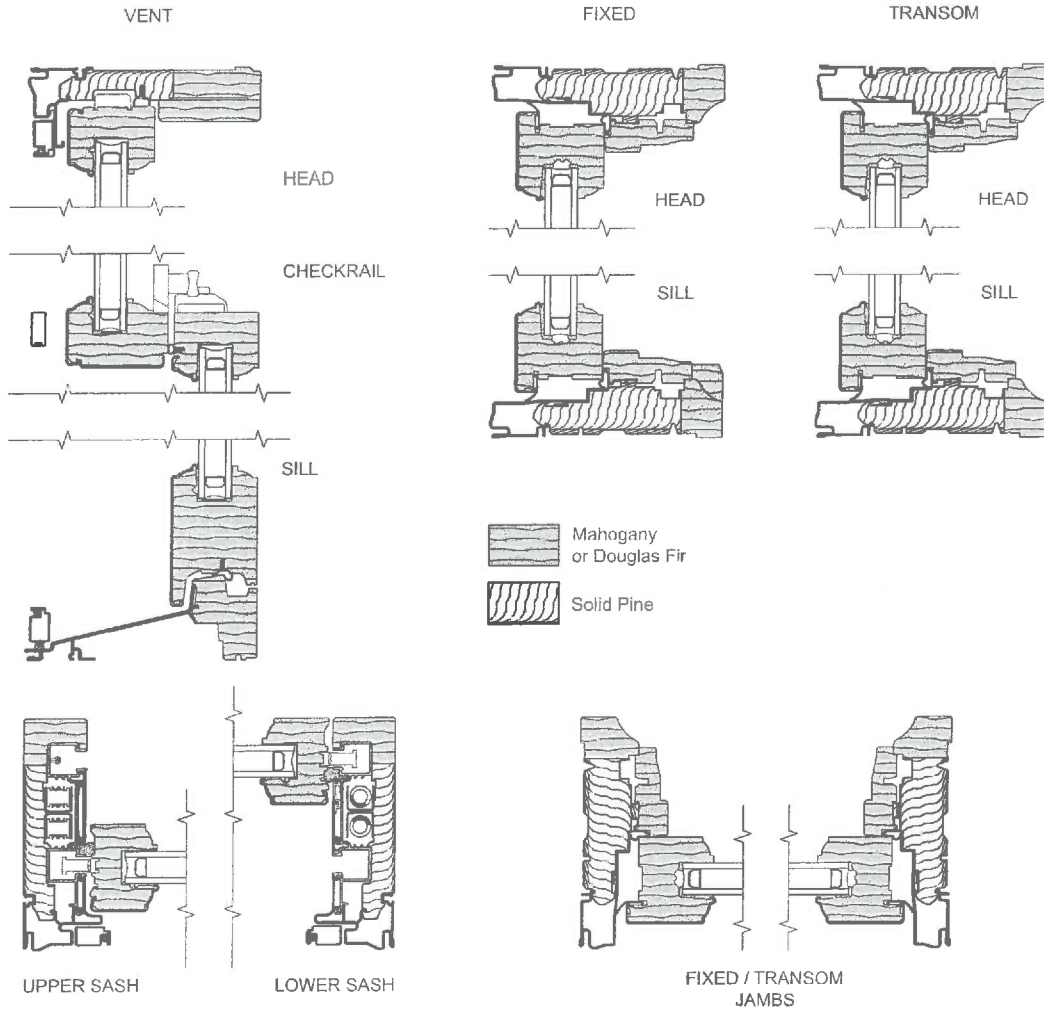


HUNG

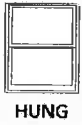
UNIT SECTIONS – WOOD COLLECTION

Aluminum-Clad Exterior

LX Double-Hung



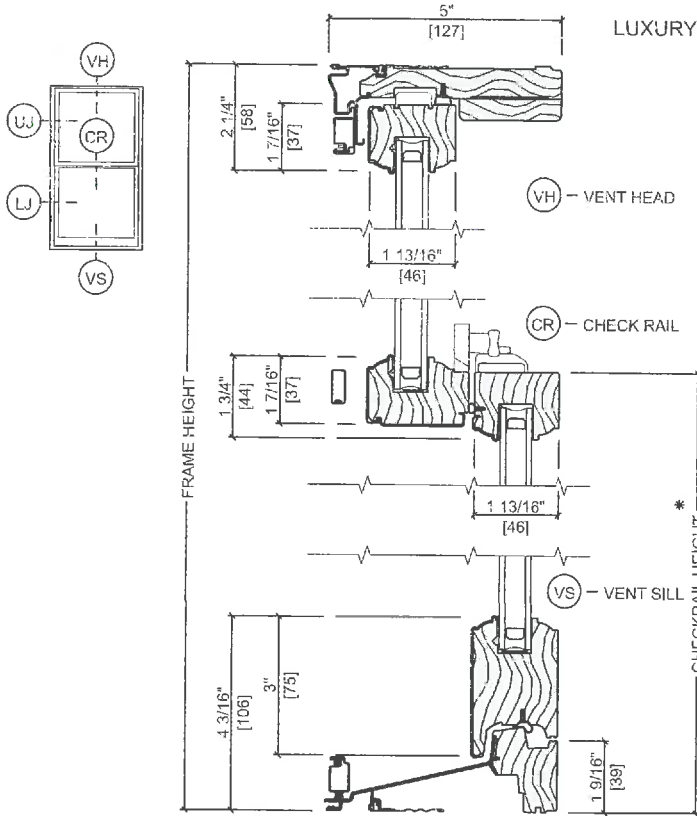
Scale 3" = 1' 0"



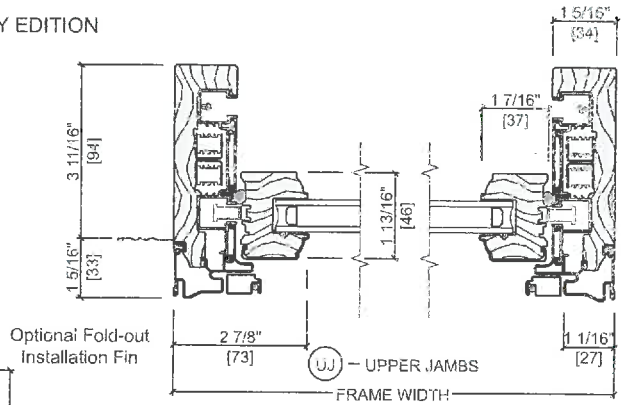
UNIT SECTIONS

Aluminum-Clad Exterior

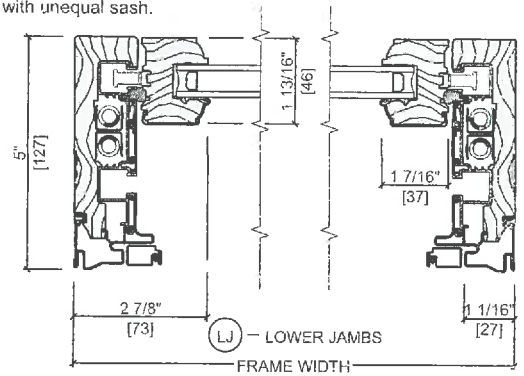
LX Single- and Double-Hung



LUXURY EDITION

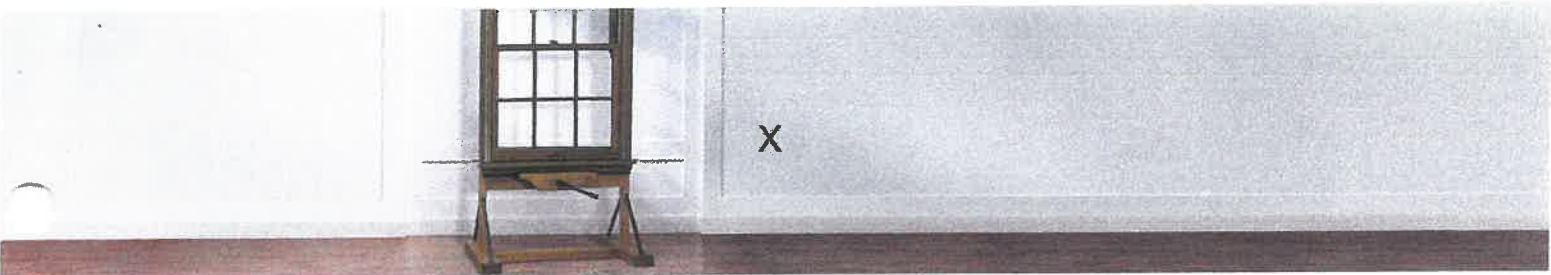


* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.



Cross 8-Lite Prairie 14-Lite Prairie Custom New England Top Row Traditional

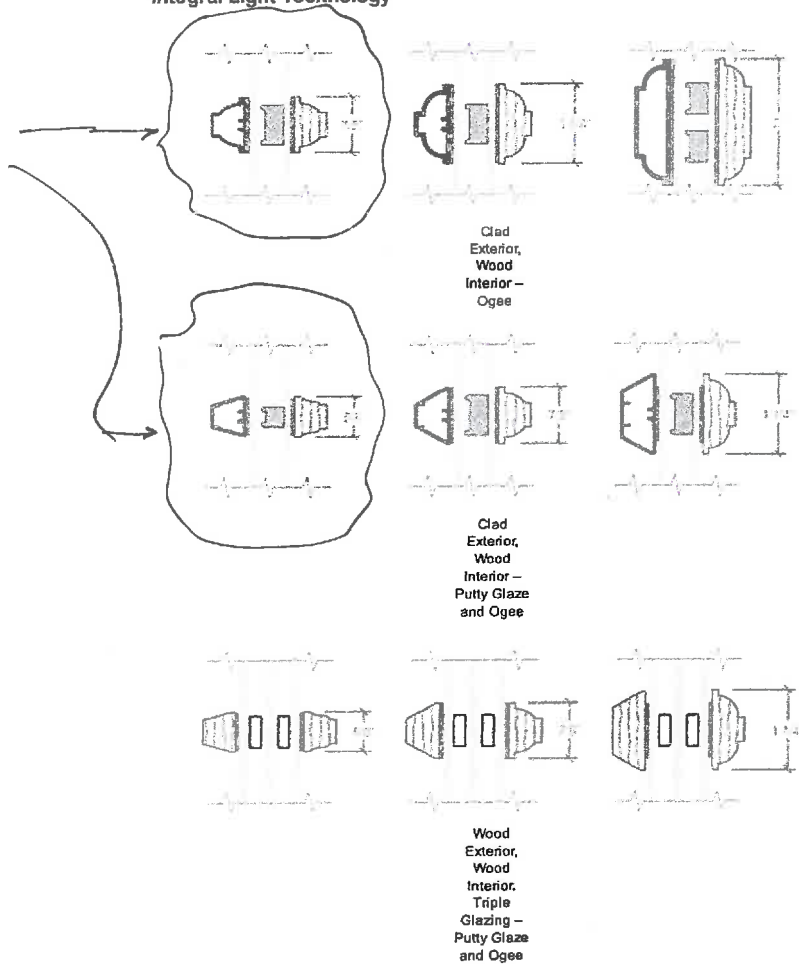


Victorian

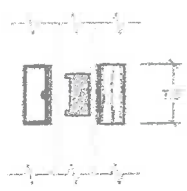
Grille Profiles

Integral Light Technology

CONSIDERING THESE TWO OPTIONS



Contemporary Style Collection



Square Grilles. Clad Exterior, Wood Interior

Removable Interior Grilles

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



BAR 05-09-02
327 6th Street SW
TM 29 P 188

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

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.

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 6th 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.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

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

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

11/15/2005



**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: 527 6th 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. Morton
Address: 916 Raymond Rd
Charlottesville, VA 22902
email: CLM1001@aol.com
Phone: (w) 2935754 (h) 2935754
FAX: 434-2958085

Signature of Applicant

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

Curtis L. Morton 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. Samore

Approved (Disapproved) by: _____

Fee Paid: \$150⁰⁰

Date: _____

Date Received: 8/31/05

Conditions of approval: _____

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



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 second 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

Benjamin E. Tonsler, who lived in this for house for 38 years, is remembered as one of Charlottesville's earliest and best known black educators. Tonsler was principal of Jefferson School from 1895 until his death in 1917. A graduate of Hampton Institute, Benjamin Tonsler was a friend of Booker T. Washington. More than 1,000 people attended a memorial service for him after his death. Tonsler Park, one block from the house, is named for him.

This house is an interesting vernacular combination of the elements of Italianate and Second Empire styles.

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

From: Scala, Mary Joy
Sent: Wednesday, October 25, 2017 3:51 PM
To: 'Ryan Rooney'
Cc: Eric Washington
Subject: BAR Action- 327 6th Street SW - October 2017

October 25, 2017

Ryan Rooney
4221 Hardwood Drive
Des Moines, IA 50312

RE: **Discussion**
327 6th Street SW
Roof installation

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 17, 2017. The following action was taken:

There was no formal motion, but Schwarz summarized the BAR's discussion:

- **We would like you to re-clad the tower portion with a flat seam and keep the Philadelphia gutters on that portion.**
- **We encourage you to put half round gutters on the rest of the house.**
- **You can rework the porch roof to shed water as needed.**
- **We are okay with you leaving the current standing seam roof on the rest of the house as installed.**
- **The metal on the tower will match the standing seam in color.**

To clarify, you may rebuild the front porch to match the original except that the roof will be shaped to properly drain water to gutters. If there was any wood scrollwork or original pieces that you removed that are still in good condition, you should incorporate them in the finished porch.

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

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, October 13, 2017 11:18 AM
To: Ryan Rooney; 'Eric Washington'
Subject: 327 5th Street SW roof
Attachments: Agenda_BAR Meeting_October 17 2017.docx; 327 6th Street SW_March 2017.pdf

Ryan,

I met this morning with Eric Washington, William Jefferson, and two members of the BAR, Melanie Miller, Chair, and Carl Schwarz, who happens to be an architect.

We had a very productive discussion, but it seems like , at the least, the roof on the tower will need to be re-done to match more closely the original design.

I am attaching the tentative agenda for the BAR meeting this Tuesday evening. Your roof installation at 327 5th Street SW will be discussed at approximately 6:40 pm in Council Chambers. I also attached your administrative approval for the roof.

Eric and William will attend, but FYI you should also attend if possible just because the BAR will be making decisions about the roof that you as property owner will be held to.

Mary Joy Scala

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
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Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

Administrative Approval

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Wednesday, March 29, 2017 3:27 PM
To: 'Eric Washington'
Cc: Ryan Rooney
Subject: RE: 327 6th Street

I am approving your proposed replacement of the existing standing seam roof with a pre-finished CMS standing seam roof in color Marsh Gray with 16" wide pans (same as existing), and no ridge vents. The ridges will be finished similar to existing.

Good luck with the project.

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

From: Eric Washington [mailto:washingtonandwashington@gmail.com]
Sent: Wednesday, March 29, 2017 2:37 PM
To: Scala, Mary Joy
Cc: Ryan Rooney
Subject: Re: 327 6th Street

Good afternoon Mary Joy,

The details for the roof are:

The panels fall on every 16th, with an inch lip and there is no lip.
The color is Marsh Grey.
The finished product will look like the original roof.

Please let me know if you have any questions.

Eric

Sent from my iPhone

On Mar 29, 2017, at 1:18 PM, Scala, Mary Joy <scala@charlottesville.org> wrote:

Eric is going to email me the details we discussed. Then I will send you back an email approval with conditions.

Mary Joy Scala, AICP
Preservation and Design Planner

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Department of Neighborhood Development Services
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Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: Ryan Rooney [<mailto:ryan@rooney@gmail.com>]
Sent: Wednesday, March 29, 2017 12:09 PM
To: Scala, Mary Joy
Subject: 327 6th Street

Just confirming that everything was OK'd this AM with Eric and that the marsh grey on this color chart is an almost identical match of the current roof.

Ryan Rooney


Architectural And Historic
Survey

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HISTORICAL DESCRIPTION

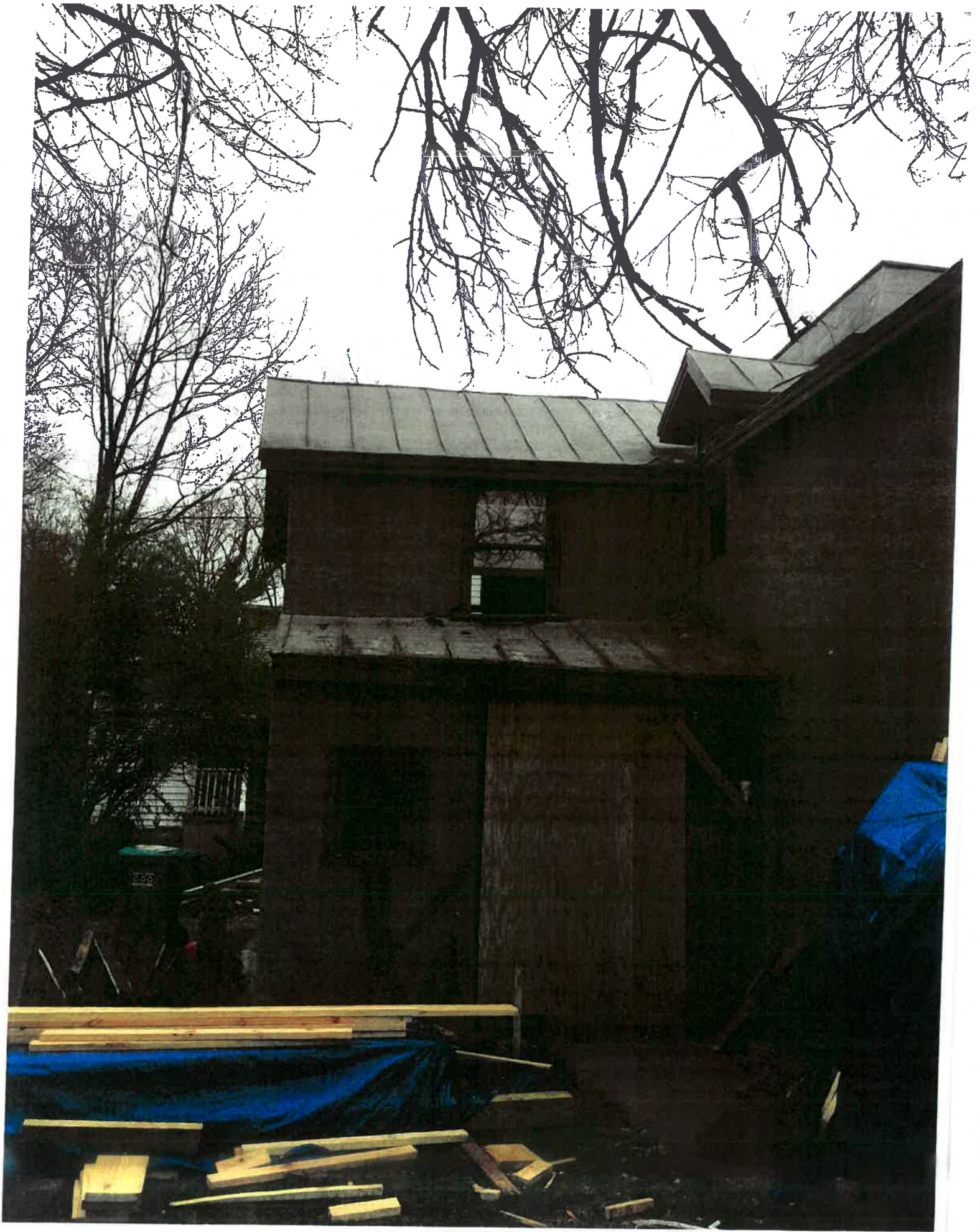
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HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT





3
2



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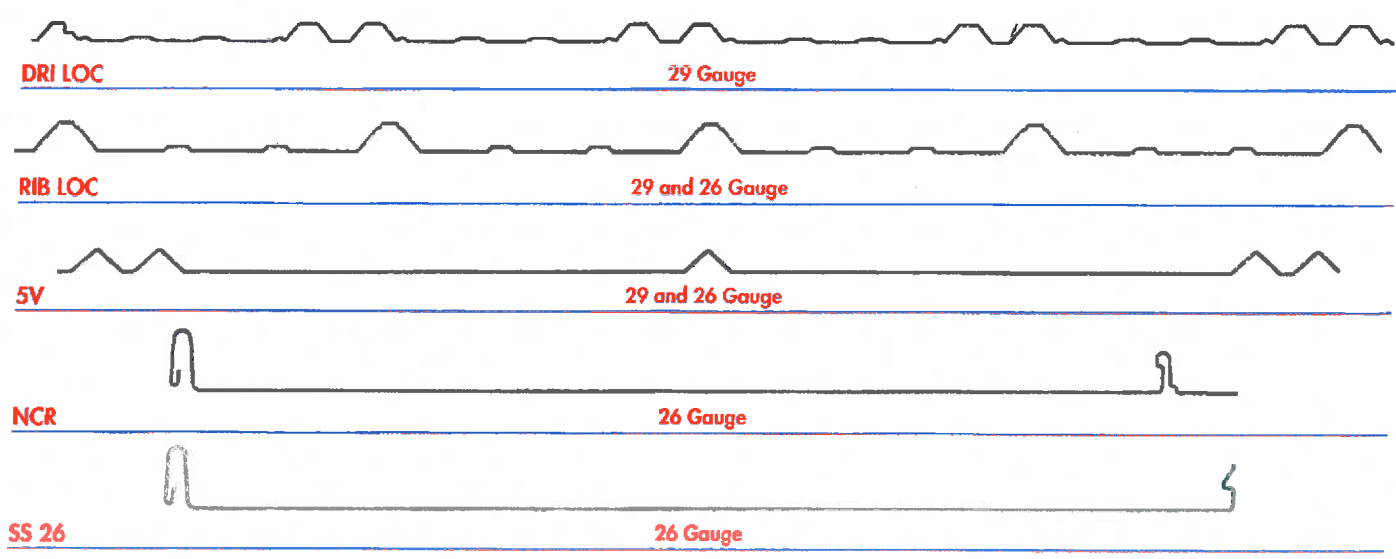
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Colors are represented
as closely as possible.

*Available in 29 Gauge ONLY

Products Available



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WEATHERXL™ Coil Coating System

TECHNICAL DATA

Specular Gloss at 60° ASTM D 523 ¹	20 to 80
Pencil Hardness ASTM D 3363	F to 2H
T-Bend ASTM D 4145 ²	2T to 4T ³ with no loss of adhesion
Cross Hatch Adhesion ASTM D 3359	No loss of adhesion
Reverse Impact ASTM D 2794 ⁴	Galvalume® or HDG: 3x metal thickness inch-pounds, no loss of adhesion Aluminum: 1.5x metal thickness inch-pounds, no loss of adhesion
Humidity Resistance 100% RH 1,000 Hours ASTM D 2247 100% RH 2,000 Hours ASTM D 2247	Galvalume® or HDG: No field blisters Aluminum: No field blisters
Salt Spray Resistance 1,000 Hours ASTM B 117 2,000 Hours ASTM B 117	Galvalume® or HDG: Creep from scribe ≤ 1/8 inch (3mm), none or few #8 blisters Aluminum: Creep from scribe ≤ 1/8 inch (3mm), few #8 blisters
South Florida Exposure ASTM D 2244 ASTM D 659	Color: No more than 5ΔE Hunter units at 90° vertical angle and 7ΔE nonvertical at 30 yrs Chalk: Rating no less than 8 at 90° angle and 6 at non vertical angle at 30 yrs Film Integrity: 40 years, no cracking, flaking and peeling
Water Immersion 100° F 168 Hours ASTM D 870	No field blisters with minimal color change
Abrasion Resistance: ASTM D 968	Total sand = 35 ± 5 liters

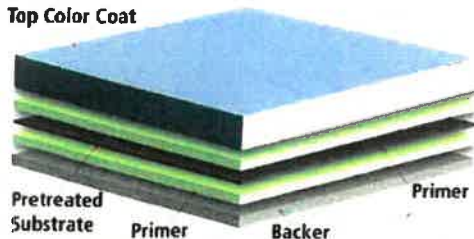
APPLICATION CHARACTERISTICS

Application Method	Reverse roll coat
Substrate ¹	Aluminum, HDG or Galvalume®
Dry Film Thickness ASTM D 4138	Top coat: 0.7 to 0.8 mils Primer: 0.2 to 0.3 mils Total system: 0.9 to 1.1 mils
Viscosity ASTM D 4212 (No. 4 Zahn cup)	25 to 45 seconds
Weight per Gallon ASTM D 1475	9.0 to 12.0 pounds per gallon
VOC (Theoretical) ASTM D 3960	3.0 to 4.0 pounds per gallon*
Peak Metal Temperature	420° to 450° F
Contains Lubricant	Yes
MEK Double Rubs ASTM D 5402	150 Plus

WEATHERXL COATING SYSTEM

WeatherXL is a two coat SMP resin system with a total Dry Film Thickness (DFT) of 0.9 to 1.1 mils.

Top Color Coat



Top coat: 0.7 to 0.8 mils Primer: 0.2 to 0.3 mils
Backer: 0.2 to 0.3 mils

(1) All substrates must be properly pretreated. (2) American Society for Testing and Materials. (3) WeatherXL is not designed to bridge cracks in the substrate. (4) Varies by color. (5) WeatherXL coatings will generally meet the requirements for most post-painted fabrication processes. However, variations in metal quality, thickness or cleaning/pretreatment applications can lead to diminished flexibility.

For details and health, safety and handling information, Material Safety Data Sheets (MSDS) are available at www.valsparcoilextrusion.com.

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Valspar Coil and Extrusion Coating Division
Phone: 888-306-2645
Email: coilhelp@valspar.com
www.valsparcoilextrusion.com

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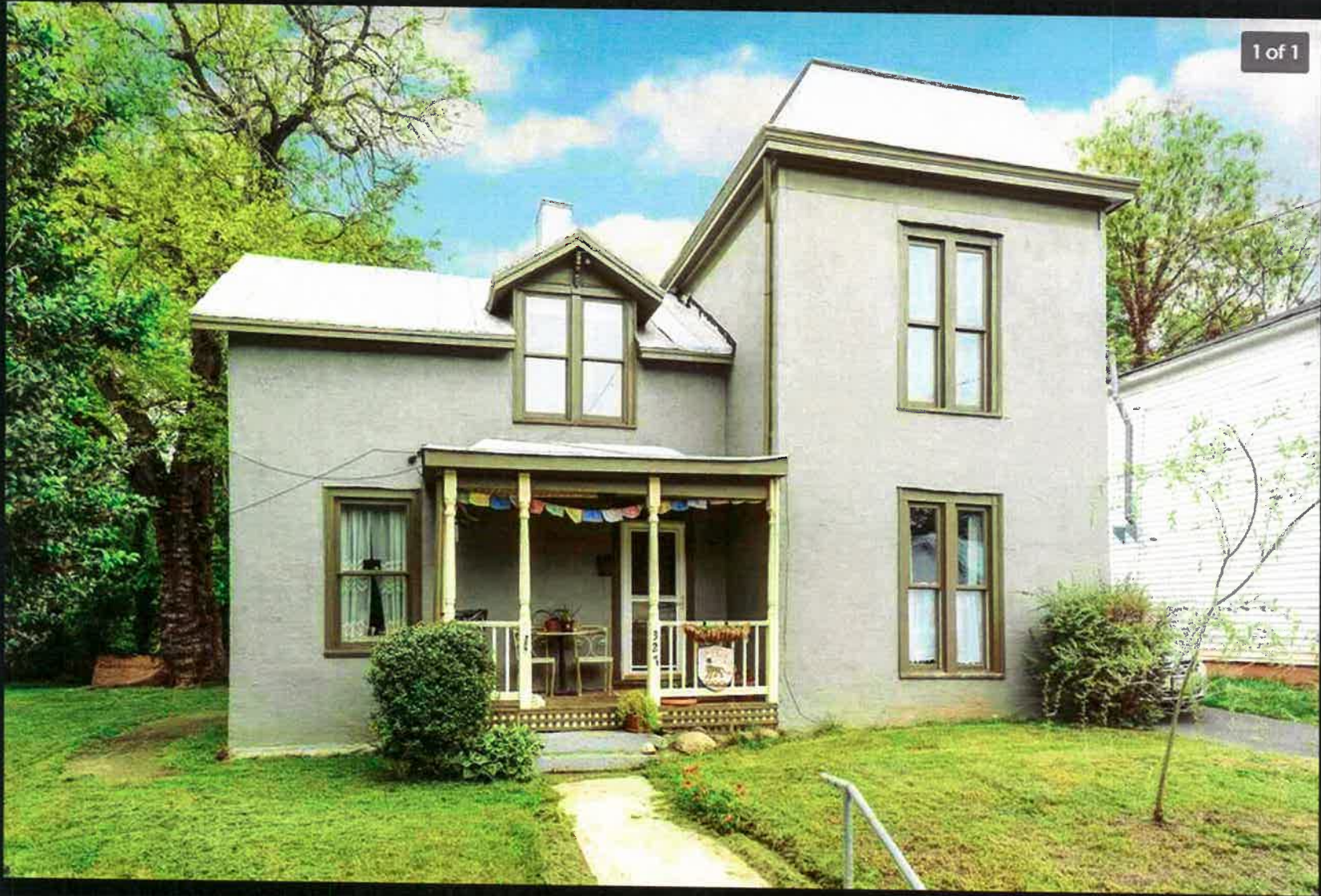
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ORIGINAL
CONDITION

Google

Ridge St
Oak





ve St



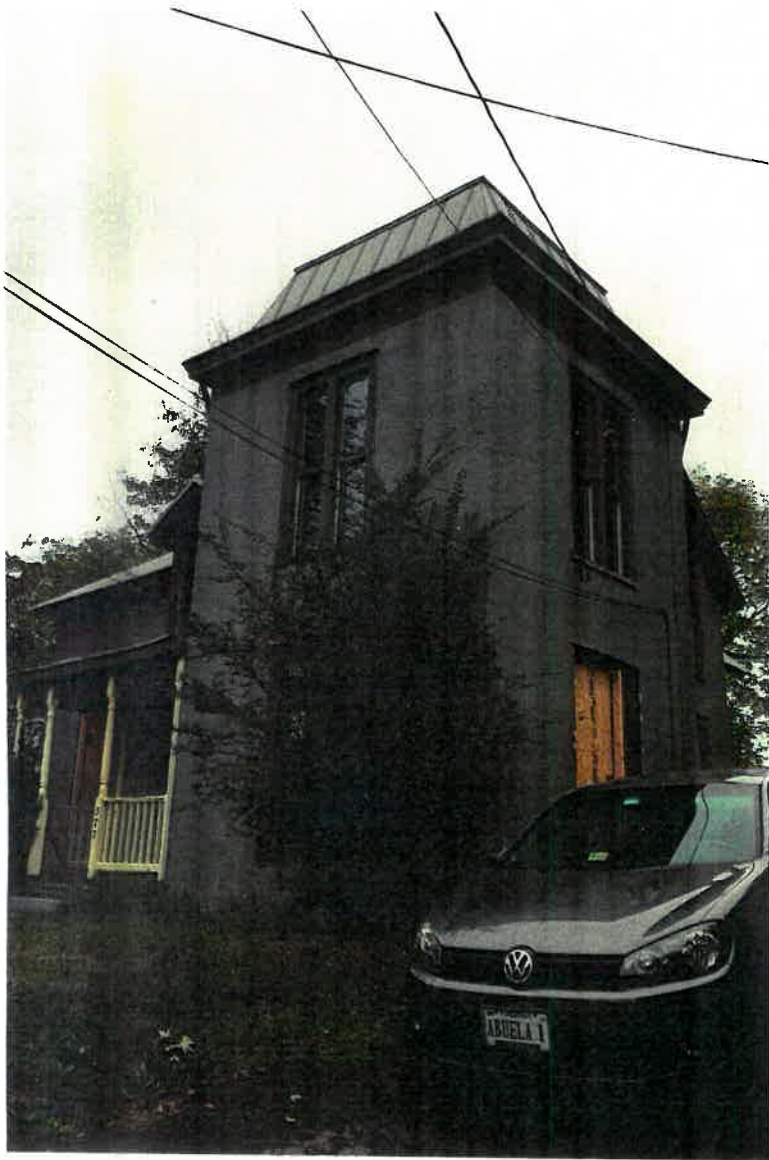
MLS®



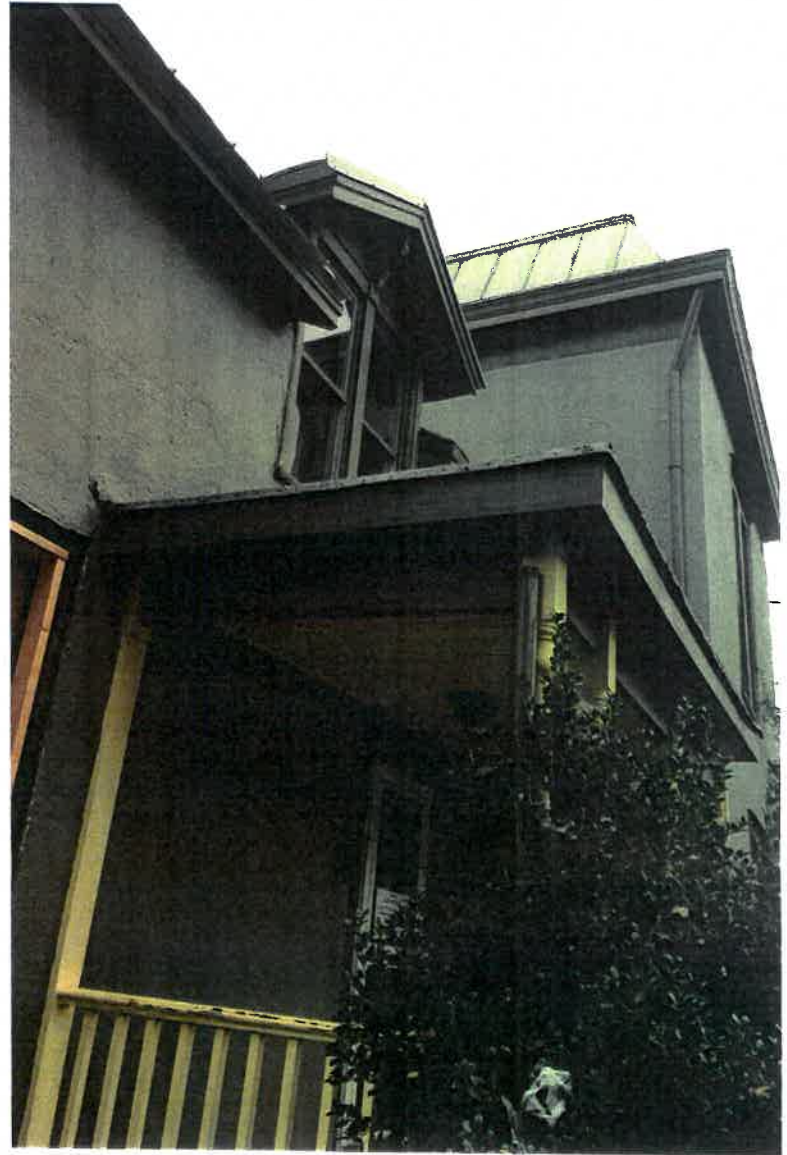


Current Condition





NE Corner



Front porch



N side (front)



N side (rear)



SW corner



S side (front)