

From: Rourke, Kristin
Sent: Thursday, August 23, 2012 3:41 PM
To: 'SGrice@smbw.com'; 'wscibner@smbw.com'
Cc: Scala, Mary Joy
Subject: BAR Actions, August 21, 2012

August 23, 2012

SMBW Architects
403 Stockton Street, Suite 200
Charlottesville, VA 23224

RE: Certificate of Appropriateness Application
BAR 12-08-01
718, 722 Preston Avenue
Tax Map 31 Parcel 38
SMBW, PLLC, Applicant/ City Campus, LLC, Owner
Rehabilitation of Coca Cola Bottling Plant

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 21, 2012.

The following action was taken:

The BAR approved (7-0) the application as submitted, but the BAR requests that the applicant consider ways to preserve the axis of the original main entrance in a robust manner by revisiting the design of the stair and plinth as currently proposed or by pursuing modifications to site requirements in the zoning code which could include reconfiguring/eliminating street trees, revisiting species with less foliage/visual impact or whatever other routes might help to preserve the primacy of the front door as a significant element of the building elevation.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 21, 2014), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application. 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 21, 2012**



Certificate of Appropriateness

BAR 12-08-01
718, 722 Preston Avenue
Tax Map 31 Parcel 38
SMBW, PLLC, Applicant/ City Campus, LLC, Owner
Rehabilitation of Coca Cola Bottling Plant

Background

The original 1939 one- and two-story structure at 722 Preston Avenue is an Individually Protected Property, and therefore subject to BAR review. Information regarding the designation and historic survey are included. The remainder of Parcel 38 and the abutting parcel 19 (currently parking) are subject to Entrance Corridor review.

December 20, 2011 – The BAR approved the application to restore the windows as submitted on the consent agenda (8-0).

Application

The windows on the Preston Avenue frontage have already been replaced using the materials and patterns proposed for the remaining facades. The recently installed (1960's design) transoms on Preston Avenue façade will be replaced with the 1939 design (six transoms rather than three transoms above each pair of show windows).

The existing face brick will be cleaned and repainted a terra cotta color. Unpainted brick will be cleaned. The cast stone ornament will be repaired and cleaned.

New roof top units will be added, but will not be visible from Preston Avenue.

The proposed landscape treatment on Preston Avenue proposes a new sidewalk from the corner of Preston Avenue and 8th Street SW to the original entry, reestablishing a level plinth across the building front and providing an accessible route to the entry. The City sidewalk will remain and street trees added.

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.*

Pertinent Standards for Review of Construction and Alterations include:

- (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;

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

(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 Guidelines for Rehabilitation include:

p. 4.4 & 4.5 Windows

- 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) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 14) *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.*

.....

Pertinent Guidelines for Site Design include:

p. 2.3

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often change within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) *Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) *Use trees and plants that are indigenous to the area.*
- 4) *Retain existing trees and plants that help define the character of the district.*
- 5) *Replace diseased or dead plants with like or similar species if appropriate.*
- 6) *When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) *Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) *Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

Discussion and Recommendations

All the changes are appropriate. The proposed site design at the entrance should be clarified.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Site Design, I move to find that the proposed site design and building rehabilitation satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications....)

Architectural And Historic Survey



Identification

STREET ADDRESS: 722 Preston Avenue	HISTORIC NAME: Coca Cola Bottling Plant
MAP & PARCEL: 31-38	DATE / PERIOD: 1939
CENSUS TRACT AND BLOCK: 2-202	STYLE: Art Deco
PRESENT ZONING: M-1	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Charlottesville Coca Cola Bottling Co.	DIMENSIONS AND LAND AREA: 170.5' x 242.7' (41,380 sq.ft.)
ORIGINAL USE: Bottling Plant	CONDITION: Good
PRESENT USE: Bottling Plant	SURVEYOR: Bibb
PRESENT OWNER: Charlottesville Coca Cola Bottling Co.	DATE OF SURVEY: Summer 1980
ADDRESS: 722 Preston Avenue Charlottesville, Virginia	SOURCES: City/County Records

ARCHITECTURAL DESCRIPTION

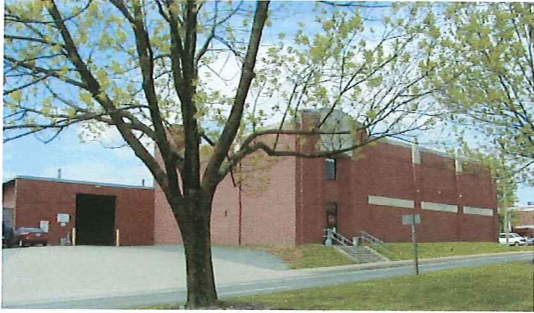
The largest Art Deco building remaining in Charlottesville, this building is two storeys tall and four bays wide. Construction is of brick laid in 3-course American-with-Flemish bond. Brick piers between the bays have stepped concrete caps which rise above the parapet. The entrance is in the eastern bay of the facade. The entire bay projects slightly and rises above the parapet. The one-light entrance door with transom, and a small window at the second level, are set within a two-storey stepped back recession. Above this, a slightly arched flush concrete panel bears the name: "Coca Cola Bottling Company, 1939". Bands of windows extend between the piers in the other three bays of the facade. Those at the first level have been covered. They have very heavy concrete lintels. Those at the second level are triple 12-light metal fixed and hinged sash. The building extends back three bays. Windows at the first level of the Eighth Street elevation, also covered, appear to match those on the facade. There are two separate 12-light windows in each bay at the second level. On the east side there are two windows in each bay at both levels and an elevator tower in the SE corner. A concrete-capped parapet decorated with vertical lines conceals a build-up flat roof. A one-storey garage covers the rear of the building. It extends back two bays along Eighth Street and matches the main building in all details.

HISTORICAL DESCRIPTION

A two-storey frame Virginia I-house stood on this large corner lot when the Charlottesville Coca Cola Bottling Company purchased it in 1938 (City DB 96-401). The present building was erected the next year. The rear wing was built in 1954. Additional References: City DB 118-265, 345-243.

SIGNIFICANCE

This building is an excellent example of the Art Deco Style, one of the only three or four remaining in the city.



Property Street Address: 722 Preston Avenue

Tax Map/Parcel #: 310038000

Comprehensive Plan (Land Use Plan) Designation: Commercial

Current Zoning Classifications: Central City Corridor

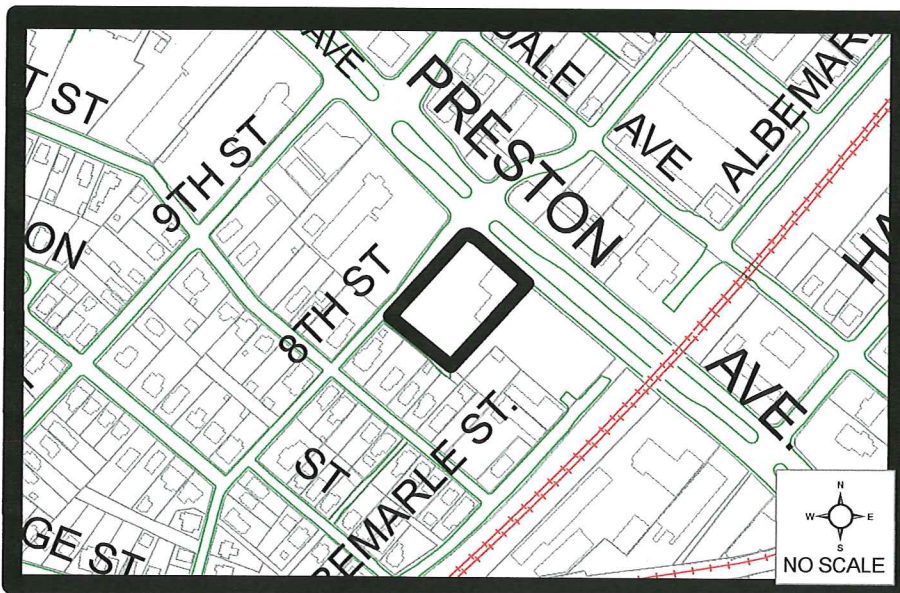
Owner: Charlottesville Coca-Cola Bottling Co.

Property: Coca Cola Bottling Company

Acreage: 0.956 acres

Date built: 1939

Vicinity Map:



Criteria:

(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;

This property is architecturally significant for art deco industrial design.

The building also helps tell the story of the history of Preston Avenue, an important industrial corridor in the City's history.

This property is not currently listed on the National or State registers.

(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;

No known associations.

(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;

This Art Deco building is located ¼ mile away from both the Downtown and North Downtown Architectural Design Control Districts.

(4) The age and condition of a building or structure;

This building was built in 1939 making it 69 years old. The building is in good condition.

(5) Whether a building or structure is of old or distinctive design, texture and material;

The painted brick building is two stories tall in front with brick laid in 3-course American with 1-course Flemish bond. Brick piers between the bays have stepped concrete caps which rise above the parapet. The entrance is in the eastern bay of the façade. The entire bay projects slightly and rises above the parapet. The entrance door with transom, and a small widow at the second level are set within a two story stepped back recession. Above this, a slight arched flush concrete panel bears the name, "Coca-Cola bottling Company, 1939." Bands of now filled in windows extend between the piers in the other three bays of the façades. Those on the first level have very heavy concrete lintels. This style of windows continues on the 8th Street elevation. A concrete capped parapet decorated with vertical lines conceals a build-up flat roof.

The rear portion of the building, also built in 1939, is a one-story wing that extends two bays along 8th Street and matches the two-story building in all details, including the concrete capped parapet decorated with vertical lines.

A one-story, "L" shaped, painted cinder block addition built in 1981 connects the main building to an unpainted brick storage building (garage?) located on the rear of the site, built also in 1939. The brick bond on the rear building matches that on the main 1939 structure, but it is unadorned otherwise. There is a 1954 brick addition attached to the east end of this structure.

(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;

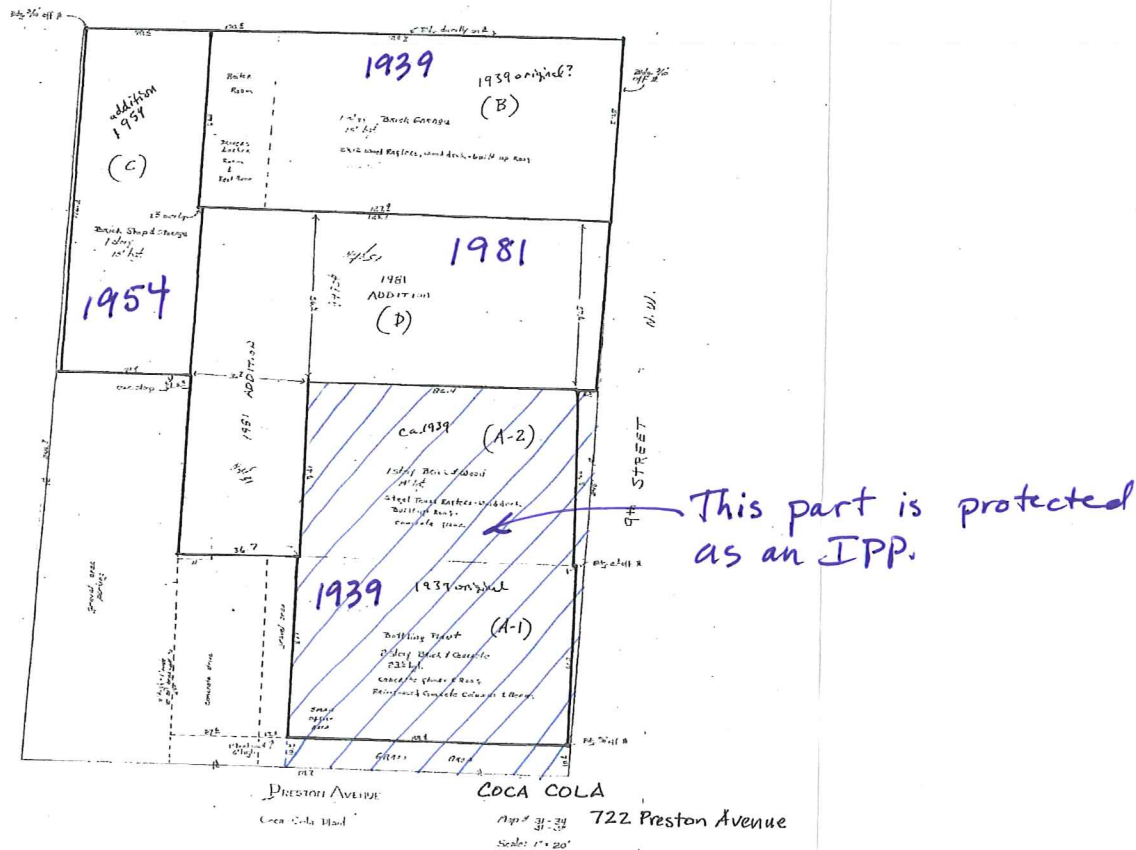
While the most of the windows on the building have been filled up and some wings added on to the original building, the features which give the building its character and significance remain.

These include stepped parapet, vertical design of the entrance bay, an overall emphasis on geometric form, and the use of concrete and brick decorative elements.

(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;
 This is the largest remaining Art Deco building in Charlottesville. It is one of four remaining Art Deco buildings in the City, including: Richmond Camera on E. High Street, Mono Loco on Water Street, and the former Ben Franklin on West Main Street.

(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.

This building is part of the Preston Avenue industrial/commercial corridor that includes several well-designed, substantial buildings. It is linked by association to another Coca-Cola bottling building being proposed for Individual Protected Property designation at 134 10th Street NW.



Scala, Mary Joy

From: Willard Scribner <WScribner@smbw.com>
Sent: Friday, August 03, 2012 4:39 PM
To: Scala, Mary Joy
Subject: RE: Coca Cola submittal

The corner building – the IPP that is the two-story and adjoining one-story – is currently painted. It is a (probably badly faded) terra cotta color. The prevailing preservation ethic as we understand it is “if it’s painted repaint it. If it’s unpainted, don’t paint it.” That seems to apply to all things. The 1939 and 1954 garages that are not included in the IPP are unpainted common brick. They would be left unpainted.

Will that pass muster with the BAR? If so, is it an acceptable process to paint several large areas with candidate colors for review and approval by staff and the Board? Or would we need to definitively declare the color now?

