2020-07 BAR Decision for 418 East Jefferson Street

Watkins, Robert <watkinsro@charlottesville.gov>
Mon 7/27/2020 9:17 PM

To: Adams, William <wadams@trainarchitects.com>

Certificate of Appropriateness Application
BAR 20-07-08
418 East Jefferson Street
Tax Map 530040000
418 E Jefferson Street, LLC, Owner/ Bill Adams, Applicant
Repair/replace windows

Dear Bill,

Last Tuesday, the Charlottesville Board of Architectural Review (BAR) reviewed your project listed above. The BAR approved your project with the following motion:

> BAR Member James Zehmer moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed Option 2 for window repairs and replacements (as specified in the application) 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.
>
> Cheri Lewis seconded. Motion approves (8-0-1, Breck Gastinger abstained).

Your Certificate of Appropriateness will expire in 18 months. Please contact Jeff or me with any further questions.

Best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 21, 2020

Certificate of Appropriateness Application
BAR 20-07-08
418 East Jefferson Street
Tax Map 530040000
418 E Jefferson Street, LLC, Owner/ Bill Adams, Applicant
Repair/replace windows

Background
Year Built: 1826 (Remodeled 1921)
District: North Downtown ADC District
Status: Contributing

The building is Colonial Revival, brick (Flemish bond), two stories with a gable roof, five bays with a one bay addition. Entrance in center bay within a two-story projecting, pedimented pavilion with wooden facing and a quasi-Palladian window at the second story. Segmental broken pediment over entrance. Mousetooth cornice. Brick gable ends extend above roof line. Two, tall exterior end chimneys forms curtain above roof line. The building was extensively remodeled in 1921. The interior was gutted and converted into a central hall, double pile office complex. The eastern wall (located along 5th Street NE) with its chimneys and curtain and the second floor double sash windows are about all that remain from the original storerooms.

Prior BAR Reviews
February 16, 1999 – BAR approved construction of a rooftop addition to a portion of the structure.

July 17, 2007 – BAR approved removal of the entry door from the frame at the 5th Street NE entrance and installation of copper coping and copper downspout. (See details in appendix.)

July 19, 2011 – BAR approved replacement of 15 windows. (See details in appendix.)

Application
Submittal: Train Architects drawings, dated June 23, 2020, sheets 1 through 13; photos of replacement sash kit and color sample.

Request CoA for the replacement and/or repair of select windows. Applicant requests approval of either one or some combination of three options. Work includes removal of an entry door (on 5th Street), infilling the masonry, and installing a new window.

Windows to be replaced and/or repaired. All are double hung windows.
- North elevation: eight individual 6/6, two sets of twin 6/6, one set of triple windows, 2/2 + 6/6 + 2/2.
- East elevation: All are individual windows.
    - Original, brick section: four 6/6, two 8/8, two 1/1.
    - Painted brick addition: four 6/6, two 1/1.
- West elevation: two individual 6/6, two individual 8/8, four individual 1/1, two sets of twin 1/1, one set of triple 1/1.

Proposed options:
- Option 1: (Preferred) Replace all windows noted with Marvin Ultimate Double Hung (clad) insert G-2 windows. The exterior trim will be retained and painted to match the Marvin window color.
- Option 2: Replace windows noted on the east and west elevations only with Marvin Ultimate Double Hung insert G-2 windows. Rehabilitate and/or replace sash, cords, etc. on the north (Court Square) elevation, which is the primary elevation. (The west elevation faces the alley. The east elevation faces 5th Street NE.)
- Option 3. Combination of selective rehabilitation, including sash repair and replacement.

Discussion and Recommendations
Last fall, staff visited the site with the contractor and inspected the windows. Staff concurs that there is substantial and significant deterioration at many of the existing window, particularly those in the original portion of the. Of the few existing sash [at other elevations] that might match those in the primary elevation, they also warrant significant repair, if not replacement.

Submittal summarizes the proposed work at each window and provides details showing how the replacements will fit into the existing frames and compare dimensionally to the existing sash.

The BAR should determine if the windows warrant replacement or repair/rehabilitation. If replacement is approved, the BAR should review and approve the color, lite configuration and muntins widths, stile and rail dimensions, and installation details relative to retaining and/or replicating the existing sills and trim.

Suggested Motion
Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window repairs and replacements satisfy 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.

[…as submitted with the following conditions:]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window repairs and replacements do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted:

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) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitations

C. Windows

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.

[…]

Appendix:

July 2007 request: Remove the entry door from the frame at the 5th Street NE entrance of the Renaissance School with the condition that the interior entry door aligns with the existing exterior door opening with staff approval needed for the vestibule flooring material. BAR approved copper coping and copper downspout with the condition that the applicant verify with the planning department that the new rooftop unit does not require additional screening.

July 2011 request: Replace 15 windows with Pella Architect Series double-hung, white 1/1 aluminum clad wood replacement windows. The window openings will stay the same size.

- Eight windows are located on the west elevation facing a parking lot (6 metal; 2 -1/1);
- Three metal windows face north toward the access driveway from Jefferson Street;
- Four paired 1/1 windows face south toward a light well.

Some of the windows being replaced are newer, 1/1 windows and some are older, metal casement windows, possibly from the 1921 remodeling. New windows to be installed in front of the metal frames.

June 2018 - Staff administratively approved replacement of the front door with a new, matching door. New door was slightly thicker to accommodate security glass. Existing door was not historic.

Undated photo taken prior to the 1920s renovations.

418 East Jefferson Street
Staff Photos

Figure 1: Oblique view of 418 East Jefferson Street, facing southeast

Figure 2: North elevation of 418 East Jefferson Street.

Figure 3: Oblique view of 418 East Jefferson Street with neighboring buildings beyond, facing southwest.

Figure 4: Oblique view of 418 East Jefferson Street, facing southwest.

Figure 5: Oblique view of Renaissance School annex buildings along 5th Street NE, facing southwest.

Figure 6: Oblique view of Renaissance School annex buildings along 5th Street NE, facing northwest.

LANDMARK SURVEY

IDENTIFICATION

Street Address:	418 East Jefferson Street
Map and Parcel:	53-40
Census Track & Block:	1-111
Present Owner:	Court Square Building, Incorporated
Address:	c/o William Perkins, Jr. Court Square Building, City
Present Use:	Offices
Original Owner:	John Kelly
Original Use:	Storehouse

BASE DATA

Historic Name:	Kelly-Bragg Storehouse
Date/Period:	1826
Style:	Colonial Revival
Height to Cornice:	26.62
Height in Stories:	2
Present Zoning:	B-3
Land Area (sq.ft.):	51 x 100
Assessed Value (land + imp.):	12,430 + 38,490 = 50,920

ARCHITECTURAL DESCRIPTION

Once a simple but handsome merchantile duplex, the building was extensively remodeled in 1921 when Court Square Building, Incorporated secured the property. The interior was completely gutted and converted into a central hall double pile office complex. The elaborate entrance with its broken segmental pediment, tripartite window, and central gable is in the Colonial Revival tradition. The eastern wall with its chimneys and curtain and the second floor double sash windows are about all that remain from the original storerooms.

