

Certificate of Appropriateness
BAR # HST26-0006
554 Valley Road; TMP 110053200
Oakhurst Circle-Gildersleeve Wood ADC District
Owners/Applicants: Lindsay & Evan Edwards
Project: Addition on front elevation

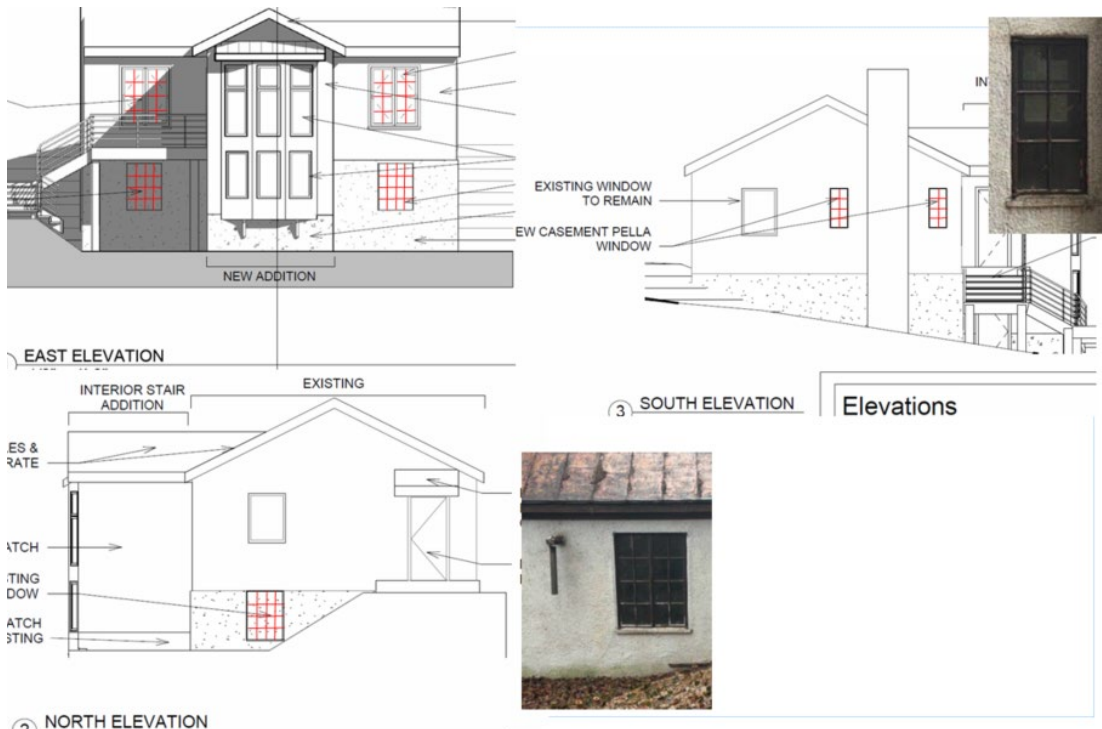
Ms. Edwards,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on March 17, 2026. The following action was taken:

Mr. Schwarz made the following motion:

Having considered the standards set forth within the City Code, including the City's ADC District Design Guidelines, I move to find that the proposed addition and alterations satisfy the BAR's criteria and are compatible with this property and other properties in this ADC district, and that the BAR approves the application as submitted noting the following conditions:

- A recommendation, not a requirement, that the garage doors be kept on-site and be reused in some way [perhaps decoratively, or however possible].
- That window and door trim that is on the stucco be treated consistently, [whether its installed recessed, flush or slightly proud]; windows in the stone wall should be recessed.
- The new gutters should be half round.
- The existing chimney should be retained.
- The recommendation that all replacement windows in the house should have divided lights, excluding the hopper window on the west elevation, and applied grills with an internal spacer bar. See reference diagram below:



March 19, 2026

The motion was seconded by Mr. Bailey and passed 6-0-1 (Rosenthal abstained).

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
<https://youtu.be/BEqHRgUH1mo>

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).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

554 Valley Road – Reverse Plan submitted on permit # BR-26-0039

CoA HST26-0006 [change from BAR submission]

BAR chair approved reversed plan on 4/22/2026

Staff: L.K. Richardson



Sheet List	
Sheet Number	Sheet Name
G001	Cover Sheet
G002	Site Plan
AD100	Demo Plan Basement
AD101	Demo Plan Floor 1
A100	Foundation
A101	Basement Level
A102	Floor 1
A103	Reflected Ceiling Plans
A104	Interior Layout & Elevations
A105	Roof Plan
A200	Elevations
A201	Window Schedule
A202	Door & Room Schedules

Cover Sheet		
Project number	G001	
Date		16APRIL26
EDWARDS		
554 VALLEY DRIVE		Scale 1/8" = 1'-0"

**City of Charlottesville
Board of Architectural Review
Staff Report
March 17, 2026**



Certificate of Appropriateness Application

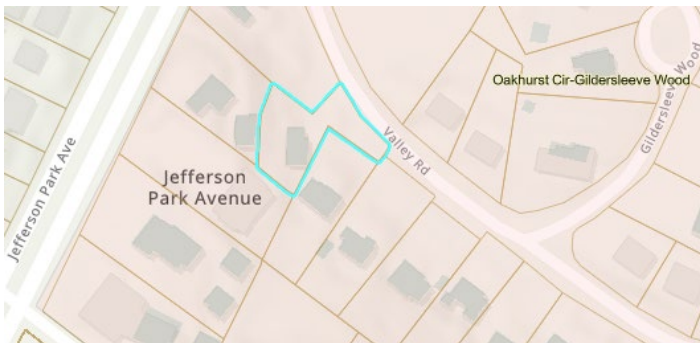
BAR # 26-0006

554 Valley Road; TMP 110053200

Oakhurst Circle-Gildersleeve Wood ADC District

Owners/Applicants: Lindsay & Evan Edwards

Project: Addition on front elevation with alterations



Background

Year Built: 1932

District: Oakhurst Circle-Gildersleeve Wood ADC District

Status: Contributing structure

Constructed as a dependency of 1708 Jefferson Park Avenue (JPA), this 2-story, gabled roofed garage was built into a small rise above a swale at the rear of the parent property. The building has two components: stone walls for the lower half, and a framed upper half with stucco. Character defining features include double-leaf swinging garage doors, multi-light steel framed windows, stone stairs at both the front and north elevations, standing-seam metal roof and brick end chimney. According to census records this property has housed UVA employees and their families for over 70 years. Early residents include Charlotte Ray, a stenographer for UVA in the 1930's and 40's, and Nicholson Buchwalter, an alumnus who returned to Charlottesville after WWII with his Swiss wife, Elizabeth. [Historical survey attached.]

Prior BAR Reviews – N/A

Applicant Request

- Submittal:
 - Building plans: *Edwards, 554 Valley Drive*; 12 sheets
 - Plat of TMP 52-53.1
 - *All Elevations*, sheet A200
 - Supplemental information and images, 6 pages

CoA request for a two-story addition on the front (east) elevation and alterations to the house.

Discussion

The buildings within the Oakhurst Circle-Gildersleeve Wood ADC District have great architectural integrity and represent styles popular during the first quarter of the 20th- century: Tudor Revival, Craftsman, and Dutch Colonial Revival. By contrast, later homes (post-1950) on Valley Road almost predominately feature the Cape Code style or are Minimalist in expression. 554 Valley Road and the neighboring homes closest to the intersection of JPA date to the earlier period, all of which feature stone as a quintessential architectural feature.

When evaluating an addition made to the front façade, Ch. 3, Sect. P of the Design Guidelines states the proposal should be treated as *new construction* and assessed for compatibility with the district as such. However, in this situation, it may be appropriate to consider this property's initial purpose. The former garage dependency was never intended as a primary residence, nor was the building given a significant position on the landscape or improved access to the street. It is essentially a secondary structure or utilitarian outbuilding.

Applicant's objective is to stabilize the structure and make necessary improvements to provide additional bedrooms. Meeting egress requirements includes expansion of some window openings. Stone salvaged will be used on the addition.

The proposed alterations include:

- Construction of a two-story front addition with cross-gable roof
- Removal of the garage doors at the front elevation
- Door and overhang replacement, north elevation
- Removal of triple-light metal casement windows, and enlargement of openings at the first floor, front elevation*
- Replacement of first floor triple-light metal casement window at north elevation*
- Removal of eight-light metal casement window at west elevation*
- Replacement of two triple-light metal casement windows at second story, south elevation*
- Replacement of second story vinyl windows
- Installation of new roof, with asphalt shingles, new fascia boards, gutters and downspouts
- Replacing entry stairs and metal railing

* That applicant has stated the steel casements are not salvageable.

** It appears the attic windows will be removed; BAR should request clarification.

Doors and windows:

Exterior doors will be fiberglass.

On the addition: Jeldwen fixed windows.

Replacement of vinyl windows: Pella Lifestyle and Jeldwen, a combination of fixed and casement windows that replicate the functionality of the originals.

Replacement of casement windows: Pella Lifestyle and Jeldwen, fixed, casement (single and double light) with a Pella hopper window at the west (rear) elevation.

Front addition:

The addition will have stone at the first level, with stucco above.

Railings, deck, stairs: Aluminum railing (color to be determined) & Trex.

Roof: Replacement with asphalt shingles. [Gutters and downspouts are not yet selected. Current K-style gutters are not original.]

