

Certificate of Appropriateness  
BAR # 25-0065  
516 Ridge Street; TMP 290273000  
Ridge Street ADC District  
Owners/Applicants: Claire & Logan McKinley  
Project: Window Replacements

Mr. & Mrs. McKinley,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on April 15, 2025. The following action was taken:

Mr. Schwarz moved to approve the Consent Agenda, and this was seconded by Mr. Bailey. The motion passed 7-0. Please note that approval of the Consent Agenda results in approval of the following:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, approval of a CoA for replacement windows at 516 Ridge Street satisfies the BAR's criteria and is compatible with this property and other properties in the Ridge Street ADC District, and that the BAR approves the request.

For specifics of the discussion, the meeting video is on-line at:  
[https://youtu.be/jr3\\_AvtVr-U?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV](https://youtu.be/jr3_AvtVr-U?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV)

Per the provisions of City Code, 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 building permit or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner ([wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)).

Sincerely,  
Kate



**Kate Richardson**  
**Historic Preservation & Design Planner II**  
Neighborhood Development Services  
City of Charlottesville  
434.970.3515 | [richardsonka@charlottesville.gov](mailto:richardsonka@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
April 15, 2025**



**Certificate of Appropriateness Application**

BAR # 25-0065

516 Ridge Street; TMP 290273000

Ridge Street ADC District

Owners/Applicants: Claire & Logan McKinley

Project: Window Replacements

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**Background**

Year Built: 1959

District: Ridge Street ADC District

Status: Contributing

Known as the Winston House, this home differs in scale and form from the earlier period structures in the district; however, it is identified as an example of a *Modern Minimal Tradition* house. While considered non-contributing within the NRHP historic district, it is designated a contributing structure within the ADC district.

**Prior BAR Reviews**

(See Appendix.)

**Application**

- Applicant submittals:
  - Attachment 1- McKinley Windows
  - Attachment 2 – Window technical specifications.
  - Attachment 3- Winston House VDHR Survey

CoA request for replacement of existing windows, using Pella Lifestyle Series: [Pella Lifestyle](#)

**Discussion**

In February 2018, the BAR approved a series of exterior repairs and renovations. The CoA, which has since expired, allowed for replacement of the windows, provided the applicant submitted cut sheets for the BAR archive.

While the design guidelines encourage repair of windows in lieu of replacement, unless replacement is absolutely necessary (see below), the existing units at 516 Ridge Street are late-20th century, mass-produced, builder-grade windows. The new units will be aluminum-clad wood and will not alter the appearance of this property. Of the structures within this Subarea (b): 17 date to the 1800s (1842 to 1895); five are early-1900s (1915 to 1925); and five are late-1900s (1957 to 1963). Of the latter, three are constructed of cinder block, two are brick (including 516 Ridge Street).

*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.*

### **Suggested Motions**

*Approval [with approval of the consent agenda]:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements at 516 Ridge Street satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted.

### **Criteria, Standards and Guidelines**

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements."

### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. 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 District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. 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;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

### **Pertinent Design Review Guidelines for Rehabilitations**

**Link:** [Chapter 4 Rehabilitation](#)

#### **C. Windows**

1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
2. Retain original windows when possible.
- [...]
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.
- [...]
10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14. False muntins and internal removable grilles do not present an historic appearance and should not be used.

15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.  
[...]

## **APPENDIX**

### **Prior BAR Reviews**

February 21, 2018 – Renovation of front façade, fence, porch and walkway. Main floor deck addition & window rehabilitation. ([Link to Staff report & CoA.](#))

October 20, 2018 – BAR approved the applicant’s deferral for amendments to the COA dealing with the front fence. Suggestions were offered on the proposed design. ([Link to Staff report and CoA.](#))

March 19, 2019 – CoA request for fencing and topper approved. ([Link to Staff report and CoA.](#))



McKinley

516 Ridge Street

Current









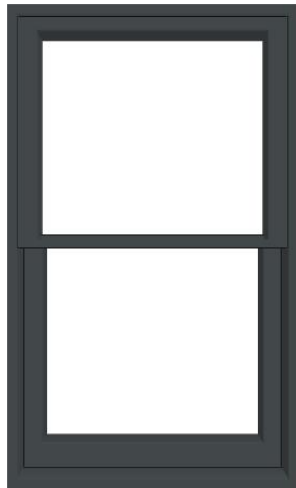


Proposed- Iron Ore color- will match gutters

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Pella® Lifestyle Series Double-Hung

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**Pella® Lifestyle Series Double-Hung****Aluminum EnduraClad® Exterior****Detailed Product Description****Frame**

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be [Gray, high-impact polyvinyl chloride] [Black, chlorinated polyvinyl chloride] backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.
- Optional factory-installed Pella Steady Set Installation System.

**Sash**

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

**Weatherstripping**

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

**Glazing System**

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 1 1/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [SunDefense+ Low-E] [AdvancedComfort] [NaturalSun Low-E] [NaturalSun+ Low-E] with argon]].

**Exterior**

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

**Interior**

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain,]].

**Hardware**

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

## Optional Products

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### Grilles

- Simulated-Divided-Light [with optional spacer]
  - 7/8" Grilles permanently bonded to the interior and exterior of glass.
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
  - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain<sub>1</sub>]].
  - Exterior grilles to match the exterior cladding color.
  - Available only on units glazed with Low-E insulated glass with argon.

