



Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 – City Hall
900 East Broad Street, Richmond, Virginia 23219
PHONE: (804) 646-6335 FAX: (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 409 N. Boulevard DATE: 8/25/16

OWNER'S NAME: J. Stanley and Susan S. Austin TEL NO.: cell 703-472-4097

AND ADDRESS: 409 N. Boulevard EMAIL: dekestan@gmail.com

CITY, STATE AND ZIPCODE: Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: Pella Windows TEL. NO.: 804-741-4556

AND ADDRESS: 9830 Mayland Dr EMAIL: _____

CITY, STATE AND ZIPCODE: Henrico, VA 23233

Would you like to receive your staff report via email? Yes No

REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK

PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. The 12 copies are not required if the project is being reviewed for an administrative approval. See instruction sheet for requirements.)

RECEIVED


Description of proposed work attached.

AUG 26 2016

There is only one paint chip sample.

1:19 KC

Please contact me with any questions you may have.

Signature of Owner or Authorized Agent: X 

Name of Owner or Authorized Agent (please print legibly): J. Stanley Austin

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. _____

DATE _____

SCHEDULED FOR _____

Note: CAR reviews all applications on a case-by-case basis.

J Stanley and Susan S Austin

Additional Information for Application No. 16-37 for 409 N. Boulevard

Attached to this email are additional photographs as requested (three elevations with the windows to be replaced numbered from one to ten).

In the September 27 meeting, the Commission asked for a window survey. Staff provided a link to a digitized copy of a 1960 city assessor's report on the property which included a photograph of the house. From the photo, the first floor bay window (#3 in the attached elevation of the front of the house) appears to be a two over window with a vertical mullion, consistent with all the windows that are currently on the side (south) elevation including #8. A copy of the assessor's photograph is attached.

The Virginia Department of Historic Resources only had one picture of our house from 1984 and it clearly shows all the front windows to be one over one indicating a change from the 1960 windows. A copy of the photograph is attached.

We want to reiterate that our intention is to return the look of the seven windows facing North Boulevard to their original appearance which seems to be a two over two configuration and to remove the present triple track aluminum storm windows which are clearly not from the time the house was built. We would replace all the numbered windows with Pella thermal pane one over one windows. A vertical mullion is sandwiched between the glass and others are applied to both sides of the window to give the appearance of the true divided light as shown in the 1960 photo. Greater energy efficiency is an added bonus.

Additionally, most of the current windows we wish to replace are deficient in one way or the other as shown in the attached pictures (specific issues and affected windows noted below). We feel strongly that all the front windows should be replaced at the same time. To do some would result in having a mix of windows with and without the aluminum storm windows which would be clearly noticeable to anyone passing by.

Window #8 is in a bathroom we plan to renovate. The proposed replacement window matches the look of the current window minus the triple track storm. The other two windows are in the rear of the house. Window #9 is clearly skewed in the frame Window #10 is in the kitchen (just above the origin point of the late 1990's fire) and is clearly not original based on the lack of the paint layers on the muttons dividing it into six lights. For the sake of consistency, these three would be replaced in the same configuration as the first seven.

Damages/deficiencies by window:

Sashes to not align when closed, wood lathe attached to upper sash to raise the latch so it could be locked (windows #4, #6, #7, #8, #9)

Visible damage to upper/lower sash (#7, #9, #10)

Window is skewed in frame (#9, #10)



- detached town house
- row house
- double house

- farmhouse
- apartment building
- gas station

- commercial (office)
- commercial (store)
- railroad

- school
- church
- _____

Style/period

*modified
Queen Anne*

Date

c. 1910

Architect/builder

Location and description of entrance

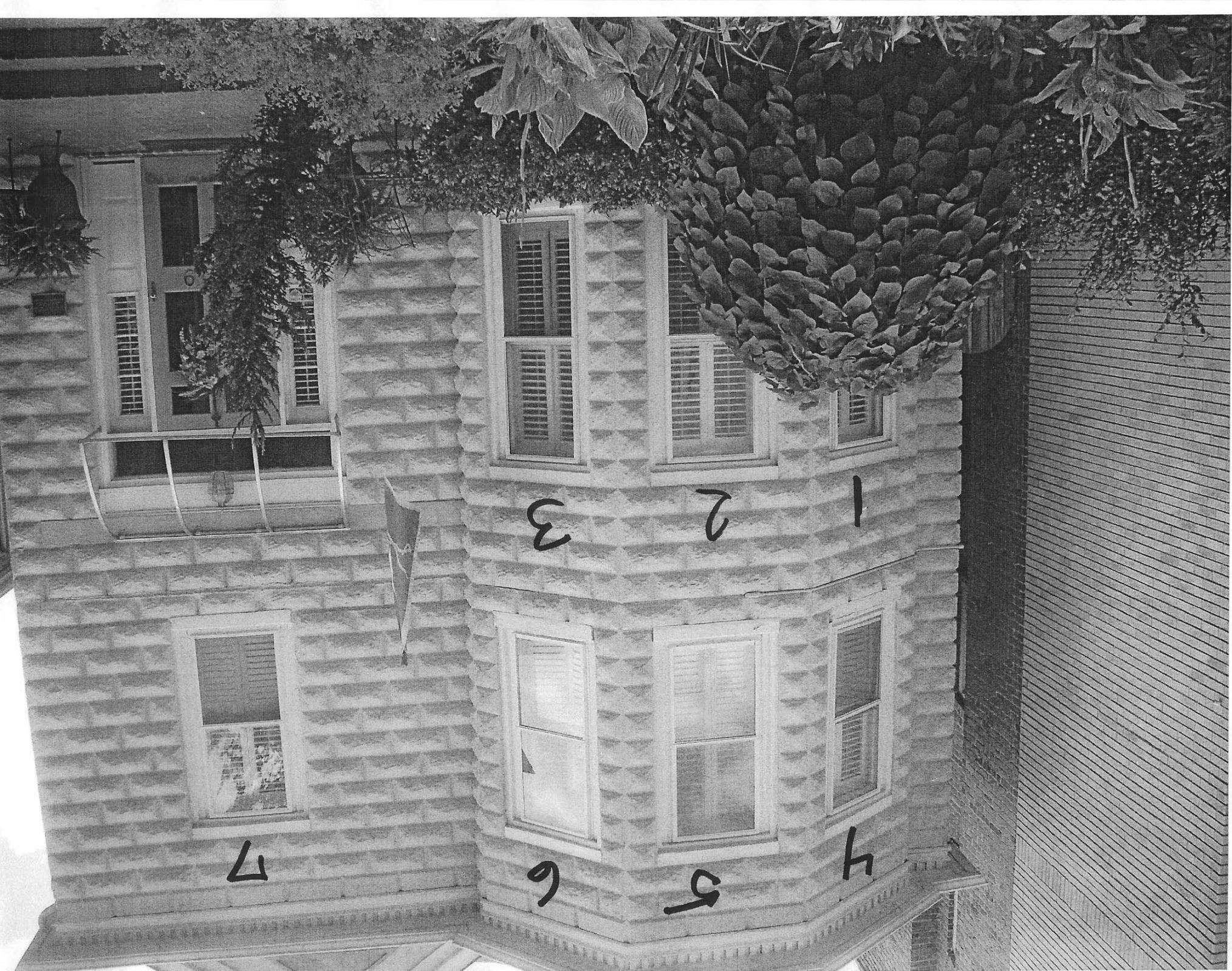


Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window-type and trim, chimneys, additions, alterations)

*2-story bay window w/ polygonal
roof, front gable, dentil cornice*

Historical information

Source



7

6

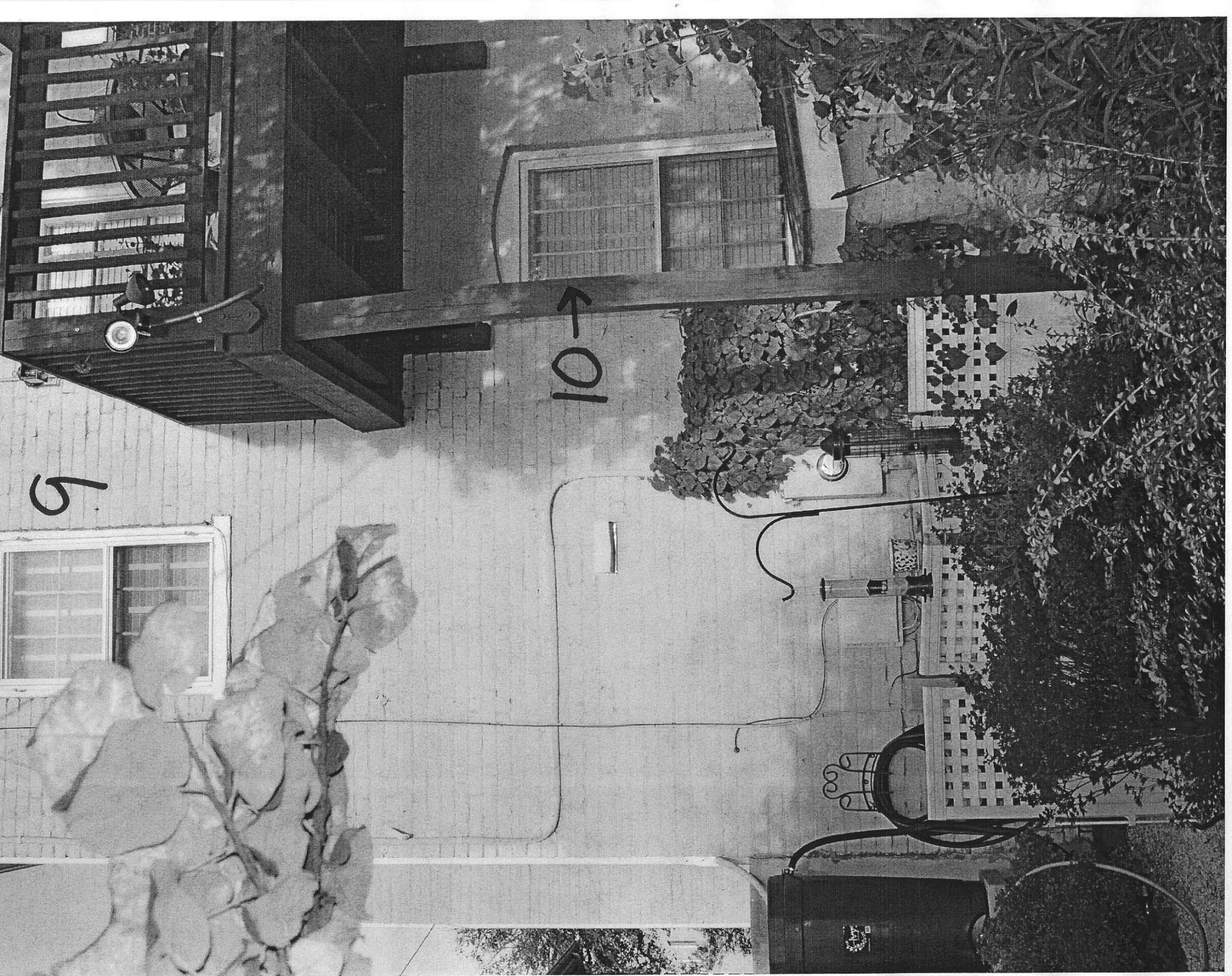
5

4

3

2

1





8

9

10



Window #10



Window #10



Window #10



Window #4



Window #4



Window #5





Window #6



Window #7



Window #7



Window #8



Window #8



Window #9



Window #9



Window #9



Window #9

DSC0061: Shows metal tracking to guide lower sash as it raised and lowered? Found only on the left and right windows of the second floor bay window.

DSC0063: Picture of Upper right corner of 2nd floor bay window (the 1x1's all look the same).

DSC0067: Molding present on both sides of the window to keep upper sash from being lowered at all or to keep it from being lowered all the way to the bottom of the window. Present only on the 1x1 windows (except for 2nd floor right side bay).

DSC0065: Right front bay detail showing above molding not present, not sure what is left.

DSC0069: Close up of finger grip for opening window? Present only on ground floor bay windows (pretty much flattened by plantation shutters). No evidence visible that second floor windows had them (no holes or outlines in the paint).

DSC0070: Shows inside of 2x2 window in 2nd floor bathroom – no additional moldings present.

DSC0071: 2nd floor bathroom window.



DSC0061



DSC0063



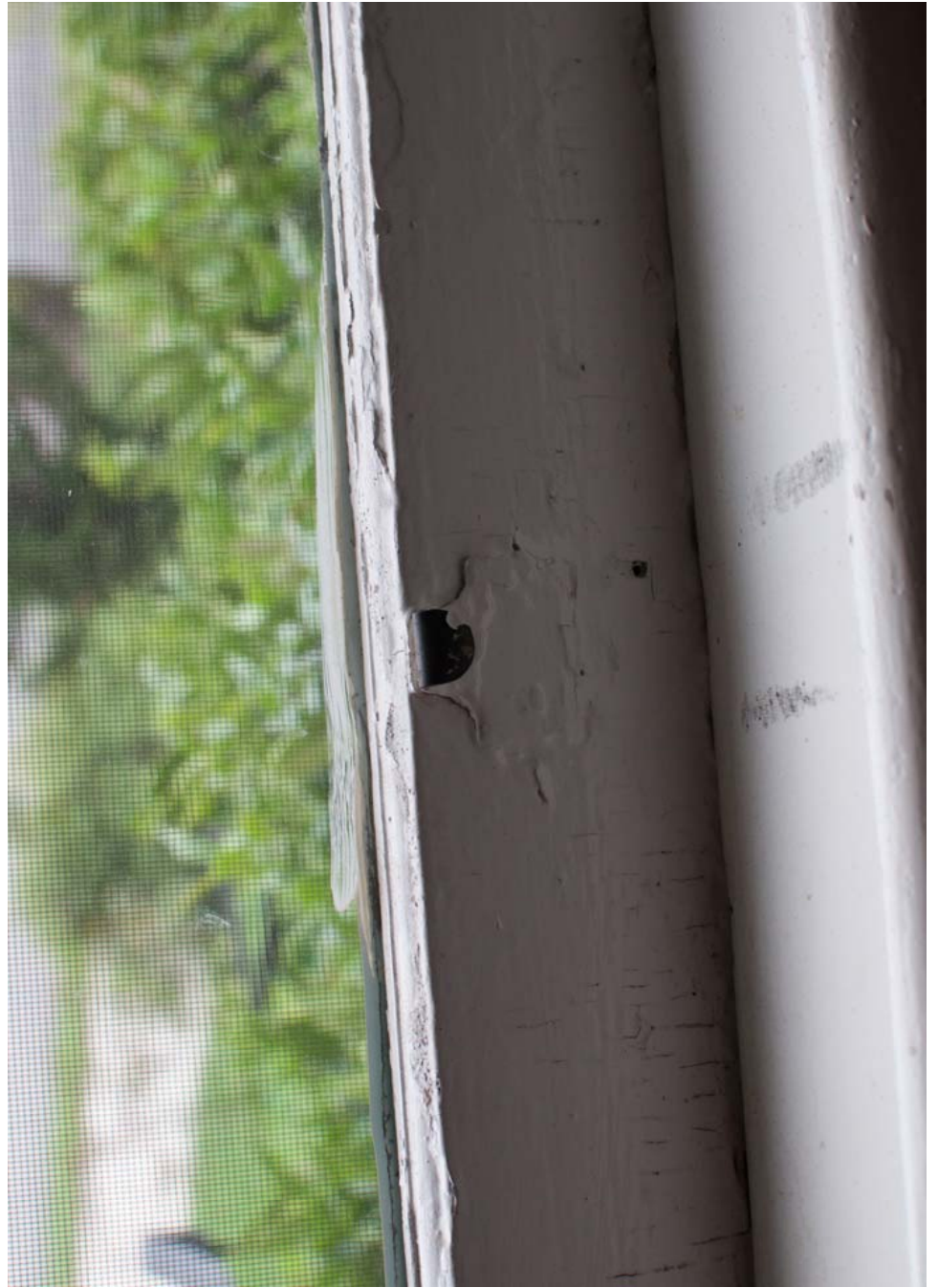
DSC0069



DSC0070



DSC0067



DSC0065



DSC0071

Attachment to Application for Certificate of Appropriateness

J. Stanley Austin

409 N Boulevard, Richmond, VA 23220

I want to replace 10 windows on my house. The windows in the house are all covered by triple track storm windows. There are currently four different styles of windows:

1. Not divided light (0 over 0): Each sash is a single sheet of glass. There are 6 of these windows (all in the front of the house).
2. Divided light (2 over 2): Each sash has a single vertical divider. There are 4 of these on the south side of the house.
3. Divided light (6 over 6): each sash two vertical and one horizontal dividers. There are 3 of these (one on the second floor of the south side and 2 on the rear wall of the house).
4. Not sure what to call this one. From the street it looks like a 2 over 4 divided light but is actually two separate windows designed to open inward (like shutters open outward). It is inoperable at this time as the inside plantation shutter frame was screwed directly onto the windows by a previous owner. This is the center window in the second floor front bay. My preference for this window is to replace it with a double hung window just like the other six front windows to keep a consistent appearance. See the last paragraph of this attachment if you feel the center window should have the same look as it does now.

(I'm ignoring the north side of the house because they are not visible from the public right of way and I'm not planning to make any changes there at this time.)

My goal is to remove the existing aluminum storm windows and make all windows the same style of 0 over 0 using aluminum clad wood double pane Pella Architech series windows. The exterior of the windows will be factory painted in Pella's "Poplar White" color which matches the existing window trim paint. (A paint chip of this color is attached only to the original application.) Windows will be sized to the existing openings. Figure 1 shows the exterior detail of the new windows (the illustration is not the poplar white color). The windows will come with exterior screens that will cover the entire window.

Attached are pictures of the house. Figure 2 shows the front of the house and the 7 windows there that I want to replace. Figure 4 shows the north side of the house and you can see that there is only 3 to 4 feet between me and the neighboring apartment building.

Figures 4 and 5 show the south side of the house from the front and rear public access points (front sidewalk and rear alley). As you can see, window details are not visible from these points.

Figure 6 shows a close up of one of the front windows I want to replace.

There are problems with many of the existing windows. Several are loose in the frame and in the winter, I need to use shims to close the gap between the upper and lower sashes to minimize cold drafts. Another window/frame is not squared up to the inside molding. See Figure 7. There are several other of these windows where the top and bottom sash are not aligned when closed. A previous owner used what looks like wood lathing strips on the upper sash so that the window locks could work (see Figure 8). This shows that over the last hundred years the house has settled/shifted enough so that the existing windows no longer fit or operate as they should. Fixing these problems would require rebuilding the frames and the windows themselves so I want to replace rather than repair.

The benefit of replacement of all the windows will be to enhance the appearance of the front of the house by removing the storm windows while maintaining the same look of the original windows. It will have the additional benefit of increasing energy efficiency of the home.

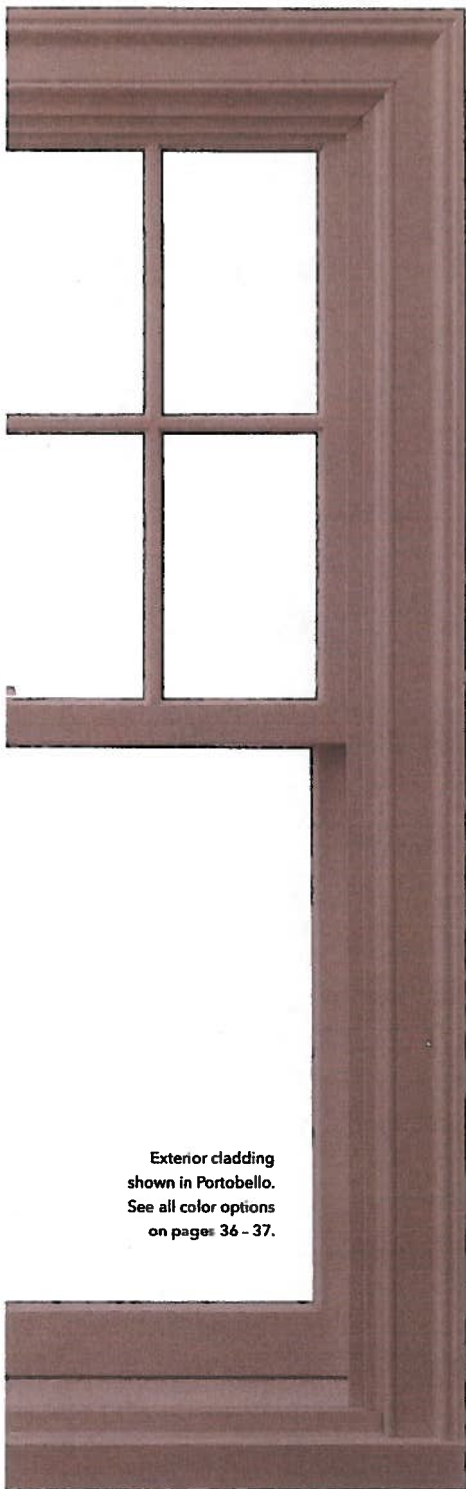
This application primarily addresses the front 7 windows. This application also covers three other windows: A bathroom window (a 6 over 6) which is the last window south side of the second floor, a second floor bedroom window (6 over 6) at the rear of the house, and a kitchen window (6 over 6) on the first floor rear. The two second floor windows can be seen in Figure 5. The first floor kitchen window on the rear wall of the house is not visible from the public right of way. The rear bedroom window inside view is shown in Figure 6I. In Figure 6 you can see the bottom of the window is higher on the right than the left. The window sill is level so the window is wacked in the frame. We included the bathroom window at this time as we plan to renovate the bathroom in the near future. (Also, this window is one of those where the sashes do not line up when closed. This readily apparent after a bath shower in the winter where the inside of the storm window is completely covered in condensation that leaks through the window.) The kitchen window is one of those that needs to be shimmed to cut down on cold drafts in the winter.

Budget permitting, we will replace the remaining windows on the south side of the house in the next year or two with the same windows as this year.

Alternative to second floor window in the center of the bay

Instead of replacing it with a double hung 0 over 0 functioning window, I could replace it with a single window (not double hung) that would fit in the existing opening. It would have a 2 inch wide vertical divider and three horizontal dividers that would be 7/8" wide. The dividers would be on both sides of the window with a filler inside the double pane to give it the same look as now. Because the new window would be fixed in place, it wouldn't need to have a screen except to look more like its neighbors. Figure 9 is a picture of the current window and Figure 10 illustrates what this alternative would look like.

EXTERIOR



limited custom exterior colors.

EnduraClad® low-maintenance exterior finish helps keep the exterior of your window or patio door protected from the elements and is fade-resistant. So your windows and patio doors will look great for years.



✓ Pella® aluminum-clad exterior.



✗ Old wood exterior.



AdvantagePlus® protection system helps Pella's doors stand up to the elements and stay looking great longer.

Advantageplus
PROTECTION SYSTEM



Exterior cladding shown in Portobello. See all color options on pages 36 - 37.

¹ For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.
² Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.



Figure 2: Front of 409 N Boulevard



Figure 3: View of north side of property as seen from the rear.

This cannot be seen from the public right of way (the alley in the rear running from Stuart to Kensington or from the front sidewalk).



Figure 4: View of south side of building from the public right of way (sidewalk).



Figure 5: View of rear of house from public right of way (alley between Stuart and Kensington)



Figure 6: Close up of existing front window.



Figure 7: The window sill is level but note the how the window itself is tilted up on the right side.



Figure 8: this is also one of the windows that needs to be shimmed to keep out the cold air in winter.

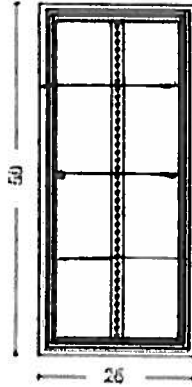


Figure 9: Existing second floor center bay window

Customer Approval Form:

Signature: _____ Date: _____

VERTICAL DIVIDER
IS 2" wide



HORIZONTAL
DIVIDERS
ARE 7/8" wide

Viewed from the Exterior

Quote Number: 8188638

Line Number: 45

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect, Sash Set Fixed, 26 X 59, White

Rough Opening: 26.75" X 59.75"