North entry canopy: Repair and replace with asphalt shingles.

Recommendation

The contemporary design of the addition distinguishes it from the historic core. Staff recommends approval of the CoA with the following conditions:

- The garage doors be retained and stored on-site.
- The window and door trim be installed flush with or slightly proud from the stucco; Windows in the stone wall should be recessed.
- New gutters should be half round
- The standing-seam metal roof should be replaced in kind. The Design Guidelines make this recommendation: *Avoid replacing a standing-seam metal roof with asphalt shingles.*
- Note on Sheet AD101: *Remove or repair chimney.* BAR should require it be retained.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed addition and alterations at 554 Valley Road 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 with the following conditions:

- The garage doors be retained and stored on-site.
- The window and door trim be installed flush with or slightly proud from the stucco; Windows in the stone wall should be recessed.
- New gutters should be half round
- The standing-seam metal roof should be replaced in kind
- The existing chimney will be retained.

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed addition and alterations at 554 Valley Road does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...]

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. [...]

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.

Links to ADC District 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](#)

APPENDIX

c.1960's Sanborn Map – 554 Valley Road



554 Valley Road (DHR # 104-5092-0039)



STREET ADDRESS:	554 Valley Road
MAP & PARCEL:	11-53.2
PRESENT ZONING:	R-UHD
ORIGINAL OWNER:	Orland E. White
ORIGINAL USE:	Residential
PRESENT USE:	Residential
PRESENT OWNER:	John R. Winchester
ADDRESS:	John R. Winchester 554 Valley Road Charlottesville, VA 22903
DATE/ PERIOD:	1932
STYLE:	Vernacular
HEIGHT IN STORIES:	2.0 Stories
DIMENSIONS AND LAND AREA:	705 sq.ft./0.202 Acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2 story, 4-bay, gable-roofed vernacular building is of stone construction on the first floor with central double-leaf swinging garage doors. Built in 1932, the second floor is stuccoed and accessible by an exterior stair leading up to a 1-bay porch with square wood

supports. Other details include multi-light steel casement windows, and a standing-seam metal roof.

HISTORICAL DESCRIPTION

According to local historian Eugenia Bibb, this vernacular cottage was originally part of 1708 Jefferson Park Avenue property (104-5092-0071) and was constructed by UVA botany professor Orland E. White in 1932. It has since been subdivided and is a contributing resource in the potential Oakhurst-Gildersleeve Neighborhood Historic District.



① Elevation 5 - a
1/8" = 1'-0"

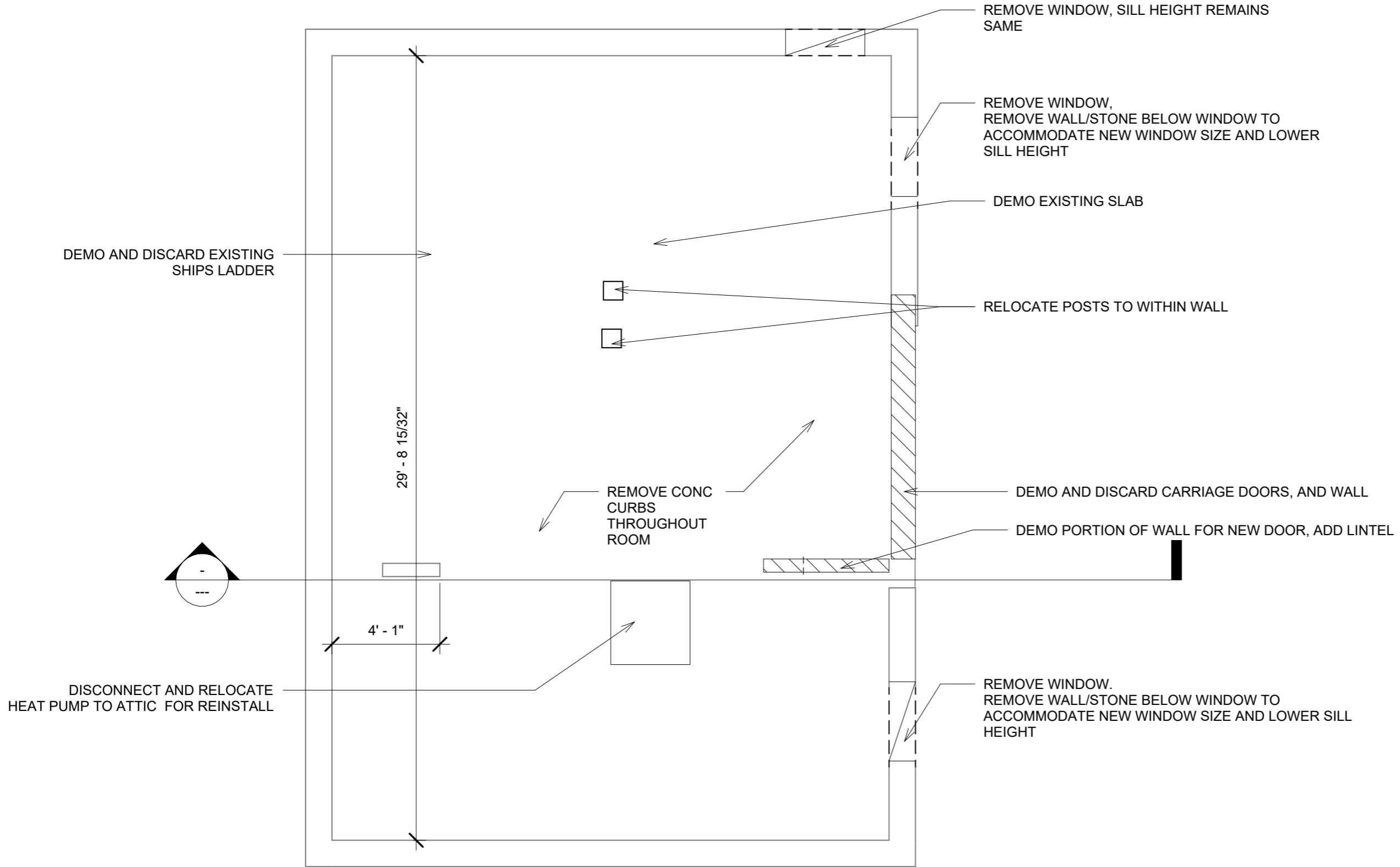
Sheet List	
Sheet Number	Sheet Name
G001	Cover Sheet
AD100	Demo Plan Basement
AD101	Demo Plan Floor 1
A100	Foundation
A101	Basement Level
A102	Floor 1
A103	Reflected Ceiling Plans
A104	Interior Layout & Elevations
A105	Roof Plan
A200	Elevations
A201	Window Schedule
A202	Door & Room Schedules

Cover Sheet

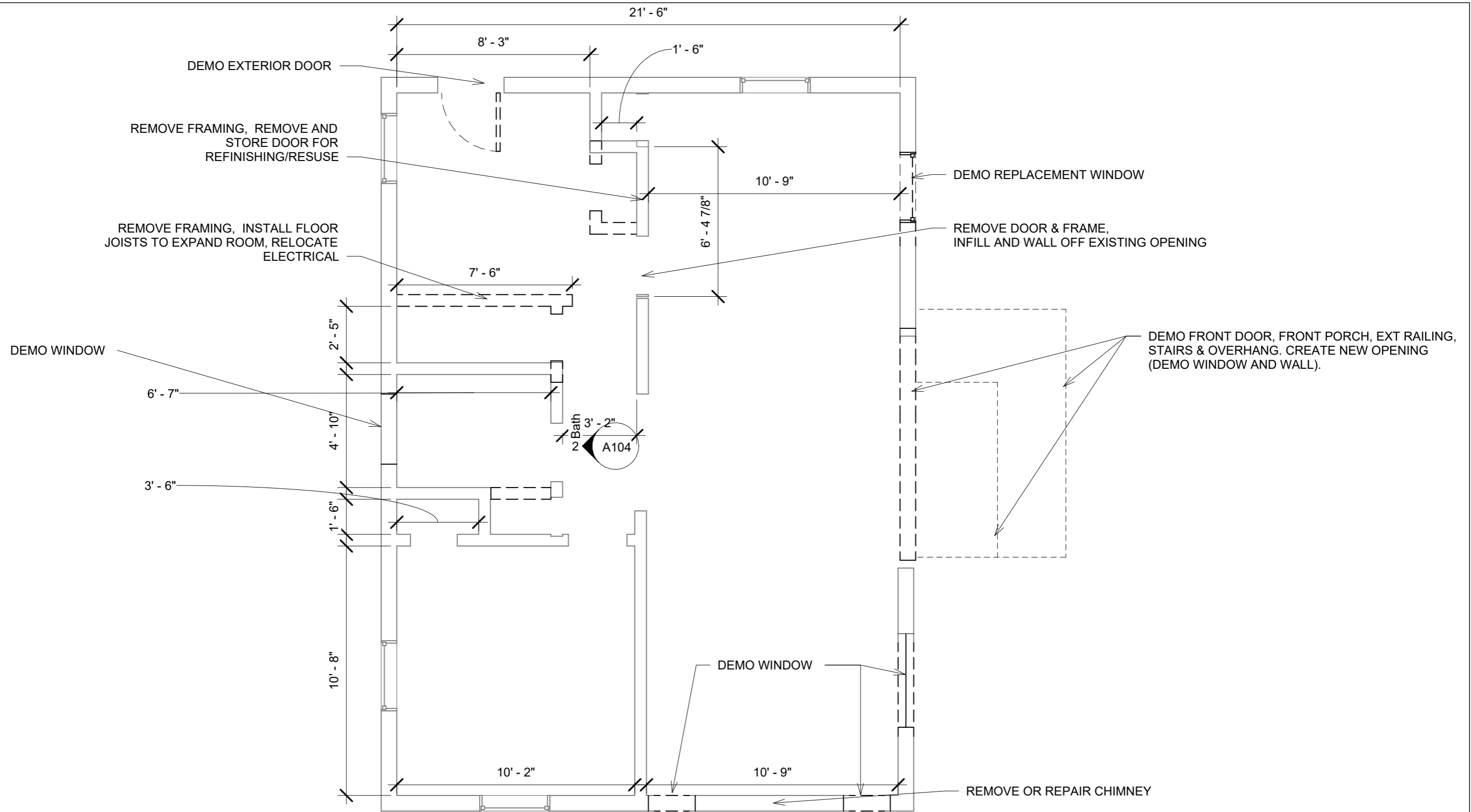
Project number
Date 12FEB26
EDWARDS
554 VALLEY DRIVE

