



**CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT**

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Architectural Review Board
Board of Zoning Appeals
Planning Commission

February 9, 2012

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from Henry Cline on behalf of the owner, TaylorMade Construction, for replacement of all windows with Jefferson 100, 1 over 1 wood windows, relocate the existing front door to the center of the façade, enclose one door opening on the front façade and install a window opening, replace the front porch roof with standing seam metal, shorten two windows on the side (kitchen) and rear at 418 Day Avenue, S.W.

Background:

The structure at 418 Day Avenue, S.W., was built circa 1910 and contributes to the Old Southwest Historic District, which is located within the Historic Neighborhood Overlay (H-2). This two-story dwelling has been altered from its original appearance by the addition of an entrance on the front and the removal and replacement of a majority of the original wood windows.

The applicant requests approval to perform the following work:

1. Remove existing windows and install PlyGem 100 double-hung wood windows as per the window and door schedule. A total of four windows are proposed to be shortened to accommodate interior spaces in the kitchen, bath and laundry areas.
2. Remove the two existing doors on the front façade and install double-hung wood windows, with wood siding to match existing.
3. Remove the window opening on the front façade and install a reused, single-light wood door.
4. Replace the existing standing seam metal front porch roof with Fabral standing seam metal.

Findings:

The H-2 Architectural Design Guidelines for Windows and Doors recommend:

Retaining Existing Windows and Doors

- Identify and keep the original materials and features of windows and doors. Important characteristics include size, fanlights, shape, sidelights, glazing, hardware, muntins, shutters, and moldings.
- Do not enlarge or fill in windows or doors on any prominent side of a building.

Removing Inappropriate Treatments

- The historic transparency of window glass should be maintained. Remove the following inappropriate window or door treatments: sheet metal or plywood that cover openings, masonry or other infill materials that enclose original openings, security bars, grates, or grills, inauthentic or inoperable shutters attached directly to the exterior wall, and paring applied to the interior to exterior surface of glass.

Replacing Missing Windows and Doors

- Replace missing doors and windows with new ones that duplicate the originals in size and shape, profile and dimensions, sash, pane, or panel configuration, and material and color.
- Consider new replacement windows and door only when old replacements are unavailable. New replacements should be compatible in size and shape, proportion, design and materials.
- Choose an inconspicuous location, such as the rear or least visible side of building, when a change of building use requires the conversion of a window to a door or the addition of a new window or door.
- Avoid eliminating windows or doors from any prominent side of a building.
- Do not use replacement windows and doors that are not characteristic of a house's style or create a false historic appearance, such as awning or casement windows, contemporary glazing patterns, doors with cross-bucks, and picture windows.

The proposed window replacement will result in the removal of inappropriate treatments and return the fenestration to its original configuration on the front facade. The proposed windows are consistent in terms of material, size and shape; the shortened windows and conversion from a window to door are concentrated to the side and rear. The proposed front door is an old replacement to be reused.

The H-2 Architectural Design Guidelines for Roofs recommend:

- Identify and keep the original materials and features of roofs, including: overall shape and form, chimneys, patterning and colors, dormers, built-in

gutters, cupolas, finials, ridge caps, cresting and snow guards, and valleys.

- Retain historic roofing materials, such as slate, clay tile, wood shingles, or metal, that are still in good overall condition. If a limited area of historic roofing materials is damaged or deteriorated, repair with compatible materials is recommended rather than the removal and replacement of the entire roof surface. If owners choose to remove and replace their historic roofing material they must first present sufficient evidence and information to the ARB regarding the condition of the roof and feasibility of repair.

Replacement and Substitute Materials

- When the use of traditional roofing materials is not feasible, suitable alternative materials may be used.
- When it is not feasible to replace standing-seam and pressed-metal roofs with the same materials, first explore the use of prefabricated metal roof systems.

The applicant has selected a standing seam metal roof as a replacement material for the porch roof.

Design Application Review Committee comments:

The applicant must provide additional information, specifically: product information for roof material, product information for windows and doors, exact sizes of openings (existing and proposed), information regarding infill material, trim, photographs to show evidence of original openings (if possible).

