

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Wednesday, February 16, 2022 4:23 PM  
**To:** Ashley LeFew Falwell  
**Cc:** Werner, Jeffrey B  
**Subject:** February BAR Action - 540 Park Street

### Certificate of Appropriateness

BAR 22-02-04  
540 Park Street, TMP 520183000  
North Downtown ADC District  
Owner: Jessica and Patrick Fenn  
Applicant: Ashley LeFew Falwell / Dalgliesh Gilpin Paxton Architects  
Project: Raze pool house, construct new; addition and alterations to house.

Dear Ashley,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 15, 2022. The following action was taken:

*Cheri Lewis moves: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the pool house demolition, new pool house construction, rear addition alterations, porch screening, and landscape plan at 540 Park Street 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 this application as submitted.*

*Jody Lahendro seconds motion. Motion passes (9-0).*

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

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=tycoam74nerhajuktwgz> .

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

[https://library.municode.com/va/charlottesville/codes/code\\_of\\_ordinances?nodeId=CO\\_CH34ZO\\_ARTIIOVDI\\_DIV2HIPR\\_ARDECOOVDI\\_S34-280VACEAP](https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIOVDI_DIV2HIPR_ARDECOOVDI_S34-280VACEAP))

If you have any questions, please contact me at [watkinsro@charlottesville.gov](mailto:watkinsro@charlottesville.gov).

Sincerely,  
Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**City of Charlottesville  
Board of Architectural Review  
February 15, 2022**



**Certificate of Appropriateness**

540 Park Street, TMP 520183000

North Downtown ADC District

Owner: Jessica and Patrick Fenn

Applicant: Ashley LeFew Falwell / Dalgliesh Gilpin Paxton Architects

Project: Alteration, rear addition, and new pool house

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**Background**

Year Built: 1900

District: North Downtown ADC District

Status: Contributing, including two outbuildings: garage and pool house. (Note: While designated contributing, the pool house was constructed between 2000 and 2002. See images in Appendix.)

540 Park Street is a two-story asymmetrical wood house with a Doric veranda. Constructed by William T. Vandergrift for the Maphis family. Wood siding was covered in stucco.



**Prior BAR Actions** (see Appendix for complete summary)

December 21, 2021 – BAR held a preliminary discussion on this request.

**Application**

- Applicant's submittal: Dalgliesh Gilpin Paxton Architects narrative (two pages) and drawings (15 sheets, including five sheets from Wolf Josey Landscape Architects) for 540 Park Street, dated January 25, 2022.

Request for demolition of existing pool house, exterior alterations to rear addition, new pool house construction, and the execution of a new landscape plan.

From applicant's submittal

Architectural Summary: The architectural plan proposes to demolish the existing pool house structure, construct a new lower profile pool house, and revise the east addition within the existing footprint. The goals of the project are to achieve a new coordinated aesthetic for the rear pool courtyard, add square footage, and improve the functionality of the existing square footage for the current owner.

Front of House:

- Removable screen panels are proposed for the southwest portion of the existing front porch.

Back of House:

- Overall, the new architecture around the rear pool courtyard of the house will be thoughtfully considered, holistically designed, and will result in improved functionality for the owners upon completion. The architectural language of the altered east addition and new pool house will be modern, rendered in colors and high-quality materials that are compatible with the main house, but not intended to imitate the house stylistically. The stucco exterior walls will have a smooth finish, clad metal windows and doors will be dark in color, and the roofs will be copper.

Landscape Summary: The landscape plan proposes renovations to the existing hardscapes at the front and side of the house as well as modifications to paving and planting at the back of the house to support the proposed architectural changes.

Front of House:

- Existing crushed stone paths will be realigned and replaced with stepping stones in lawn. The north path section will be removed and replaced with lawn.
- The crushed stone landing in the front of the house will be paved in bluestone and raised slightly for drainage purposes.
- The steps down from the front porch will be rebuilt to adjust to a revised landing elevation. Stair treads will be lengthened.
- An existing black walnut along the street is in poor health and is proposed to be removed.
- The front lawn will be regraded to a more gentle pitch. A new stone seatwall at the west end of the lawn will retain approximately 12" of soil.

Side of House:

- Pathways and hardscapes on the south side of the house along Farish Street will be upgraded and paved in bluestone or brick.

Back of House:

- Paving along the back and east side of the house will respond to the architectural changes and match or complement existing paving.

### **Discussion**

Staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and Chapter VII--*Demolitions and Moving*.

Re: razing the existing pool house: The pool house was constructed between 2000 and 2002. (See Appendix.) Staff is uncertain why it was designated a contributing structure. While a formal review will require compliance with Code section 34-2779(a), there is nothing to indicate this structure is historic or that its demolition would negatively impact the character of the ADC District. (Per 34-277(a), a CoA is required for the demolition of a contributing structure.)

For the new pool house: From G. Garages, Sheds, and Other Structures in Chapter II

- Choose designs for new outbuildings that are compatible with the major buildings on the site.
- Take clues and scale from older outbuildings in the area.
- Use traditional roof slopes and traditional materials.
- Place new outbuildings behind the dwelling.
- If the design complements the main building however, it can be visible from primary elevations or streets.
- The design and location of any new site features should relate to the existing character of the property.

For the rear addition: From the checklist for *Additions* in Chapter III.

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

Additionally, the discussion should address any questions regarding the materials and components. For example:

- Roofing
- Gutters/Downspouts
- Cornice
- Siding and Trim
- Doors and Windows
- Landscaping
- Lighting

The proposed alterations to the rear addition include a new shell within the footprint of the existing addition. This rear addition was substantially altered in 2014; the second floor of the addition is older than the floor and was previously supported by columns over an open porch. In 2014, the BAR approved a first-floor addition that enclosed the porch under the second floor. It is unclear if when this second floor addition was constructed, but given these substantial changes, staff finds the proposed alterations consistent with the guidelines.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the pool house demolition, new pool house construction, rear addition alterations, porch screening, and landscape plan at 540 Park Street 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 [as submitted with the following conditions/modifications: ...].

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed pool house demolition, new pool house construction, rear addition alterations, porch screening, and landscape plan at 540 Park Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the North Downtown ADC district, and for the following reasons the BAR denies the application ...

### **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 ADC District Design Guidelines**

Chapter II – *Site Design and Elements*

Link: [III: Site Design and Elements](#)

##### **B. Plantings**

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an “avenue” effect.
2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3. Use trees and plants that are indigenous to the area.
4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5. Replace diseased or dead plants with like or similar species if appropriate.