G001

Scale 1/8" = 1'-0"

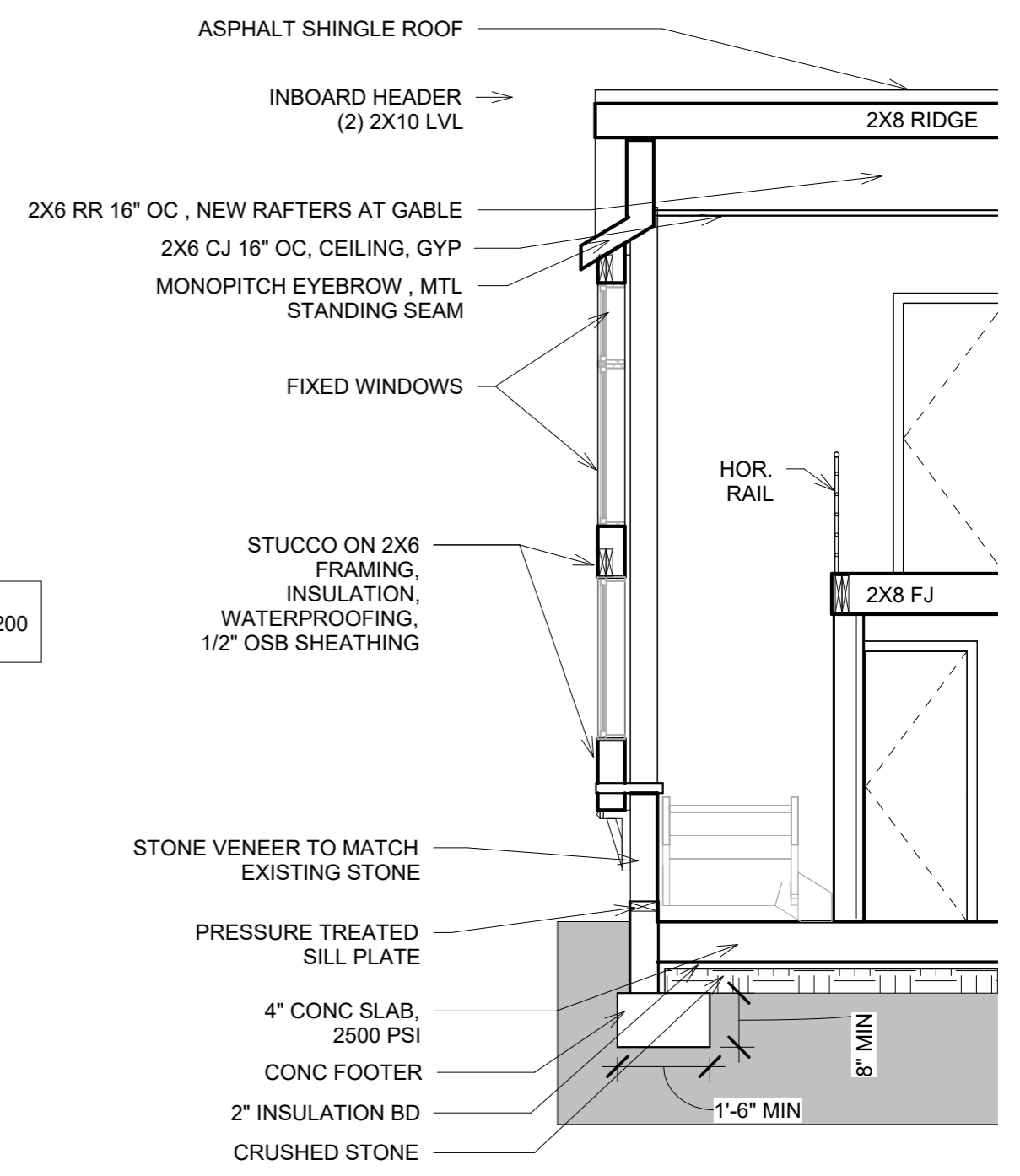
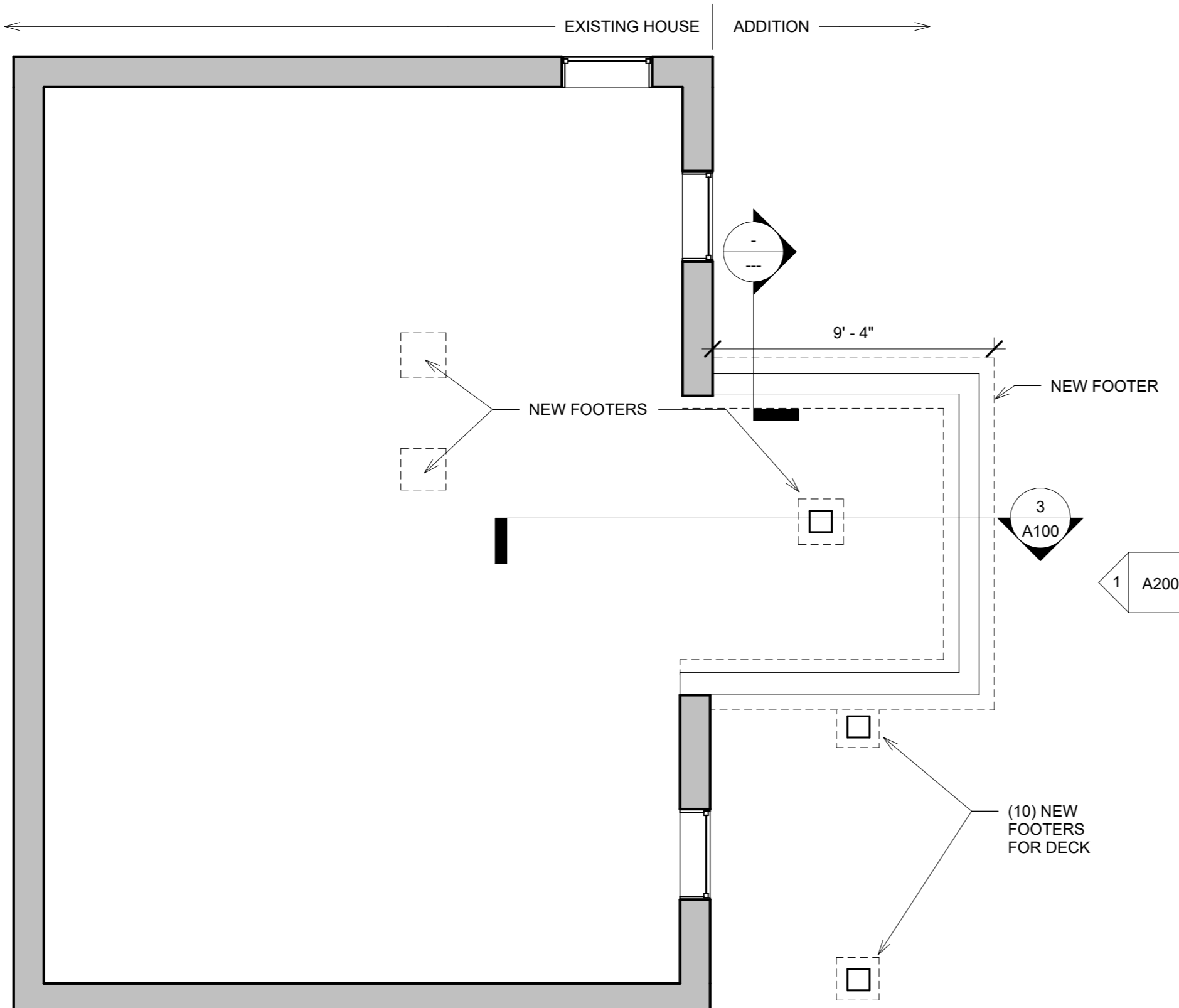


Demo Plan Basement		AD100
Project number		
Date	12FEB26	
EDWARDS		
554 VALLEY DRIVE		Scale 1/4" = 1'-0"



① Level 1 Existing-Demo
1/4" = 1'-0"