Staff advised the applicant to provide additional information, a majority of which has been supplied. The applicant has provided additional photographs, window product information, roof product information, and a window and door schedule, which includes existing and proposed opening sizes. The applicant indicated (verbally) that the proposed trim and infill material will match existing. Photographic documentation to show evidence of original openings was not supplied.

Staff Comments:

Staff recommends approval.



Jillian Papa, Agent

IV. B.

H-2, Historic Neighborhood Overlay District Application for Certificate of Appropriateness



Date of Application: 1/19/2012

Site Address: 418 Day Ave

Property Owner:

Name: TaylorMAde Construction

Address: 4314 Denbeigh Cir.

City: Vinton State: VA Zip Code: 24179

Phone Number: E-Mail:

Owner's Representative (if applicable):

Name: HENRY CLINE

Address: 1707 Bush fern DR

City: Vinton State: VA Zip Code: 24179

Phone Number: 540-590-6823 E-Mail: hcl@56@verizon.net

Application Prepared By: HENRY CLINE

Current Use: Single-Family Two-Family (Duplex) Multifamily Townhouse Commercial

If Commercial, Describe Use:

Project Type: Roof Porch Windows and Doors New Construction Signs Walls and Fences
 Parking and Paving Demolition Other:

***PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.**

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner: TaylorMAde Constr By [Signature] Date: 1/19/2012

Section Below to be Completed by Staff

Certificate Number:		Approval By:	<input checked="" type="checkbox"/> ARB <input type="checkbox"/> Agent
Tax Parcel Number:	1020107	Other approvals needed:	<input type="checkbox"/> Zoning Permit <input type="checkbox"/> BZA/Planning Commission
Base Zoning District:	RM-1		<input type="checkbox"/> Building Permit <input type="checkbox"/> Other _____
Agent, Architectural Review Board:		Date:	
Member, Architectural Review Board:		Date:	

H-2, Historic Neighborhood Overlay District Detailed Project Description



Site Address:

418 Day Ave SW

Property Owner:

Taylor MADE Construction

Project
Description:

Replace All windows with Teferson 100 1 over 1
Move front Door back to center of house
Close Door to the Right and install
window in place.
Replace front Porch Roof with Standing Seam
Shorten Two windows in Rear & Side in
Kitchen

Additional information to be submitted:

Photographs Site Plan Elevation Drawings Sample, Photograph, or Catalog Pictures of Proposed Material

Other:









NO TRESPASSING

418



418 window schedule

	Description	Original size	Proposed size
1st floor	A	32X70	33X69
	B	32X70	33X69
	C	28X38	29X37
	D	34X65	Door
	E	32X33	33X57
	F	33X70	33X53*
	G	33X70	33X53*
	H	33X70	33X69
	I	33X70	33X69
	J	DOOR	33X69
	K	33X70	DOOR
	L	DOOR	34X34
	2nd floor	M	32X33
N		33X67	33X65
O		33X67	33X65
P		33X67	33X65
Q		33x65	33x53* Bath
R		33x62	33x53* Laundry
S		33X67	33X65
T		33X67	33X65
U		33X67	33X65
V		33X67	33X65
W		33x67	33x65

