

June 18, 2026

Certificate of Appropriateness
BAR # 26-0028
1410 Grady Avenue; TMP 050089000
Rugby Road-University Circle-Venable ADC District
Owner: Grady Apartments LLC
Applicant: Kassiah Skipwith, Woodard Properties
Project: Window replacements

Ms. Skipwith,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on June 16, 2026. The following action was taken:

Ms. Lewis made the following motion:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements at 1410 Grady Avenue 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.

The motion was seconded by Mr. Bailey and passed 7-2 with members Schwarz and Rosenthal dissenting.

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:

<https://youtu.be/Ral6tt96XOA?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUUV>

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

If you have any questions, please do not hesitate to contact me.

Sincerely,
Kate



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

**City of Charlottesville
Board of Architectural Review
Staff Report
June 16, 2026**



Certificate of Appropriateness Application

BAR # 26-0028

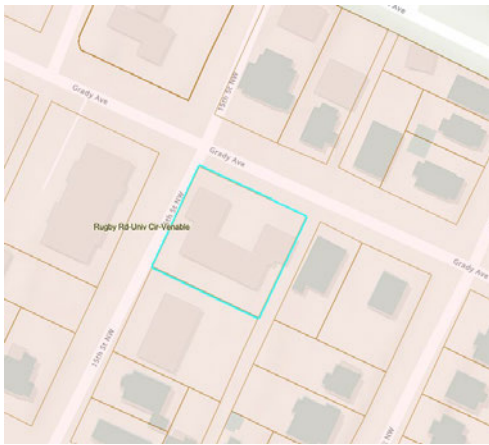
1410 Grady Avenue; TMP 050089000

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Background

Year Built: 1952

District: Rugby Road-University Circle-Venable ADC District

Status: Non-Contributing

From the NRHP district inventory dated 1984: *The Grady Avenue Apartments*, vernacular, built in 1952, walls clad in stucco; two-stories, U-plan with landscaped forecourt. 13 Bay with 7-bay central block and no porches, blending reasonably well with the older buildings in the neighborhood.

Prior BAR Reviews – N/A

(Note: In November 2025, a Tree Removal Permit was issued for two cedar trees that were causing structural damage to the foundation of the primary façade.)

Application

- Applicant submittals:
 - Statement of proposed work and photographs of existing conditions.
 - 200 Slocomb brochure and Woodard Properties window estimate.

CoA to replace existing, non-historic metal sliding windows with one-over-one (single-lite), double-hung, vinyl windows.

Discussion

Staff recommends approval of the request. This is a non-contributing structure within the Rugby Road-University Circle-Venable ADC District. The existing windows are replacements, not original to the building. The design guidelines recommend against the use of vinyl windows; however, the BAR has approved their use in other, limited applications.

Staff was initially concerned that the sash of single-lite double-hung windows would appear too wide. A rough simulation of the changes (see Appendix) suggested otherwise. Additionally, this horizontal alignment is evident with one-over-one windows in some nearby, contributing structures, see images in Appendix.

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 window replacements at 1410 Grady Avenue 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.

Or, [as submitted with the following conditions...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed window replacements at 1410 Grady Avenue do not satisfy the BAR's criteria and are 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. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane]

