Project Overview

Project Title: 109 Piedmont Ave-Damaged window remediation
Application Type: 01.16) Application for Certificate of Appropriateness
Jurisdiction: City of Winston-Salem
State: NC
Workflow: 01.16) Application for Certificate of Appropriateness
County: Forsyth

01.16) Application for Certificate of Appropriateness

Address of Subject Property: 109 Piedmont AVE (6825-75-4191.000)
PIN(s) of subject property: 109 Piedmont AVE (6825-75-4191.000)
Local Historic Landmark?: No
Landmark Name (If applicable. Type "N/A: if not):
Landmark Number (if applicable. Type "N/A: if not):
Are you amending a previously submitted COA?: No
Prior COA case # (if applicable):

Project Description

COA Project Intent and Background Statement (click "help" for description):

Issue: Original windows were severely damaged during contracted painting (severe etching of original glass during paint removal, many broken panes), which, in conjunction with high levels of wear-and-tear on 100+ year old windows during this property's life as a rental-unit (jammed windows, broken or missing weights/pulleys, degraded frames and sills, missing, broken or damage storm windows) necessitates restoration or replacement of nearly all windows.

Proposed Solution: a combination of historical restoration, and historical equivalent replacement windows.

Attached documents included with this proposal:

-A PDF proposal with lettered photographs of the windows needing repair or replacement (interior and exterior)
-A letter from Richard Charpie outlining his justification for a hybrid approach to this project, with some restoration and some historical replacement.
-A letter from Richard Charpie outlining his phased approach plan for window restoration.
-An estimate from Chris Jones Construction that addresses the historical window replacements. Chris collaborated with Richard Charpie on these options—which will be Marvin windows supplied by Doud building supply. *Note, this quote is an example only, and does not display all the window examples we will use in this

COA Scope of Work (click the "help" button for description):

Justification: Given the scope of the work required to bring the windows at 109 Piedmont back into working order, we are trying to find the balance between full historic restorations that preserve the original character and respectful replacements that allow us to bring function back into the house, with more efficiency, and on a more realistic timeline. We plan to restore all windows that can be seen significantly from Piedmont Ave, as well as the decorative lattice fixed windows that we feel add special character to our home. Richard Charpie, who has experience restoring West End properties, will be doing all the restoration work, and has served as an advisor on this project for both restoration and replacement efforts. Because the nature of historically repairing all the damaged windows at the property is untenable in terms of effort, cost and timing, on windows that are not as visible from the roads or sidewalks, or that are damaged beyond the point of restoration (structurally unsound from decades of neglect) we propose to use historical equivalent replacements, which are new solid-wood windows that will exactly recreate the look of the originals (varying lite uppers, single lite bottoms) with higher-efficiency glass (that will allow us to remove the largely broken or damage storm windows.) All window replacements will be in-kind (9/1, 8/1, 6/1, depending on the original window.) We have included a quote for Marvin windows, supplied by Doud building supplies, that shows layouts for windows as examples, but not all the configurations that will be used are represented.
restoration project (all replacements will be exactly in-kind in
terms of size, shape, function and lites.)

COA Compliance with Design Review Standards and/or
Guidelines (Copies of the Design Review standards for
each district can be found online here:
https://www.cityofws.org/1397/Publications):
Our project to restore windows and utilize historical equivalent
replacements will adhere to the below standards in the West End
Overlay Design and Review Standards:

*If repairing a historic window is not feasible, then modern
replacement windows may be considered. The new windows
shall convey the same appearance and functionality; i.e.
casement for casement, double hung for double hung, as the
historic windows. True-divided light and simulated-divided light
windows are appropriate in areas of high visibility.*

Our hope is that through this proposal we can mitigate the
damage done to the windows, preserve the unique character of
109 Piedmont, and help bring the property closer to modern
environmental standards in a way that is cost and time effective.

<table>
<thead>
<tr>
<th>Project Contacts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant Full Name:</strong> Mackenzie Wartenberger</td>
</tr>
<tr>
<td><strong>Applicant Phone:</strong></td>
</tr>
<tr>
<td><strong>Owner Full Name (If not the applicant):</strong> Marc Andre Wartenberger</td>
</tr>
<tr>
<td><strong>Owner Phone Number (if not the applicant):</strong></td>
</tr>
</tbody>
</table>

**COA Consent Statement**

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the
following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case
number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic
Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County
Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application
and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection
may be necessary for proposed changes to the interior of a Local Historic Landmark.
109 Piedmont Ave, Winston Salem, NC 27101

Project: Window Remediation

Issue: Original windows were severely damaged during contracted painting (severe etching of original glass during paint removal, many broken panes), which, in conjunction with high levels of wear-and-tear on 100+ year old windows during this property’s life as a rental-unit (jammed windows, broken or missing weights/pulleys, degraded frames and sills, missing, broken or damage storm windows) necessitates restoration or replacement of nearly all windows.

Proposed Solution: a combination of historical restoration, and historical equivalent replacement.

Justification: Given the scope of the work required to bring the windows at 109 Piedmont back into working order, we are trying to find the balance between full historic restorations that preserve the original character and respectful replacements that allow us to bring function back into the house, with more efficiency, and on a more realistic timeline.

We plan to restore all windows that can be seen significantly from Piedmont Ave, as well as the decorative lattice fixed windows that we feel add special character to our home. Richard Charpie, who has experience restoring West End properties, will be doing all the restoration work. Because the nature of historically repairing all the damaged windows at the property is untenable in terms of effort, cost and timing, on windows that are not as visible from the roads or sidewalks, or that are damaged beyond the point of restoration (structurally unsound from decades of neglect) we propose to use historical equivalent replacements, which are new solid-wood windows that will exactly recreate the look of the originals (varying lite uppers, single lite bottoms) with higher-efficiency glass (that will allow us to remove the largely broken or damage storm windows.) All window replacements will be in-kind (9/1, 8/1, 6/1, depending on the original window.)

We have included a quote from Marvin windows that shows layouts for windows as examples, but not all the configurations that will be used are represented. These historical equivalent replacements will adhere to the below standards in the West End Overlay Design and Review Standards:

If repairing a historic window is not feasible, then modern replacement windows may be considered. The new windows shall convey the same appearance and functionality; i.e. casement for casement, double hung for double hung, as the historic windows. True-divided light and simulated-divided light windows are appropriate in areas of high visibility.

Our hope is that through this proposal we can mitigate the damage done to the windows, preserve the unique character of 109 Piedmont, and help bring the property closer to modern environmental standards in a way that is cost and time effective.
Overview of 109 Piedmont from the Street (Piedmont Ave)
*all windows are alphabetically labeled and documented via labeled photographs below (interior and exterior).
Proposed Windows for full restoration (Richard Charpie-replace glass, repair and restore existing wooden frame and trim.) See included plan and quote from Charpie.

(A, B, C, D, G, O, Q, E, F)-Damaged Glass (etched or broken), broken pulleys, damaged wood)
Proposed Windows for historical replacement (new solid pine window interior and exterior, 6, 8 or 9 lite upper (dependant on original configuration), 1 lite lower, true divided lite-Marvin Windows via Doud Building Supply-all replacements will be in-kind with originals.) See attached estimate for Marvin Windows, and support message from Charpie. (M, N, P, R, H, I, J, K, S, L)
March 15, 2023

re: 109 Piedmont Avenue

To Whom It May Concern:

I am happy to add my two cents on how to approach replacing all of the damaged glass while still maintaining the historical character of the house. I agree that new wavy glass should be installed in the original sashes in the 6 windows that face Piedmont Avenue, as well as the three windows which have diagonal muntins (master bath, dining room and foyer.

The above project constitutes an enormous amount of tedious, finicky, expensive labor. The remaining 16 windows face both sides and the back yard. While each one could be done like those first nine windows, the benefit derived would be minimal and the expense would be considerable. In my opinion, a wiser option would be to go with a good quality (i.e. Marvin or equivalent) replacement window (with similar appearance) in these less visible locations. Lower maintenance and greater energy efficiency are additional benefits.

I truly believe that this hybrid solution is the most sensible option. I am available for further discussion if necessary.

Yours,

Richard Charpie

Thank you very much.
Historic window work at 109 Piedmont Ave., W-S, NC

Work involves replacing scratched glass in 9 windows. Double hung windows on the front (facing Piedmont Ave.) -- 2 in upstairs bedroom, 3 in living room, 1 in foyer plus 3 individual panes on the front door -- will get wavy architectural glass. Three windows facing neighbors -- 1 single sash in master bath, 1 single sash in dining room, 1 double hung at bottom of staircase -- will get modern flat glass.

All windows will be removed to the workshop and new glass will be installed, glazed, primed and painted. After all sashes have been reinstalled, paint on the interior and exterior will be touched up.

I suggest doing the work in 3 phases: the 3 windows upstairs, the 3 in the living room and the remaining 3. Each phase would be reinstalled before going to the next. And finally, do touch up painting on all of them.

Cost for the above work would be $14,350.00.

I appreciate the chance to quote the work and hope to be seeing you soon.

Thank you very much.
CHRIS JONES CONSTRUCTION
WEST END PROJECT, REV ISED 2/24

Quote #: DL37ZA3

A Proposal for Window and Door Products prepared for:
Job Site: 27103

Shipping Address:
DOUD BUILDING SUPPLY INC-KING
1303 OLD BELTWAY
RURAL HALL, NC 27045-9898

Featuring products from:

Marvin Windows and Doors
UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th>NUMBER OF LINES: 3</th>
<th>TOTAL UNIT QTY: 3</th>
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<td>LINE</td>
<td>MARK UNIT</td>
<td>PRODUCT LINE</td>
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<tr>
<td>1</td>
<td>3/0 X 4/6 WITH ADL LITES</td>
<td>Ultimate Wood</td>
</tr>
<tr>
<td>2</td>
<td>3/0 X 4/6 WITH SDL LITES</td>
<td>Ultimate Wood</td>
</tr>
<tr>
<td>3</td>
<td>3/0 X 4/6 WITH NO GRILLES</td>
<td>Ultimate Wood</td>
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# LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th>Line #</th>
<th>Qty</th>
<th>Mark Unit: 3/0 X 4/6 WITH ADL LITES</th>
<th>Net Price:</th>
<th>Ext. Net Price:</th>
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<td>3/0 X 4/6 WITH ADL LITES</td>
<td>1,948.00</td>
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Bare Pine Exterior  
Bare Pine Interior  
Ultimate Wood Double Hung  
CN 3224  
Rough Opening w/ Subsill  
38 3/8" X 57 1/2"  
Top Sash  
Bare Pine Sash Exterior  
Bare Pine Sash Interior  
IG  
Low E3  
Black Perimeter Bar  
ADL  
Rectangular - Special Cut 4W2H  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Bare Pine Sash Exterior  
Bare Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Brass Sash Lock  
Beige Jamb Hardware  
Non Finger-Jointed Blindstop  
No Screen  
4 9/16" Jambs  
Exterior Casing - None  
Bare Pine Standard Subsill  
Non Finger-Jointed Subsill  
6" Long Sill Horns  
Non Finger-Jointed Sill  
No Installation Method  

**Note:** ADL lite cuts are subject to approval.  
**Note:** Unit Availability and Price is Subject to Change

Initials required  
Seller: ______  
Buyer: ______

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<td>1,631.00</td>
<td>1,631.00</td>
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Bare Pine Exterior  
Bare Pine Interior  
Ultimate Wood Double Hung  
CN 3224  
Rough Opening w/ Subsill  
38 3/8" X 57 1/2"  
Top Sash  
Bare Pine Sash Exterior  
Bare Pine Sash Interior  
IG  
Low E3
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Standard Cut 4W2H
Bare Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
   IG - 1 Lite
   Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Brass Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
No Screen
4 9/16" Jambs
Exterior Casing - None
Bare Pine Standard Subsill
Non Finger-Jointed Subsill
6" Long Sill Horns
Non Finger-Jointed Sill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Initials required
Seller: ______
Buyer: ______

<table>
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<tr>
<th>Line #3</th>
<th>Mark Unit: 3/0 X 4/6 WITH NO GRILLES</th>
<th>Qty: 1</th>
<th>Ext. Net Price:</th>
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</thead>
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Bare Pine Exterior
Bare Pine Interior
Ultimate Wood Double Hung
CN 3224
Rough Opening w/ Subsill
38 3/8" X 57 1/2"
Top Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
   IG - 1 Lite
   Low E3
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Bare Pine Sash Exterior
Bare Pine Sash Interior
   IG - 1 Lite
   Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Brass Sash Lock
Beige Jamb Hardware
Non Finger-Jointed Blindstop
No Screen
4 9/16" Jambs
Exterior Casing - None
Bare Pine Standard Subsill
Non Finger-Jointed Subsill
6" Long Sill Horns
Non Finger-Jointed Sill
No Installation Method
***Note: Units with Capillary tubes will not have Argon gas.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: ______
Buyer: ______

Project Subtotal Net Price: USD 4,915.00
7.000% Sales Tax: USD 344.05
Project Total Net Price: USD 5,259.05
PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.
PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 4,915.00  
7.000% Sales Tax: USD 344.05  
Project Total Net Price: USD 5,259.05

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature: ________________________________________________________________________

Title: ______________________________________________________________________________

Date: ______________________________________________________________________________