6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

### Chapter III – *New Construction and Additions*

Link: [IV: New Construction and Additions](#)

#### Checklist from section P. Additions

##### 1) Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.
- b. Limit the size of the addition so that it does not visually overpower the existing building.

##### 2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

##### 3) Design

- a. New additions should not destroy historic materials that characterize the property.
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

##### 4) Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

##### 5) Materials and Features

- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

##### 6) Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

### Chapter 4 – *Rehabilitation*

Link: [V: Rehabilitation](#)

## Chapter VII – *Demolitions and Moving*

Link: [VIII: Moving and Demolition](#)

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
  1. The age of the structure or property;
  2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
  3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
  4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
  5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
  6. The degree to which distinguishing characteristics, qualities, features or materials remain;
- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.

## **APPENDIX**

### **Prior BAR Actions**

July 18, 2005- Administrative Approval given to repaint the house.

September 20, 2005- BAR approved CoA with conditions (7-0-1) architectural and site changes with certain details to come back to BAR.

#### Architectural changes:

1. Rear porch extended; replace stairs at south end of porch with at the north end, to wood, painted; replace double window with a painted, wood doors with transom.
2. Install painted, wood shutters on all windows with operable hardware.
3. Replace front stair treads.

#### Site changes:

1. Remove existing wood fence, concrete and brick walks, a portion of the asphalt pavement, and planting beds.
2. Construct brick walks and dining terrace using salvaged bricks.
3. Front yard: install evergreen hedge; wood gates; stone dust walkway with brick edge.
4. Rear yard: Construct swimming pool with bluestone coping; flagstone pool terrace; stone privacy wall with painted wood cap (along Farish Street); painted. wood security fence around balance of rear yard.

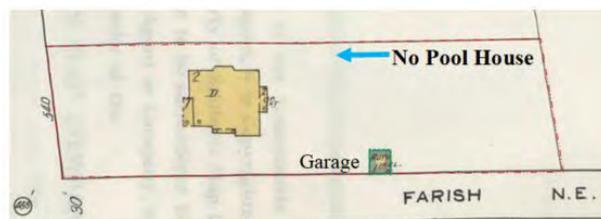
April 18, 2006- BAR approved CoA (6-0) fence details.

October 16, 2007- BAR approved (6-0-1) CoA for shed. BAR requested that the roof framing on the underside of the exposed roof is dealt with similarly to the existing detail.

November 18, 2014- BAR approved CoA, with re-roofing details to be submitted for Administrative Approval. [Note that removal of Philadelphia gutters would require an additional application for BAR approval].

February 21, 2018 – BAR approved CoA to replace the existing painted standing seam metal roof with a copper standing seam roof with pan dimensions and seam heights to match the existing. The new roof will have copper snow guards in a 2-1-2 pattern. Replace the Philadelphia Gutter system with 6” copper half round gutters mounted on eaves with 4” copper downspouts. BAR required downspouts be painted to minimize visibility and, as much as possible, locate downspouts to minimize visibility, especially at prominent corners.

## Pool House



1920 Sanborn



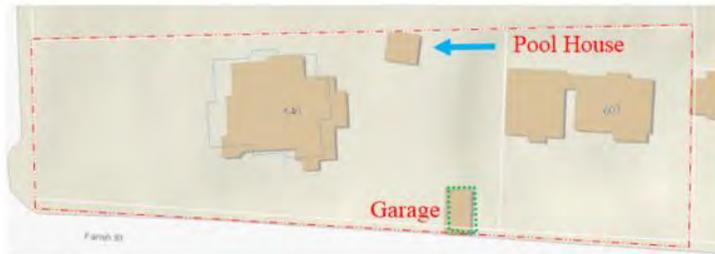
c1965 Sanborn



2000



2002



2021 GIS

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 540 Park Street  
 Map and Parcel: 52-183  
 Census Tract & Block: 3-405  
 Present Owner: Mr. Paul Mustard  
 Address: 540 Park Street  
 Present Use: Residence & Apartments  
 Original Owner: Maphis family  
 Original Use: Residence

## BASE DATA

Historic Name: Maphis-Mustard House  
 Date/Period: 1900  
 Style: Victorian Vernacular  
 Height to Cornice:  
 Height in Stories: 2 1/2  
 Present Zoning: R-3  
 Land Area (sq.ft.): 86 x 318  
 Assessed Value (land + imp.): 5400 + 8220 = 13,620

## ARCHITECTURAL DESCRIPTION

The house is an example of a modified Victorian style with its typical assymetrical massing and varied roof-silhouette. The verticle massing of the Maphin-Mustard House is quite handsome giving the structure a noble, serene quality which is enhanced by its bucolic setting among large shade trees and box. The simple Doric veranda is nicely scaled so as to compliment the verticalness of the main house. The house is stucco over frame and has a tin roof. It was built by General Alexander A. Vandergrift's father William T. Vandergrift, a local craftsman of some repute.

## HISTORICAL DESCRIPTION

The house was built by the Maphis family in 1900. Mr. Maphis purchased the corner lot from Judge R. T. W. Duke who resided in the large white frame house next door. Bessie D. Maphis conveyed the property to Mary Davis Thomas Cleveland in 1942. Stella Mustard purchased it from Mrs. Cleveland in 1948, and in 1952 it passed to her son Paul Mustard, the present owner.



## CONDITIONS

Average

## SOURCES

Miss Helen Duke  
 City Records



# 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 Patrick and Jessica Fenn Applicant Name Ashley Falwell  
Project Name/Description Fenn Renovation, Addition, and Poolhouse Parcel Number 520183000  
Project Property Address 540 Park Street Charlottesville, VA 22902

### Applicant Information

Address: 206 5th Street NE  
Charlottesville, VA 22902  
Email: ashley@dgparchitects.com  
Phone: (W) 434.977.4480 (C) \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 540 Park Street  
Charlottesville, VA 22902  
Email: patrick@montevistafarm.com  
Phone: (W) \_\_\_\_\_ (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.

