

## Watkins, Robert

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**From:** Watkins, Robert  
**Sent:** Thursday, July 21, 2022 11:10 AM  
**To:** Leigh Boyes  
**Cc:** Werner, Jeffrey B  
**Subject:** 07/19 BAR Decision

### Certificate of Appropriateness

BAR 22-06-06

0 Preston Place (also 508 and 516 Preston Place), TMP 050118001, 050118002

Rugby Road-University Circle-Venable ADC District

Owner: Steve & Sue Lewis

Applicant: Leigh Boyes

Project: New residence

Dear Leigh,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2022. The following action was taken:

*Ron Bailey moves: Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed single-family house and garage at 0 Preston Place satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application with the following conditions:*

- *That the stone being repurposed for new walls be differentiated from the existing stone site retaining walls.*

*Cheri Lewis seconds motion. Motion passes 4-1 (Lahendro opposed).*

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

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=kzdadsfzojpsfftw0pne>.

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  
STAFF REPORT  
June 22, 2022**



**Certificate of Appropriateness**

BAR 22-06-06

0 Preston Place, TMPs 050118001 and 050118002

Rugby Road-University Circle-Venable Neighborhood ADC District (vacant parcel, non-contributing)

Owner: Steve & Sue Lewis

Applicant: Leigh Boyes, Sage Designs

Project: New single-family residence

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**Background**

*Year Built:* Extant remnants of c1920-1937 parking garages

*District:* Rugby Road-University Circle-Venable Neighborhood ADC

*Status:* non-contributing

These parcels historically contained a stone and frame garage complex. All the remains are low segments of the masonry walls stand along the western and northern property lines, which will be retained. The parcels are otherwise vacant and undeveloped.

This project is on two parcels: TMP 050118001 (now addressed 516 Preston Place) and TMP 050118002 (now addressed 508 Preston Place). Property owner will be combining these parcels; therefore, for consistency from the prelim discussion in February, staff refers to the project as 0 Preston Place, understanding that the CoA request applies to what are currently two separate parcels.

**Prior BAR Review**

August 14, 2017 – BAR approved moving a house located at 605 Preston Place to the vacant land at 0 Preston Place.

February 15, 2022 – BAR has a preliminary discussion about a proposed single-family residence on vacant land at 0 Preston Place.

**Application**

- Submittal: Sage Designs drawings *Lewis Residence, 0 Preston Place*, dated May 30, 2022:
  - S1.0 – Site context photos
  - S1.1 – Preliminary landscape and site plan
  - S1.2 – Building perspectives and material swatches
  - A1.1 – First floor plan

- A1.2 – Second floor plan
- A2.2 – Elevations
- A2.1 – Elevations

CoA request to construct a new single-family residence and attached garage on vacant parcels.

Note 1: The applicant is anticipating revisions to the landscaping plan (specifically, tree and plant selections) and modifications to the driveway (as necessary to comply with zoning requirements that driveway/parking area does not exceed 25% of the front yard.) For the BAR action, these components can be included (with conditions, if warranted) or separated (to be reviewed later as separated submittals).

Note 2: The consolidation of the two parcels has not been completed, which requires the resolution of utility easements and conformance with applicable zoning requirements. Staff does not anticipate this will result in significant changes to the current design, if any. In the event of changes, staff suggests these be reviewed with the BAR chair to determine if they warrant a resubmittal and formal review or they can simply be noted in the BAR record.

Materials

- Roof: factory-painted dark bronze standing-seam metal and dark
- Gutters: K-style or half-round, dark bronze.
- Cupola: painted composite siding with copper roof and weathervane
- Walls: field stone veneer and painted cement fiber board siding
- Porches: painted composite columns, composite sun-shade trellis, and bluestone pavers.
- Chimneys: field stone veneer
- Windows: factory-painted Pella or Jeldwen metal-clad wood windows with simulated divided lites or shadow bars
- Doors: factory-painted Pella or Jeldwen metal-clad wood doors with simulated divided lites or shadow bars
- Garage doors: Overhead Door “Courtyard Collection” insulated steel garage doors

Landscaping/Site Work

- pea gravel driveway and motor court
- bluestone paths and terraces
- new stone retaining walls to match existing
- picket fence along street

**Discussion and Recommendations**

The BAR had a preliminary discussion on this project at the February 2022 meeting. Video link below (discussion at 03:07:50) - <https://boxcast.tv/channel/vabajtzezyv3iclkx1a?b=tycoam74nerhajuktwgz>.

During the prelim discussion, the BAR offered the following:

- Stone retaining walls along property line will be retained as is, with new wall added. BAR recommended new wall be differentiated from existing.
- Concerned about elaboration of garage and recommends street-facing door be removed.
- Requested diagrams/drawings showing proposed house in relation to neighboring buildings.
- Recommended perspective or 3D views of proposed house to express site context and parcel depth.
- Acknowledged the variety of architectural styles on Preston Place, that proposed house fits.

- Concerned about use of different materials on façade, proposed altering roof lines between stone core and siding-clad wings.

From the ADC District design Guidelines – Introduction

*Rugby Road - University Circle - Venable Neighborhood ADC District:* This residential area north of the University of Virginia was carved out of two large farms to house the University’s growing number of students and faculty during the boom years between 1890 and 1930. The neighborhood contains a number of architecturally significant structures including apartment buildings, residential dwellings, and fraternity houses, as well as a school, a library, and two churches. Although a wide variety of architectural styles exist in this area, the Colonial Revival and Georgian Revival styles are most commonly represented.

*Subarea C. Preston Place:* A moderate scale single family residential neighborhood constructed in the 1920s and 1930s with the exception of Wyndhurst (605 Preston Place), built in 1857, which was the original farmhouse on the property; porches, brick, wood frame, variety of architectural styles, deep setbacks, wooded lots.

The BAR should consider the following 14 criteria for new construction from Chapter III of the ADC District Design Guidelines:

**A. Building Types within the Historic Districts**

(Staff used Subarea C to generate typical dimensions and building comparisons. See Appendix and attached for summary and images of existing structures in Subarea C.)

Staff Comment: The proposed house will be residential infill on a street of existing historic houses. With *residential infill*, the Design Guidelines express that the following criteria are the most important:

- Setback
- Spacing
- General massing
- Residential roof and porch forms

**B. Setback:** For residential infill, setbacks should be within 20% of the [neighborhood average].

Staff Comment: Existing front setbacks range between 20 ft to 80 feet. Average is 51 feet. Recommended range for new is 41 feet to 61 feet. Front setback of proposed house is approximately 45 feet.

**C. Side Spacing:** New residences should be spaced within 20% of the average spacing.

Staff Comment: Spacings between existing houses range between 22 feet to 62 feet. Average is 39 feet. Recommended range for new is 31 feet to 47 feet. Spacing between proposed house and 620 Preston Place is approximately 25 feet. Slightly less than the lowest recommended spacing; however, it is equal to or greater than the three lowest dimensions: 22-ft, 23-ft, 25-ft, 30-ft, 32-ft, 40-ft, 42-ft, 50-ft, 60-ft, and 62-ft.

**D. Massing and Footprint:** New infill residential should relate in footprint and massing to the majority of surrounding historic dwellings.

Staff Comment:

- (Footprint) Existing footprints range between 1,389 square feet to 5,218 square feet. Average is 2,234 sq ft. Footprint of proposed house is approximately 4,800 square feet and within the range of the subarea.
- (Massing) The proposed house, viewed from the street, is wider than average and exceeds the maximum; however, its two-stories are the same as 10 of the 14 houses in the subarea, its large footprint visually reads as four individual structures (see the perspectives on sheet S1.2), and as summarized below, other elements such as materials, color, and landscaping will mitigate the massing.

**E. Height and Width:** Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the sub-area.

Staff Comment:

- (Height) Existing heights range between 1-1/2 floors to 2 floors. (Floors = stories.) Average is just under 2 floors. Recommended maximum for new just under 4 floors. Height of the proposed house is 2 floors, well under the recommended maximum.
- (Width) Existing widths range between 34 feet to 106 feet. Average is 55 feet. Width of the proposed house is 156 feet, which exceeds the existing range; however, perception of this length will likely be broken down by a number of elements, allowing this house to relate other houses on Preston Place.
  - The height of the house varies in an A-B-A-B pattern of one- and two-story sections.
  - The variation of stone veneer and siding minimizes the visual predominance of a single material.
  - The porches, the porte cochere, and frontward plantings will visually buffer the massing.
  - Historically located at this site (early 20<sup>th</sup> century) was an approximately 216-ft long, masonry structure of individual garages. (The garages are not shown on the 1920 Sanborn Maps, but are visible in the 1937 aerial photos. They were razed between 2006 and 2009.)

**F. Scale:** Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

Staff Comment: The proposed house has two stories and a familiar pattern of windows and doors, resulting in a scale similar to houses in the subarea.

## **G. Roof**

Staff Comment: The hipped roof on the proposed house is similar to hipped roofs on several other Preston Place houses, including 620, 622 and 608 Preston Place. The factory-painted standing-seam metal is an appropriate material. (See the Appendix for roof types and materials within the subarea.) Staff recommends a condition of approval requiring half-round gutters and full-round downspouts.

## **H. Orientation**

Staff Comment: The house is situated on an irregular parcel with frontage on the primary Preston Place loop and its connector east to Burnley Avenue. The proposed house is oriented towards Preston Place.

## **I. Windows and Doors**

Staff Comment: The proposed house has windows and doors in a pattern and scale familiar to neighboring historic houses in the district. The aluminum-clad wood windows are an appropriate window type for new construction. Staff recommends a condition of approval requiring internal spacer bars within insulated glass (doors and windows) with applied grills.

## **J. Porches**

Staff Comment: Houses on Preston Place have a variety of porch styles, from single-bay covered entrances to full-length porches. The porch on the proposed house is consistent with the subarea.

## **K. Foundation and Cornice**

Staff Comment: Some sections of the house and garage will have a stone-veneer base at the foundation. The house's deep eaves relate to several other deep-eaved houses on Preston Place, including 620 and 622 Preston Place.

## **M. Materials and Textures**

Staff Comment: The proposed composite siding is an appropriate material. The guidelines recommend that stone is more commonly used for site walls than buildings, but do not prohibit its use. There are numerous examples of stone buildings in Charlottesville's historic districts. Staff recommends a condition of approval requiring that exposed face of siding and trim be smooth; no faux graining.

## **N. Paint [Color palette]**

Staff Comment: In addition to the fieldstone veneer, the exterior walls (siding, trim, columns) will be painted white, the shutters painted black or green. This palette is appropriate.

## **O. Details and Decoration**

Staff Comment: The Design Guidelines suggest that building detail and ornamentation relate to the surrounding context. Staff finds the proposed style and details similar to those found in the subarea; however, the building reads as a contemporary structure. During the preliminary discussion, the BAR expressed concern that some elements—for ex., the garage cupola—are more elaborate than those found nearby. Staff agrees the proposed house has a greater degree of elaboration than its neighbors; however, the proposed design and materials are not incompatible with the subarea.

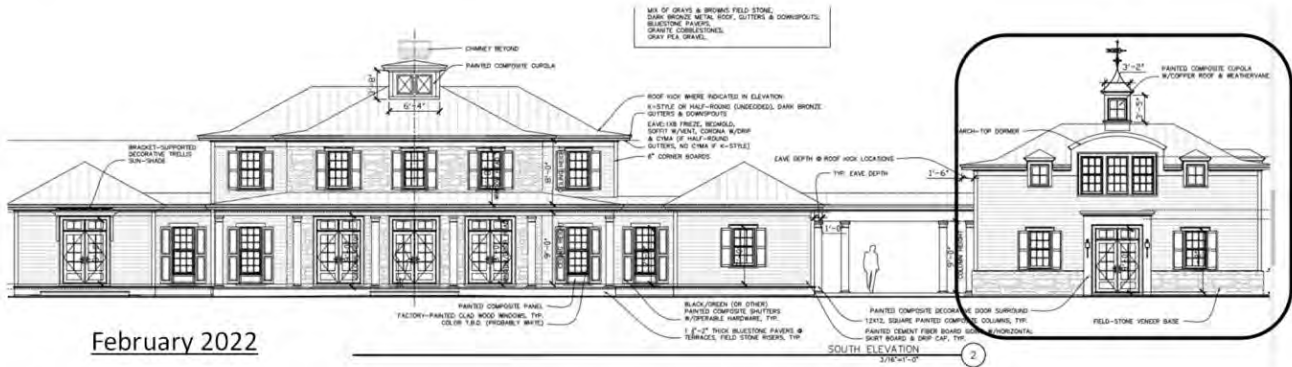
Regarding the site, staff is concerned that a substantial amount of the front yard is consumed by the driveway and parking area. Chapter II of the Design Guidelines (Site Design & Elements) recommend placing parking in the rear:

Staff recommends a condition of approval requiring that engaged columns be square

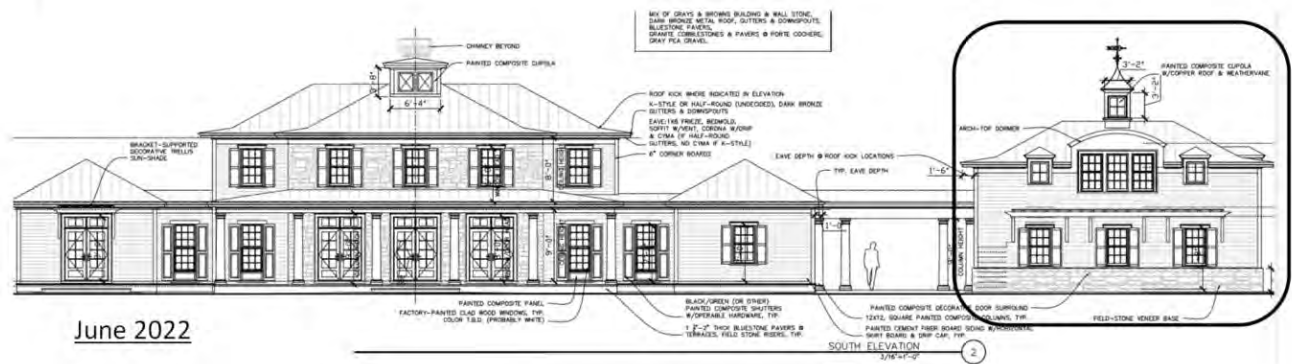
**E. Walkways & Driveways:** Place driveways through the front yard only when no rear access to parking is available.