Standards for Review and Decision

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

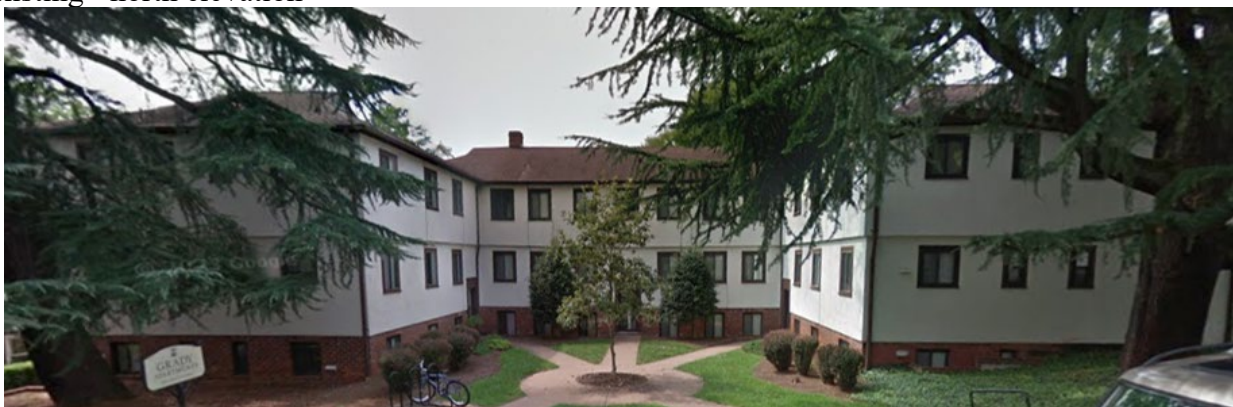
- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the 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 4 Rehabilitation](#)

APPENDIX

Existing - north elevation





Front (north) elevation - Existing



Front (north) elevation - Simulation of double-hung windows



West elevation - Existing



West elevation - Simulation of double-hung windows



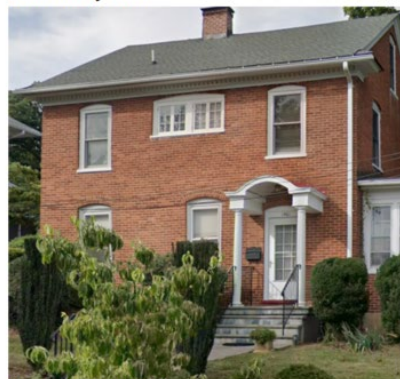
1604 Grady Ave



1602 Grady Ave



485 14th St, NW



1501 Gordon Ave

The project includes the full replacement of existing windows due to identified thermal bridging issues and overall performance deficiencies. The existing metal window systems have contributed to condensation buildup and interior water intrusion, indicating inadequate thermal separation and insulation performance.

Based on the site survey, the installation date of the existing windows could not be verified; however, the current systems were determined not to be original to the building. As part of the proposed work, all existing metal windows will be removed and properly disposed of, and new energy-efficient vinyl window systems will be installed. To maintain consistency with the building's exterior character, the replacement windows will be selected in a bronze finish to closely match the current appearance.

The proposed window replacement will provide a cohesive and improved exterior aesthetic while significantly enhancing building performance. Unlike the existing systems, the new vinyl windows are engineered to maintain their color and finish overtime without fading, peeling, corrosion, or the need for repainting, resulting in reduced maintenance and long-term visual consistency.

The proposed 200 Series window system features a traditional double-hung configuration that complements the architectural character of the building while incorporating modern performance standards. The system utilizes thicker, multi-chambered vinyl extrusions, reinforced framing, upgraded insulation, and heavy-duty hardware to improve structural stability, weather resistance, and long-term durability. Unlike metal systems, vinyl does not warp, rot, or corrode and perform reliably under varying temperature and moisture conditions.

In addition to aesthetic and durability improvements, the proposed windows provide enhanced energy efficiency, reducing heating and cooling demands while improving overall resident comfort. The replacement system also represents a cost-effective long-term investment due to lower product and maintenance costs when compared to conventional non-vinyl alternatives. By reducing expenditures associated with both materials and ongoing maintenance, ownership is better positioned to maintain more affordable rental rates for residents while continuing to invest in building improvements and long-term performance.