HISTORICAL DESCRIPTION

According to James Alexander, "these stores were erected in 1826 by John Kelly, and their first occupant was Colonel Watson (J. Richard)." Mr. Watson's building on the corner of Court Fifth and East High Streets was in the Kelly family for over fifty years. When John Kelly died in 1830, the property passed to his wife and then his daughter Eliza Bragg whose first husband was John C. Ragland. In 1881 the deed passed from Mrs. Bragg's estate to W. R. Burnley (ACDB 79-1). The Court Square Building Incorporated purchased the property in 1921 (DB 38-21) and converted it into offices. The building served as a dry goods store, and in more recent memory, a confectioners, a grocery, and a liquor store.

GRAPHICS

CONDITIONS

Average

SOURCES

Mr. George Gilmer
County/City Records
Alexander, Recollections, p. 35.

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 418 East Jefferson Street, LLC c/o Renaissance School Applicant Name Bill Adams, Train Architects, Sara Johnson, Head of School, RS

Project Name/Description Renaissance School Window Improvements Parcel Number 530040000

Project Property Address 418 East Jefferson Street, Charlottesville, VA 22902

Applicant Information

Address: Bill Adams, Train Architects
612 East Jefferson Street, Charlottesville, VA 22902
Email: wadams@trainarchitects.com
Phone: (W) 434.293.2965 (C) 434.981.4640

or the Renaissance School, Sara Johnson, Head of School

Property Owner Information (if not applicant)

418 East Jefferson Street, LLC c/o Renaissance School
Address: 418 East Jefferson Street
Charlottesville, VA 22902
Email: sjohnson@renaissanceschool.org
Phone: (W) 434.984-1952 (C)

Do you intend to apply for Federal or State Tax Credits for this project? Don't know.

Signature of Applicant

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

William Adams 23 June 2020
Signature Date

William Adams 23 June 2020
Print Name Date

Property Owner Permission (if not applicant)

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

23 June 2020
Signature Date

Sara Johnson 23 June 2020
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Improvements to windows; see attached presentation including narrati ve

List All Attachments (see reverse side for submittal requirements):
See attached presentation including narrative, drawings and photographs, 13 pages total.

For Office Use Only

Received by: O Ebank
Fee paid: 125.00 Cash/Ck. # 10110
Date Received: 6/29/2020

Approved/Disapproved by:
Date:
Conditions of approval:

Revised 2016

P20-0058
0058

Renaissance School
Window Improvements

Renaissance School
418 E Jefferson St
Charlottesville, VA 22902

BAR Submission
23 June 2020

Train Architects
612 East Jefferson Street
Charlottesville, Virginia 22902
ph 434.293.2965 fax 295.5122

418 East Jefferson Street

History

Description from Charlottesville and Albemarle County Courthouse Historic District, Charlottesville, Va. Pg. 16 (per Charlottesville City web site).

418 (East Jefferson): brick (Flemish bond); 2 stories; gable roof ; 5 bays, 1 bay addition. Colonial Revival 1826. Remodeled 1921. Entrance in center bay: 2-1tory projecting, pedimented pavilion with wooden facing painted white, quasi-Palladian window on 2nd story. Segmental broken pediment over entrance. 6/6 sash except 1/1 in three west bays 1st story. Mousetooth cornice. Brick gable ends extend above roof line. Brickwork between 2 tall, exterior end chimneys forms curtain above roof line. N. R.

217 (Fifth Street Northeast): brick (stretcher bond); 2 and 3 stories; flat roof; 7 bays. Commercial Vernacular. 1931+. Entrance in 5th bay from left. 4 bays original, (2 stories), 3 bays added (3 stories). 1/1 sash with flat arches.

The building was remodeled in 2007 with an addition on the rear upper floor and extensive interior renovations. There appear to have been other renovations over time and selective replacement of windows and sashes.

Narrative

The Renaissance School, a coeducational private high school dedicated to the Arts, seeks to improve the windows at the School's building at 418 East Jefferson Street. Existing windows are in need of repair and replacement and/or rehabilitation; there are air and water infiltration issues; sashes are no longer operable, sash cords are missing, sashes and other window parts have rot; many sashes are no longer original. Windows appear to have been sealed in the 2007 renovation, contributing to many of the rot and performance issues. Plexiglass has been applied to windows on the West elevation to help with water and air infiltration. Interior storm windows have been applied to many of the North facing (Court Square) windows.

Enhanced thermal properties, operability and better glass quality would allow the existing the mechanical system to function better- newer insert units would take advantage of advances in window technology, offering far superior U values, low E glazing and very low air infiltration/exfiltration. One issue is that the mechanical system in the front part of the building does not have a dedicated fresh air intake system. Operable windows would go a long way toward rectifying this defect, without the expense and architectural consequences of a separate dedicated fresh air system. The window units on the West elevation get a lot of sun, and decent low E glass would greatly help with the cooling loads and energy efficiency. Likewise, the windows on the North leak a lot of air, so that those spaces are not comfortable in the winter.

Windows to be replaced are noted in the photos.

Description of Proposed Work

There are 3 approaches to consider.

1. Replace all windows noted to be replaced with Marvin Ultimate Double Hung (clad) insert G-2 windows. Trim would be repainted in a color to match the standard Marvin window color that is very close to the existing windows (see sample). This is the approach preferred by the Renaissance School as they consider appearance, function, energy and air quality issues for their school; they are also comfortable with the appearance, as the site lines maintained by the new windows compare very favorably with the existing window site lines, and the existing interior and exterior trim would be maintained. Also note that complete rehabilitation of the windows to include new sash, removal of trim to allow re-installation of sash cords and sash weights is more expensive than the installation of the Marvin windows.
2. Replace windows noted to be replaced on the East and West Elevations with Marvin Ultimate Double Hung insert G-2 windows. Rehabilitate and/or replace sash, cords, etc. on the North (Court Square) Elevation. The West Elevation is not primary. The East Elevation is not as important as the Formal elevation to the North.
3. Pursue a combination of selective rehabilitation, replacement, re-painting and repair as a lower cost option.

General Design Guidelines

Sustainability.
Replacement windows will be far more energy efficient and provide enhanced comfort and better air quality to the occupants than selective replacement/rehabilitation. Replacement sashes are likely to be as leaky as original sashes in a few years and do not offer the same thermal properties.

Maintain elements and features original to the building.
Existing casings and interior trims would be maintained. New window profiles compare favorably with historic profiles. Proportions and site lines would be minimally affected.