Staff Comment: Staff recommends the BAR consider alternate driveway layouts that would minimize impact on the front yard.

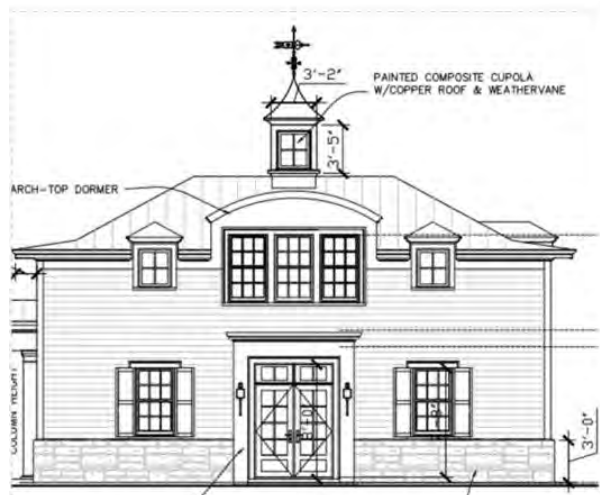
The front elevation is essentially identical to the design reviewed for the February 15 preliminary discussion, except for modification of the first floor of the garage.



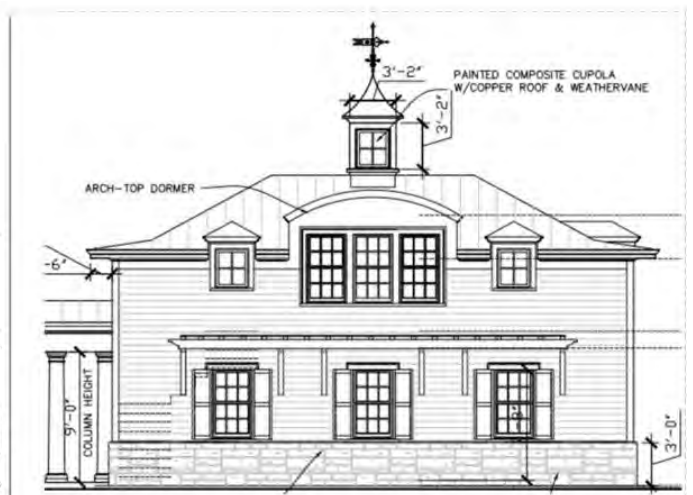
February 2022



June 2022



February 2022



June 2022

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed single-family house, garage and landscaping at 0 Preston Place satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood 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's ADC District Design Guidelines, I move to find that the proposed single-family house, garage and landscaping at 0 Preston Place do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood 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.

### **Links to the Design Guidelines:**

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 5 Signs, Awnings, Vending, and Cafes](#)

[Chapter 6 Public Improvements](#)

[Chapter 7 Moving and Demolition](#)



**Pertinent Guidelines for New Construction and Additions include:**

**B. Setback.**

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.  
[...]
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.  
[...]
- 9) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

**C. Spacing**

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.  
[...]
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

**D. Massing and Footprint**

[...]

- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
  - a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
  - b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.

[...]

**E. Height and Width**

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.  
[...]
- 5) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.

**F. Scale**

- 1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

## G. Roof

### 1) Roof Forms and Pitches

- a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
- b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
- c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
- d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
- f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

### 2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.

- a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
- b. In some cases, shingles that mimic the appearance of slate may be acceptable.
- c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
- e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

## H. Orientation

- 1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
- 2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

## I. Windows and Doors

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
  - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
  - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
  - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.

- b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

#### J. Porches

- 1) Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

#### L. Foundation and Cornice

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.
- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

#### M. Materials and Textures

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.

- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

#### N. Paint

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

#### O. Details and Decoration

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

Appendix

Address	Year Built	Style	Walls	Trim	Roof type	Roof material	Shutters	Bays
605 Preston Pl	c1857	Vernacular	siding	painted	hipped	metal		3
611 Preston Pl	c1830	Vernacular	board and batten	painted	gabled	metal		3
615-619 Preston Pl	1929	Neo-Colonial	brick	painted	gabled	asphalt	Y	3
625 Preston Pl	c1936	Neo-Colonial	siding	painted	gabled	asphalt		4
630 Preston Pl	1922	Craftsman / Shingle	shingles	painted	gabled	asphalt	Y	4
626 Preston Pl	1946	Neo-Colonial	siding/concrete block	painted	gabled	asphalt	Y	4
624 Preston Pl	1920-1935	Craftsman	siding	painted	gabled	asphalt		3
620 Preston Pl	1923	Vernacular Italian / Mediterranean / Georgian Revival	stucco	painted	hipped	asphalt	Y	2
622 Preston Pl	1935	Georgian Revival	stucco	painted	hipped	asphalt	Y	5
612 Preston Pl	1935	Georgian Revival	brick	painted	gabled	asphalt	Y	3
608 Preston Pl	1929	Georgian Revival	brick	painted	hipped	slate	Y	3
619 Cabell Ave	1930	Colonial Revival	brick	painted	hipped	asphalt	Y	3
627 Cabell Ave	1930	Foursquare	stucco	painted	hipped	asphalt		3
635 Cabell Ave	1925	Cottage / Modified Mixed	brick with siding on shed dormer	painted	gabled	asphalt		3
<b>0 Preston Pl</b>		<b>Neo-Colonial</b>	<b>stone, siding</b>	<b>painted</b>	<b>hipped</b>	<b>metal</b>	<b>Y</b>	<b>5</b>



605 Preston Place (1857)



611 Preston Place (1830)



515/619 Preston Place (1929)



