



**CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT**

215 Church Avenue, S.W., Room 166

Roanoke, Virginia 24011

Telephone: (540) 853-1730 Fax: (540) 853-1230

E-mail: [planning@roanokeva.gov](mailto:planning@roanokeva.gov)

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 Arthur Stackhouse, Dependable Construction Inc., on behalf of the owner, John William Gibson, Jr., for replacement of 13 windows and three doors at 436 Marshall Avenue, S.W.

**Background:**

The structure at 436 Marshall Avenue, S.W., is located within the Historic Neighborhood Overlay (H-2). This commercial style, two-story structure has been altered from its original appearance. Window openings have been modified to accommodate smaller, replacement windows.

The applicant requests approval for the following work:

1. Remove existing windows and install seven TrimLine double-hung wood windows on the north and west elevations on the second story. Proposed windows sizes are 32¼" x 70" with a six over one light pattern.
2. Remove existing windows and install two TrimLine double-hung wood windows on the roof deck. Proposed windows sizes are 32¼" x 70" with a six over one light pattern.
3. Remove two existing wood windows and security bars on the first floor of the north elevation and install two 36" x 36" TrimLine fixed picture wood windows.
4. Remove two existing windows on the second floor of the north elevation and install two 24" x 23¼" TrimLine fixed picture wood windows.
5. Replace the existing five-panel easternmost wood door on the first floor (facing Marshall Avenue, SW) with a Legacy Steel eight-panel door measuring 32" x 80".
6. Replace two existing half-light wood doors on the first floor (center and easternmost doors facing Marshall Avenue, SW) with Legacy Steel half-light doors measuring 32" x 80" and 36" x 80", respectively.

7. Replace the existing six-panel wood door on the roof deck with a Legacy Steel six-panel door measuring 32" x 80".

### **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.

#### *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.
- 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, specifically the infill of window openings and installation of security bars, and will return the window openings to their original size. The proposed windows are consistent in terms of size and shape, however a one-over-one pane configuration would be more appropriate in the absence of photographic evidence or other documentation to support a six over one muntin pattern. Additionally, the proposed replacement door products, specifically for the first floor facing Marshall Avenue, SW, should reflect the style and glazing pattern of the existing doors.

### **Design Application Review Committee comments:**

- Provide a justification for the use of varied door styles on the building. *Staff contacted the contractor.*

### **Staff Comments:**

Staff recommends approval contingent upon the following amendments to ensure full compliance with the H-2 guidelines for Windows and Doors:

1. The proposed double-hung windows feature a one-over-one pane configuration.
2. The proposed replacement door products, specifically for the first floor facing Marshall Avenue, SW, be revised to reflect the style and glazing pattern of the existing doors.

A handwritten signature in black ink, appearing to read "Jillian Papa". The signature is written in a cursive, flowing style with a horizontal line above the first few letters.

---

Jillian Papa, Agent

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



Date of Application: 1/16/12

Site Address: 436 Marshall Ave

Property Owner: 1976

Name: (Bill Gibson) John William Gibson JR.

Address: 436 Marshall Ave SW

City: Roanoke State: VA Zip Code: 24016

Phone Number: 540-520-0943 E-Mail: John.W.M.Gibson.2@gmail.com

**Owner's Representative (if applicable):**

Name: Arthur Stackhouse / Dependable construction Inc.

Address: 2332 Avenel Ave

City: Roanoke State: VA Zip Code: 24015

Phone Number: 540 206 4964 E-Mail: astackhouse@cox.net

Application Prepared By: Arthur Stackhouse

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

If Commercial, Describe Use: Originally Pharmacy - private clubhouse (Proposed commercial rental)

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: [Signature] Date: 1-17-12

Section Below to be Completed by Staff

Certificate Number:		Approval By:	<input checked="" type="checkbox"/> ARB	<input type="checkbox"/> Agent
Tax Parcel Number:	1012801	Other approvals needed:	<input type="checkbox"/> Zoning Permit	<input type="checkbox"/> BZA/Planning Commission
Base Zoning District:	CN		<input checked="" 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:

5th/Marshall formerly 2nd Flr Apts, 1st Flr Commercial

Property Owner:

Bill Gibson

Project  
Description:

