



Memorandum

Planning Division • Community Development

900 Church Street
Lynchburg, Virginia 24504
P 434-455-3900

To: Historic Preservation Commission (HPC)

From: Anne Leslie Nygaard, AICP
Secretary to the HPC

Date: September 6, 2018

Subject: 808 Rivermont Avenue Staff Finding

The proposed window replacement meets The Residential Historic District Design Guidelines if the existing window frame is used.

Section 35.2-13.4 (b) *Staff Recommendation*. Upon finding that the application is complete the City Planner shall prepare a report making findings and recommendations on the application and authorize notice to be provided in accordance with section 35.2-13.5 (Notice and HPC Hearing).



Certificate of Appropriateness (COA)

City of Lynchburg

Submitted On:

August 7th, 2018 @ 10:35am

Email	
Upload File(s)	https://seam.ly/rWkVw7Kp https://seam.ly/r6qjvcPM https://seam.ly/PwuDAwiC https://seam.ly/MCmHPg7p
Nature of Request (check all that apply)	Alteration Maintenance (in-kind work)
Property Address (only street address required)	808 rivermont ave lynchburg VA 24504
Parcel ID Number	
Choose a District	Rivermont Avenue
Property Owner Name	Gregory Bentz
Property Owner Address	1450 Langhorne Rd Lynchburg VA 24503
Property Owner Phone	954-607-7570
Property Owner Email	gbentz@gmail.com
I understand that submission of this application authorizes the entry onto the property by the Historic Preservation Commission, City Staff and City Council during the normal discharge of their duties in regard to this application.	Yes
The applicant is the:	Owner
Petitioner Name	Gregory Bentz
Petitioner Address	1450 Langhorne Rd Lynchburg VA 24503
Petitioner Phone	8139909938
Petitioner Email	gbentz@gmail.com

Signature Data	First Name: Greg Last Name: Bentz Email Address: gbentz@gmail.com  Signed at: 08/07/2018 10:29AM
Representative Name	
Firm Name	
Address	1450 Langhorne Rd Lynchburg VA 24503
Phone	8139909938
Email	
Please give a detailed description and justification for the alteration, demolition or new construction: (this form must be accompanied by the necessary drawings, material samples, photographs, plans and other materials appropriate to the request. Failure to provide supporting documentation will result in the request not being scheduled for review by the HPC)	The paint outside the home, steps, patio, lattice, fascia is peeling, chipping and in some places rotting. I'd like to repair and paint the same color or an approved color. The upstairs bedroom in the photo with the boarded up window I'd like to put back to it's original state to match 816 Rivermont Ave. I would also like to plant some flowers in the front yard near the lattice
Indicate what supporting documentation is being provided:	Photographs
Upload File(s)	https://seam.ly/CJ65t2GE https://seam.ly/9W6otBiU https://seam.ly/g2LH8jMK https://seam.ly/JjfGWtAl
Will there be a problem completing the work within twenty-four (24) months?	No
If yes, please explain why work cannot be completed in twenty-four (24) months.	

25. WINDOWS

POLICY:

Windows should be maintained or repaired to match the original design. If windows are deteriorated beyond repair, the installation of new wood windows to match the original designs is recommended. Windows of baked enamel or anodized aluminum are also acceptable, but these are more appropriate at the rear or sides of dwellings that are not visible from the street. Vinyl windows will generally not be approved. Original window openings should not be covered or concealed. They should also not be partially enclosed for the installation of smaller windows. New window openings should not be added on the fronts of dwellings and are discouraged but may be acceptable at the rear or sides if not visible from the street. The addition of window screens to historic windows is appropriate as long as the screens are full-view design or have a central meeting rail to match the historic window.

Windows:

- A. should be preserved in their original location, size, and design and with their original materials and numbers of panes.
- B. should not be added to primary facades or to side facades where readily visible from the street. The addition of new window openings on rear facades may be acceptable.
- C. should be repaired rather than replaced. A variety of methods and techniques exist for the repair of historic windows. The property/home owner must allow for visible inspection and/or provide physical evidence/pictures to support their claim that windows are not repairable. If the HPC determines that replacement is necessary due to severe deterioration, the replacement should be in-kind to match the originals in material and design. The installation of baked enamel extruded aluminum windows may be acceptable. If aluminum windows are applied they should match historic wood windows as closely as possible in their profile, depth of muntins and surrounding trim. The use of vinyl windows for replacement of deteriorated windows is not generally acceptable. Although discouraged, they may be considered for use at rear facades not readily visible from the street..
- D. of steel or other metal designs and that are historic should be preserved and maintained, or replaced with new metal windows which are similar in appearance and materials.
- E. should not have snap-on, interior or flush muntins. These muntins are much thinner in profile than the muntins on historic windows and don't provide the window with the appearance of a historic window. Simulated Divided Lights (SDL), where the muntin is on the outside of the exterior glass visually creating the appearance of a historic window is an acceptable alternative.
- F. screens and/or storms: should be of full-view design and of wood or aluminum with baked-on enamel of compatible trim color or anodized in dark colors

G. should not have security bars where visible from the street.



Preserve and maintain original historic windows such as six-over-one wood sash (2308 Rivermont).



Original steel casement windows of the 20th century should also be repaired as needed and retained.



Replacement windows of wood are preferred when replacing wood windows.



Extruded Aluminum clad windows may also be appropriate.







Boarded up :(:(





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