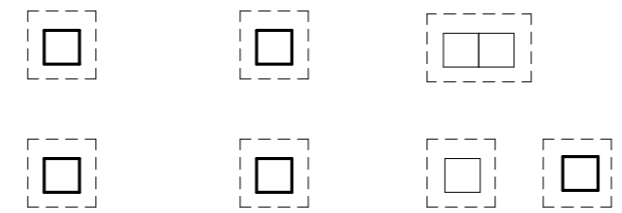
Demo Plan Floor 1	
Project number	AD101
Date	
EDWARDS	
554 VALLEY DRIVE	
Scale 1/4" = 1'-0"	



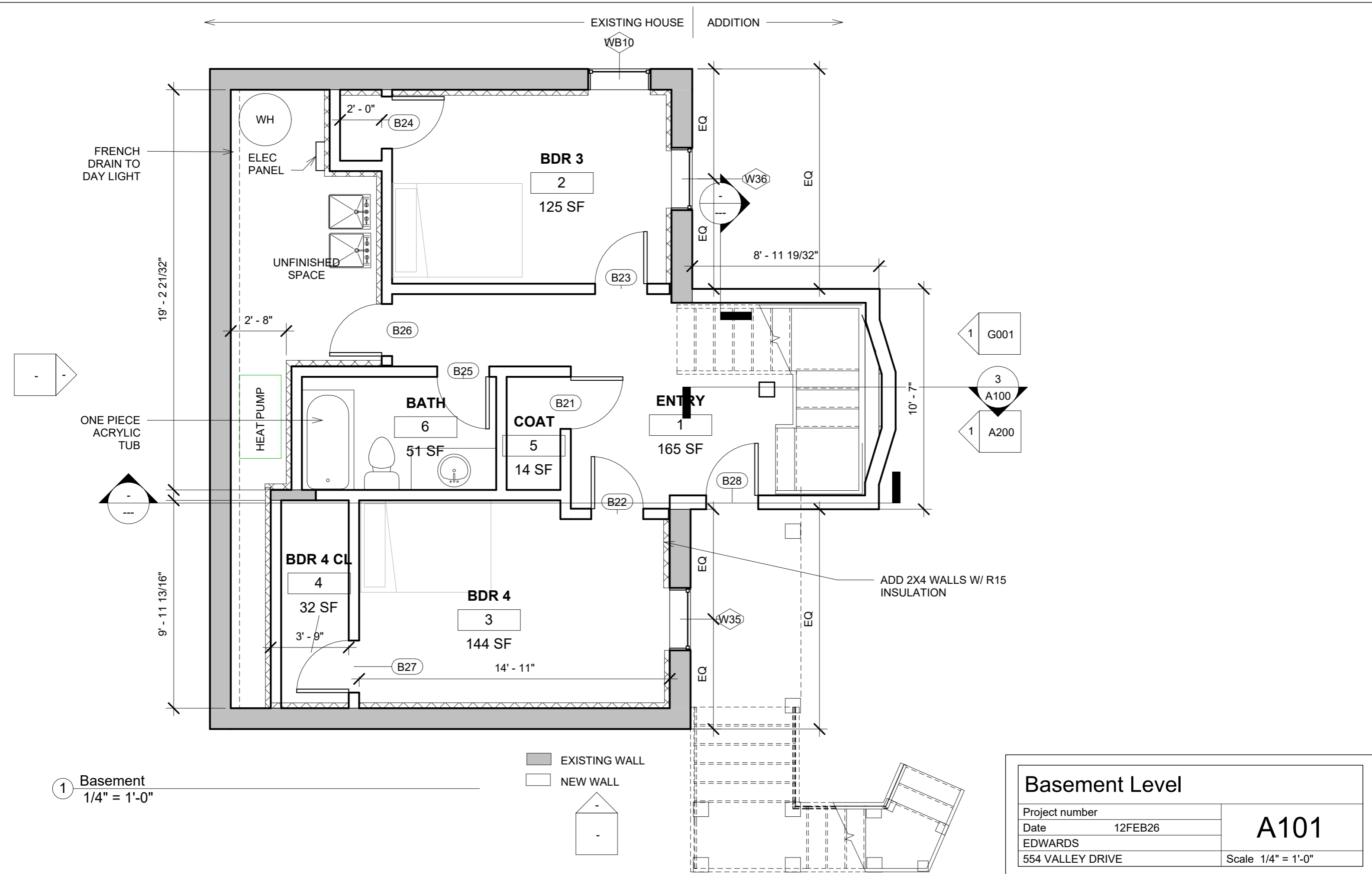
3 Section 3
1/4" = 1'-0"

1 Foundation Plan
1/4" = 1'-0"

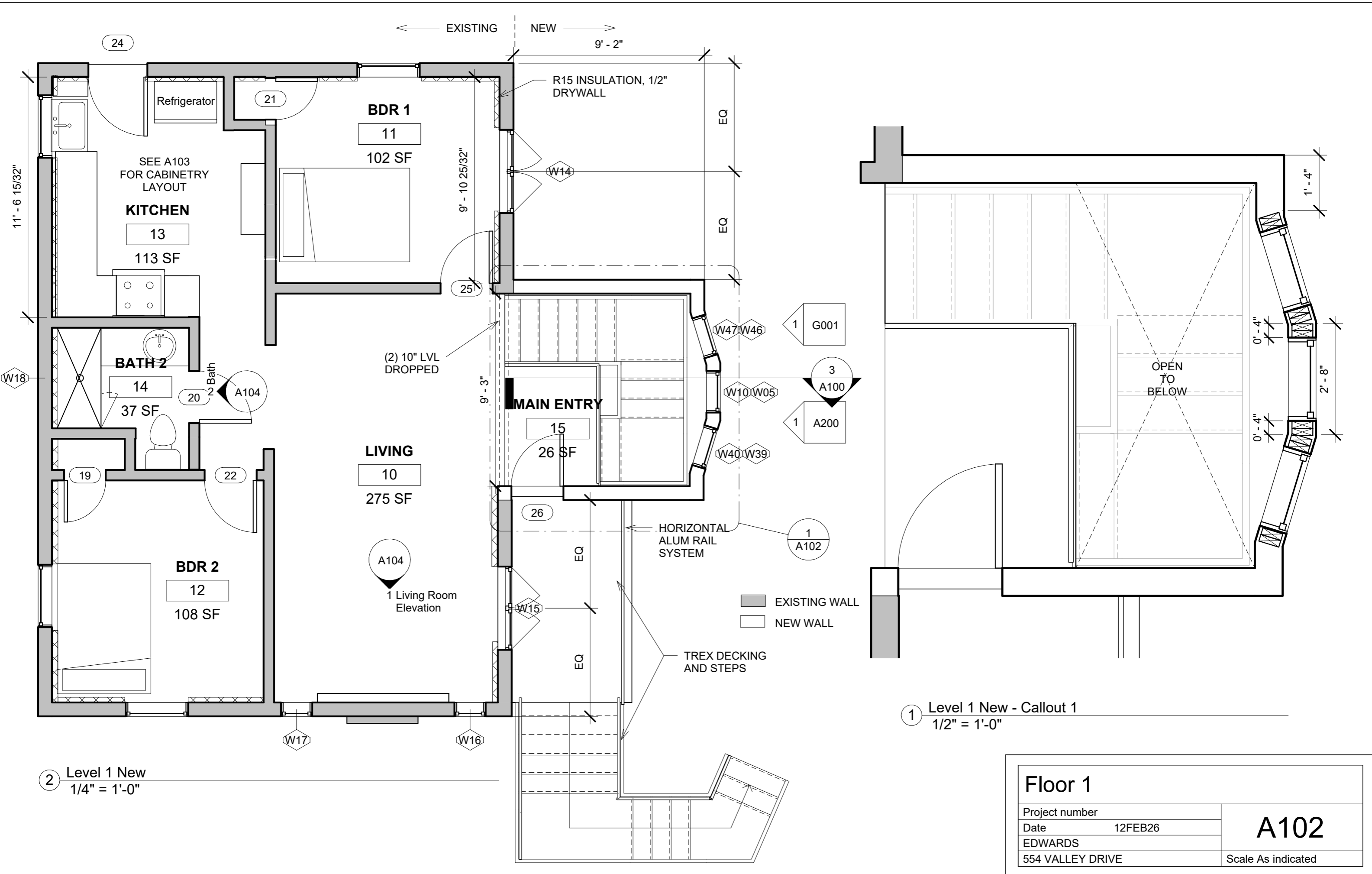
EXISTING WALL
NEW WALL



Foundation		A100
Project number		
Date	12FEB26	
EDWARDS		
554 VALLEY DRIVE		Scale 1/4" = 1'-0"



Basement Level		A101
Project number		
Date	12FEB26	
EDWARDS		
554 VALLEY DRIVE	Scale 1/4" = 1'-0"	



← EXISTING NEW →
9' - 2"

11' - 6 15/32"

24

Refrigerator

21

BDR 1

11

102 SF

SEE A103 FOR CABINETRY LAYOUT

KITCHEN

13

113 SF

BATH 2

14

37 SF

20 Bath

A104

(2) 10" LVL DROPPED

9' - 10 25/32"

9' - 3"

MAIN ENTRY

15

26 SF

LIVING

10

275 SF

A104

1 Living Room Elevation

BDR 2

12

108 SF

26

HORIZONTAL ALUM RAIL SYSTEM

1 A102

EXISTING WALL
NEW WALL

TREX DECKING AND STEPS

1 G001

3 A100

1 A200

EQ

EQ

EQ

EQ

W14

W47/W46

W10/W05

W40/W39

W15

W17

W16

1' - 4"

0' - 4"