– or –

- Grilles-Between-the-Glass<sub>2</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
  - Interior color is [White] [Ivory] [Tan<sub>3</sub>] [Brickstone] [Black] [Putty<sub>3</sub>] [Brown<sub>3</sub>] [Harvest] [Cordovan].
  - Exterior color [matched to the exterior cladding color] [White]<sub>4</sub>.

### Flat Insect Screen

- InView™ screens
  - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.
- Hidden Screens
  - Vinyl-coated 18/18 mesh fiberglass screen cloth, set in aluminum channels hidden within the sash, supplied complete with all necessary hardware.
  - Finish color [White] [Black] [Brown] [Fossil] [Iron Ore].

### Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

### Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs, color options and regional market availability.

(2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.

(3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Not compatible with Limited Opening Hardware.

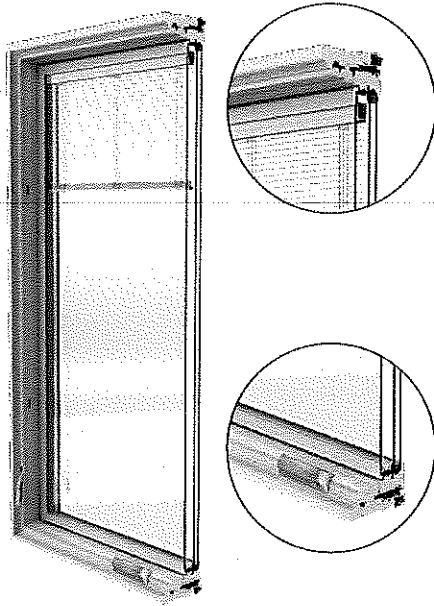
# Pella® Lifestyle Series

Clad/Wood

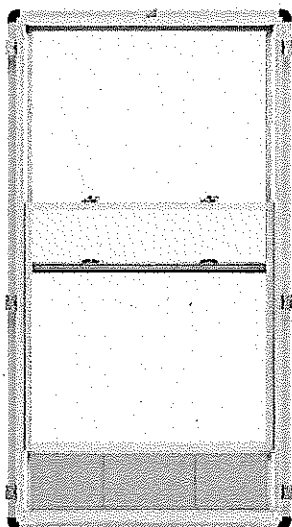


#1 performing wood window and patio door for the combination of energy, sound and value.<sup>1</sup>

Triple-pane casement

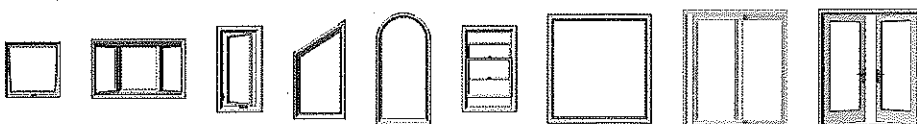


Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**  
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.
- **Performance redefined**  
You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>3</sup>
- **ENERGY STAR® certified<sup>4</sup>**  
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**  
Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.<sup>5</sup>
- **Intentional design for improved durability**  
Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joints**  
Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Quality exterior finishes**  
EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.
- **Exclusive wood protection**  
Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Time-tested innovations**  
Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.
- **Best limited lifetime warranty<sup>6</sup>**  
Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>6</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.
- **Convenient & durable screens**  
The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:<sup>7</sup>



Special shape windows also available.

3/11



Product Specifications

| Window & Patio Door Styles                                 | Min. Width | Min. Height | Max. Width | Max. Height | Performance Class & Grade | Performance Values |             |       | Frame/Install   |
|--|------------|-------------|------------|-------------|---------------------------|--------------------|-------------|-------|---|
|  |            |             |            |             |                           | U-Factor           | SHGC        | STC   |   |
| Awning Dual-pane vent                                      | 21"        | 17"         | 59"        | 59"         | LC30 - LC50               | 0.25 - 0.34        | 0.19 - 0.51 | 25-28 | Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| Awning Triple-pane vent                                    | 21"        | 17"         | 59"        | 59"         | R20 - CW50                | 0.20 - 0.28        | 0.15 - 0.41 | 31-37 |   |
| Casement Dual-pane vent                                    | 17"        | 17"         | 35"        | 73"         | LC30-LC50                 | 0.25 - 0.34        | 0.19 - 0.58 | 25-31 |   |
| Casement Triple-pane vent                                  | 17"        | 17"         | 35"        | 73"         | R20-CW50                  | 0.20-0.25          | 0.17-0.46   | 31-37 |   |
| Fixed Casement Dual-pane                                   | 17"        | 17"         | 73"        | 73"         | LC30-LC50                 | 0.23 - 0.35        | 0.20 - 0.57 | 29-32 |   |
| Fixed Casement Triple-pane                                 | 17"        | 17"         | 73"        | 73"         | R20-CW50                  | 0.19 - 0.27        | 0.15 - 0.49 | 33-37 |   |
| Double-Hung Dual-pane vent                                 | 21"        | 35"         | 48"        | 84"         | LC30-LC50                 | 0.25 - 0.34        | 0.20 - 0.48 | 27-31 |   |
| Hinged Patio Door Dual-pane single door                    | 30"        | 80"         | 38"        | 96"         | LC50                      | 0.26 - 0.32        | 0.18 - 0.48 | 31    | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould                    |
| Hinged Patio Door Triple-pane single door                  | 30"        | 80"         | 38"        | 96"         | LC55                      | 0.23 - 0.28        | 0.12 - 0.34 | 34-36 |   |
| Hinged Patio Door Dual-pane double door                    | 60"        | 80"         | 75"        | 96"         | LC50                      | 0.25-0.29          | 0.18-0.48   | 30-32 |   |
| Hinged Patio Door Triple-pane double door                  | 50"        | 80"         | 75"        | 96"         | LC55                      | 0.22-0.26          | 0.14-0.38   | 34-36 |   |
| Sliding Patio Door Dual-pane double-door vent (OX or XO)   | 60"        | 80"         | 120"       | 120"        | R20-LC50                  | -                  | -           | -     |   |
| Sliding Patio Door Triple-pane double-door vent (OX or XO) | 60"        | 80"         | 96"        | 96"         | LC35-LC50                 | -                  | -           | -     |   |
| Sliding Patio Door Dual-pane triple-door vent (OXO)        | 90"        | 80"         | 180"       | 120"        | R20-LC35                  | -                  | -           | -     |   |
| Sliding Patio Door Triple-pane triple-door vent (OXO)      | 90"        | 80"         | 144"       | 96"         | LC35                      | -                  | -           | -     |   |
| Sliding Patio Door Dual-pane quadruple-door vent (OXXO)    | 117"       | 80"         | 237"       | 120"        | R20-LC35                  | -                  | -           | -     |   |
| Sliding Patio Door Triple-pane quadruple-door vent (OXXO)  | 117"       | 80"         | 189"       | 96"         | LC35                      | -                  | -           | -     |   |