Ashley Falwell 1/24/22  
Signature Date

Ashley L Falwell 1/24/22  
Print Name Date

### Property Owner Permission (if not applicant)

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

Patrick Fenn 1/24/2022  
Signature Date

PATRICK FENN 1/24/2022  
Print Name Date

### Description of Proposed Work (attach separate narrative if necessary):

East Elevation Addition, Demolition of Existing Poolhouse, New Poolhouse, and New Landscape Plan

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

Floor Plan, Landscape Plan, Exterior Elevations

Images of Subject Property and Adjacent Properties

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

Robert L Paxton AIA  
Eric W Amtmann AIA  
Roger L Birle AIA

R David Craig  
Director Interior Design

Mark T Bittle AIA  
Joseph J Chambers AIA  
Ashley LeFew Falwell AIA  
John Peterson AIA  
Garett M Rouzer AIA  
Blake M Walker AIA

## 540 PARK STREET - BAR NARRATIVE SUMMARY

### JANUARY 25, 2022

#### **ARCHITECTURAL SUMMARY:**

The architectural plan proposes to demolish the existing poolhouse structure, construct a new lower profile poolhouse, and revise the East addition within the existing footprint. The goals of the project are to achieve a new coordinated aesthetic for the rear pool courtyard, add square footage, and improve the functionality of the existing square footage for the current owner.

#### **BACK OF HOUSE:**

The architectural language of the altered East addition and new poolhouse will be modern, rendered in colors and high-quality materials that are compatible with the main house, but not intended to imitate the house stylistically. The stucco exterior walls will have a smooth finish, clad metal windows and doors will be dark in color, and the roofs, gutters and downspouts will be copper. The new stone chimney at the poolhouse will reference the character of the existing stone site wall along Farish.

#### **LANDSCAPE SUMMARY:**

The landscape plan proposes renovations to the existing paving and plantings in the front of the house and along Farish Street as well as new paving and plantings in the back in association with the proposed architecture.

Three tree removals are proposed - a declining walnut along Park Street and two ash trees beside the shed on Farish Street. The walnut has several dead limbs over the street and has recently lost a large limb over the front yard. The ash trees are growing into the foundation of the shed posing an imminent risk to the structure.

The property is surrounded by numerous large canopy trees which will be preserved including several mature ash trees which are being treated for emerald ash borer. The plans propose to add two new canopy trees to the front.

A small oak in the front is awkwardly located in relation to the yard and will be transplanted or removed and replanted in a more perimeter location near the street.

#### **FRONT OF HOUSE:**

The existing crushed stone paths will be realigned and replaced with bluestone stepping stones in lawn. A bluestone landing at the bottom of the porch steps will be added. The existing north path will be removed and replaced with lawn.

The hemlocks and arborvitae along Park Street will be replaced with a 4' - 5' height boxwood hedge back planted with native deciduous shrubs creating a more inviting sidewalk edge and opening up views to the house.

A 4' ht. wood gate may be added at the sidewalk entry. The gate design would be understated, with simple square wood pickets.

Existing shrubs on the north and south side of the lawn will be augmented with native flowering shrubs.

An 18" stone seatwall is proposed for the uphill side of the lawn and will enable the lawn to be regraded to a more gentle pitch.

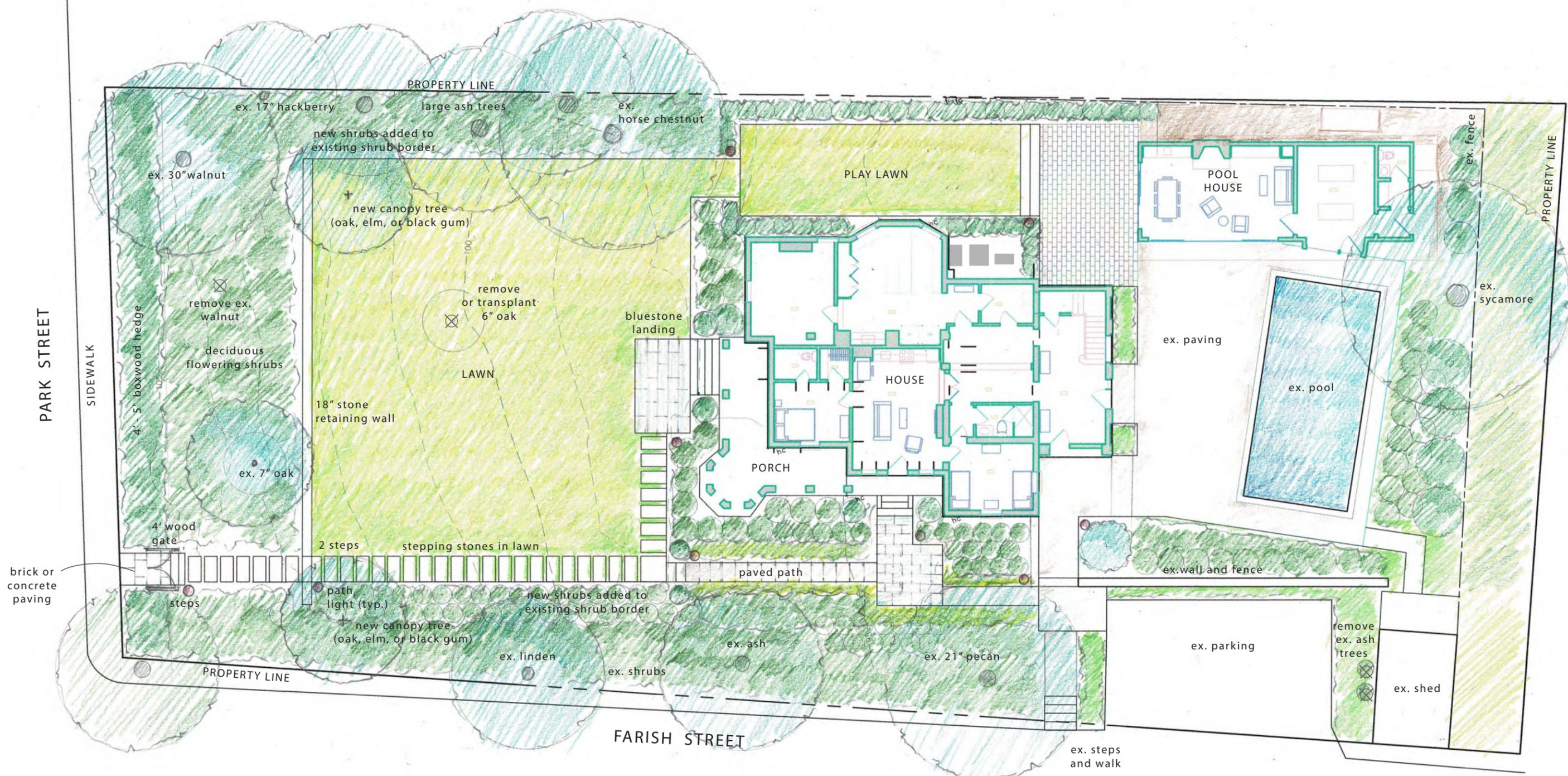
Low path lighting will be added to the front walk at steps and turns.