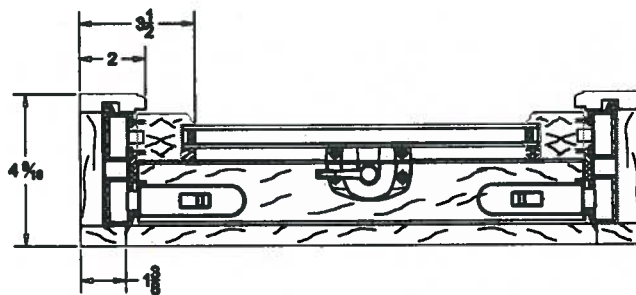
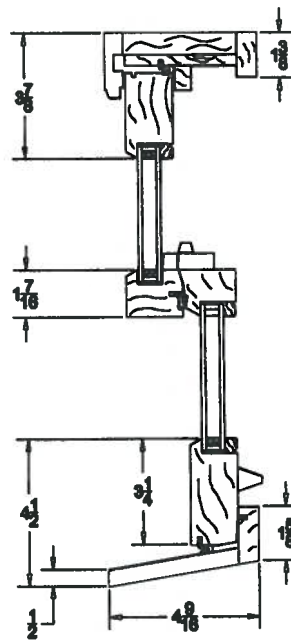
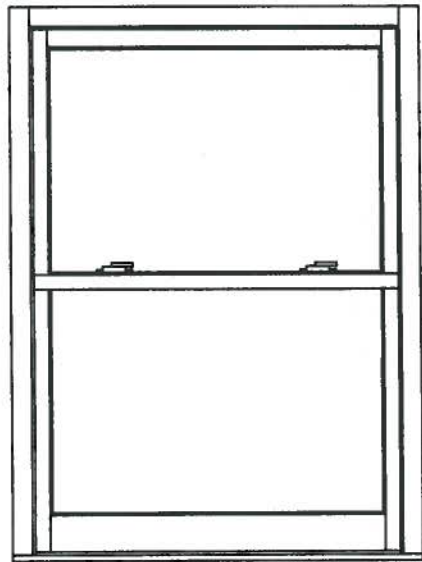
on second floor  
Replace all (9) large windows.  
" all (2) small windows.  
- we intend to fit them in the old existing openings.  
on first floor  
Replace (2) existing 3x3 windows.  
Also replace 3 door at street level  
and (1) on deck level of second floor.

Additional information to be submitted:

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

Other: \_\_\_\_\_

# L200



9 windows (large size - all same size)  
 2<sup>nd</sup> Floor, 2 on 5<sup>th</sup>, 2 on Rear of Bldg, 5 on Marshall  
 Primed L200 DIt 4<sup>9</sup>/<sub>8</sub> Red Frame - No Brick 32<sup>1</sup>/<sub>4</sub> x 70  
 Low E Argon - 6L SDL 7<sup>1</sup>/<sub>8</sub> - No Space bar, Top Sash only.  
 Liberty Full Screen - white

## Also Trimline Windows

(2) Primed LPW 200 Dtt Picture Repl. - Frame - No Brick  
No Brick mtd  
Low E Argon  
24 x - 23 1/4  
2nd Floor (Marshall Side)

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(2) Primed LPW 200 Dtt Picture Repl. Frame - No Brick  
Low E Argon  
36 x 36  
1st Floor (Marshall Side)



B A2 A1



A3

VERSICO DETAILS  
(KEY TO ROOF PLAN)

Symbol	Detail No.	Symbol	Detail No.
(A)		TT	
(B)		⊕	
(C)		⊙	
(D)		○	
(E)		∇	
(F)		●	
II		□	
III		⊗	

DO NOT WRITE IN THIS SPACE.  
FOR VERSICO USE ONLY.

JOB#

Bill & Ruth Gibson

VERSICO INC.

VERSICO INC. DOES NOT ASSUME RESPONSIBILITY FOR ERROR IN DESIGN, ENGINEERING, QUANTITIES OR DIMENSIONS. ARCHITECT AND/OR ROOFING CONTRACTOR TO VERIFY ALL DIMENSIONS AND SIZES.

PROJECT:

LOCATION: CITY

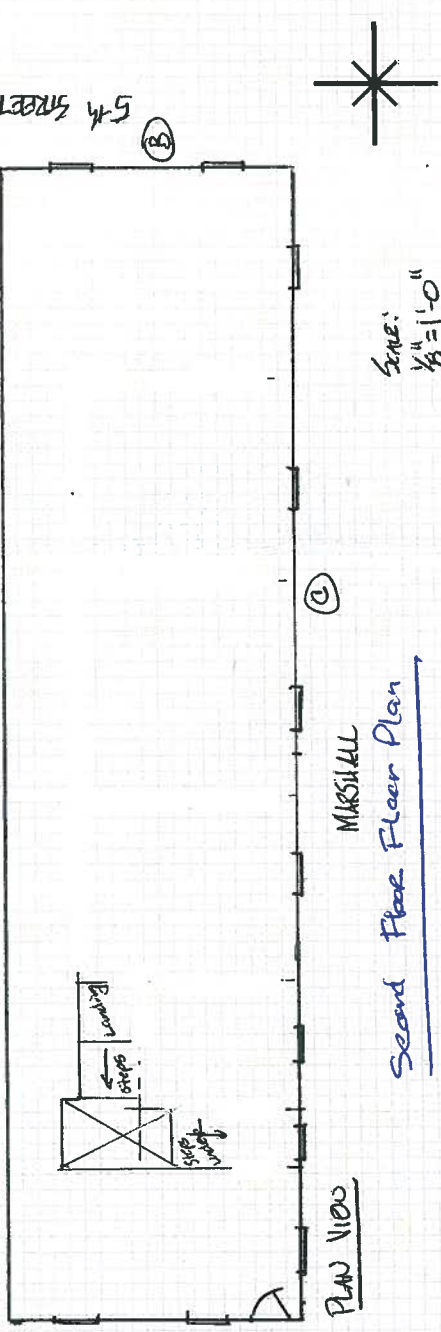
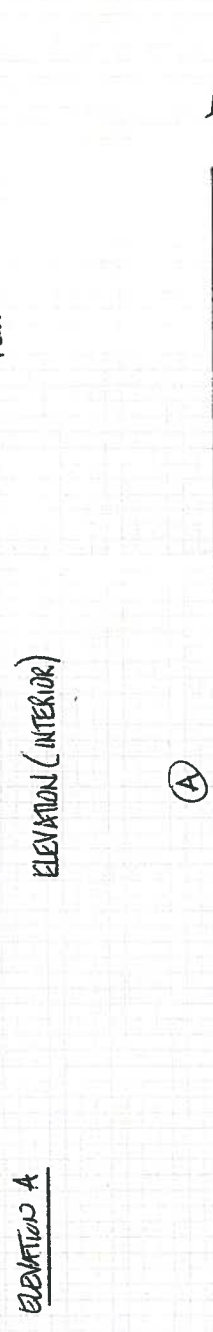
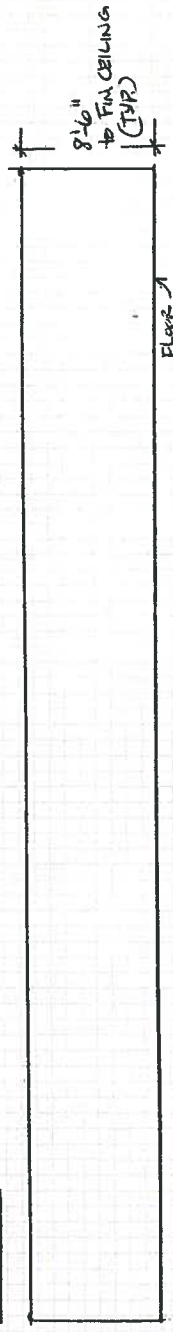
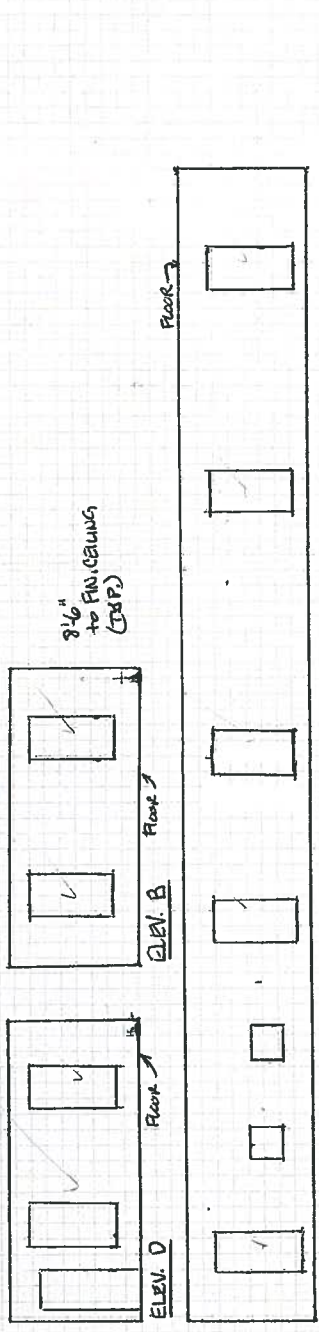
STATE

CONTRACTOR #:

DATE:

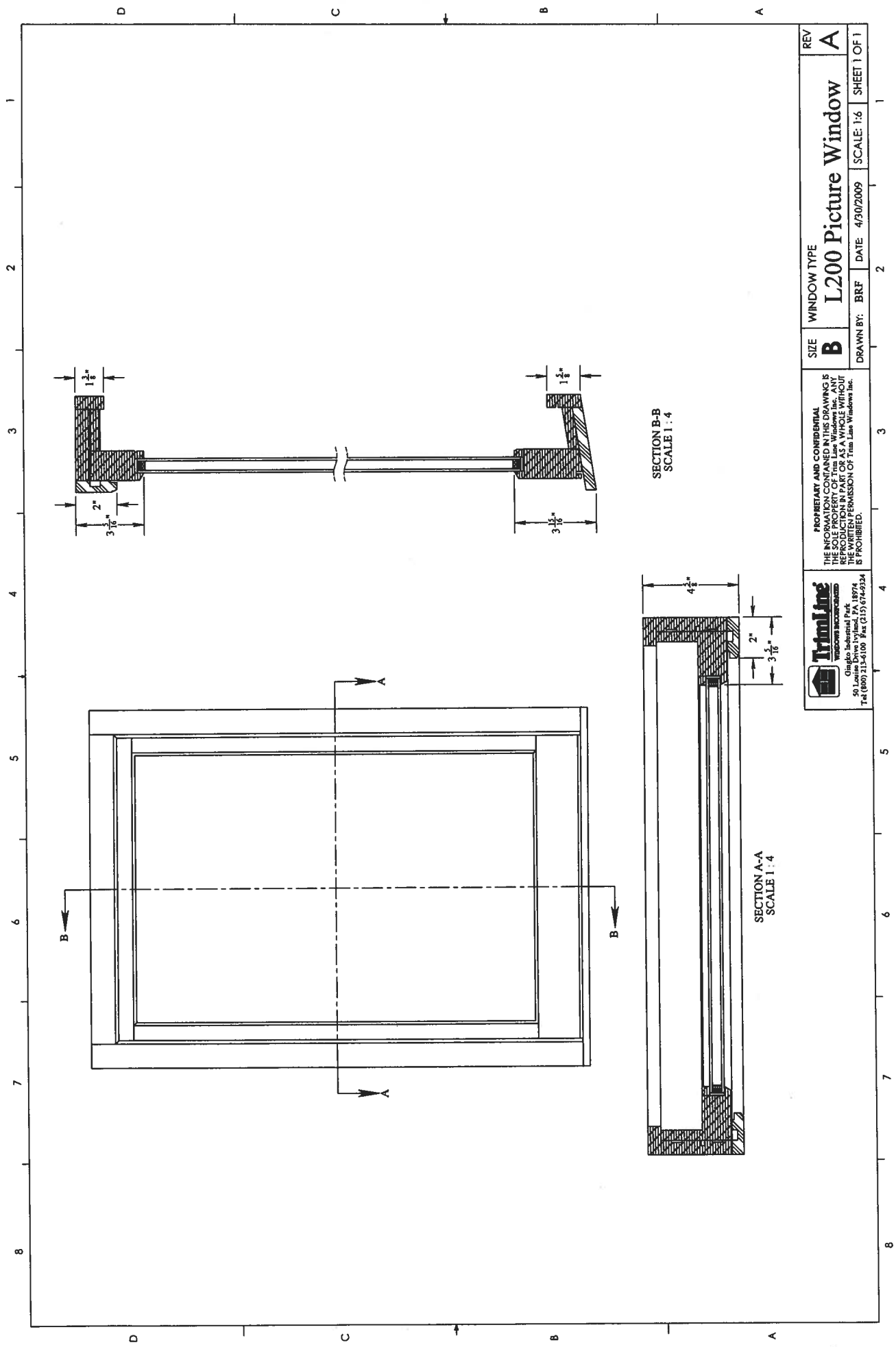
DRAWN BY:

DISTRIBUTOR/REP:



INDICATE NORTH

DIMENSIONS REQUIRED ON ALL DRAWINGS (ALSO INDICATE SCALE IF APPROPRIATE)



SECTION B-B  
SCALE 1 : 4

SECTION A-A  
SCALE 1 : 4

REV	WINDOW TYPE	SIZE	DRAWN BY:	DATE:	SCALE:	SHEET 1 OF 1
A	L200 Picture Window	B	BRF	4/30/2009	1:6	1

PROPRIETARY AND CONFIDENTIAL  
 THE INFORMATION CONTAINED IN THIS DRAWING IS  
 THE SOLE PROPERTY OF Trim Line Windows Inc. ANY  
 REPRODUCTION IN PART OR AS A WHOLE WITHOUT  
 THE WRITTEN PERMISSION OF Trim Line Windows Inc.  
 IS PROHIBITED.