Remove inappropriate materials.
Plexiglass on the exterior of the windows will be removed. Interior storm windows that create a 'double mirror' effect will be removed. Heavy silicone sealant around the sashes will be removed. All of these window treatments have served to trap moisture and hasten decay in the sashes and sills.

Restore as many of the original elements as possible.
Exterior casings and interior casings will be preserved and restored. The main entry will be cleaned up and restored (no change in side lites/transom/door in the lower area).

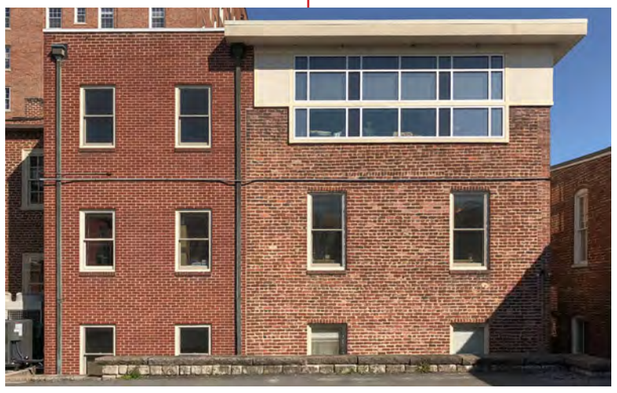
Design new elements that respect the character, material and design of the building, yet are distinguishable from the original.
New Windows will retain the proportions of the existing and have general appearance of the existing, but be made of modern, lower maintenance materials.

NORTH (E JEFFERSON ST) - SHEET 05

LOCATION

WEST (ALLEY) - SHEET 13

WEST (NOTCH) - SHEET 13



WEST (REAR) - SHEET 13

EAST (5TH ST NE) - SHEET 08


SASH WARPED
AND LOOSE IN
FRAME
CRACKED
GLASS


DAMAGED
EXTERIOR
TRIM OR SILL
DAMAGE FROM PREVIOUS
APPLICATION OF SEALANT


PLEXIGLASS OVER
EXISTING WINDOW DUE
TO WATER AND AIR
INFILTRATION ISSUES
ROTTING SASH

EXISTING CONDITION NOTES

OAWD WOOD WINDOWS FROM 1920'S
OBWD WOOD WINDOWS FROM 1930'S
OBHM HOLLOW METAL WINDOWS FROM 1930'S (DETAIL SIM. TO OBWD)

01. SASH WARPED AND LOOSE IN FRAME
02. ROTTING SASH (WOOD ROT)
03. PLEXIGLASS OVER EXISTING WINDOW DUE TO WATER AND AIR INFILTRATION ISSUES
04. INTERIOR STORM WINDOW
05. DOES NOT APPEAR TO BE ORIGINAL SASH - MISSING MUNTINS
06. DAMAGE FROM PREVIOUS APPLICATION OF SEALANTS
07. DAMAGED EXTERIOR TRIM OR SILL
08. CRACKED GLASS

NEW WORK NOTES

WINDOW "A" - EITHER (SEE NARRATIVE)
A-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 07.
A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 07.
REPAIR & REPAINT EXISTING TRIM

WINDOW "B" - EITHER (SEE NARRATIVE)
B-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 10.
B-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 10.
REPAIR & REPAINT EXISTING TRIM
NEW WINDOW "B" AT EXISTING DOOR

REMOVE EXISTING DOOR AND FRAME, FILL IN MASONRY AROUND NEW WINDOW TO MATCH EXISTING OPENING HEIGHT AND WIDTH.

LEGEND

WINDOWS TO BE REPLACED / RESTORED

North (E Jefferson St)
23 June 2020

Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

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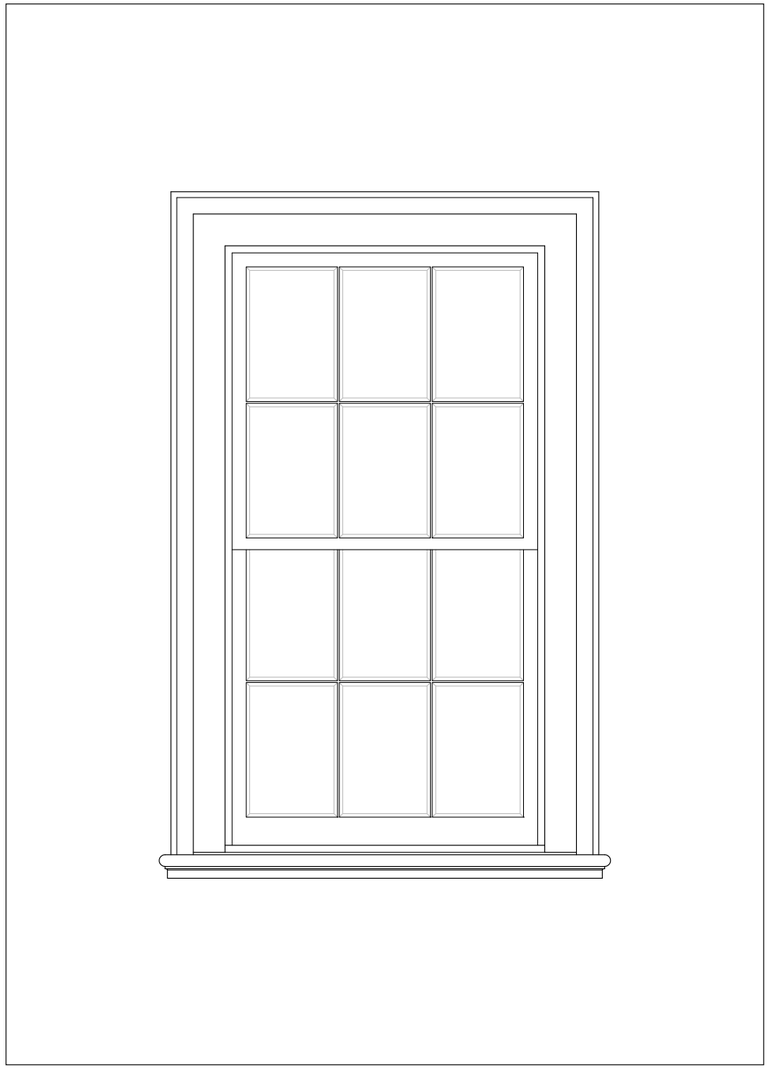
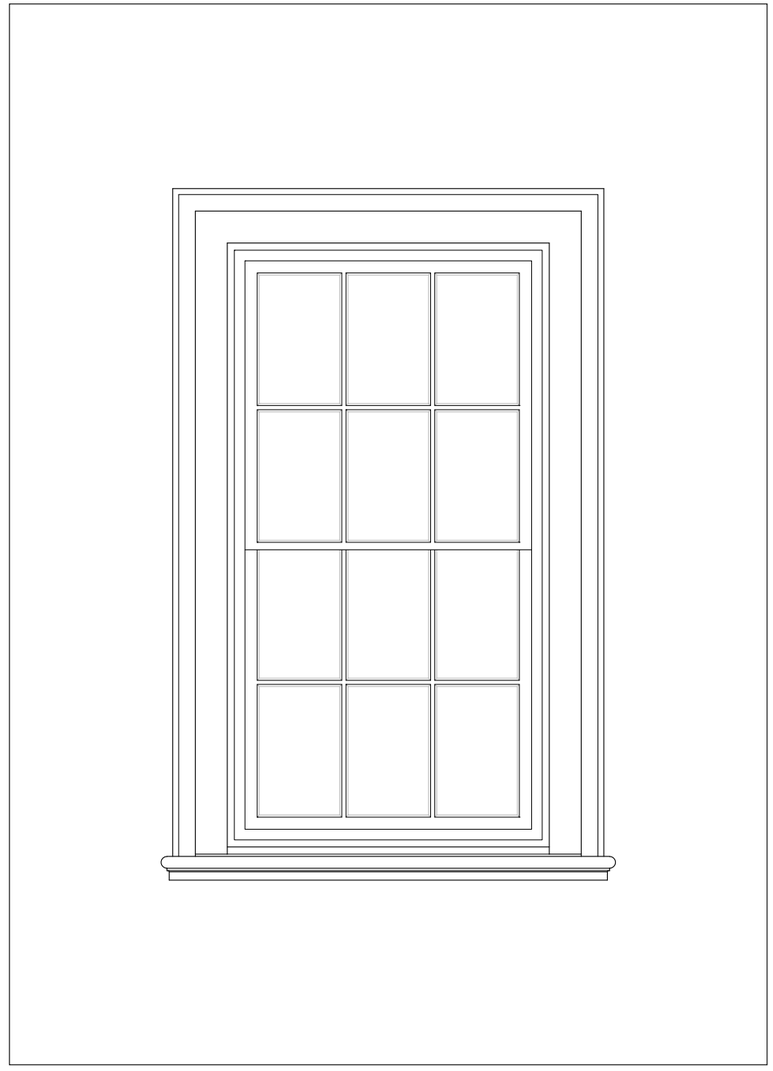
A-R EXISTING TO BE REHABILITATED OR REPLACED
A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2