BUILDER SERIES

W I N D O W S



100 DOUBLE HUNG



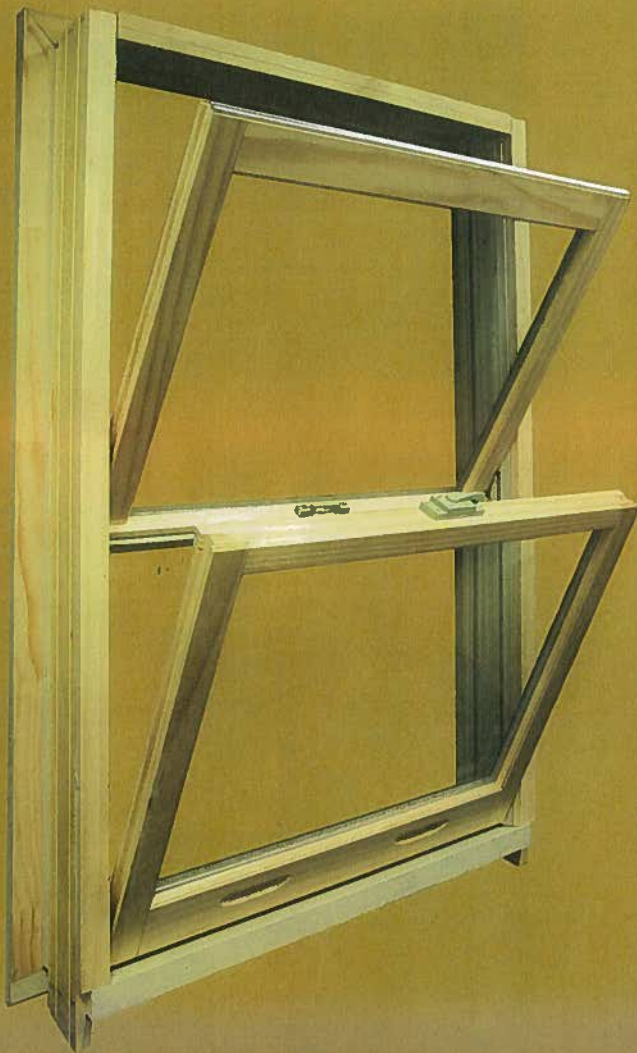
MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.





100 DOUBLE HUNG



STANDARD FEATURES

- Natural wood sash and interior ready for staining to match any interior décor – also available with primed interior for painting
- Exterior water-repellent preservative treated wood components are primed and ready for acrylic latex paints – also available in natural wood exterior for staining
- Energy-efficient warm edge insulating glass
- Compression balance system for simple tilt-in cleaning of exterior glass
- 4 9/16" jambs eliminate need for drywall work; custom jamb extensions to 8 9/16"
- Standard white cam-action sash locks and matching white jambliner; optional bronzetone cam-action sash locks and matching beige jambliner available
- Routed finger lift-in bottom sash rail for easy operation
- Foam-filled weatherstripping on sash for air-tight performance and smooth operation



OPTIONS

GLASS OPTIONS:

Low-E, HP glass, tinted, obscure and tempered

GRILLE OPTIONS:

Grilles-between-the-glass (GBG) in 1/8" and 1/4" flat, 1/8" sculptured, 1" contoured styles; 1/8" and 1 1/4" simulated-divided-lite (SDL); 1/8" and 1 1/4" removable grilles

PRODUCT CONFIGURATION:

Singles, twins, combinations, 30° and 45° angle bays, side lites, stationaries and a wide selection of architectural shapes

COLOR OPTIONS:



THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Value	SHGC	VT
5/8" IGU Clear	2.08	0.48	0.58	0.61
5/8" IGU Low-E	2.78	0.36	0.28	0.52
5/8" IGU HP Glass	3.13	0.32	0.27	0.52

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/4" IGU, 3mm glass and no grilles.



R VALUE: Restrictive ambient air flow; U VALUE: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available Low-E option.

2. Optional HP Glass combines Low-E with argon gas fill for high performance.

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.

ROANOKE VA

Print Image | Close Window

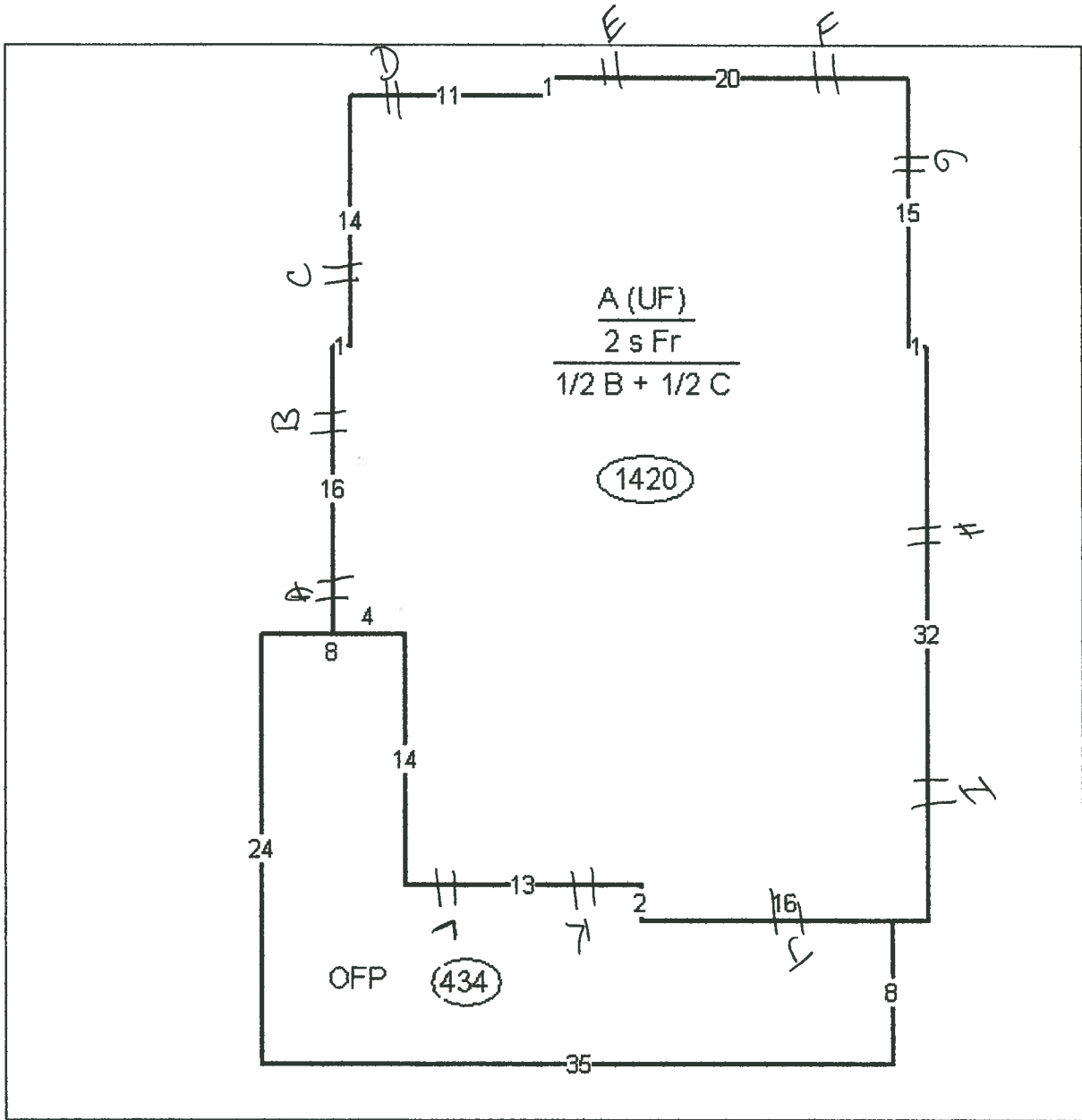


Image Information

Picture Date Aug. 14, 2002

Image Date Jan. 6, 2011

Rotate Direction

Description

First Floor

ROANOKE VA

Print Image | Close Window

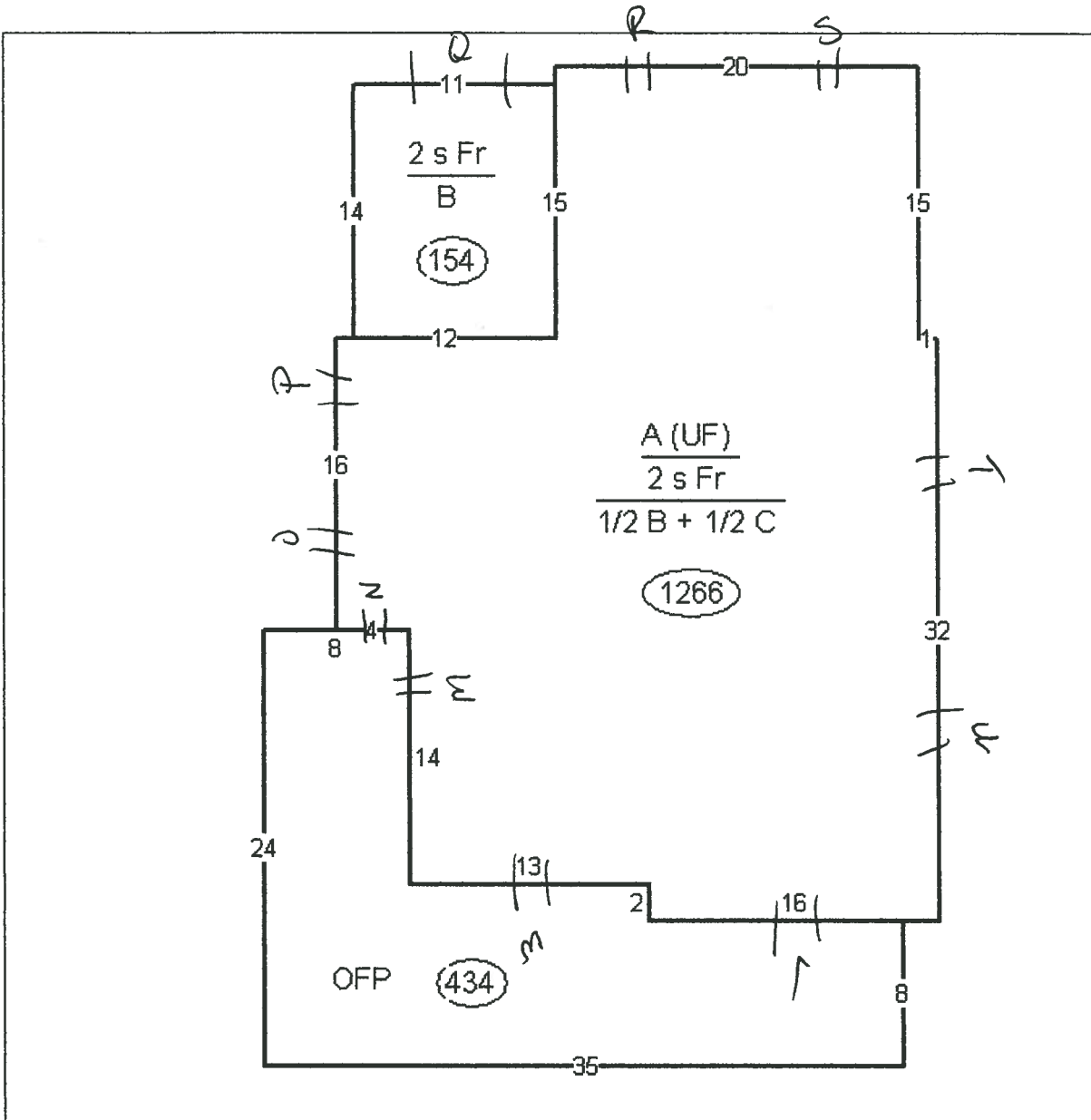


Image Information

Picture Date Mar. 30, 2011

Image Date Jan. 21, 2012

Rotate Direction

Description

Second Floor

1 1/2" SSR



A Classic Design featuring Beauty & Durability

Get the classic look of standing seam metal roofing in 24 gauge steel from Fabral. 1 1/2" SSR Standing Seam is always a smart choice for residential or commercial new construction or re-roofing applications. Its narrow battened seams offer aesthetic elegance, while its clips provide ease of installation and thermal movement. Fabral's 1 1/2" SSR is designed to perform at optimum levels year after year, providing excellent durability in all types of weather including rain, wind and snow.

1 1/2" SSR is available in nine specially formulated Endura-cote® paint colors and Acrylic Coated Galvalume with a full line of complementary trim and accessories available - all of which are Energy Star Approved.



true black


White (899) *

Evergreen (875) *

Caribbean Blue (881) *

Brick Red (898) *

True Black (882) *




Hickory Moss (870) *




Charcoal (851) *



Antique Bronze (854) *



Classic Burgundy (853) *



Acrylic Coated Galvalume *

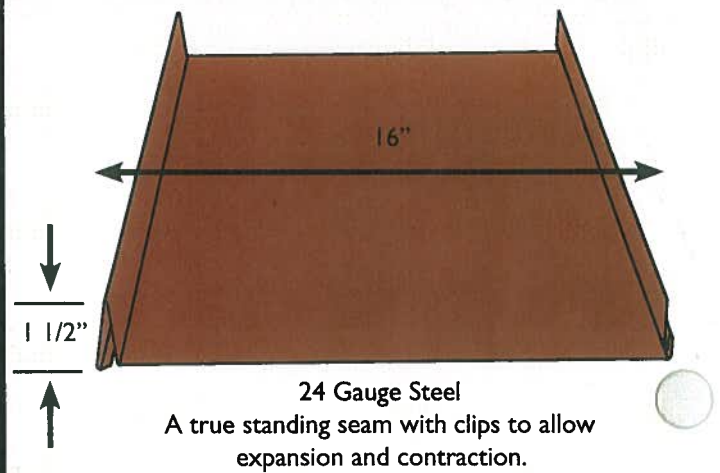
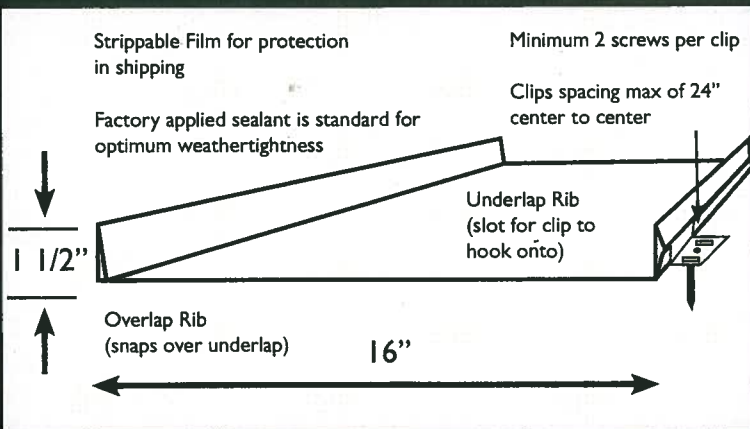
Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available; request samples prior to installation. Note: colors vary depending on position and angles. Due to product improvements, changes and other factors, FABRAL reserves the right to change or delete information here-in without prior notice.

* Energy Star approved.



1 1/2" SSR Features:

- Lifetime Limited Paint Warranty
- Easy Installation
- New or Re-Roofing Applications
- Open Span up to a Maximum 24" on Center Purlins or Furring
- Capable of Pitches as low as 1:12
- Energy Star Approved Colors



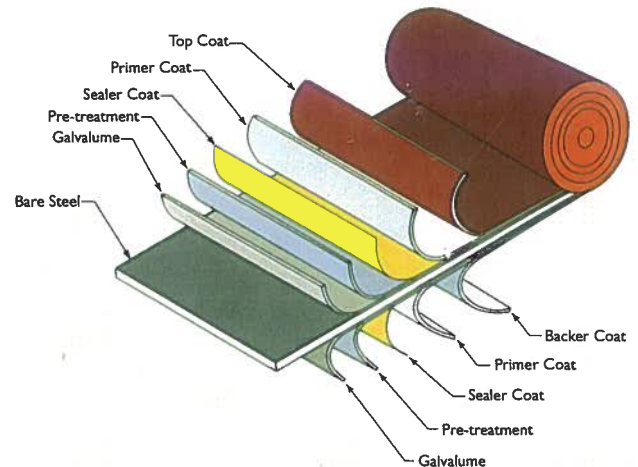
ENDURACOTE PREMIUM DEFENSE

Enduracote[®] is a paint system that takes performance to the next level. Based on cutting edge resin technology, this system offers unbeatable durability and superior long-term performance against the elements. Enduracote is the choice for low maintenance, lasting beauty and outstanding value.

1 1/2" SSR Warranty

Lifetime film integrity warranty for walls and roofs
 30-year warranty against fade and chalk for walls and roofs
 20-year non-perforation warranty

Oil canning can be caused by many factors and is not cause for rejection. If oil canning occurs, the installation of an ethofoam backer rod under the center of the panels can significantly improve the appearance.



Facilities Nationwide

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