Solstice 200 Series



**Give Your
Home
A Unique
Appearance**

200 Series Window Features You Expect

Deeply Pocketed Head:

With weatherstripping to resist air infiltration

Fusion Welded Frame and Sash:

The utmost in strength and integrity

Dual Tilt In Sashes: Both sashes tilt in for easy cleaning

Night Vent Latch:

Allows for ventilation with security

Interlocking Meeting Rail: Integral interlock provides additional security

Equal Lite Sashes: Same size glass on both sashes creates look of wood

Rigid Thermal Reinforcement:

Innovative, superior, energy-efficient alternative to aluminum reinforcement

Stainless Steel Constant Force Balance:

Trouble free, maintenance free.
Provides smooth operation

Two Layers of Weather Stripping:

Each with double mylar fins for resistance to air and water infiltration

Warm Edge Technology: Low-Conductivity spacer provides barrier to heat transfer in insulating Glass unit

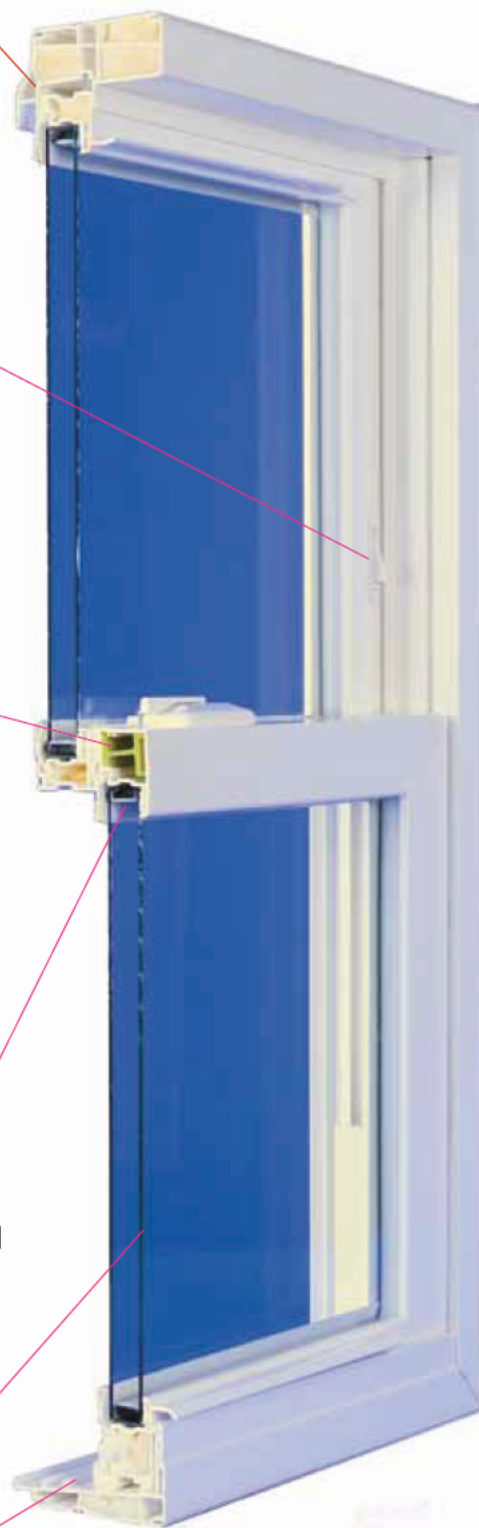
Heavy Duty Die Cast Locks: Securely attached to both vinyl sash and reinforcement.

3/4" Insulating Glass: Standard LowE glass, using a high tech coating specifically chosen for maximum regional thermal efficiency

Positive Sloped Sill:

Provides water runoff, even in driving rain

Fiberglass Insulation: In frame and sash for maximum energy savings and efficiency



Optional Features



- **Optional Dual Tech Lock System:** The lock activates the tilt latch and is hidden from the outside of the home.



- **Extruded 1 3/4" Nailing Fin:** Provides easier and more error proof installation

• Screen



- **Aluminum Half Screen is standard**
- **Full Screen optional**
All full screens are FlexScreen technology a high performance spring steel frame that is captured in the screen track and can easily be removed from inside the home.



Selecting A Superior Window



The Double Hung Window



The Slider Window



The Casement Window

Value

The 200 Series Window System represents state of the art design in window systems, among the most advanced in the industry. We offer styles and options to fit any architectural requirements – both contemporary and classic. We build to a quality level achieved from years of experience and back it with our Lifetime Limited Warranty.