OAWD



01. A-R ELEVATION 3/4” = 1’-0”



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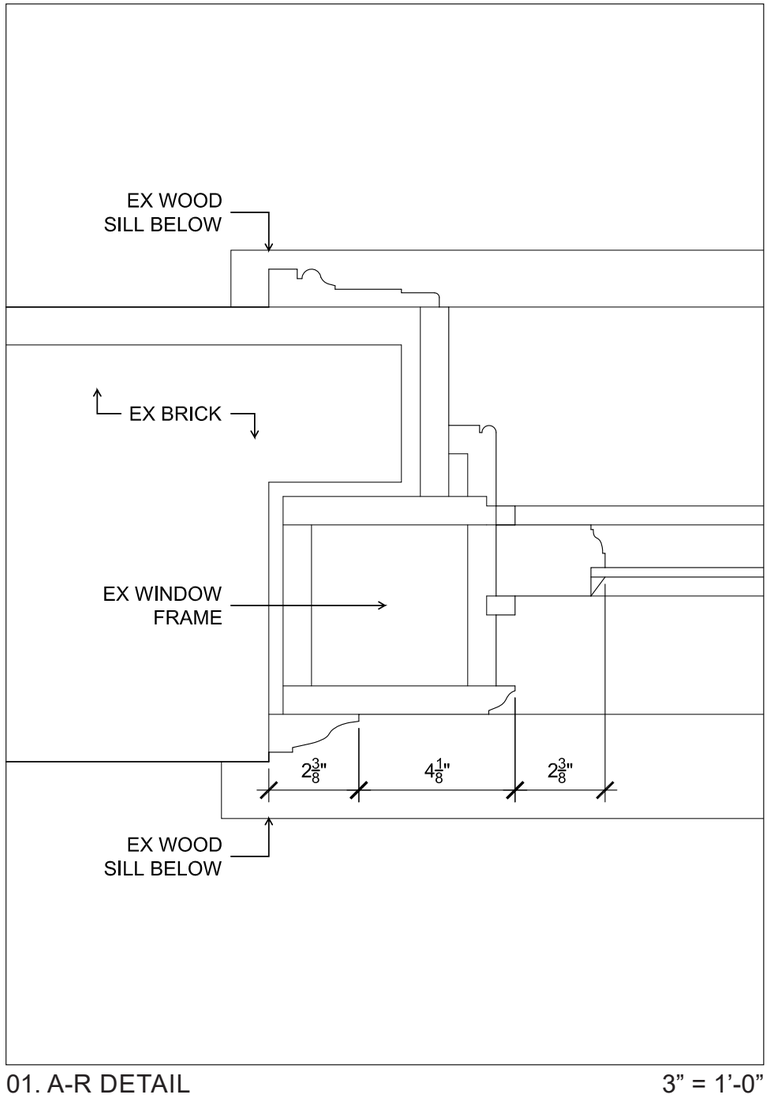

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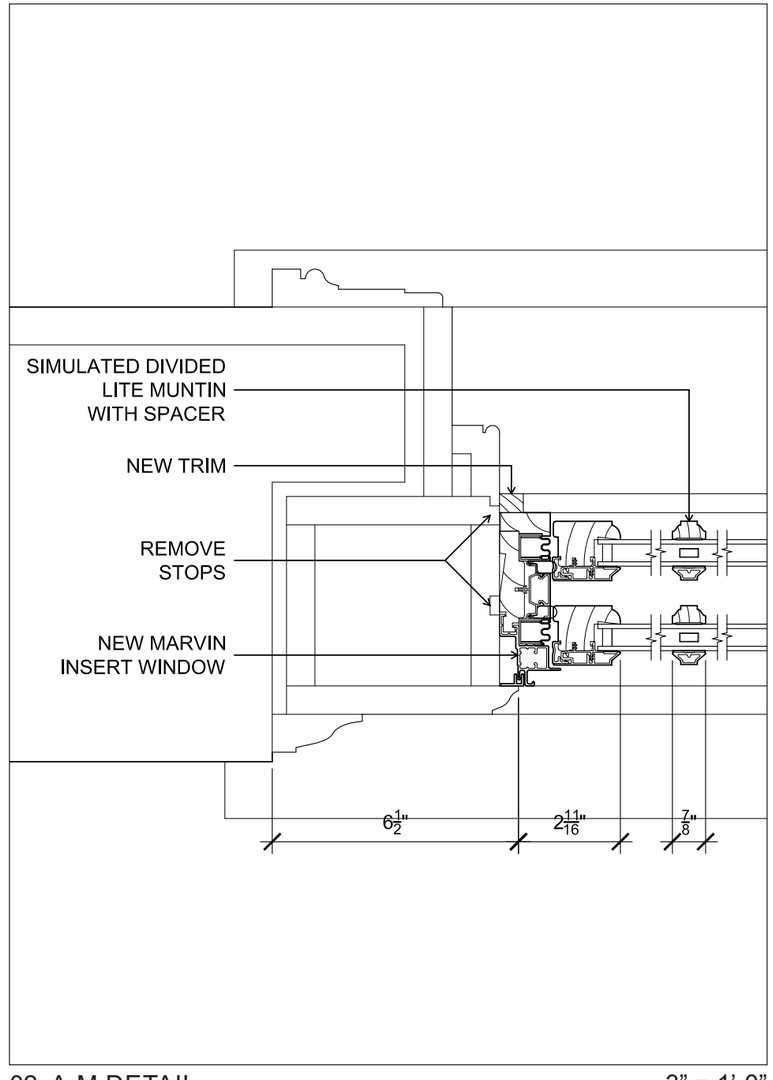

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REMOVE EXISTING DOOR AND FRAME, FILL IN MASONRY AROUND NEW WINDOW TO MATCH EXISTING OPENING HEIGHT AND WIDTH.

LEGEND

WINDOWS TO BE REPLACED / RESTORED

East (5th St NE)
23 June 2020

Renaissance School Window Improvements

418 E Jefferson St, Charlottesville, VA 22902

Train Architects

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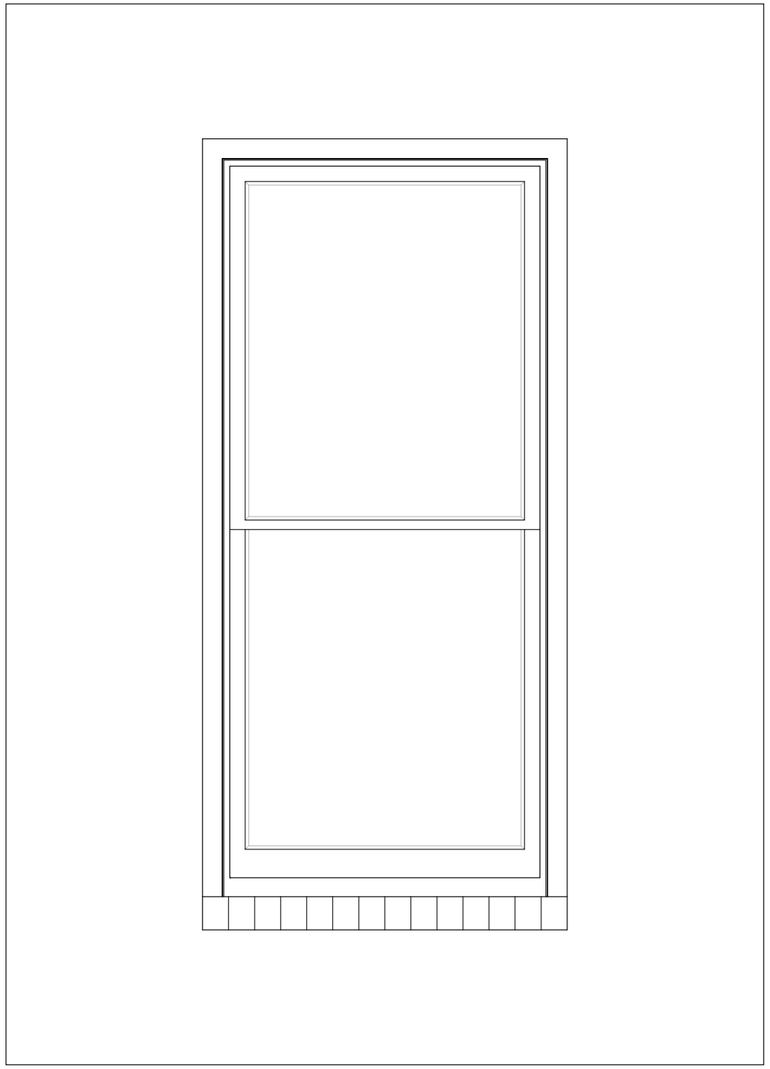

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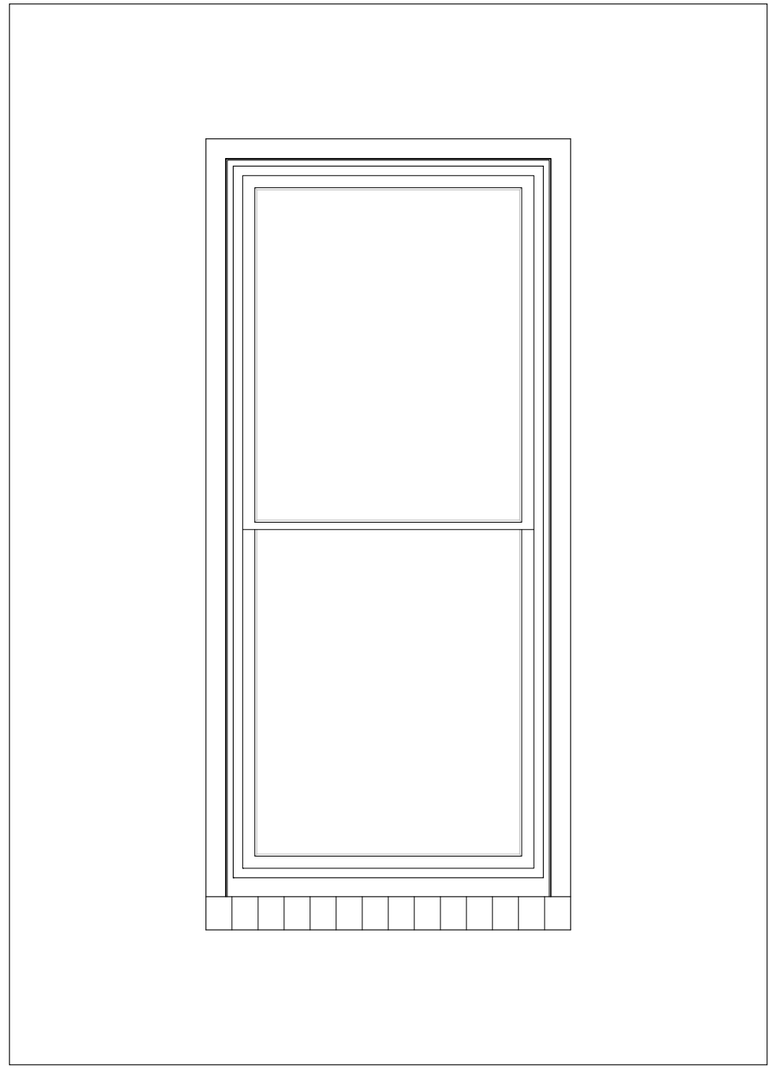