0' - 4"

2' - 8"

OPEN TO BELOW

1 Level 1 New - Callout 1
1/2" = 1'-0"

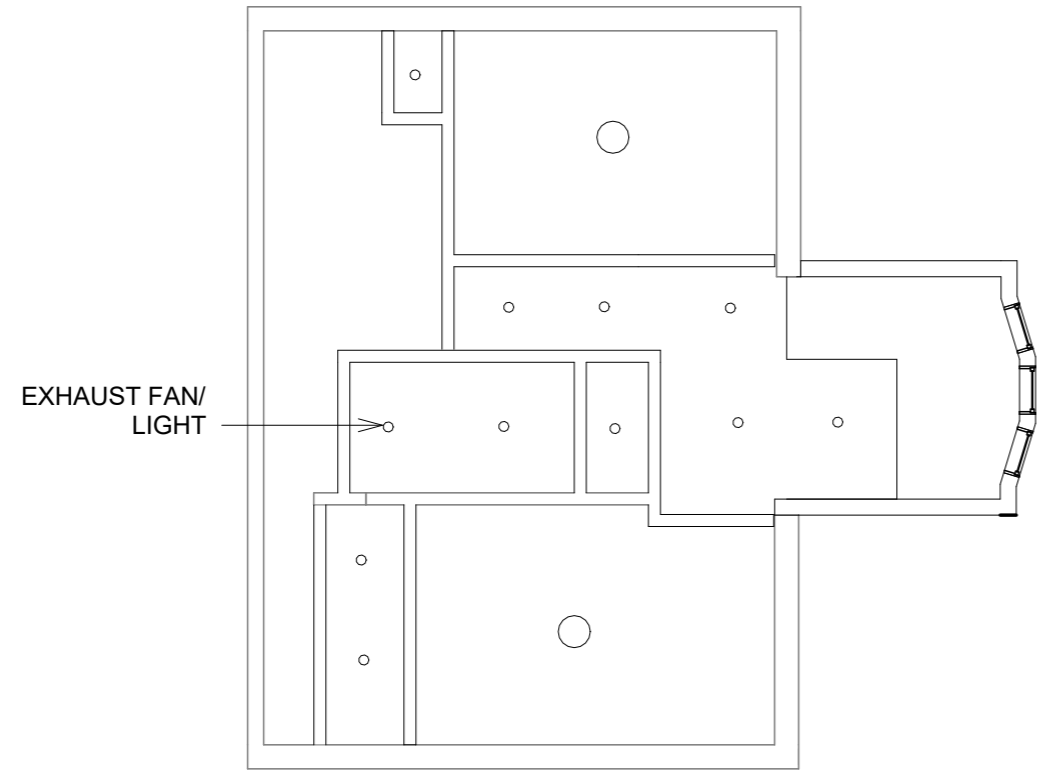
2 Level 1 New
1/4" = 1'-0"

Floor 1

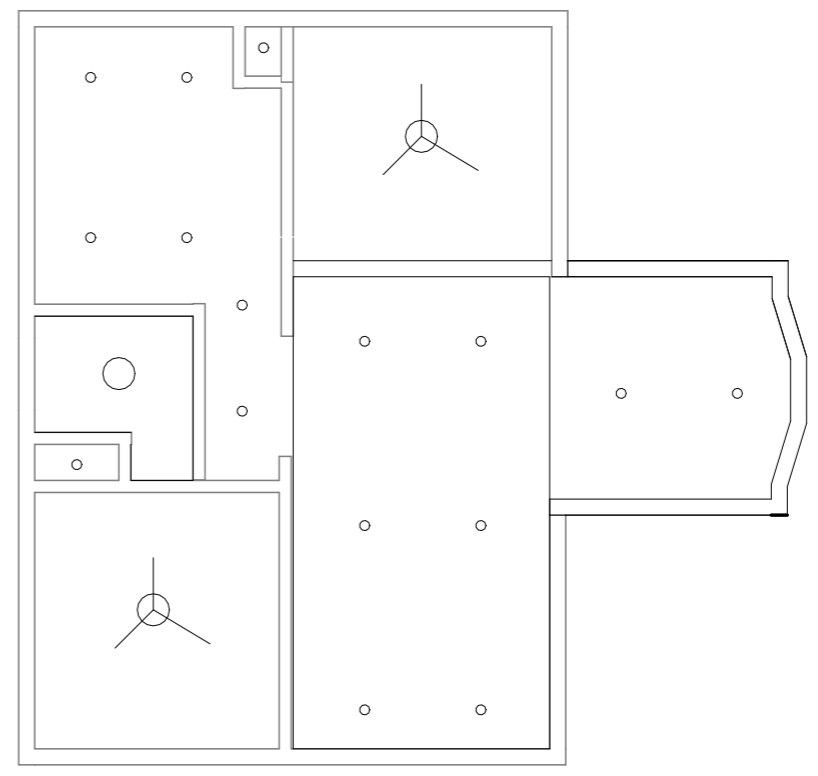
Project number	
Date	12FEB26
EDWARDS	
554 VALLEY DRIVE	

A102

Scale As indicated

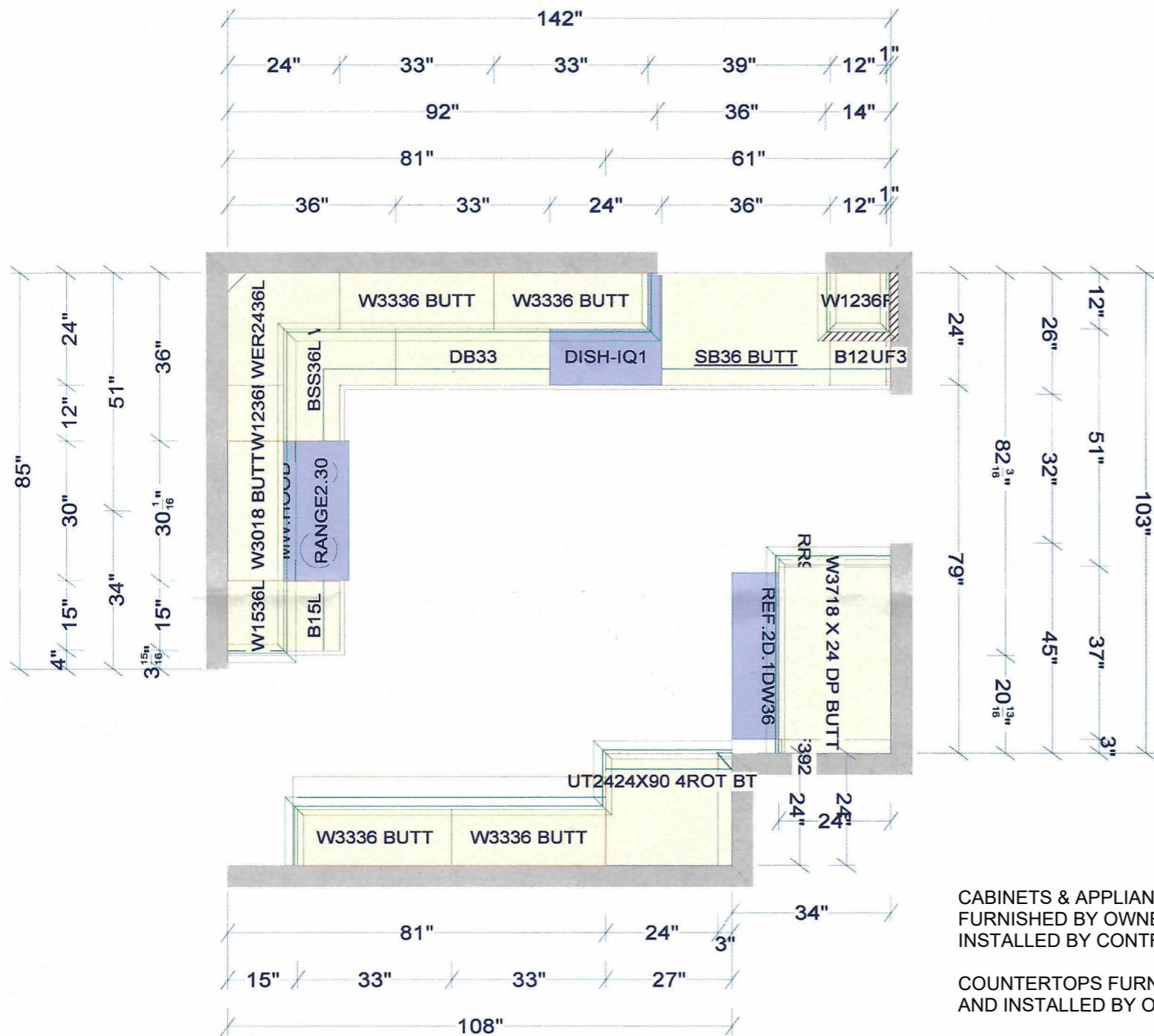


② Basement
1/8" = 1'-0"



① Level 1 New
1/8" = 1'-0"

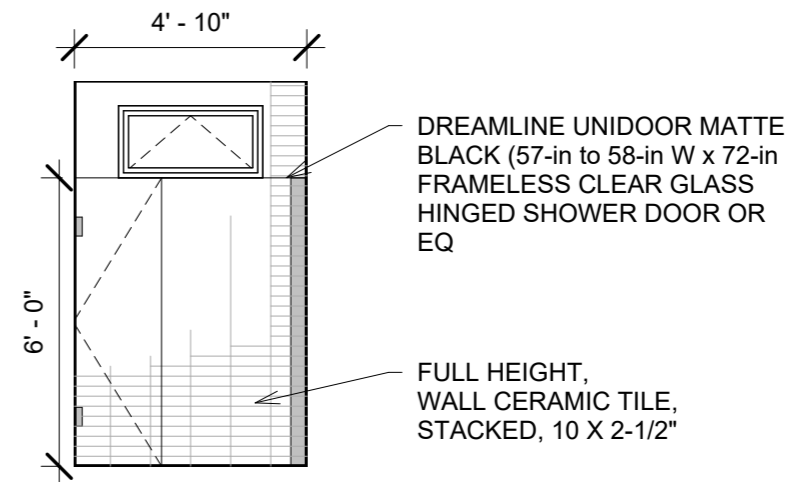
Reflected Ceiling Plans	
Project number	A103
Date	12FEB26
EDWARDS	
554 VALLEY DRIVE	Scale 1/8" = 1'-0"



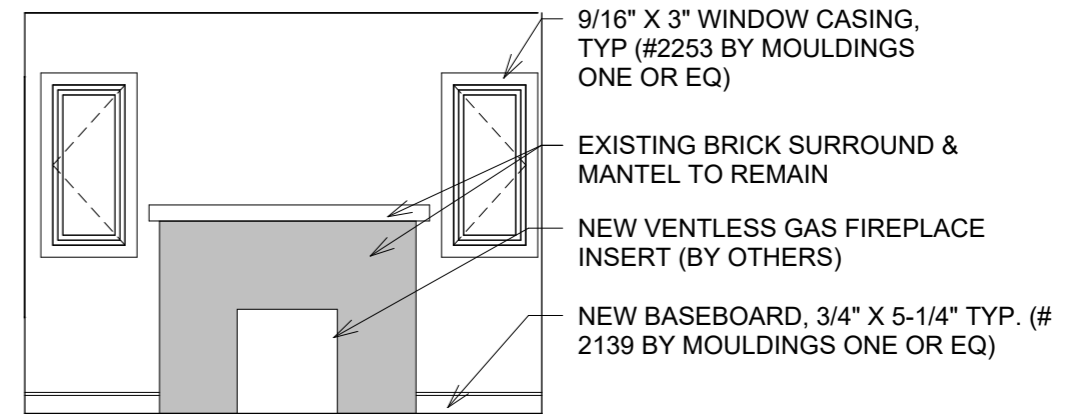
3 KITCHEN LAYOUT
NTS

CABINETS & APPLIANCES
FURNISHED BY OWNER,
INSTALLED BY CONTRACTOR

COUNTERTOPS FURNISHED
AND INSTALLED BY OTHERS



2 Bath
1/4" = 1'-0"



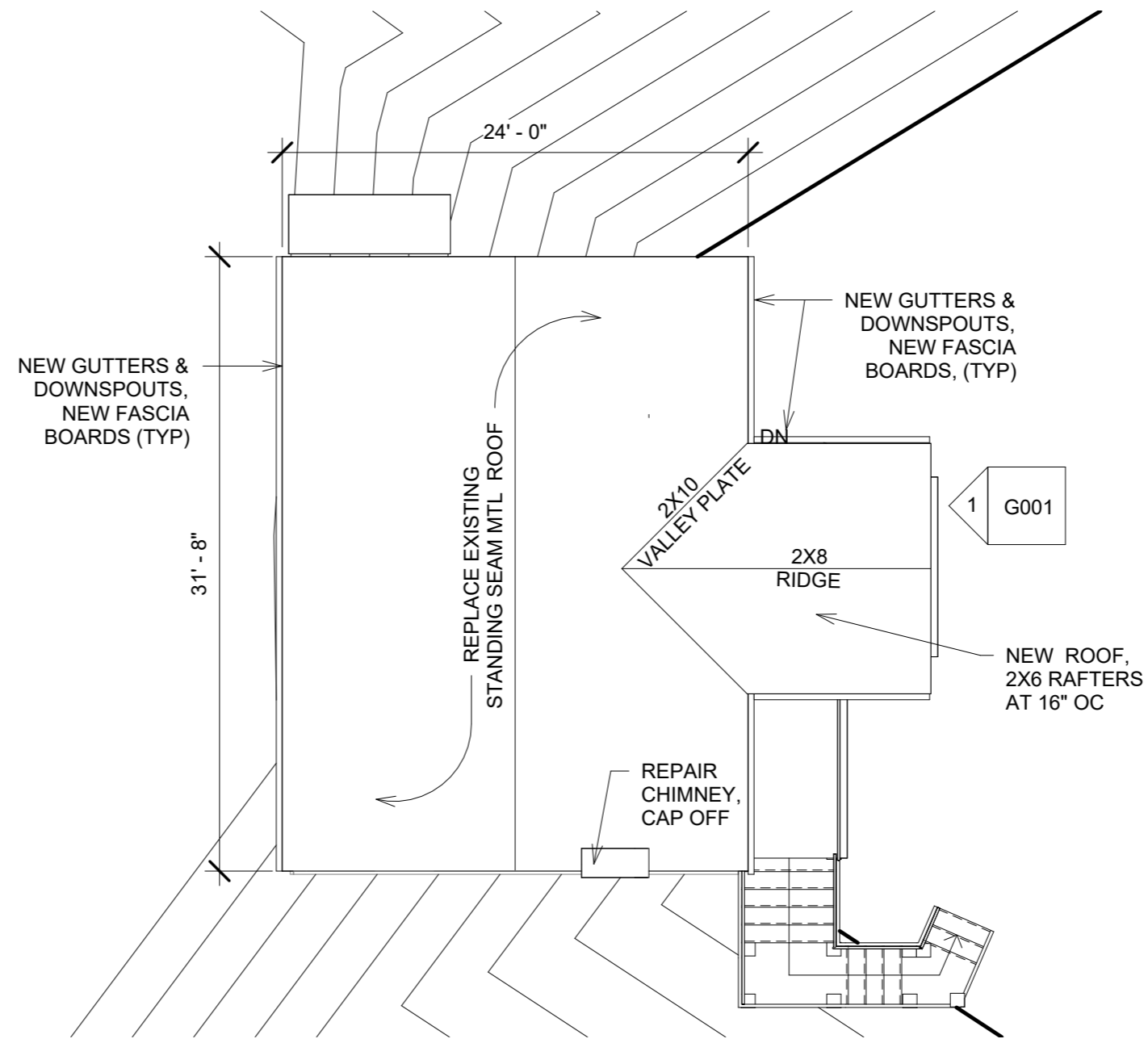
1 Living Room Elevation
1/4" = 1'-0"

Interior Layout & Elevations

Project number
Date 12FEB26
EDWARDS
554 VALLEY DRIVE

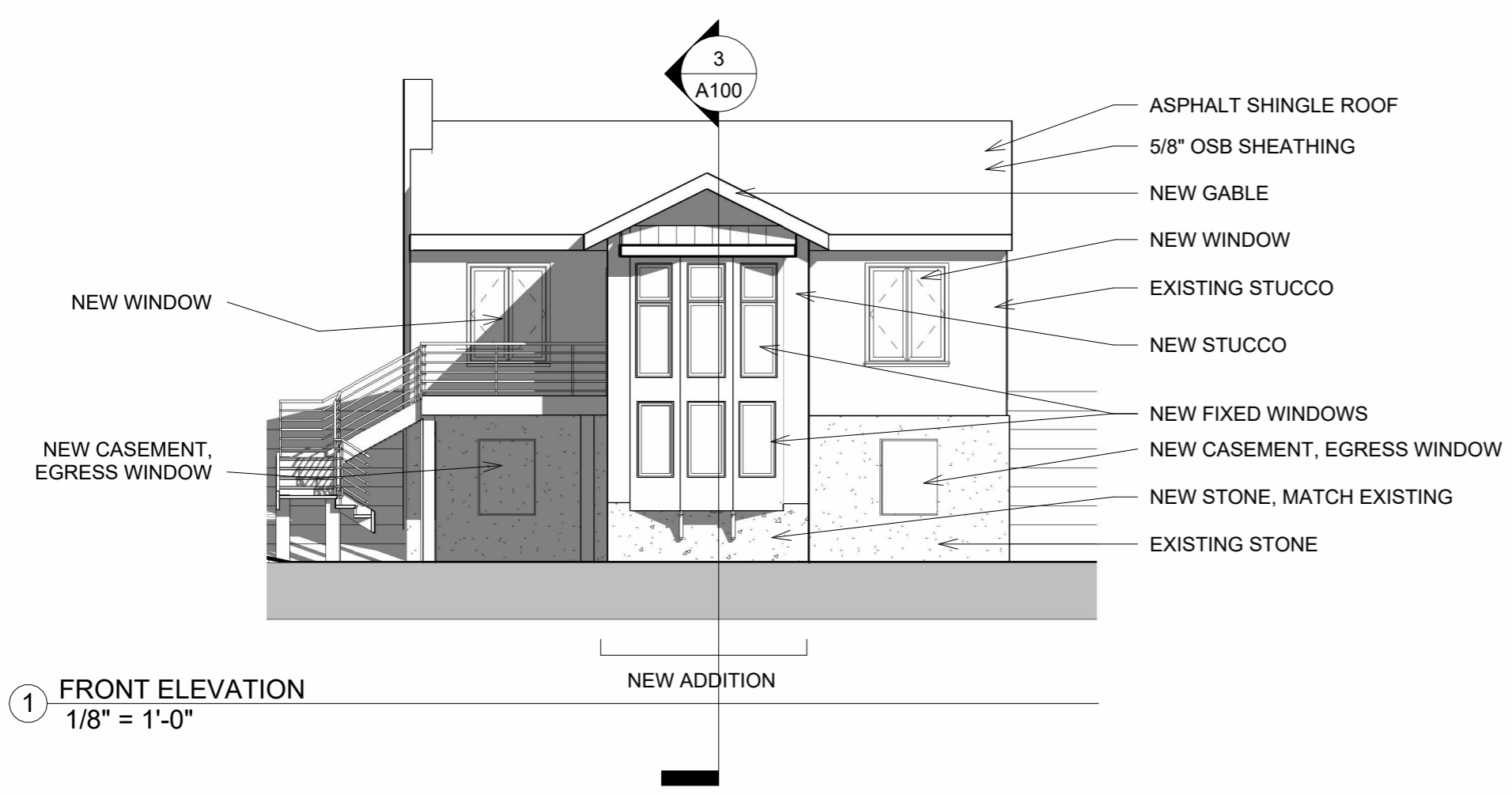
A104

Scale 1/4" = 1'-0"