**TrimLine**  
 Windows Incorporated  
 Glendon Industrial Park  
 50 Louisa Drive Ivyland, PA 18974  
 Tel: (800) 213-6100 Fax: (610) 674-9334



2150 SR 39, Sugarcreek, OH 44681  
(930) 862-4711 (930) 862-2107 Fax  
www.proviadoor.com

### Proposal

BARRY POWELL

**ORDER # 2225084**

ORDER DATE: 01/11/12  
EST. SHIP DATE:  
EST. DELIVERY:  
PAY TERMS  
SHIPPING ROUTE: CHAR  
ORDER TYPE: QT

BILL TO - 750617 (750616)  
SRS ACQUISITION CORP  
1515 HERITAGE DR. SUITE 103  
MCKINNEY, TX 75069

SHIP TO - 750616  
SUPERIOR DISTRIBUTION  
6500 COMMONWEALTH DR  
ROANOKE, VA 24016

*Bill Gibson*

JOB NAME: RUGBY CLUB

540-491-2190  
PO #: QUOTE: BARRY 1/11

LN	MODEL	DESCRIPTION	QTY	LIST	EXT.	Multi	NET
----	-------	-------------	-----	------	------	-------	-----

2	NSED	20GA SMOOTH STEEL SINGLE NC	1				
---	------	-----------------------------	---	--	--	--	--

<b>PRICE DETAILS</b>	STANDARD PACKAGE
	KEY IN KNOB WITH GEORGIAN INSIDE KNO
	1" THUMBTURN DEADBOLT
	NO KNOCK/PEEP

*625.00*

002CP-437 Style Code  
 36" Entry Door Width  
 80" Entry Door Height  
 Full Wood Frame  
 Standard Frame Depth (4 9/16")  
 002C-437 2 Panel  
 20 Gauge Smooth Steel Slab  
 Embossed 2 Panel with Planks  
 Left Hand Inswing - ISLO  
 Snow Mist White Inside  
 Snow Mist White Outside  
 Bright Brass Lifetime Hw Finish  
 Lockset W/Georgian Knob Both Sides  
 1" Thumbturn Deadbolt

<b>Energy Performance Ratings</b>	U-Factor: 0.17
	Solar Heat Gain Coefficient: 0.01
	Visible Transmittance: 0
	Energy Star: ALL
	Qualifies for Tax Credit: Yes

*Ground / 1st first door from 5th  
Marshall Side*

*(AI)*

PROPOSAL FOR YOUR REVIEW

PRICES ARE VALID FOR 30 DAYS.



2160 SR 39, Sugarcreek, OH 44881  
(330) 862-4711 (330) 862-2107 Fax  
www.proviadoor.com

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EST. DELIVERY:  
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ORDER TYPE: QT

BILL TO - 750617 (750616)  
SRS ACQUISITION CORP  
1515 HERITAGE DR. SUITE 103  
MCKINNEY, TX 75069

SHIP TO - 750616  
SUPERIOR DISTRIBUTION  
6500 COMMONWEALTH DR  
ROANOKE, VA 24018

*Bill Gibson*

JOB NAME: RUGBY CLUB

540-491-2190  
PO #: QUOTE: BARRY 1/11

LN	MODEL	DESCRIPTION	QTY	LIST	EXT.	Multi	NET
----	-------	-------------	-----	------	------	-------	-----

3	NSED	20GA SMOOTH STEEL SINGLE NC	1				
		<b>PRICE DETAILS</b>					
		STANDARD PACKAGE					
		KEY IN KNOB WITH GEORGIAN INSIDE KNO					
		1" THUMBTURN DEADBOLT					
		NO KNOCK/PEEP					

*625.00*

002CP-437 Style Code  
32" Entry Door Width  
80" Entry Door Height  
Full Wood Frame  
Standard Frame Depth (4 9/16")  
002C-437 2 Panel  
20 Gauge Smooth Steel Slab  
Embossed 2 Panel with Planks  
Left Hand Inswing - ISLO  
Snow Mist White Inside  
Snow Mist White Outside  
Bright Brass Lifetime Hw Finish  
Lockset W/Georgian Knob Both Sides  
1" Thumbturn Deadbolt

**Energy Performance Ratings**  
U-Factor: 0.17  
Solar Heat Gain Coefficient: 0.01  
Visible Transmittance: 0  
Energy Star: ALL  
Qualifies for Tax Credit: Yes

*Ground / 1st  
Marshall Side  
2nd door from 5th*

*A2*

PROPOSAL FOR YOUR REVIEW

PRICES ARE VALID FOR 30 DAYS.