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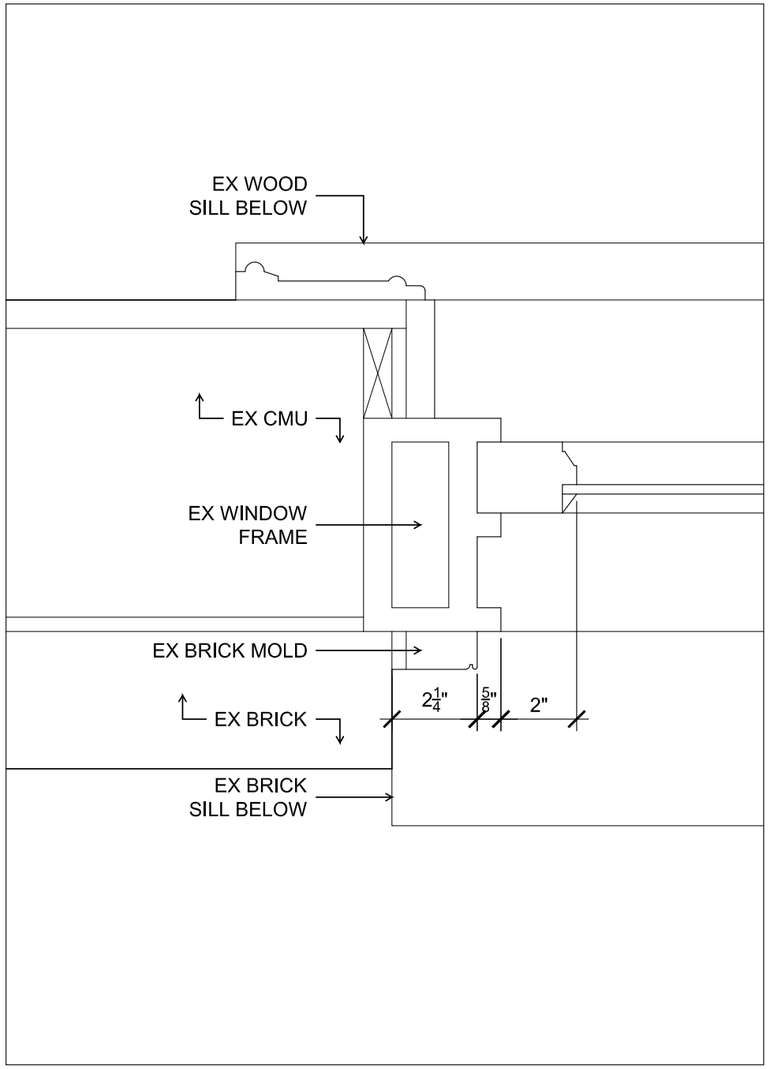