**SIDE OF HOUSE :**

Pathways and hardscapes will be upgraded and paved in bluestone or brick. Path lighting will be added along the walk from the parking to the front door.

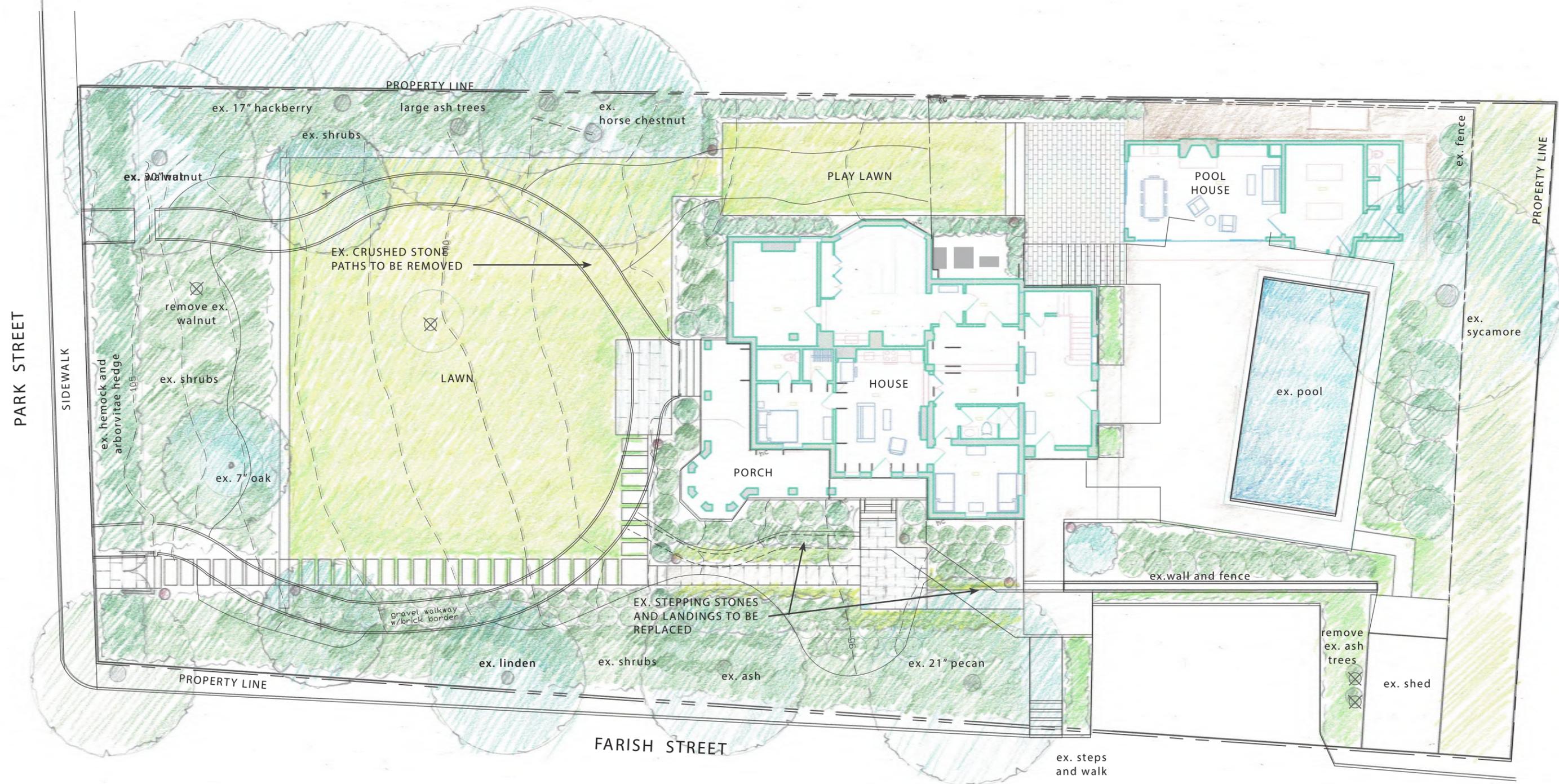
**BACK OF HOUSE:**

Paving along the back and east side of the house will respond to the architectural changes to the house and the pool house addition. The paving will match or complement the existing paving.



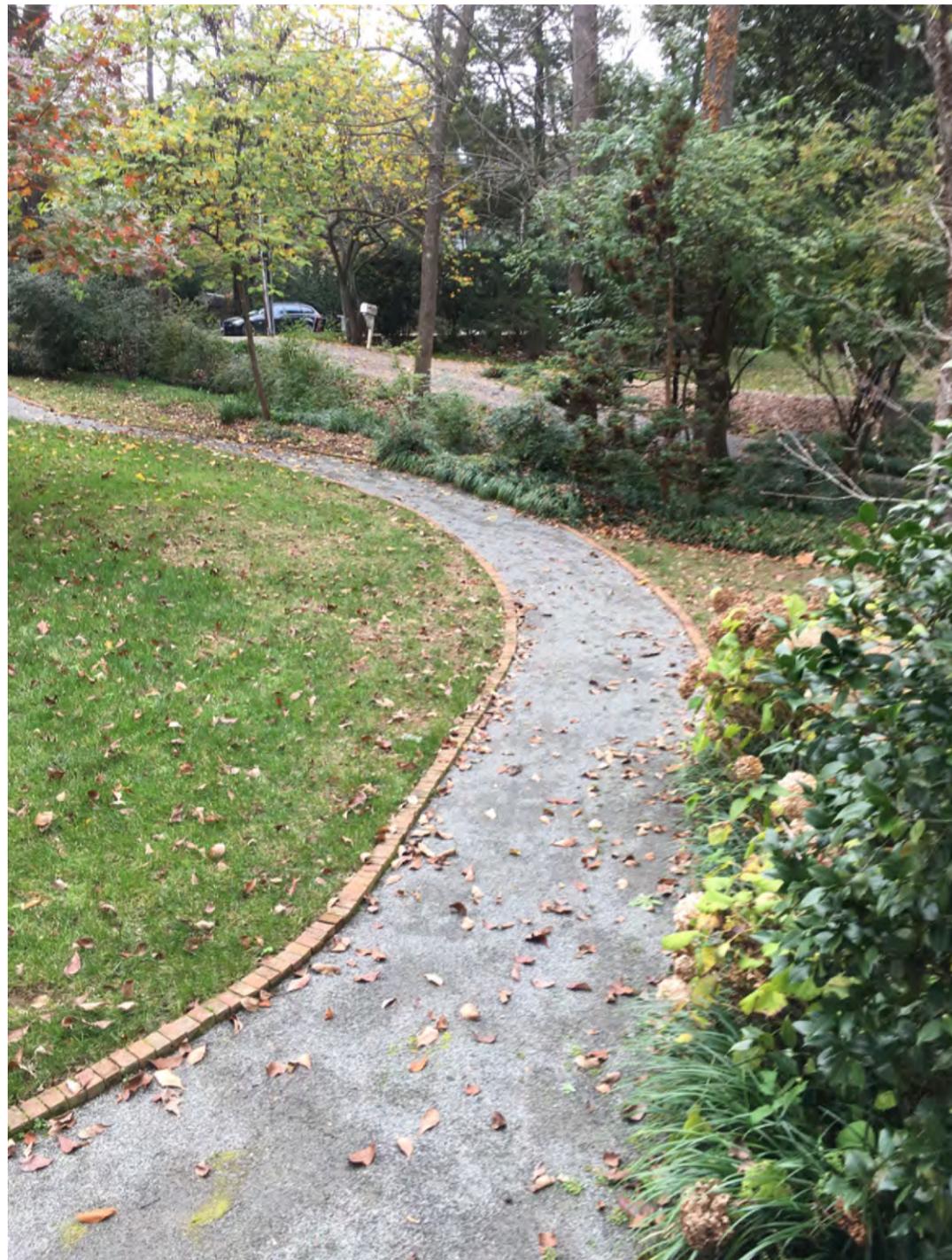
Site Plan  
 540 Park Street Landscape  
 January 25, 2022