625 Preston Place (1936)



630 Preston Place (1922)



626 Preston Place (1946)



624 Preston Place (1935)



620 Preston Place (1923)



622 Preston Place (1935)



612 Preston Place (1935)



608 Preston Place (1929)



619 Cabell Ave. (1930)

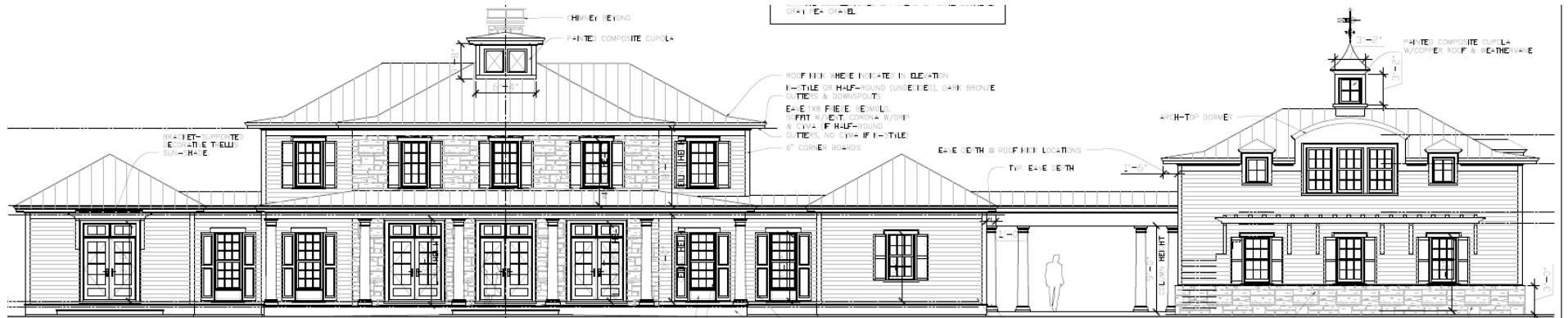


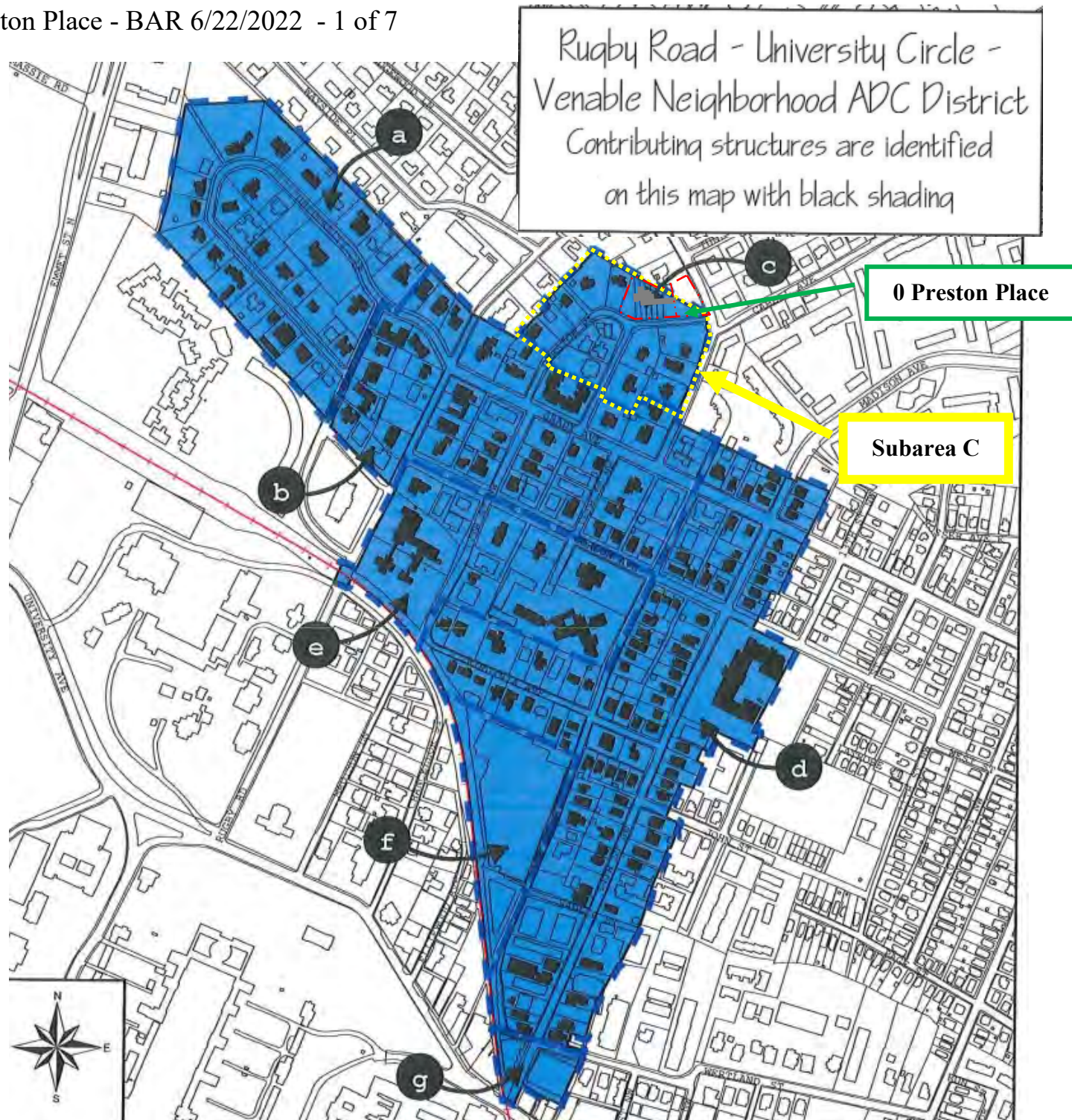


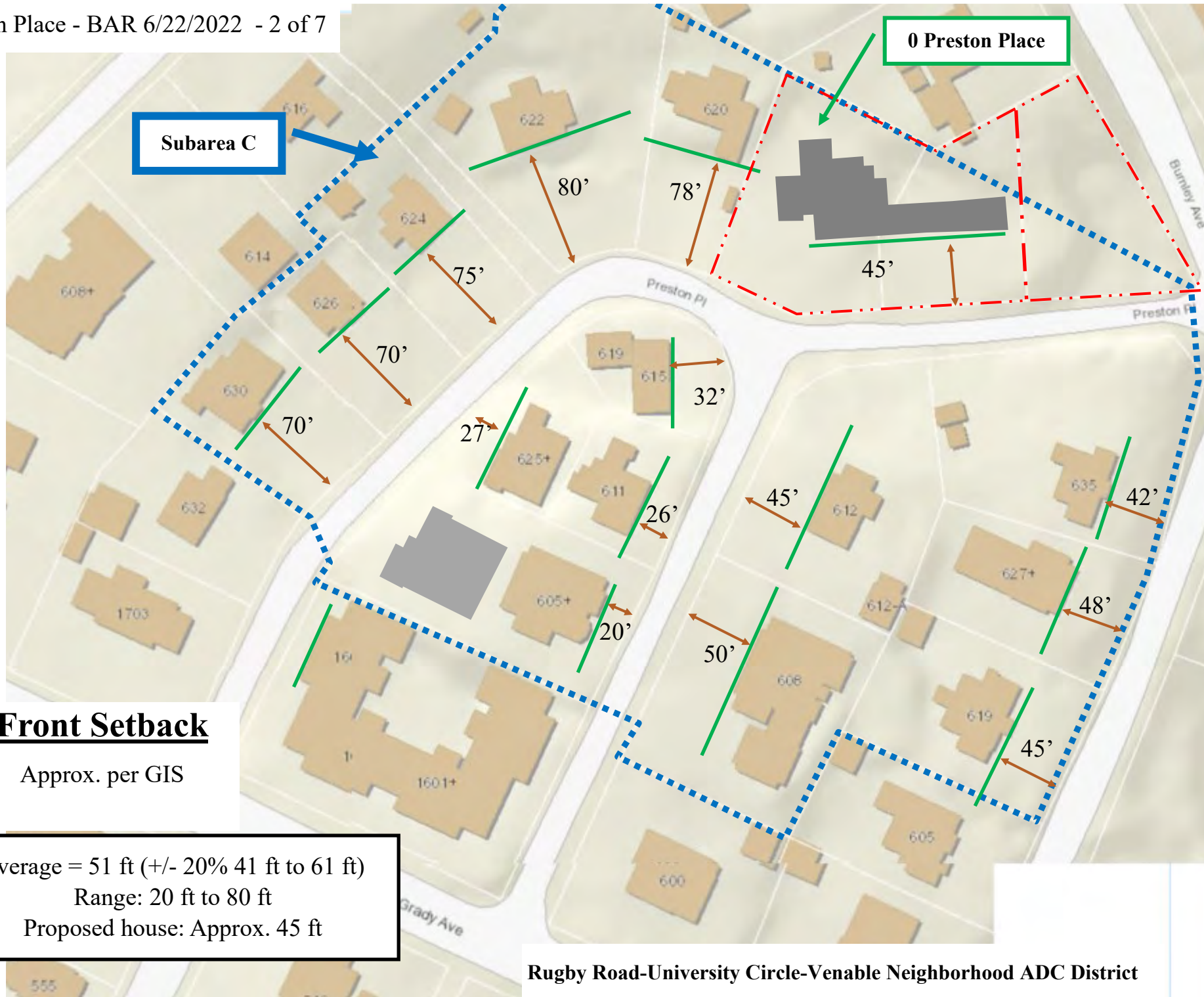
627 Cabell Ave. (1930)

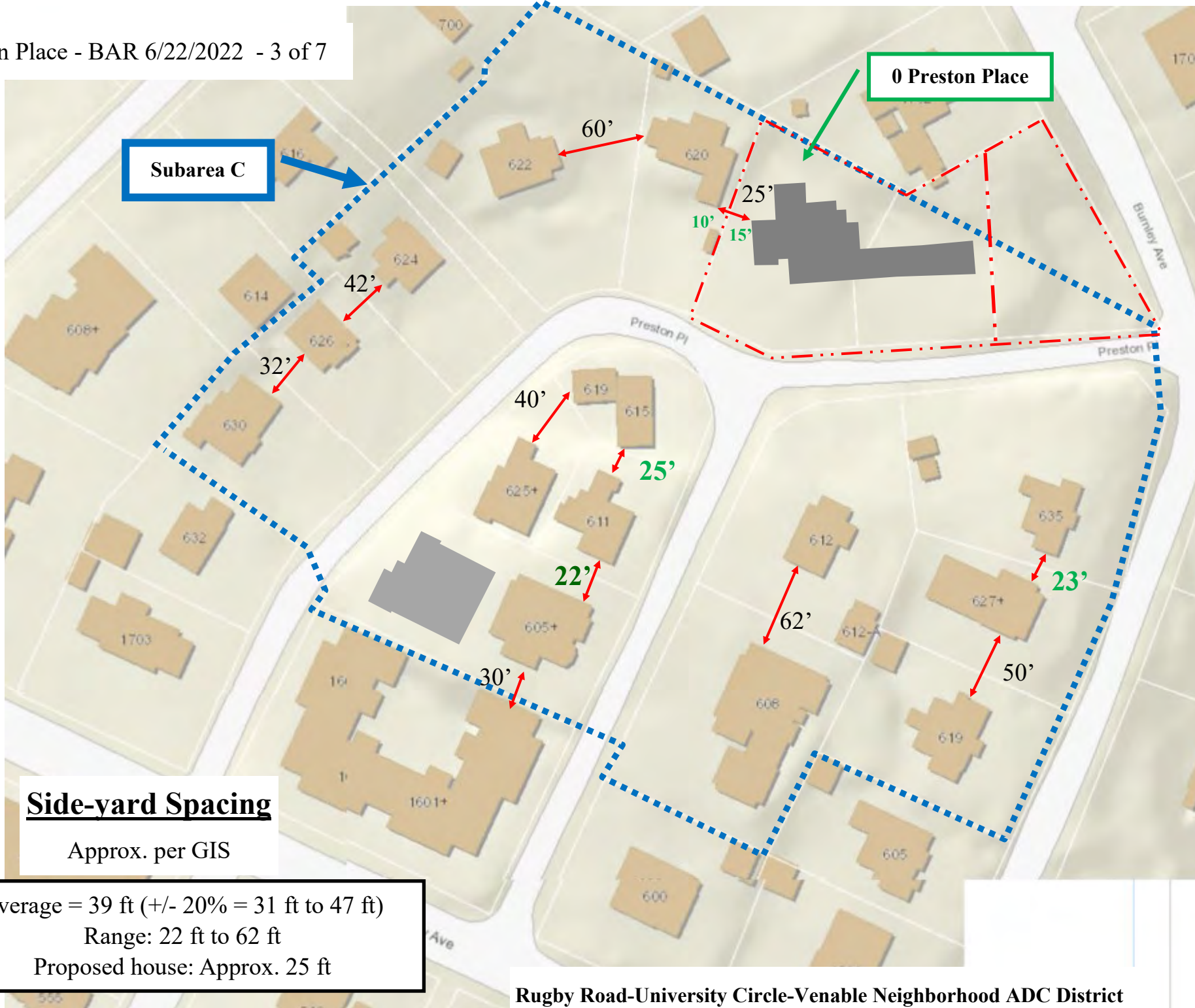


635 Cabell Ave. (1925)









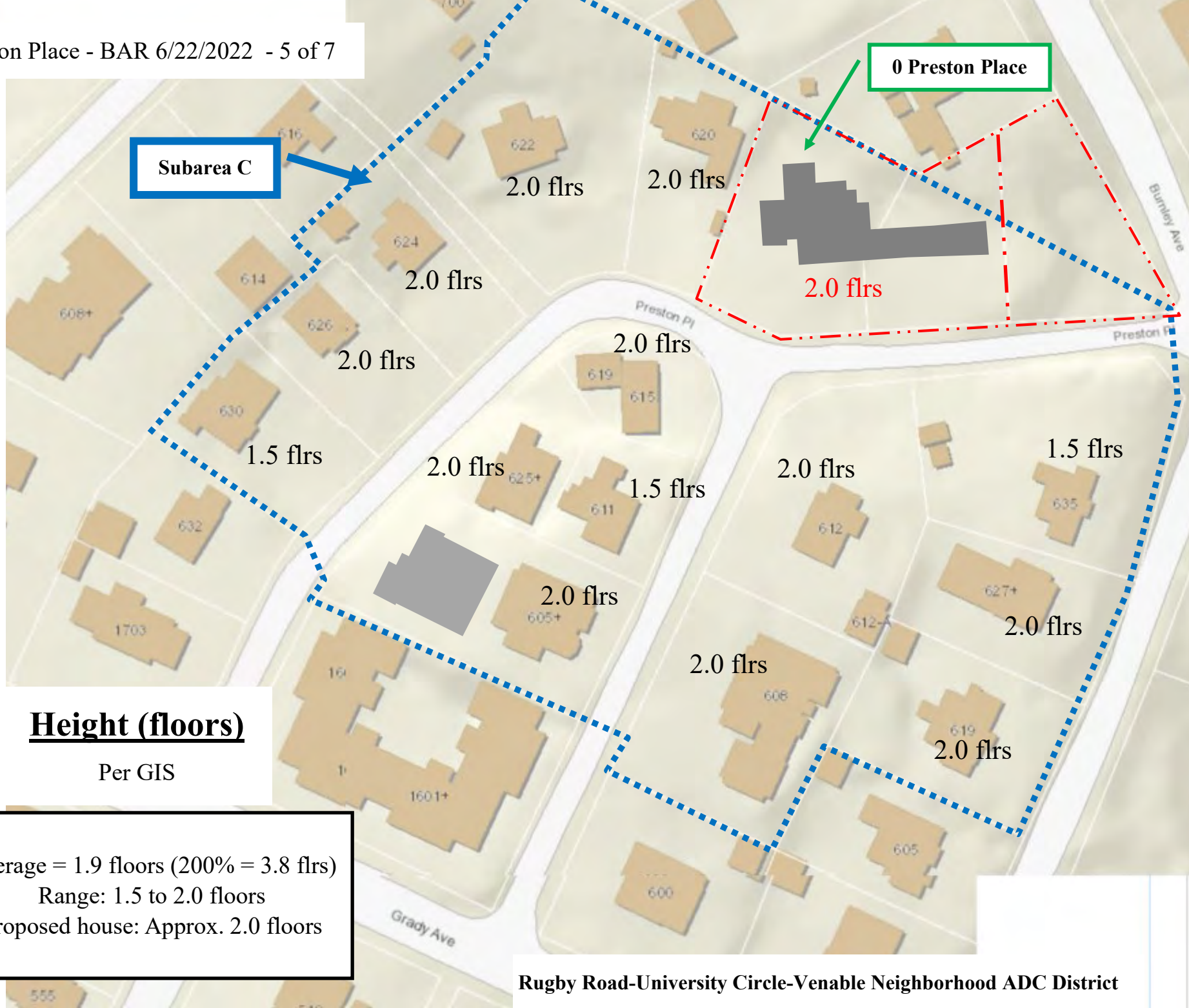
**Subarea C**

**0 Preston Place**

**Side-yard Spacing**  
Approx. per GIS

Average = 39 ft (+/- 20% = 31 ft to 47 ft)  
Range: 22 ft to 62 ft  
Proposed house: Approx. 25 ft





Subarea C

0 Preston Place

2.0 flrs

2.0 flrs

2.0 flrs

2.0 flrs

2.0 flrs

2.0 flrs

1.5 flrs

2.0 flrs

1.5 flrs

2.0 flrs

1.5 flrs

2.0 flrs

2.0 flrs

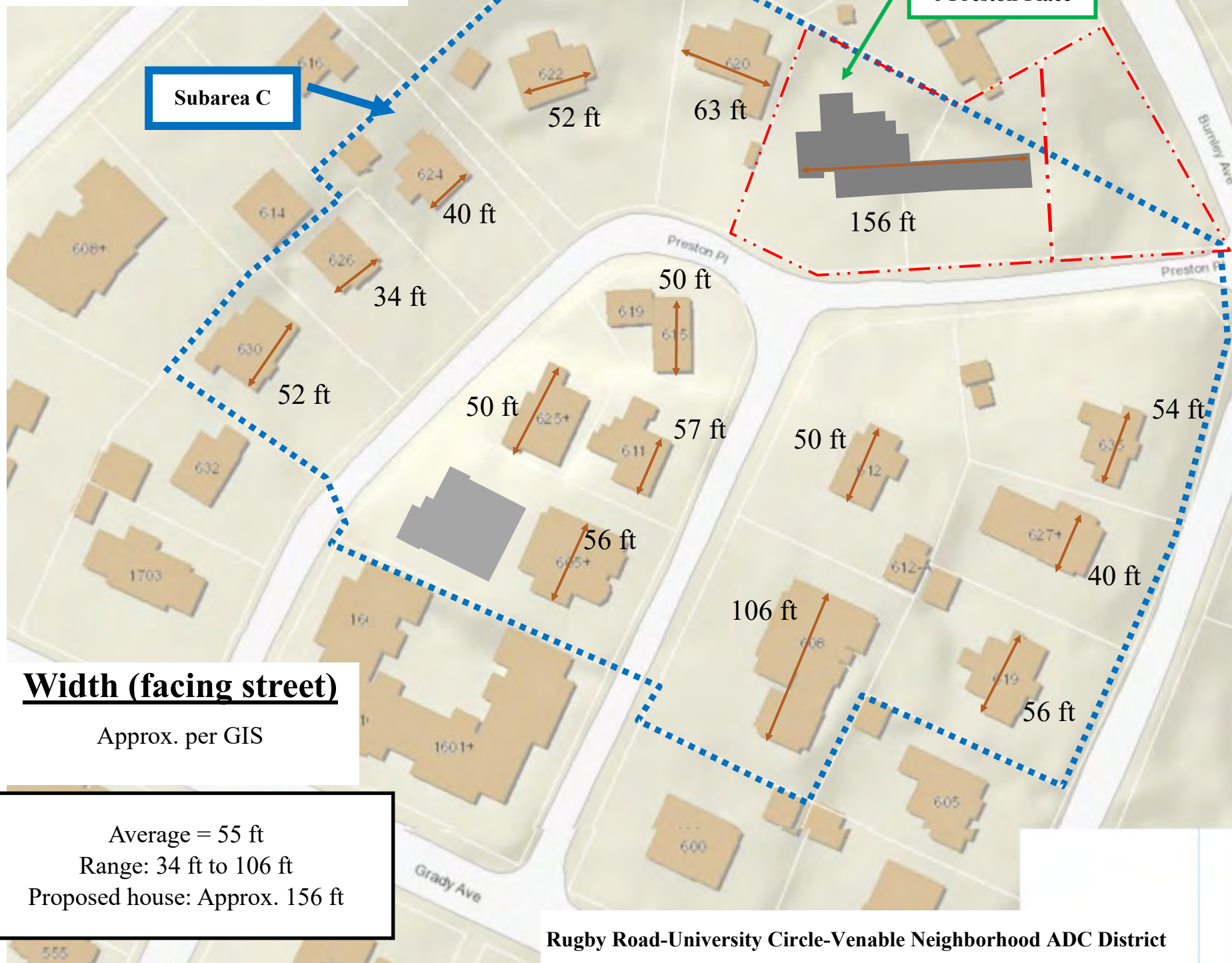
**Height (floors)**

Per GIS

Average = 1.9 floors (200% = 3.8 flrs)

Range: 1.5 to 2.0 floors

Proposed house: Approx. 2.0 floors



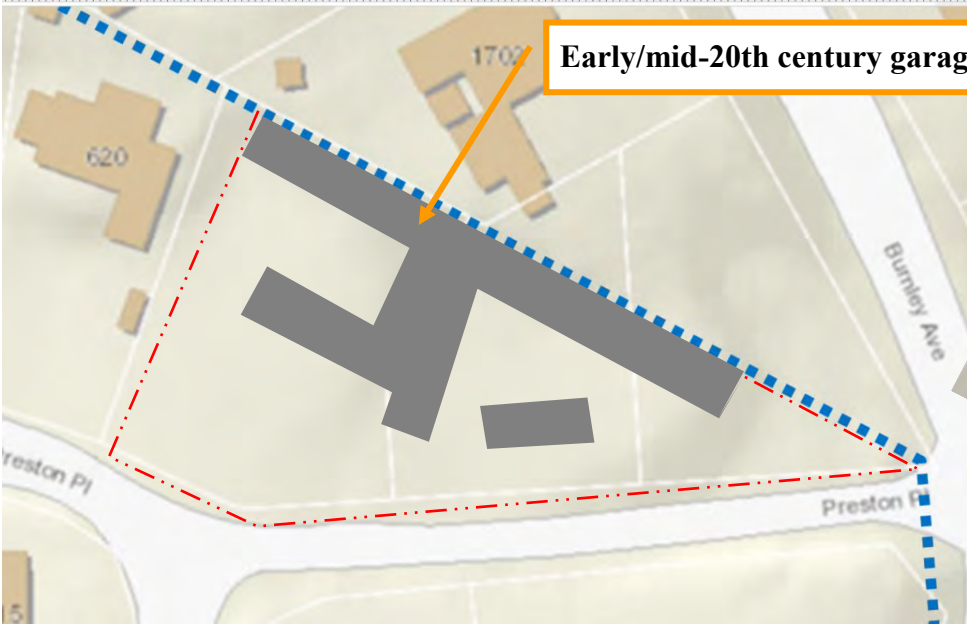
**Subarea C**

**0 Preston Place**

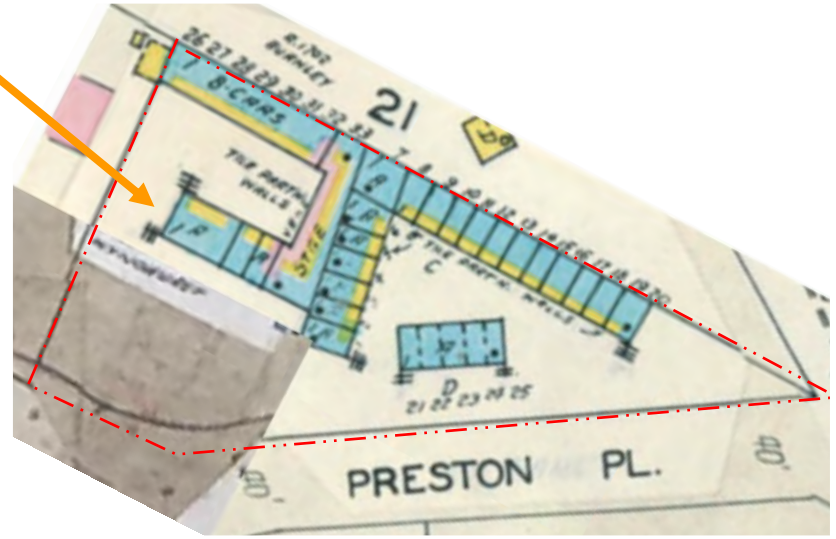
**Width (facing street)**

Approx. per GIS

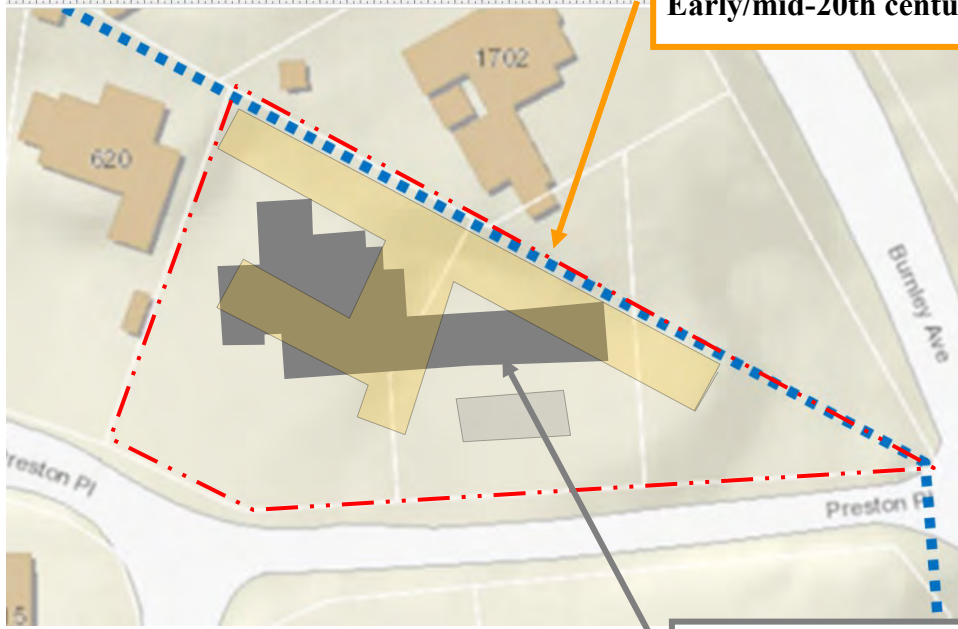
Average = 55 ft  
 Range: 34 ft to 106 ft  
 Proposed house: Approx. 156 ft



Early/mid-20th century garages

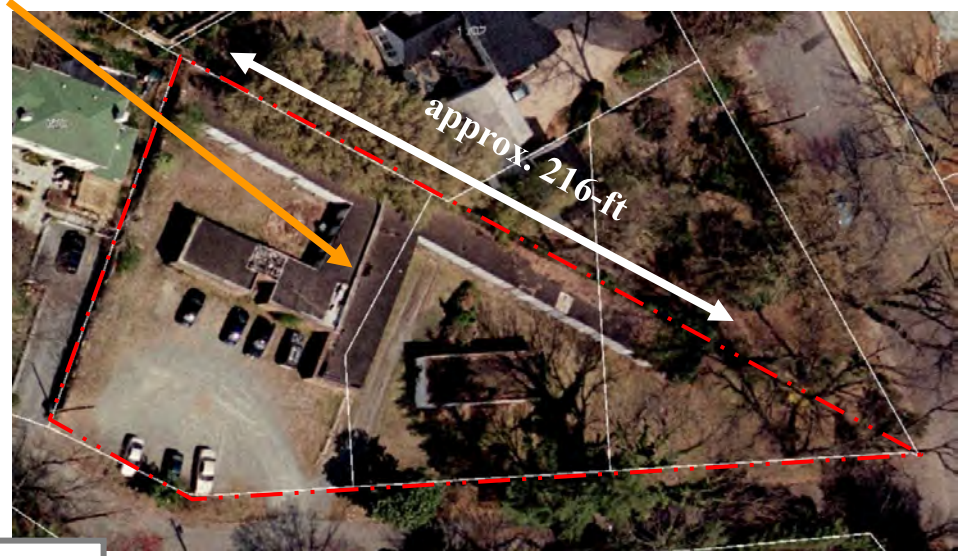


c1960s Sanborn Map



Early/mid-20th century garages

Propose residence



2006 aerial photo (City GIS)





# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104-130  
Negative no(s). 7299

Page 1 of 2

Street address No Address (Preston Place, just E of no. 620) See City map 5, parcel 116.  
Town/City Charlottesville  
Historic name \_\_\_\_\_ Common name \_\_\_\_\_

Material

wood frame (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_ )  
 brick (bond:  Flemish,  stretcher,  \_\_\_\_\_-course American,  \_\_\_\_\_ )  
 stone ( random rubble,  random ashlar,  coursed ashlar,  \_\_\_\_\_ )  
 log (siding:  weatherboard,  shingle,  aluminum,  bricktex,  \_\_\_\_\_ )  
 stucco  cast iron  
 concrete block  terra cotta  
 enameled steel  glass and metal  
 other: \_\_\_\_\_

Number of Stories	Roof Type	Roof Material
<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

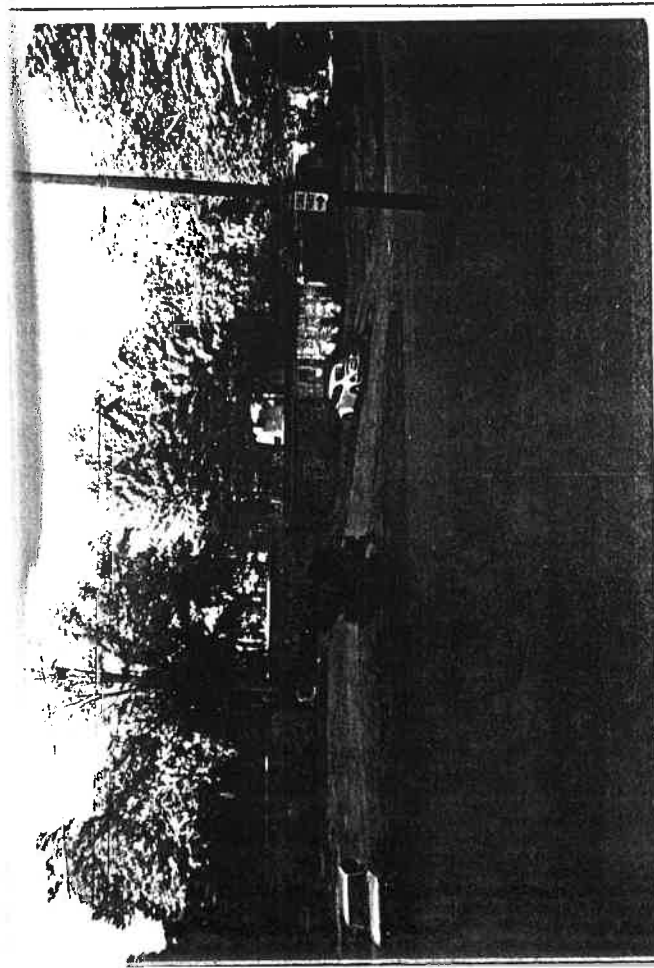
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input checked="" type="checkbox"/> <i>garage and/or warehouses</i>

Style/period Vernacular Date Ca. 1920-40 Architect/builder \_\_\_\_\_

Location and description of entrance Numerous wooden garage bays.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This rambling stone-clad structure appears to have been designed as garages and/or storage facilities.

Because of their material and relatively low height, they have relatively little visual impact on the neighborhood.

Historical information

Source



### 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	<u>STEVE &amp; SUE LEWIS</u>	Applicant Name	<u>LEIGH BOYES</u>
Project Name/Description	<u>0 PRESTON PLACE</u>	Parcel Number	<u>050118001 &amp; 050118002</u>
Project Property Address	<u>0 PRESTON PLACE, CHARLOTTESVILLE, VA.</u>		

#### Applicant Information

Address: 3033 ALBERENE CHURCH LN. ESMONT, VA. 22937  
Email: Lbleindon@gmail.com  
Phone: (W) 434.296.7381 (C) 434.825.4500

#### Signature of Applicant

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

[Signature] 05.31.22  
Signature Date

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

Address: 429 MONROE LN. #5 CHARLOTTESVILLE, VA. 22903  
Email: redslewis@gmail.com  
Phone: (W) \_\_\_\_\_ (C) 540.270.1473

LEIGH BOYES 05.31.22  
Print Name Date

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

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

[Signature] 5/31/22  
Signature Date  
Steven Lewis 5/31/22  
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): NEW 2-STORY 3-BEDROOM SINGLE-FAMILY HOME W/ 3-CAR GARAGE, ATTACHED VIA PORTE COCHERE.

List All Attachments (see reverse side for submittal requirements):  
S1.0 CONTEXT PHOTOS, S1.1 SITE PLAN, S1.2 PERSPECTIVES & BLDG/SITE MATERIALS  
A1.1 FIRST FLOOR PLAN, A1.2 SECOND FLOOR PLAN, A2.1 ELEVATIONS, A2.2 ELEVATION

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

Revised 2016



PROPERTY VIEW, LOOKING NORTH & EAST  
NO SCALE

1



PROPERTY VIEW, LOOKING SOUTH & WEST  
NO SCALE

2



EXIST'G STONE WALLS  
NO SCALE

3



PROPERTY VIEW, LOOKING NORTH  
NO SCALE

4

SAGE DESIGNS

3033 ALBERNE CHURCH LANE,  
ESMONT, VA, 22937  
434-296-7381

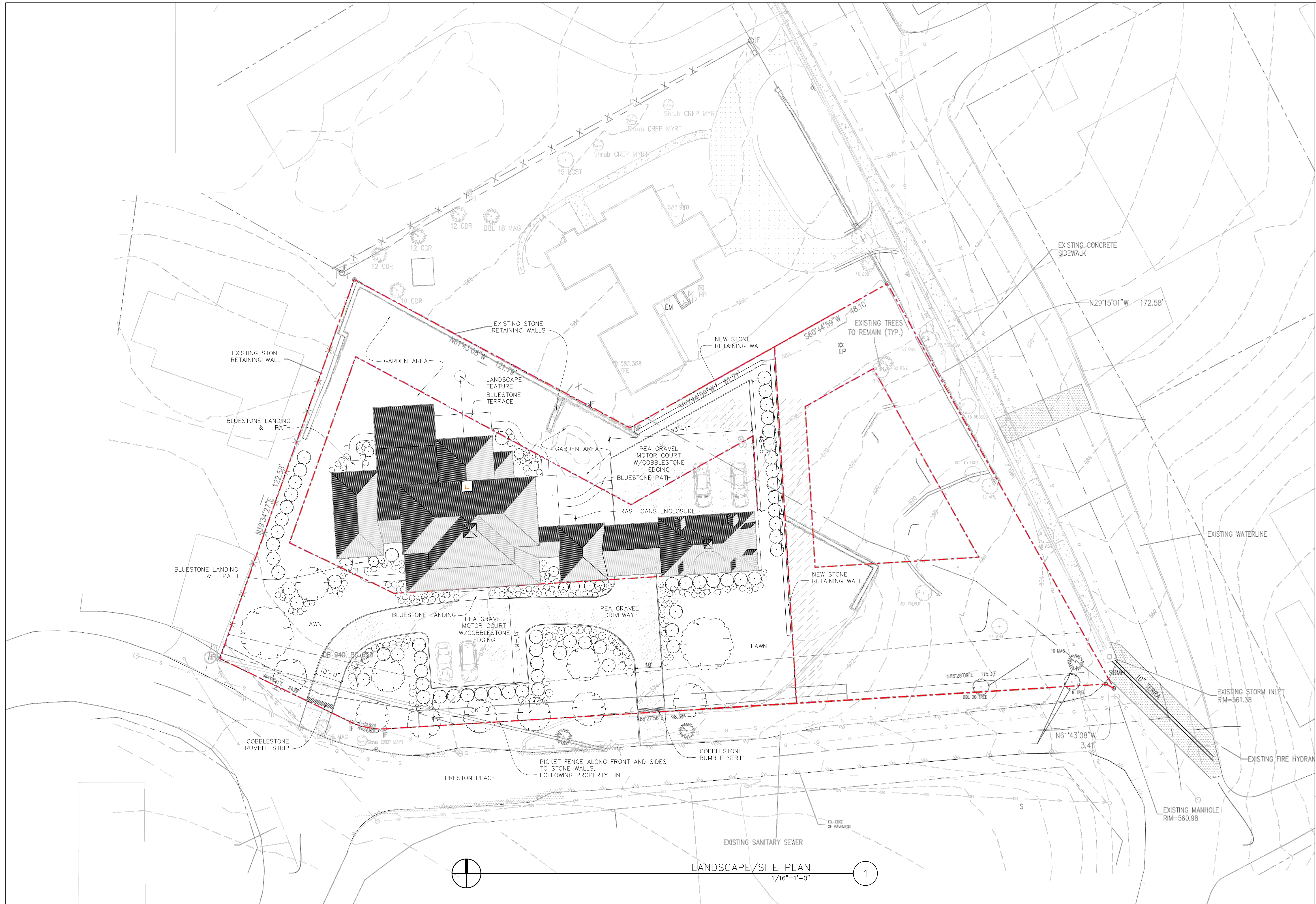
LEWIS RESIDENCE

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA, 22903

SITE CONTEXT PHOTOS

S1.0

05/30/22



**SAGE DESIGNS**

3033 ALBERNE CHURCH LANE,  
ESMONT, VA, 22937  
434-296-7381

**LEWIS RESIDENCE**

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA, 22903

PRELIMINARY LANDSCAPE/SITE PLAN - 1/16"=1'-0"

**S1.1**

05/30/22



PERSPECTIVE FROM PRESTON PLACE  
NO SCALE

1



BUILDING STONE  
NO SCALE

2



BLUESTONE PATIOS  
NO SCALE

3



COBBLESTONE EDGING  
NO SCALE

4



PEA GRAVEL DRIVEWAY  
NO SCALE

5



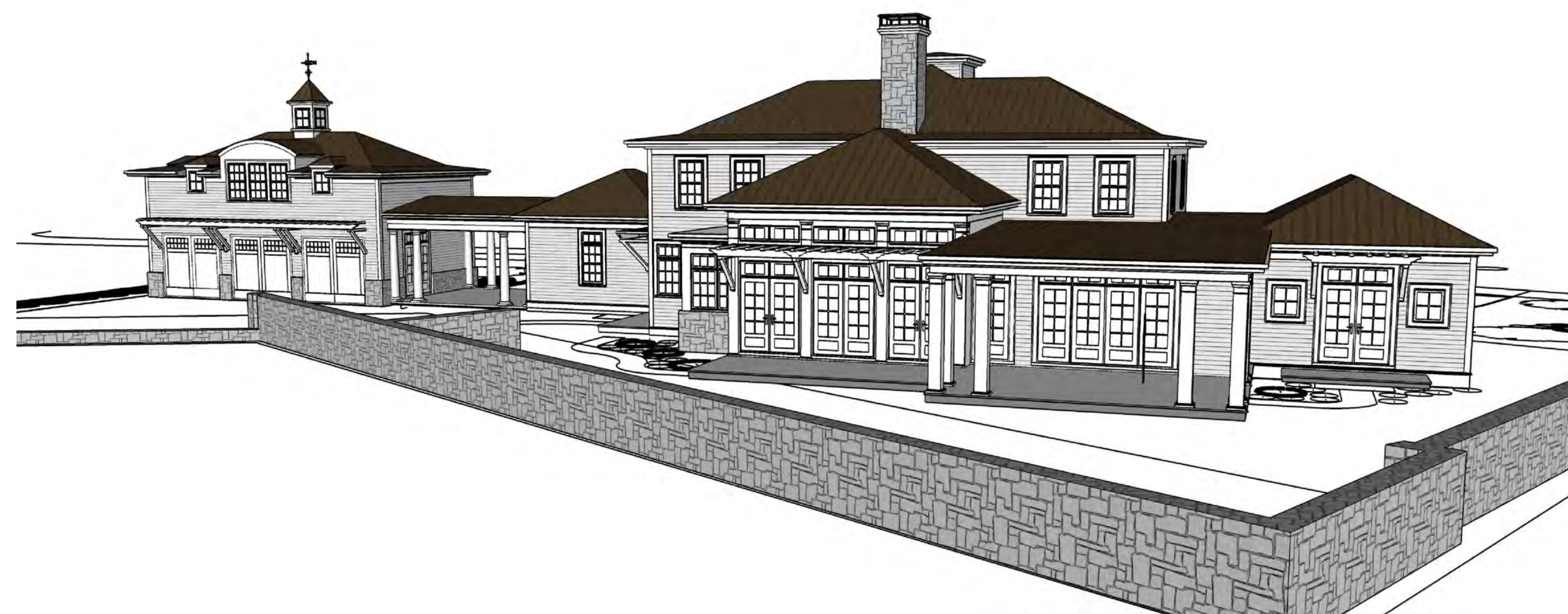
PORTE COCHERE FLOOR  
NO SCALE

6



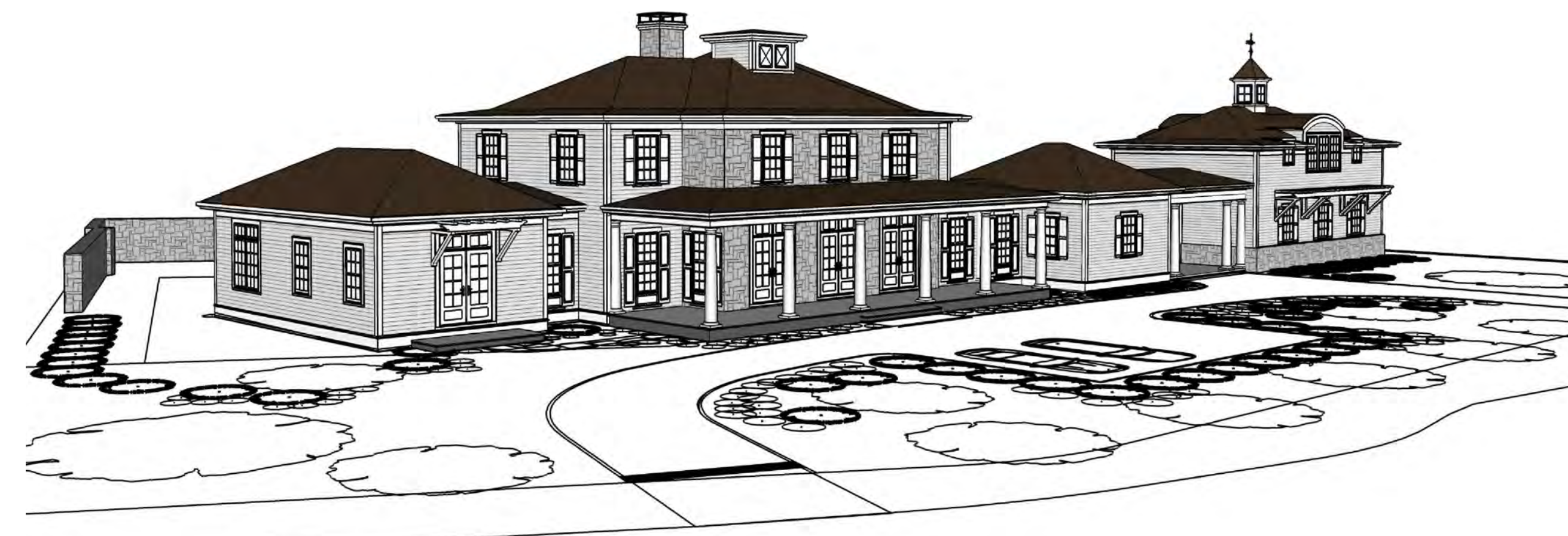
STONE STEPPERS  
NO SCALE

7



PERSPECTIVE  
NO SCALE

8



PERSPECTIVE  
NO SCALE

9

SAGE DESIGNS

3033 ALBERNE CHURCH LANE,  
ESMONT, VA, 22937  
434-296-7381

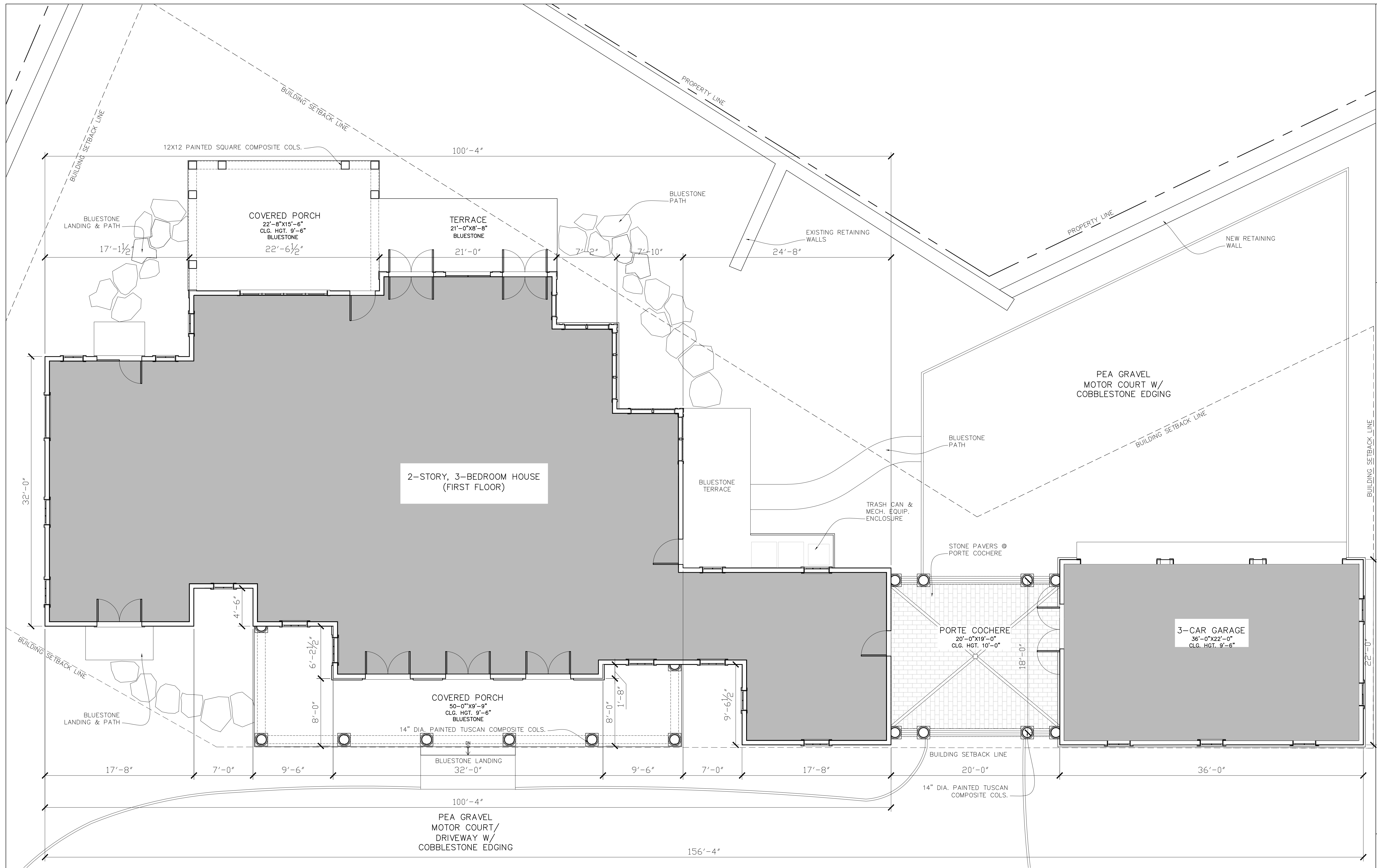
LEWIS RESIDENCE

0 PRESTON PLACE, TMP 050118001 CHARLOTTESVILLE, VA, 22903

BUILDING PERSPECTIVES & BUILDING/SITE MATERIALS

S1.2

05/30/22

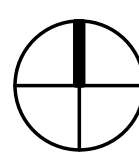


**SAGE DESIGNS**  
 3033 ALBERNE CHURCH LANE,  
 ESMONT, VA, 22937  
 434-296-7381

**LEWIS RESIDENCE**  
 PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

FIRST FLOOR PLAN

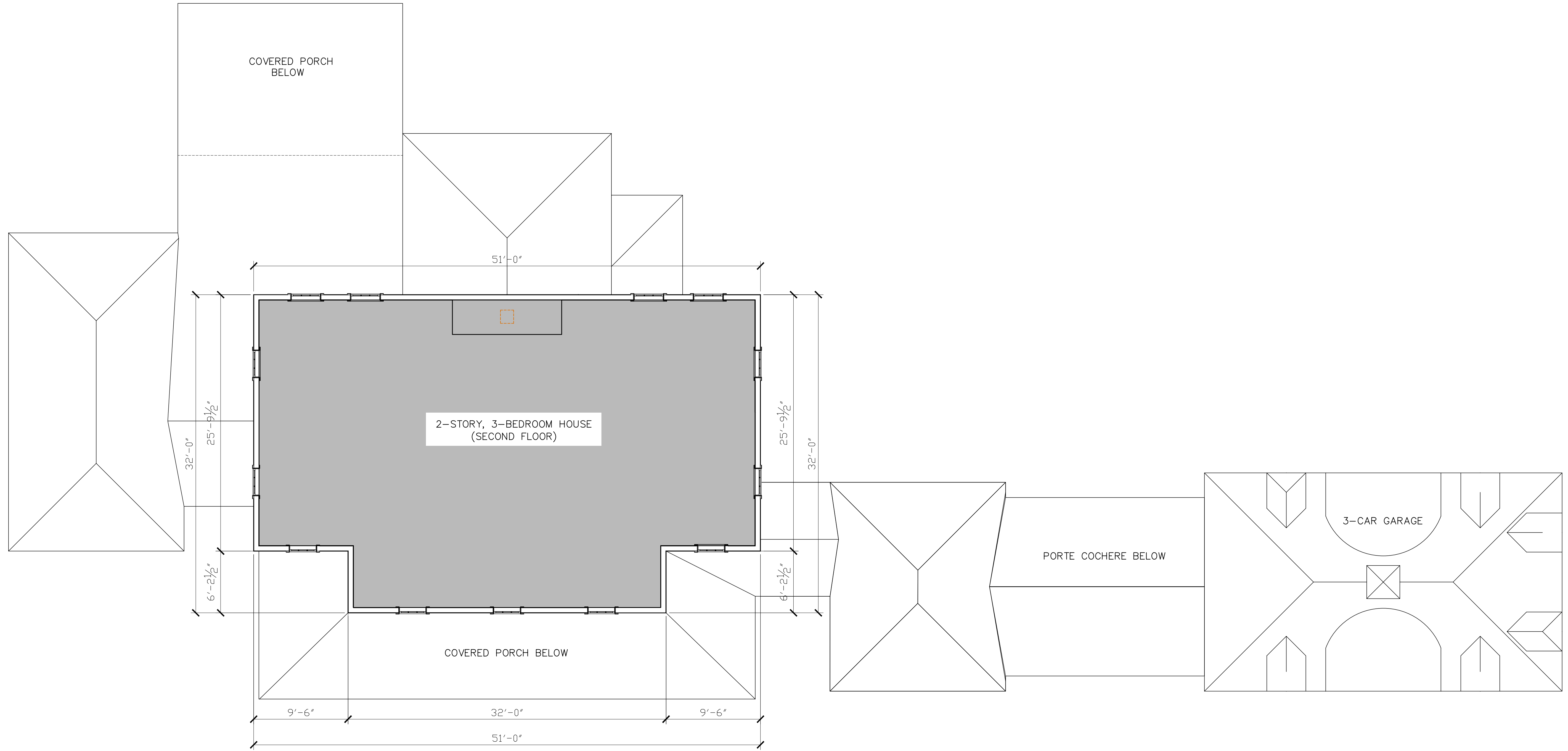
**A1.1**  
 05/30/22



FIRST FLOOR PLAN

3/16"=1'-0"

1



**SAGE DESIGNS**  
 3033 ALBERNE CHURCH LANE,  
 ESMONT, VA, 22937  
 434-296-7381

**LEWIS RESIDENCE**  
 PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

SECOND FLOOR PLAN

**A1.2**

05/30/22

SECOND FLOOR PLAN  
 3/16"=1'-0"

1

SAGE DESIGNS

3033 ALBERNE CHURCH LANE,  
ESMONT, VA, 22937  
434-296-7381

LEWIS RESIDENCE

PRESTON PLACE, CHARLOTTESVILLE, VA. 22903

ELEVATIONS

A2.2

05/30/22



WEST ELEVATION  
3/16"=1'-0"

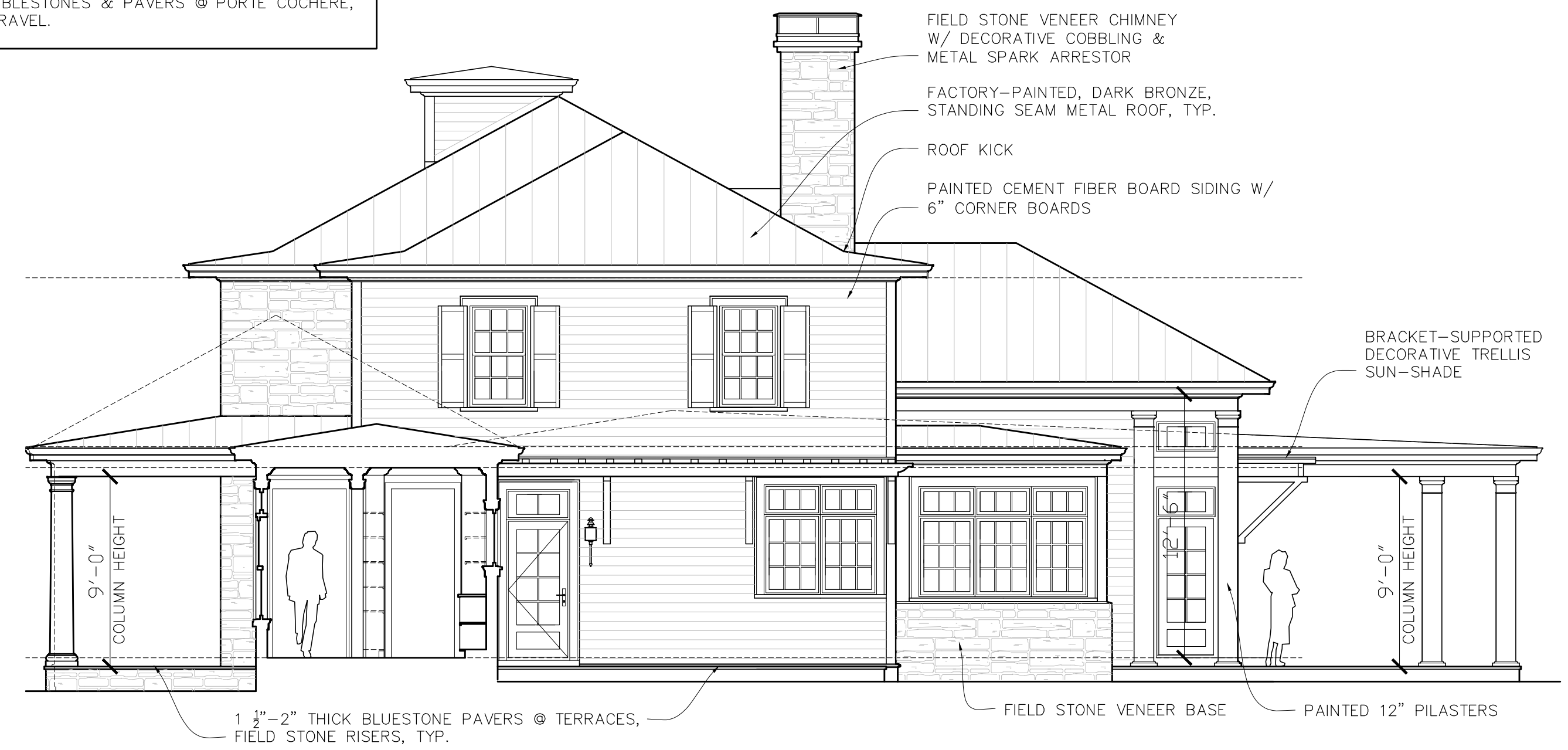
1

NOTE:  
MATERIALS COLOR SCHEME -  
PAINTED (WHITE) CEMENT FIBER BOARD SIDING,  
PAINTED (WHITE) TRIM,  
FACTORY-PAINTED (WHITE) CLAD WOOD WINDOWS,  
FACTORY-PAINTED (DARK BRONZE) CLAD WOOD DOORS,  
PAINTED (WHITE) COMPOSITE TRIM,  
PAINTED (LIKELY BLACK/GREEN) OPERABLE SHUTTERS,  
MIX OF GRAYS & BROWNS BUILDING & WALL STONE,  
DARK BRONZE METAL ROOF, GUTTERS & DOWNSPOUTS,  
BLUESTONE PAVERS,  
GRANITE COBBLESTONES & PAVERS @ PORTE COCHERE,  
GRAY PEA GRAVEL.



EAST ELEVATION @ GARAGE  
3/16"=1'-0"

3



EAST ELEVATION/SECTION THROUGH HALL/PANTRY  
3/16"=1'-0"

2





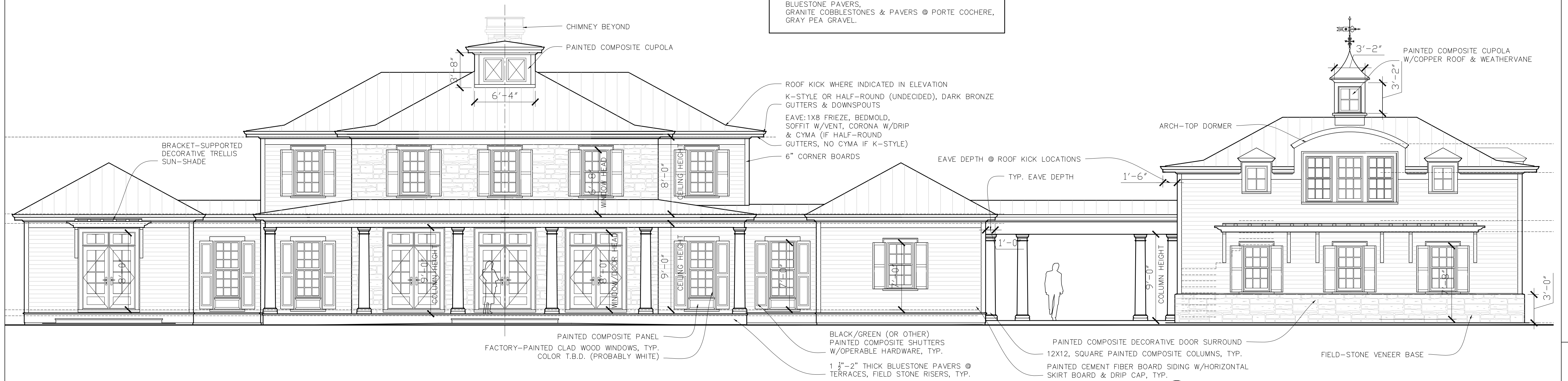
NORTH ELEVATION

3/16"=1'-0"

1

NOTE:

MATERIALS COLOR SCHEME -  
PAINTED (WHITE) CEMENT FIBER BOARD SIDING,  
PAINTED (WHITE) TRIM,  
FACTORY-PAINTED (WHITE) CLAD WOOD WINDOWS,  
FACTORY-PAINTED (DARK BRONZE) CLAD WOOD DOORS,  
PAINTED (WHITE) COMPOSITE TRIM,  
PAINTED (LIKELY BLACK/GREEN) OPERABLE SHUTTERS,  
MIX OF GRAYS & BROWNS BUILDING & WALL STONE,  
DARK BRONZE METAL ROOF, GUTTERS & DOWNSPOUTS,  
BLUESTONE PAVERS,  
GRANITE COBBLESTONES & PAVERS @ PORTE COCHERE,  
GRAY PEA GRAVEL.

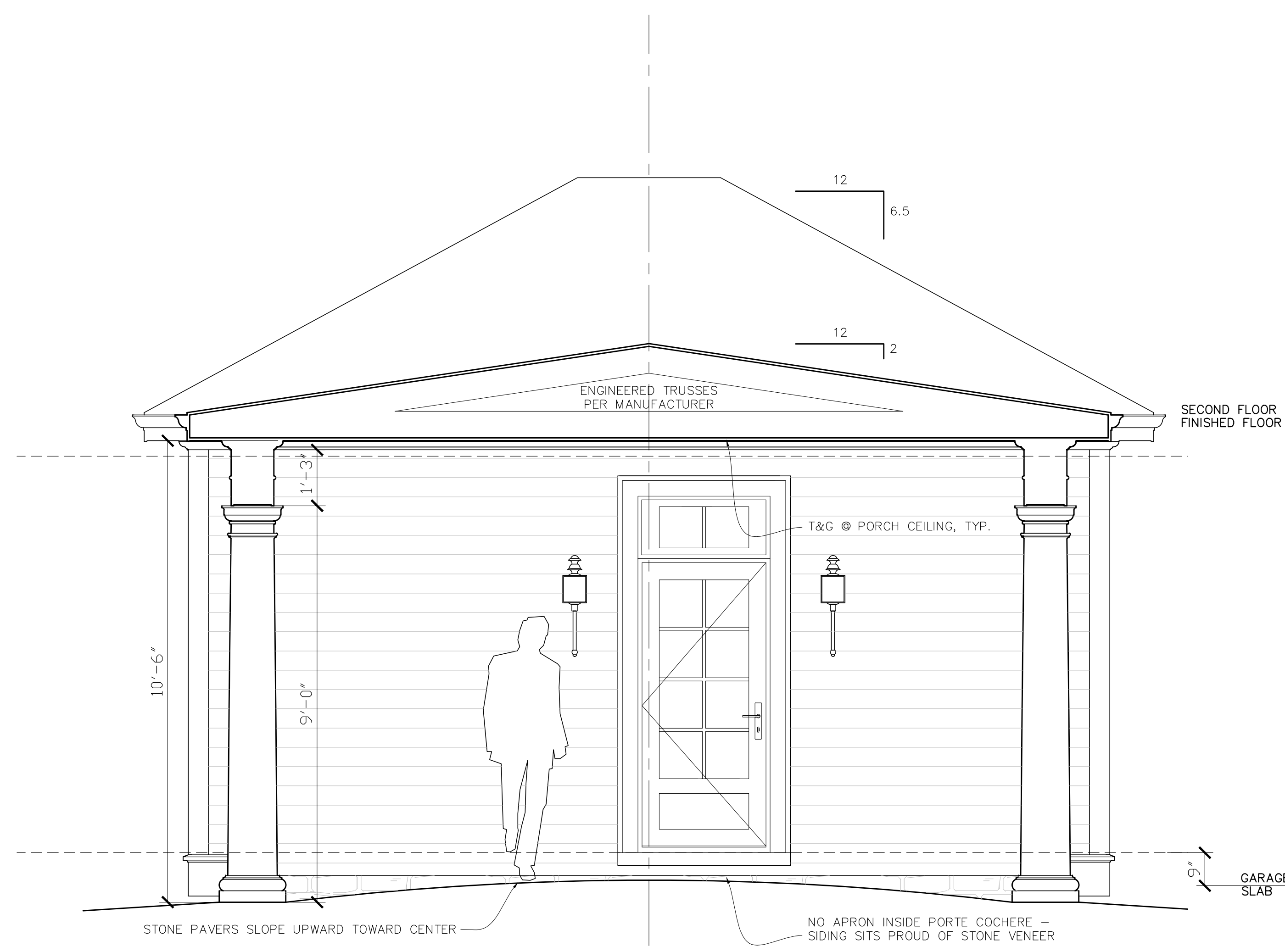


SOUTH ELEVATION

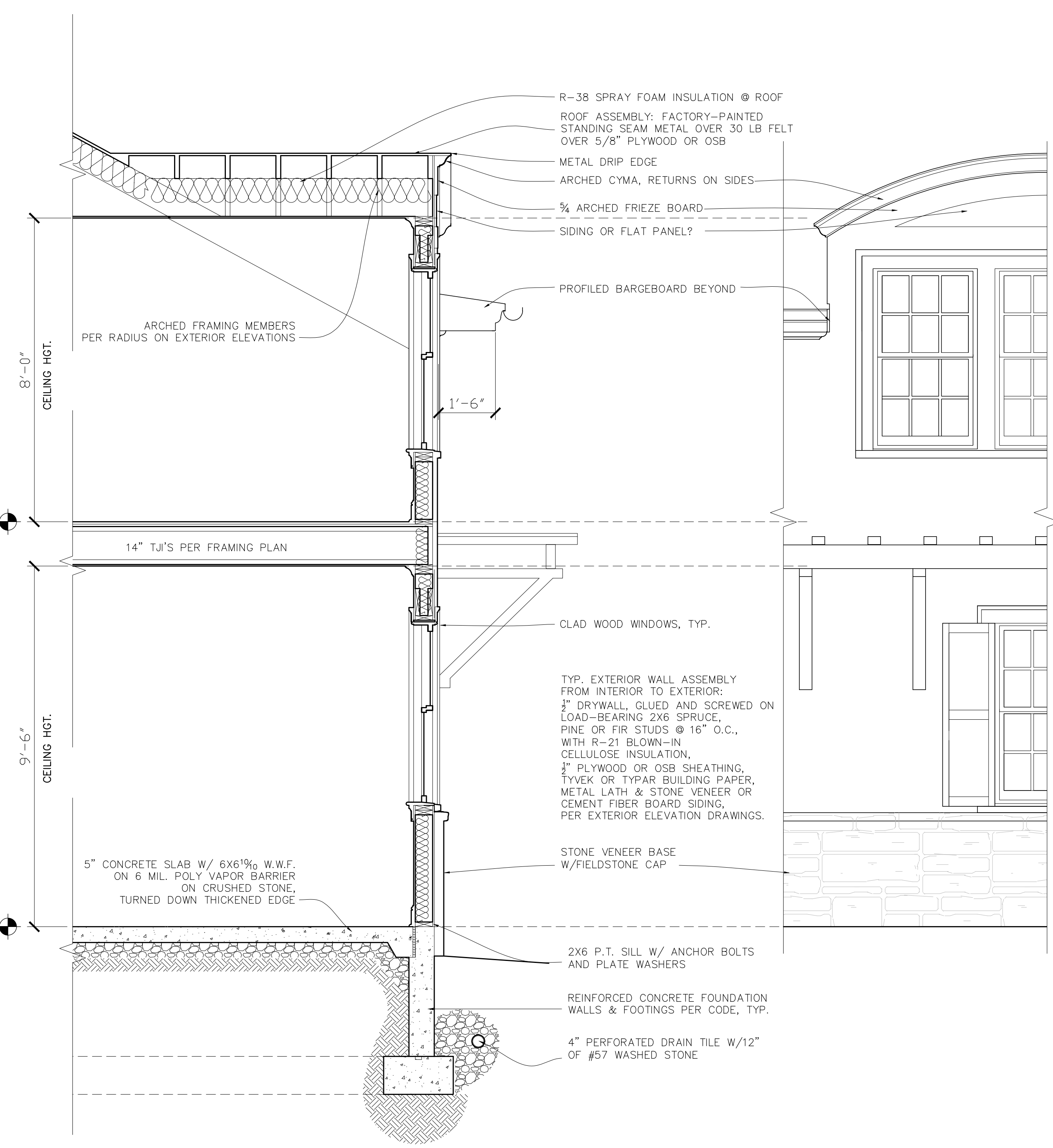
3/16"=1'-0"

2





SECTION @ PORTE COCHERE  
1/2"=1'-0" 1



WALL SECTION & PARTIAL ELEVATION @ GARAGE-ARCHED DORMER  
1/2"=1'-0" 2

## Raised Panel Shutters

Raised panel shutters are synonymous with the ever-popular traditional colonial look. Each raised panel option offers bold, unique styling to create that welcoming feeling homeowners crave as each panel face sits flush with the frame.

### CT3: Shaker Panel Shutter with Colonial Trim



#### CT3: Shaker Panel Shutter with Colonial Trim

One of the more traditional raised panel styles with a classic panel profile and graceful trim. The CT3 features the popular Shaker panel with just the right amount of elegant detail to accent that desired look you're interested in.

**Cross Section:**



**Available In:**

[Endurian \(Exclusive PVC\)](#), [Premium Wood](#)

[Shutter Specifications](#)



**Elevate Your Custom Shutters**



14" Diameter x 9' Overall Height - Round Tapered Smooth (FRP), Smooth Finish - Ready to be Painted, with Tuscan Capital and Tuscan Base

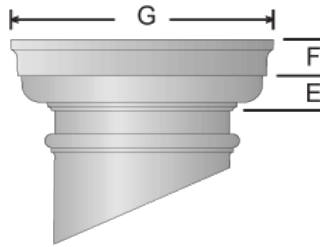
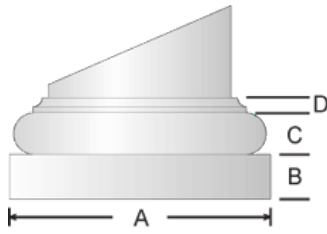
Part Number: ES1409ATPSATUTU



EnduraStone® FRP Columns with Flame Guard set a new industry standard:

	Flame Spread Index (FSI)	Smoke Developed Index (SDI)
Industry-Standard for FRP Columns	70-85	900-1025
Endura-Stone® Columns	15*	335**

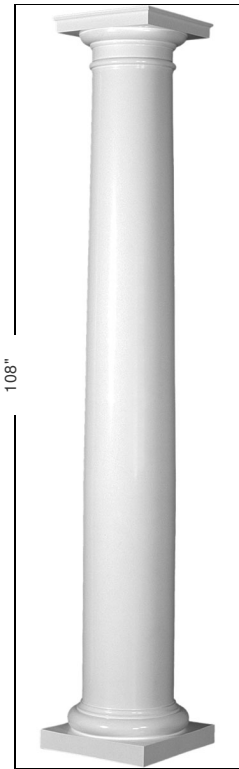
\*Class I Flame-Spread classification under 1997 uniform fire code.  
 \*\*Well below the allowable SDI index of 450.



### TUSCAN BASE

### TUSCAN CAPITAL

TUSCAN BASE					TUSCAN CAPITAL			
Plinth		Torus		Total Height	Echinus	Abacus		Total Height
A	B	C	D	B-D	E	F	G	E-F
18- $\frac{5}{8}$ "	3- $\frac{3}{8}$ "	3"	1"	7- $\frac{3}{8}$ "	2- $\frac{1}{2}$ "	2- $\frac{3}{8}$ "	17"	4- $\frac{3}{4}$ "



### COLUMN SPECIFICATIONS

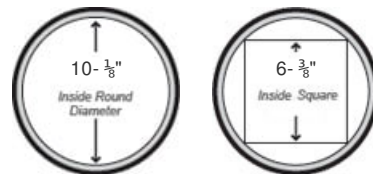
Plan Type A <sup>1</sup>	Trimming from bottom of shaft <sup>2</sup>					Load Bearing Capacity <sup>3</sup>
Unsplit / Whole	Column Height	w/o Interfering	w/Taper	w/o Interfering	w/Panels	
	A	B	w/base	E	w/base	
	108"	45- $\frac{1}{4}$ "	37- $\frac{7}{8}$ "	108"	100- $\frac{5}{8}$ "	20,000 lbs.

### SHAFT SPECIFICATIONS

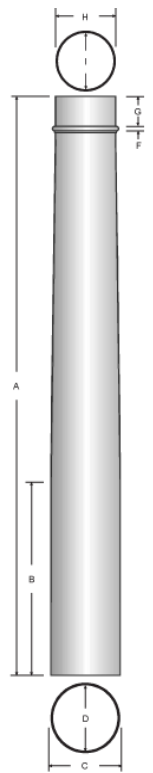
Shaft Bottom		Shaft Top			
Outside	Inside	Outside	Inside	Astragal	Neck Height
C*	D**	H*	I**	F	G
14"	11- $\frac{1}{2}$ "	12"	10- $\frac{1}{2}$ "	1"	7"

\*Actual outside diameters are approximately 5/16" to 1/2" less than shown  
 \*\*Actual inside diameters may vary by 3/8"

### OTHER INFORMATION



Material <sup>4</sup>			Wraps Post Size <sup>5</sup>		Weight			
Shaft	Capital	Base	Round (Fits up to)	Square (Fits up to)	Shaft	Capital	Base	Total
FRP	Urethane	FRP	10- $\frac{1}{8}$ "	6- $\frac{3}{8}$ "	143.00 lbs.	2.50 lbs.	59.20 lbs.	204.7 lbs.



EXTERIOR COLUMNS

INTERIOR COLUMNS

SQUARE COLUMNS

COMMERCIAL COLUMNS



# ABOUT ENDURA-STONE COLUMN MATERIALS

Endura-Stone™ column shafts are manufactured of one-piece rotocast fiberglass reinforced polymer (FRP) with marble dust. Our proprietary method of manufacturing our column shafts is patented. This one-piece construction, combined with the inherent strength of FRP (pound for pound, FRP is stronger than concrete, steel, or aluminum), provides an exceptionally high load-bearing capacity, and a column that is impervious to rot, decay and insect damage. Unlike wood columns, the non-porous, waterproof shafts can be used as channels for downspouts, wiring, and plumbing.

Endura-Stone™ columns include Flame Guard, and were the first in the industry to pass the ASTM E, 84-01 Class 1 Flame-Spread Classification tests, achieving a Flame Spread index of 15, and Smoke Developed Index of 335, well below the allowable SDI index of 450.

Six-inch through twelve-inch diameter (up to twelve foot in height) standard FRP shafts are factory sanded. Larger shafts (and square shafts) may require field-sanding prior to installation. All shafts are shipped unfinished, and need to be finished with a high quality 100% acrylic latex primer and paint.

Standard FRP column shafts are the same height as the listed size. Tuscan and Roman Doric caps and bases, and Attic bases go around the shaft, and do not affect the overall height. Ornamental capitals are set on top of the shaft (after the shaft is trimmed to the astragal), and do affect the overall height: see the Ornamental Capitals for Round Columns specifications for more information.

## HELPFUL INFORMATION

### 1. Plan Types

Endura Series Columns are as unique as the different types of installations that are available. We offer our Endura Series Columns in a wide variety of "Plan Types". These "Plan Types" are the style and type of shaft, capital, and base you will receive. If you are using them as half columns against a wall, you would want to select a "D" plan type for round or "F" plan type for square. This would give you a column that could be installed against a wall. These are the most common plan types, however, we can do custom plan types if your project requires it.



### 2. Trimming from Bottom of Shaft

- i. w/o Interfering w/Taper:
  - This is the amount that can be trimmed, from the bottom of the column, before it will cut into the taper of the column.
  - w/base:** The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.
- ii. w/o Interfering w/Flutes or Panels:
  - This is the amount that can be trimmed, from the bottom of the column, before it will cut into the fluting or panels of the column.
  - w/base:** The base of the column "wraps" around the column shaft. If you are using a base, we recommend this dimension as the maximum amount to trim off the column shaft.

### 3. Load Bearing Capacity

See "Calculated Safe-Load Capacities for Endura-Stone Columns" below for details.

### 4. Material Information

- i. FRP (Fiberglass Reinforced Polymer):
- ii. Urethane (Polyurethane):
- iii. ABS (Acrylonitrile Butadiene Styrene):
- iv. PVC (Expanded Cellular PVC):
- v. Endura-Glass (Fiberglass):

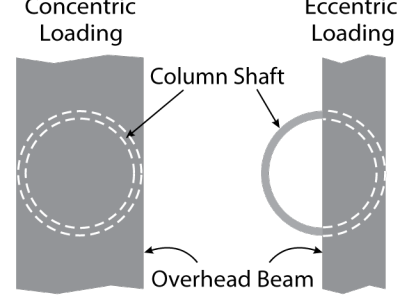
### 5. Wraps Post Size

This is the size post this column can wrap around. The column can be ordered in halves to wrap around an existing post, or if you are installing the post and the column at the same time, you can slide the post through the column shaft, capital, and base.

## CALCULATED SAFE-LOAD CAPACITIES FOR ENDURA-STONE COLUMNS

The sample columns tested supported loads at least four times the calculated value above prior to failure. The load was applied concentrically through the axis of the column. Loads shown are valid only if there is uniform contact between the full area of column ends and the cap & base units. Loads are provided for your convenience only and are not exact values. Consult a structural engineer for the most accurate load estimates.

**\*Concentric Load:** A load which passes through the centroid of the cross section of a structural member and acts normal to the cross section.  
**\*\*Eccentric Load:** A load imposed on a structural member at some point other than the centroid of the section.



Safe-Load Capacities					
Tapered Shafts			Non-Tapered Shafts		
Shaft Dia.	*Concentric Load	**Eccentric Load	Shaft Dia.	Concentric Load	Eccentric Load
6"	6,000	6,000	6"	6,000	6,000
8"	10,000	6,600	8"	10,000	10,000
10"	14,000	10,720	10"	12,800	11,520
12"	18,000	13,200	12"	18,000	11,520
14"	20,000	11,520	14"	20,000	17,320
16"	20,000	13,200	16"	20,000	13,200
18"	20,000	9,040	18"	20,000	9,040
20"	20,000	18,960	20"	20,000	18,960
24"	20,000	13,200	24"	20,000	13,200



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East Coast Weathervanes

Clearance Sale!

Weathervanes >

Cupolas >

Finials >

Decor >

Yard & Garden >

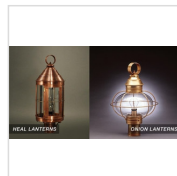
Birding >

Instructions / Info >

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Weathervanes of Maine

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# Carlisle Cupolas

Write a Review

Cupola Options Help

Weathervane Options Help

Price Match

SKU: CARLISLECUP

AVAILABILITY: Built to order and ships within 2-3 weeks

\$1,962.00

## Please Scroll Down For Descriptions & Dimensions

CUPOLA SIZE: REQUIRED

18"sq. x 33"high

22"sq. x 38"high

24"sq. x 45"high

30"sq. x 56"high

36"sq. x 65"high

42"sq. x 76"high

48"sq. x 85"high

60"sq. x 107"high

72"sq. x 128"high

CHOOSE MATERIAL:

Cellular PVC White Vinyl

WEATHERVANE READY?: REQUIRED

Yes, Prep my Cupola



Search the store



Gift Certificates



Cart

CATEGORIES



REFINE BY

No filters applied

PRICE

Min.

Max.

UPDATE

HOME / INSTRUCTIONS / INFO / SIZING MY CUPOLA

# Sizing my Cupola

**The old "rule of thumb" is:**

*'For every foot of building width, you should have at least 1.25 inches of cupola'.*

So, measure the width of your building and times that by 1.25.

**This guideline** is a minimum rule of thumb to get a cupola into proportion. Structures two stories and higher may require one size up, or 1.5" per foot of roof.

Filter products by name, SKU, attributes...

There are no products listed under this category.

## SUBSCRIBE TO OUR NEWSLETTER

Get the latest updates on new products and upcoming sales

Your email address

SUBSCRIBE





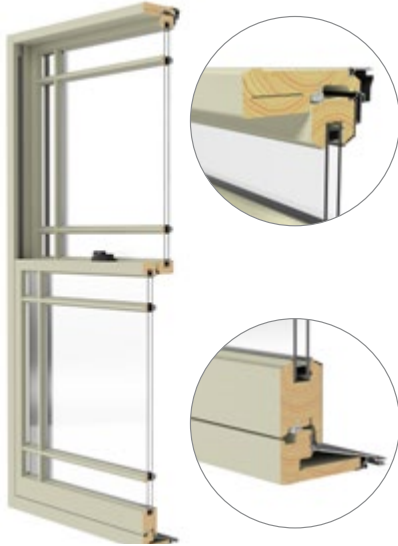
# Pella® Architect Series®

## Traditional Wood & Clad/Wood



Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior



- **Designed with distinguished details**  
Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**  
Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- **Authentic look of true divided light**  
Pella's Integral Light Technology® grilles use a metal spacer to create the authentic look of true divided light by casting a more realistic shadow.
- **Interior finish options**  
From light to dark, Architect Series - Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- **Beautiful hardware**  
Choose from Pella's collection of rich patinas and other timeless finishes.
- **Optional integrated security sensors**  
Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR® certified<sup>1</sup>**  
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series - Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2022.<sup>1</sup>
- **Long-lasting durability**  
Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **Best limited lifetime warranty<sup>2</sup>**  
Pella Architect Series - Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.<sup>2</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.

Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.

## 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	
<b>Awning</b>	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Awning</b>	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Casement</b>	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Casement</b>	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Fixed Casement</b>	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Fixed Casement</b>	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
<b>Double-Hung</b>	14"	24-¾"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>Precision Fit Double-Hung</b>	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
<b>In-Swing Hinged Patio Door</b> (Single)	18"	36"	48"	199-½"	LC40-LC55	0.20-0.40	0.14-0.40	-	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
<b>In-Swing Hinged Patio Door</b> (Double)	36"	36"	96"	119-½"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
<b>Out-Swing Hinged Patio Door</b> (Single)	18"	36"	48"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
<b>Out-Swing Hinged Patio Door</b> (Double)	36"	36"	96"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
<b>Sliding Patio Door</b> (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
<b>Sliding Patio Door</b> (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	
<b>Sliding Patio Door</b> (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
<b>Sliding Patio Door</b> (OXXO)	116-½"	74"	236-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	-	
<b>Multi-Slide Patio Door</b>	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 <sup>3</sup>	0.30 - 0.36	0.15 - 0.46	-	
<b>Bifold Patio Door</b>	31-¾"	55-½"	312"	119-½"	R15-R25 <sup>3</sup>	0.26-0.44	0.13-0.45	-	
									For more info visit PellaADM.com

### Window sizes available in 1/8" increments

Special sizes available. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

## Window Hardware

### Classic Collection

Get a timeless look with authentic styles in classic finishes.

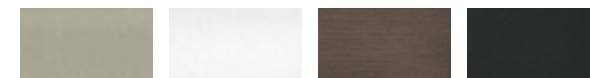


**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

#### Finishes:



**Champagne White Brown Matte Black**



**Oil-Rubbed Bronze Satin Nickel**

### Rustic Collection

Create a distinct and charming look with distressed finishes.

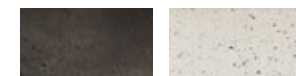


**Fold-away Crank**  
Antiek



**Spoon-Style Lock**

#### Finishes:



**Distressed Bronze Distressed Nickel**

## Window Hardware

### Essential Collection

Select from popular designs and finishes to suit every style.

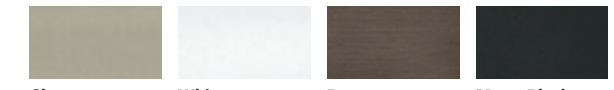


**Fold-away Crank**



**Cam-Action Lock**

#### Finishes:



**Champagne White Brown Matte Black**



**Oil-Rubbed Bronze Satin Nickel**

## Patio Door Hardware

### Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

### BALDWIN



**Hinged & Bifold Patio Door Handle**  
Virago



**Sliding & Multi-Slide Patio Door Handle**  
Ambrose



**Multi-Slide Patio Door Handle**<sup>4,5</sup>

#### Finishes:



**Matte Black Oil-Rubbed Bronze Satin Nickel**

### Rustic Collection

Stand out with bold looks and create an utterly unique aesthetic.

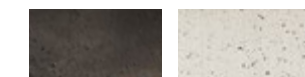


**Hinged & Bifold Patio Door Handle**  
Rustiek



**Sliding & Multi-Slide Patio Door Handle**  
Notus

#### Finishes:



**Distressed Bronze Distressed Nickel**

### Essential Collection

Elevate your style and transform a home with elegant selections.



**Hinged & Bifold Patio Door Handle**

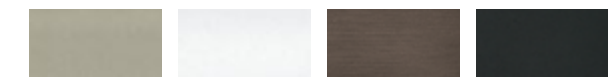


**Sliding Patio Door Handle**



**Multi-Slide Patio Door Handle**<sup>4,5</sup>

#### Finishes:



**Champagne White Brown Matte Black**

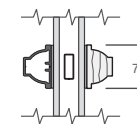


**Oil-Rubbed Bronze Satin Nickel**

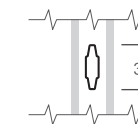
Additional hardware collections available. Visit [PellaADM.com](http://PellaADM.com) for more information.

## Grilles

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



**Ogee Integral Light Technology**<sup>6</sup>  
7/8", 1-1/4" or 2"



**Aluminum Grilles-Between-the-Glass**<sup>7</sup>  
3/4"

<sup>3</sup> See back cover for disclosures.

<sup>4,5,6,7</sup> See back cover for disclosures.

## Colors

### Wood Types

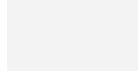
Wood species for complementing your project's interior.



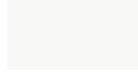
Pine

### Prefinished Pine Interior Colors

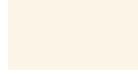
Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain



Espresso Stain



Charcoal Stain



Black Stain

### Aluminum-Clad Exterior Colors

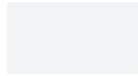
Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>8</sup>



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



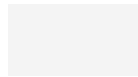
Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green

### Added Peace of Mind

#### Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.<sup>9</sup> For more information, go to [connectpella.com](http://connectpella.com).



### 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>2</sup>

<sup>1</sup> Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>2</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>3</sup> Performance ratings vary based on product configuration.

<sup>4</sup> Flush multi-slide handle is a Pella exclusive design.

<sup>5</sup> Flush multi-slide handle is not available in Champagne.

<sup>6</sup> Color-matched to your product's interior and exterior color.

<sup>7</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>8</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

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

CITY OF CHARLOTTESVILLE  
"A World Class City"

**Department of Neighborhood Development Services**

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
[www.charlottesville.gov](http://www.charlottesville.gov)



**AFFIDAVIT OF MAILING**

This letter is to notify you that the following application has been submitted for approval of a design review Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review (BAR). The subject parcel is either abutting or immediately across a street from your property, or has frontage on the same city street block.

**Certificate of Appropriateness**

BAR 22-06-06  
0 Preston Place, 050118001 and 050118002  
Rugby Road-University Circle-Venable Neighborhood ADC District (noncontributing)  
Owner: Steve & Sue Lewis  
Applicant: Leigh Boyes, Sage Designs  
Project: Construction of new single-family residence

The BAR will consider this application at a meeting to be held on **Tuesday, July 19, 2022 at 5:30 pm.**

**COMMONWEALTH OF VIRGINIA,**

**City of Charlottesville, to-wit:**

This day, Robert Watkins personally appeared before me, a notary public in and for the City of Charlottesville, Virginia, and made oath on July 5, 2022.

- (A) For Notification of a Public Hearing he mailed written notice of the above-referenced letter by U.S. mail, first-class, postage pre-paid, to the last known address(es) of the project applicant on July 5, 2022.
- (B) He also mailed notice letters to each property owner, or their agent, of property abutting or immediately across a street or road and having frontage along the same city street block as the property under review on July 5, 2022.
- (C) He is the individual assigned by the City of Charlottesville Board of Architectural Review to mail such notices, and to make this affidavit.

Robert Watkins  
Robert Watkins

Taken, subscribed and sworn to before me this 5 day of July 2022.

My commission expires: September 30, 2023

Maxicelia Robinson  
Notary Public



Maxicelia Robinson  
Commonwealth of Virginia  
Notary Public  
Commission No. 7295141  
My Commission Expires 9-30-23