Willard Scribner, FAIA
Principal + Architecture

smbw

111 Virginia Street, Suite 111
Richmond, VA 23219
804.233.5343 t
804.622.2171 d
804.840.4503 m

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Friday, August 03, 2012 4:17 PM
To: Willard Scribner
Subject: Coca Cola submittal

Question: Is the Coca Cola building currently painted, or are you planning to paint it for the first time ?

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



**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 Fax (434) 970-3359

RECEIVED

JUL 30 2012

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name CITYCAMPUS, LLC Applicant Name SMBW, PLLC
Project Name/Description CITYCAMPUS BIOTECH PARK Parcel Number 3100 38 000
Property Address 718, 722 PRESTON AVE.

Applicant Information

Address: 111 VIRGINIA ST. STE 111
RICHMOND, VA 23219
Email: Wscribner@SMBW.COM
Phone: (W) 804.233.5343 (H) _____
FAX: 804.233.5345

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 7.2.12
Signature Date

Property Owner Information (if not applicant)

Address: CITYCAMPUS, LLC
1216 HARRIS ST. CHARLOTTESVILLE, VA 22902
Email: mdc@inbio.com
Phone: (W) 434.984.2304 (H) _____
FAX: 434.984.2709

Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

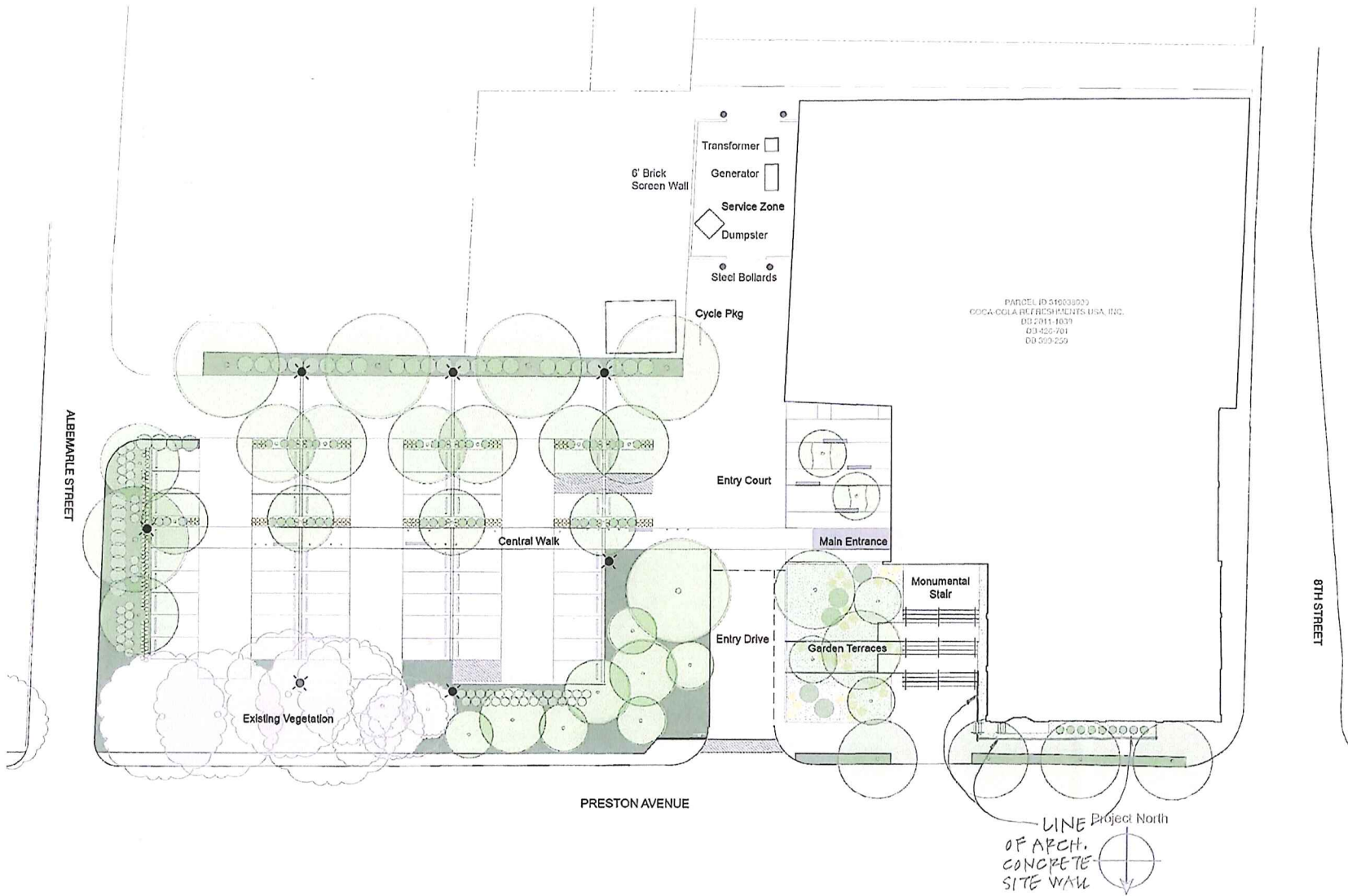
[Signature] 7/30/12.
Signature Date
MARTIN D. CHAPMAN 7/30/12
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? _____

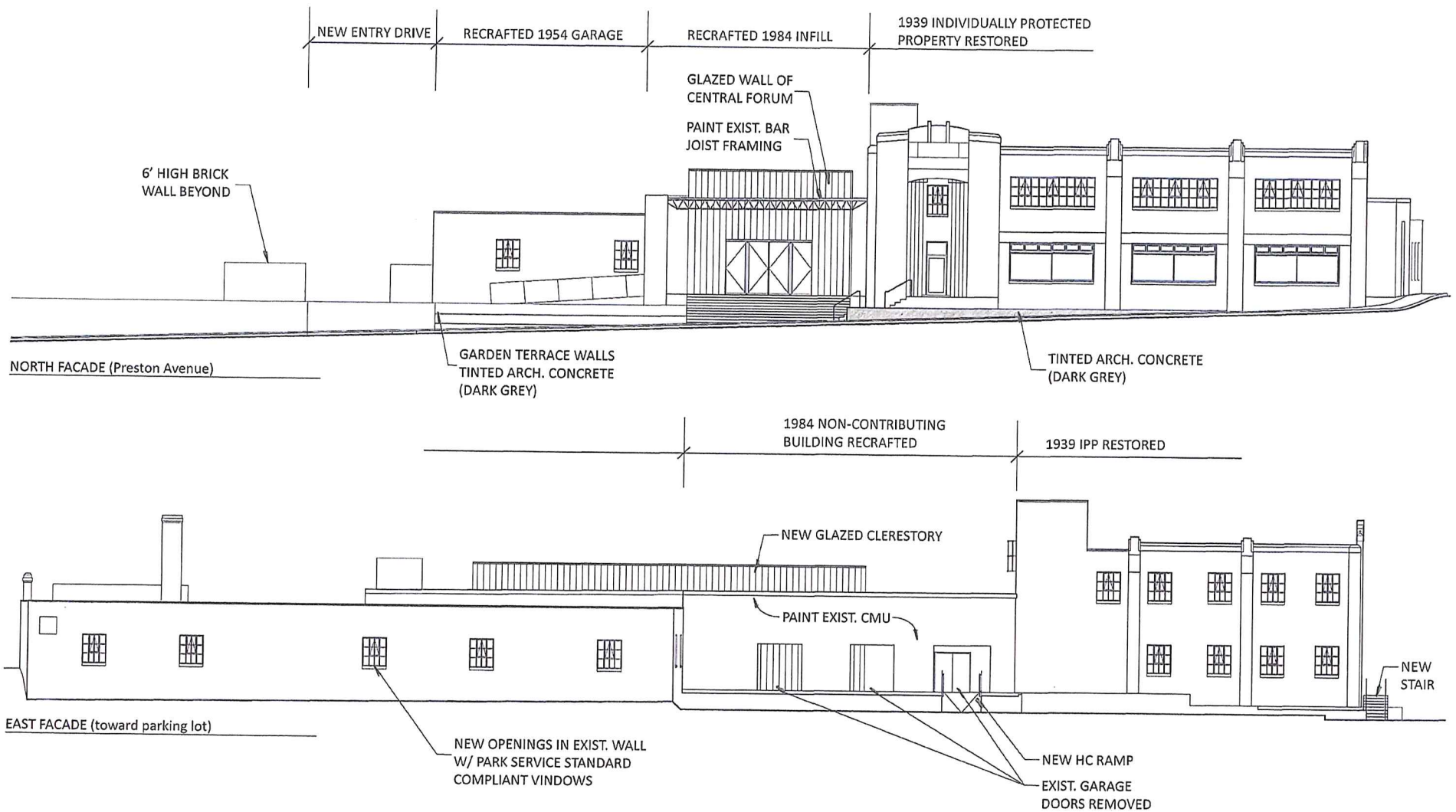
Description of Proposed Work (attach separate narrative if necessary): _____

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

For Office Use Only
Received by: D. Eubanks
Fee paid: 125⁰⁰ Cash/Ck. # 1072
Date Received: 7/30/12
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



Site Plan



Description of Proposed Work

The approval requested is restoration work proposed for the Individually Protected Property located at the corner of Preston Avenue and Eighth Street, specifically the 1939 two-story Art Deco corner building known as the Coca Cola Bottling Plant and its attached one-story 1939 manufacturing bay to the southwest. Also included are proposed site improvements for the Preston Avenue across the front of the Bottling Plant.

The project involves the preservation and adaptive reuse of the 1939 buildings to restore them to their original appearance while fitting out the interior for use as a biotechnology laboratory suite and office headquarters for the prime tenant. The project will seek both State and Federal historic tax credits. Preservations measures and methodologies will be in compliance with the Secretary of the Interior's guidelines (the Guidelines).

In the mid 1980s the original steel sash and wood show windows were removed and the openings infilled with masonry. Using the historic photographs available and current imagery of a Coca Cola building in Winchester, built from the same prototype, aluminum windows with the same muntin and sash patterns will replace the missing steel sash, and wood shop-windows matching the original will be installed. The windows on the Preston Avenue frontage (with the exception of the single second story opening above the entry door) have already been replaced using the frame and sash materials and patterns proposed for the remaining facades.

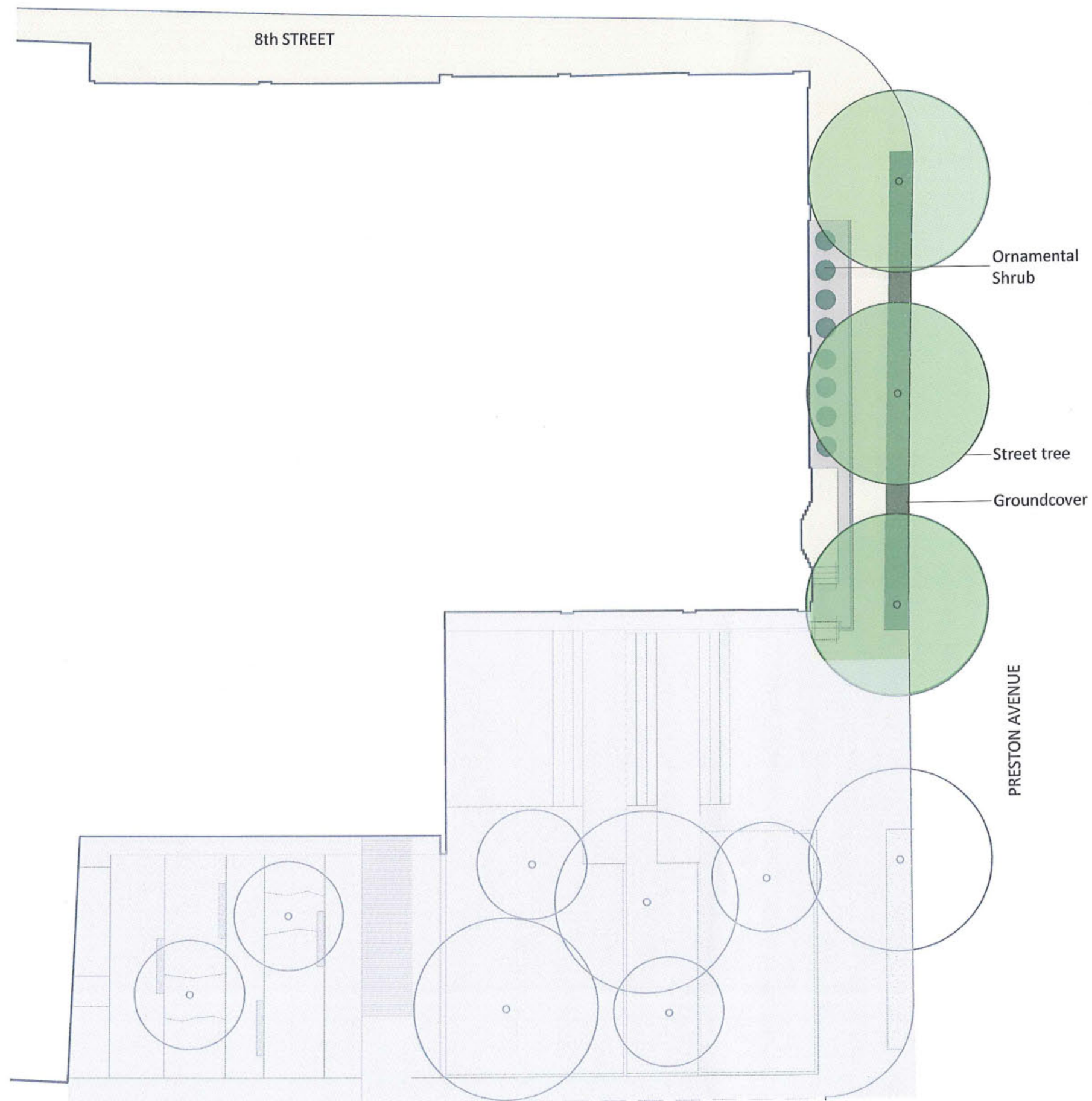
The existing face brick will be cleaned and repainted in a compatible terra cotta color. Repainting previously painted surfaces is consistent with the Guidelines. Unpainted common brick will be cleaned and left unpainted, as recommended in the Guidelines. The cast stone ornament will be repaired and cleaned to return it to its original appearance.

New roof top mechanical units will be placed on the one-story and two-story buildings. Sightline studies using pedestrian-eye-level photography in combination with digital modeling are attached. Due to the falling grade the units are not visible from the southeast near the railroad bridge nor within a hundred yards to the west, where the Preston rises to the intersection with Rose Hill Drive and beyond. Sightlines here are blocked by the dense plantings of trees along the south side of Preston and in the median rendering site photography ineffective.

When Preston Avenue was widened and depressed the previously level plane struck across the building face by the grade was largely lost. The site access and landscape treatment proposes a new sidewalk from near the Preston and Eighth corner across the front of the building to the original entry, reestablishing a level plinth across the building front while providing an accessible route to the entry. The City sidewalk will remain at the back edge of the Preston curb and new the street tree plantings in keeping with City standards will occur along Preston Avenue.



Site photos: Preston Avenue (top), 8th Street (bottom)

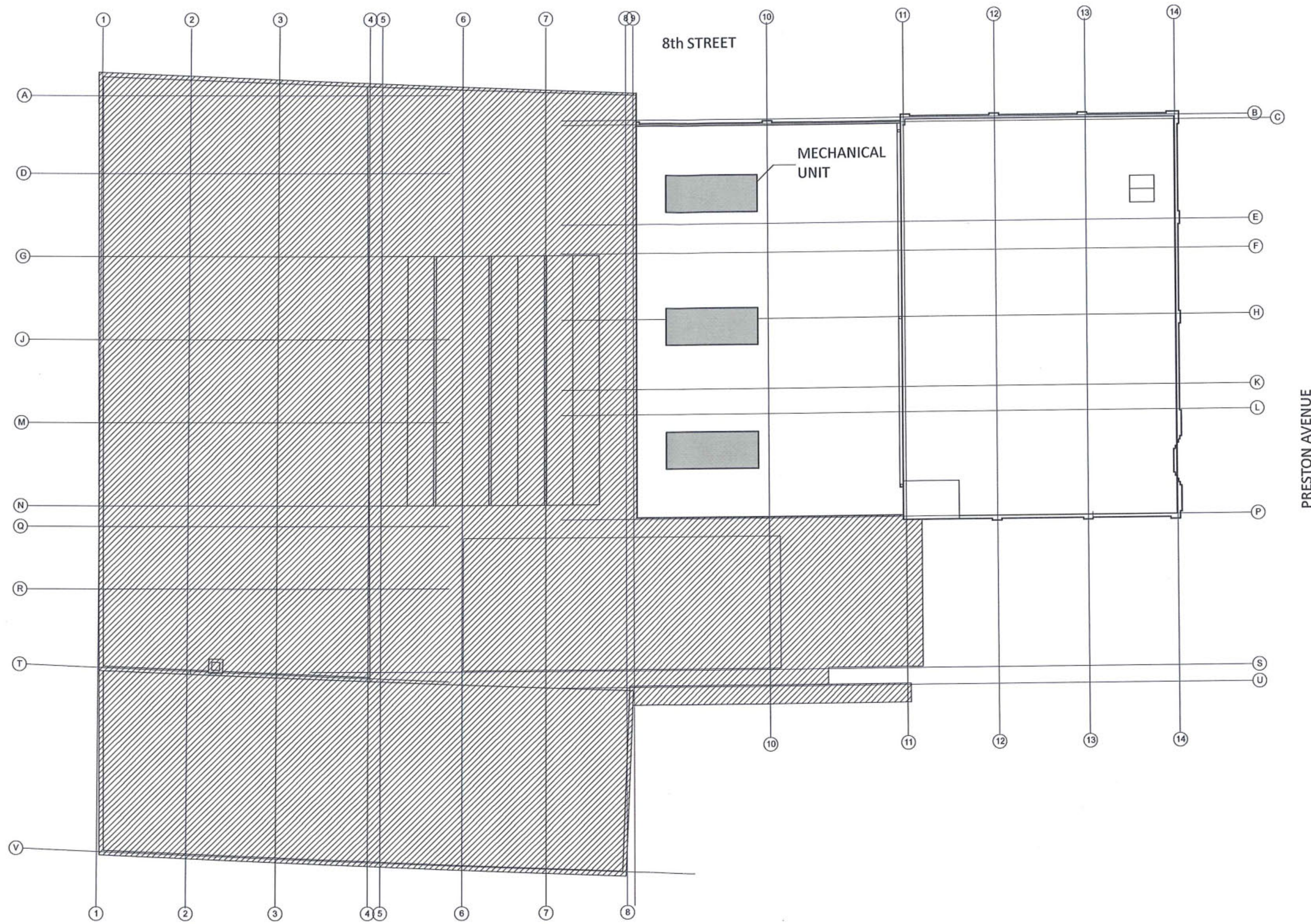


Street tree: Princeton elm
Ulmus americana 'Princeton'

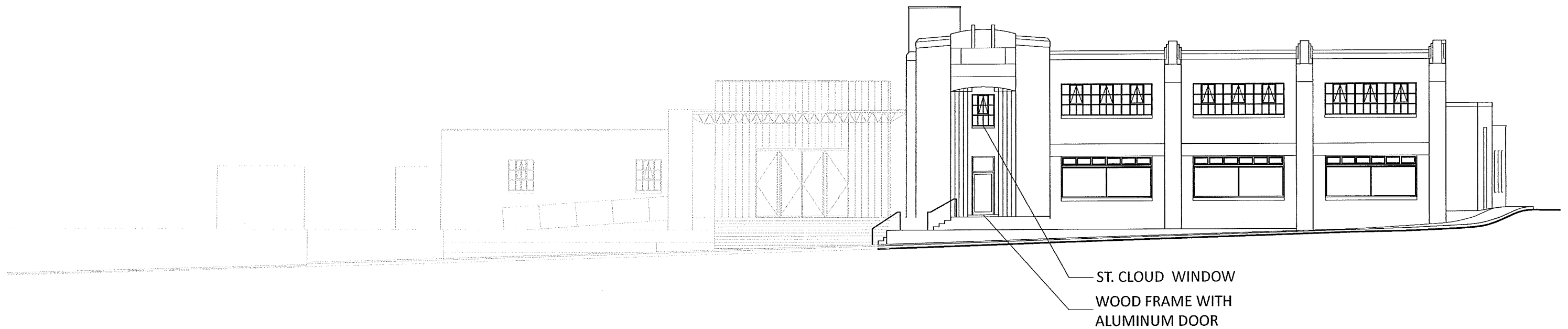


Ornamental shrub: Prostrate yew
Cephalotaxus harringtonia 'prostrata'

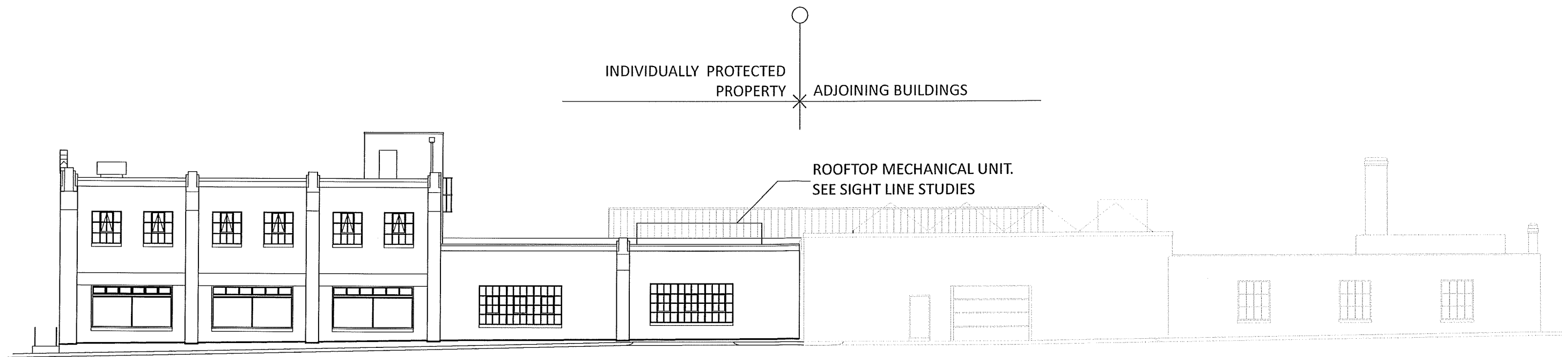
Site plan



Roof plan



Preston Avenue (North) Elevation



8th Street (West) Elevation



Sight lines: Rooftop mechanical equipment - Preston Avenue



Sight lines: Rooftop mechanical equipment - 8th Street

Product Standards

- Narrow Sightline Projecting and Fixed-Glass Window Design
- Aluminum Frame and Sash with Fiber-Reinforced Polyimide Insulbar Thermal Barrier
- 2.625" Frame Depth, Expandable to 3.8125"
- Nominal .125" Wall Thickness and 6063-T6 Aluminum
- High Performance Insulating Glass
- Heavy Duty Hardware
- Insect Screens
- High Performance Paint and Anodized Finishes

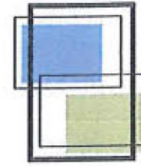
Options

- Awning, Hopper, Casement and Fixed configurations to match most historic or contemporary fenestrations.
- Frames can be assembled in rectangular, arched, trapezoid, curved, round and other special shapes.
- Available finishes in anodized or high performance paint, colors are virtually unlimited. Split finishes available.
- Glazing options are monolithic, double and triple- insulating units, tints, low-e, tempered and laminated.
- Venetian blinds are available in all window types.
- Windows are available in high performance configurations for acoustic performance.
- Integral exterior panning in custom shapes, interior trim and mullion options.
- Muntin grids are available in either true divided or simulated divided lites.

Performance Data

Air AAMA Rating @ 25 mph	.01 CFM/ft ²
Water	20 lbs.
Structural	65 psf
U-Value	.32
CRF/CR	62/48
Operating Force	8.5 lbs.
STC	33 - 48
OITC	27 - 38

* Results will vary based on frame and glazing options.



st. cloud window

Series 2500 - 2-5/8" Projecting, Fixed



st. cloud window

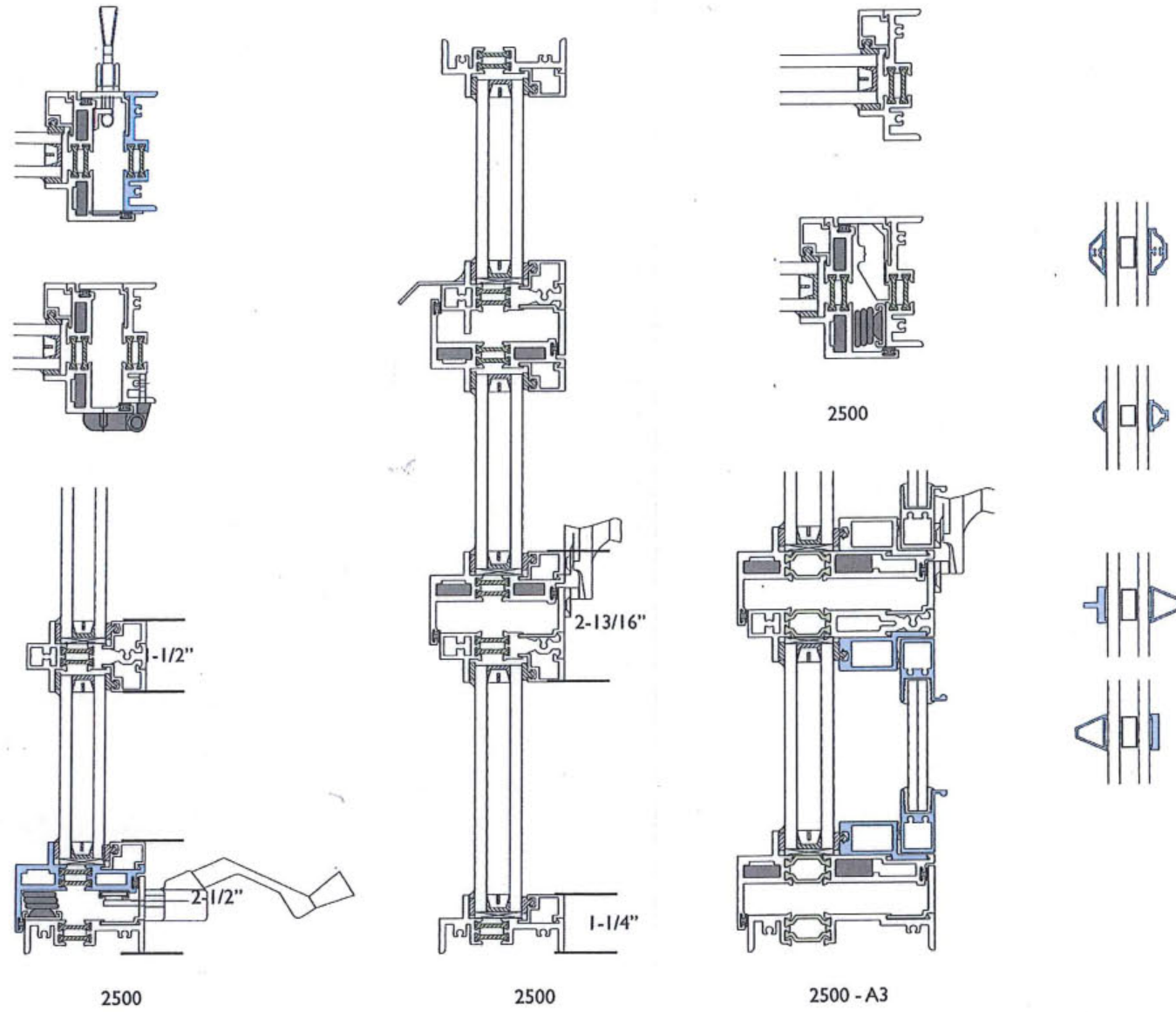
www.stcloudwindow.com
800.383.9311 320.255.1513 fax

PO Box 1577
St. Cloud, MN 56302

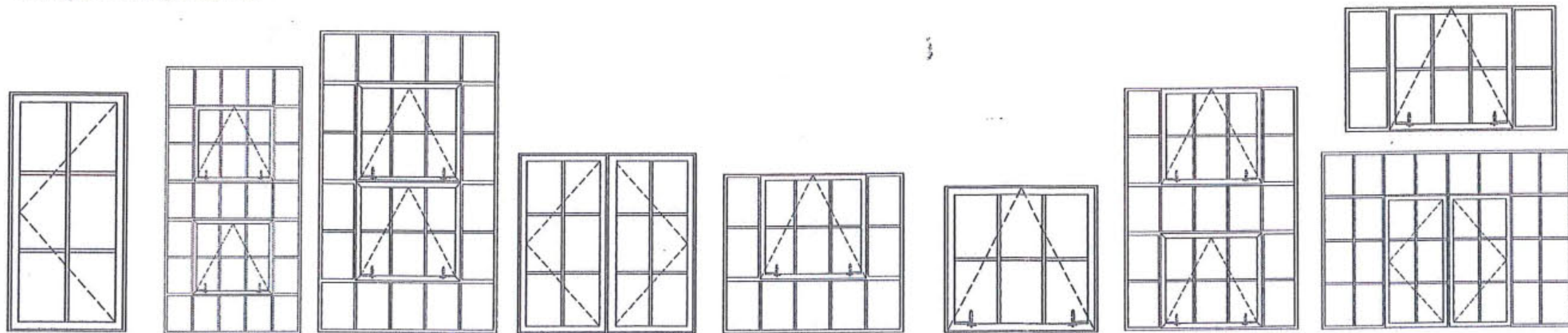
Product Features

- Minimal Sightline Design for Historic and Contemporary Applications
- Structural Fiber-Reinforced Polyimide Thermal Barrier
- Cope and Butt Frame Joinery
- Sash Joints are Reinforced with Heavy Duty Corner Keys
- All Sash Have Double Weather-strip
- Concealed 4-Bar or Knuckle Hinges
- Tubular Sash Members with .125" Walls
- Muntin Grids in a Variety of Shapes and Dimensions
- Tubular Screen Frames in Both Flat and Wicket Design
- A-3 Type Includes a Second Integral Glazed Panel for Both Vents and Fixed Frames
- Customizable Exterior Profiles

* Details are not to scale

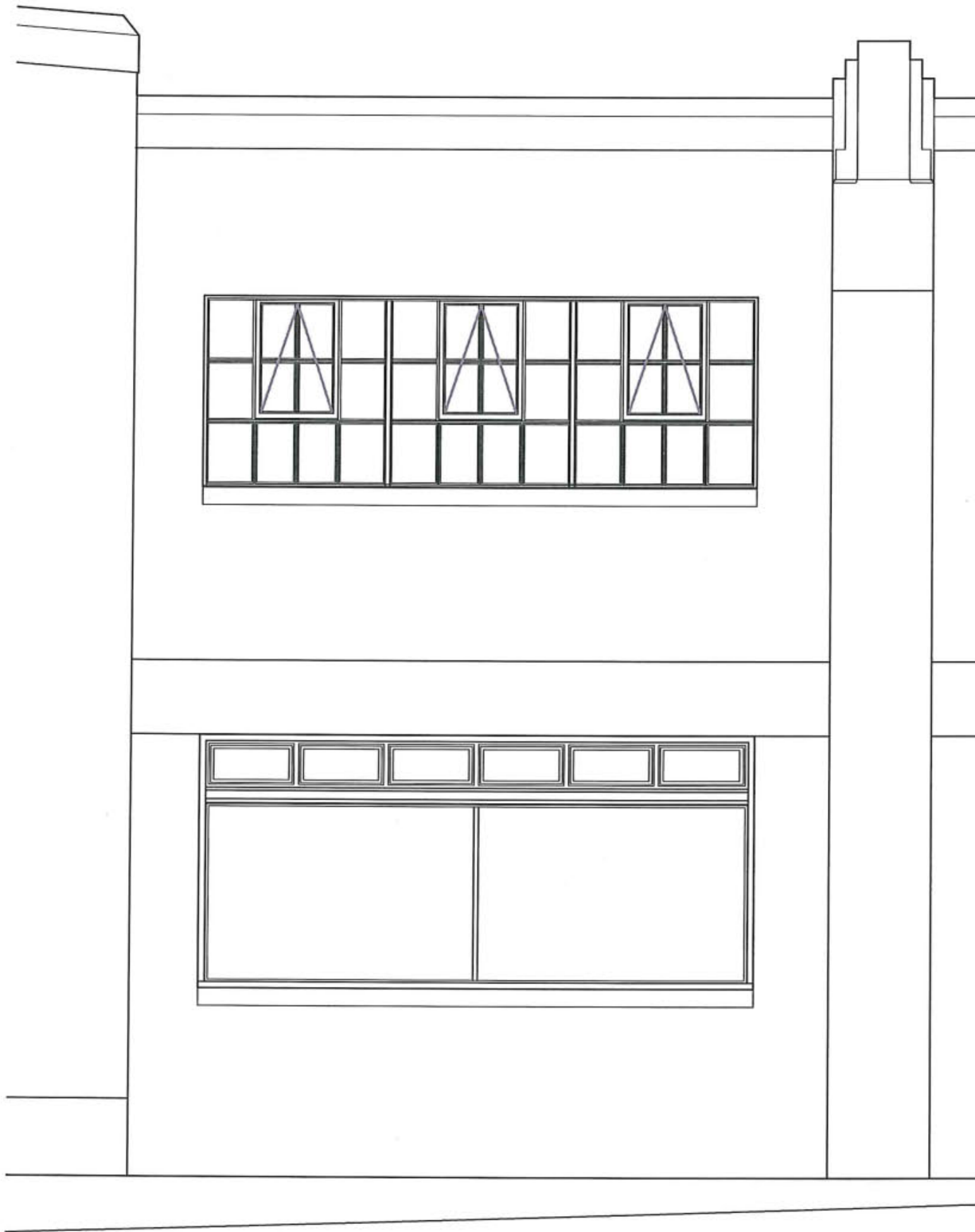


Sample Configurations



Benefits

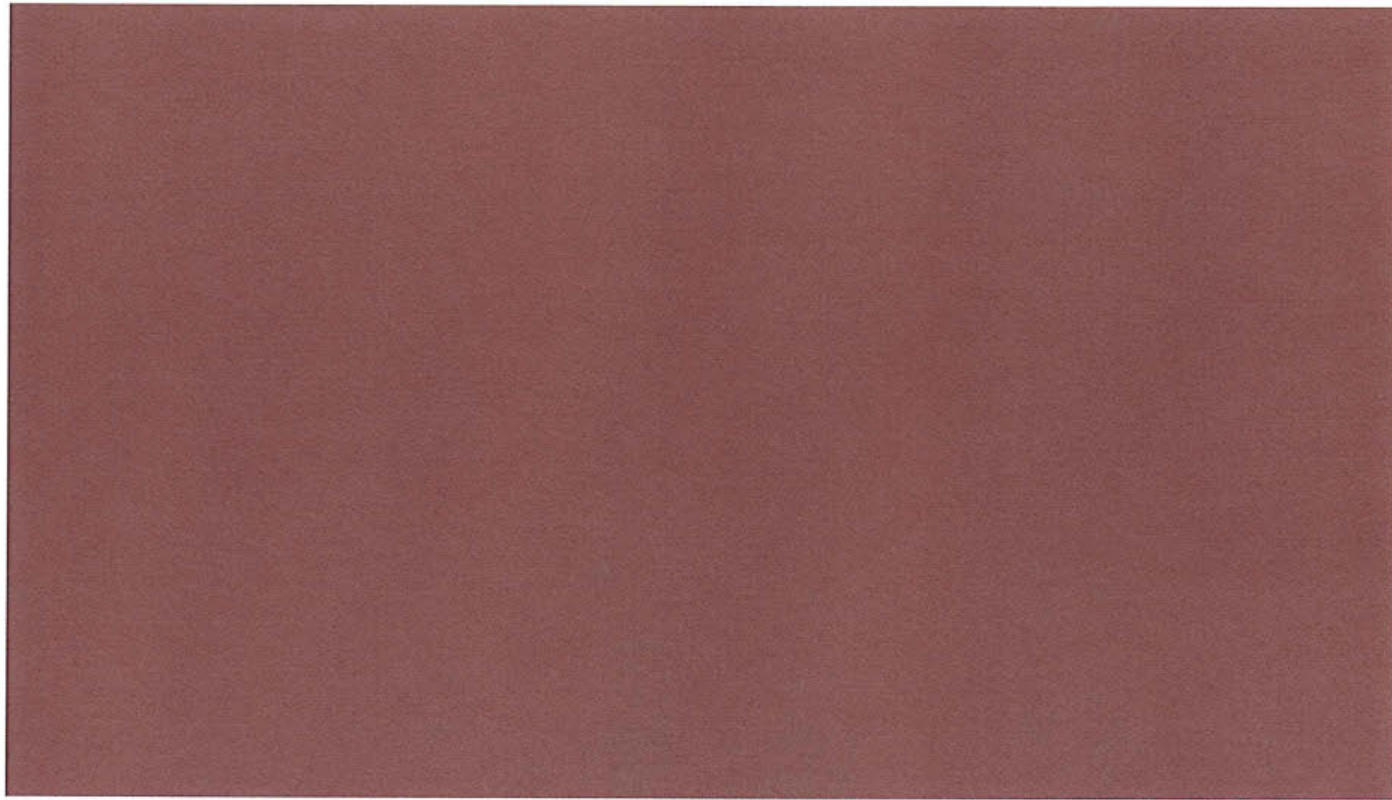
- Sightlines consistent with US Park Service requirements for historic replications. Profiles may be customized for specific historic requirements.
- Thermal barrier provides maximum thermal and structural performance and allows for either single or dual finishes and color selection.
- Cope and Butt frame joinery provides maximum strength and durability over the life of the window.
- Heavy duty corner keys deliver exceptional joint strength and alignment.
- Double weather strip assures minimal air infiltration.
- Hardware options assure optimum customization to the owner's preference.
- Tubular sash and 1/8" thick walls provide exceptional structural performance.
- Glazing options allow for the highest performance available for thermal, structural and acoustic requirements.
- Muntin shapes and dimensions can be articulated to specific historic requirements.
- Tubular screen frames provide strength and durability.
- Delivers extraordinary acoustic performance (STC 48 - OITC 38)
- Allows for Venetian blinds and a removeable interior sash.



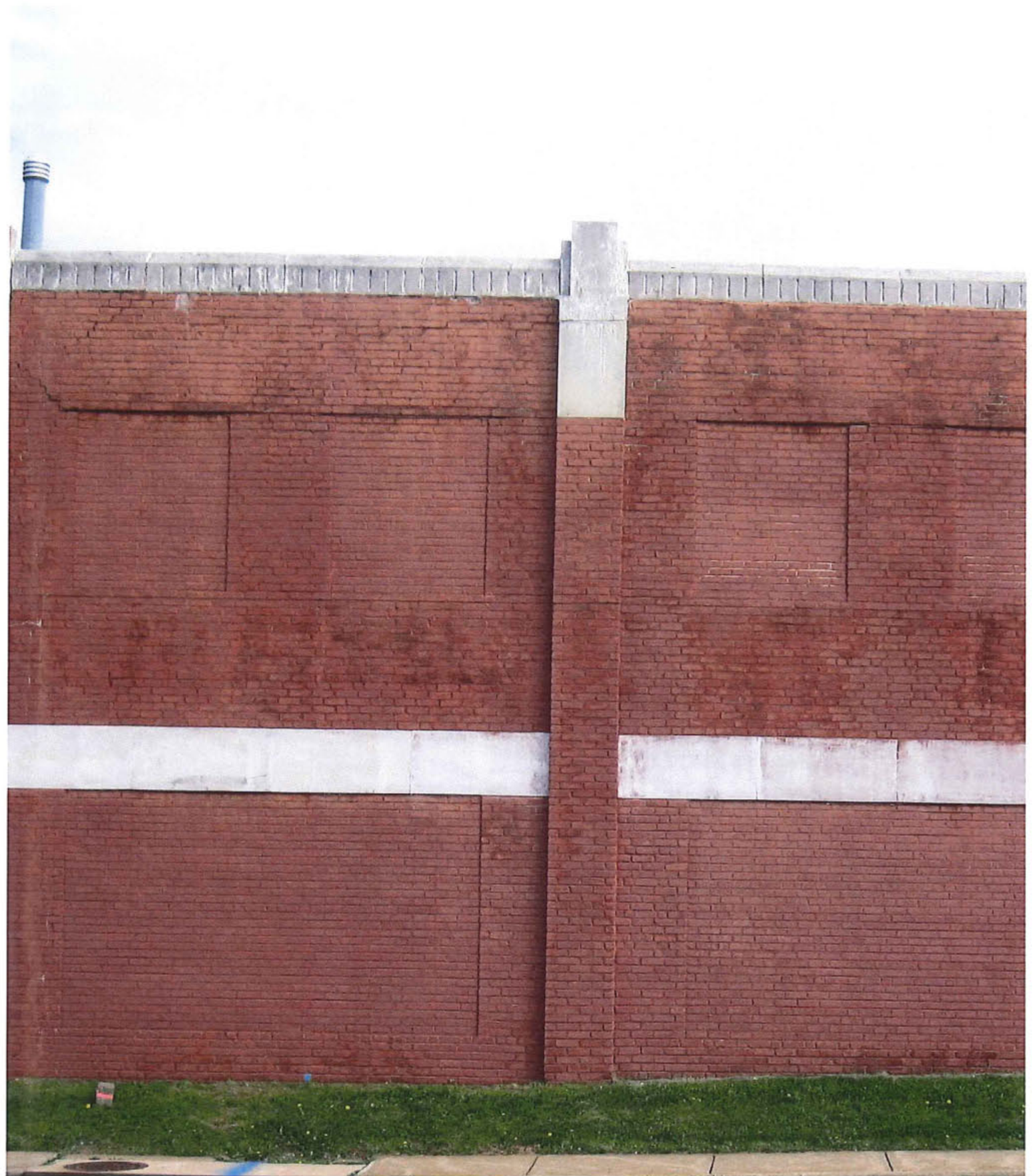
The first application for Board of Architectural Review approval was based on photography dating from the 1960s, and believed then to be the most accurate documentation available. Subsequent research by Daniel Bluestone, the preservation consultant under contract to the Owner, has uncovered earlier photography dating to the 1940s (pictured above) showing a different pattern of transoms over the show windows at the first floor.

The 1960s images on which the first design was based showed three transoms above each pair of show windows. The earlier images show a grouping of six transoms. We have revised the replacement window pattern to reflect the six transom design. The recently installed windows on the Preston Avenue frontage will be removed and reworked to meet the 1939 design.

Revised elevation of wood windows along
Preston Avenue & 8th Street



Note: paint color - Sherwin Williams Toile Red SW0006 -
to be approved after visit to site with large scale
mock-up of sample color



Paint color sample