- Each window is custom made to fit specific window openings and decors.
- Contour Beveled Exterior.
- Half screens standard; full screens also available.

2 Lite & 3 Lite Sliders

Sliders provide easy horizontal sash movement and are a practical alternative window to use where access may be difficult, such as above kitchen sinks. They are the choice of homeowners who appreciate the exquisite design - and the unobstructed view this style provides. These windows glide smoothly with the push of a finger to let in fresh air and open for cleaning.

- Sashes lift out for easy cleaning. But for added security, only lift out from the inside.
- Heavy duty brass ball bearing rollers allow easy operation.
- Independent weep holes for excellent drainage.
- Sashes have equal-size glass for an appealing appearance. (2 lite only)

Casement/Awning

Classic beauty and effortless operation makes this a one-of-a-kind casement window system. A beveled frame, slim lines, and maximum glass exposure combine to create a sleek appearance. Our corrosion-resistant hinge and operator arm hardware are made with advanced technology stainless steel. They offer beauty and excellent security as well.

- Beveled Exterior Frame
- Custom Heavy Duty Casement Hardware
- Automotive-Type Glazing
- Multi-Point Locking
- Heavy-Duty Aluminum Screens
- Mylar Poly-Fin Weather Stripping
- Q-Lon™ Ultra-Compression Weather Seal

200 Series... A Variety Of Window Styles



The Patio Door

Make a Grand Entrance

This heavy-duty, virtually maintenance-free door slides effortlessly on adjustable tandem ball-bearing rollers and a stainless steel track. It also features fusion-welded frame and sash construction, 7/8" thick double-pane insulated glass, a heavy-duty extruded aluminum screen, and a standard pedi-dead-bolt lock that eliminates the need for a "Charlie-bar."

Optional features include:

- High performance low E glass with argon gas fill
- Decorative grids between the glass panes
- Multipoint locking system
- Brass hardware



The Bow Window

Elements of Styles

Having a Bow or Bay Window System in your home will not leave you at a loss for words when it comes to the benefits they provide. More Light. An expanded view of the outdoors. A place to curl up and read- or showcase your treasures. Elegant, unique beauty. Our bays and bows are fully customizable to match your home décor. Choose from a width range of 49" to 143"; any of our stylish grid options or none at all; 10°, 30° or 45° bay windows; four lite or five lite bow windows. Center and end vents are available in picture window, double hung or casement in the combination of your choosing. Jamb widths are also customizable to suit your every need.

Optional features include:

- Double-Hung, Casement and Picture
- Custom Sizing and Projection
- Hand-Crafted Oak or Birch Wood Seatboards and Trim
- Decorative Glass Options
- Optional Insulated Seatboard

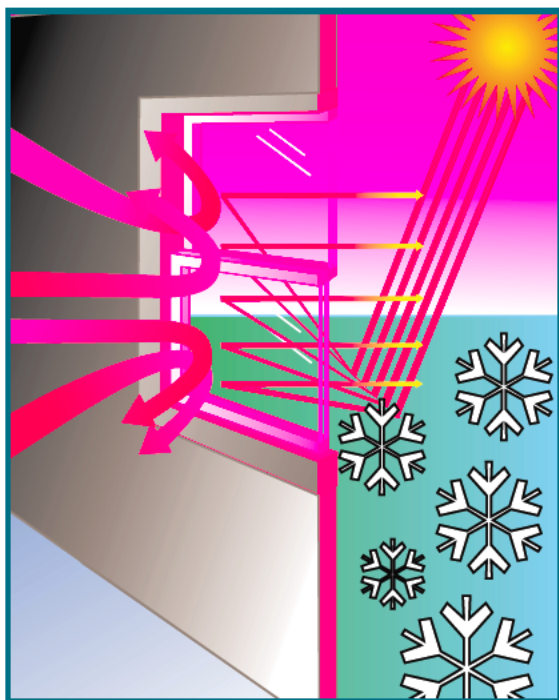
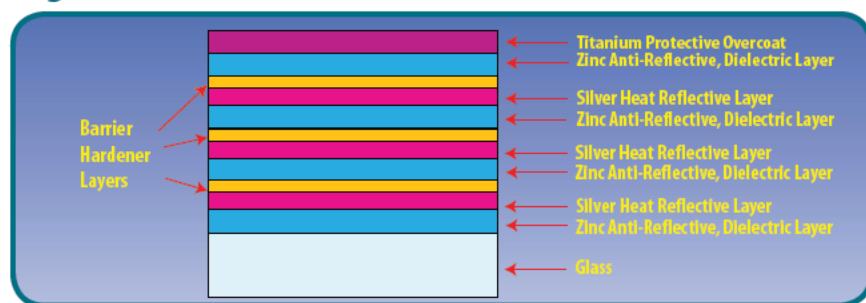


