

From: Scala, Mary Joy
Sent: Monday, February 27, 2017 10:22 AM
To: 'Jeff Bushman'
Subject: BAR Action - 118 E Main Street - February 22, 2017

February 27, 2017

Jeff Bushman
820 B E High Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 17-02-02
118 East Main Street
Tax Parcel 280025000
West Cole Properties, owner/ Jeff Bushman, applicant
Replace Windows (2nd and 3rd Stories) and Storefront Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 22, 2017. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design and Elements, Graves moved to find that the proposed new windows and rear window openings satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted, with a friendly amendment that, due to the secondary location on the rear 2nd and 3rd floors, an exception for a VLT of 65 is approved on the rear windows. Mohr seconded. Motion passes 6-1 with Miller opposed.

This certificate of appropriateness shall expire in 18 months (August 22, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

The BAR offered comments on the storefront concepts. They liked downplaying the third door; liked the dark metal façade better than Corten; and liked creating an alcove.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 22, 2017**



Certificate of Appropriateness Application

BAR 17-02-02

118 East Main Street

Tax Parcel 280025000

West Cole Properties, owner/ Jeff Bushman, applicant

Replace Windows (2nd and 3rd Stories) and Storefront Renovation

Background

The Jones-Wood building is a contributing structure in the Downtown ADC District. 118 and 114 East Main Street constitute the oldest building on the Mall (1843). This staff report includes a photo of the adjacent 114 East Main, the other half of the duplex building.

The application packet includes the historic survey (p.5) and photos (p.4) that date around 1974, when the building had a glass and metal storefront with recessed central entrance and flat metal awning.

November 18, 2016 – Administrative approval to replace metal roof and add seven skylights.

Application

The applicant is requesting approval to replace windows on the front and rear, 2nd and 3rd floors. The applicant would also like the BAR to provide direction on two proposed new storefront concepts.

On the front, the eight window openings are proposed to remain the same. New double-hung, aluminum clad wood windows and new wood sills are proposed.

On the rear, 2nd floor where there are no original openings, the proposal is to add openings for five new, square awning windows. On the rear, 3rd floor, where the window openings appear original, five openings will remain, but one small window opening is proposed to be elongated to match the height of the other windows. The windows are proposed tilt and turn units.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Standards for Review of Construction and Alterations

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Rehabilitation

B. FACADES AND STOREFRONTS

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) *Conduct pictorial research to determine the design of the original building or early changes.*
- 2) *Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) *Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) *When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
- 7) *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) *Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) *Avoid introducing inappropriate architectural elements where they never previously existed.*

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide

variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17. Storm windows should not damage or obscure the windows and frames.*
- 18. Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19. The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
- 20. In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21. The size of the shutters should result in their covering the window opening when closed.*
- 22. Avoid shutters on composite or bay windows.*
- 23. If using awnings, ensure that they align with the opening being covered.*
- 24. Use awning colors that are compatible with the colors of the building.*

Discussion and Recommendations

The building has been well-documented. The window glass should be confirmed as being clear (minimum 70% visible light transmittance).

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design and Elements, I move to find that the proposed new windows and rear window openings satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



Adjacent building – 114 East Main Street

LANDMARK



SURVEY

265

Bibb / Spring 1979

IDENTIFICATION

Street Address: 118 E. Main Street
 Map and Parcel: 28-25
 Census Track & Block: 1-122
 Present Owner: Hoff Motor Co., Inc.
 Address: P. O. Box 256, Ch'ville
 Present Use: Women's Clothing Store
 Original Owner: Robert S. Jones
 Original Use:

BASE DATA

Historic Name: Jones - Wood Building
 Date/Period: 1843
 Style: Vernacular
 Height to Cornice:
 Height in Stories: 3
 Present Zoning: B-4
 Land Area (sq.ft.): 22' x 141' (3102 sq. ft.)
 Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This and 114 E. Main St. constitute the oldest building still standing on the Main Street Mall. Basically, this was a 3-storey, 4-bay, double-pile, gable-roofed duplex building. A 3-storey shed-roofed rear addition, which dates back beyond 1896 at least, and may be original, makes the building triple pile. A common center stair between the storefronts divides the building and gives access to the former living quarters above. There are individual stairs in each section between the second and third stories. The medium-pitched gable roof was originally covered with wooden shingles. These were replaced with slate after a few years, and the whole roof is now covered with standing-seam tin. Separate and matching pressed tin parapet cornices were added to each half of the building around the turn of the century to conceal the gable roof and modernize the facade. Wall construction is of brick laid in Flemish bond on the facade. This half of the building is painted white. As late as the turn of the century, there was a rear veranda overlooking a private yard that reached to Water Street. The storefronts have periodically been remodeled. 118 E. Main currently has a glass and metal storefront with deeply recessed central entrance and a flat metal awning projecting over the sidewalk. At the second and third levels, the two original windows have been replaced with four single-light revolving-sash windows with wooden sills and flat arches. Part of the original corbelled cornice of moulded brick with brick dentils can be glimpsed below and behind the decorated pressed tin cornice with cornice stops and dentil moulding. The outlines of the old letters "J. EDWIN WOOD CO." are still visible on the frieze. Rear windows

are double-sash, 2-over-2 light. There are two pairs and a single window at each level and an additional small window in the center of the building. The lower part of the rear elevation is covered by a large one-storey addition built of brick laid in 6-course American bond. On the rear elevation there are two 8-over-8 light windows and two quarter-sized windows, all segmental-arched, at the first level, and a warehouse door and two wider 8-over-8 light windows at the basement level. Fenestration on the side elevation is similar.

Robert S. Jones bought Lot 37 of the original plan of the town in 1844 from his brother Jesse W. Jones, who the year before had purchased it from the estate of David Isaacs (ACDB 42-253). According to Alexander, he erected this "large 3-storey brick building" in 1843. It is now the oldest building still standing on the Main Street mall. In 1863 Jones sold an undivided half interest in the building to W. G. R. Frayser and agreed to replace the shingle roof with a slate one (ACDB 60-98,99). Charles H. Sterling purchased Frayser's half in 1866 (ACDB 62-125), and they divided the building, with Jones taking the eastern half and Sterling the western. Then in 1871 they reversed this,

and Sterling took the eastern half (ACDB 67-178). He was Jones's son-in-law and a partner in Sterling & Wood, a jewelry store in this building. A chancey suit led to the property's being returned to the Jones family in 1890 (ACDB 93-163, City DB 1-448). They sold it in 1903 to J. Edwin Wood (DB 14-130) who operated a hardware store there for about a quarter century. He added the metal cornice and in 1906 built a large one-storey rear addition. Wood sold the building to Hawkins Brothers & Co. in 1935 (DB 85-288). The Charlottesville Candy Kitchen (later the CK Restaurant), which had formerly occupied 114 E. Main, moved into this store room in the late 1920's and occupied it until the late 1950's. It housed the Singer Sewing Center in the 1960's. The Hawkins family sold the building in 1961, and it changed hands several times before being purchased by the present owners in 1974 (DB 208-59, 225-278, 235-58, 361-489).

GRAPHICS

CONDITIONS

Good

SOURCES

City/County Records
 Lee H. Hoff, Jr.
 Charlottesville City Directories
 Alexander, Recollections of Early Charlottesville
 Sanborn Map Co. - 1896, 1907, 1920



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

RECEIVED

JAN 31 2017

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

**Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.**

The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name West Cote Properties, LCC Applicant Name Jeff Bushman
Project Name/Description 118 East Main Street Parcel Number 280025000
Project Property Address 118 East Main Street, Charlottesville, VA 22902

Applicant Information

Address: 820 B E High Street
Charlottesville, VA 22902
Email: jb@bdarchitects.com
Phone: (W) 434.295.1936 (C) _____

Property Owner Information (if not applicant)

Address: 509 S Beverly Drive
Beverly Hills, CA 90212
Email: westcote@wildblue.net
Phone: (W) 310.201.0211 (C) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Jeff Bushman 1/31/2017
Signature Date

Jeff Bushman 1/31/2017
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 1/31/2017
Signature Date

Cara Eisenberg 1/31/2017
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? no

Description of Proposed Work (attach separate narrative if necessary):

This application is intended to get an approval of replacement of front and back windows on the 2nd and 3rd floors and provide direction on the storefront design.

List All Attachments (see reverse side for submittal requirements):

(10) copies of BAR submission architectural drawing set (12 pages each), (10) copies of cut sheets of (3) types of windows.

For Office Use Only
Received by: *J. Barrow* Approved/Disapproved by: _____
Date: _____
Fee paid: \$125⁰⁰ Cash/Ck. # 3592 Conditions of approval: _____
Date Received: 1/31/2017
Revised 2016 P17-0008

renovations to
118 EAST MAIN STREET
CHARLOTTESVILLE VIRGINIA

RECEIVED
JAN 31 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

BOARD OF ARCHITECTURAL REVIEW SUBMISSION 1/31/2017

ARCHITECT

BUSHMAN DREYFUS ARCHITECTS PC
820 EAST HIGH STREET SUITE B
CHARLOTTESVILLE VA 22902
434.295.1936



STRUCTURAL ENGINEER

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHN
110 THIRD STREET
CHARLOTTESVILLE VA 22902
434.293.5171

OWNER

WEST COTE PROPERTIES LLC
509 S. BEVERLY DRIVE
BEVERLY HILLS, CA 90212
310.201.0211

This project is a three-story building on the downtown mall, originally constructed in ca. 1843 as a single structure including the parcel to the immediate west and subsequently sub-divided.

The east wall is masonry, the west wall masonry to the attic level but the front 24 feet of this wall is existing frame construction and contains a shared stairway serving both 118 E Main and 114 E Main.

Existing ground floor mercantile use will be maintained. A commercial office will occupy the second floor. A dwelling unit will occupy the third floor.

This application is intended to:

- get an approval of replacement of front and back windows on the 2nd and 3rd floors,
- provide direction on the storefront design.

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6	STREET ELEVATION
7	FRONT ELEVATION
8	REAR ELEVATION
9	WINDOW DETAILS
10	WINDOW DETAILS
11	STOREFRONT CONCEPTS



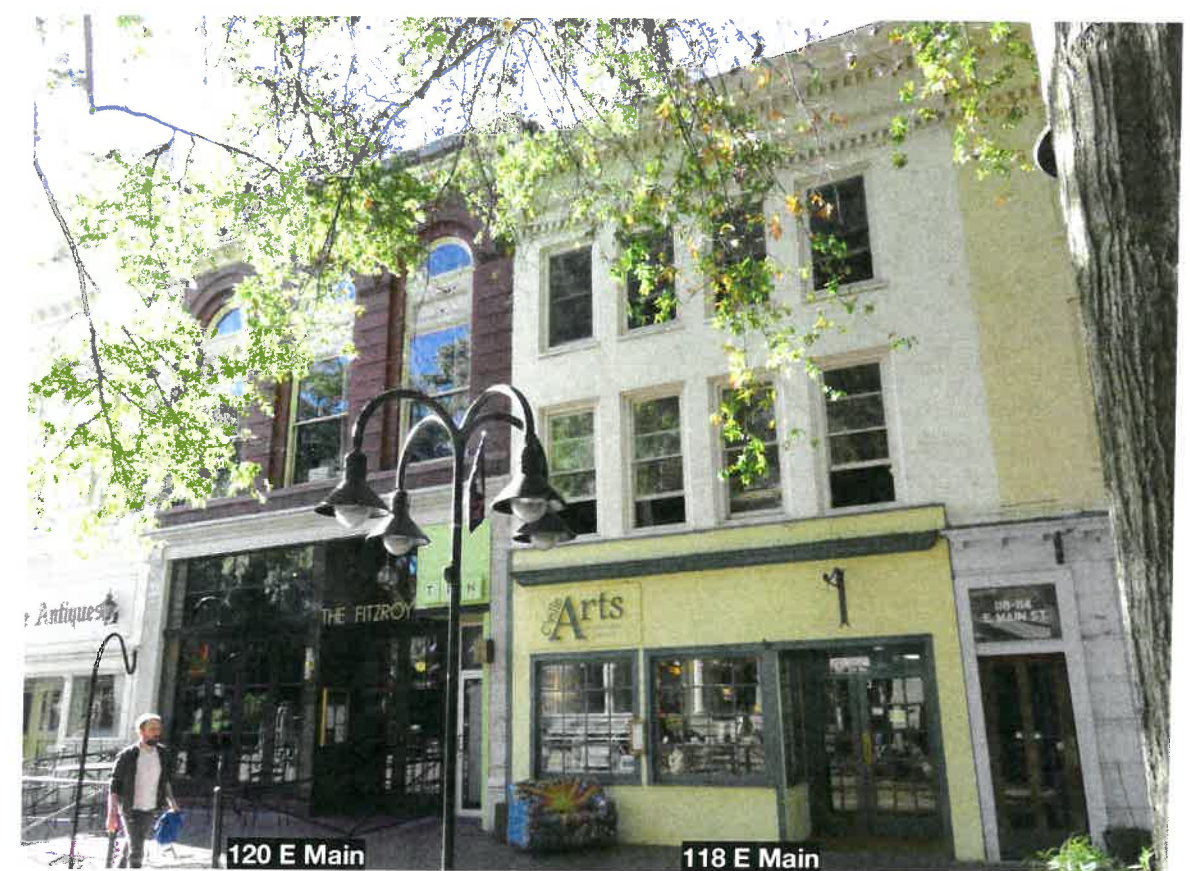




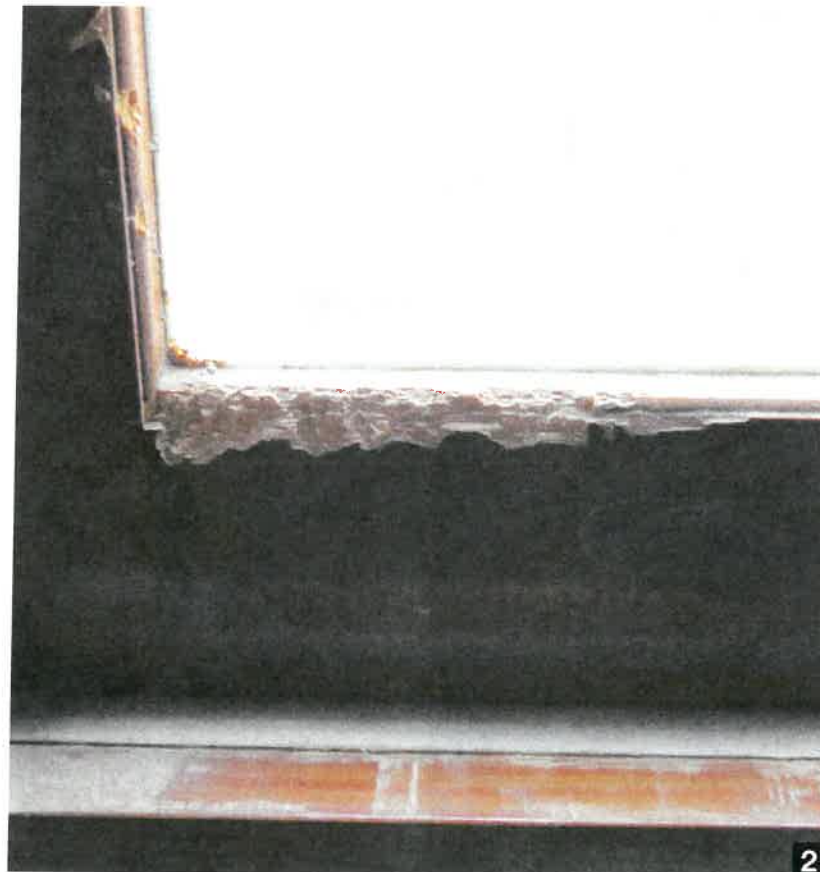
PHOTO DESCRIPTION

- 1 View looking north into the alley between the Live Arts building and The Jefferson Theater from the opposite side of Water St.
- 2 Closeup of photo 1.
- 3 View looking north from the opposite end of parking lot on Water St.
- 4 Closeup of photo 3.





1



2



3

FRONT WINDOWS

Existing windows on 2nd and 3rd floor are not original, low quality replacement windows with single pane glass. The 2nd floor sashes are damaged on the interior side (photo 2).

Proposed new windows are aluminum clad with double plane glass, which will maximize the daylight openings and ensure better energy performance.



4



5



6

REAR WINDOWS

Existing windows on 2nd floor are not original (see block infill in photo 5). The condition and design of the existing windows on 3rd floor in comparison to the adjacent windows on 114 E Main (photo 4) indicate, that most likely they are not original either. Windows on both floors have single pane glass.

Proposed new windows are aluminum clad with double plane LoE-3 glass to ensure better energy performance on south elevation. Awning units on the 2nd floor and tilt & turn units on the 3rd floor have more appropriate functions for the new uses of the spaces (office and residential respectively). Proposed undivided lites have nicer proportions and maximize the views.



LANDMARK



SURVEY

265

Bibb / Spring 1979

IDENTIFICATION	BASE DATA
<p>Street Address: 118 E. Main Street Map and Parcel: 28-25 Census Tract & Block: 1-122 Present Owner: Hoff Motor Co., Inc. Address: P. O. Box 256, Ch'ville Present Use: Women's Clothing Store Original Owner: Robert S. Jones Original Use:</p>	<p>Historic Name: Jones - Wood Building Date/Period: 1843 Style: Vernacular Height to Cornice: Height in Stories: 3 Present Zoning: B-4 Land Area (sq.ft.): 22' x 141' (3102 sq. ft.) Assessed Value (land + imp.):</p>
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HISTORICAL DESCRIPTION	
<p>are double-sash, 2-over-2 light. There are two pairs and a single window at each level and an additional small window in the center of the building. The lower part of the rear elevation is covered by a large one-storey addition built of brick laid in 6-course American bond. On the rear elevation there are two 8-over-8 light windows and two quarter-sized windows, all segmental-arched, at the first level, and a warehouse door and two wider 8-over-8 light windows at the basement level. Fenestration on the side elevation is similar.</p> <p>Robert S. Jones bought Lot 37 of the original plan of the town in 1844 from his brother Jesse W. Jones, who the year before had purchased it from the estate of David Isaacs (ACDB 42-253). According to Alexander, he erected this "large 3-storey brick building" in 1843. It is now the oldest building still standing on the Main Street mall. In 1863 Jones sold an undivided half interest in the building to W. G. R. Frayser and agreed to replace the shingle roof with a slate one (ACDB 60-98,99). Charles H. Sterling purchased Frayser's half in 1866 (ACDB 62-125), and they divided the building, with Jones taking the eastern half and Sterling the western. Then in 1871 they reversed this,</p>	
GRAPHICS	
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<p>Good</p>	<p>City/County Records Charlottesville City Directories Lee H. Hoff, Jr. Alexander, <u>Recollections of Early Charlottesville</u> Sanborn Map Co. - 1896, 1907, 1920</p>

CONCLUSIONS

General

114-118 E Main are the oldest buildings on the Downtown Mall, built in 1843 as a single structure. Shared stair serving both 118 E Main and 114 E Main on 1st floor is located between storefronts.

Storefront

Current storefront is not original. Storefront has been remodeled several times.

Windows

Front elevation:

Existing windows are not original. The original layout of the openings matched 4 windows on 114 E Main facade. In 1974 windows were single light revolving sash, currently they are one-over-one double hung.

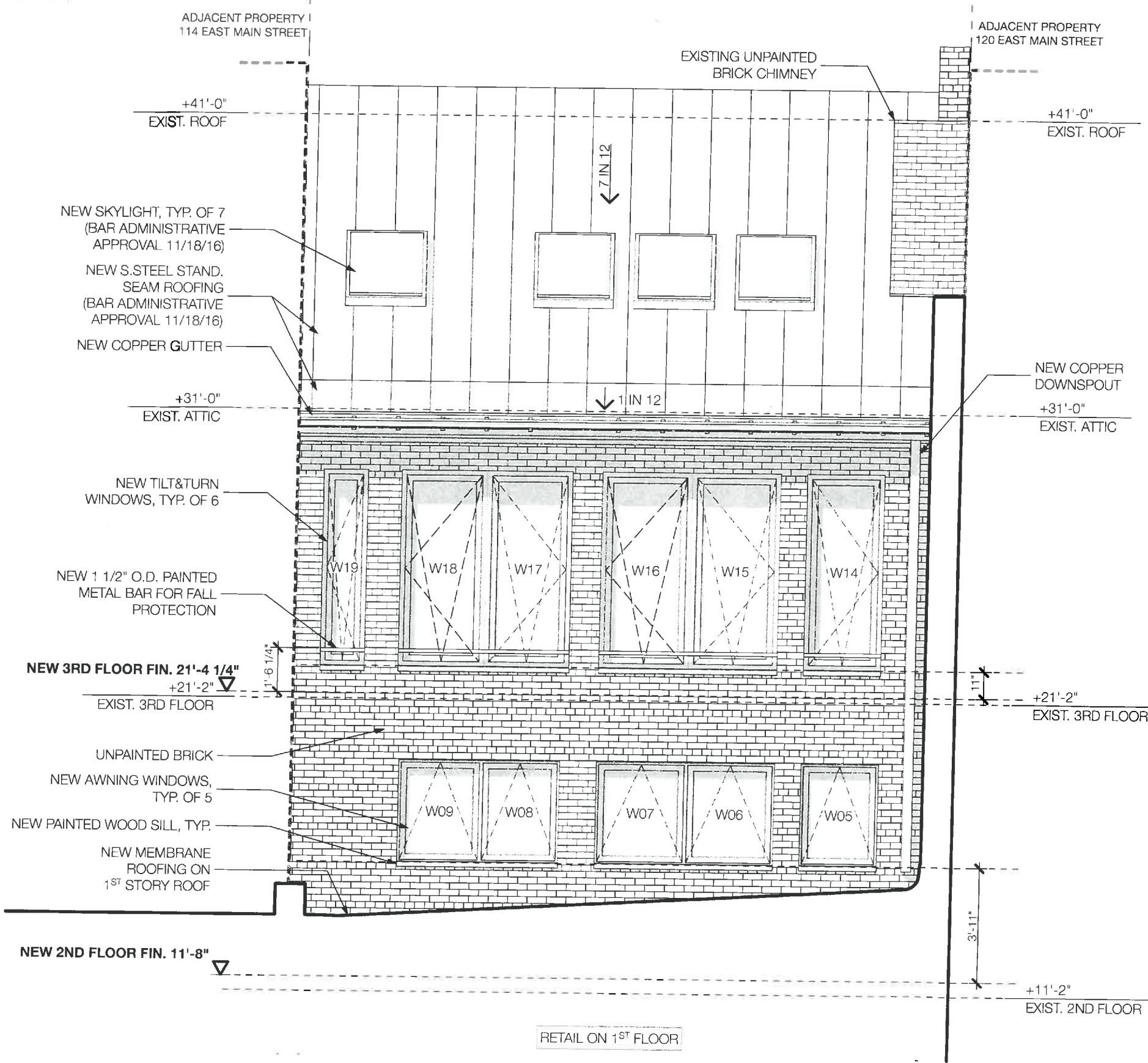
Rear elevation:

2nd story rear windows and their layout are not original. At the time of the 1974 survey the 2nd story windows matched the 3rd story windows (two pairs of windows and a single window at each level).

LANDMARK COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT, AUGUST, 1974







PROPOSED ELEVATION

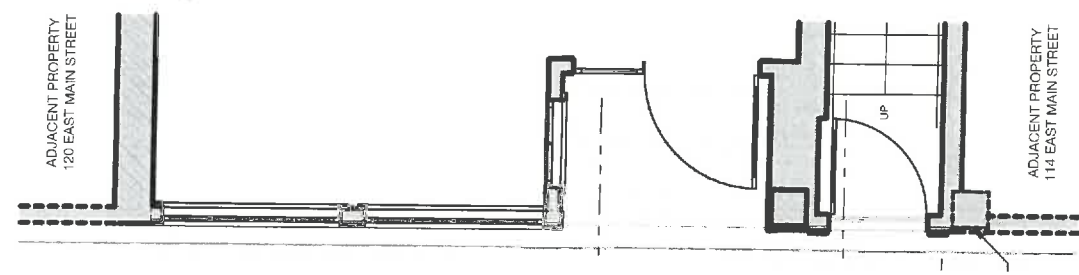


EXISTING CONDITION



CONCEPT A
SHARED ENTRY IS NOT INDEPENDENTLY EXPRESSED

CONCEPT B
INDEPENDENT EXPRESSION OF SHARED ENTRY



EXISTING STOREFRONT FLOOR PLAN



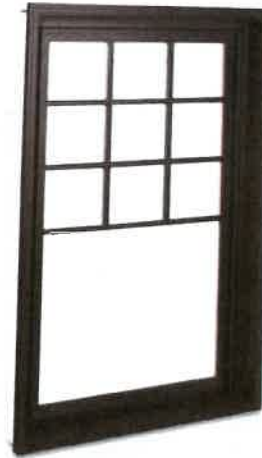
TILT TURN & HOPPER

OPENS HORIZONTALLY, VERTICALLY, AND MASTERFULLY

The Marvin® Tilt Turn Window is a European-style window with two distinct functions: swing it in like a door or tilt the top of the sash into your room for ventilation. One handle controls both operations. The Tilt Turn is a great window for unique situations where you want additional ventilation or access. For example, in European designs it is often used as an alternative to a door for access to a Juliet balcony and it can work well in a remodeling project where an egress option is needed.



TILT TURN INTERIOR



TILT TURN EXTERIOR



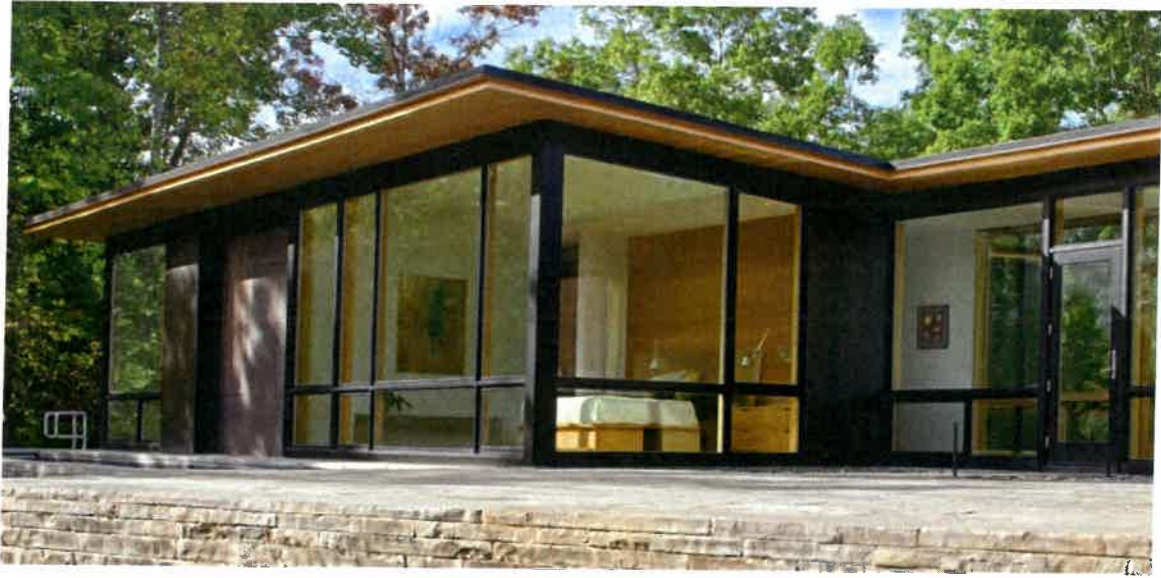
HOPPER WINDOW

A Hopper is a unit that tilts inward with the pivot point on the lowest edge. This window is the perfect companion to the Tilt Turn. It can also be a smart solution for adding ventilation or light in a lower level or in combination with a non-operating window.



TILT TURN OPERATION

Turn the handle and the window opens like a door. Turn it some more and it locks the bottom of the sash into the frame, tilting the top in to allow generous air exchange.



ULTIMATE AWNING & REPLACEMENT AWNING

GENEROUS AIRFLOW WITH MINIMAL EFFORT

The Ultimate Awning Window will let the fresh air in even during a light rain. It is designed for performance, aesthetics and quality. The Ultimate Replacement Awning is a beautiful, flexible solution for replacement or new construction projects. Featuring a narrow jamb, it can easily be installed into an existing window frame for a seamless window replacement. Both awnings are available in expansive sizes that set the industry standard for maximum visual impact and flexibility. The Ultimate Awning is available in sizes up to 72" x 72" and the Ultimate Replacement Casement is available in sizes up to 72" x 63". Also available with push out operation.

ULTIMATE AWNING



ULTIMATE REPLACEMENT AWNING



NEXT GENERATION ULTIMATE DOUBLE HUNG

THE NEXT CHAPTER IN OUR STORY OF INNOVATION

Introducing the Next Generation Ultimate Double Hung Window from Marvin®. A classic, reinvented. With its innovative keeperless hardware system, multi-point locking system, lockable vent mode and other performance and aesthetic-enhancing improvements, this window seamlessly combines state-of-the-art technology with Marvin's legendary craftsmanship, without sacrificing the traditional double hung look. It's our most revolutionary window yet.



KEEPERLESS HARDWARE SYSTEM

An industry first. We've eliminated the upper-sash keeper in favor of a more modern, streamlined system that controls all aspects of the double hung window's operation.

MULTI-POINT LOCKING SYSTEM

This revolutionary multi-point system locks directly into the jambs of the window.

AUTO-LOCKING SYSTEM

The first system of its kind that automatically locks when the window is closed. An audible "click" tells you the window is locked. You'll never again forget to lock the windows.

VENT MODE

This innovative feature, which you'll only find on the Next Generation Ultimate Double Hung, allows you to lock the window with four inches of clearance.

7/8" 3 Pane w/2 LoE

IG TYPE AND COATING	VISIBLE LIGHT			FADE TRANSMISSION		SOLAR	U-FACTOR IP / SI	
	TRANSMITTANCE	EXTERNAL REFLECTANCE	INTERNAL REFLECTANCE	UV	ISO	HEAT GAIN COEFFICIENT	AIR FILL	ARGON FILL
LoE-180 #2 Clear E180 #5	70%	20%	20%	0.13	0.50	0.56	0.26	0.20
LoE-272 #2 Clear E180 #5	63%	15%	18%	0.08	0.44	0.37	0.25	0.20
LoE-270 #2 Clear E180 #5	62%	16%	19%	0.07	0.43	0.33	0.25	0.20
LoE-366 #2 Clear E180 #5	57%	14%	18%	0.02	0.36	0.25	0.25	0.20
LoE-340 #2 Clear E180 #5	34%	15%	21%	0.01	0.22	0.16	0.25	0.20

1 1/8" 3 Pane w/2 LoE

IG TYPE AND COATING	VISIBLE LIGHT			FADE TRANSMISSION		SOLAR	U-FACTOR IP / SI	
	TRANSMITTANCE	EXTERNAL REFLECTANCE	INTERNAL REFLECTANCE	UV	ISO	HEAT GAIN COEFFICIENT	AIR FILL	ARGON FILL
LoE-180 #2 Clear E180 #5	70%	20%	20%	0.13	0.50	0.56	0.19	0.15
LoE-272 #2 Clear E180 #5	63%	15%	18%	0.08	0.44	0.37	0.19	0.15
LoE-270 #2 Clear E180 #5	62%	16%	19%	0.07	0.43	0.33	0.19	0.15
LoE-366 #2 Clear E180 #5	57%	14%	18%	0.02	0.36	0.25	0.19	0.15
LoE-340 #2 Clear E180 #5	34%	15%	21%	0.01	0.22	0.16	0.19	0.15

1 3/8" 3 Pane w/2 LoE

IG TYPE AND COATING	VISIBLE LIGHT			FADE TRANSMISSION		SOLAR	U-FACTOR IP / SI	
	TRANSMITTANCE	EXTERNAL REFLECTANCE	INTERNAL REFLECTANCE	UV	ISO	HEAT GAIN COEFFICIENT	AIR FILL	ARGON FILL
LoE-180 #2 Clear E180 #5	70%	20%	20%	0.13	0.50	0.56	0.17	0.13
LoE-272 #2 Clear E180 #5	63%	15%	18%	0.08	0.44	0.37	0.16	0.13
LoE-270 #2 Clear E180 #5	62%	16%	19%	0.07	0.43	0.33	0.16	0.13
LoE-366 #2 Clear E180 #5	57%	14%	18%	0.02	0.36	0.25	0.16	0.13
LoE-340 #2 Clear E180 #5	34%	15%	21%	0.01	0.22	0.16	0.16	0.13

1 3/8" 3 Pane w/2 LoE + i89

IG TYPE AND COATING	VISIBLE LIGHT			FADE TRANSMISSION		SOLAR	U-FACTOR IP / SI	
	TRANSMITTANCE	EXTERNAL REFLECTANCE	INTERNAL REFLECTANCE	UV	ISO	HEAT GAIN COEFFICIENT	AIR FILL	ARGON FILL
LoE-180 #2 E180 #4 i89 #6	68%	21%	19%	0.13	0.49	0.53	0.14	0.12
LoE-272 #2 E180 #4 i89 #6	62%	15%	16%	0.08	0.43	0.36	0.14	0.11
LoE-270 #2 E180 #4 i89 #6	60%	16%	17%	0.07	0.42	0.32	0.14	0.11
LoE-366 #2 E180 #4 i89 #6	56%	14%	16%	0.02	0.35	0.24	0.14	0.11
LoE-340 #2 E180 #4 i89 #6	33%	15%	19%	0.01	0.22	0.15	0.14	0.11



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