Window sizes available in 1/4" increments  
Special sizes available in dual- and triple-pane sliding patio doors. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [installpella.com](http://installpella.com).

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne

White



Brown



Matte Black



Colors

Prefinished Pine Interior Colors

We can pre also availat

White

Aluminum-Clad Exterior Colors

Our low-ma Seacoast E



Black

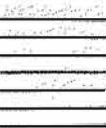


Iron Ore

Integrated Blinds & Shades

Integrated Blinds®

Raise blind: blinds are a



White

Integrated Shades®

Our best in accessible :



White

Haven't lan your custor add a blind

Attachment 2

## Performance Packages

To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



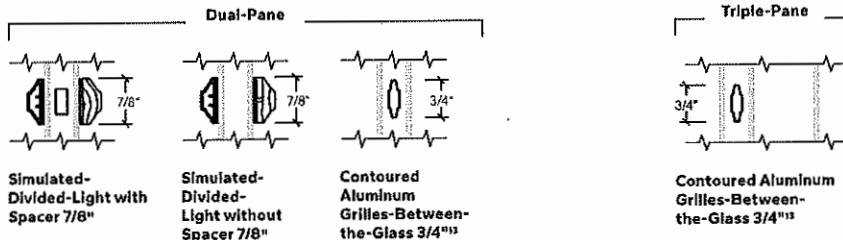
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.<sup>4</sup>

| Base   | Performance<br>71%<br>More Energy<br>Efficient <sup>10</sup> + 34%<br>Noise<br>Reduction <sup>5</sup>  | Sound Control<br>52%<br>Noise<br>Reduction <sup>5</sup>   | Energy Efficiency<br>83%<br>More Energy<br>Efficient <sup>10</sup>                                   | Ultimate Performance<br>79%<br>More Energy<br>Efficient <sup>10</sup> + 52%<br>Noise<br>Reduction <sup>5</sup>                         |
|--|--|---|--|--|
|  |  |   |  |  |
| <b>Advanced Low-E</b>  | <b>Advanced Low-E<br/>SunDefense Low-E<br/>or NaturalSun Low-E</b>                                     | <b>Advanced Low-E,<br/>SunDefense Low-E<br/>or NaturalSun Low-E<br/>Sound-reduction glazing</b> | <b>AdvancedComfort</b>   | <b>AdvancedComfort<br/>Sound-reduction glazing</b>   |
| Two panes of insulating, energy-efficient glass and our most popular features and options. | A triple-pane glass design for a combination of both improved energy efficiency and sound performance. | Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.        | A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency. | A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency. |

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

## Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



### The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>6</sup>

<sup>1</sup> Compared to leading national wood window brands recommended installation methods for new construction windows.

<sup>2</sup> Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

<sup>3</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>4</sup> Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to [nrcan.gc.ca/energy/products/categories/fenestration/13739](http://nrcan.gc.ca/energy/products/categories/fenestration/13739).

<sup>5</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>6</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

<sup>7</sup> Double-hung windows available in dual-pane only.

<sup>8</sup> Available with triple-pane products only.

<sup>9</sup> Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with Internet connection.

<sup>10</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](http://pella.com/methodology).

<sup>11</sup> Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

<sup>12</sup> Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

<sup>13</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.



## Contract - Detailed

Pella Window and Door Showroom of Charlottesville  
2001 Commonwealth Drive  
Charlottesville, VA 22901  
Phone: (434) 326-0278 Fax: (434) 979-2884

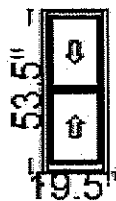
Sales Rep Name: [REDACTED]  
Sales Rep Phone: [REDACTED]  
Sales Rep Fax: [REDACTED]  
Sales Rep E-Mail: [REDACTED]

| Customer Information  | Project/Delivery Address   | Order Information  |
|---|--|--|
| <b>Claire McKinley</b><br>516 Ridge St<br><br>Charlottesville, VA 22902-5558<br><b>Primary Phone:</b> [REDACTED]<br><b>Mobile Phone:</b><br><b>Fax Number:</b><br><b>E-Mail:</b> [REDACTED]<br><b>Great Plains #:</b> 1008337630<br><b>Customer Number:</b> 1012095624<br><b>Customer Account:</b> 1008337630 | <b>Claire McKinley - 516 Ridge St, Charlottesville, V</b><br>516 Ridge St<br><br><b>Lot #</b><br>Charlottesville, VA 22902<br><b>County:</b> | <b>Quote Name:</b> Claire McKinley [REDACTED]<br><br><b>Order Number:</b> 777<br><b>Quote Number:</b> 19162168<br><b>Order Type:</b> Installed Sales<br><b>Payment Terms:</b><br><b>Tax Code:</b><br><b>Quoted Date:</b> 2/11/2025 |

| Line # | Location: | Attributes |
|--------|-----------|------------|
|--------|-----------|------------|

10 Living Room Pella Reserve, Traditional Double Hung, 19.5 X 53.5, Iron Ore

Qty  
2



Viewed From Exterior

PK #  
2189

### 1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 19 1/2 X 53 1/2

**General Information:** Standard, Luxury, Clad, Pine, 5", 3 11/16"

**Exterior Color / Finish:** Painted, Standard Enduraclad, Iron Ore

**Interior Color / Finish:** Bright White Paint Interior

**Sash / Panel:** Putty Glaze, Ogee, Standard, No Sash Lugs

**Glass:** Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

**Hardware Options:** Cam-Action Lock, White, No Window Opening Control Device, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

**Screen:** Full Screen, Standard EnduraClad, Iron Ore, Standard, InView™

**Performance Information:** U-Factor 0.29, SHGC 0.28, VLT 0.51, CPD PEL-N-232-01225-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 16.125, Clear Opening Height 22.312, Clear Opening Area 2.498479, Egress Does not meet typical United States egress, but may comply with local code requirements

**Grille:** No Grille,

**Wrapping Information:** No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 146".

Frame Size: 19.5" X 53.5"

COILONLY01 - Coil wrap pocket single unit

Qty 2

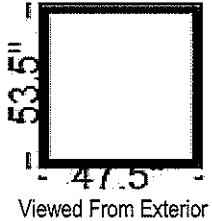
INSTPOCKET00 - Pocket Install single window

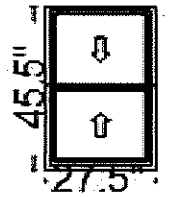
Qty 2

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Attachment 2




| Line # | Location:  | Attributes   | Qty   |
|--------|--|--|-------|
| 15     | Living Room  | <b>Lifestyle, Sash Set, Fixed, 47.5 X 53.5, Without HGP, Iron Ore</b>  | 1     |
|        |  <p>PK # 2189</p> <p>Frame Size: 47.5" X 53.5"</p> | <p><b>1: Non-Standard Size Fixed Sash Set</b><br/> <b>Frame Size:</b> 47 1/2 X 53 1/2<br/> <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"<br/> <b>Exterior Color / Finish:</b> Standard Enduraclad, Iron Ore<br/> <b>Interior Color / Finish:</b> Bright White Paint Interior<br/> <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination<br/> <b>Performance Information:</b> U-Factor 0.28, SHGC 0.30, VLT 0.57, CPD PEL-N-229-00957-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 30, OITC 28<br/> <b>Grille:</b> No Grille,<br/> <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 202".</p> |       |
|        |  | COILONLY01 - Coil wrap pocket single unit  | Qty 2 |
|        |  | INSTPOCKET00 - Pocket Install single window  | Qty 2 |

| Line # | Location:   | Attributes  | Qty   |
|--------|---|---|-------|
| 20     | Living Room   | <b>Lifestyle, Double Hung, 27.5 X 45.5, Without HGP, Iron Ore</b>   | 3     |
|        |  <p>PK # 2189</p> <p>Frame Size: 27.5" X 45.5"</p> | <p><b>1: 27.545.5 Double Hung, Equal</b><br/> <b>Frame Size:</b> 27 1/2 X 45 1/2<br/> <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray<br/> <b>Exterior Color / Finish:</b> Standard Enduraclad, Iron Ore<br/> <b>Interior Color / Finish:</b> Bright White Paint Interior<br/> <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude<br/> <b>Hardware Options:</b> Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor<br/> <b>Screen:</b> Full Screen, Iron Ore, InView™<br/> <b>Performance Information:</b> U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 27, OITC 23, Clear Opening Width 24.312, Clear Opening Height 19.5, Clear Opening Area 3.29225, Egress Does not meet typical United States egress, but may comply with local code requirements<br/> <b>Grille:</b> No Grille,<br/> <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 146".</p> |       |
|        |   | INSTPOCKET00 - Pocket Install single window   | Qty 1 |
|        |   | COILONLY01 - Coil wrap pocket single unit   | Qty 1 |

Attachment 2

| Line #  | Location:   | Attributes  |     |                             |
|---|-------------|---|-----|-----------------------------|
| 25  | Dining Room | <b>Lifestyle, Double Hung, 31.5 X 45.5, Without HGP, Iron Ore</b>   |     | <div>Qty</div> <div>2</div> |
| <div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div>45.5"</div><div>31.5"</div><div>Viewed From Exterior</div></div><div>PK #<br/>2189</div></div> |             | <div>1: 31.545.5 Double Hung, Equal</div> <div>Frame Size: 31 1/2 X 45 1/2</div> <div>General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray</div> <div>Exterior Color / Finish: Standard Enduraclad, Iron Ore</div> <div>Interior Color / Finish: Bright White Paint Interior</div> <div>Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</div> <div>Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor</div> <div>Screen: Full Screen, Iron Ore, InView™</div> <div>Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 27, OITC 23, Clear Opening Width 28.312, Clear Opening Height 19.5, Clear Opening Area 3.833917, Egress Does not meet typical United States egress, but may comply with local code requirements</div> <div>Grille: No Grille,</div> <div>Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 154".</div> |     |                             |
| Frame Size: 31.5" X 45.5"   |             |   |     |                             |
|   |             | INSTPOCKET00 - Pocket Install single window   | Qty | 1                           |
|   |             | COILONLY01 - Coil wrap pocket single unit   | Qty | 1                           |

| Line #  | Location:   | Attributes  |   |          |
|---|---|---|---|----------|
| 30  | Kitchen   | Lifestyle, Awning, Vent, 50.5 X 37.5, Without HGP, Iron Ore |   | Qty<br>1 |
|  |   |   |   |          |
| Viewed From Exterior  |   |   |   |          |
| PK #<br>2189  | <p>1: Non-Standard SizeNon-Standard Size Vent Awning<br/><b>Frame Size:</b> 50 1/2 X 37 1/2<br/><b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"<br/><b>Exterior Color / Finish:</b> Standard Enduraclad, Iron Ore<br/><b>Interior Color / Finish:</b> Bright White Paint Interior<br/><b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude<br/><b>Hardware Options:</b> Large Awning Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill<br/><b>Screen:</b> Full Screen, Bright White, InView™<br/><b>Performance Information:</b> U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-37-00722-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 25, OITC 22, Egress Not Applicable<br/><b>Grille:</b> No Grille,<br/><b>Wrapping Information:</b> Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 176".</p> |   |   |          |
| Frame Size: 50.5" X 37.5"   |   |   |   |          |
| COILTRIM01 - Coil and trim window full frame 1W - 2W                              |   | Qty   | 1 |          |
| INSTFF000 - Full Frame Install with Trim  |   | Qty   | 1 |          |
| INTFINISH05 - Interior or Exterior Trim Finish per opening                        |   | Qty   | 1 |          |

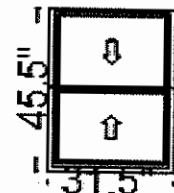
Attachment 2

| Line # | Location: | Attributes |
|--------|-----------|------------|
|--------|-----------|------------|

35 Primary Bedroom **Lifestyle, Double Hung, 31.5 X 45.5, Without HGP, Iron Ore**

Qty

2



Viewed From Exterior

PK #

2189

1: 31.545.5 Double Hung, Equal

Frame Size: 31 1/2 X 45 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray

Exterior Color / Finish: Standard Enduraclad, Iron Ore

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination

Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

Screen: Full Screen, Iron Ore, InView™

Performance Information: U-Factor 0.30, SHGC 0.29, VLT 0.55, CPD PEL-N-35-00520-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 28.312, Clear Opening Height 19.5, Clear Opening Area 3.833917, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 154".

Frame Size: 31.5" X 45.5"

INSTPOCKET00 - Pocket Install single window

Qty 1

COILONLY01 - Coil wrap pocket single unit

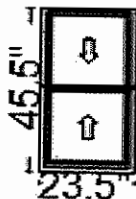
Qty 1

| Line # | Location: | Attributes |
|--------|-----------|------------|
|--------|-----------|------------|

40 Main Floor Bath **Lifestyle, Double Hung, 23.5 X 45.5, Without HGP, Iron Ore**

Qty

1



Viewed From Exterior

PK #

2189

1: 23.545.5 Double Hung, Equal

Frame Size: 23 1/2 X 45 1/2

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray

Exterior Color / Finish: Standard Enduraclad, Iron Ore

Interior Color / Finish: Bright White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor

Screen: Full Screen, Iron Ore, InView™

Performance Information: U-Factor 0.30, SHGC 0.30, VLT 0.57, CPD PEL-N-35-00514-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 27, OITC 23, Clear Opening Width 20.312, Clear Opening Height 19.5, Clear Opening Area 2.750583, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: No Grille,

Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 138".

Frame Size: 23.5" X 45.5"

INSTPOCKET00 - Pocket Install single window

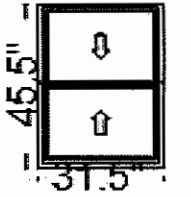
Qty 1

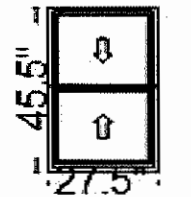
COILONLY01 - Coil wrap pocket single unit

Qty 1

Attachment 2



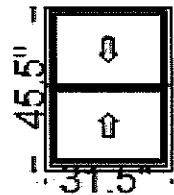
| Line #   | Location:     | Attributes  | Qty   |
|--|---------------|---|-------|
| 45   | Guest Bedroom | <b>Lifestyle, Double Hung, 31.5 X 45.5, Without HGP, Iron Ore</b> | 2     |
| <div>  <div> <p>PK # 2189</p> <p>Frame Size: 31.5" X 45.5"</p> </div> </div> <p>1: 31.545.5 Double Hung, Equal<br/> <b>Frame Size:</b> 31 1/2 X 45 1/2<br/> <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: <b>Gray</b><br/> <b>Exterior Color / Finish:</b> Standard Enduraclad, Iron Ore<br/> <b>Interior Color / Finish:</b> Bright White Paint Interior<br/> <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination<br/> <b>Hardware Options:</b> Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor<br/> <b>Screen:</b> Full Screen, Iron Ore, InView™<br/> <b>Performance Information:</b> U-Factor 0.30, SHGC 0.29, VLT 0.55, CPD PEL-N-35-00520-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 28.312, Clear Opening Height 19.5, Clear Opening Area 3.833917, Egress Does not meet typical United States egress, but may comply with local code requirements<br/> <b>Grille:</b> No Grille,<br/> <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 154".</p> |               |   |       |
|  |               | INSTPOCKET00 - Pocket Install single window                       | Qty 1 |
|  |               | COILONLY01 - Coil wrap pocket single unit                         | Qty 1 |

| Line #   | Location: | Attributes  | Qty   |
|--|-----------|---|-------|
| 50   | Office    | <b>Lifestyle, Double Hung, 27.5 X 45.5, Without HGP, Iron Ore</b> | 1     |
| <div>  <div> <p>PK # 2189</p> <p>Frame Size: 27.5" X 45.5"</p> </div> </div> <p>1: 27.545.5 Double Hung, Equal<br/> <b>Frame Size:</b> 27 1/2 X 45 1/2<br/> <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: <b>Gray</b><br/> <b>Exterior Color / Finish:</b> Standard Enduraclad, Iron Ore<br/> <b>Interior Color / Finish:</b> Bright White Paint Interior<br/> <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination<br/> <b>Hardware Options:</b> Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor<br/> <b>Screen:</b> Full Screen, Iron Ore, InView™<br/> <b>Performance Information:</b> U-Factor 0.30, SHGC 0.29, VLT 0.55, CPD PEL-N-35-00520-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 24.312, Clear Opening Height 19.5, Clear Opening Area 3.29225, Egress Does not meet typical United States egress, but may comply with local code requirements<br/> <b>Grille:</b> No Grille,<br/> <b>Wrapping Information:</b> No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 146".</p> |           |   |       |
|  |           | INSTPOCKET00 - Pocket Install single window                       | Qty 1 |
|  |           | COILONLY01 - Coil wrap pocket single unit                         | Qty 1 |

Attachment 2

11/01

| Line # | Location: | Attributes  | Qty |
|--------|-----------|---|-----|
| 55     | Office    | <b>Lifestyle, Double Hung, 31.5 X 45.5, Without HGP, Iron Ore</b> | 1   |



Viewed From Exterior

PK #  
2189**1: 31.545.5 Double Hung, Equal****Frame Size:** 31 1/2 X 45 1/2**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray****Exterior Color / Finish:** **Standard Enduraclad, Iron Ore****Interior Color / Finish:** **Bright White Paint Interior****Glass:** **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination****Hardware Options:** **Cam-Action Lock, 1 Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor****Screen:** **Full Screen, Iron Ore, InView™****Performance Information:** **U-Factor 0.30, SHGC 0.29, VLT 0.55, CPD PEL-N-35-00520-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, STC 31, OITC 27, Clear Opening Width 28.312, Clear Opening Height 19.5, Clear Opening Area 3.833917, Egress Does not meet typical United States egress, but may comply with local code requirements****Grille:** **No Grille,****Wrapping Information:** **No Exterior Trim, 3 11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 154".****Frame Size:** 31.5" X 45.5"**INSTPOCKET00 - Pocket Install single window**

Qty 1

**COILONLY01 - Coil wrap pocket single unit**

Qty 1

Thank You For Purchasing Pella® Products

Attachment 2

## WINSTON HOUSE



|                                  |  |
|----------------------------------|--|
| <b>STREET ADDRESS:</b>           | 516 Ridge Street                                 |
| <b>MAP &amp; PARCEL:</b>         | 29-273   |
| <b>VDHR FILE NUMBER:</b>         | 104-25-25  |
| <b>CITY FILE NUMBER:</b>         | 675  |
| <b>PRESENT ZONING:</b>           | R-3  |
| <b>ORIGINAL OWNER:</b>           | Verner R. and Elizabeth L. Winston               |
| <b>ORIGINAL USE:</b>             | Residence  |
| <b>PRESENT USE:</b>              | Rental Property (Residence)                      |
| <b>PRESENT OWNER:</b>            | Josephine Reynolds and J. Garland Reynolds       |
| <b>ADDRESS:</b>                  | 1305 Florida Avenue NW<br>Washington, D.C. 20009 |
| <b>HISTORIC NAME:</b>            | Winston House                                    |
| <b>DATE/PERIOD:</b>              | 1959   |
| <b>STYLE:</b>                    | Modern Minimal Traditional                       |
| <b>HEIGHT IN STORIES:</b>        | one story  |
| <b>DIMENSIONS AND LAND AREA:</b> | 68' ave. x 180' ave. (15,170 sq. ft.)            |
| <b>CONDITION:</b>                | Excellent  |
| <b>SURVEYOR:</b>                 | Bibb/Pres. Assoc. of VA (Smcad)                  |
| <b>DATE OF SURVEY:</b>           | 1993   |
| <b>SOURCES:</b>                  | City Records<br>Charlottesville City Directories |