State of the art in Performance Technologies

Be Comfortable With Your Energy Bill

The energy savings performance of the Slocomb 200 Series Windows have the combined factors of a Warm Edge spacer and High Performance Low-E glass. Combine these technologies with an Argon gas fill and you will maximize your energy performance and decrease your heating and cooling costs. In the winter months, Low-E helps keep heated air inside and cold air outside. In the summer, Low-E helps keep cool air in and hot air out. Low-E also blocks up to 84% of the harmful ultraviolet rays which can fade carpets, draperies and artwork. In addition since Argon gas is six times more dense than air, it greatly reduces the transfer of hot and cold adding even more thermal efficiency. It is this combination of Warm Edge and Low-E/Argon filled glass that helps you save on your heating and cooling costs.

High Performance In Low-E Glass



Low-E glass is engineered to provide year round comfort, keeping your home cooler in summer by keeping out unwanted solar heat and warmer in the winter by keeping furnace heat inside.

Superior Energy Savings Performance With Two Low E Glass Packages*

Low-E² Glass

U-Factor
.27

Solar Heat Gain Coefficient
.28

Visible Transmittance
.52

Air Leakage
< 0.3

Low-E³ Glass

U-Factor
.27

Solar Heat Gain Coefficient
.22

Visible Transmittance
.49

Air Leakage
< 0.3

Cooler In The Summer

The total solar energy transmitted through Slocomb High Performance Low-E Glass is almost 63% less than that transmitted by standard clear insulating glass.

- Lower SHGC numbers mean less summer heat
- Keeps interiors cooler
- Helps reduce cooling energy cost

Warmer In The Winter

The winter nighttime R-Value (insulating value) of Slocomb High Performance Low-E Glass is as much as 88% better than standard clear insulating glass.

- Higher R-values mean higher performance
- Reduces furnace heat loss
- Helps reduce heating energy

Reduces Ultraviolet Energy

Slocomb High Performance Low-E Glass reduces fabric-fading UV energy 90% more effectively than standard clear insulating glass.

- Helps protect interior furnishings, fabrics and carpets from fading

Transmits Visible Light

Slocomb High Performance Low-E Glass transmits about 80% as much desirable visible light as standard clear insulating glass.

- Provides exterior appearance similar to clear glass
- Provides glare control in bright, sunny climates



UltraFlect... the Top Performing Dual Low-E Glass Option

Unlike traditional LowE glass, that has 1 coating on 1 glass surface, UltraFlect uses an unparalleled combination of 2 different High Tech reflective coatings with one coating on each piece of glass. UltraFlect represents the most dramatic advance in window glass technology in more than 10 years. Only UltraFlect breakthrough technology provides the R-5 performance of triple pane glass with the durability and appearance of dual pane glass.

Achieving An R-Value of 5.00

Only **UltraFlect** combines proven technologies in high tech glass coatings, spacer systems, and gas filling to produce the most thermally efficient heat reflective and durable insulated glass package:

3 layers of Silver Oxide (11 total layers) Protected inside the dry air space. Specially formulated and positioned to best reflect sun's rays outside.