Site Plan - Existing Conditions Overlay  
 540 Park Street Landscape  
 January 25, 2022





Crushed stone path to be removed and replaced with lawn



Paths and landings to be realigned and upgraded



South entrance to be realigned and paved



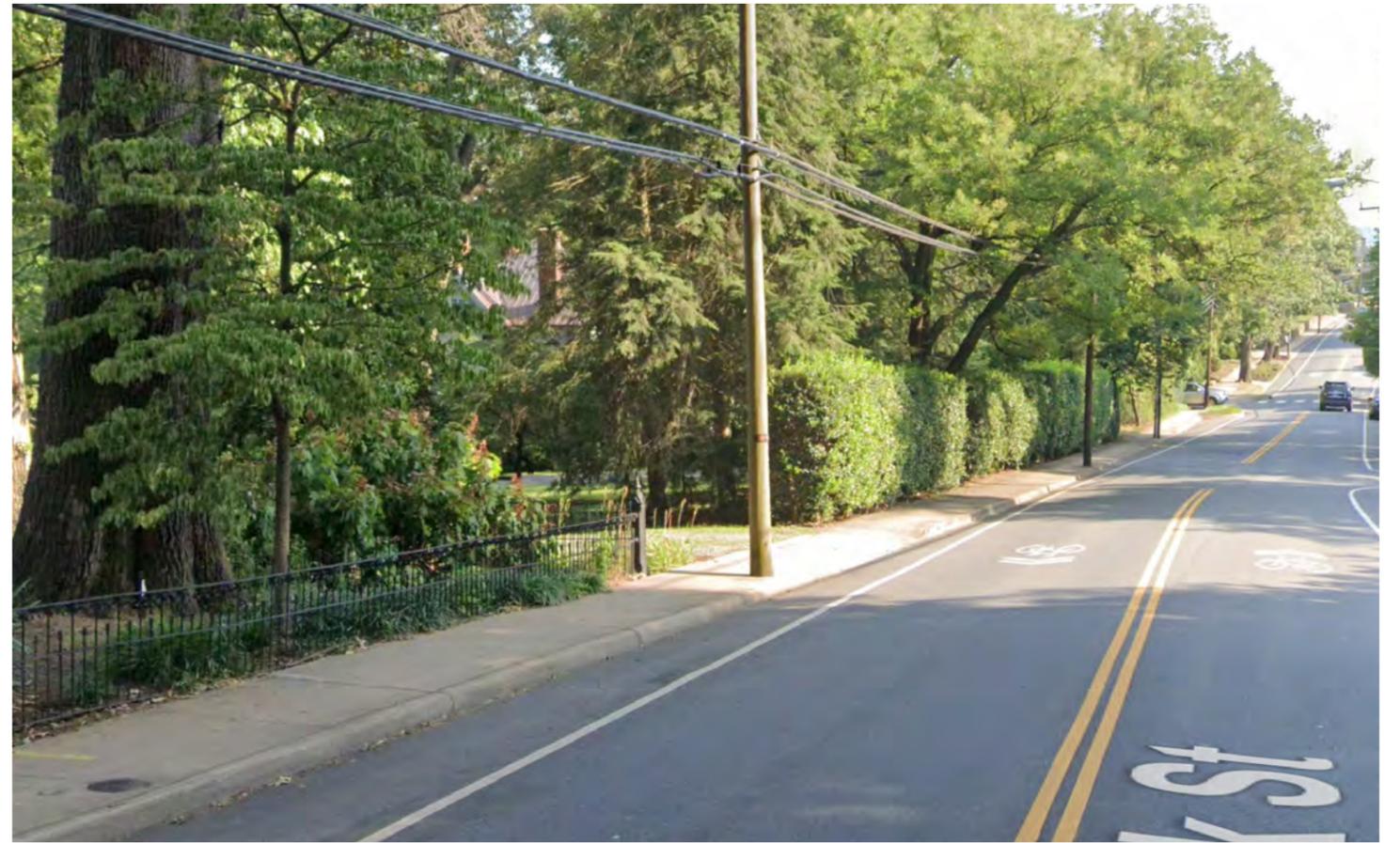
Crushed stone landing to be replaced with bluestone



North entrance to be removed



Existing hemlock hedge along 540 Park Street



Properties north of 540 Park street



View to Park Street from house



Planting across Park Street

Existing Street Plantings  
540 Park Street Landscape  
January 25, 2022



Ash trees beside shed



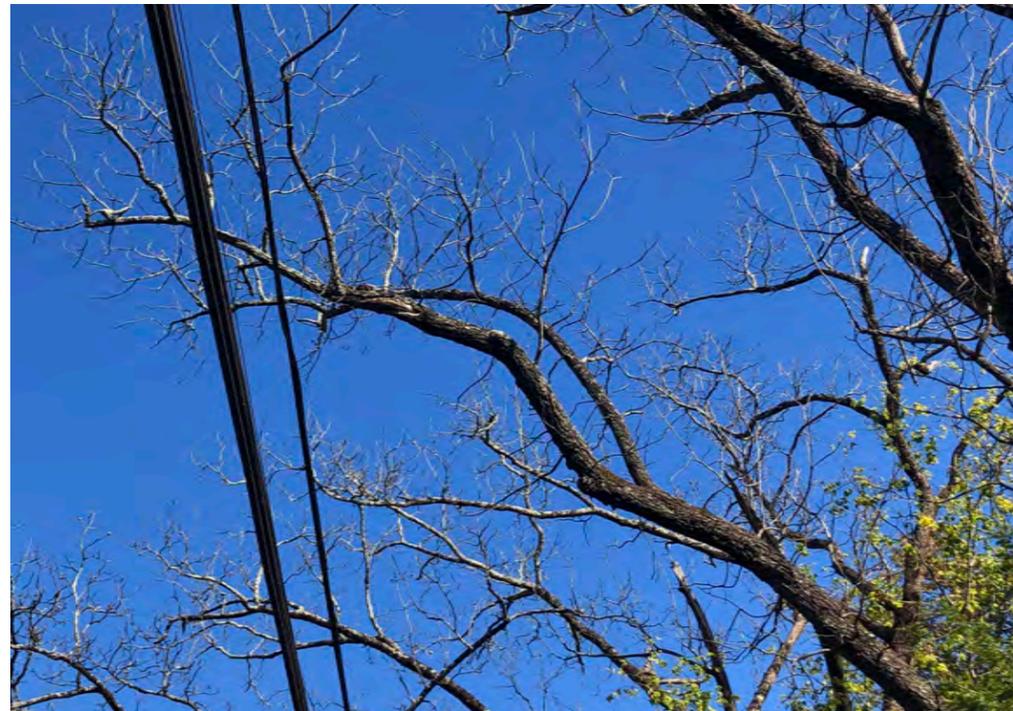
Base of ash trees growing into shed



6 - 7" caliper oak to be transplanted or replaced in alternate location

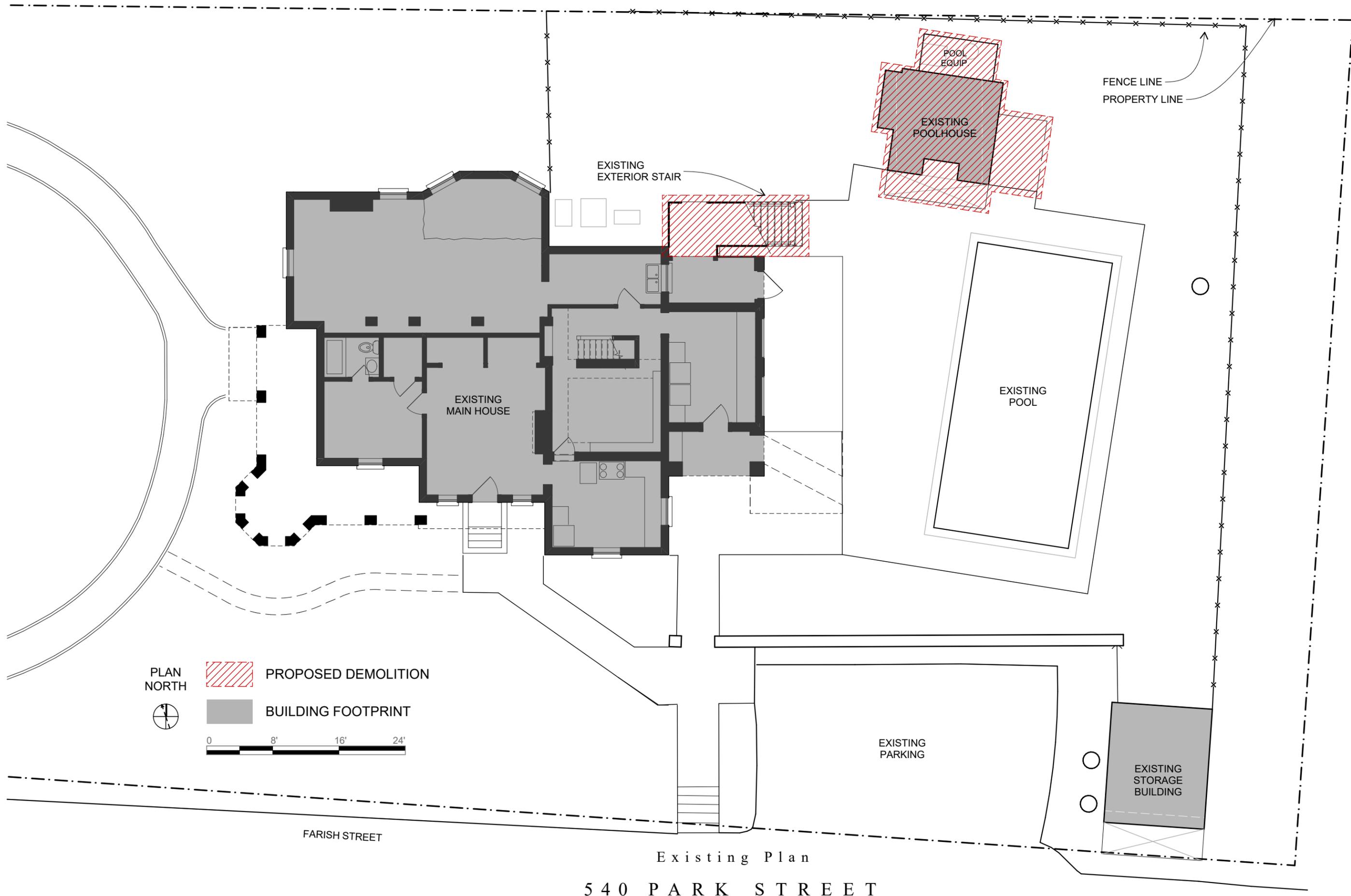


27" Walnut along Park Street in decline



Dead limbs above power line

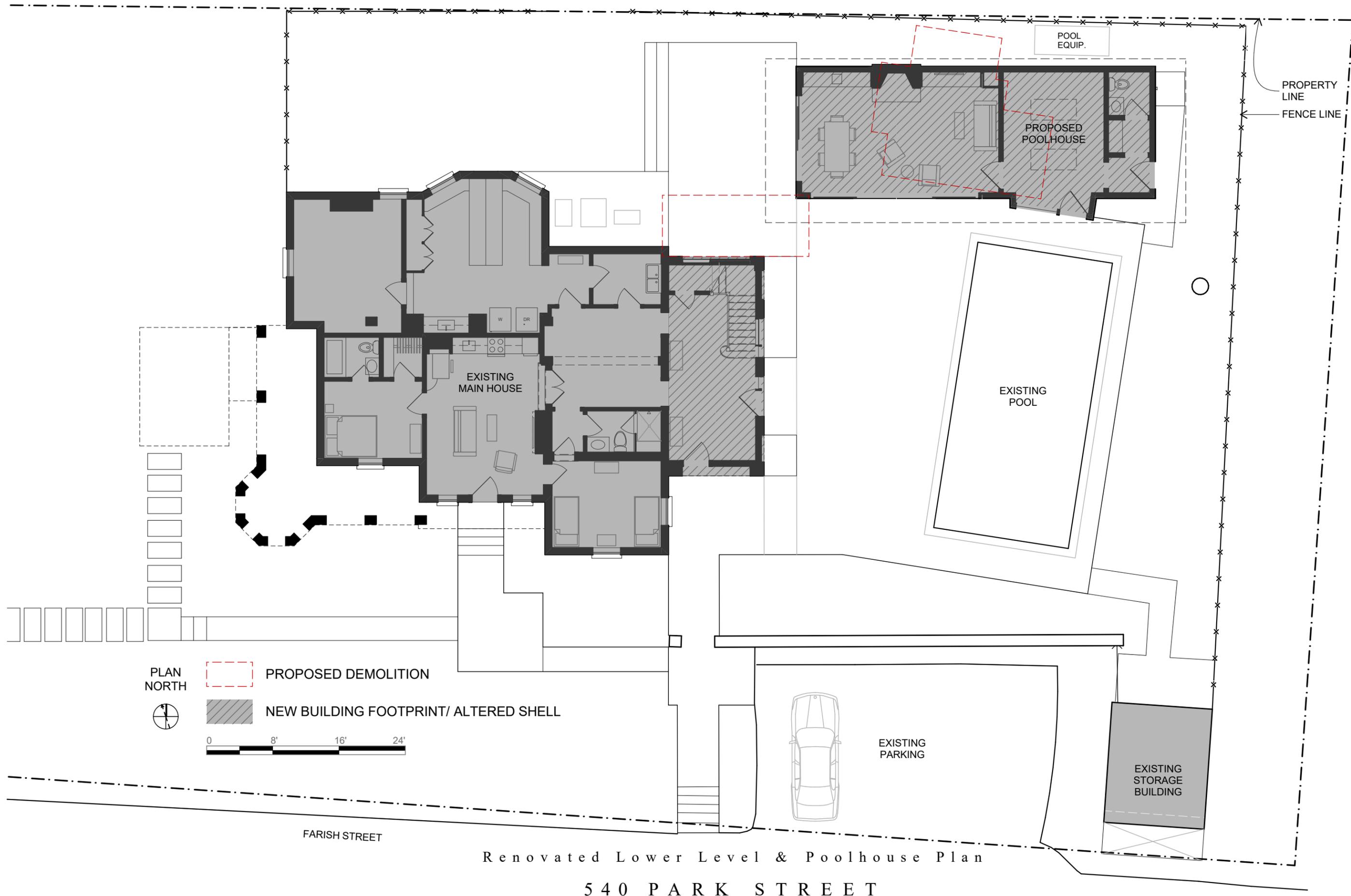
**Tree Removals**  
540 Park Street Landscape  
January 25, 2022



Existing Plan

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