## WINSTON HOUSE

### ARCHITECTURAL DESCRIPTION

This one-story, four-bay, brick house, laid in running bond, exhibits the low profile of the Ranch-style, with reference to historically-derived elements. The house has an L-shaped plan with a composite-shingled roof that has intersecting gables, created by the juncture of a front-gabled section, projecting from the northeast side of the front facade, with the house's main block. A one-story, one-bay front porch, with a metal support at the corner and a metal railing, is located in the "L". The windows are horizontally-divided two-over-two double-hung wood sash, and there is a three-part window, formed from a picture window flanked by narrow horizontally-divided two-over-two sash, in the southwest end bay of the front facade. The roof edge has a minimal boxed cornice, the gables have narrow bargeboards, and there is a brick exterior end chimney. The windows have inoperable blinds. The house stands on a small sloped lot, fronted with a brick wall, and edged at the sides and rear with hurricane fencing.

### HISTORICAL DESCRIPTION

Verner R. and Elizabeth L. Winston purchased this lot, formerly the side yard of the Burgess-Hawkins House at 518 Ridge Street, in 1958 (City DB 208-495, 215-309). Tax records show that they built the house the following year. A brick wall was added along the front of the lot in 1961, and the back porch was enlarged and enclosed in 1964. The house has remained in Mrs. Winston's family, passing first to her sister (WB 10-222) and then to two nieces (WB 21-99).

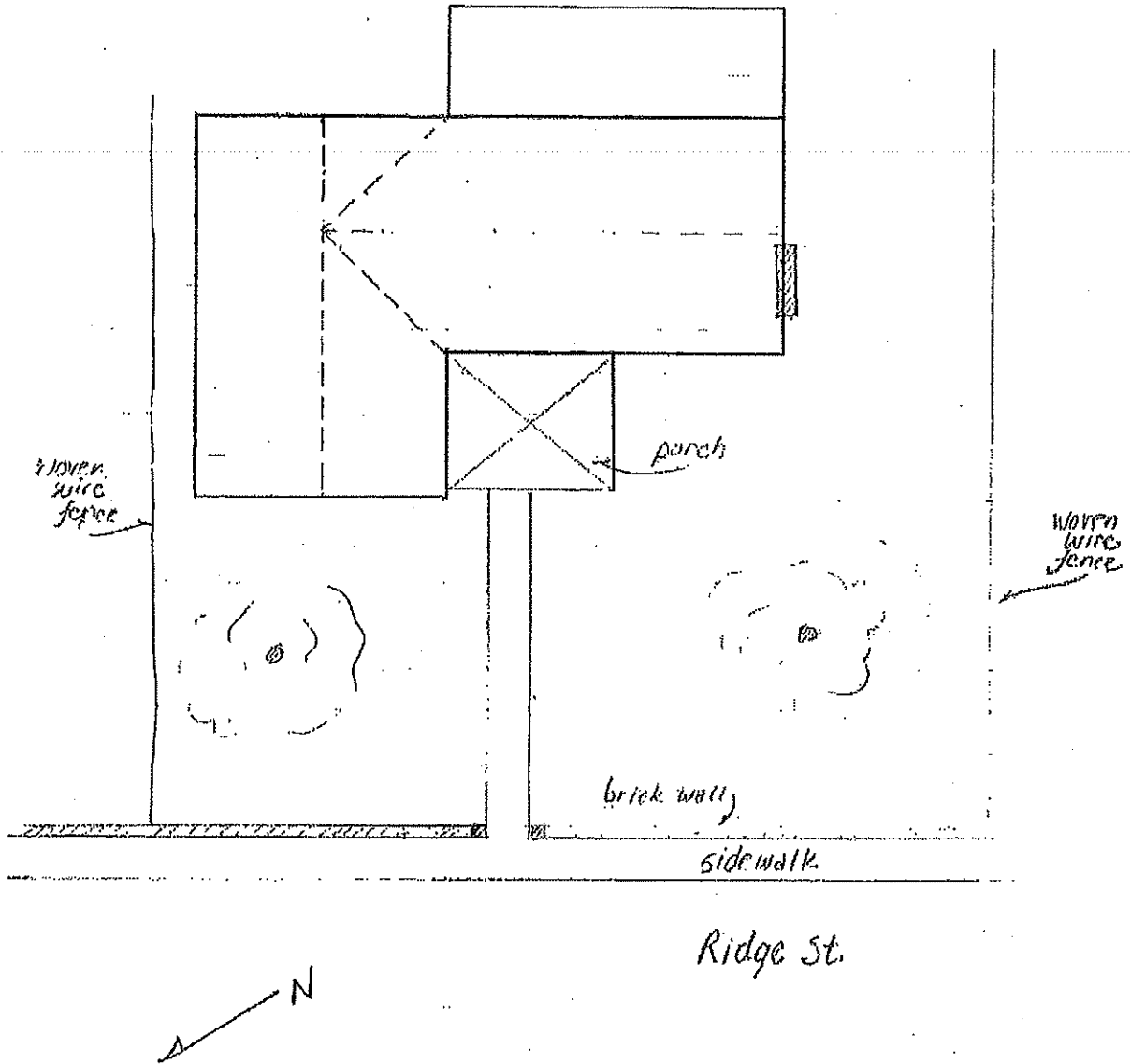
### STATEMENT OF SIGNIFICANCE

The Winston House is significant as an example of a Modern Minimal Traditional house, but in scale and form it is not compatible with the earlier houses in the Historic District, and due to its date of construction it is a non-contributing resource.



WINSTON HOUSE  
516 RIDGE ST.

VDHR FILE NO. 104-25-25



SUSAN E. SMEAD  
PRESERVATION ASSOCIATES  
OF VIRGINIA

JANUARY 1994

## VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

03/20/1994

## VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
PROPERTY SURVEY FORM  
RECONNAISSANCE LEVEL

## IDENTIFICATION INFORMATION

VDHR File # 104-0025-025

Property Name:  
Historic/Current Winston HouseNR Property Category: Building  
Wuzit: HouseTax Code: Section Parcel  
=====

.29 273

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

## ADDRESS/LOCATION INFORMATION

Address: 516 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

## PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:  
Ownership: Private

## RESOURCE COUNT -

| # | Category | Contributing?    |
|---|----------|------------------|
| 1 | Building | Non-contributing |

TOTAL: 1

Contrib: 0  
Non-Contrib: 1

## WUZIT COUNT -

| # | Wuzit | Contributing?    |
|---|-------|------------------|
| 1 | House | Non-contributing |

TOTAL: 1

Contrib: 0  
Non-Contrib: 1

# RESOURCE - GENERAL DESCRIPTIVE INFORMATION

Resource Level:  
 Estimated Construction Date: 1959  
 Source of Date: Tax Records  
 Physical Status: Existing  
 Condition: Excellent  
 Threat: None Known  
 Degree of Historic Integrity:  
   Association:  
   Design:  
   Feeling:  
   Location:  
   Materials:  
   Setting:  
   Workmanship:

## PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

Architectural Style/Derivative: Modern Minimal Traditional

# of Stories: 1.0 # of Bays Wide: 4 # of Bays Deep: 3  
 Arch Config: Geo Config:  
 Footprint:

| Component  | # | Form/Treatment    | Material   | Matr'l Treatment |
|------------|---|-------------------|------------|------------------|
| Chimneys   |   | Exterior end      | Brick      |                  |
| Foundation |   |                   | Brick      |                  |
| Porch      |   | Front             | Wood/metal |                  |
| Roof       |   | Intersect. gables | Asphalt    | Shingles         |
| Windows    |   | sash              | Wood       | horizontal 2/2   |

### Brief Architectural Description of Primary Resource:

This one-story, four-bay, brick house, laid in running bond, is in the Modern Minimal Traditional Style, exhibiting the low profile of the Ranch Style, with reference to historically-derived elements. The house has an L-shaped plan with a composite-shingled roof that has intersecting gables, created by the juncture of a front-gabled section, projecting from the northeast side of the front facade, with the house's main block. A one-story, one-bay front porch, with a metal support at the corner and a metal railing, is located in the "L". The windows are horizontally-divided two-over-two double-hung wood sash, and there is a three-part window, formed from a picture window flanked by narrow horizontally-divided two-over-two sash, in the southwest end bay of the front facade. The roof edge has a minimal boxed cornice, the gables have narrow bargeboards, and there is a brick exterior end chimney. The windows have inoperable blinds. The house stands on a small sloped lot, fronted with a brick wall, and edged at the sides and rear with hurricane fencing.

Brief Architectural Description of Additions and Alterations  
Back porch enlarged and enclosed, 1964; brick wall added  
along front of lot, 1961.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Ridge Street Historic District

Potentially Associated with NR Multiple Property:

#### Architectural and Historical Summary:

Verner R. and Elizabeth L. Winston purchased this lot, formerly the side yard of the Burgess-Hawkins House at 518 Ridge Street, in 1958 (City DB 208-495, 215-309). Tax records show that they built the house the following year. A brick wall was added along the front of the lot in 1961, and the back porch was enlarged and enclosed in 1964. The house has remained in Mrs. Winston's family, passing first to her sister (WB 10-222) and then to two nieces (WB 21-99). The Winston House is significant as an example of a Modern Minimal Traditional house, but in scale and form it is not compatible with the earlier houses in the Historic District, and due to its date of construction it is a non-contributing resource.

#### BIBLIOGRAPHY

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| Type of Record | Citation                                       |
|----------------|--|
| City Records   | Charlottesville City Deed Books and Will Books |
| City Directory | Charlottesville City Directory                 |

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City Records  
Charlottesville City Deed Books and Will Books

City Directory  
Charlottesville City Directory

#### PHOTOGRAPHIC/DRAWINGS DOCUMENTATION

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MISSING DATA ELEMENT

| Media           | VDHR Neg # | Frames  | Date       |
|-----------------|------------|---------|------------|
| B&W 35mm photos | 13467      | 28 - 29 | 11/26/1993 |

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#### CRM MANAGEMENT EVENTS

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MISSING DATA ELEMENT



| CRM Event             | Agency/Organization            | Date       |
|-----------------------|--------------------------------|------------|
| Reconnaissance Survey | Smead, Susan and Bibb, Eugenia | 11/26/1993 |



Date 11/26/93 File No. 104-25-25  
Name Winston House, 516 Ridge Street  
Town City of Charlottesville  
County \_\_\_\_\_  
Photographer Susan E. Smead  
Contents 2 exteriors  
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