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# Proposal

BARRY POWELL

## ORDER # 2225084

ORDER DATE: 01/11/12  
EST. SHIP DATE:  
EST. DELIVERY:  
PAY TERMS:  
SHIPPING ROUTE: CHAR  
ORDER TYPE: QT

BILL TO - 750617 (750616)  
SRB ACQUISITION CORP  
1515 HERITAGE DR. SUITE 103  
MCKINNEY, TX 75069

SHIP TO - 750616  
SUPERIOR DISTRIBUTION  
6500 COMMONWEALTH DR  
ROANOKE, VA 24018

*Bill Gibson*

JOB NAME: ~~RUGBY CLUB~~

540-491-2190  
PO #: QUOTE: BARRY 1/11

LN	MODEL	DESCRIPTION	QTY	LIST	EXT.	Multi	NET	
4	N5ED	20GA SMOOTH STEEL SINGLE NC	1					
		<b>PRICE DETAILS</b>						625.00
		STANDARD PACKAGE						
		KEY IN KNOB WITH GEORGIAN INSIDE KNO						
		1" THUMBTURN DEADBOLT						
		NO KNOCK/PEEP						
		002CP-437 Style Code						
		32" Entry Door Width						
		80" Entry Door Height						
		Full Wood Frame						
		Standard Frame Depth (4 9/16")						
		002C-437 2 Panel						
		20 Gauge Smooth Steel Slab						
		Embossed 2 Panel with Planks						
		Right Hand Inswing - ISLO						
		Snow Mist White Inside						
		Snow Mist White Outside						
		Bright Brass Lifetime Hw Finish						
		Lockset W/Georgian Knob Both Sides						
		1" Thumbturn Deadbolt						
		<b>Energy Performance Rating</b>						
		U-Factor: 0.17						
		Solar Heat Gain Coefficient: 0.01						
		Visible Transmittance: 0						
		Energy Star: ALL						
		Qualifies for Tax Credit: Yes						

A3

SUB-TOTAL: → 2,500.00  
TAX: → 125.00  
EXTENDED NET: → 2,625.00  
gsc 45.00  
# 2,670.00

*Right Hand Inswing  
2nd floor Rear, out to walk deck.*

PROPOSAL FOR YOUR REVIEW

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(330) 852-4711 (330) 852-2107 Fax  
www.proviadoor.com

### Proposal

BARRY POWELL

**ORDER # 2225084**

ORDER DATE: 01/11/12  
EST. SHIP DATE:  
EST. DELIVERY:  
PAY TERMS:  
SHIPPING ROUTE: CHAR  
ORDER TYPE: QT

BILL TO - 750617 (750616)  
SRS ACQUISITION CORP  
1615 HERITAGE DR. SUITE 103  
MCKINNEY, TX 75069

SHIP TO - 750616  
SUPERIOR DISTRIBUTION  
6500 COMMONWEALTH DR  
ROANOKE, VA 24018

*Bill Gibson*

JOB NAME: RUGBY CLUB

540-491-2190  
PO #: QUOTE: BARRY 1/11

LN	MODEL	DESCRIPTION	QTY	LIST	EXT.	Multi	NET
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1	N5ED	20GA SMOOTH STEEL SINGLE NC	1				
		<b>PRICE DETAILS</b>	STANDARD PACKAGE				
			KEY IN KNOB WITH GEORGIAN INSIDE KNO				
			1" THUMBTURN DEADBOLT				
			NO KNOCK/PEEP				

*625.00*

006 Style Code  
32" Entry Door Width  
80" Entry Door Height  
Full Wood Frame  
Standard Frame Depth (4 9/16")  
006 6 Panel Embossed  
20 Gauge Smooth Steel Slab  
Left Hand Inswing - ISLO  
Snow Mist White Inside  
Snow Mist White Outside  
Bright Brass Lifetime Hw Finish  
Lockset W/Georgian Knob Both Sides  
1" Thumbturn Deadbolt

**Energy Performance Ratings**  
U-Factor: 0.17  
Solar Heat Gain Coefficient: 0.01  
Visible Transmittance: 0  
Energy Star: ALL  
Qualifies for Tax Credit: Yes

*6 Panel Door*

*Ground / 3rd door from 5th  
Marshall Side*

*(B)*

PROPOSAL FOR YOUR REVIEW

PRICES ARE VALID FOR 30 DAYS.

# Legacy™ Steel

features add up to a professional-class product. Whether you select Legacy Woodgrain Textured Steel or Smooth Steel, our entry systems will provide an elegant, durable and energy efficient addition to any home.

Smooth

Woodgrain Textured



You can customize your 20-gauge entry door by ordering different styles and finishes on each side of your door!

### Custom Widths & Increased Heights!

Need a little more height or a little less width? We are pleased to offer customized door widths and heights in 1/8" increments.



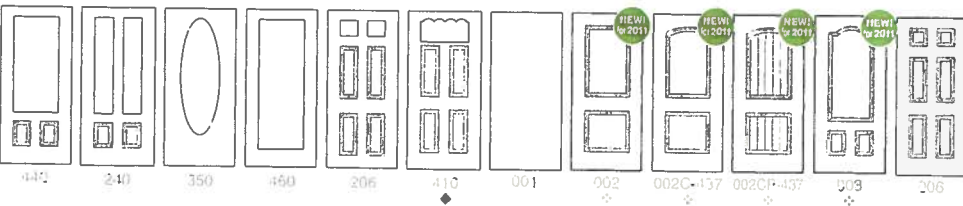
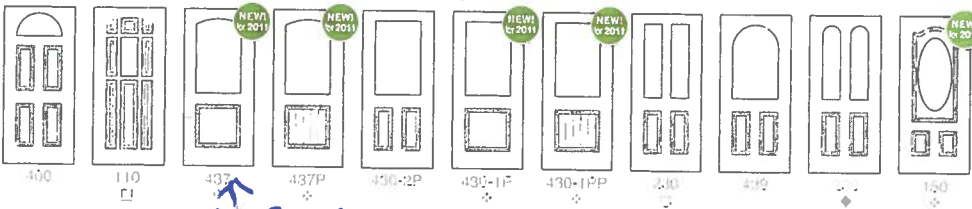
All Legacy Steel entry systems are ENERGY STAR qualified unless otherwise noted



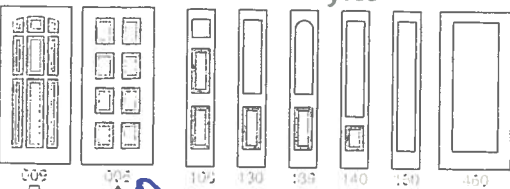
See pages 62-63 for Legacy Steel paint and stain finishes

\*The warranty does not cover the finish if it is not properly maintained. See warranty for details.

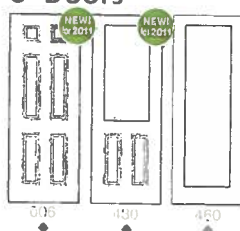
### Door Styles See pages 14-57 for glass availability.



### Sidelite Styles



### 8' Doors



### 8' Sidelites



□ Not available in 20-gauge Woodgrain Textured Steel  
 ♦ Available in Smooth Steel only  
 ✦ Only available in Smooth Steel with color matching

## Legacy Advantages

**Composite top and bottom endcaps** increase rigidity and energy efficiency.

The edges and face skin of our steel doors are **one continuous piece of steel** for strength and durability.