Renovated Lower Level & Poolhouse Plan

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



SOUTH



EAST

Existing Elevations - South & East

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



New South Elevation  
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



LOW SLOPE  
FLAT SEAM  
COPPER ROOF

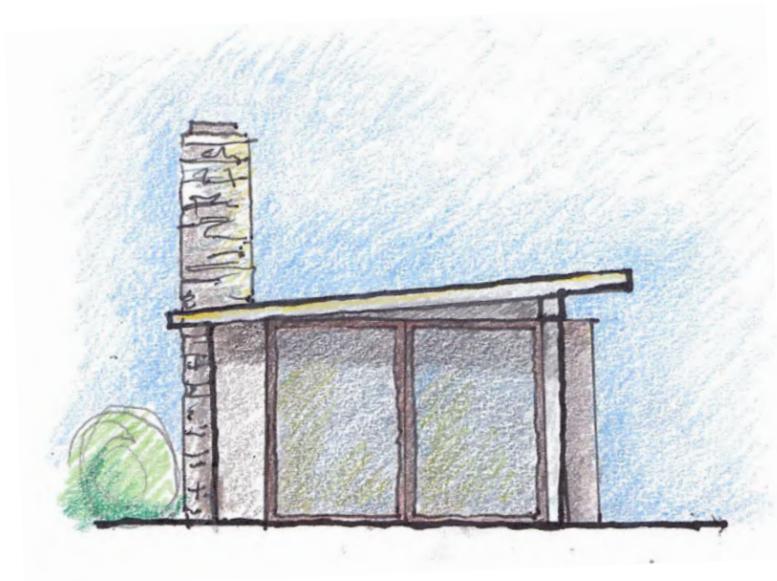
SMOOTH STUCCO  
PAINTED TO MATCH  
MAIN HOUSE

NEW METAL CLAD  
WINDOWS & DOORS

FOOTPRINT OF  
EXISTING ADDITION  
TO REMAIN

New East Elevation  
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



WEST



SOUTH

- STONE CHIMNEY
- COPPER ROOF
- METAL CLAD WINDOWS & DOORS
- SMOOTH STUCCO ON EXTERIOR WALLS

Proposed Poolhouse Elevations  
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