① Roof Plan
1/8" = 1'-0"

Roof Plan		A105
Project number		
Date	12FEB26	
EDWARDS		
554 VALLEY DRIVE		Scale 1/8" = 1'-0"



Elevations		A200
Project number		
Date	12FEB26	
EDWARDS		
554 VALLEY DRIVE		Scale 1/8" = 1'-0"

Window Schedule						
Level	Mark	Comments	Width	Height	Sill Height	Other
Basement	W35	PELLA CASEMENT	3' - 0"	4' - 0"	2' - 6"	CFCI, MAX SILL HEIGHT 44" AFF
Basement	W36	PELLA CASEMENT	3' - 0"	4' - 0"	2' - 6"	CFCI, MAX SILL HEIGHT 44" AFF
Basement	W43	JELDWEN FIXED 24"X48"	2' - 0"	4' - 0"	4' - 6"	FBO, CONTRACTOR INSTALLED
Basement	W44	JELDWEN FIXED 24"X48"	2' - 0"	4' - 0"	4' - 6"	FBO, CONTRACTOR INSTALLED
Basement	W48	JELDWEN FIXED 24"X48"	2' - 0"	4' - 0"	4' - 6"	FBO, CONTRACTOR INSTALLED
Basement	WB10	PELLA FIXED	3' - 0"	4' - 0"	3' - 0"	CFCI
Level 1 New	W05	JELDWEN FIXED 24"X24"	2' - 0"	2' - 0"	5' - 2"	FBO, CONTRACTOR INSTALLED
Level 1 New	W10	JELDWEN FIXED 24"X48"	2' - 0"	4' - 0"	1' - 2"	FBO, CONTRACTOR INSTALLED
Level 1 New	W14	PELLA DOUBLE CASEMENT	4' - 0"	5' - 0"	2' - 0"	CFCI
Level 1 New	W15	PELLA DOUBLE CASEMENT	4' - 0"	5' - 0"	2' - 0"	CFCI
Level 1 New	W16	PELLA CASEMENT	1' - 6"	3' - 4"	3' - 6"	CFCI
Level 1 New	W17	PELLA CASEMENT	1' - 6"	3' - 4"	3' - 6"	CFCI
Level 1 New	W18	PELLA HOPPER	3' - 0"	1' - 6"	6' - 0"	CFCI
Level 1 New	W39	JELDWEN FIXED 24"X48"	2' - 0"	4' - 0"	1' - 2"	FBO, CONTRACTOR INSTALLED
Level 1 New	W40	JELDWEN FIXED 24"X24"	2' - 0"	2' - 0"	5' - 2"	FBO, CONTRACTOR INSTALLED
Level 1 New	W46	JELDWEN FIXED 24"X48"	2' - 0"	4' - 0"	1' - 2"	FBO, CONTRACTOR INSTALLED
Level 1 New	W47	JELDWEN FIXED 24"X24"	2' - 0"	2' - 0"	5' - 2"	FBO, CONTRACTOR INSTALLED

Window Schedule	
Project number	A201
Date	
EDWARDS	
554 VALLEY DRIVE	
	Scale

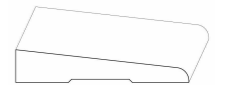
Door Schedule

Level	Mark	Width	Height	Comments
Basement	B21	2' - 6"	6' - 8"	INTERIOR COAT CLOSET
Basement	B22	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM
Basement	B23	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM
Basement	B24	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM CLOSET
Basement	B25	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BATH
Basement	B26	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL HALL
Basement	B27	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM CLOSET
Basement	B28	2' - 6"	6' - 8"	EXTERIOR ENTRY DOOR, FIBERGLASS
Level 1 New	19	2' - 0"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM CLOSET
Level 1 New	20	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BATH
Level 1 New	21	2' - 0"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM CLOSET
Level 1 New	22	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM
Level 1 New	24	2' - 10"	6' - 8"	NEW EXTERIOR KITCHEN DOOR, FIBERGLASS
Level 1 New	25	2' - 6"	6' - 8"	INTERIOR 5 HOR. PANEL BDRM
Level 1 New	26	2' - 6"	6' - 8"	EXTERIOR ENTRY DOOR, FIBERGLASS

INTERIOR DOORS: INTERIOR
SLAB DOOR WITH MDF
SOLID CORE. 5 PANEL SHAKER
DOOR.



WINDOW AND DOOR CASEMENT
BASIS OF DESIGN:
#2253 BY MOULDINGS ONE OR
EQ)



Room Schedule

Number	Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
1	ENTRY	165 SF	LVT	WD BASE	PT GYP	PT GYP
2	BDR 3	125 SF	LVT	WD BASE	PT GYP	PT GYP
3	BDR 4	144 SF	LVT	WD BASE	PT GYP	PT GYP
4	BDR 4 CL	32 SF	LVT	WD BASE	PT GYP	PT GYP
5	COAT	14 SF	LVT	WD BASE	PT GYP	PT GYP
6	BATH	51 SF	LVT	WD BASE	PT GYP	PT GYP
7	UNFINISHED	124 SF	NA		PT GYP	PT GYP
10	LIVING	275 SF	REFINISHED EXISTING WD	WD BASE	PT GYP	PT GYP
11	BDR 1	102 SF	REFINISHED EXISTING WD	WD BASE	PT GYP	PT GYP
12	BDR 2	108 SF	REFINISHED EXISTING WD	WD BASE	PT GYP	PT GYP
13	KITCHEN	113 SF	REFINISHED EXISTING WD	WD BASE	PT GYP	PT GYP
14	BATH 2	37 SF	CERAMIC TILE	WD BASE	PT GYP	PT GYP
15	MAIN ENTRY	26 SF	WD FL TO MATCH EXISTING	WD BASE	PT GYP	PT GYP

BASE BOARD PROFILE TO BE SELECTED AND
APPROVED BY OWNER. BASIS OF DESIGN: 3/4" X
5-1/4" TYP. (#2139 BY MOULDINGS ONE OR EQ)

ALL PAINT COLORS TO BE SELECTED AND
APPROVED BY OWNER.

Door & Room Schedules

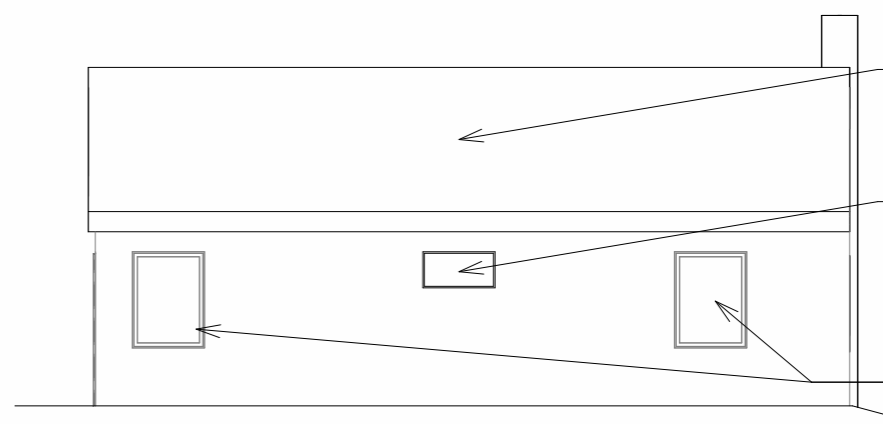
Project number	A202
Date 12FEB26	
EDWARDS	
554 VALLEY DRIVE	
Scale	