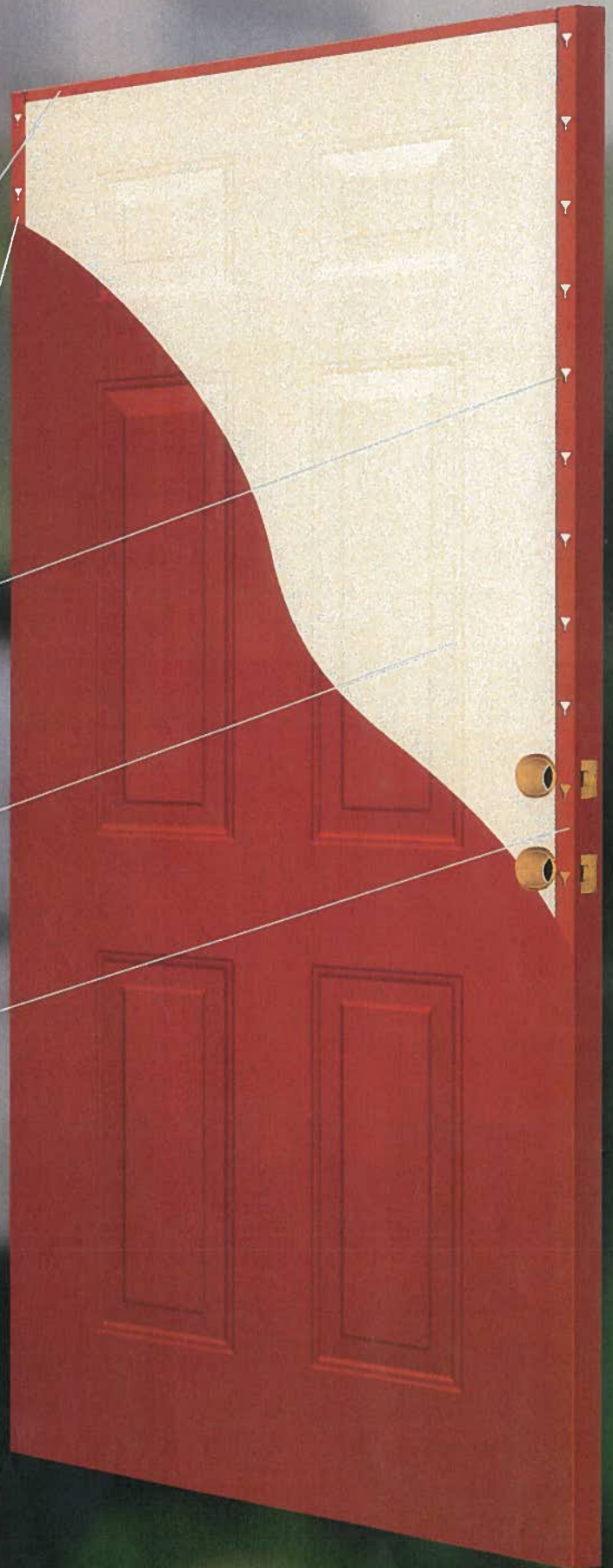


**Special adhesives/thermal barrier** reduce heat and cold transfer, while our exclusive tab and slot system of **mechanical interlocks** gives the door exceptional structural strength.

ProVia doors are **foam filled by a computer driven process** that ensures the optimal foam fill for maximum energy efficiency and strength.

To reinforce the lock and deadbolt area, we add a **rigid composite lock block** to all of our steel doors.

Our 20-gauge steel doors give you **49% more galvanized steel** than a standard 24-gauge door.





ProVia Door  
 2150 SR 39  
 Sugarcreek, OH 44681  
 PH: 330-852-4711  
 FX: 330-852-2107

## ProVia Door 20 Gauge Steel Door Specifications

**GENERAL:** Doors shall be pre-finished, pre-hung, new construction, 20 gauge steel doors as manufactured by ProVia Door, Inc. complete with wood frames, wood brickmold, and adjustable, thermally broken threshold.

**DOOR CONSTRUCTION:** Door slab shall be 1 3/4" thick and made from 20 gauge (.034" thick) cold rolled, hot-dipped galvanized steel sheets. The slabs are mechanically locked together on both hinge side and strike side with tab and slot interlocks spaced 4" apart, starting no more than 4" from top or bottom of slab. Doors shall have a complete thermal barrier formed by glue-filled edges. The top and bottom rails to be 16 gauge, hot dipped, galvanized steel mechanically locked and glued in place. Hinge reinforcements made of 20 gauge steel are mechanically locked inside the door edge for fasteners. The lock face preparation shall be a 2 1/8" bore at a backset of 2 3/8" or 2 3/4" as ordered. Special composite reinforcements at lockset and dead bolt locations are required to prevent over tightening and deforming door slabs. The inner core of the door shall be foamed in place, with self hardening polyurethane, chemically bonded to all inner surfaces of steel skins.

**FINISH:** Door slabs to be painted with an electro statically applied base coat of 1 mil thick polyurethane primer. The finish coat is an electro statically applied, custom formulated, 2 part (1.2 mil thick) polyurethane paint. Both finishes are oven cured to create a durable, smooth finish. Optional one or two color finish (one color inside and a different color outside) can be selected from 16 standard designer colors offered by ProVia Door. Optional stained wood grain in 6 stain colors is available.

**FRAME CONSTRUCTION:** Frame and brick mold to be primed, finger-jointed, high-grade radiata pine, sealed against moisture utilizing PineGuard Rot Resistant Finish, to fit standard 4 9/16 " jamb depth. Optional jamb depth is available upon request.

**CLADDING:** Textured vinyl coated (0.019 thick) formed aluminum cladding for frame and brick mold available in 12 colors to create maintenance free exterior.

**WEATHER STRIP:** Bottom sweep of high-quality thermal plastic rubber and a perimeter seal of foam filled compression weather-strip (Q-Lon).

**THRESHOLD:** Custom designed, heavy-duty extruded aluminum threshold with a 1 1/4" high, oak look, adjustable, thermal barrier riser.

**GLASS:** Insulating glass comes standard at 1" thick. Glass with high performance Low-E argon or krypton gas fill, with dust free muntins, internal blinds, and decorative glass in various designs and sizes is available.

**HARDWARE:** To be selected from a variety of top quality locking hardware, deadbolts, door knockers/viewers, peep-sites, pet door, mail/magazine slot, closer, push/pull plates, etc.

**TESTING:** Doors have been tested and certified to NFRC(National Fenestration Rating Council) 100 and NFRC 200 guidelines enabling the Energy Star thermal performance qualification.

20 Gauge Steel Door	Test Performed	Result
Physical Endurance	In-House SDI 131 Endurance Test	Level A (1,000,000 Cycles)
Impact Test	In-House ASTM F476 Security Test	Maximum Security Level of 40
Wind Load Rating	ASTM E330-97 Transverse Wind Load Resistance	DP(Design Pressure) = 39-60 psf - Equivalent of 125-155mph wind speed
Acoustical Performance	ASTM E90	Sound Transmission Class (STC) 23
Fire Resistance	CAN4 S104, UL 10C, NFPA 252	UL(Underwriters Laboratories) 90 Minute