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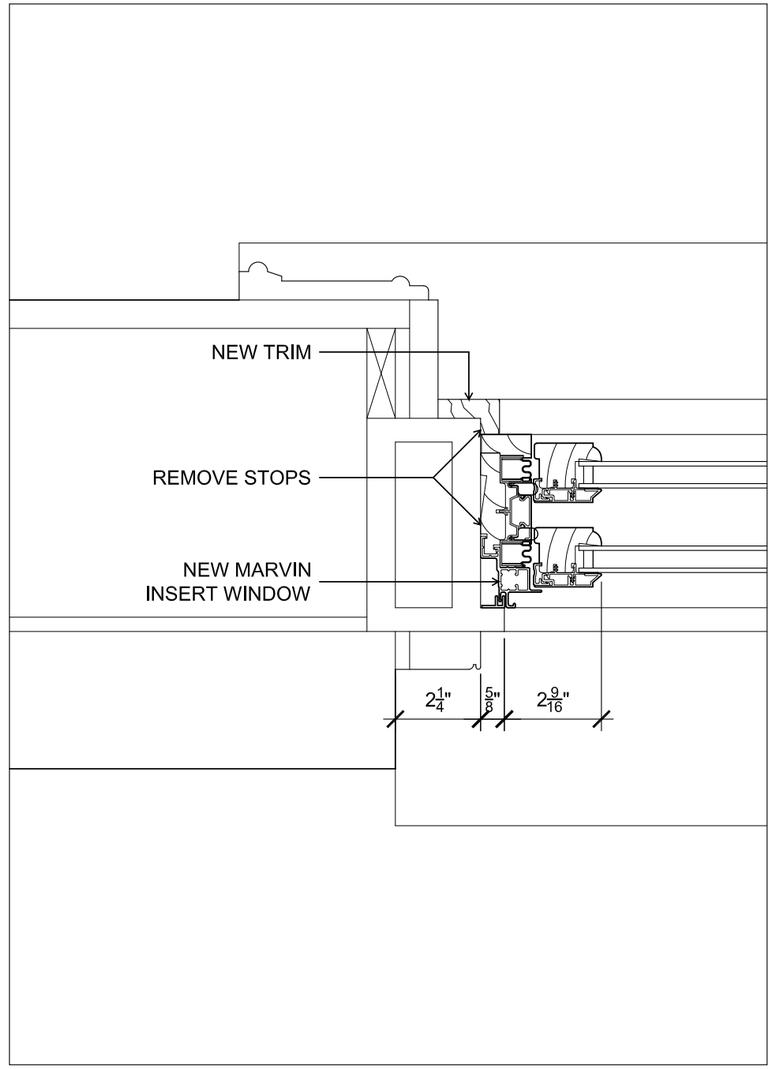
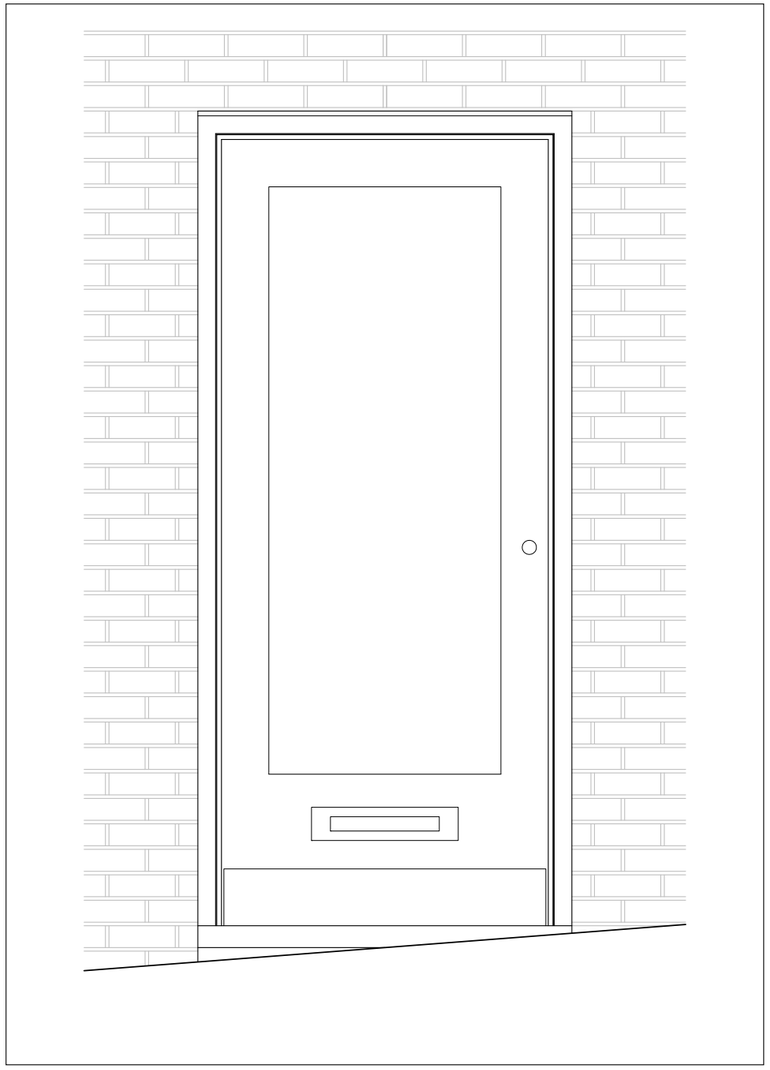
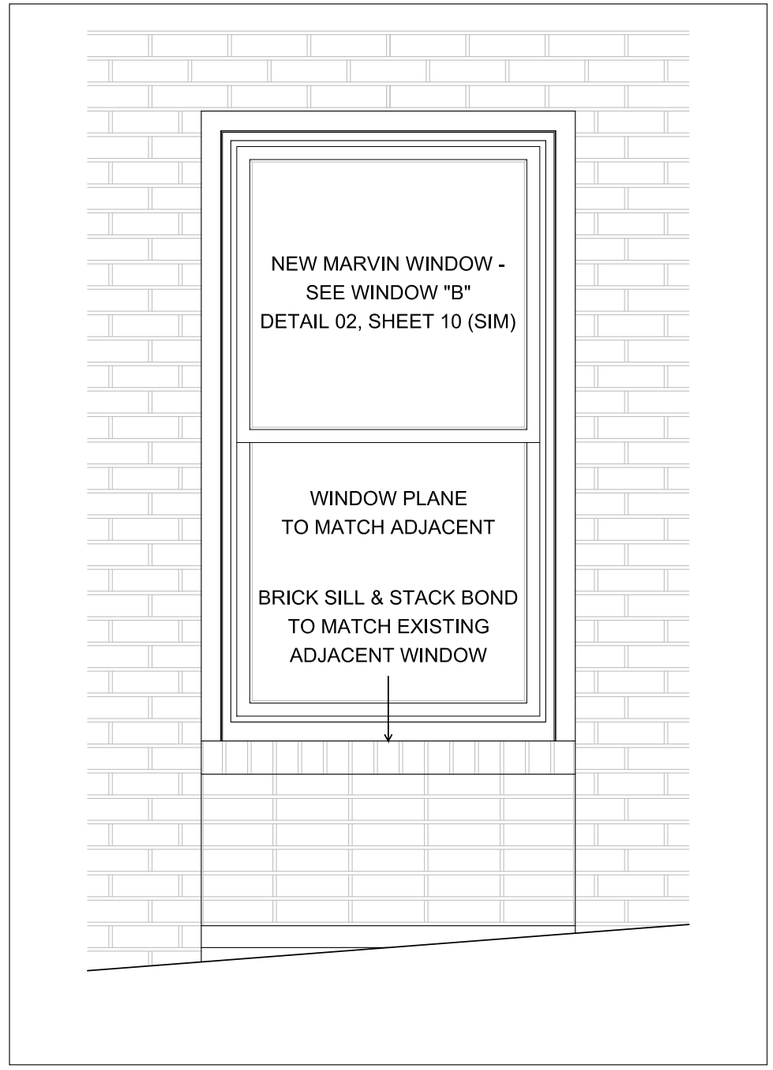


02. B-M DETAIL 3" = 1'-0"

EXISTING DOOR



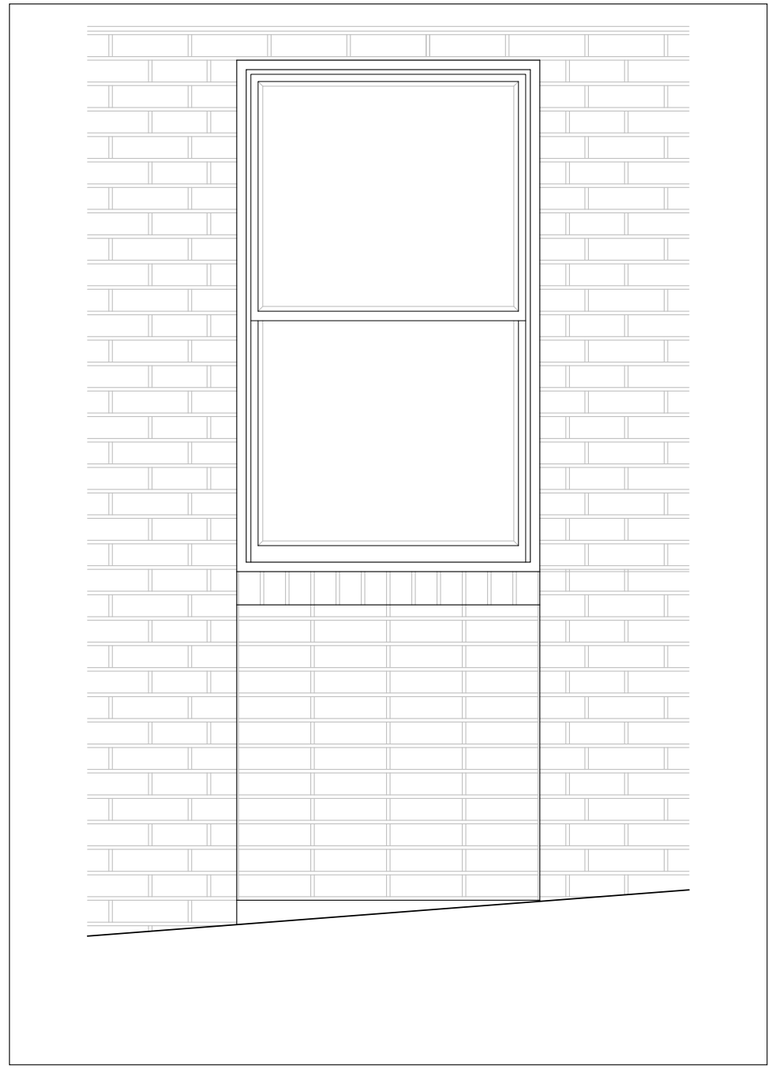
01. EXISTING DOOR ELEVATION 3/4” = 1’-0”



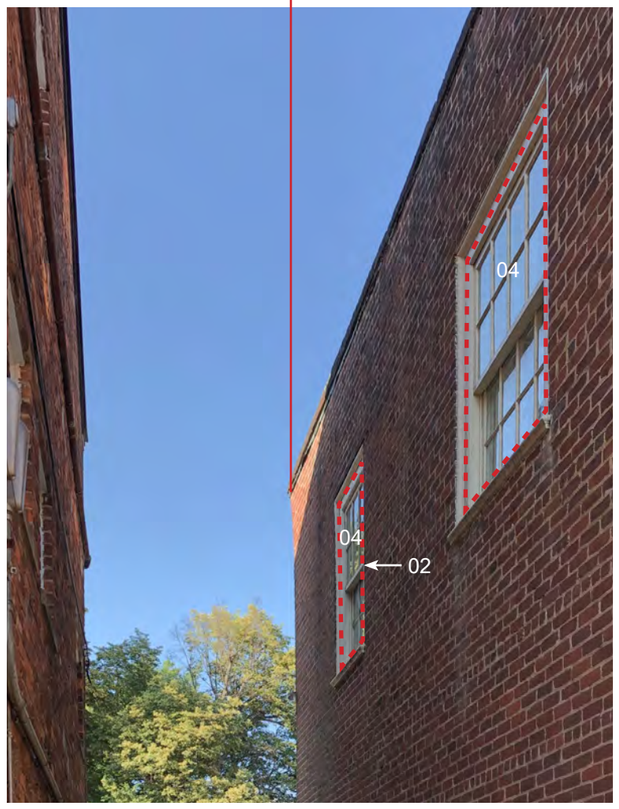
02. PROPOSED WINDOW “B” & BRICKWORK 3/4” = 1’-0”

OBHM HOLLOW METAL WINDOWS FROM 1930'S
(DETAIL SIM. TO OBWD)

EXISTING DOOR & OBHM



01. OBHM ELEVATION 3/4" = 1'-0"



EXISTING CONDITION NOTES

OAWD WOOD WINDOWS FROM 1920'S
OBWD WOOD WINDOWS FROM 1930'S
OBHM HOLLOW METAL WINDOWS FROM 1930'S (DETAIL SIM. TO OBWD)

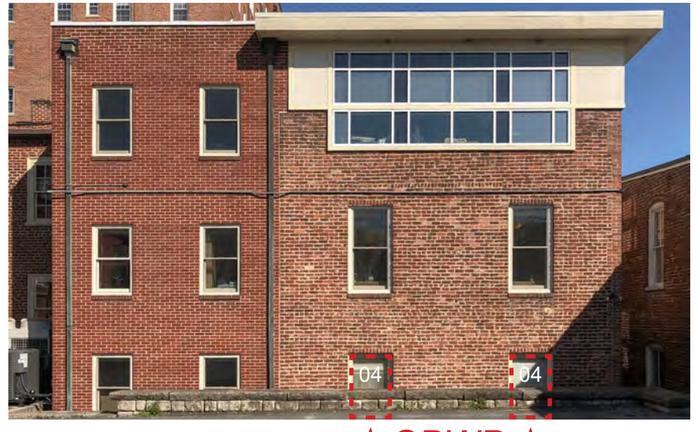
01. SASH WARPED AND LOOSE IN FRAME
02. ROTTING SASH (WOOD ROT)
03. PLEXIGLASS OVER EXISTING WINDOW DUE TO WATER AND AIR INFILTRATION ISSUES
04. INTERIOR STORM WINDOW
05. DOES NOT APPEAR TO BE ORIGINAL SASH - MISSING MUNTINS
06. DAMAGE FROM PREVIOUS APPLICATION OF SEALANTS
07. DAMAGED EXTERIOR TRIM OR SILL
08. CRACKED GLASS

NEW WORK NOTES

WINDOW "A" - EITHER (SEE NARRATIVE)
A-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 07.
A-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 07.
REPAIR & REPAINT EXISTING TRIM

WINDOW "B" - EITHER (SEE NARRATIVE)
B-R EXISTING TO BE REHABILITATED OR REPLACED - SEE DETAIL 01, SHEET 10.
B-M NEW MARVIN ULTIMATE DOUBLE HUNG INSERT G-2 - SEE DETAIL 02, SHEET 10.
REPAIR & REPAINT EXISTING TRIM
NEW WINDOW "B" AT EXISTING DOOR

REMOVE EXISTING DOOR AND FRAME, FILL IN MASONRY AROUND NEW WINDOW TO MATCH EXISTING OPENING HEIGHT AND WIDTH.



LEGEND

WINDOWS TO BE REPLACED / RESTORED

418 East Jefferson Street—BAR 20-07-08

Sash replacement sample

418 East Jefferson Street—BAR 20-07-08

Paint sample

July 16, 2020
418 East Jefferson Street
Additional information from applicant

Re: exterior trim or sills, in general, anything that is rotten will be replaced, preferably with whole pieces (of the same species as the existing) and not 'dutchman' or other similar repairs that leave horizontal joints.

There are just a few of these vertical grain pieces that are candidates for replacement, but most are sound and can be reconditioned in place with good paint preparation.

It's preferable, where possible, to leave the older trim material in place. The older material is decent stuff.

I just went over and tried to stick a knife in the areas you have highlighted on the first floor NE window. That material is still solid. The horizontal rail of the sash in the photo is rotten and the knife went right in.

On the N. elevation, there are a couple of spots on the 2nd floor at the base of the vertical trim that look questionable. These are hard to get to right now (interior storm window, window fixed, need a ladder), these will have to be examined more carefully when the job gets underway (Alexander Nicholson is the contractor).

In most areas, it is the sashes that are either rotten, warped, dried-out or falling apart. The existing frames (including the boxes for sash weights), sills and exterior trim are mostly in OK shape. Again, if material is rotten, or split/broken, it will be replaced.

Where the option is to replace an existing sash with a new facsimile, then more parts have to come apart in order to install, including sash weights, etc. The downsides to this approach are:

1. It's the unravelling sweater--the more you take apart, the more gets damaged, etc. and has to be replaced (and then there are more issues about how it goes back together).
2. Our experience with these kind of exact sash replacements is that the new wood will shrink/move, even if very carefully milled of top grade material and installed with great care. The net result is loose windows and a return of the air infiltration problems that the replacement was supposed to solve.
3. Expense. It's very labor intensive, and good material is expensive.