# Pella® Reserve™

## Contemporary Clad/Wood

Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior

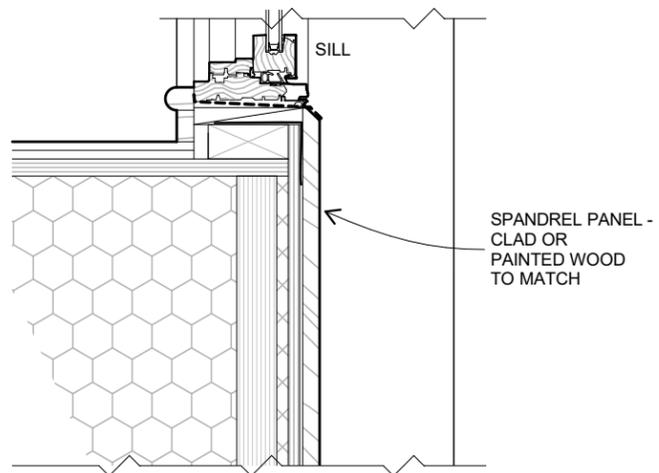
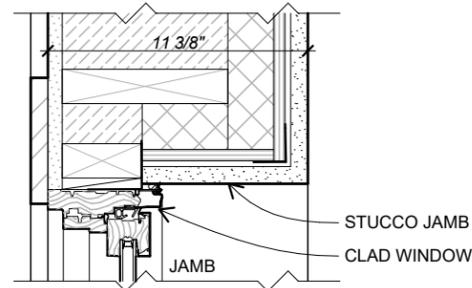
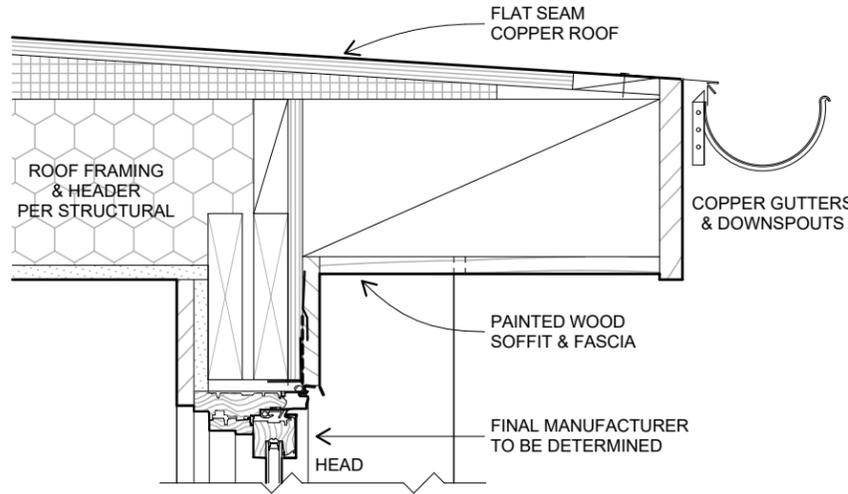


Available in these window and patio door styles:



Special shape windows also available.

- Clean lines**  
 Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- Modern hardware**  
 Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- Architectural interest**  
 Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- Virtually unlimited customization**  
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**  
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Cutting-edge innovation**  
 Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- Durable interiors and extruded aluminum exteriors**  
 To help save you time on the jobsite, interior finish options are available in four paints, eleven stains and primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified!**  
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Reserve products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2021.<sup>1</sup>
- Testing beyond requirements**  
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Best limited lifetime warranty<sup>2</sup>**  
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>

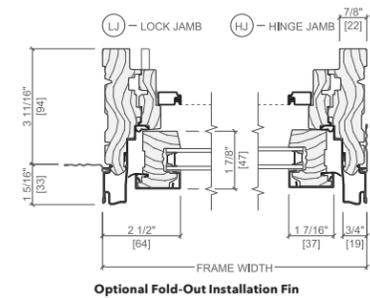


SAMPLE WINDOW DETAIL  
1 1/2" = 1'-0"

### Attention to Detail

#### Cross Sections

The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



#### Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>10</sup>



Custom colors are also available.

Proposed Window/Door Manufacturer & Sample Detail

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



West Elevation - Park Street



North Elevation



East Elevation



South Elevation - Farish Street



South Elevation - Detail

Main House - Reference Photographs  
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



South Elevation



East Elevation



South Elevation



West Elevation



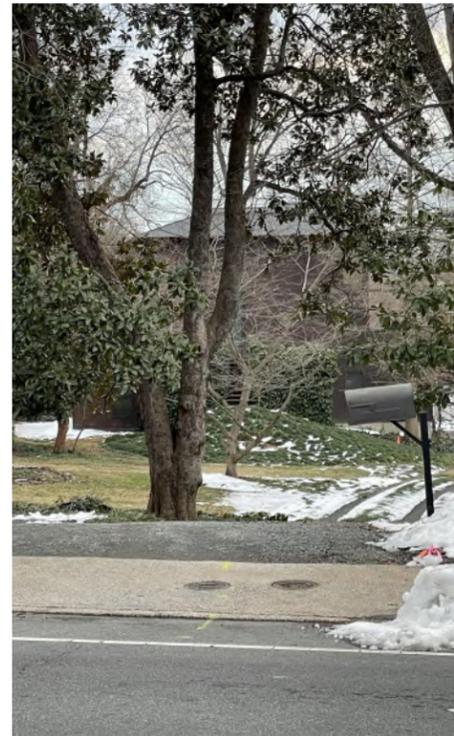
Southeast View

Existing Poolhouse - Reference Photographs  
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



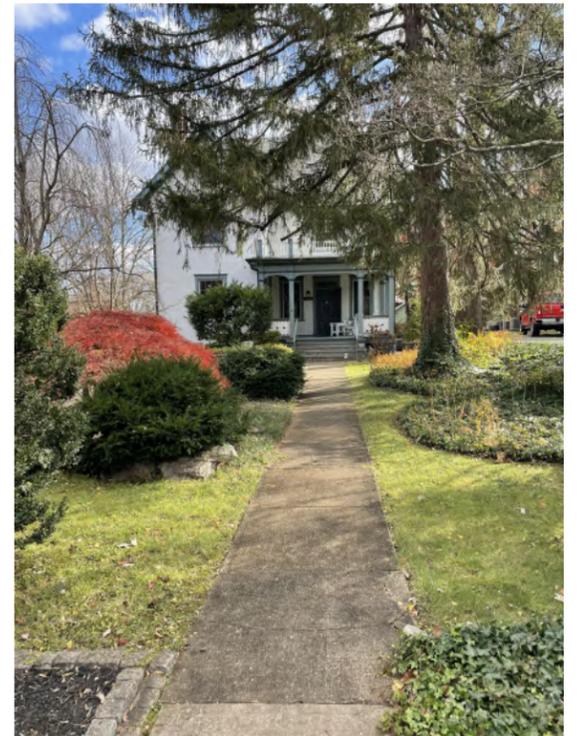
616 Park Street - Southwest View



614 Park Street - West View



534 Park Street - North/ Farish St



534 Park Street - West/ Park St



532 Park Street - West/ Park St



611 Park Street - East/ Park St



601 Park Street - East/ Park St

Nearby Properties - Reference Photographs

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS