

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, July 18, 2018 2:43 PM
To: 'John Lawrence'
Cc: Mess, Camie; Lasley, Timothy G
Subject: Charlottesville BAR Action: 1819 University Circle Window Replacement

July 18, 2018

John S.R. Lawrence
765 Pines Avenue
Waynesboro, VA 22908

RE: Certificate of Appropriateness Application
BAR 18-07-01
1819 University Circle
Tax Parcel 05003800
John Todd Rutter Lawrence, Owner/ John S.R. Lawrence, Applicant
Window Replacement

Dear Mr. Lawrence:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 17, 2018. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed rehabilitations do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR denies the application as submitted. Lohendro seconded. Denied (7-0).

Note: In its denial, the BAR cited the ADC Guidelines for Windows (from Chapter III. Rehabilitation, section C. Windows); specifically, though not exclusively, item 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.*

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, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

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

Sincerely yours,
Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services

City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 17, 2018**



Certificate of Appropriateness Application

BAR 18-07-01

1819 University Circle

Tax Parcel 05003800

John Todd Rutter Lawrence, Owner/ John S.R. Lawrence, Applicant

Window Replacement

Background

The Wade-Buxton house, constructed in 1980, is a non contributing structure within the Rugby Road-University Circle-Venable Neighborhood ADC District. This two story house is consistent with Charlottesville's traditional vernacular architecture, with features such as a gable roof, cross gable entrance cover, and double sash windows. (See historic survey attached)



Application

Request to replace 17 existing windows with a "Window World" series 400 double hung, custom exterior trim (wrapped metal) and low E glass. (Per applicant's e-mail of June 6, 2018: *The original windows are old single pane, in poor repair and leak air. The storm windows are in similar conditions. Based on my personal experience with the same type windows in my home in Waynesboro, I expect a ~20% reduction in heating requirements. I would expect a similar reduction in A/C. The new windows will be virtually maintenance free.*)

The new windows will have internal grids to match the existing windows, be argon filled and have "E" glass for reduced thermal loss. All exterior wood around the windows will be wrapped with metal flashing. The view from the street will match the existing facade [color, design and etc.].

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;*
- (7) *When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Rehabilitation

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.*

Discussion and recommendation

Since this is a noncontributing structure, the BAR should discuss if the replacement of these windows will have an adverse impact on the surrounding contributing structures in the ADC district. The BAR should also discuss whether a more detailed window survey is necessary.

The proposed replacement windows have the following features:

- Double hung
- White, custom metal wrapped exterior trim
- Simulate divided lites
- 6x6 Colonial style grid pattern
- Foam insulation inside jambs and head

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation I move to find that the proposed rehabilitations satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted (or with the following modifications...).



**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

RECEIVED

JUN 25 2018

NEIGHBORHOOD DEVELOPMENT SERVICES

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 JOHN TODD RUTTER LAWRENCE Applicant Name JOHN S. R. LAWRENCE
Project Name/Description 1819 WINDOWS Parcel Number 05003800
Project Property Address 1819 UNIVERSITY CIRCLE

Applicant Information

Address: 765 PINE AVE
WAYNESBORO, VA 22980
Email: jsrlawrence@gmail.com
Phone: (W) 540-942-2530 (C) 540-836-0475

Property Owner Information (if not applicant)

Address: 1203 ANDOVER DRIVE
WYNNEWOOD, PA 19096
Email: j.todd.lawrence@gmail.com
Phone: (W) 610-658-5255 (C) 267-970-6420

Do you intend to apply for Federal or State Tax Credits for this project? NO

Signature of Applicant

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

John S. R. Lawrence 6/14/18
Signature Date

JOHN S. R. LAWRENCE
Print Name Date

Property Owner Permission (if not applicant)

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

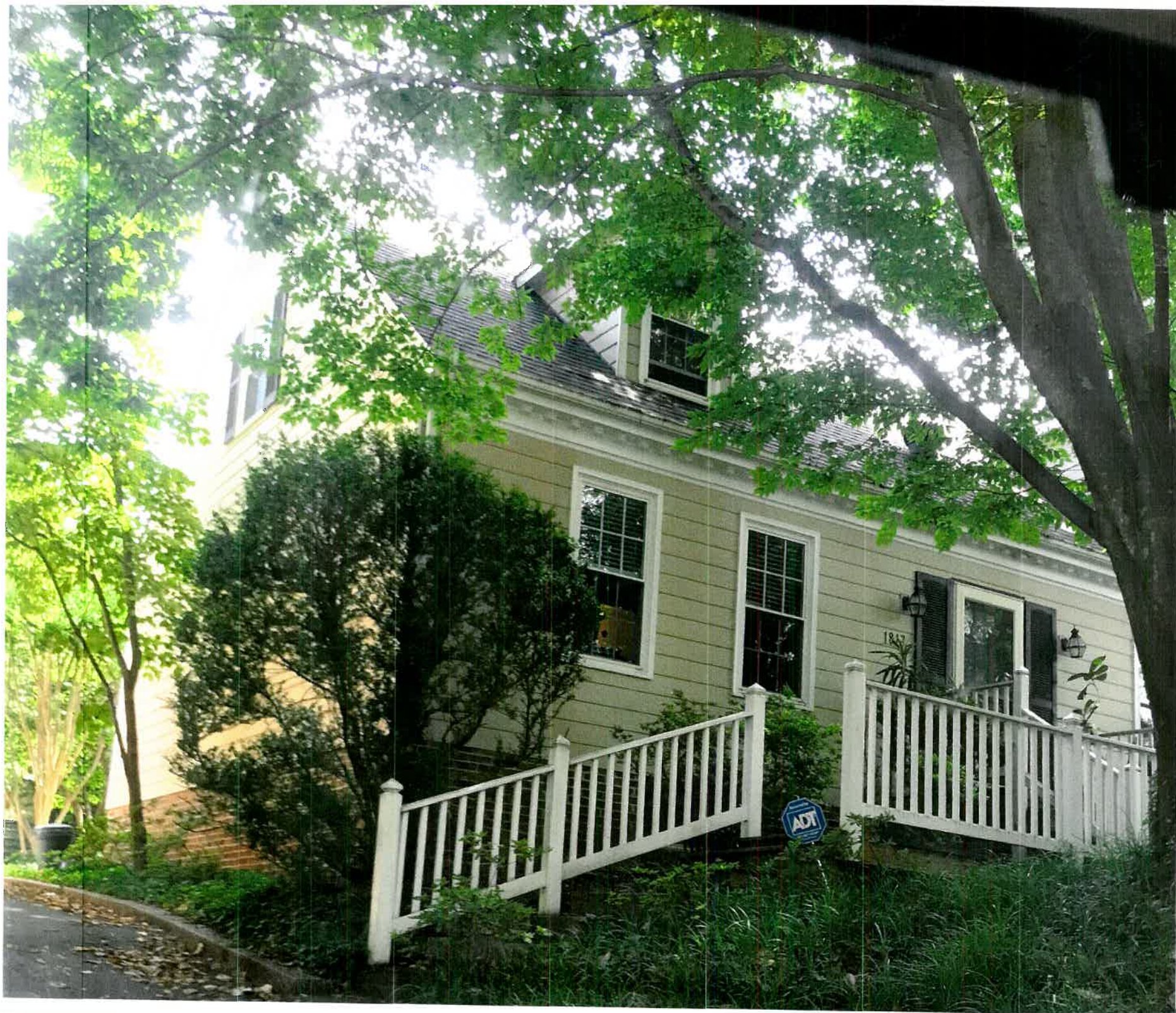
[Signature] 6/14/2018
Signature Date

J. TODD LAWRENCE
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): REPLACE 17 EXISTING WINDOWS WITH "WINDOW WORLD" SERIES 4000 DOUBLE HUNG, CUSTOM EXTERIOR TRIM [WRAPPED METAL] & LOW E GLASS [ARGON FILLED]

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

For Office Use Only
Received by: J. Barnore
Fee paid: \$125⁰⁰ Cash/Ck. # 1990
Date Received: 6/25/2018
Revised 2016 P18-0119
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____





ELEGANCE & ENERGY EFFICIENCY

WINDOW WORLD[®]

4000 Series Vinyl Replacement Windows





Best-in-Class Features:

- 1 Welded, heavy-duty vinyl construction provides superior strength and durability while multiple hollow chambers in the mainframe create sealed air spaces for an effective insulating barrier.
- 2 Optional high-density foam throughout the mainframe offers superior thermal performance.
- 3 The beveled exterior edge adds style and curb appeal to an already sleek design.
- 4 Dual- and triple-pane insulating glass creates a sealed air space between the panes that is enhanced by our Duralite® warm-edge spacer system.
- 5 Metal reinforcements at the meeting rail add further stability.
- 6 Recessed, opposing cam locks secure your window without interrupting sight lines.
- 7 Heavy-duty weatherstripping and interlocking sashes help to keep weather and wind outside.
- 8 An easily removable latching half screen gives you the freedom to let air in while keeping pests out. Featuring Clarity® mesh, the screen allows you to focus on what's important: the view.
- 9 Recessed tilt latches can be released to tilt both top and bottom sashes into the home for easy cleaning.
- 10 Detent clip keeps the top sash from drifting while an inverted-coil balance system ensures both sashes will stay where you put them, no matter the position.
- 11 Balance channel covers help achieve a polished look.
- 12 Push-button vent latches allow for overnight ventilation while giving you added peace of mind.
- 13 Welded combination sill featuring a deflection leg enhances rigidity and a five-degree sloped sill directs water away from the home and eliminates unsightly weep holes.
- 14 Full-length, integrated ergonomic lift rails provide convenient, easy operation. Bevel on bottom rail makes gripping easy.
- 15 Series consists of double-hung, double sliding, picture, and architectural shape windows.

Sliding Window Features:

- Heavy-duty tandem rollers ensure easy, consistent operation.
- Two- or three-panel configurations are available.

Energy-Saving Glass Packages:

Our SolarZone™ insulated glass packages help you save on heating and cooling costs while also keeping your home more comfortable. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to control the heat inside your home by providing thermal protection that keeps the inside glass panel warmer.

Thermal Performance Comparison†				
	Double-Hung		Sliding	
	U-Factor	SHGC	U-Factor	SHGC
Clear Glass	0.44	0.57	0.44	0.57
SolarZone	0.27	0.27	0.27	0.27
SolarZone w/ Foam	0.27	0.28	n/a	n/a
SolarZone Elite	0.27	0.21	0.27	0.20
SolarZone Elite w/ Foam	0.26	0.21	n/a	n/a
SolarZone TG	0.21	0.25	0.21	0.23

†With low-e coating and 1/2" air space. In-situ U-Factor and SHGC are based on 40° incident solar radiation. Values vary depending on glazing system. For more information, see the Energy Star website at www.energystar.gov. U-Factor and SHGC performance values are shown in bold.

Clear Glass: Single pane of clear glass with a low-e coating and a 1/2" air space.

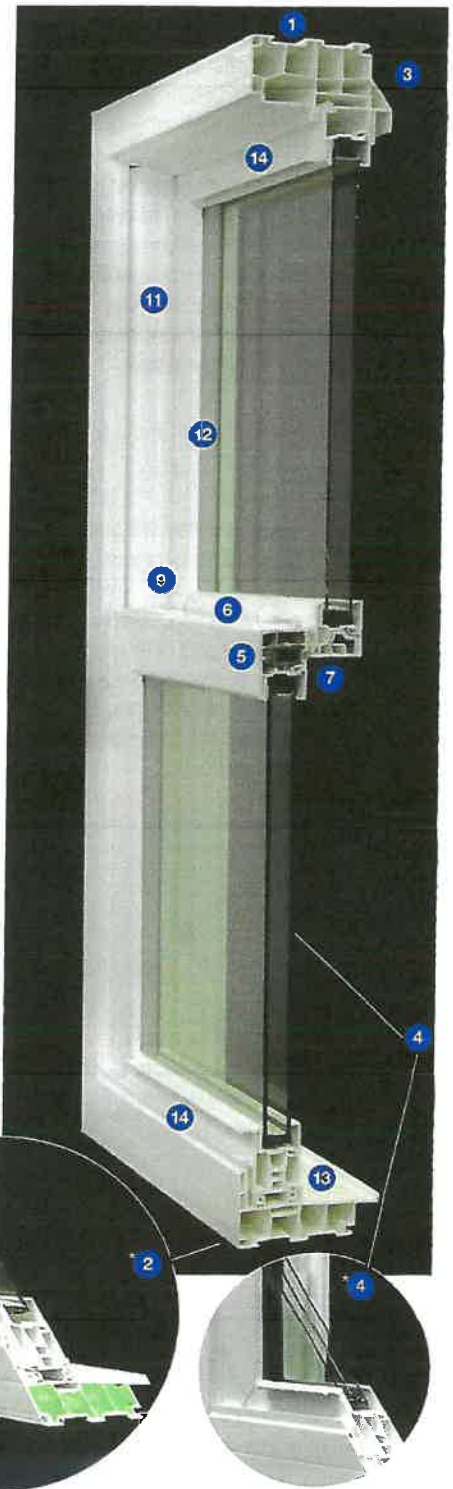
SolarZone: Single pane of clear glass with a low-e coating and a 1/2" air space with a foam spacer.

SolarZone Elite: Triple-pane clear glass with a low-e coating, a 1/2" air space, and a foam spacer.

Foam Enhancement: Foam spacer used to provide extra insulation between the panes of glass.

SolarZone TG: Triple-pane clear glass with a low-e coating and a 1/2" air space with a foam spacer.

†Foam enhancement and spacer used for triple-pane clear glass with a low-e coating and a 1/2" air space. Values are based on 40° incident solar radiation. For more information, see the Energy Star website at www.energystar.gov.





WINDOW WORLD 4000 DOUBLE-HUNG WINDOW



- Fusion-welded mainframe and sashes
- Beveled exterior mainframe for a clean, elegant look
- Insulated glass unit with warm-edge spacer system
- Steel reinforcement at the meeting rails
- Thin top and bottom sashes for easy cleaning
- Bulb seal at the sill provides extra protection from the elements

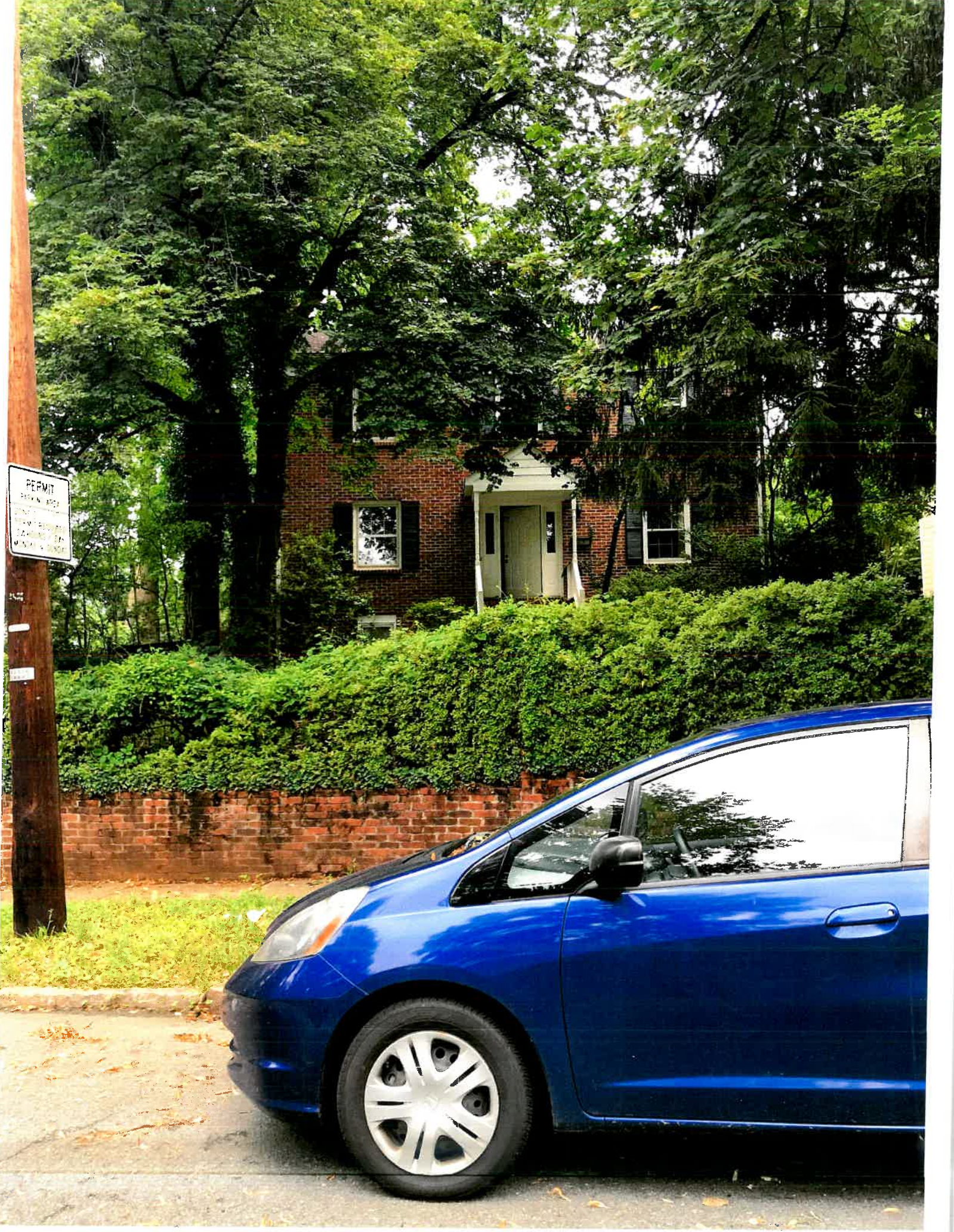








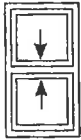
PERMIT
PARKING SPACE
FOR THE USE OF
CITY OF BOSTON
CITY ENGINEER'S
OFFICE



3000 SERIES REPLACEMENT

Model

U.I.



TILT SASHES

SIZE LIMITATIONS			
	Width	Height	U.I.
MIN.	12"	20"	-
MAX.	48"	84"	126"

ST* SIZE LIMITATIONS			
	Width	Height	U.I.
MIN.	12"	20"	-
MAX.	52"	96"	148"

3001 DOUBLE-HUNG

High tech multi-chamber rigid vinyl extrusion with fusion-welded sash and mainframe. Top and bottom tilt-in sashes. Double vent stops, cam action sash locks, double weatherstripping throughout. Full interlocking meeting rail, with reinforcing.

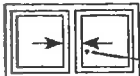
Includes half screen. Double locks standard on units 29" wide or over.

*Head expander, no charge option. **MUST** be ordered with windows.*

Note for Oriel Window: Measurement is from the top of the window (header) to the center of the meeting rail (middle of where the two sashes meet).

0-73
74-83
84-93
94-101
102-103
104-105
106-107
108-109
110-111
112-120
121-126
127-132
133-148

THIS ONE



LIFT-OUT SASHES

SIZE LIMITATIONS			
	Width	Height	U.I.
MIN.	18.5"	11.25"	-
MAX.	72"	56"	128"

ST* SIZE LIMITATIONS			
	Width	Height	U.I.
MIN.	18.5"	11.25"	-
MAX.	95"	72"	156"

3002 2-LITE SLIDING WINDOW

Same features as 3001. Removable lift-out sashes, Nylon-encased tandem brass roller system.

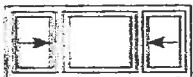
Includes half screen. Double locks standard on units 29" high or over.

*Head expander, no charge option. **MUST** be ordered with windows.*

As viewed from the exterior.

When viewed from the exterior, the left hand sash is the interior (primary operating) sash.

0-73
74-83
84-93
94-101
102-103
104-105
106-107
108-109
110-111
112-120
121-132
133-148
149-156



END VENT OPERATE

SIZE LIMITATIONS			
	Width	Height	U.I.
MIN.	47.5"	11.25"	-
MAX.	84"	52"	104"

ST* SIZE LIMITATIONS			
	Width	Height	U.I.
MIN.	47.5"	11.25"	-
MAX.	100"	72"	132"

3003 3-LITE SLIDING WINDOW

Same features as 3002. Consisting of three sashes, sliding end lites, fixed center lite.

Includes vent screen. Double locks standard on units 29" high or over.

*Head expander, no charge option. **MUST** be ordered with windows.*

0-73
74-83
84-93
94-101
102-108
109-120
121-132
133-144
145-156
157-174
175-192



3009 EQUAL-LITE 3-LITE SLIDING

Same features as 3002. Consisting of three sashes, sliding end lites, fixed center lite.

Includes vent screen. Double locks standard on units 29"

0-73
74-83
84-93
94-101