

From: Scala, Mary Joy
Sent: Friday, June 30, 2017 4:14 PM
To: Rick Uhler (rick@uhlerandcompany.com)
Cc: Henry, Chris, 2nd address
Subject: BAR Action - 632 Park Street - June 20, 2017

June 30, 2017

Rick Uhler
Uhler and Company
7957 Plank Road
Afton, VA 22920

Re: Certificate of Appropriateness Application

BAR 17-06-05
632 Park Street
Tax Parcel 520114000
Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant
Front Porch Addition

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 20, 2017. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the following proposed changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves *only* the following changes:

- The addition of the dormers
- The roof replacement with a synthetic slate
- The window replacement (dating from the 1980s and 1990s), not on the original portion of the house
- Door replacement as described in application
- Shutters and trim repairing or replacement, with repair required on the cornice trim
- The addition of new basement windows on the north elevation
- Replacing the bow window with four doors and a single door and balcony with a triple window
- Repairing or replacing the shutters to match the existing

Also, the applicant requested a deferral for the design of the porch and the repair/replacement of the windows in the original part of the house. Motion approved (6-0)

You may re-submit the deferred items whenever you are ready to be scheduled at a BAR meeting.

This certificate of appropriateness shall expire in 18 months (December 20, 2018), 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. The expiration date may differ if

the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

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

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 20, 2017**



Certificate of Appropriateness Application

BAR 17-06-05

632 Park Street

Tax Parcel 520114000

Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant

Front Porch Addition

Background

632 Park Street is a contributing property in North Downtown ADC District, built in 1928. Also known as the Walker- Fogleman House, it was built in the Colonial Revival style. The simple three bay, brick structure is nicely articulated with a handsome fanlight doorway and triangular pedimented hood and Greek Key moulding in the cornice. The house is a central hall plan with fine interior woodwork. It was constructed by the Charlottesville Lumber company when the prominent contractor R.E. Lee Sr. was with the company. (Historic survey attached)

Application

The applicant is proposing to:

- Replace existing front pedimented porch with a new front porch that extends the width of the house, with materials and trim to match the existing house (wood trim, standing seam metal roof, brick piers under columns, tongue & groove flooring);
- Add three new dormers on the front roof;
- Replace shingle roof with standing seam metal roof (copper); *synthetic slate*
- Replace all the windows with aluminum-clad double pane windows that match original style, which will allow for the removal of the storm windows;
- In the rear addition replace bow window with four doors; replace single door/balcony above with triple window;
- Replace other doors in same openings;
- Add three new basement windows on north elevation.
- Replace shutters with new hung shutters;
- Replace the trim that is damaged and has lead based paint, with trim that matches the original;

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 Rehabilitation

A. INTRODUCTION

These design review guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, found on page 1.8. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

....

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

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

- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) *Storm windows should not damage or obscure the windows and frames.*
- 18) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19) *The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.*
- 20) *In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21) *The size of the shutters should result in their covering the window opening when closed.*
- 22) *Avoid shutters on composite or bay windows.*
- 23) *If using awnings, ensure that they align with the opening being covered.*
- 24) *Use awning colors that are compatible with the colors of the building.*

D. ENTRANCES, PORCHES, AND DOORS

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

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

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
- 8. Avoid adding decorative elements incompatible with the existing structure.*
- 9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.*
- 10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
- 11. Provide needed barrier-free access in ways that least alter the features of the building.*
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.*
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.*
- 12. The original size and shape of door openings should be maintained.*
- 13. Original door openings should not be filled in.*
- 14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*
- 15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.*
- 16. Retain transom windows and sidelights.*

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G. ROOF

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- 3) Original roof pitch and configuration should be maintained.*
- 4) The original size and shape of dormers should be maintained.*
- 5) Dormers should not be introduced on visible elevations where none existed originally.*
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
- 7) When replacing a roof, match original materials as closely as possible.*
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
 - b. Artificial slate is an acceptable substitute when replacement is needed.*
 - c. Do not change the appearance or material of parapet coping.*
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

Discussion and Recommendations

Porch replacement

✓ The original porch is a character-defining feature of the house, and a characteristic of the Colonial Revival style. It is distinct in the way that it frames the oval shape of the fanlight door. The size and shape of the proposed porch is much different than the original, as it spans the façade, which is more in a Vernacular style. There are several guidelines that recommend against alteration of an original front porch.

New dormers

✓ The Guidelines recommend against adding dormers where none existed. However, dormers would not be unusual on a Colonial Revival style home.

Roof replacement

Slate or asphalt shingles are common on Colonial Revival styles homes, but standing seam metal is often seen on historic Charlottesville homes, especially on Park Street. The cornice is decorative, so it would be important to maintain the enclosed gutter system.

approved syn slate recently on Grady Ave.

Window and door replacement

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 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, 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 (min70 VLT).

In staff opinion,

- The front fanlight and sidelights and the four attic quarter-round windows should **not** be replaced. *They will not be replaced.*
- The BAR should review the design of the proposed front door replacement.
- Adding larger openings for doors and windows on the rear addition, and on the basement level of the north elevation are not a concern.

Shutters and trim

- Replacing the shutters with painted wood or high-quality composite, hung shutters that fit the windows is appropriate.
- Replacing trim where necessary with painted wood trim that matches the existing is appropriate. The cornice trim should be repaired if necessary, not replaced.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the following proposed changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves *only* the following changes:

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 632 Park Street
 Map and Parcel: 52-114
 Census Tract & Block: 3-405
 Present Owner: Maxwell Fogleman
 Address: 632 Park Street
 Present Use: Residence
 Original Owner: Mrs. George Walker
 Original Use: esidence

BASE DATA

Historic Name: Walker-Fogleman House
 Date/Period: 1928
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-1
 Land Area (sq.ft.): 75 x 175
 Assessed Value (land + imp.): 2520 + 16,440 = 18,960

ARCHITECTURAL DESCRIPTION

This house is another good example of the Colonial Revival residential style. It is very similar to the slightly earlier Gilmer-Watts House across the street at 627 Park Street. The simple three bay, brick structure is nicely articulated with a handsome fanlight doorway and triangular pedimented hood and Greek Key moulding in the cornice. The house is a central hall plan with fine interior woodwork. It was constructed by the Charlottesville Lumber Company when the prominent contractor R. E. Lee, Sr., was with the company.

HISTORICAL DESCRIPTION

This lot was originally part of the property surrounding the Lyons estate. John A. Gilmer subdivided the acreage and sold this lot to Mrs. George Walker in 1927 (DB 58-398). The house was constructed in 1928 for Mrs. Walker by the Charlottesville Lumber Company. The property saw many owners in the thirties and forties. The present owner, Mr. Maxwell Fogleman has made it his home since 1949 when he purchased the property from R. C. Jennings (DB 146-243).

GRAPHICS

CONDITIONS

Good

SOURCES

Mr. Maxwell Fogleman
City Records

632 PARK

No. ~~ST-103~~

Name

Order

Remarks

Retouched

Order Finished

Reorder





**Board of Architectural Review (BAR)
Conservation District - 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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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.

Project Name/Description Park Street Parcel Number lot 2, Section A, Lyric's Place
Project Address/Location 632 Park St. Charlottesville Va.
Owner Name Kaitlyn Marie Henry Applicant Name Rick Walter - Walter & Company

Applicant Information

Address: 7957 plank Rd
Afton Va. 22920
Email: rick@walterandcompany.com
Phone: (W) 434-760-1061 (H) _____

Signature of Applicant

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

[Signature] 5-30-2017
Signature Date

Rick Walter 5-30-2017
Print Name Date

Property Owner Information (if not applicant)

Address: 200 Garrett Street, Apt. 508
Charlottesville, VA 22902
Email: chenry@stonypointdb.com
Phone: (W) _____ (H) _____
540-353-0183

Property Owner Permission (if not applicant)

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

[Signature] 5-30-2017
Signature Date

Kaitlyn Marie Henry 5/30/2017
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): new front porch - materials and
finish to match existing home. Same material with dark grey that matches original style... this will allow removal of storm windows.
return fan that is damaged and has lead based paint with trim that matches original.

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

plans dated 5-30-2017, existing pictures, plot

For Office Use Only

Received by: D. Eubank Approved/Disapproved by: _____
Date: _____
Fee paid: 125.00 Cash/Ck. # 2523 Conditions of approval: _____
Date Received: 5/30/17
Revised April 2017

PM-0084

NOTES:

1. OWNER(S) & LEGAL REFERENCES:
PHYLLIS M. MCMINIMY AND LINDA RAE SMILEY, TRUSTEES OF THE PHYLLIS M. MCMINIMY TRUST,
DATED FEBRUARY 27, 2017
INSTRUMENT #2017-00000805, D.B. 52-341 PLAT & D.B. 58-398 DESC.
2. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP EFFECTIVE DATE FEBRUARY 4, 2005
(COMMUNITY PANEL 510033 02860) THIS PROPERTY DOES NOT LIE IN ZONE A (100 YEAR
FLOOD PLAIN).
3. LOT 2 IS SUBJECT TO COVENANTS AND AGREEMENTS AS DEFINED IN D.B. 58-398 & D.B. 67-261.
4. NO TITLE REPORT FURNISHED. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON.
THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS
AND/OR COVENANTS THAT MAY EXIST.
5. ADDRESS: #632 DISPLAYED ON 2-1/2 STORY BRICK WITH BASEMENT.
6. (2016) DENOTES YEAR MONUMENTATION WAS PREVIOUSLY FOUND BY THIS FIRM.

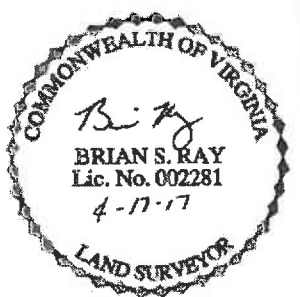
I HEREBY CERTIFY THAT ON APRIL 17, 2017
I SURVEYED THE PROPERTY SHOWN ON THIS PLAT.
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, AND IN MY PROFESSIONAL OPINION, IT IS
COMPLETE AND ACCURATE.

B. S. Ray

PHYSICAL SURVEY PLAT
LOT 2, SECTION A
LYONS PLACE
CITY OF CHARLOTTESVILLE, VIRGINIA
SCALE: 1" = 20' APRIL 17, 2017

FOR
KAITLYN MARIE HENRY




ROGER W. RAY & ASSOC., INC.
663 BERKMAR COURT
CHARLOTTESVILLE, VIRGINIA 22901
TELEPHONE: (434) 293-3195
RAYSURVEYING.COM

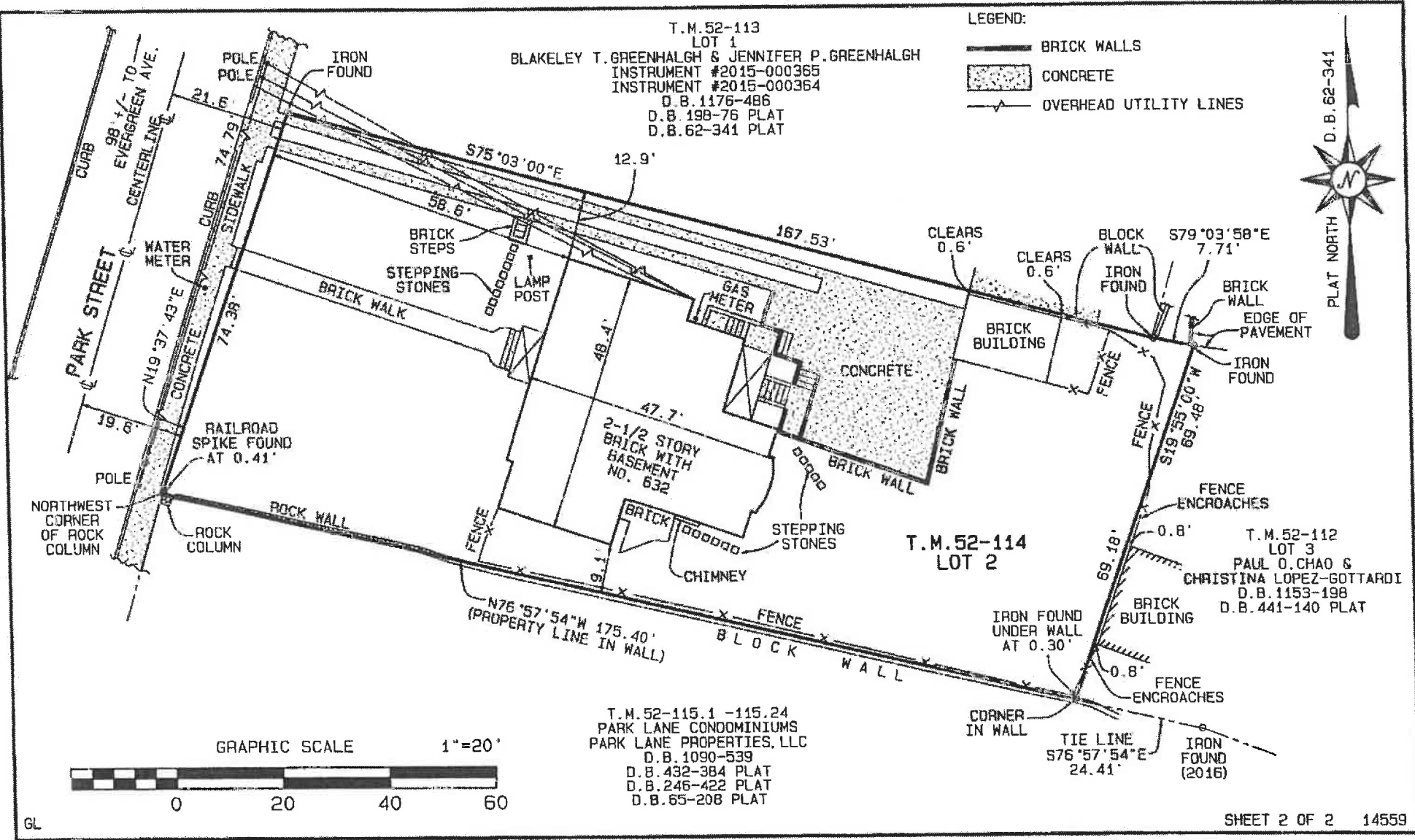
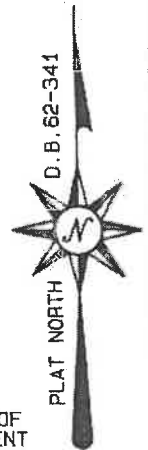


GL

T.M. 52-113
 LOT 1
 BLAKELEY T. GREENHALGH & JENNIFER P. GREENHALGH
 INSTRUMENT #2015-000365
 INSTRUMENT #2015-000364
 D.B. 1176-486
 D.B. 198-76 PLAT
 D.B. 62-341 PLAT

LEGEND:

-  BRICK WALLS
-  CONCRETE
-  OVERHEAD UTILITY LINES



GRAPHIC SCALE 1"=20'



T.M. 52-115.1 -115.24
 PARK LANE CONDOMINIUMS
 PARK LANE PROPERTIES, LLC
 D.B. 1090-539
 D.B. 432-384 PLAT
 D.B. 246-422 PLAT
 D.B. 65-208 PLAT









Roof Tiles



Aledora



Classic



Arcella

Starter Tile



Aledora

Classic

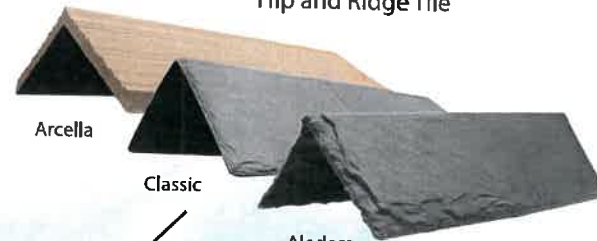
Arcella

INSPIRE ROOFING PRODUCTS

Roofing System



Hip and Ridge Tile



Arcella

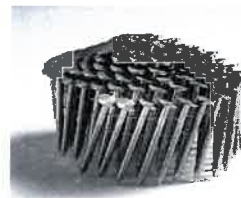
Classic

Aledora

Cool Roofing Aledora, CR-731 Ash Grey, CR-732 Granite, CR-733 Graphite



Snow Guard



Ring Shank Nails



Underlayment

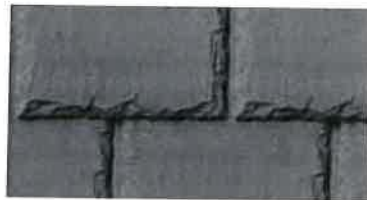
Color Palettes

ALEDORA AND CLASSIC SLATE

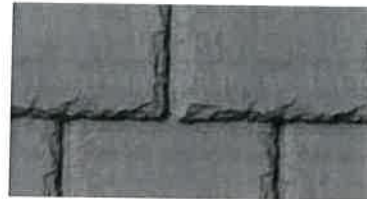
Aledora and Classic Slate offer a range of colors nicely reflecting nature's own hues. No matter your home's shade and style, an Inspire color can provide a perfect complement.



Charcoal Black (801)



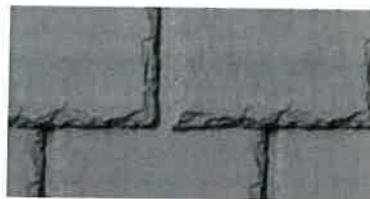
Mist Grey (803)



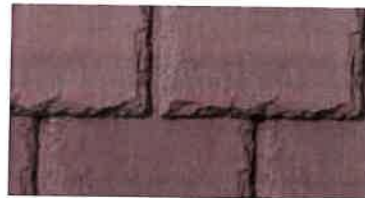
Olive (814)



Steel Grey (804)



Sage Green (815)



Red Rock (809)



Brandywine (806)



Grey/Black Blend (718)
Not available in Aledora Slate

COOL ROOFING – For Aledora, Classic Slate, and Arcella Shake



Evergreen (CR-730)



Ash Grey (CR-731)



Granite (CR-732)



Graphite (CR-733)



Wintergreen (CR-792) Mix
Aledora and Classic only

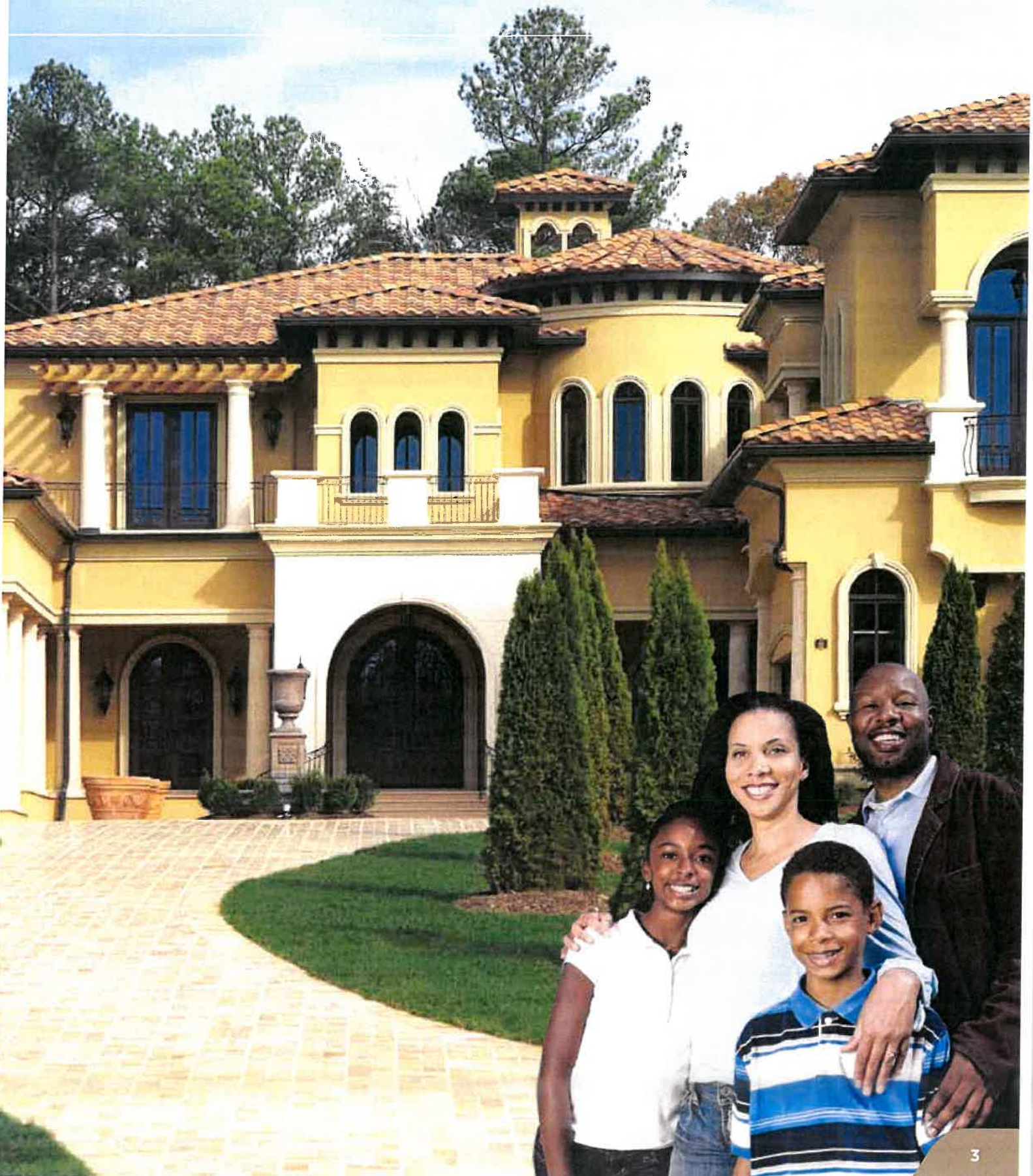


Wheat (CR-736)
Not available in Classic



Red Cedar (CR-738)
Not available in Classic

Actual colors may vary from printed representation.

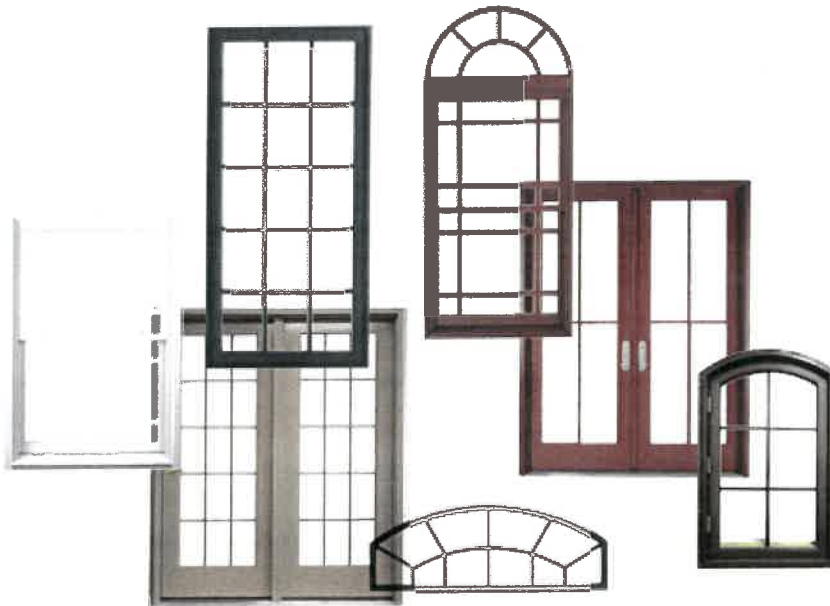


MIRA
PREMIUM SERIES

W I N D O W S

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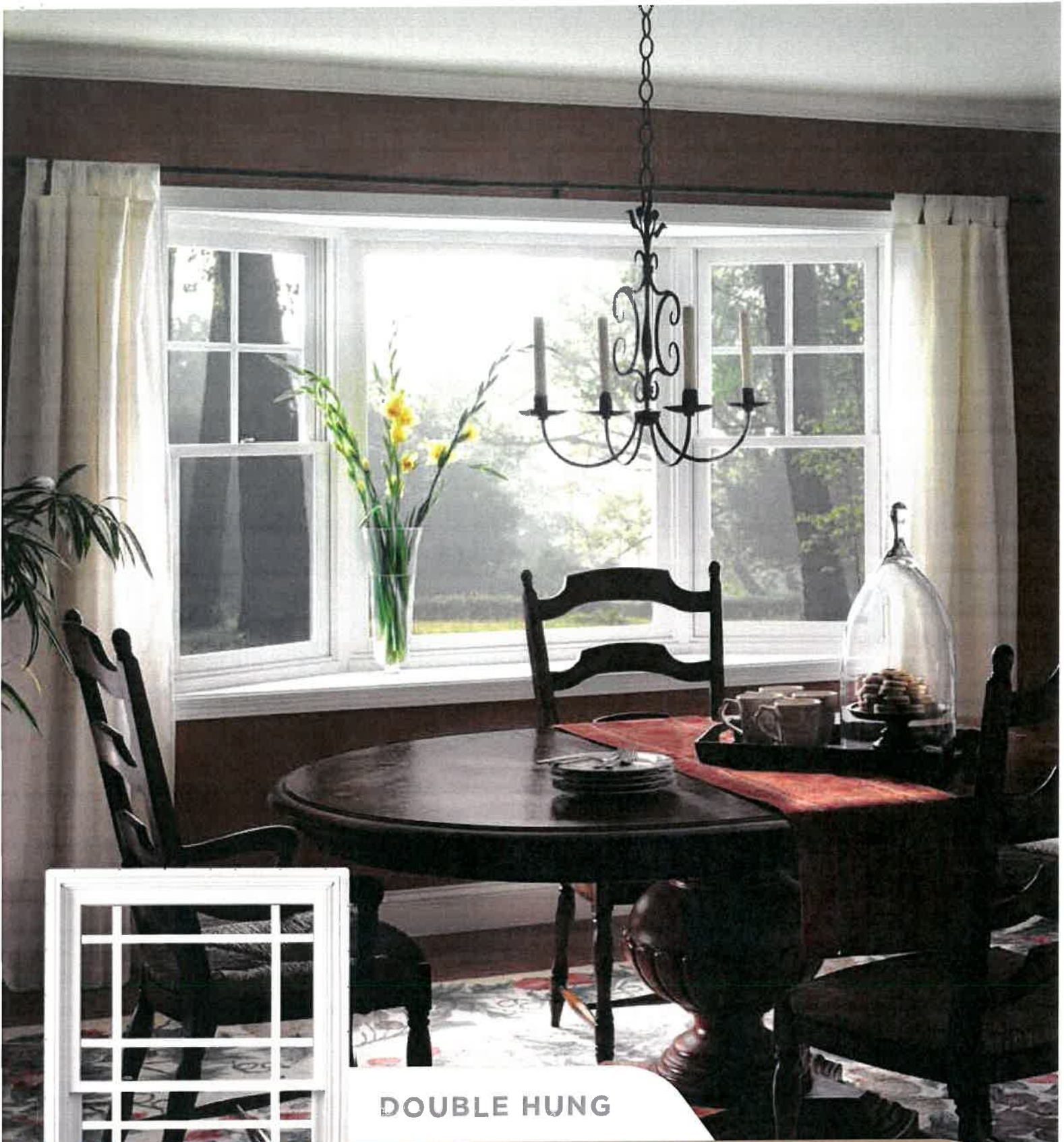
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Not all windows are created equal. Windows are a reflection of style and a reflection of luxury. Make the best possible statement with Ply Gem Windows Mira Premium Series. Designed with exquisite craftsmanship and one-of-a-kind details, Mira Premium can help you bring your unique vision to life. And, because it's a Ply Gem window, you can take comfort in knowing that it's built with energy-efficiency and long-lasting quality in mind.



A WHOLE NEW POINT OF VIEW.



DOUBLE HUNG

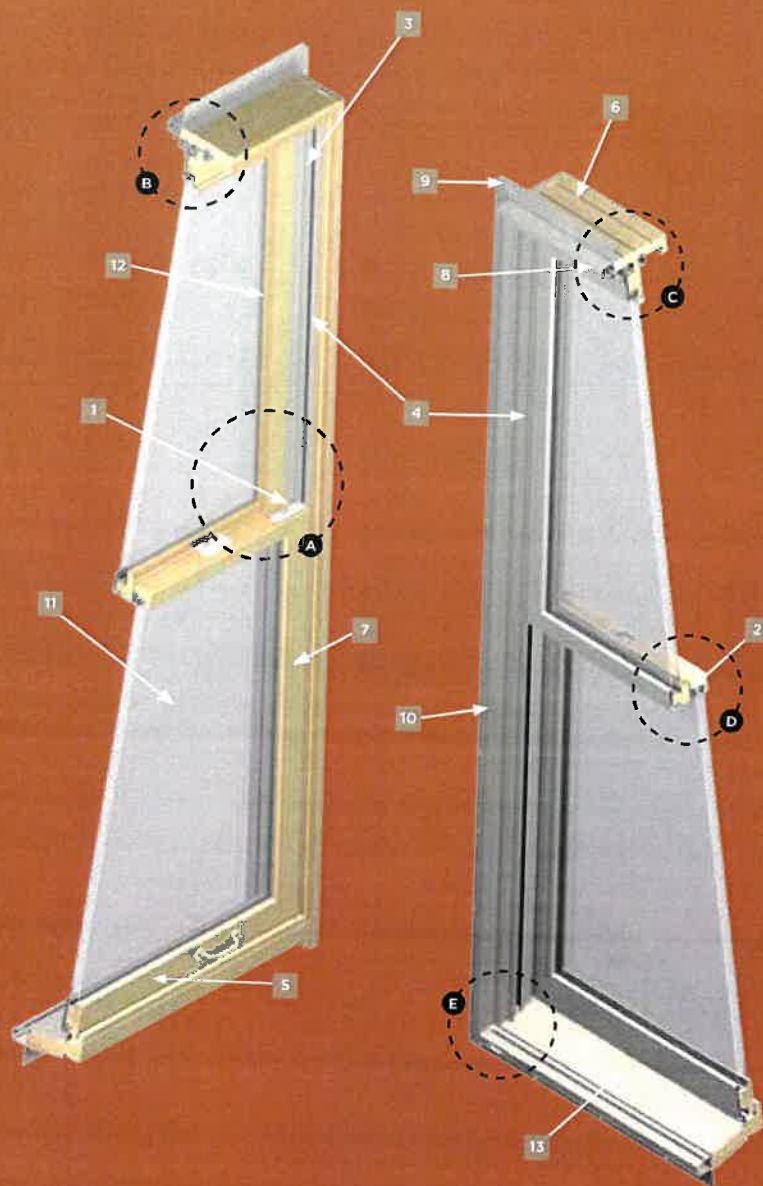
MIRA PREMIUM SERIES DOUBLE HUNG windows feature tilt-in sashes to make cleaning a breeze, weatherstripping for air-tight performance, and cam-action sash locks for added security. A wide bottom rail, 14° sloped sill and sturdy 6/4 sash construction help create a historically accurate design while delivering superior performance.

DOUBLE HUNG



FEATURES

- 1 Tilt-in sash design for easy cleaning from the safety of inside your home
- 2 Sash interlock provides superior structural performance
- 3 Stepped jambliner design for superior structural performance while maximizing available daylight opening
- 4 Three-piece jambliner allows for different interior and exterior jambliner colors
- 5 6/4 sash construction for historically accurate wood window look
- 6 4 7/16" jambs made of clear wood eliminate extensive drywall work
- 7 Sash and interior made with select clear wood, ready for paint or stain to match any interior décor (also available in pre-finished white)
- 8 Integral face groove allows for easy mulling and exterior accessory application
- 9 Pre-punched nailing fin for simple installation
- 10 AAMA 2604 paint finish provides superior resistance to chalking and fading
- 11 Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading—optional HP^{3C} or HP2+ glass upgrade and optional Warm Edge+ spacer system upgrade available for enhanced performance
- 12 Vacuum-treated, solid wood components resist damage from water and fungus
- 13 Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity



Flush-mounted tilt latches and lock and keeper with matching finish fasteners create a clean, high-quality appearance



One-piece, full 4 7/16" head and side jambs with inside stop blind nailed to reduce the number of visible nail holes



Accessory grooves for mulling and casing application, screen pocket in head and sill for spring-loaded screen

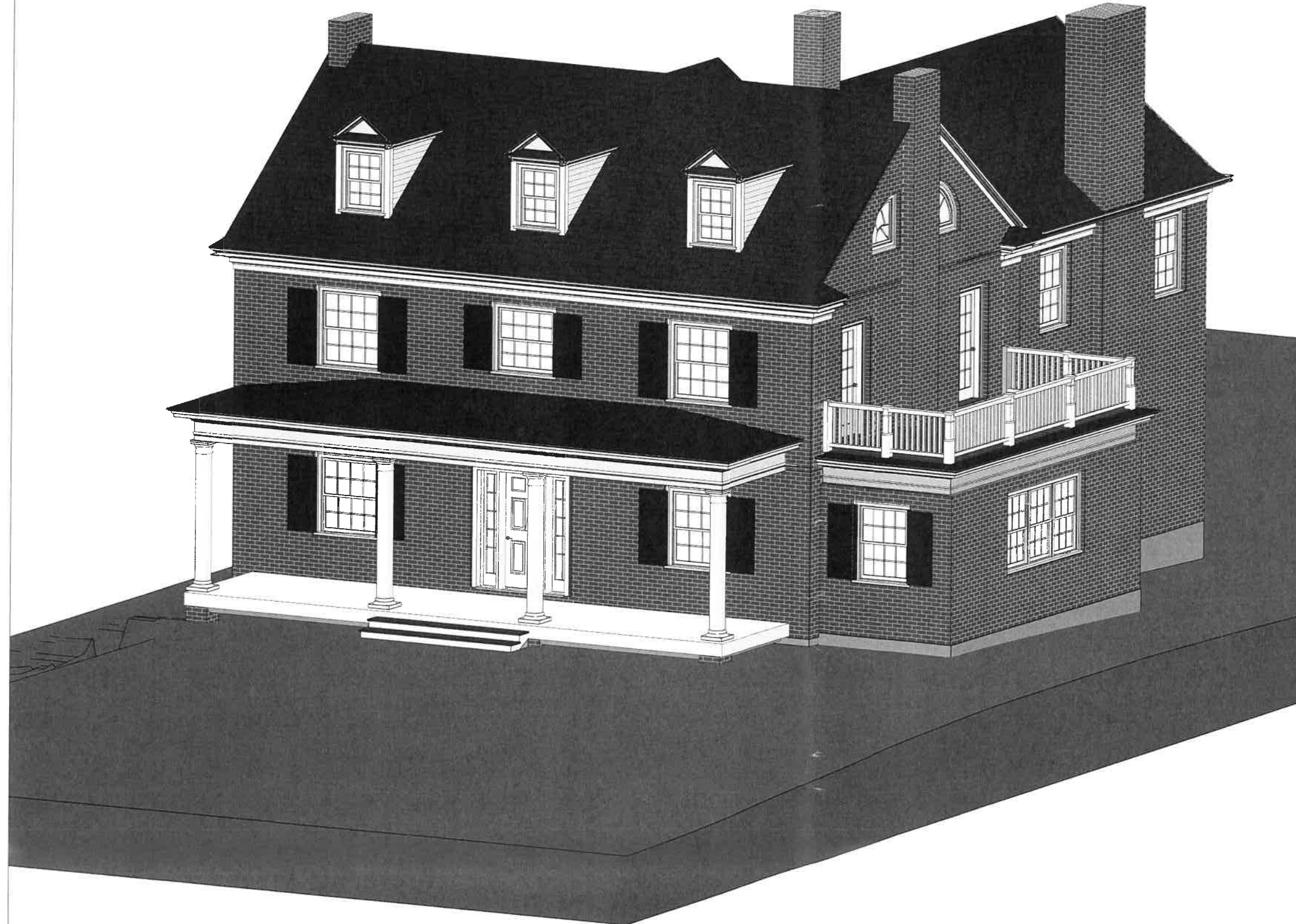


Aluminum sash interlock provides superior structural performance



Water management system for increased water performance

1. HP glass combines Low-E with argon gas fill for high performance. 2. Most units are rated DP50 straight out of the box. 3. Impact Rated units are available in select sizes and configurations.



Plan Legend

- G-1 PROJECT DESCRIPTION
- G-2 GENERAL NOTES
- SP-1 SITE PLAN
- SP-2 SITE PLAN DETAILS
- A-1 BASEMENT
- A-2 1ST FLOOR
- A-3 2ND FLOOR
- A-4 3RD FLOOR & ROOF
- EE-1 EXTERIOR ELEVATIONS
- EE-2 EXTERIOR ELEVATIONS
- EE-3 EXTERIOR ELEVATIONS
- EE-4 EXTERIOR ELEVATIONS

- D-1 BASEMENT DEMO
- D-2 1ST FLOOR DEMO
- D-3 2ND FLOOR DEMO
- D-4 3RD FLOOR/ATTIC DEMO
- F-1 FOUNDATION PLAN & NOTES
- F-2 FOUNDATION DETAILS

- S-1 BASEMENT WALL & BEAM LAYOUT
- S-2 BASEMENT WALL DETAILS
- S-3 1ST FLOOR JOIST LAYOUT
- S-4 1ST FLOOR WALL & BEAM LAYOUT
- S-5 1ST FLOOR WALL DETAILS
- S-6 2ND FLOOR JOIST LAYOUT
- S-7 2ND FLOOR WALL & BEAM LAYOUT
- S-8 2ND FLOOR WALL DETAILS
- S-9 ROOF FRAMING LAYOUT
- S-10 ROOF SECTION VIEW
- S-11 3RD FLOOR WALL LAYOUT
- S-12 3RD FLOOR WALL DETAILS

- SV-1 HOUSE SECTION VIEWS
- P-1 BASEMENT PLUMBING
- P-2 1ST FLOOR PLUMBING
- P-3 2ND FLOOR PLUMBING
- P-4 3RD FLOOR/ATTIC PLUMBING

- M-1 BASEMENT HVAC
- M-2 1ST FLOOR HVAC
- M-3 2ND FLOOR HVAC
- M-4 3RD FLOOR/ATTIC HVAC

- E-1 BASEMENT ELECTRIC
- E-2 1ST FLOOR ELECTRIC
- E-3 2ND FLOOR ELECTRIC
- E-4 3RD FLOOR/ATTIC ELECTRIC

- IE-1 BASEMENT INTERIOR WALL ELEVATIONS
- IE-2 1ST FLOOR INTERIOR WALL ELEVATIONS
- IE-3 2ND FLOOR INTERIOR WALL ELEVATIONS
- IE-4 3RD FLOOR INTERIOR WALL ELEVATIONS

NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION,
ORTHO VIEWS,
PLAN DRAWING LIST

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
FRONT PORCH**

UHLER & COMPANY
DESIGN/ BUILD
7957 PLANK RD
AFTON VA, 22920

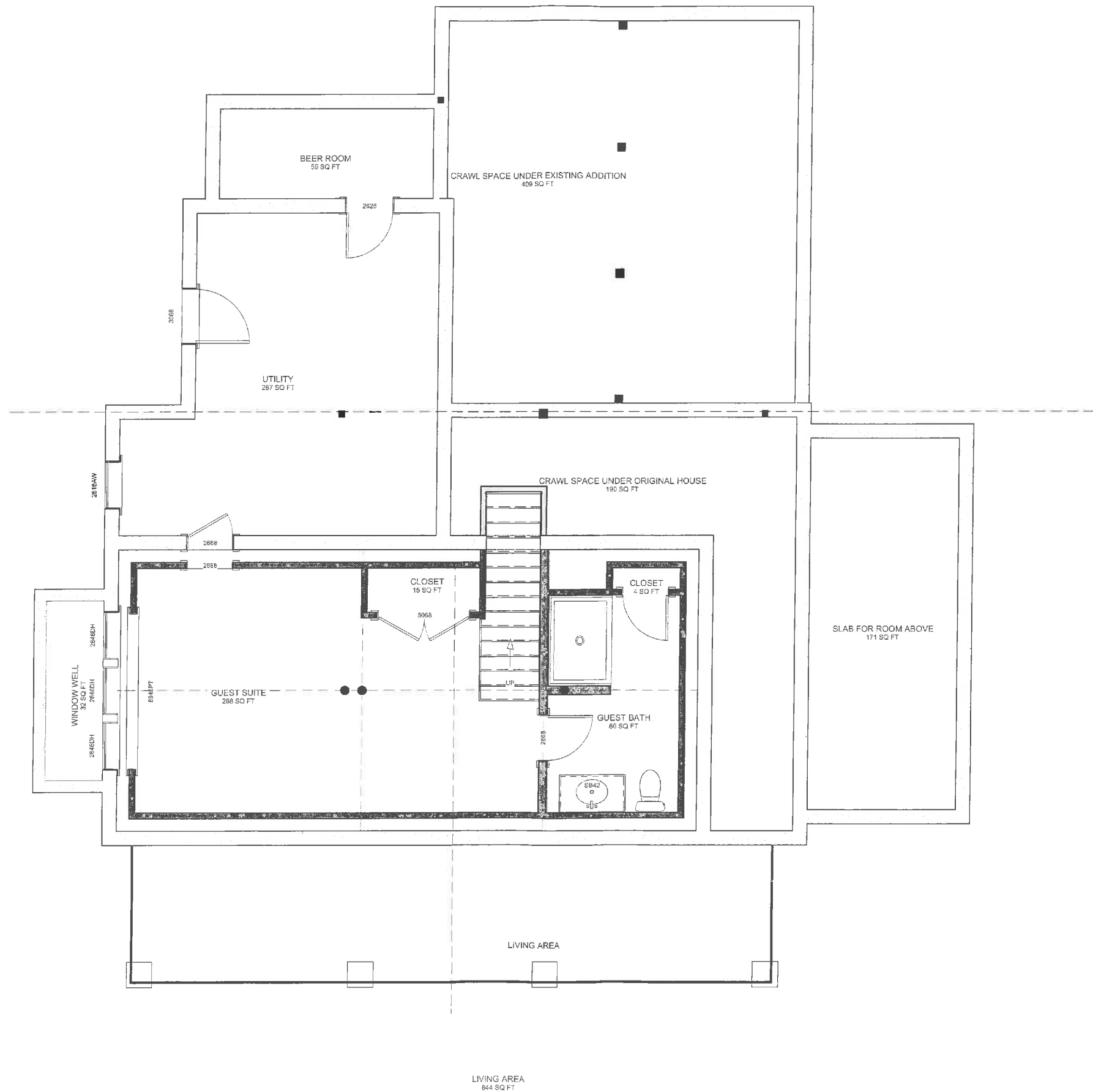
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6/15/2017

SCALE:

SHEET:

G-1



NO.	DESCRIPTION	BY	DATE

BASEMENT

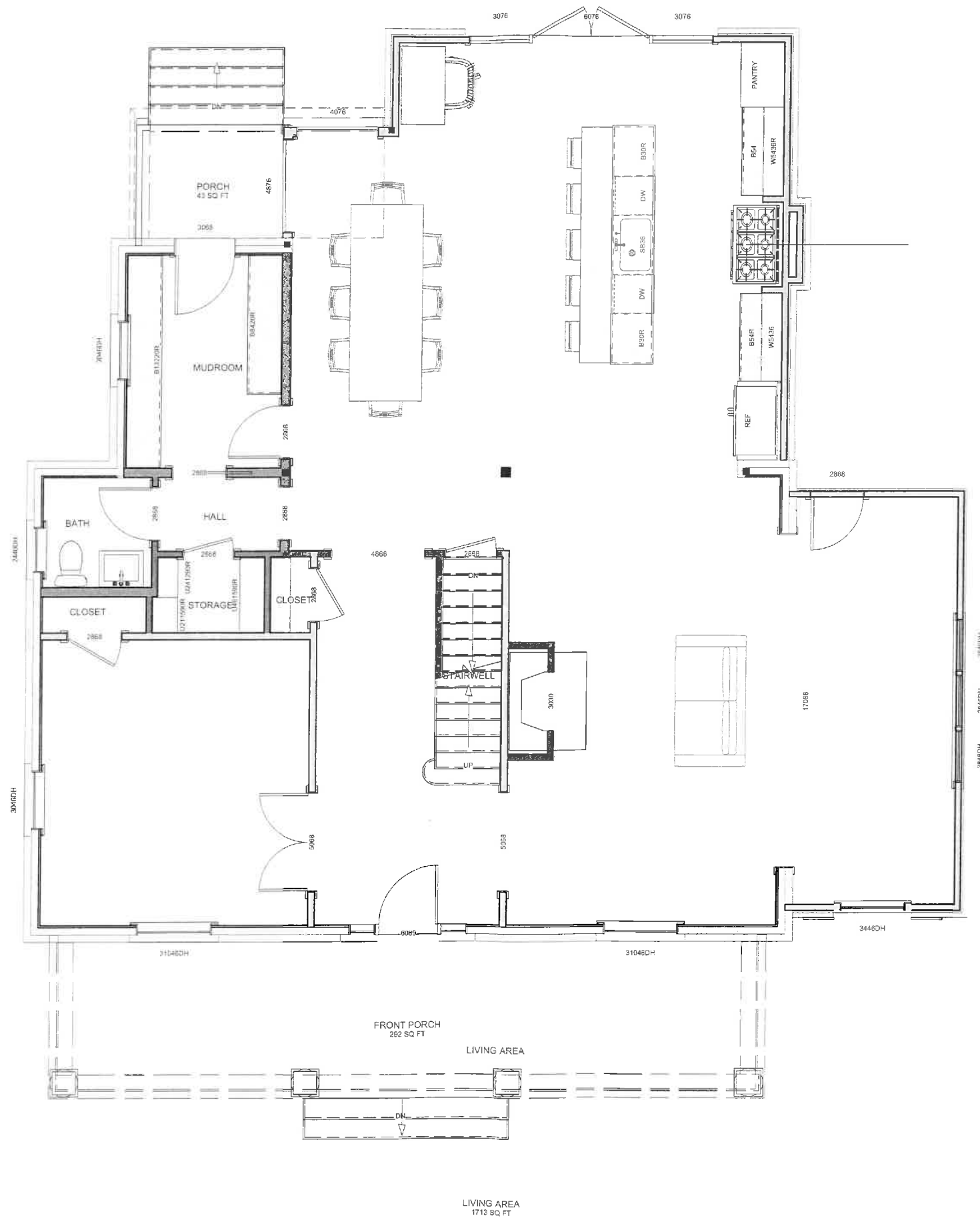
PROJECT DESCRIPTION:
**632 PARK STREET REVISED
 FRONT PORCH**

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON VA, 22920

DATE:
 6/15/2017

SCALE:
 1/8" = 1'-0"

SHEET:
A-1



DATE:

6/15/2017

SCALE:

SHEET:

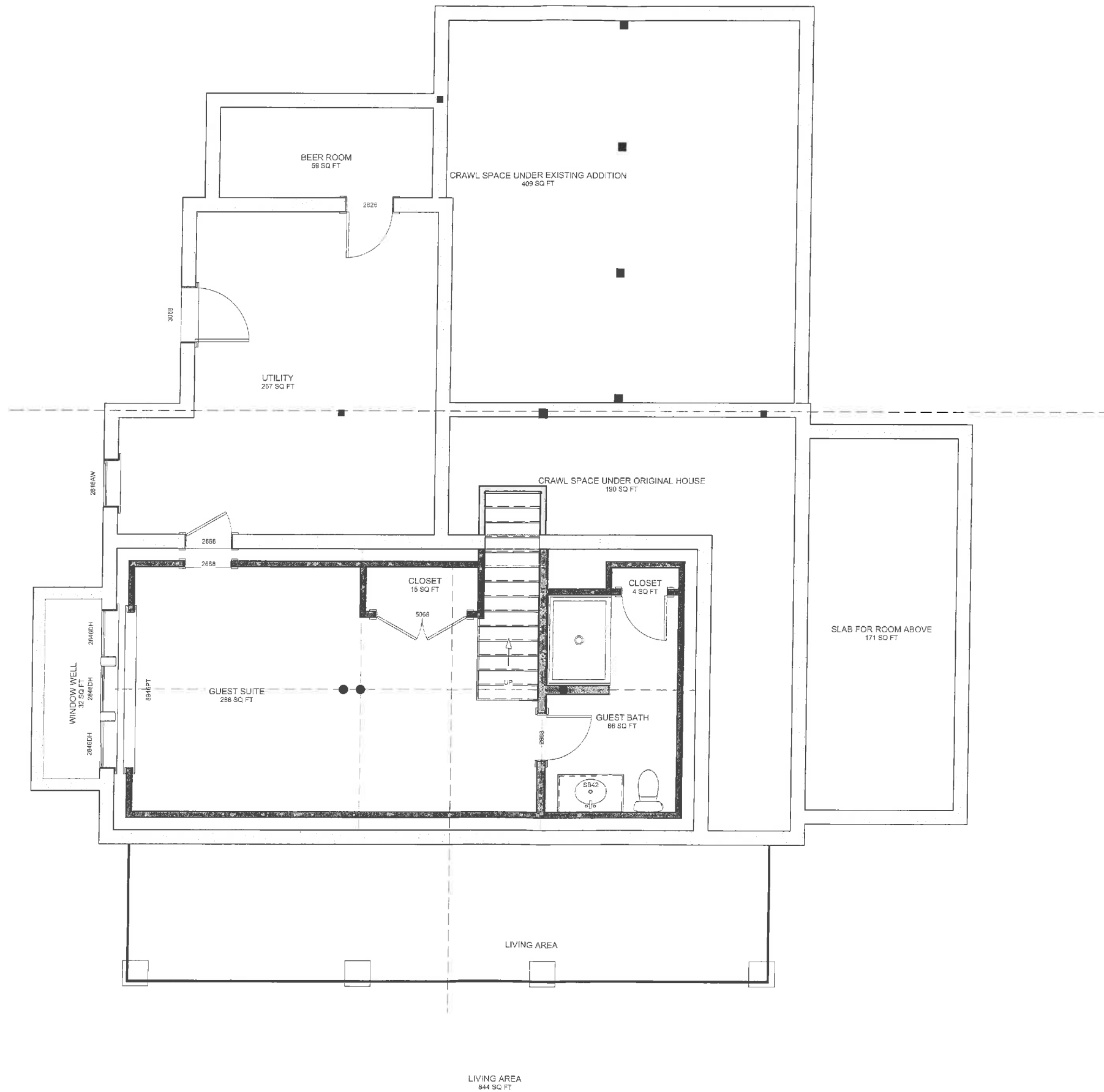
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UHLER & COMPANY
DESIGN / BUILD
7957 PLANK RD
AFTON VA, 22920

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
FRONT PORCH**

NO.	DESCRIPTION	BY	DATE

1ST FLOOR



NO. DESCRIPTION BY DATE

NO.	DESCRIPTION	BY	DATE

BASEMENT

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
 FRONT PORCH**

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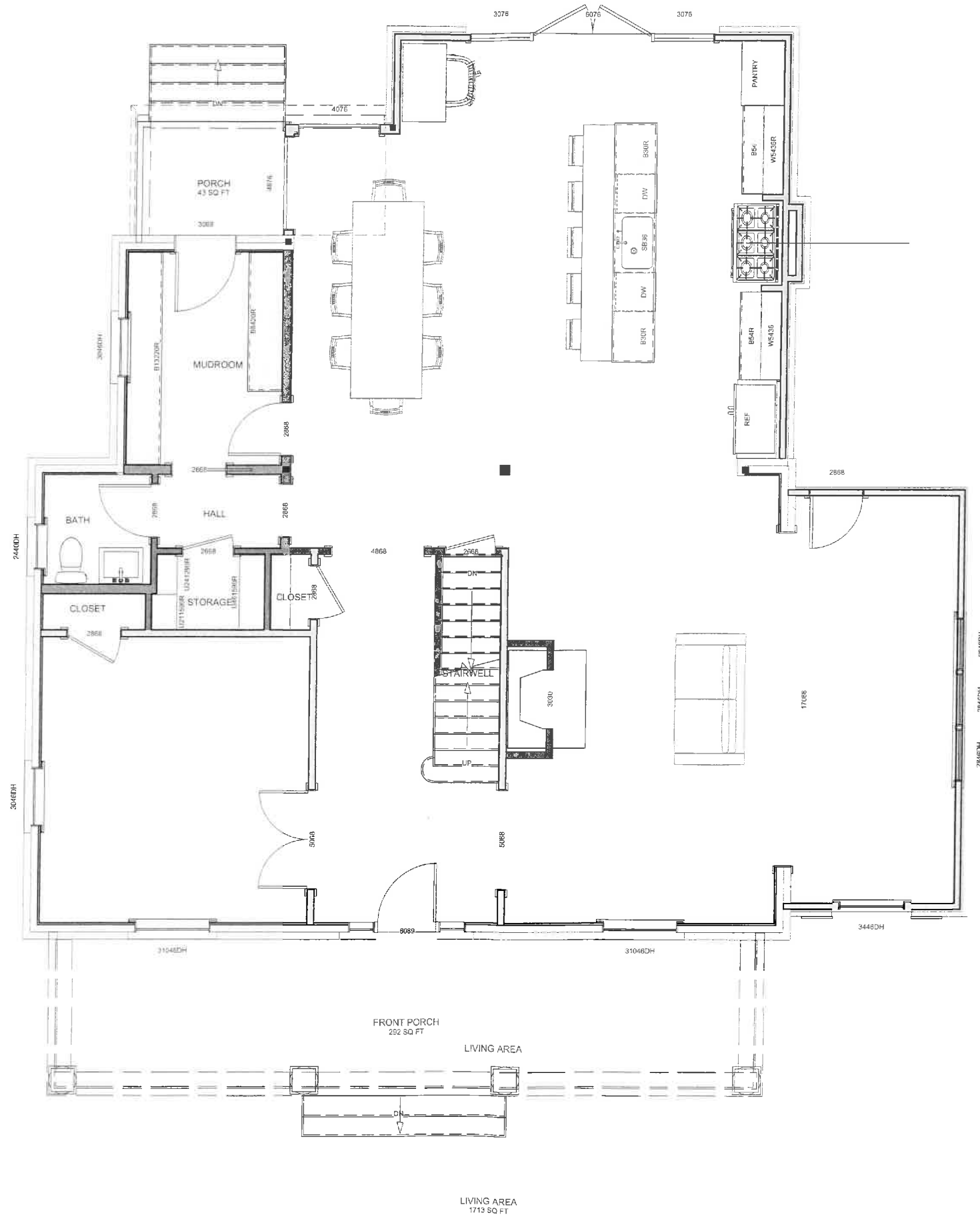
DATE:

6/15/2017

SCALE:

SHEET:

A-1



NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

1 ST FLOOR

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
 FRONT PORCH**

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DATE:

6/15/2017

SCALE:

SHEET:

A-2



LIVING AREA LIVING AREA
1676 SQ FT

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NO.	DESCRIPTION	BY	DATE

2ND FLOOR

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
FRONT PORCH**

UHLER & COMPANY
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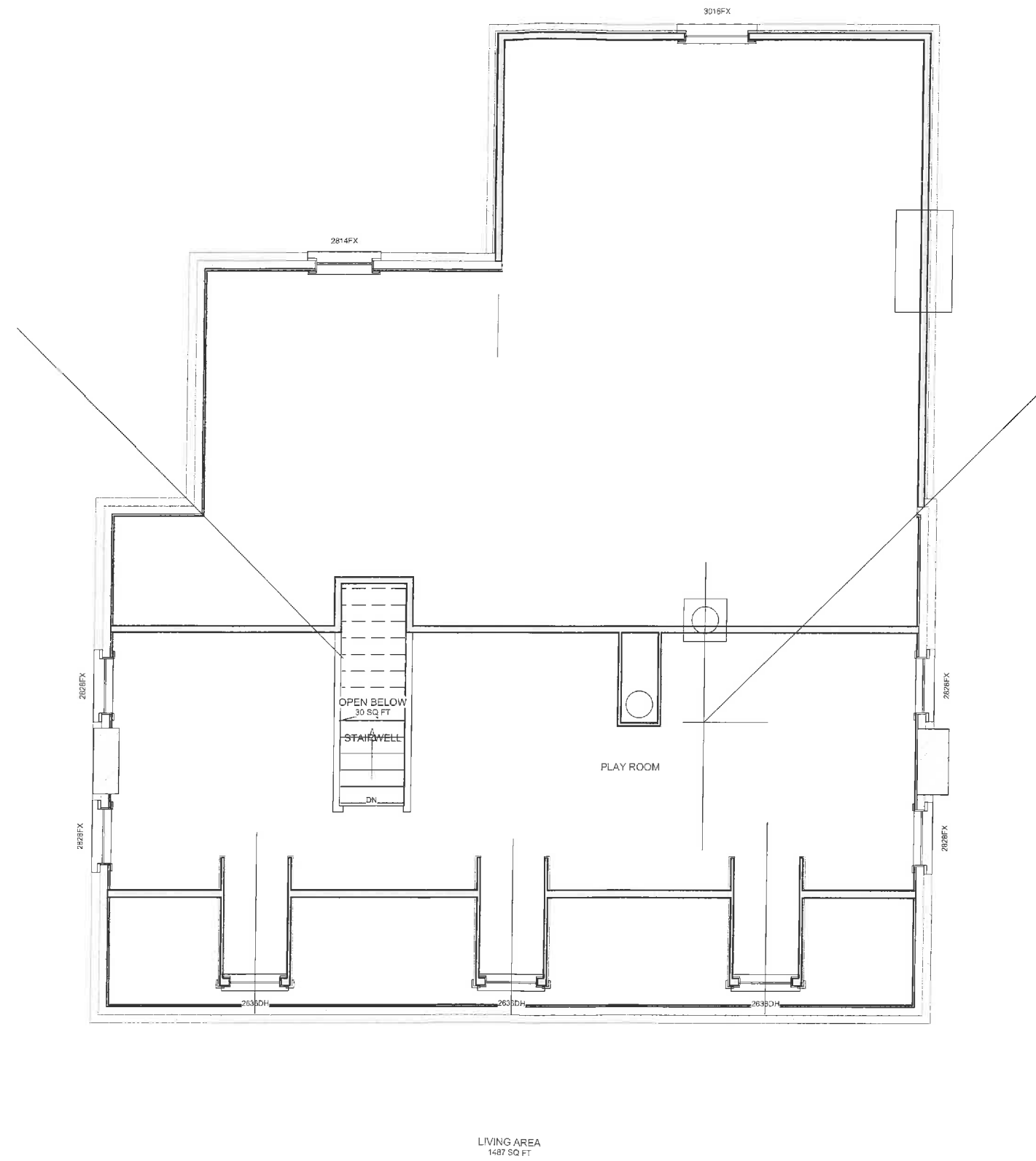
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6/15/2017

SCALE:

SHEET:

A-3



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NO.	DESCRIPTION	BY	DATE

3RD FLOOR & ROOF

PROJECT DESCRIPTION:
632 PARK STREET REVISED
FRONT PORCH

UHLER & COMPANY
 DESIGN/ BUILD
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 AFTON VA, 22920

DATE:

6/15/2017

SCALE:

SHEET:

A-4



NEW DORMERS:
 *4" WOOD LAP SIDING
 *CROWN MOULD FASCIAS
 *COPPER FLASHING
 *SDL WINDOWS

NEW INSPIRE SYNTHETIC SLATE ROOF,
 CLASSIC GREY/BLACK BLEND 718

*REMOVE EXISTING WINDOWS AND STORM WINDOWS
 *REPLACE WITH WITH LOEWEN OR MIRA ALUMINUM CLAD,
 SDL LITE PATTERN TO MATCH EXISTING

NEW FRONT PORCH:
 *BRICK PIER FOUNDATION
 *1X4 T&G FLOORING
 *10" TAPERED DORIC WOOD COLUMNS
 *FASCIAS AND MOULDING TO MATCH EXISTING HOUSE
 *METAL STANDING SEAM ON PORCH ROOF

Front Elevation

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NO.	DESCRIPTION	BY	DATE

EXT. ELEVATIONS

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
 FRONT PORCH**

UHLER & COMPANY
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 AFTON VA, 22920

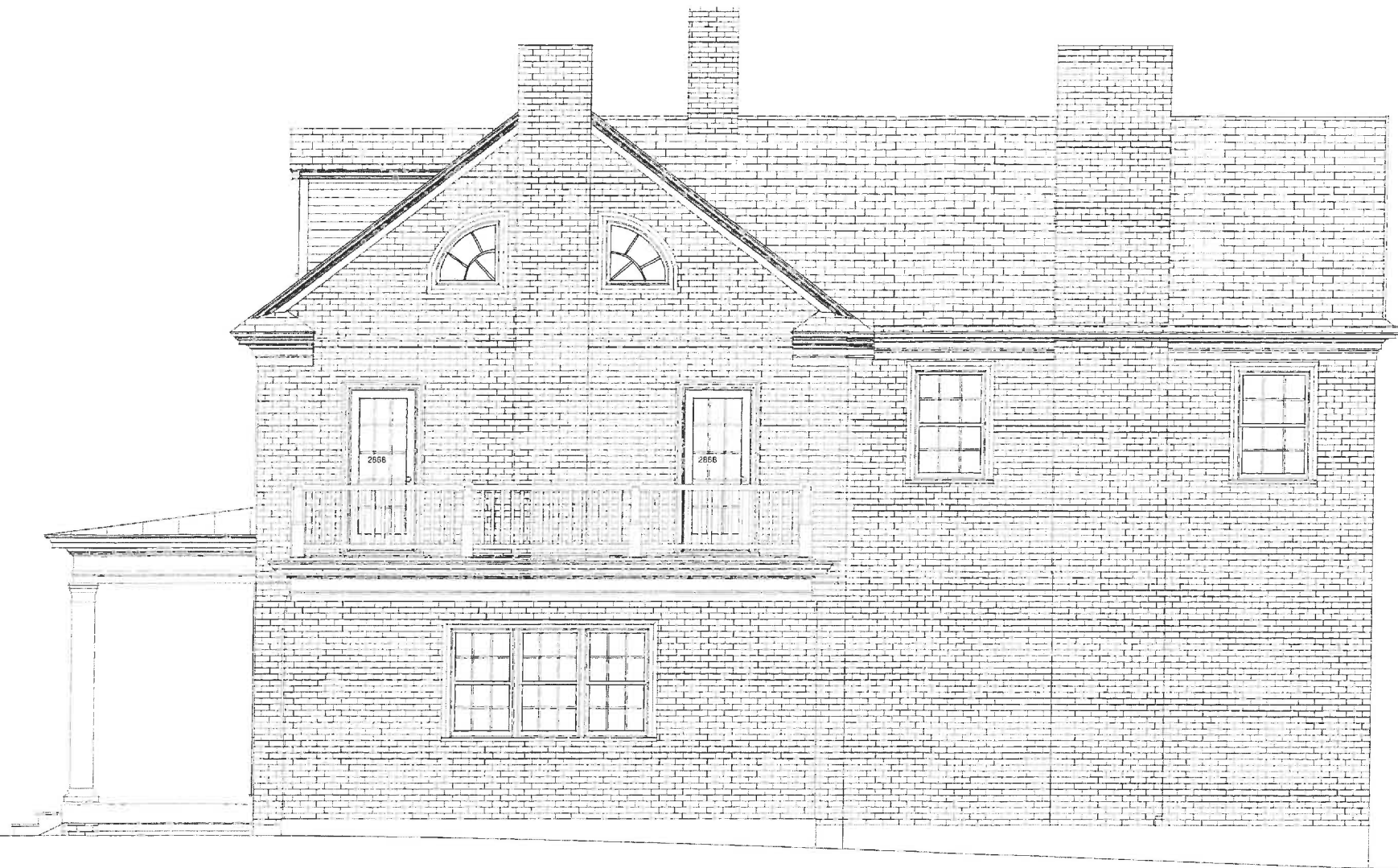
DATE:

6/15/2017

SCALE:

SHEET:

EE-1



Elevation 9

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NO.	DESCRIPTION	BY	DATE

EXT. ELEVATIONS

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
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UHLER & COMPANY
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6/15/2017

SCALE:

SHEET:

EE-2

REMOVE EXISTING DOOR AND BALCONY
AND ADD 3 NEW WINDOWS

REMOVE BOW WINDOW AND REPLACE
WITH FIBERGLASS QUAD PATIO DOOR

NEW DOOR



Elevation 10

NO.	DESCRIPTION	BY	DATE

EXT. ELEVATIONS

PROJECT DESCRIPTION:
**632 PARK STREET REVISED
FRONT PORCH**

UHLER & COMPANY
DESIGN/ BUILD
7957 PLANK RD
AFTON VA, 22920

DATE:

6/15/2017

SCALE:

SHEET:

EE-3



Elevation 11

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NO.	DESCRIPTION	BY	DATE

EXT. ELEVATIONS

PROJECT DESCRIPTION:
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 FRONT PORCH**

UHLER & COMPANY
 DESIGN / BUILD
 7957 PLANK RD
 AFTON, VA, 22920

DATE:

6/15/2017

SCALE:

SHEET:

EE-4