1 ceramic layer of Tin Oxide permanently bonded into the glass surface. Specially formulated and positioned to best reflect heat energy from your furnace inside.

The diagram shows a cross-section of the glass unit. A sun icon on the left represents summer heat being reflected away. A furnace icon on the right represents winter heat being reflected back inside. Red arrows indicate the path of heat reflection. The glass is filled with Argon Gas, and the edges are sealed with a Duralite warm edge spacer system.

Keeps Summer Heat Outside

Keeps Winter Heat Inside

Duralite® warm edge spacer system seals glass unit and insulates the edge.

Independent Laboratory Test Results

200 Window Series

U-Factor

.22

Solar Heat Gain Coefficient

.21

Visible Transmittance

.44

Air Leakage

< 0.3

Optional UltraFlect exceeds all ENERGY STAR qualifications, including the new standards that went into effect January 2010, and is eligible for a federal tax credit under Section 25C



WARNING: ASK TO SEE THE NFRC RATINGSTICKER, and COMPARE.* Optional

Triple Glaze Performance Glass Option Meets ENERGY STAR Most Efficient*

Low-E with Argon and Triple Glazed with Duralite Spacer System

Style	U Factor/R-Value	Solar Heat Gain Coefficient	Visible Transmittance	Air Leakage
No Grid	U 0.18 / R 5.00	0.15	0.32	< 0.3
With Grid	U 0.19 / R 5.00	0.14	0.28	< 0.3

All testing includes foam filled frame and sash

*The ENERGY STAR Most Efficient designation recognizes the most efficient products among those that qualify for the ENERGY STAR program.

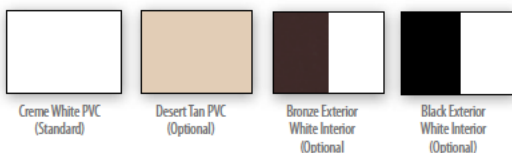
Slocumb Windows and Doors represents the leading edge in energy efficient products.

Color Options for 200 Series

Standard solid color Creme White or Optional Desert Tan;

Bronze or Black exterior over Creme White interior.

We also offer 10 standard exterior paint colors plus custom colors from customer chips. Customer must sign off on all custom colors.



Grid Options

Optional Sculpted or Flat Grids



Slocumb Windows & Doors, Inc.

767 Sans Souci Parkway • Hanover TWP, PA 18706 • Phone: 570-825-3675

For a complete list of product lines, details, and options,
visit our website - www.slocumbwindows.com



1117 East Market Street
Charlottesville Virginia 22902
(434) 973-7534 / Fax (434) 973-7651

ESTIMATE / CONTRACT

CUSTOMER:	Woodard Properties	PHYSICAL LOCATION:	Grady Avenue Apartments Charlottesville, VA.
BILLING ADDRESS:		CONTACT #:	
EMAIL ADDRESS:		CONTRACT DATE: Contract valid for (30) days	

_____ **Dodson Glass proposes to Provide & Install:**

- (36)- Replacement Double Hung Windows (6)- Windows in each Apartment Unit - Apts 4, 12 & 20
(6)- Windows in each Apartment Unit - Apts 5, 13 & 21

Manufacturer: Slocomb

Series: 200

Frames/Sashes: Bronze Vinyl Exterior - White Vinyl Interior

Glass: Insulated Clear Annealed w/ Argon - Bathroom windows to be obscured tempered - No Grids

Standard Half Dark Screens w/ Bronze Aluminum Frames

Interior Drywall & Window Sills to be cut back 1" prior to the installation to allow for the new thicker windows to be installed. New windows will be caulked to the existing trim. Cutback to be completed by Woodard Properties.

Exterior trim will be bronze expanders to meet the existing trim boards so that the existing boards can be left in place.

Manufacturer's Estimated Material Lead Time: 6-8 weeks from the date of order. Installation to be scheduled upon material arrival.

This estimate includes the removal & disposal of the existing windows and all materials associated with the window replacements.

Project Cost

Remaining Balance Due At Time of Completion: