

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Wednesday, June 19, 2019 3:57 PM  
**To:** joey@latitude38llc.com  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action - June 18, 2019 - 110-114 Old Preston Avenue

June 19, 2019

### **Certificate of Appropriateness**

BAR 19-06-03  
110-114 Old Preston Avenue  
Tax Parcel 330278000  
Virginia Daugherty & John Conover, Owner/Joey Conover, Applicant  
Window Installation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2019. The following action was taken:

**This item was pulled from the consent agenda.**

**Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed A/C unit removal and window installation satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application with the new window having the same relationship to the stone on the left as the three windows do to the stone pillar on the right, that the proposed window has white trim, and that the proposed window's lite pattern match the existing three windows' lite pattern. Mohr seconded. Approved (9-0).**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1370](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1370)

This certificate of appropriateness shall expire in 18 months (December 18, 2020), 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.

If you have any questions, please contact either myself, or Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,

Tim Lasley

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**Tim Lasley**

Acting Assistant Historic Preservation and Design Planner  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)-970-3398

Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 18, 2019**



**Certificate of Appropriateness Application**

BAR 19-06-03

110-114 Old Preston Avenue

Tax Parcel 330278000

Virginia Daugherty & John Conover, Owner/Joey Conover, Applicant

Window Installation



**Background**

Constructed in 1915, the L.W. Cox Building is a two story contributing structure within the Downtown ADC District. This fieldstone commercial building reflects a vernacular architectural style, and served as a print shop in the late 1900's for John G. Conover.

**Application**

Applicant submitted:

- Applicant submittal dated May 29, 2019: Existing and proposed elevation, and window cutsheet.

Request to remove existing, through-wall A/C unit and install a new window similar to three adjacent windows. Trim and sill to match existing. Window to be a wood composite Ply Gem 200 Double Hung window with PVC exterior components and casings.

**Discussion**

Neither the A/C unit nor the series of second floor windows across the west façade are historic elements. (At the time of the city's historic survey it was noted that these second floor opening had been boarded, but the notes also suggest these openings may have been fully glazed.) Removal of the A/C unit alone would, in and of itself, improve the facade. The installation of a new window—with the three existing in this bay—will match the four window assemblies on this wall segment.

While the Guidelines discourages the use of vinyl clad windows, the proposed windows were selected so as to match the existing that this unit will be incorporated into.

Staff finds the request appropriate and recommends approval.

**Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed A/C unit removal and window installation satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed A/C unit removal and window installation do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and that 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 on 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 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.

# Architectural And Historic Survey



## Identification

<b>STREET ADDRESS:</b> 114 Preston Avenue	<b>HISTORIC NAME:</b> L. W. Cox Building
<b>MAP &amp; PARCEL:</b> 33-278	<b>DATE / PERIOD:</b> 1915, 1976
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> Vernacular
<b>PRESENT ZONING:</b> B-4	<b>HEIGHT (to cornice) OR STORIES:</b> 2 storeys
<b>ORIGINAL OWNER:</b> L. W. Cox	<b>DIMENSIONS AND LAND AREA:</b> 2644 sq. ft.
<b>ORIGINAL USE:</b> Unknown	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Printing Shop	<b>SURVEYOR:</b> Bibb
<b>PRESENT OWNER:</b> Pussy Willow Land Trust	<b>DATE OF SURVEY:</b> Summer 1983
<b>ADDRESS:</b> c/o John G. Conover	<b>SOURCES:</b> City Records Sanborn Map. Co.-1907, 1920
114 Preston Avenue	John G. Conover Ch'ville City Directories
Charlottesville, Virginia 22901	Ch'ville & U. Va.: A Pictorial History

## ARCHITECTURAL DESCRIPTION

This unique fieldstone commercial building is triangular in shape. Only the 2-storey Preston Avenue facade remains exposed. The building originally had a grade-level rear entrance at the second storey level. The 5-bay facade is slightly bent between the third and fourth bays to follow the angle of the street. The bays are divided by fieldstone piers. Most of the openings at the first level are now boarded up, but it can be seen that there were once an entrance and a display window in the western bay, only a display window in second, both a display window and a garage door in the third, and garage doors in the two eastern bays. Walls are of random fieldstone, flush with the piers, below the display windows. The current entrance is now in the eastern bay, with a 2-flight stair giving access to the second storey. The metal-clad floor of the second storey projects on the facade as a crude cornice and frieze. At the second level, there is a band of four single-paned, double-sash windows in each of the three western bays. The openings in the two eastern bays, both boarded up, are the size of garage doors. There are a white metal cornice and frieze on the parapet. Behind it, a shed roof slopes from the facade to the north in two stages. Old photographs show a porch or loading platform covering the northern elevation. Six large half-round second-storey windows on the eastern elevation are still visible from the interior. The stone walls are exposed, and much original fabric remains in the second storey office.

## HISTORICAL DESCRIPTION

In 1913, L. W. Cox purchased a triangular with improvements (City DB 25-393). The Sanborn Maps indicate that these improvements consisted of. He replaced them with this stone building in 1915, according to tax records, which show an increase in building value from \$100 to \$2500 in that year, with the notation, "Building added". Market Street was not extended down the hill to Preston Avenue until the 1920's, and so an agreement with the City at the time that Cox's heirs sold the property to Dr. W. D. Haden and Hollis Rinehart in 1938 (DB 96-430) established Market Street as the northern boundary (DB 96-426). Charles L. Goodloe brought the property in 1946 (DB 125-432) and a large addition was built to the north end of the building in 1949. Charles C. Glover III brought in 1952 (DB 162-174) and sold it to Francis G. and Ann P. Gordon in 1973 (DB 352-42). Up until that time, the building had been used with the northern addition to house a tire company for a quarter of a century. The Gordons, however, divided the property, converting the addition into a motion picture theatre and selling the original portion of the building to John G. Conover in 1976 (DB 377-384). He has renovated the building and conducts his printing business there.

Additional References: City DB 67-285, 95-274, 188-333, 384-131.



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-72A  
Negative no(s).

## SURVEY FORM

Historic name	Common name <u>PAPERCRAFT PRINTING AND DESIGN</u>
County/Town/City <u>AUBENMARLE/CHARLOTTESVILLE</u>	
Street address or route number <u>114 PRESTON AVE</u>	
USGS Quad <u>CHARLOTTEVILLE WEST</u>	Date or period
Original owner	Architect/builder/craftsmen
Original use <u>COMMERCIAL</u>	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs FAIR

State potential threats to structure  
Note any archaeological interest

Should be investigated for possible register potential? yes \_\_\_ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

STONE WITH CINDERBLOCK INFILL. 2 STORIES. FLAT ROOF. 5 BAYS. COMMERCIAL. CA. 1920 FIRST FLOOR MAIN AND GARAGE ENTRANCES. ON SECOND FLOOR, 2 NORTHERN BAYS EACH CONTAIN 4 1/1 DOUBLE HUNG SASH. CENTER BAY CONTAINS 3 1/1 DOUBLE HUNG SASH. TIN COVE CORNICE AT ROOF.

Interior inspected?

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)



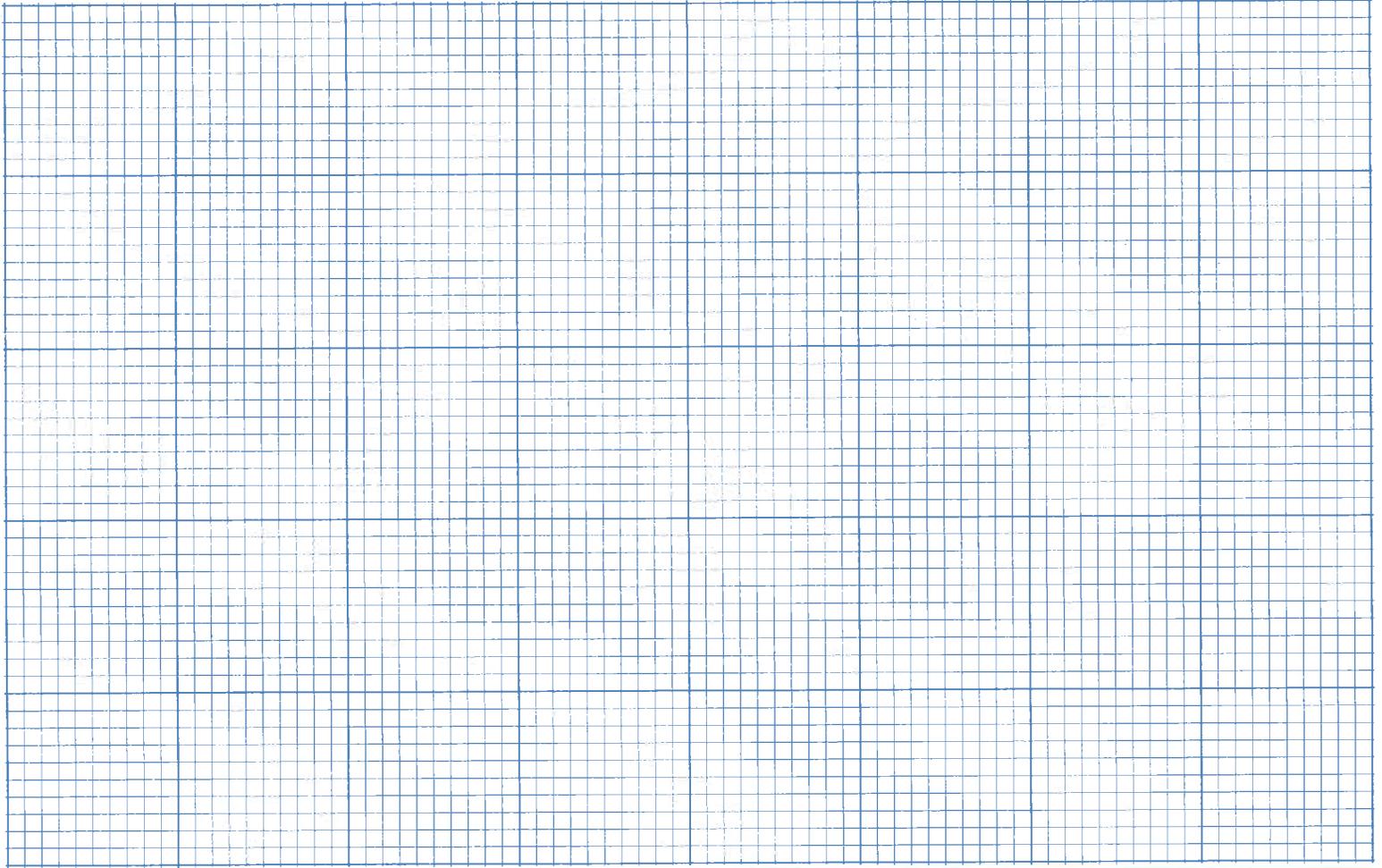
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

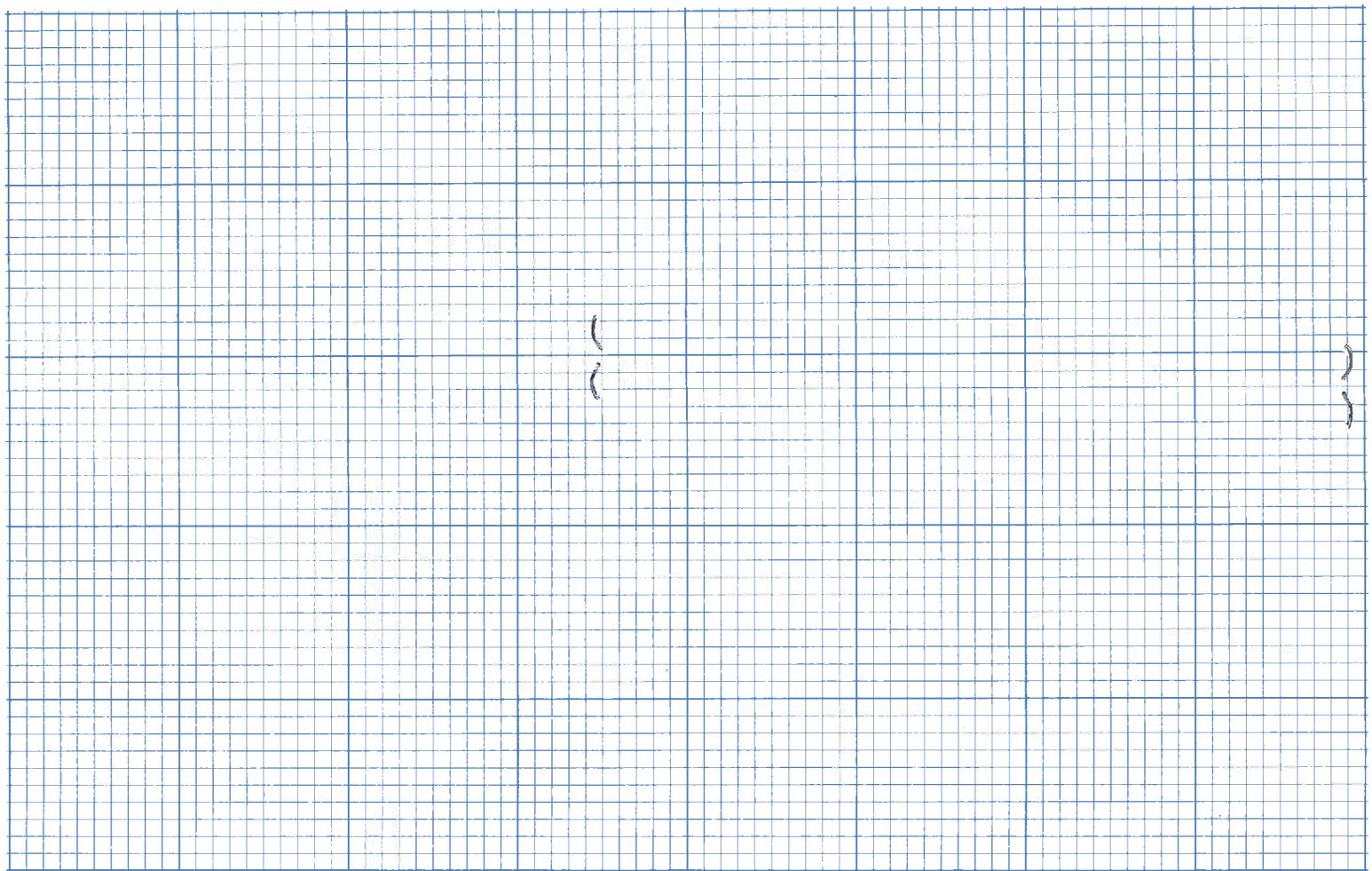
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Date

ROBERT P. BRENNAN

UNIV. OF VA. SCHOOL OF ARCH.

3.80

33-278 ✓

B-4

#479

2644 sq ft

114 Preston Ave

384-131	Leroy R. Hamlett, Jr, Tr (+ John B. Conover, same add.)	1977	plat 377-389
377-384	John B. Conover	1976	" redivided for 33-277 (theatre?)
352-42	Francis B. & Ann P. Gordon	1973	
188-333		1955	
162-174	Glover, Chas E III, & Nancy F. Byington Ely? Hoyer-Miller		plat 162-174
125-432	Charles L. Goodloe	1952	" 96-429

2-5

conc block found & walk, + 49 flat roof  
 1976 - renovation  
 1980 - reroofing

~~are both Hamlett & Conover trunks of Pring Wilcox Land Trust?~~

XW Cox Building  
 1915

33-277

220 W. Market St

built 1949, remodeled 1975

1907 Salomon - vacant except for 1-5 spec. blacksmith shop in center, facing Preston, none of those on 1920

114 Preston Ave

384-131 John B. Conover (S) → Leroy R. Hamlett Jr, Ronald R. Tweel, & John B. Conover, trustees for Pacey Willow Land Trust

125-432 Nat Bank & Trust Co & Lena T. Rinehart, ex tr & exec of Hollis Rinehart; & Sallie P. Haden, Llewellyn P. Haden, & Martha C. Schell, tr & exec of W & Haden → Char. L. Goodloe \$12,500

tract bet Preston Ave & Market St, west of A & P see plat 96-429

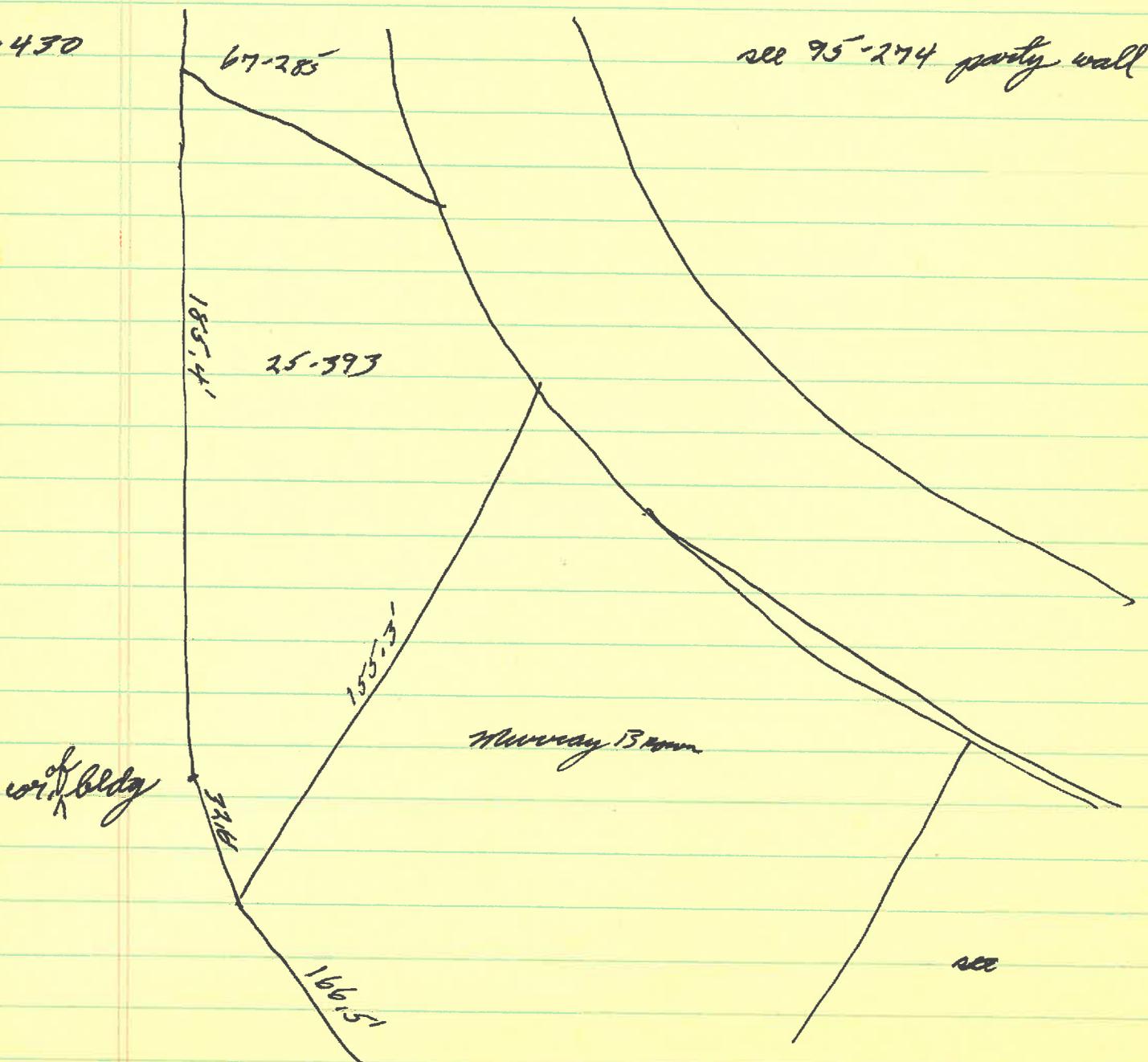
same as 96-430

Rinehart dec. 1943 (WB 5-248)

Haden dec. 1945 (WB 5-333)

96-430

see 95-274 party wall



96-430  
11/25/1938

Almond J. Cox M<sup>r</sup> Pherson, exec est & W Cox  
→ Dr W D Haden & Hollie Rinkhart  
lot bet city, & Murray Cox Brown & exec <sup>L W</sup> Cox  
conveyed to Cox by 3 deeds:  
25-393, 1913, fr Lawrence E Flannagan et al  
67-285, 1929, fr City  
96-426, 1938, fr City

96-426

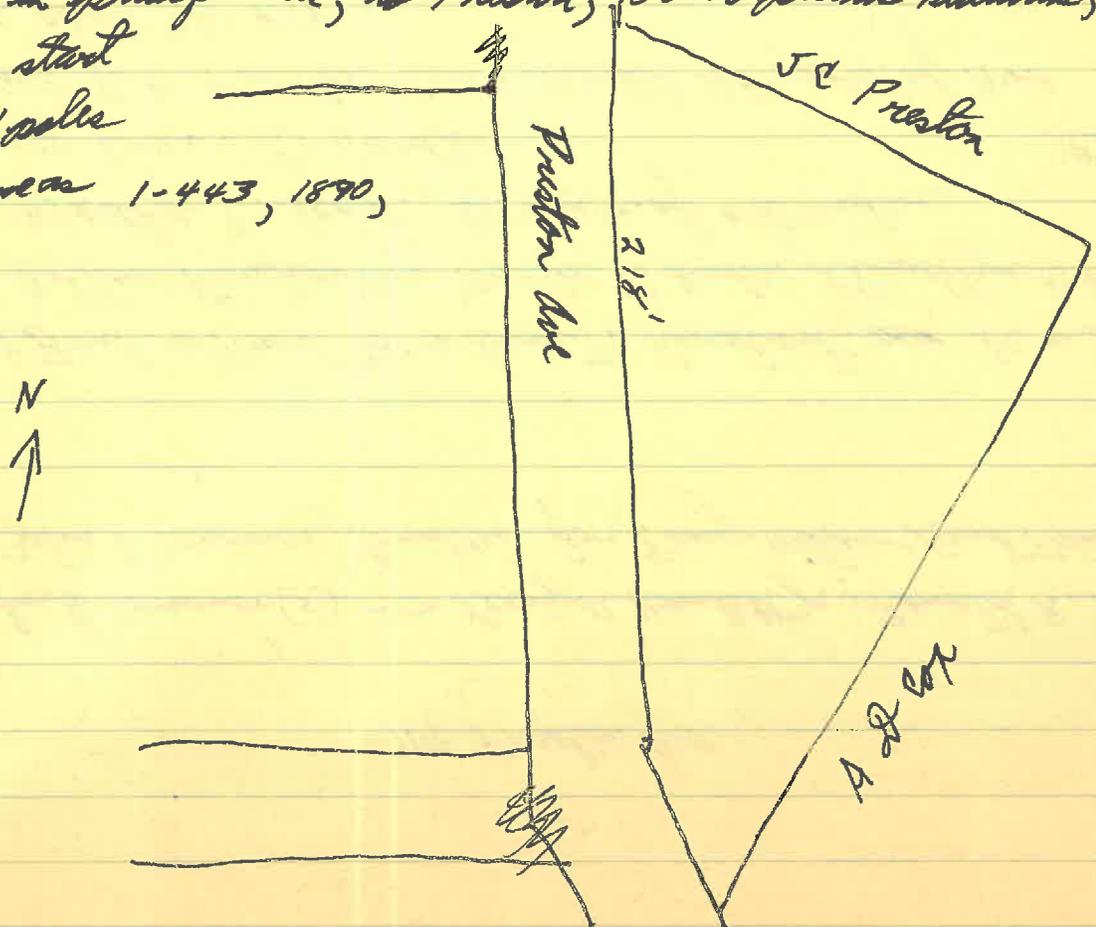
estab. Market st boundary

95-274  
6/30/38

AJ & M<sup>r</sup> Pherson, exec → Murray Cox Brown  
"There is on the L W Cox lot a rock store bldg, constructed many  
years ago..." no east wall actually not on  
boundary or supposed  
wall to be boundary  
Brown lot = part of ~~30~~ 26-314, Cox → Mary E Brown 1914

25-393  
10/30/13

Heir of Mrs. Sibelia J. Flannagan → L W Cox #1850  
lot of impts  
begin at plank sidewalk, corner to — cor at W end of 126  
in plan of town, to Preston, 150' to plank sidewalk, 70' to  
start  
51 poles  
same as 1-443, 1890,

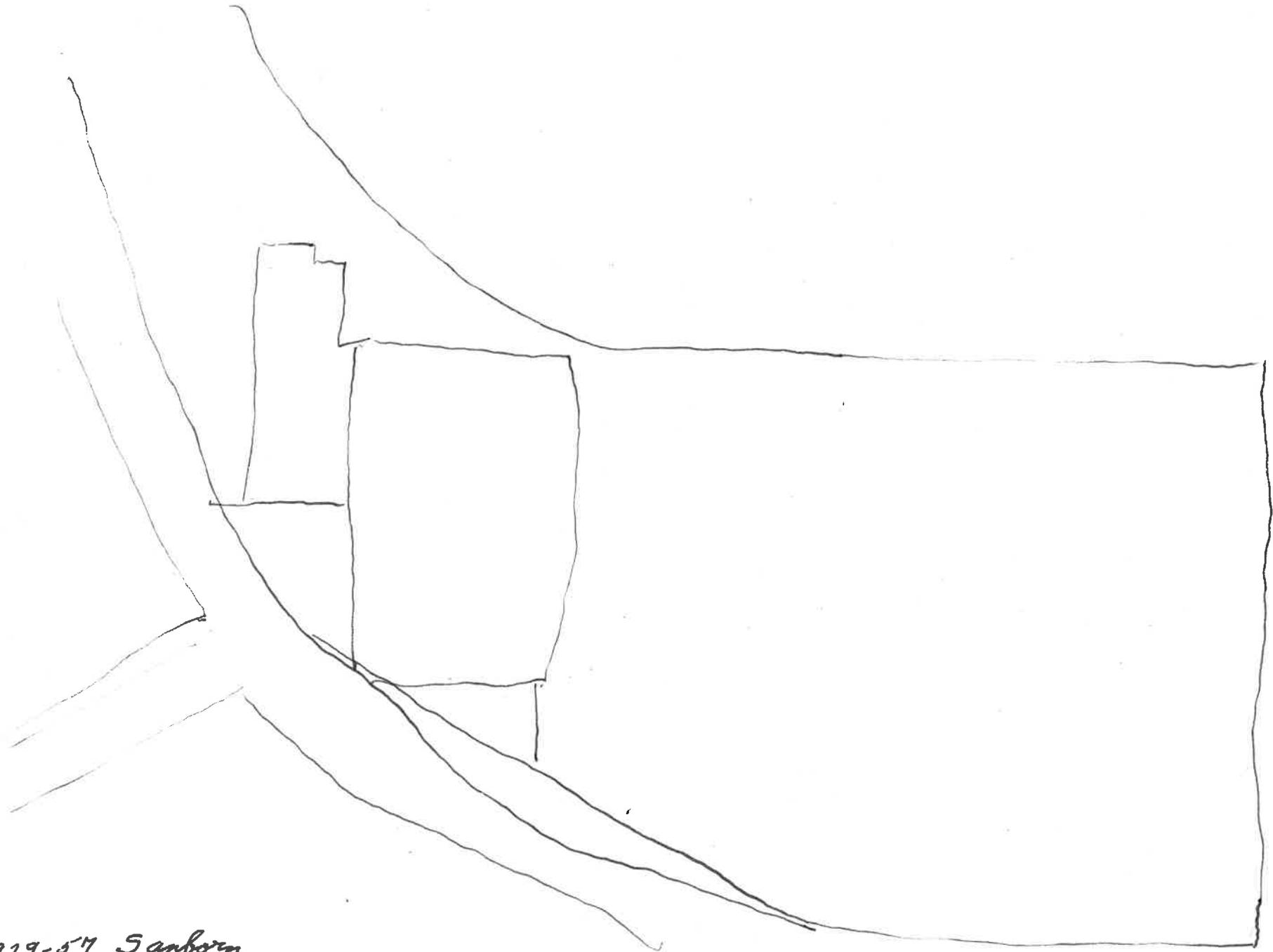


88-333 ~~Chas C Blower~~ Ely & Frederick Robt Hoyer-Miller →  
Chas C Blower III & Nancy E Springton  
 $\frac{1}{3}$  int

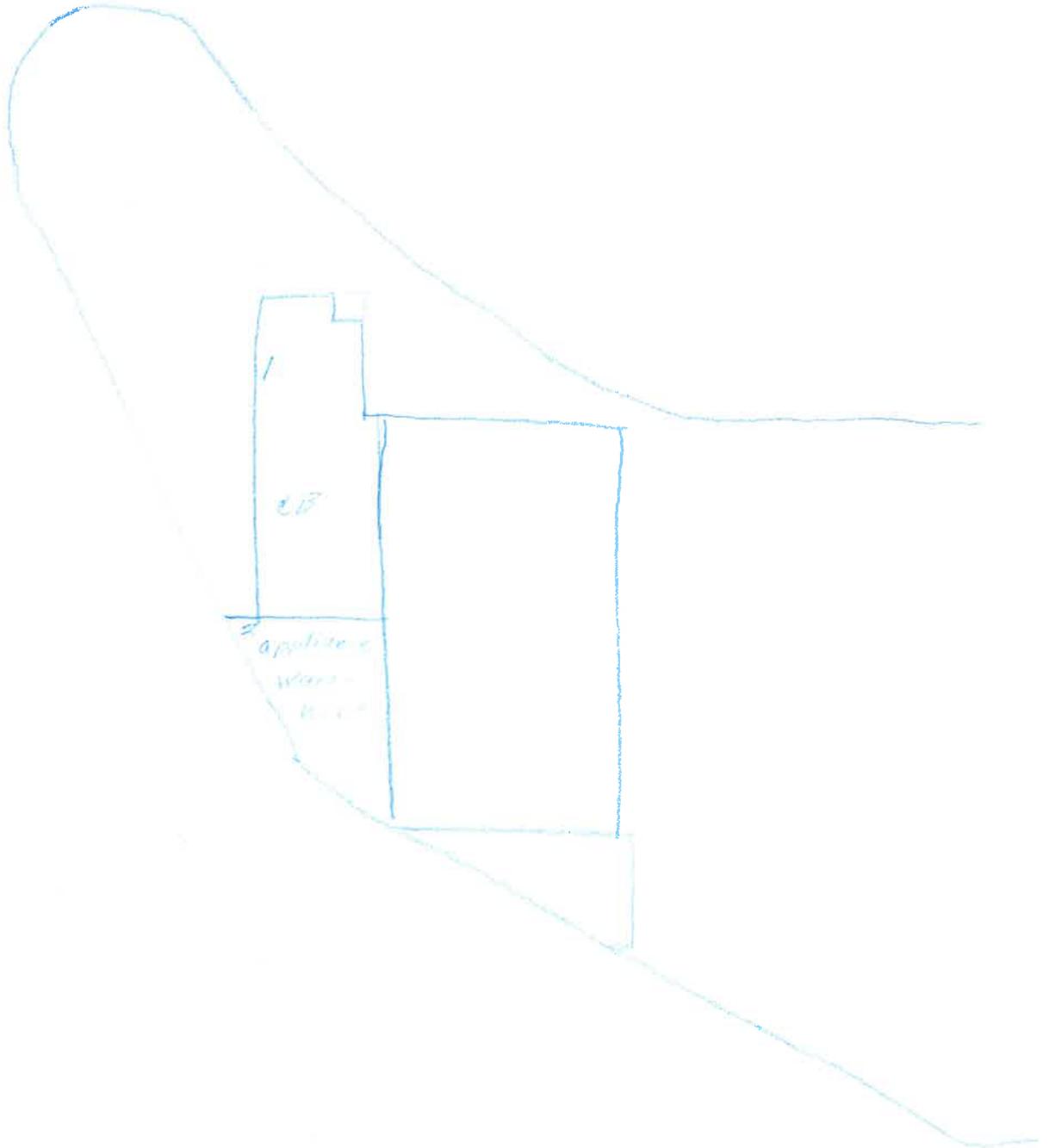
same as 162-174, 1952; Goodloe → Blower, Springton, & Hoyer-Miller

67-285 City. → Cox

1/19/1929 37' x 54' on line bet. Cox & M<sup>e</sup>Baffey Sch  
on Preston (E side)



1929-57 Sanborn



1969

William

iron-clad  
frame shed

126  
1.5 frame

122  
2  
fire stone

frame  
B.L. 5a  
1.

120  
0  
misc. storage

116  
1  
frame  
auto  
repairing

114

Commerce

1920 Sanborn



2, stone  
To Be Factory  
Hand Repair +  
Auto Storage

2/1920 Sanborn

114 Preston Ave

1913	2nd Mrs 59 Flannagan est - lot & shop - E side Preston Ave.	300 + 100 = 400
1914, 15	L W Cox	" " " "
1916, <del>16</del> <sup>17, 20, 22</sup>	" "	500 + 2500 = 3000 added

fr 59  
Flannagan  
addg

~~1913~~

# City Directories

1881

1927 118- L W Cox, real est. <sup>also '24</sup> 120 Thor & Flagg, photog. <sup>116, 120, 124</sup> vacant

1931, 1934, <sup>'36</sup> 118 " " & Wm W Keenan - bldg contr <sup>120, 122, 124</sup> vac

1938, '40, '45 110, <sup>'42</sup> 118, 120, 122, 124, 128 vacant; 220 Mkt - Char Wheat sheet mill wkr, <sup>'45</sup> vac 1940

1947-48 118- Gibson Garage; coin auto. muni. co.; 220, 222, 124, 128 vac • 220 mkt vac  
(Chas Goodloe)

1950 118 - Joe Smith, sheet mill; 120, 122, 124, <sup>'45</sup> vac; 220 - Piedmont Refrig Co

1953 120-124 Preston - rear ent Jefferson Tire & Supply Co (220 W. Mkt.)  
110 - John M. King, furn. repr

1962 n.l.; Jefferson Tire & Supply Co. still at 220 W. Market - <sup>gone by '65</sup> phone

1965, <sup>'69, '70</sup> phone Ch's Tire Service - 210 W. Market; gone by 1971 phone

1970 n.l.; Ch's Tire Service at 210 W Market <sup>also '69 phone, gone '75</sup>  
~~also~~ Jarman's Sportcycle at 220 W. Market

Jan '78 phone Papercraft - 114 Preston Ave

Preston Ave

Va Jordan

Preston facade

2-3, 3-bay + 2-bay (angled to follow street)

fieldstone piers between bays

& fieldstone side wall part way, then CB on W, E faced <sup>w/ brick</sup>  
1st stone walls may go all way 1st level at least  
~~bays may be somewhat narrower on W, 3-bay, side~~

flat roof slopes to rear.

white, <sup>metal</sup> parapet ~~entire~~ for cornice & frieze

garage doors in 1st level bays of E, 2-bay, side

" " " 2nd " " of E, 2-bay, side

band of 4 1/1 windows " " W, 3-bay "

(bay #3 altered to wide, narrow, org)

metal. ~~slab~~ floor of 2nd storey projects as a 1st level cornice & frieze

1st level of W side had stone walls below display  
windows, + door W and W bay + garage door E and E

2nd level of E side boarded up, but shows int. pattern:



6 large 1/2-round 2nd level windows E

stone walls bare on inside





**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 Virginia Daugherty & John Conover Applicant Name Joey Conover, Nest Realty  
Project Name/Description Install new window. Parcel Number 330278000  
Project Property Address 110-114 Old Preston Ave

**Applicant Information**

Address: 310 6th Street SW, CVille VA 22903  
joey@latitude38llc.com  
Email: \_\_\_\_\_  
Phone: (W) 434-806-7871 c

**Property Owner Information (if not applicant)**

Address: 104 West High St  
Charlottesville VA 22902  
Email: john@papacraft.com, virginia@papacraft.com  
Phone: (W) 434-293-5622 (C)

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.

[Signature] 5/28/19  
Signature Date  
Josephine T Conover 5/28/19  
Print Name Date

**Property Owner Permission (if not applicant)**

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

John C Conover 5/28/2019 5:51:15 PM EDT  
Signature Date  
Virginia U Daugherty 5/28/2019 8:30:44 PM EDT  
Signature Date  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):  
West elevation, 2nd floor: Remove wall A/C unit, install new window similar to three adjacent windows. (See attached.)

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

- 1) Ply Gem Windows - Pro Series 200 Double Hung Cat Sheet
- 2) West Elevation before + after

**For Office Use Only**

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_ Conditions of approval: \_\_\_\_\_

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

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

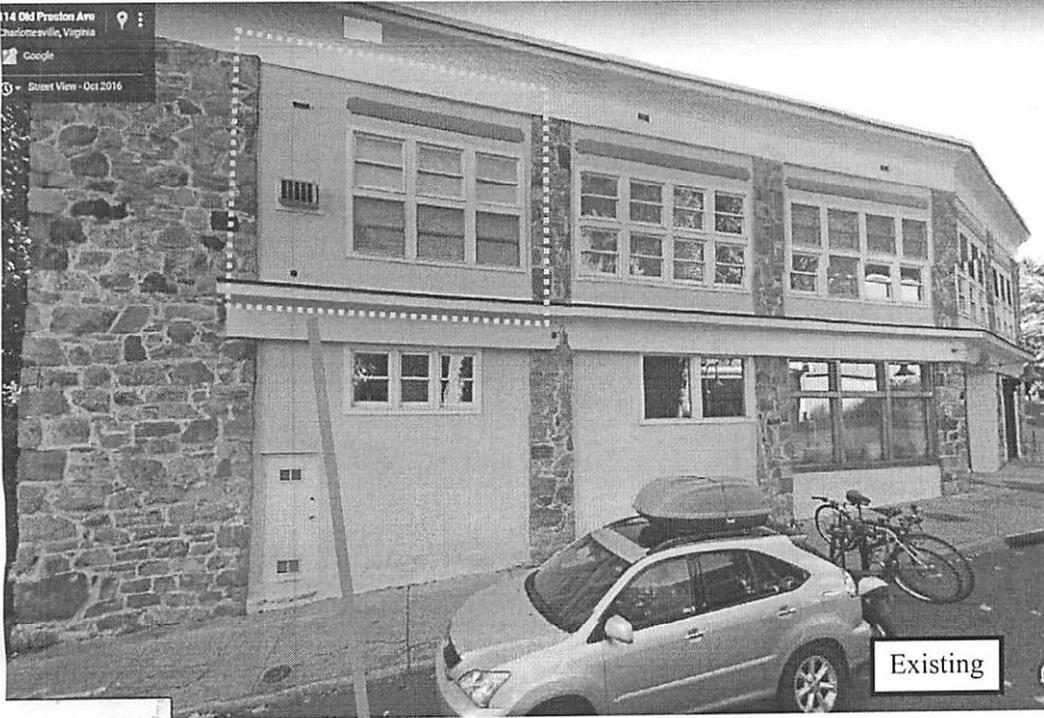
**HISTORIC DISTRICT ORDINANCE:** You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com)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

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

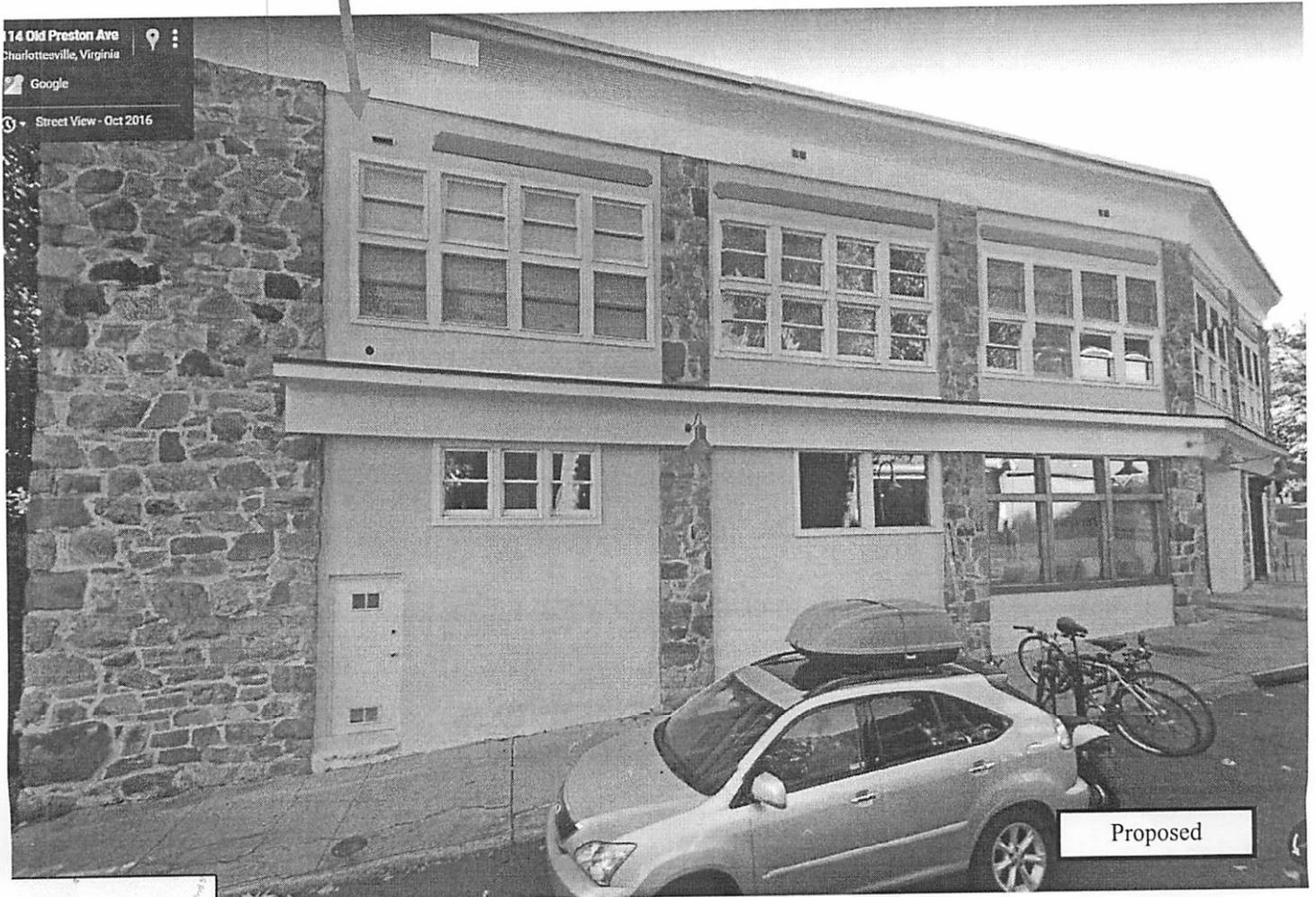
- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) 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.



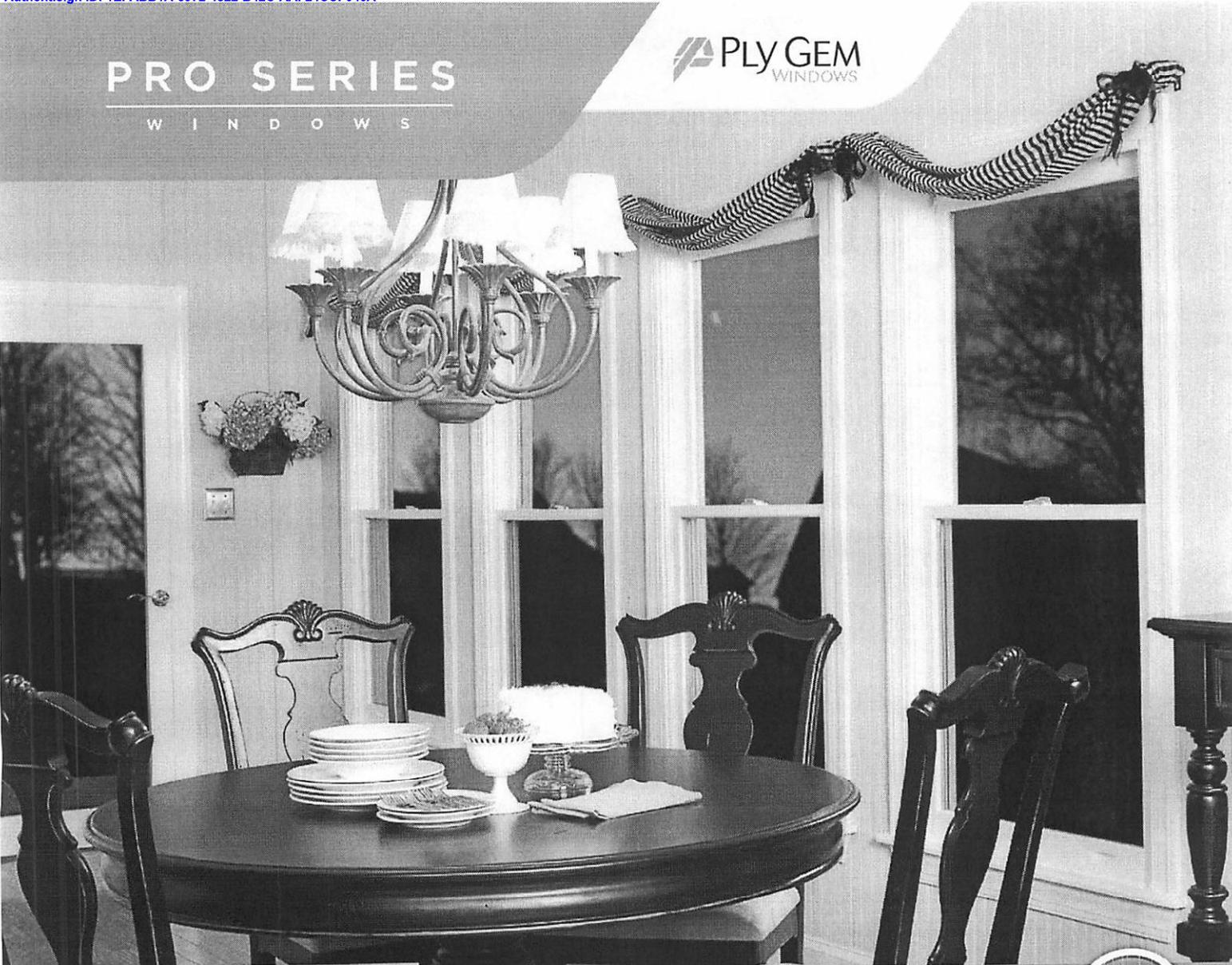
**110-114 Old Preston**  
West Elevation

Remove wall A/C unit and install new window similar to three adjacent windows.  
Trim and sill to match. Mull detail TBD.



# PRO SERIES

W I N D O W S

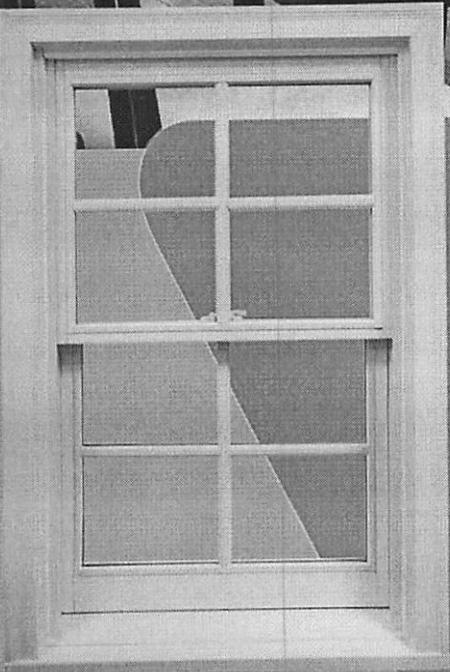


200 DOUBLE HUNG



**SUPERIOR PERFORMANCE. ELEGANT CRAFTSMANSHIP.**

There's a clear choice when it comes to finding the style and durability you want in windows — Ply Gem Windows Pro Series. Our distinct product offerings provide you with the selection and craftsmanship you need to bring your next project to life. You get great looks and quality without compromise.



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# 200 DOUBLE HUNG



## STANDARD FEATURES

- Low-maintenance cellular PVC exterior components ready to accept acrylic latex paints
- Simulated-divided-lite (SDL) options in 1/8" and 1/4" profiles for historically accurate appearance
- Low-maintenance cellular PVC exterior casings
- Energy-efficient Warm Edge insulating glass for enhanced energy performance
- Compression balance system for simple tilt-in cleaning of exterior glass
- Both sash tilt in and remove for safe and easy cleaning of exterior glass
- 4 3/16" jambs eliminate need for drywall work, custom jamb extensions to 8 3/16"
- Select clear wood interior ready for paint or stain to match any interior décor
- White cam-action sash locks and matching white jambliner, optional bronze tone cam-action sash locks and matching beige jambliner
- Routed finger-lifts in bottom sash rail for easy operation
- Foam-filled weatherstripping on sash for air-tight performance and smooth operation



## OPTIONS

### GLASS OPTIONS:

Low-E, Low-E<sup>SC</sup>, HP glass, HP<sup>SC</sup> glass, HP2+ glass, HP2+<sup>SC</sup> glass, Warm Edge+, tinted, Low-E tinted, tempered and obscure

### EXTERIOR CASING:

180 Brick Mould (standard), 3/4" Williamsburg, 3/2" Flat, 5/2" Flat, 4 1/2" Wide Back Band, standard Sill Nose and Bull Sill Nose

### GRILLE OPTIONS:

Grilles-between-the-glass (GBG) in 3/8" and 7/8" flat, 3/4" sculptured; 7/8" and 1 1/4" simulated-divided-lite (SDL) with shadow bar, 3/8", 1/2", 1 1/16" removable wood grilles

### PRODUCT CONFIGURATION:

Twins, side lites, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and a wide variety of architectural shapes

### COLOR:

Exterior casing available in paintable white; interior available in select clear wood



### 200 DOUBLE HUNG<sup>3</sup>

	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
3/8" Clear	2.08	0.48	0.58	0.61
3/8" Low-E	2.78	0.36	0.28	0.51
3/8" Low-E <sup>SC</sup>	2.78	0.36	0.22	0.40
3/8" Low-E2+	3.23	0.31	0.27	0.50
3/8" Low-E2+ <sup>SC</sup>	3.23	0.31	0.21	0.39
3/8" HP Glass	3.13	0.32	0.27	0.51
3/8" HP <sup>SC</sup> Glass	3.13	0.32	0.21	0.40
3/8" HP2+ Glass	3.57	0.28	0.27	0.50
3/8" HP2+ <sup>SC</sup> Glass	3.57	0.28	0.20	0.39
WITH WARM EDGE+				
3/8" Low-E	2.94	0.34	0.28	0.51
3/8" Low-E <sup>SC</sup>	2.94	0.34	0.22	0.40
3/8" Low-E2+	3.33	0.30	0.27	0.50
3/8" Low-E2+ <sup>SC</sup>	3.33	0.30	0.21	0.39
3/8" HP Glass	3.33	0.30	0.27	0.50
3/8" HP <sup>SC</sup> Glass	3.45	0.29	0.21	0.40
3/8" HP2+ Glass	3.70	0.27	0.27	0.50
3/8" HP2+ <sup>SC</sup> Glass	3.85	0.26	0.20	0.395

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3mm glass, no grilles and IGU thickness specified in the chart.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available Low-E options.
2. Optional HP Glass packages combine Low-E options with argon gas fill for high performance.
3. Units featuring SDL require a 3/16" IGU. See page 18 of the Pro Series Brochure -Wood/Composite for thermal performance data.