3
A100



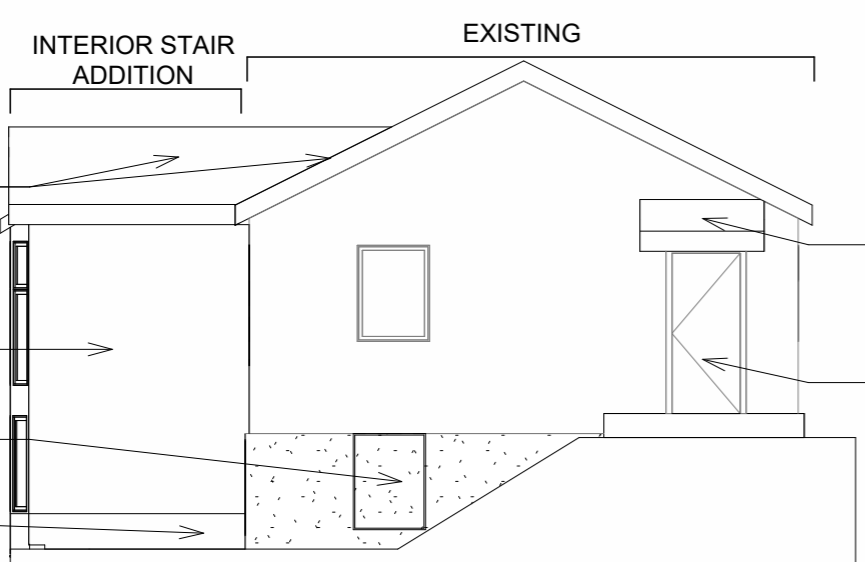
- ASPHALT SHINGLE ROOF
- 5/8" OSB SHEATHING
- NEW GABLE
- NEW WINDOW
- EXISTING STUCCO
- NEW STUCCO
- NEW FIXED WINDOWS
- NEW CASEMENT, EGRESS WINDOW
- NEW STONE, MATCH EXISTING
- EXISTING STONE

1 EAST ELEVATION
1/8" = 1'-0"

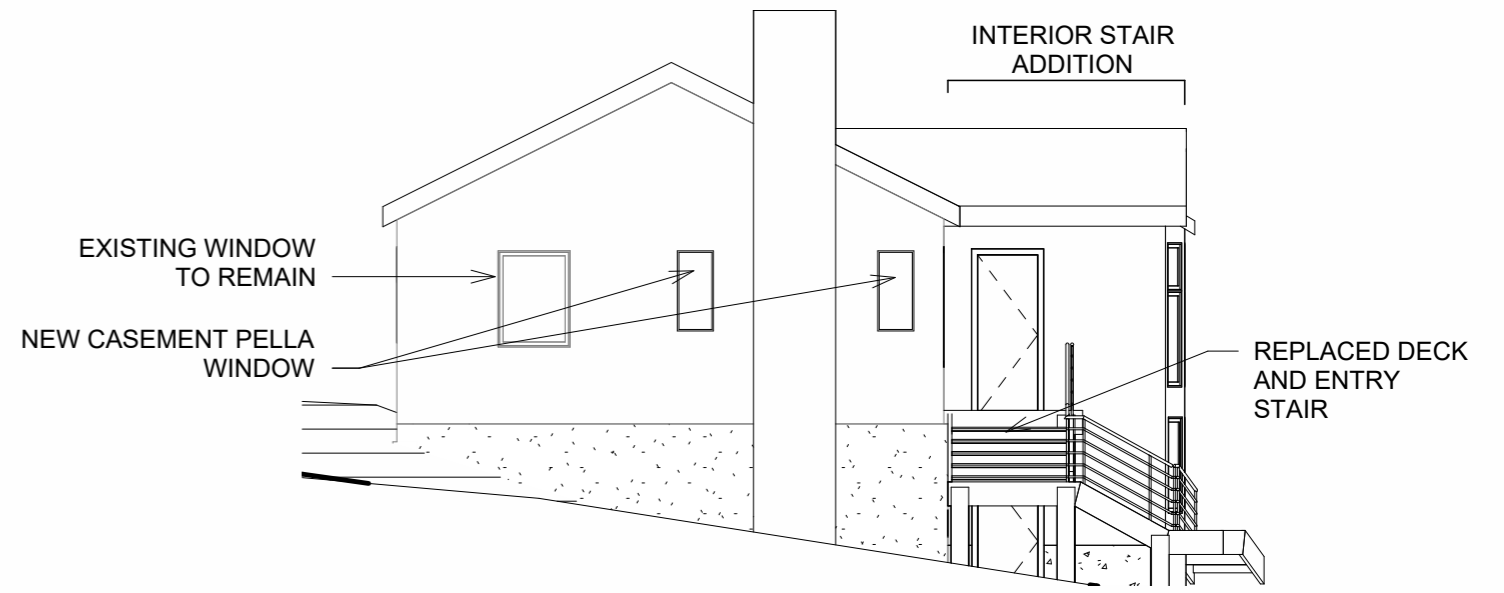


- NEW ROOF, SUBSTRATE, FASCIA BOARD, AND GUTTER SYSTEM
- NEW REPLACEMENT WINDOW
- EXISTING WINDOW REMAINS

4 WEST ELEVATION
1/8" = 1'-0"

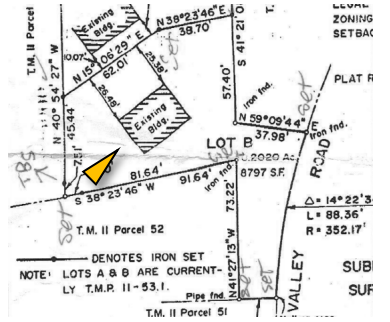
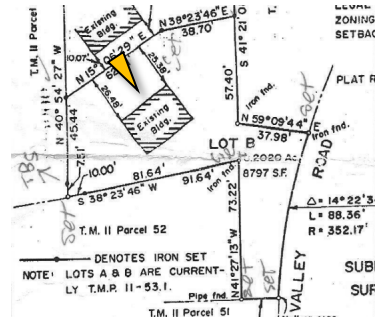


2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

Elevations		A200
Project number		
Date	12FEB26	
EDWARDS		
554 VALLEY DRIVE		Scale 1/8" = 1'-0"



- *Request: Scope of work includes roof replacement and chimney repair/capping... need images of existing conditions.*

Response: Please find images of existing brick chimney below. Existing chimney is cracked and listing. Masonry repair, repointing , and new cap will be provided.



- *Request: Materials/spec sheets selected for: roof (*asphalt proposed to replace metal), gutters, exterior trim, exterior treatments (stone to match existing/stucco), windows, door, stair details and railings (Trex and aluminum)*

Response:

Windows: The previous owners of the property replaced the two windows at the front of the house on the upper level with cheap vinyl windows that are not in keeping with the historic elements of the house. This renovation will replace 2 of those vinyl windows on the upper floor with double casement windows (see attached cut sheet from Pella) that are more in keeping with the historic windows at the house. The middle vinyl window will be removed as part of the new opening for the addition at the front of the house. The lower level windows will be replaced by single casement windows to create a visual hierarchy of the two levels. The windows on the basement level will need to be larger than the existing windows in



order to fulfil egress requirements and sill height requirements for the two bedrooms that are being added to the basement level. Existing stone that is removed from below the windows will be salvaged and used for the new stone veneer at the new bump out. Restoring the existing windows was investigated, however the steel of the single pane windows was significantly deteriorated due to rust and neglect and restoration was determined to be cost prohibitive.

Main Level Front Window Replacement:

Lifestyle, 2-Wide Casement, 35 X 45, Without HGP, Brown

Qty
2

1: Non-Standard Size Non-Standard Size Left Casement
Frame Size: 17 1/2 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 7.75, Clear Opening Height 40.875, Clear Opening Area 2.19987, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille
2: Non-Standard Size Non-Standard Size Right Casement
Frame Size: 17 1/2 X 45
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 7.75, Clear Opening Height 40.875, Clear Opening Area 2.19987, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille
Vertical Mull 1: Factory Mull, Standard Joining Mullion, Mull Design Pressure-20, Overall Thru Direction- Vertical
Wrapping Information: No Attachment Method, No Head Drip Cap, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 160".

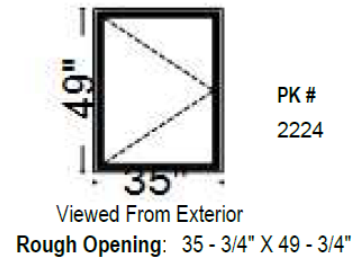


Basement Level Front Window Replacement:

Lifestyle, Casement Left, 35 X 49, Without HGP, Brown

Qty
1

1: Non-Standard Size Left Casement
Frame Size: 35 X 49
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Brown
Interior Color / Finish: Primed Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL20675, STC 25, OITC 22, Clear Opening Width 25.25, Clear Opening Height 44.875, Clear Opening Area 7.869707, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille
Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 168".



Stone: The stone at the new bump out will be matched as closely as possible by a local stone mason and will mix the salvaged stone from the new openings as well as stone available on the site (demoed stone planter wall at front of house, as well as loose site stone that matches the house. The masonry contractor selected for the project is Flint Masonry.





Roof: The metal roof is deteriorating. The existing fascia boards are rotting, and the gutters are missing as shown in these existing images:



The roof will be replaced with a new dimensional shingle asphalt roof, new painted fascia boards, and new gutters and downspouts.



Railing: The existing railing is a combination of wrought iron at the steps and wood at the front porch. The wood is rotted through and does not meet code for various dimensional reasons (e.g. rail height is too low). The proposed railing is a continuous horizontal aluminum railing (color, TBD). The railing contractor selected is Quality Welding. The decking will be Trex, Enhance (color Toasted Sand, Golden Hour, Honey Grove to be coordinated with railing and Pella window color).



- *Request: Exterior elevations and/or section of the addition (currently we have a front elevation, and interior plan).*

Response: Please find updated A200 with all elevations. Also, there is a section provided of the addition on 3/A100.