

From: Scala, Mary Joy
Sent: Friday, December 23, 2011 2:50 PM
To: Willard Scribner (WScribner@smbw.com)
Cc: Martin D. Chapman (mdc@inbio.com)
Subject: BAR Action - December 20, 2011

December 23, 2011

Willard M. Scribner
SMBW Architects
403 Stockton Street, Suite 200
Richmond, VA 23224

RE: Certificate of Appropriateness Application

BAR 11-12-01

718-722 Preston Avenue

Tax Map 31 Parcel 38

City Campus LLC, Owner/ Martin Chapman, Applicant/ Willard Scribner, Architect
Former Coca Cola Bottling Works Rehabilitation (restore windows)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 20, 2011.

The following action was taken:

The BAR approved the application as submitted on the consent agenda (8-0).

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 eighteen months (June 20, 2013), 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.

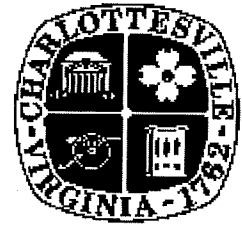
Upon completion of construction, please contact me for an inspection of the improvements included in this application.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 20, 2011**



Certificate of Appropriateness Application

BAR 11-12-01

718-722 Preston Avenue

Tax Map 31 Parcel 38

City Campus LLC, Owner/ Martin Chapman, Applicant/ Willard Scribner, Architect

Former Coca Cola Bottling Works Rehabilitation (restore windows)

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 is included as an attachment.

The remainder of Parcel 38 and the abutting parcel 19 (currently parking) are subject to Entrance Corridor review. The Entrance Corridor drawings pertaining to the whole site are also included with the application for your information only.

Application

The application is requesting BAR approval to replace the windows that were removed and filled in with concrete block years ago. The applicant is trying to obtain State and Federal tax credits for the rehabilitation. The building will be used as a multi-tenant biotechnology facility.

The applicant's sources of information regarding the former appearance of the building include old photos of the Preston Avenue facility, and an actual building in Winchester with windows intact, designed by the same architect for Coca-Cola in 1940.

The applicant used the Winchester profiles and details applied to the sash and muntins patterns observable in the Charlottesville photography. The brick sills will be designed to match the Winchester building or the Charlottesville photography when the photos are at variance with the Winchester building.

The proposed windows are St. Cloud aluminum frame and sash. Details are included.

Criteria 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.*

Sec. 34-276. 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;
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the city's Design Guidelines.

Pertinent Guidelines for Rehabilitations

p. 4.4 & 4.5

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) *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.*
- 15) *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.*

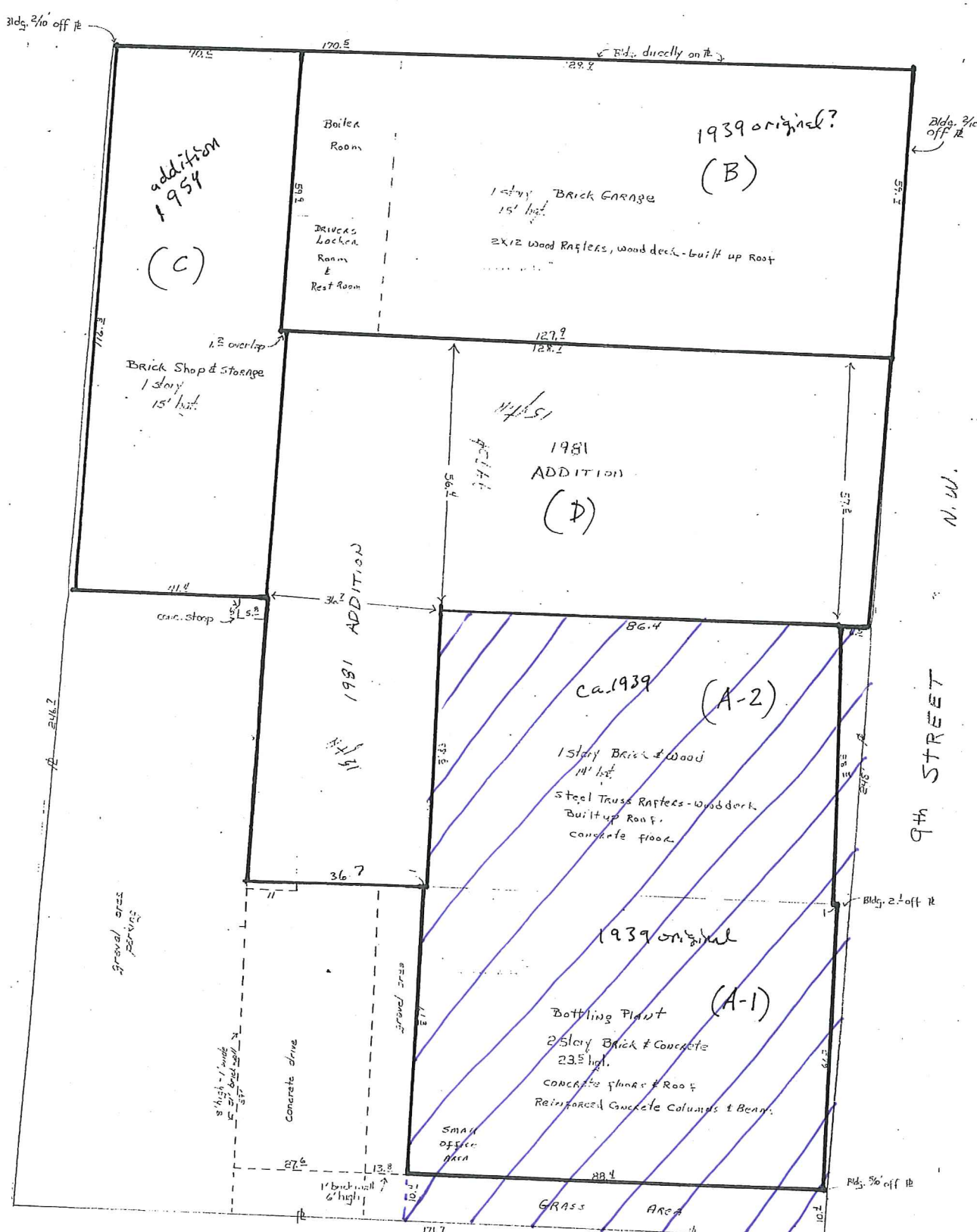
- 16) *Storm windows should not damage or obscure the windows and frames.*
- 17) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 18) *Use shutters if compatible with the style of the building or neighborhood.*
- 19) *Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.*
- 20) *The size of the shutters should result in their covering the window opening when closed.*
- 21) *Avoid shutters on composite or bay windows.*
- 22) *If using awnings, ensure that they align with the opening being covered.*
- 23) *Use awning colors that relate to the colors of the building.*

Discussion and Recommendations

Staff recommends approval of the application for window replacement.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacement satisfies the BAR's criteria and would be compatible with this property and other properties in this district, and that the BAR approves the application as submitted.



Bldg. 2 1/2' off R

addition
1954
(C)

1939 original?
(B)

Bldg. 2 1/2' off R

Brick Shop & Storage
1 story
15' hgt.

1981
ADDITION
(D)

ca. 1939
(A-2)

1 story Brick & Wood
11' hgt.
Steel Truss Rafters - Wood deck
Built up Roof
concrete floor

1939 original
(A-1)

Bottling Plant
2 story Brick & Concrete
23.5' hgt.
CONCRETE floor & Roof
Reinforced Concrete Columns & Beams.

9th STREET

Bldg. 2 1/2' off R

PRESTON AVENUE

COCA COLA

Coca-Cola Plant

Map # 31-34
31-32

722 Preston Avenue

Scale: 1" = 20'



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

NOV 28 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. 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.

Project Name/Description: Coca-Cola Bottling Works Historic Rehabilitation
Parcel Number: 310038000 & 310019000
Address/Location: 718-722 Preston Avenue, Charlottesville
Owner Name: CityCampus LLC Applicant Name: Martin D. Chapman

Applicant Information

Address: 1216 Harris Street
Charlottesville, Virginia, 22903

Email: mdc@inbio.com
Phone: (W) 434-984-2304 (H) 434-977-2078
FAX: 434-984-2709

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: Martin D. Chapman Date: 11/22/11

Property Owner Information

Address:
Email:
Phone: (W)
FAX:

willard m. scribner faia principal

Permission (if not applicant)

Application and hereby give my permission

Date

Do you intend to apply for F... for this project? YES

smbw architects
403 stockton street, suite 200
richmond, virginia 23224
804.233.5343 t
804.233.5345 f
804.840.4503 m
wscribner@smbw.com

Description of Proposed Work pursuant to State and Federal

... of industrial sash windows

Attachments (see reverse side for submittal requirements): Building photography, elevations, window and glazing details.

For Office Use Only
Received by: S. Barnore
Fee paid: \$100.00 Cash/Ck # 1036
Date Received: 11/28/2011
Approved/Disapproved by:
Date:
Conditions of approval:

P11-0190



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Douglas W. Domenech
Secretary of Natural Resources

Kathleen S. Kilpatrick
Director

December 19, 2011

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

Mary Joy Scala, 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

RE: Coca-Cola Bottling Plant, City of Charlottesville

Dear Ms. Scala:

I understand the Charlottesville Board of Architectural Review (BAR) will be considering the Coca Cola Bottling Plant window restoration project at its meeting on Tuesday, December 20th, 2011. Accordingly, I am writing to update you on the Department's review of the most recent design work on the plant and the window restoration work. We believe that with the reintroduction of the windows, the building has high potential for meeting the criteria for listing on the state and federal register. Furthermore, I believe that the project as a whole will succeed as a rehabilitation tax credit project, and we look forward to working to achieve that end in consultation with the owner and his able team.

As you may know DHR's Architectural Evaluation Committee and the Virginia State Review Board reviewed a Preliminary Information Form for the plant earlier this year. In evaluating a resource and its integrity, we must do so in its current condition and not as it might be after restoration work is undertaken. Due largely to the loss of the very prominent windows and the brick infill of the openings in the 1980s, the recommendation was that the building did not meet the criteria for listing on the state and national registers in its current condition. The Board did agree that if appropriately designed windows were placed into the bricked-in openings, the matter would be reconsidered. Furthermore, I made the commitment that if the developer and his team would work with us to create a plan for window restoration, that I would advocate for the property with the Board and the National Park Service.

Since then, the owner employed SMBW architects and the team has produced designs to restore historically accurate windows to primary and secondary elevations of the building. The designs are based on the highly intact and nearly identical and listed Coca-Cola Bottling Plant in Winchester (also designed by architect Doran S. Platt). We also inspected the manufacturer's window samples, and feel the sample windows will follow the steel casement closely. At this point,

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 862-6416
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Office
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way 2nd
Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5428
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7031
Fax: (540) 868-7033

we feel very comfortable that once the work is implemented as agreed, the building will be returned to an appearance that is in keeping with its architectural roots. Furthermore, I have invited the submission of a new Preliminary Information Form as soon as windows are restored on the Preston Avenue elevation.

All of these recent developments are positive, and I am grateful for the developer's willingness to work with us and his high commitment to the project. I share that commitment. As the work goes forward, I believe that Charlottesville will see a Art Deco building regain significance and put into a new and exciting use for community benefit. For these reasons, I highly recommend the project to the BAR.

Please feel free to call me at (804) 482-6082 if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Kilpatrick', with a long, sweeping horizontal flourish extending to the right.

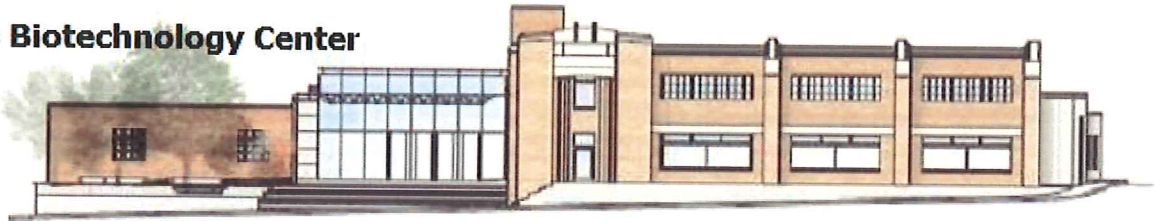
Kathleen S. Kilpatrick
Director and State Historic Preservation Officer

Scala, Mary Joy

From: CityCampus LLC <indoor@biotechnologies.ccsend.com> on behalf of CityCampus LLC <tcope@inbio.com>
Sent: Friday, April 27, 2012 5:10 PM
To: Scala, Mary Joy
Subject: CityCampus Biotechnology Center Update

View this newsletter as a webpage [Click here](#)

CityCampus Biotechnology Center



CityCampus Biotechnology Center Update

April 2012
www.citycampusllc.com

Greetings!

It's been a year since CityCampus LLC bought the historic 1939 art deco Coca-Cola Bottling works in Charlottesville. Our vision: to restore the building as the CityCampus Biotechnology Center to provide essential infrastructure for the growth of biotech companies in the region, "Biotech in a Bottle" (www.citycampusllc.com).

Significant progress has been made. Our architects, William Sherman (UVA) and Will Scribner (SMBW Architects, Richmond) have developed Concept Master Plans for Indoor Biotechnologies lab space and over 10,000 sq ft of shell space for other biotech companies. Over 7,000 sq ft is slated for community use as 'open office' space, conference facilities, networking and events space. This will benefit technology-based businesses. These facilities will also benefit low income residents in the neighborhood through outreach programs with the [City of Promise](#) and with Workforce Services at PVCC.

In February, after a rigorous evaluation process, Martin Horn was selected to be our contractor for the project. As a local family firm with over 30 years of experience in construction, Martin Horn is an excellent fit for CityCampus. We are looking forward to working with them to put shovels in the ground. They build stuff!

Martin Horn installed the energy efficient windows that grace the front of the Coca-Cola building. These windows are historically accurate replicas of the originals as determined by our architects, working with Dan Bluestone and Mimi Sadler, our gurus of historic preservation. The windows look terrific and provide some fabulous light inside the building.

As a result of the window installation, the Virginia Department of Historic Resources found the Coca-Cola building eligible for listing in the National Register of Historic Places. CityCampus is set to obtain Part 1 approval to obtain state and federal historic preservation tax credits to help fund the

CityCampus LLC Announces Master Plans for CCBC

In November the CityCampus design team presented the master plans for the CityCampus Biotechnology Center to members of the Central Virginia biotech community, City of Charlottesville officials and residents of the city. To view the presentation as a PDF, click the image below.

CityCampus Biotechnology Center



Concept Master Plans
28 Nov 2011
City Space

Martin D. Chapman, PhD
CityCampus LLC
mdc@inbio.com
www.citycampusllc.com

CCBC Web Links

[Home](#)

[News Center](#)

rehabilitation of the building. The project is also eligible for New Market Tax Credits and CityCampus is in the midst of completing financing plans so that the project can move forward. This time next year we anticipate construction will be well underway.

[Historical Preservation](#)

[Photo Gallery](#)

[Contact](#)

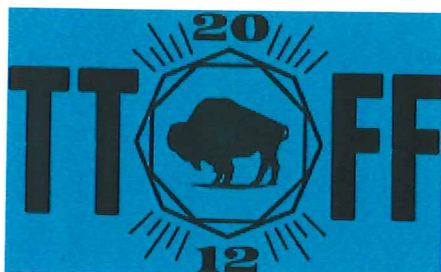
Finally, it's time to vote for the Charlottesville Business Innovation Council People's Navigator Award for 2012. We're on the ballot! Please vote at: <http://cvillebic.org/awards/2012-navigator-award>

And, join in the biotech discussion at TomTom, May 2nd!

Martin Chapman
CityCampusLLC
mdc@inbio.com
www.citycampusllc.com

First Annual Tom Tom Festival Highlights CityCampus Project

Central Virginia is home to the first Annual [Tom Tom Founders Festival](#) hosting a series of talks and events featuring local musicians, artist and innovators. This year, as part of the "Place Based Innovation" series, a panel of local biotech innovators will discuss how a biotechnology hub has developed around the University of Virginia in Charlottesville and how projects like the CityCampus Biotechnology Center will provide space and support to the growing industry. Join us for a panel discussion of the impact of biotechnology as a catalyst for growth in the Charlottesville community on May 2nd at 7pm in The Gleason.

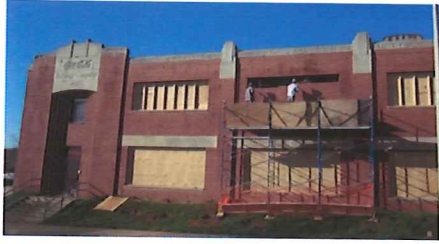


For more information about the "Place Based Innovations: A Biotech Start Up Hub" [click here](#).

To get the full schedule of events visit www.tomtomfest.com

Window Restoration - Let There Be Light!





This Just In from The White House

Today the Obama Administration released the National Bioeconomy Blueprint in which the biotechnology industry is the key driver in an innovation based bioeconomy. The blueprint has five strategic objectives: support for R&D investments; translation of research from lab to market; regulatory reform; national workforce training in Science, Technology, Engineering and Mathematics; and support for public-private partnerships to benefit the bioeconomy.

NATIONAL BIOECONOMY BLUEPRINT

See: www.whitehouse.gov/national_bioeconomy_blueprint_april_2012.pdf

Of special interest to Indoor Biotechnologies, the report highlights allergen-free peanuts as an innovation that helps peanut allergic children, while having significant economic potential for the U.S. peanut industry (page 11). Indoor Biotechnologies has proprietary tests for measuring peanut allergens.

Located at the edge of downtown Charlottesville, the Coca-Cola Bottling Plant at 718 – 722 Preston Avenue is proposed for restoration and adaptive reuse as a multi-tenant biotechnology facility. Built in 1939, the building was opened and operated by Coca-Cola until they relocated their production to a Richmond suburb in 2010. As one of the few remaining Art Deco buildings in Charlottesville the bottling plant faced an uncertain future until March of 2011, when the complex was bought by the Principals of CityCampus, LLC.

The building was bought with the vision of creating a biotechnology center to draw researchers with an entrepreneurial spirit to the area. Through offering incubator lab spaces in various configurations, CityCampus, LLC will provide opportunities for individuals and companies seeking to establish or expand their businesses.

An important objective of the CityCampus project will be the restoration of the historic façades to their original appearance. Coca-Cola removed the original windows and filled the opening with masonry in 1984 when the site's bottling operation ceased and the entire building was converted into a Coca-Cola distribution warehouse. The original windows in the primary facades have been removed, and the openings filled in with masonry. The photography found to date is of marginal quality and detail. It is possible to discern the patterns of lites, but frames, sash, mullion and trim profiles cannot be seen in sufficient detail to reconstruct the original windows.

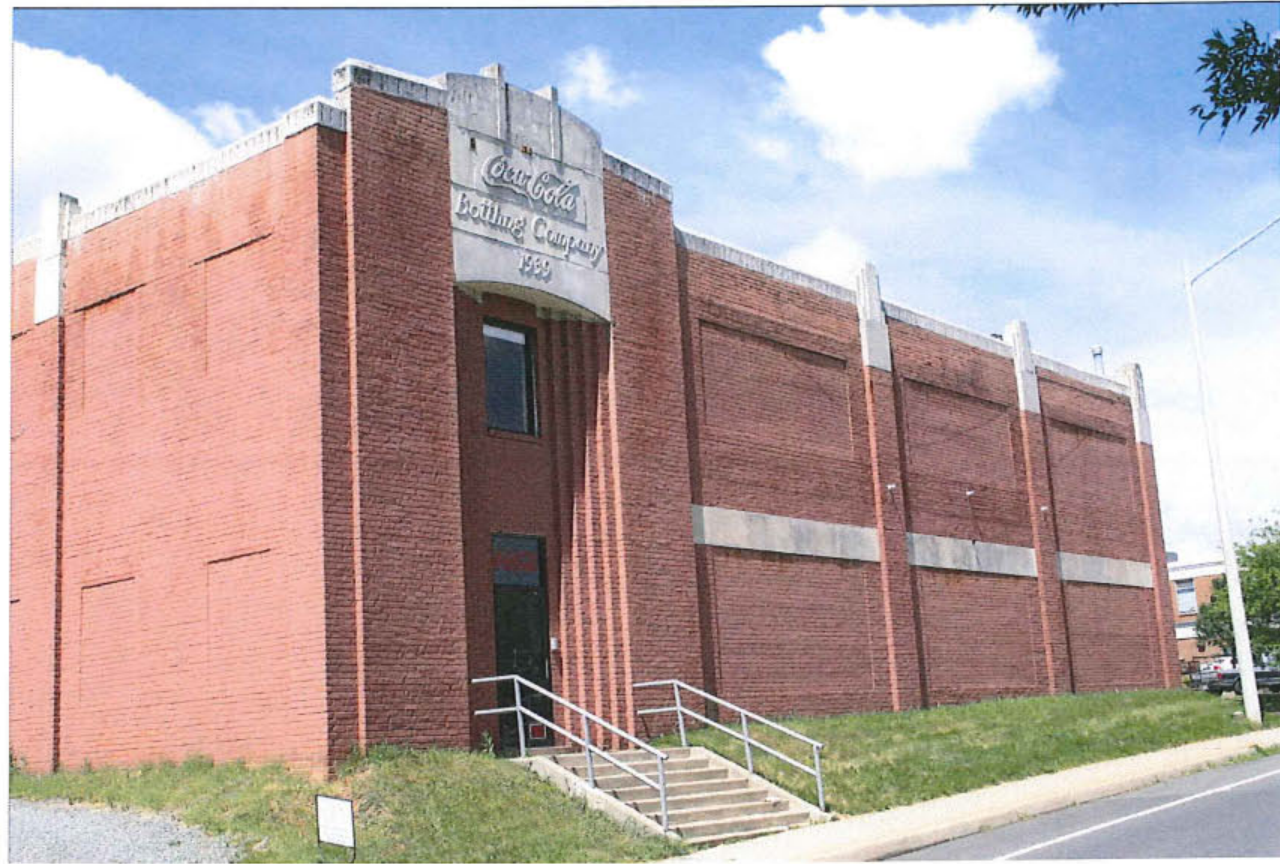
Fortunately, a few other Coca-Cola plants designed by Davis & Platt, architects of the Charlottesville Bottling plant, are still in existence. A similar structure in Winchester, Virginia, listed on the National Register of Historic Places in 2008, still has its original frames, sash and glazing. Current day photography and original construction drawings (dated July, 15, 1940) have been found for the Winchester Plant.

The Winchester plant is an opposite-hand version of the earlier Charlottesville building, and some of the window sash patterns differ. For instance, at Winchester the first floor show windows have two large lites with four hopper transoms above. At Charlottesville the early photography shows three transoms above two large lites. The steel windows at Winchester are sixteen-lite sash with a four-lite awning hinged from the first horizontal down from the head. At Charlottesville there are twelve-lite sash with the four-lite awning hung from the head of the frame.

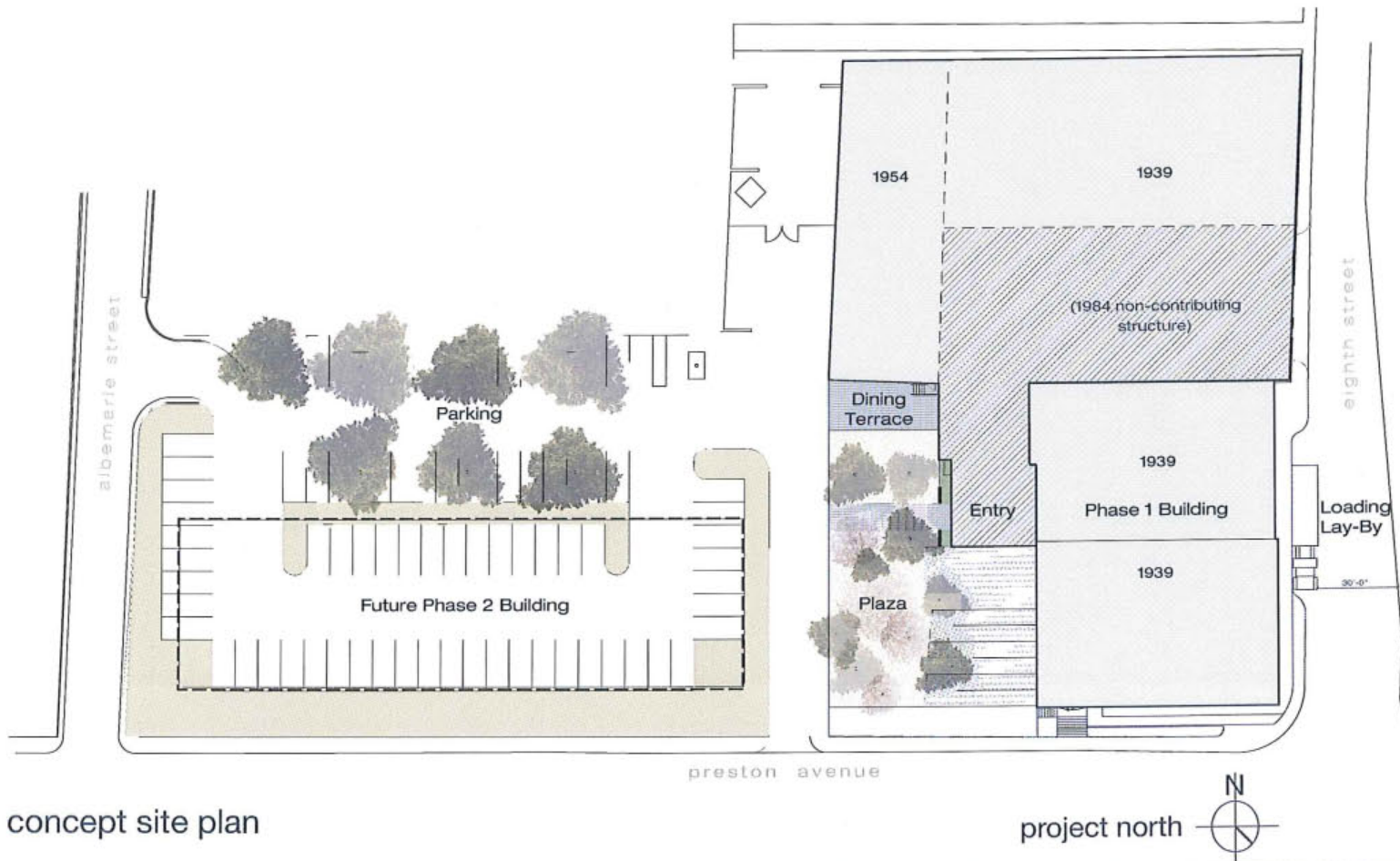
The window replacement restoration strategy is based on using the Winchester profiles and details, applied to the sash and muntin patterns observable in the Charlottesville photography. Other details such as the replacement of the brick rowlock sills – removed when the openings were filled in – will be designed to match the Winchester building or the Charlottesville photography when the photographs are at a variance with the Winchester building.

The Owner's intent is to once again have the Coca Bottling Plant at Preston Avenue and Eighth Street serve as an example of local manufacturing excellence and innovation. The show windows of the original bottling plant were intended to give the passerby an opportunity to observe the production of Coca-Cola in sanitary surroundings and to encourage its consumption. The primary occupant will align their laboratories along the much of the first floor so that, once again, high tech manufacturing will be on display at this prominent corner.





above, left: photos showing current condition
 below: historic photo, Charlottesville bottling plant



concept site plan

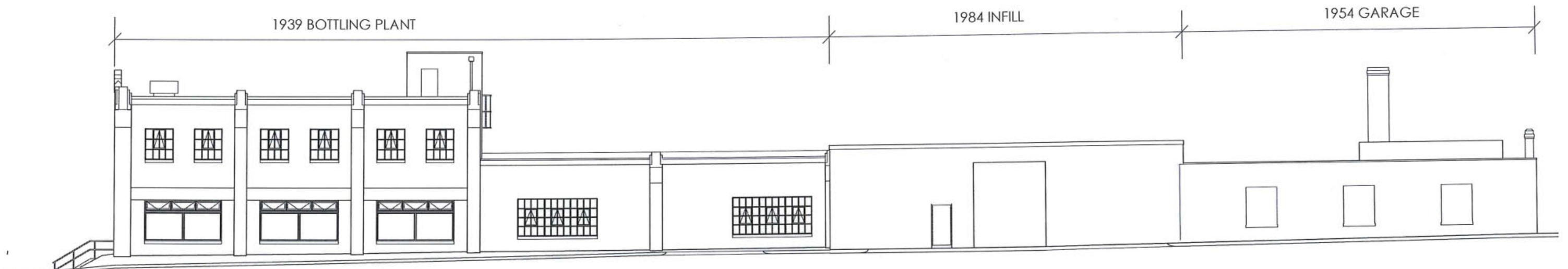
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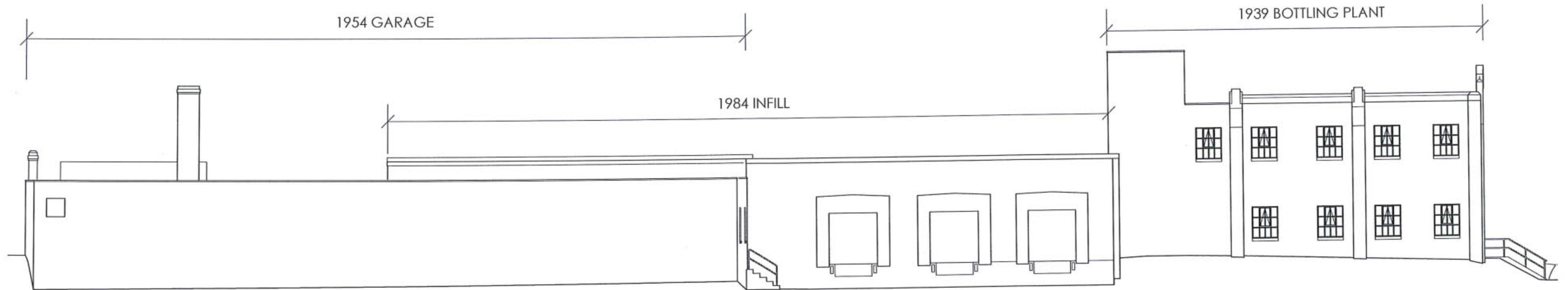
corner of Preston Ave & 8th St., circa 1970



NORTH ELEVATION - PRESTON AVENUE



WEST ELEVATION - 8TH STREET



EAST ELEVATION - PARKING LOT



exterior view of awning operators and muntin pattern



exterior view of awning operators and muntin pattern

inswinging hopper window



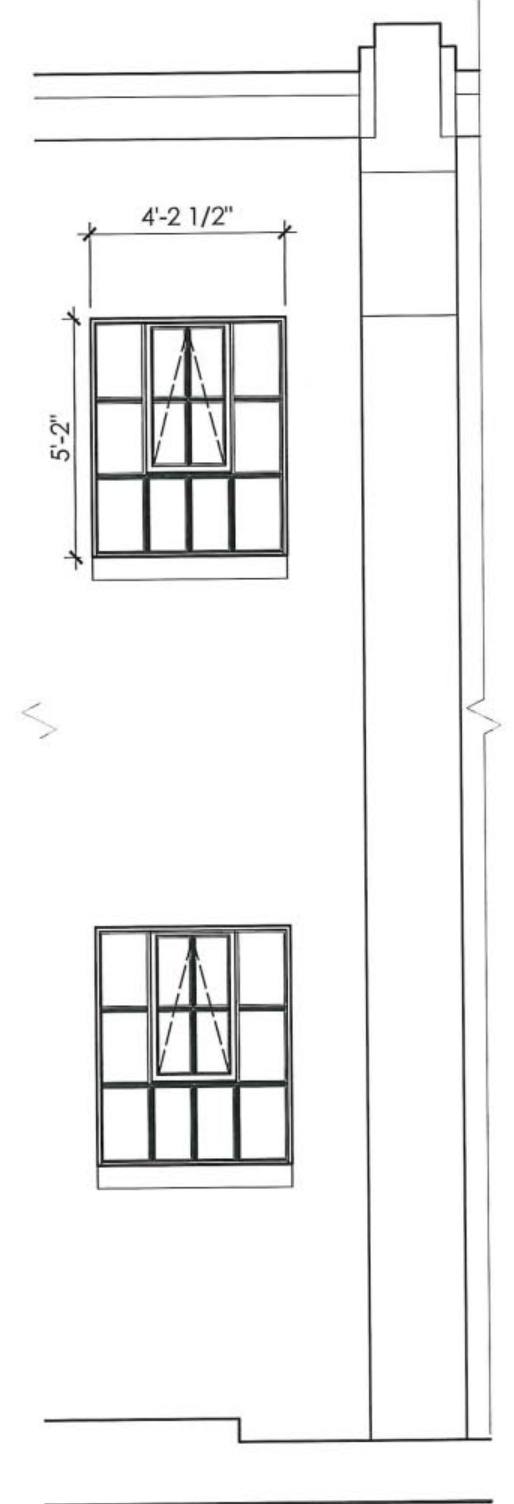
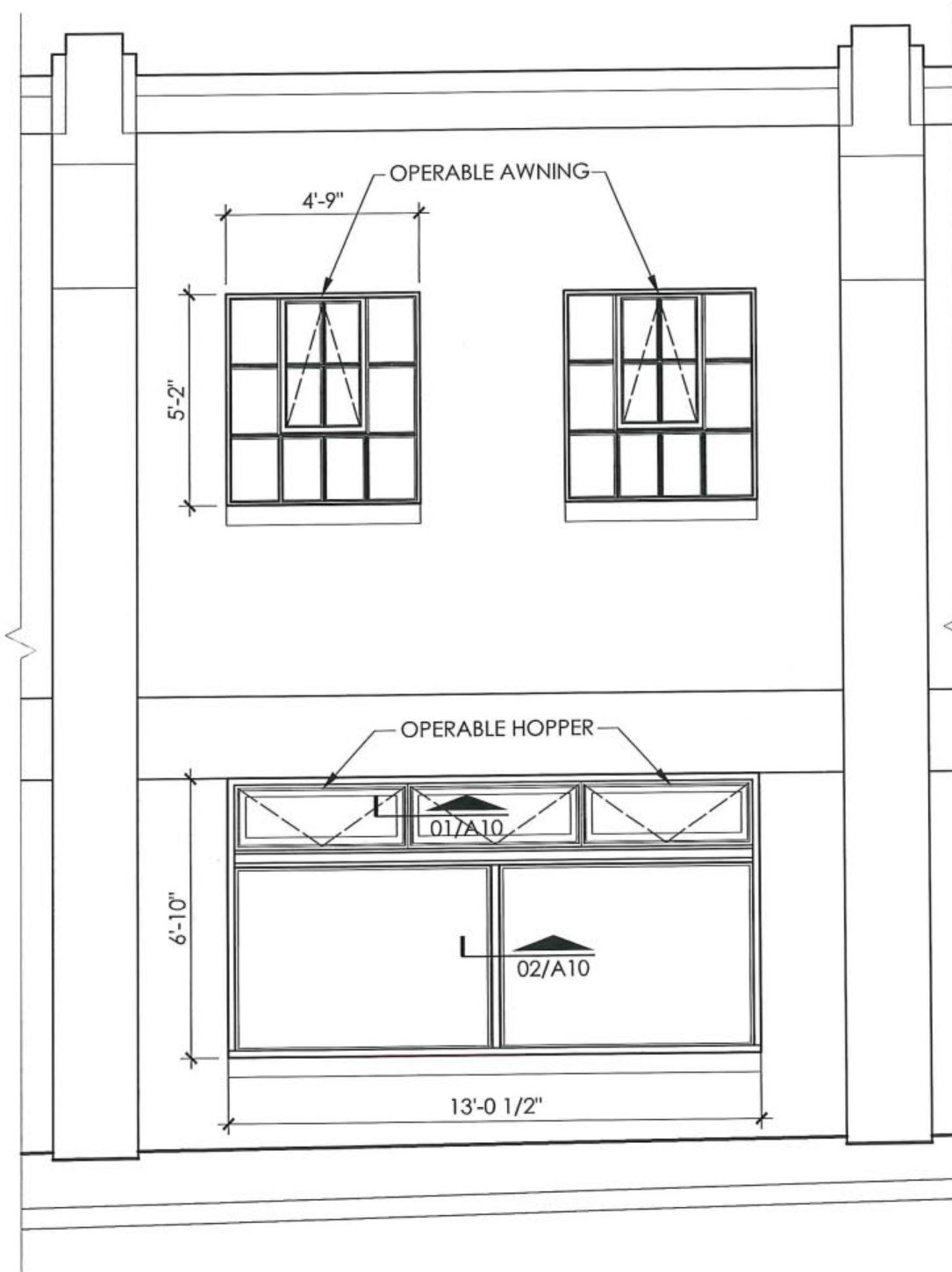
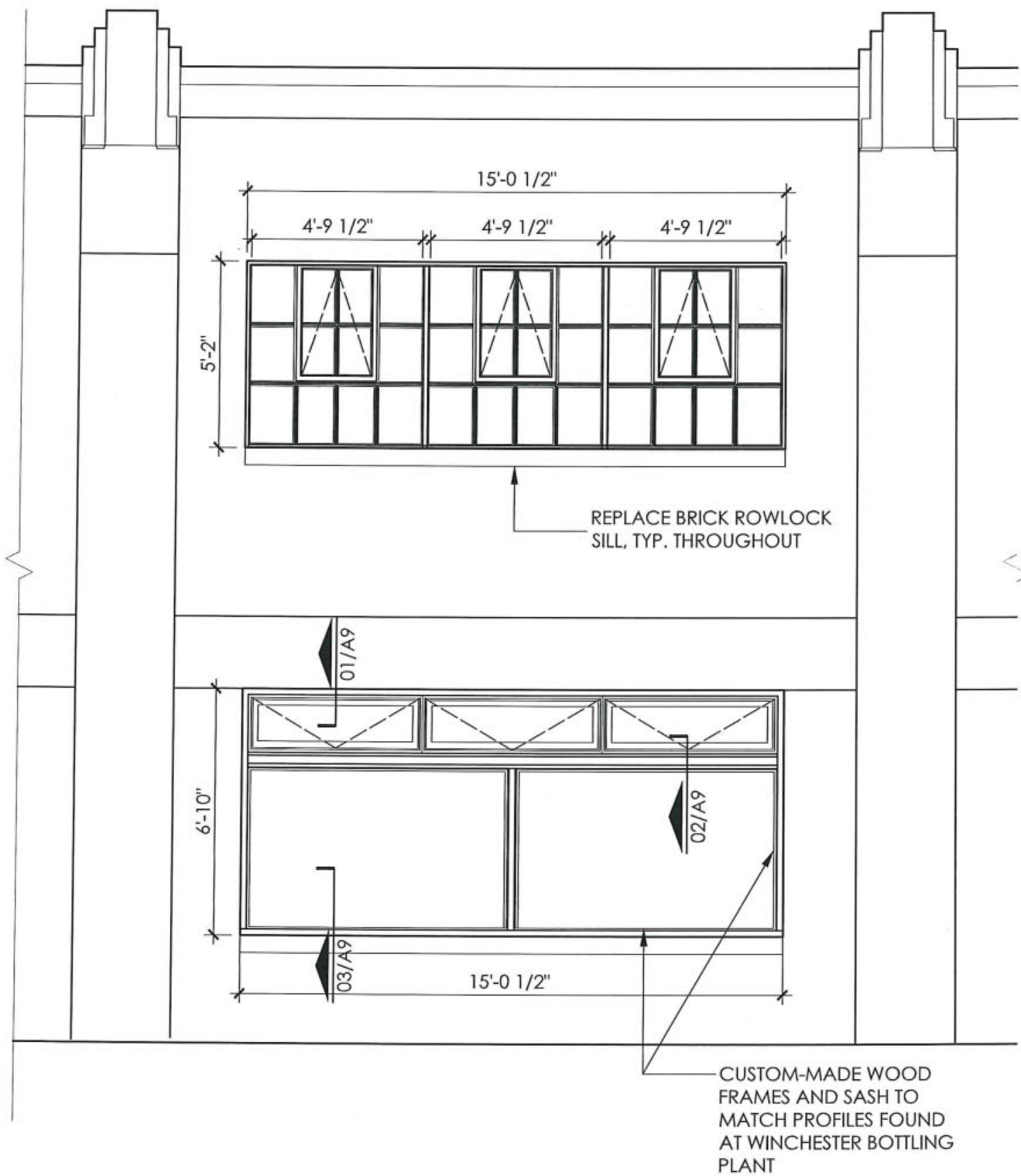
interior photographs of detailing of steel windows, showing interior putty glazing

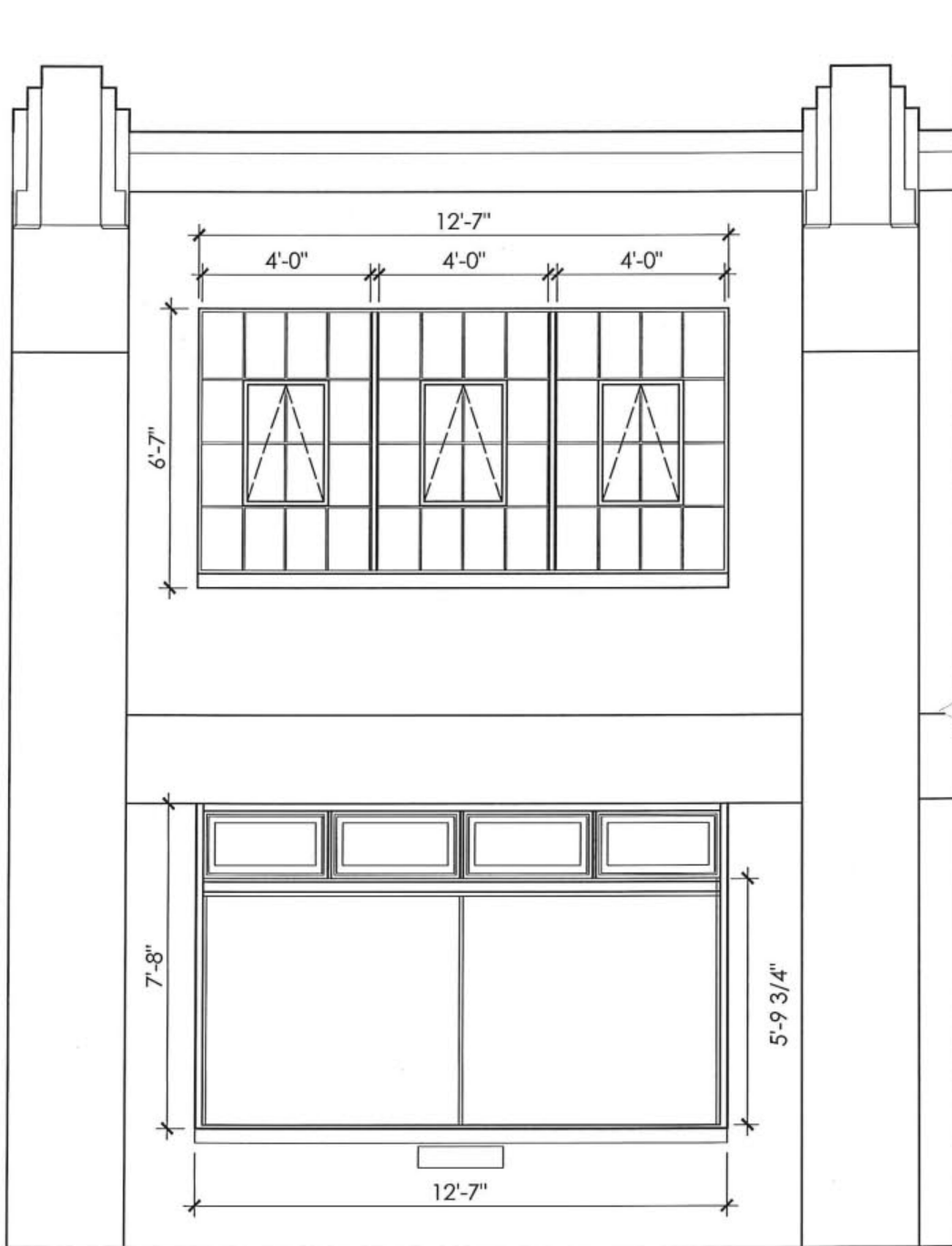




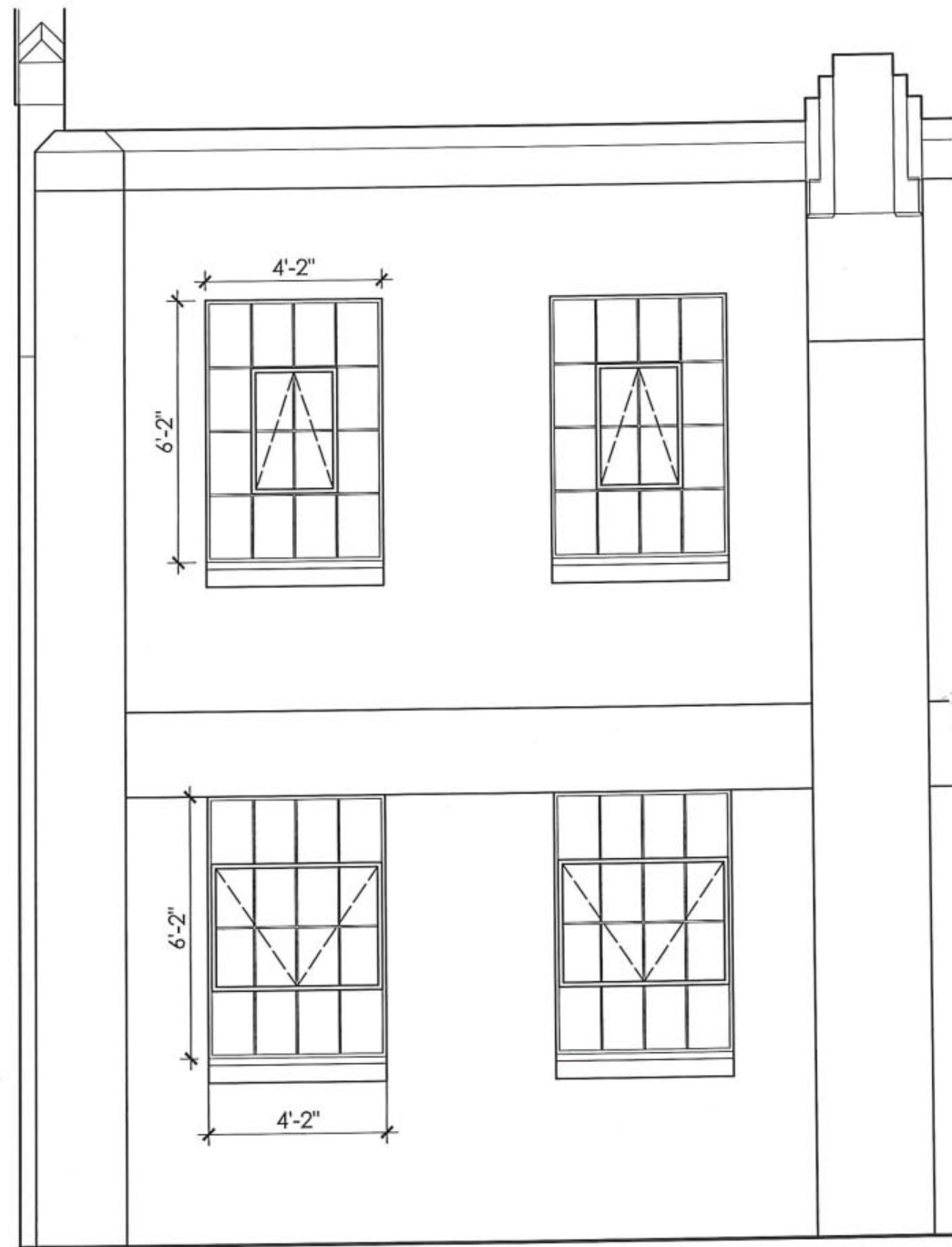
photographs showing wood show windows with hopper window at transom



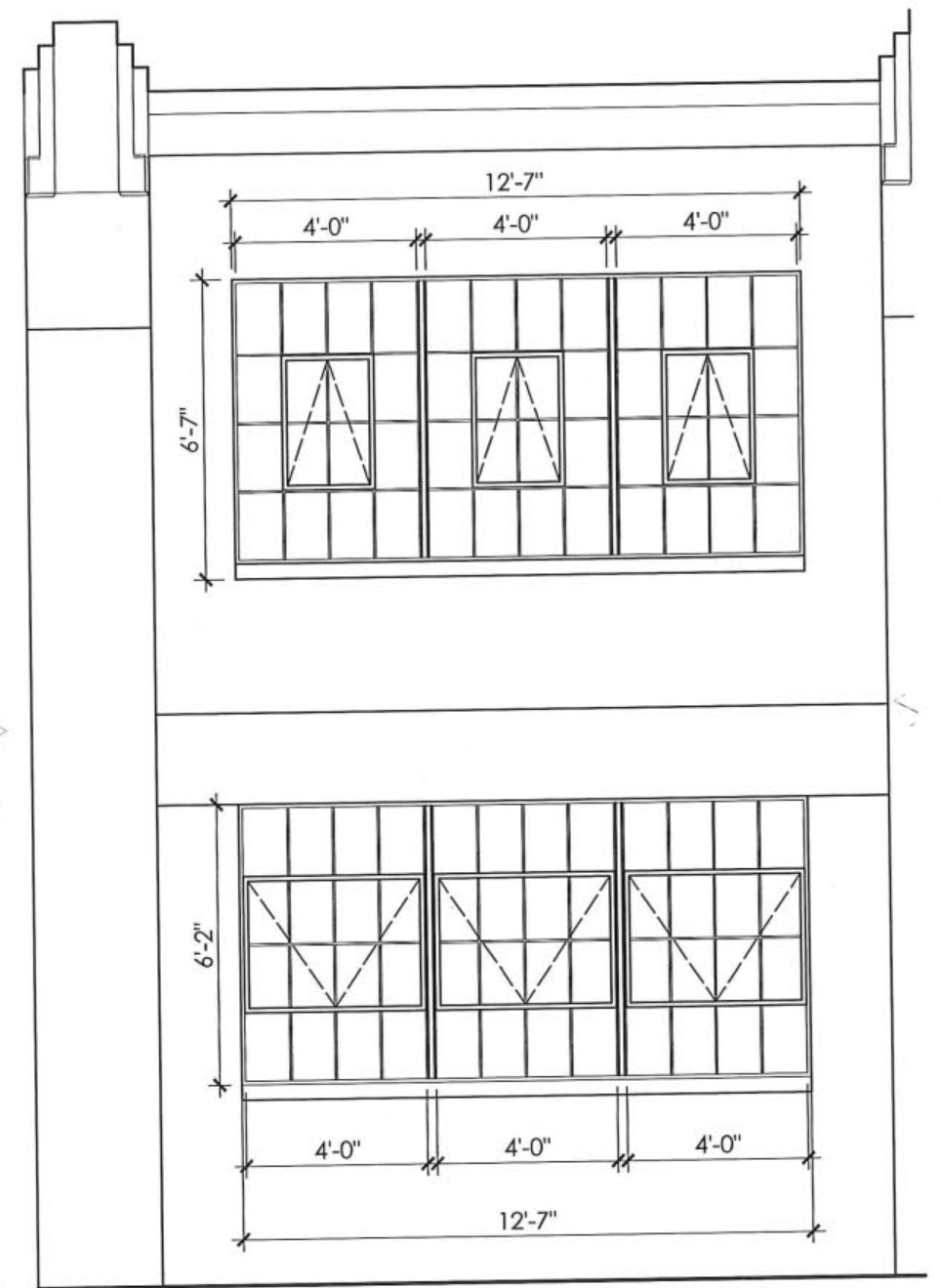




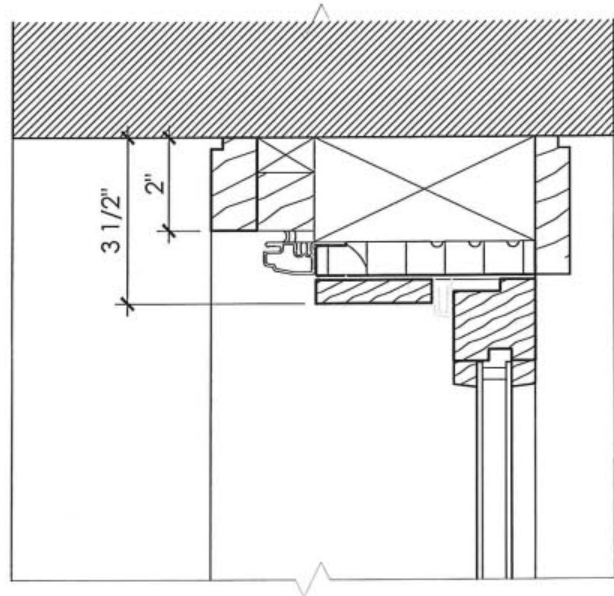
WEST ELEVATION



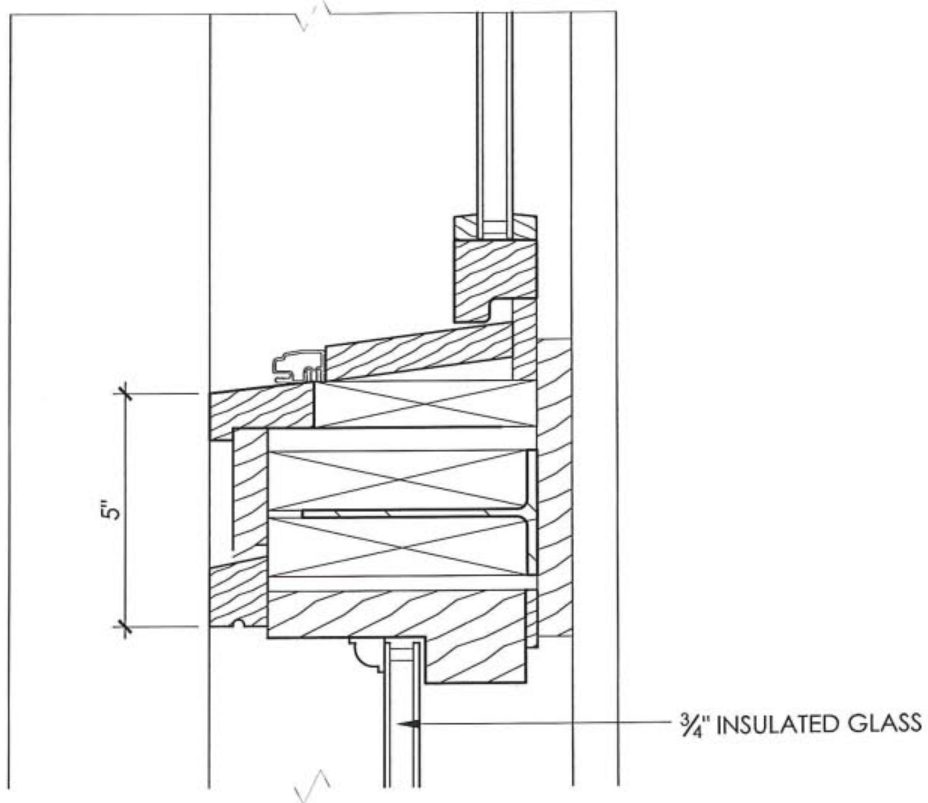
SOUTH ELEVATION



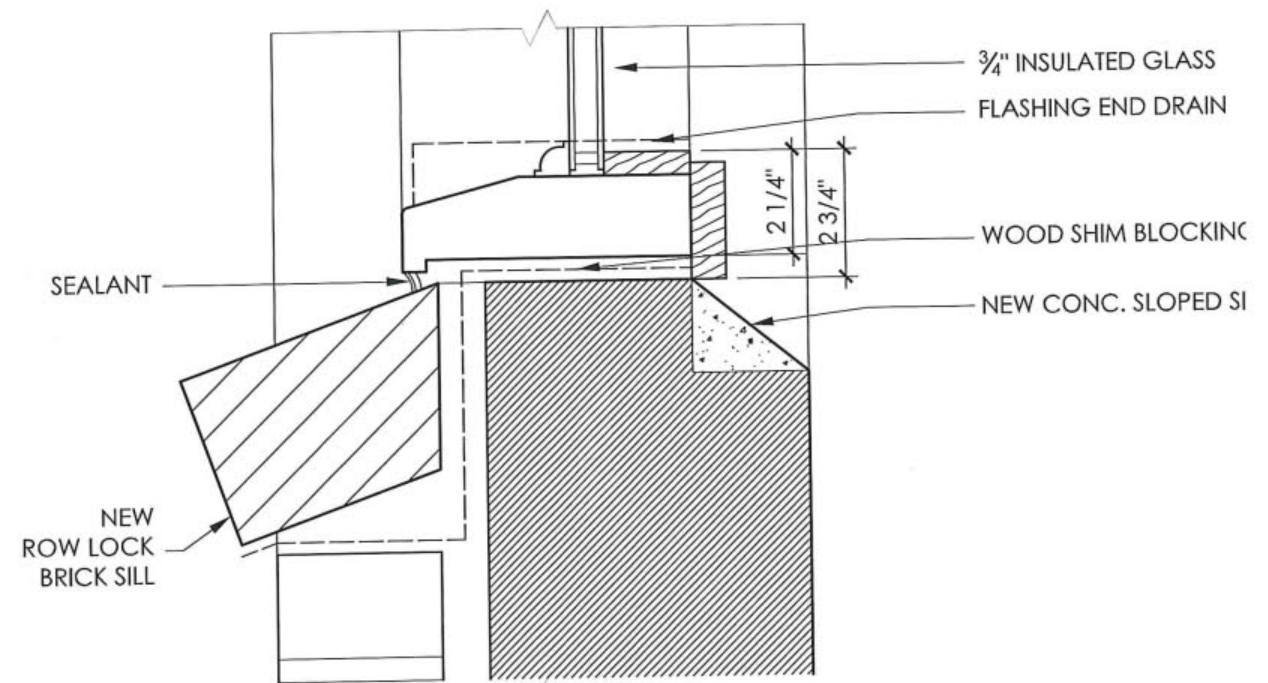
SIDE ELEVATION



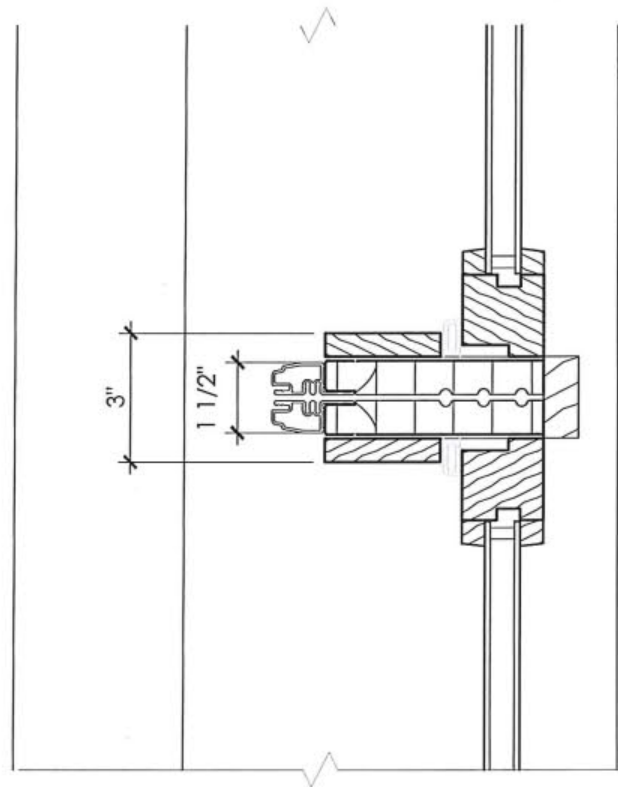
01 HEAD/JAMB DETAIL
SCALE: 3"=1'-0"



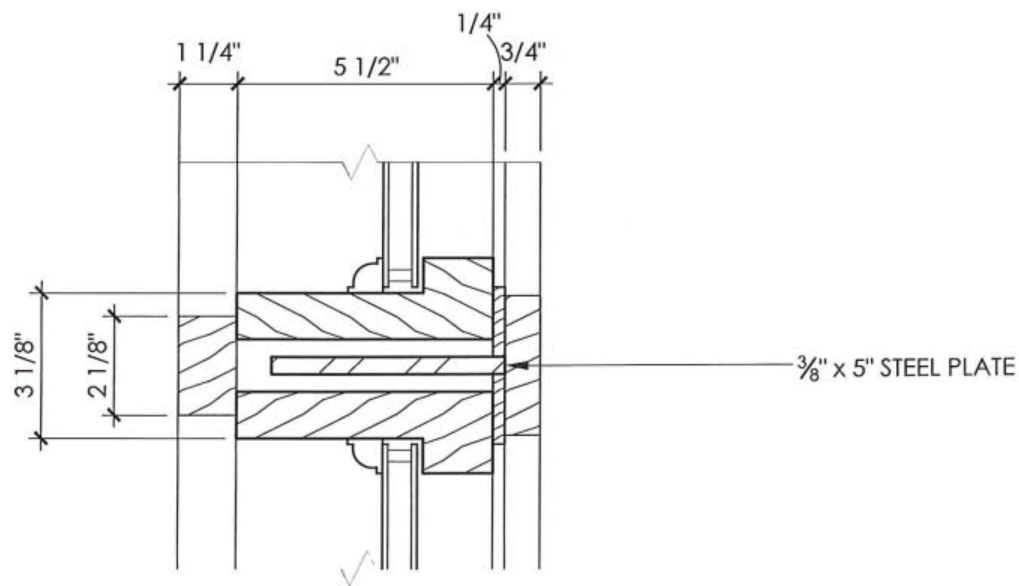
02 TRANSOM
SCALE: 3"=1'-0"



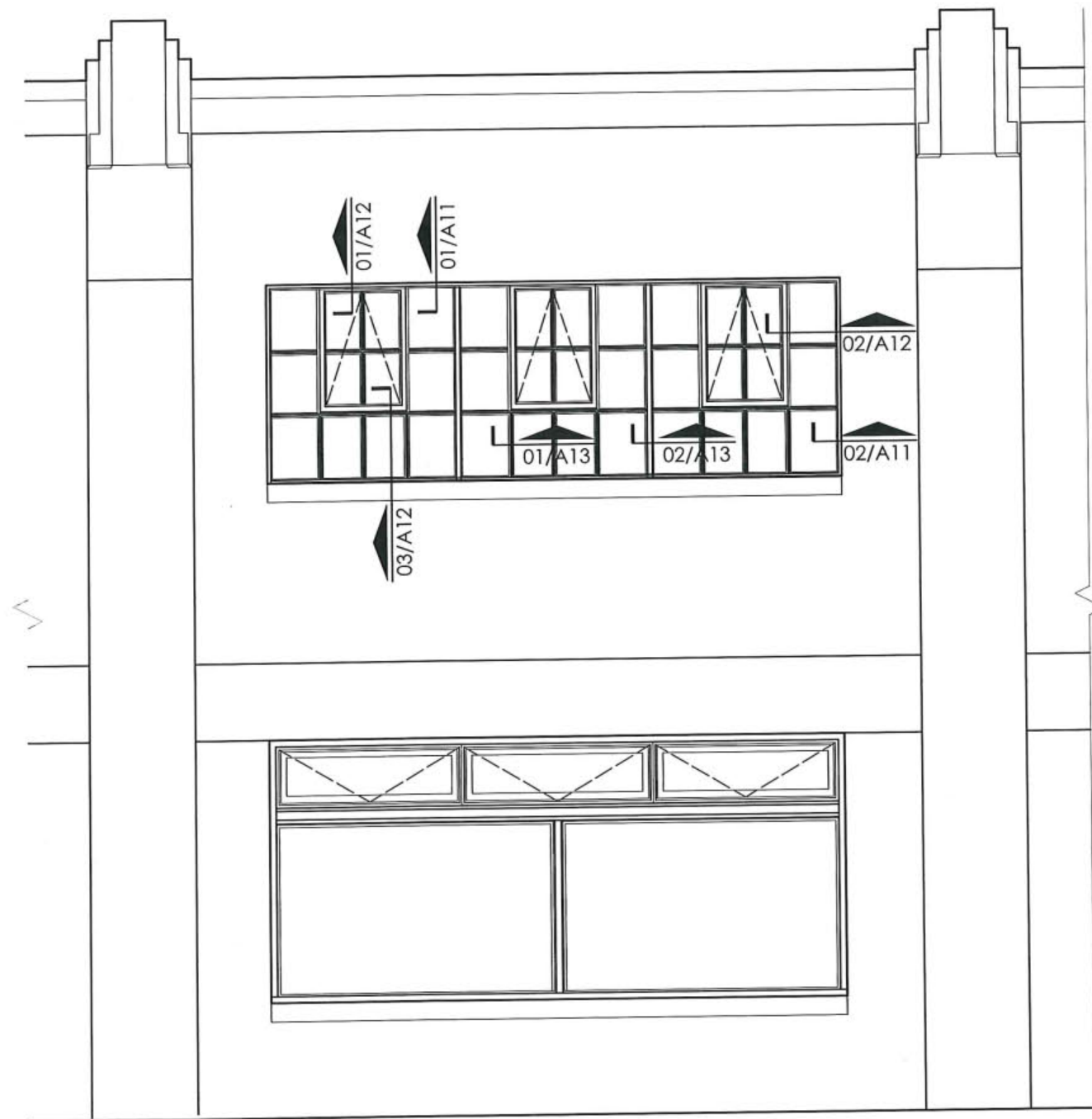
03 SILL DETAIL
SCALE: 3"=1'-0"



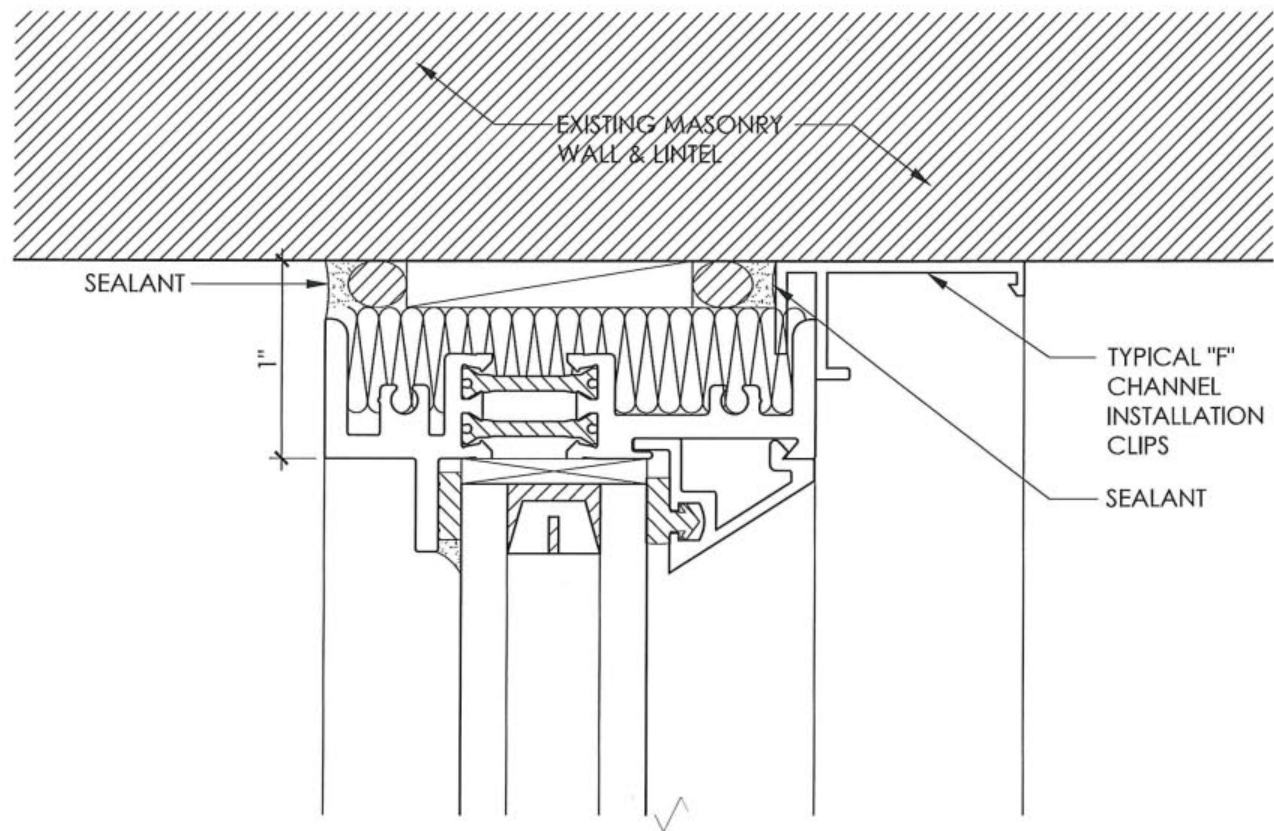
01 HOPPER SASH MULLION
SCALE: 3"=1'-0"



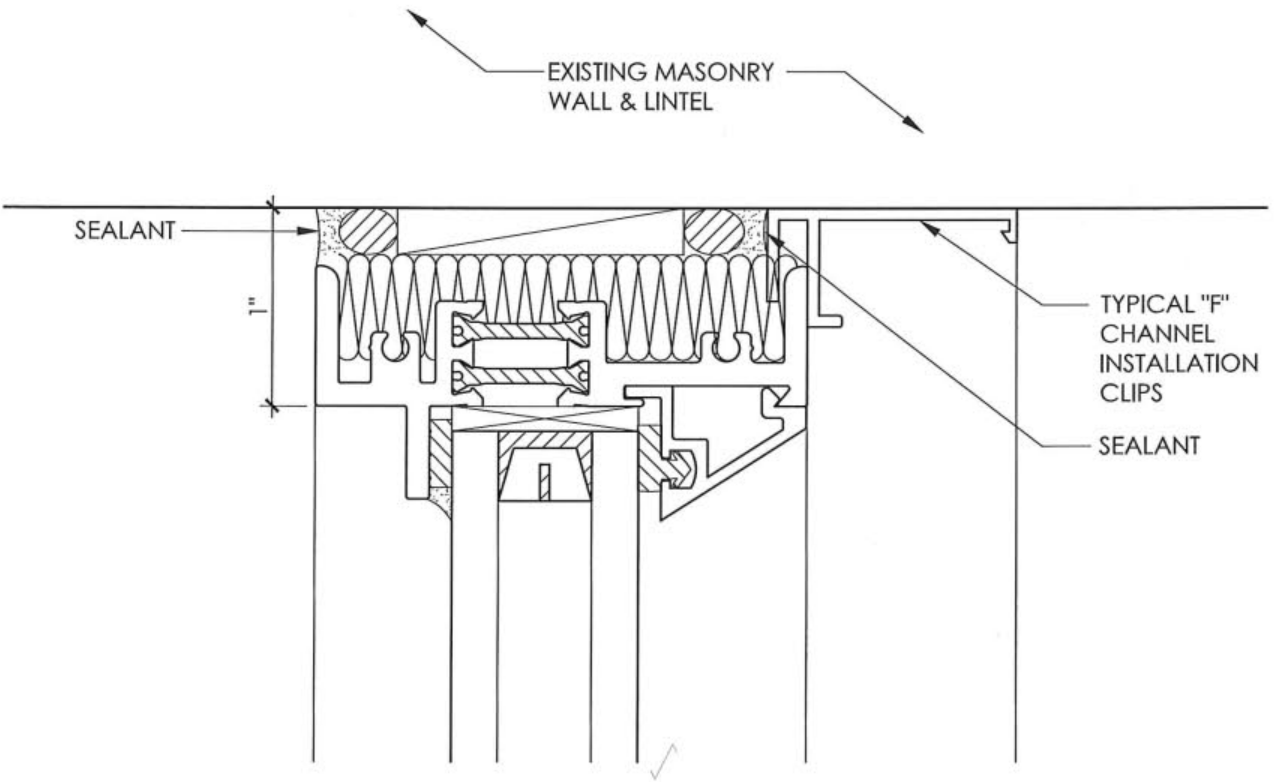
02 FIXED SASH MULLION
SCALE: 3"=1'-0"



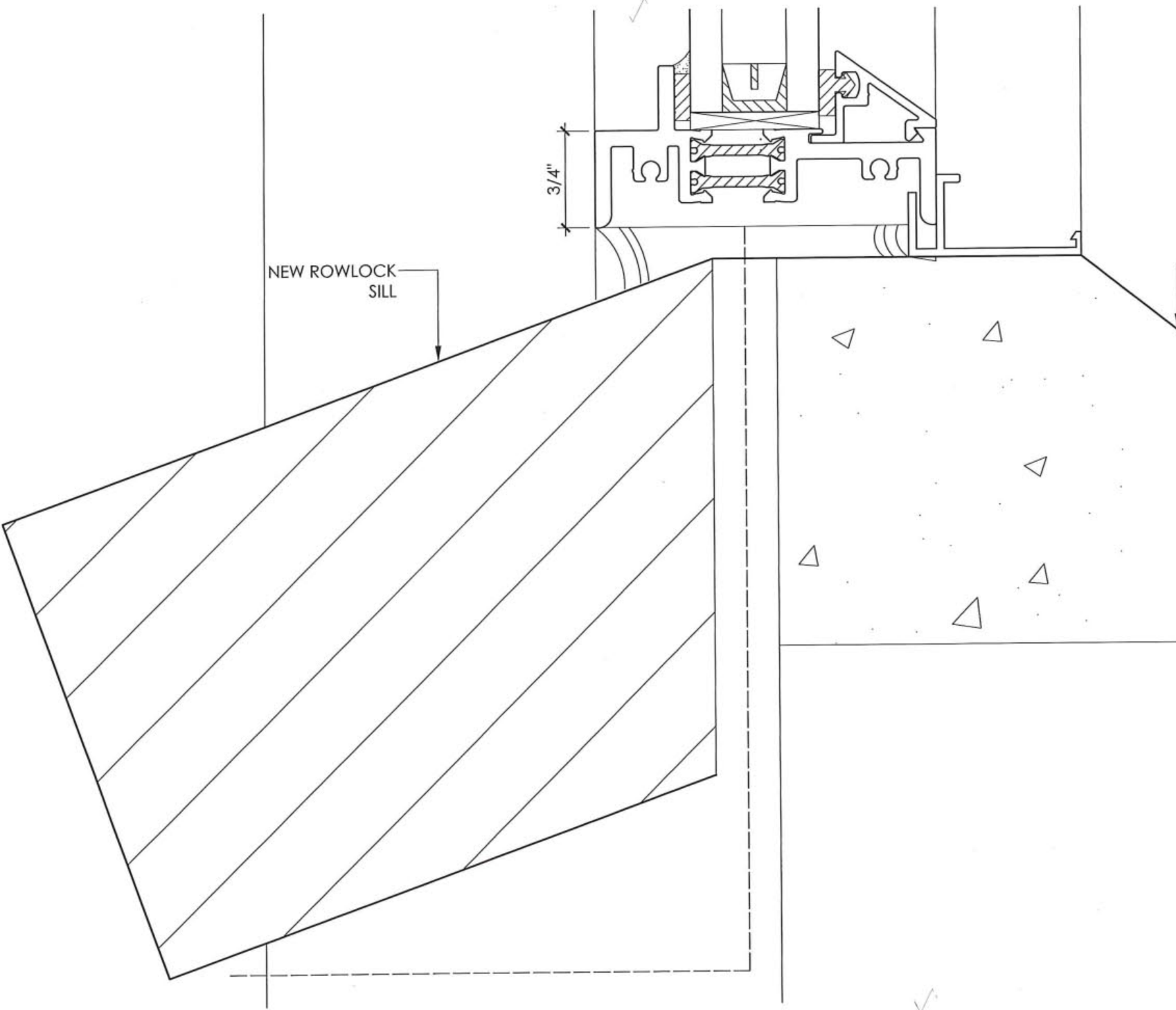
KEY ELEVATION FOR ALUMINUM DETAILS
ON SHEETS A11-A13



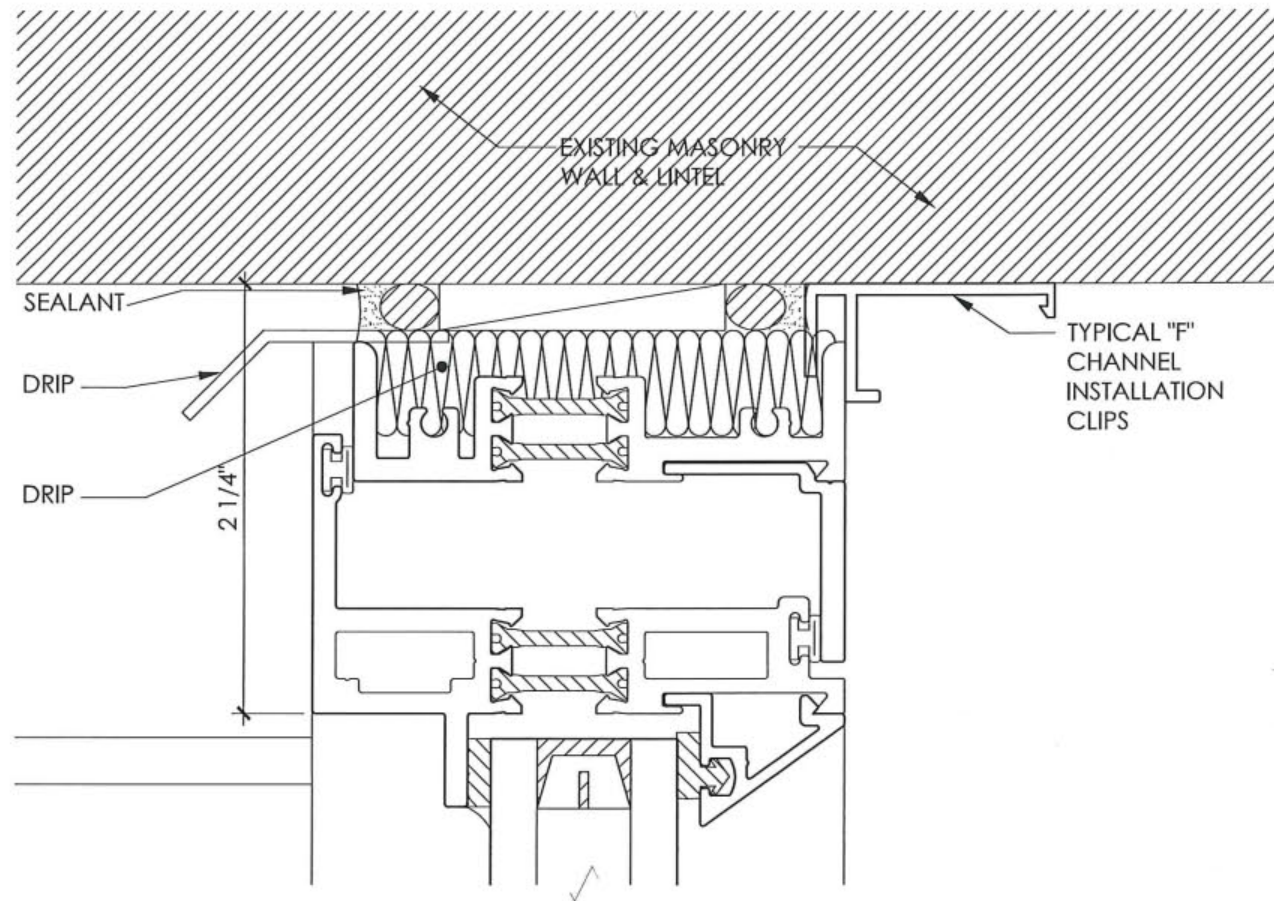
01 HEAD DETAIL
SCALE: 12" = 1'-0"



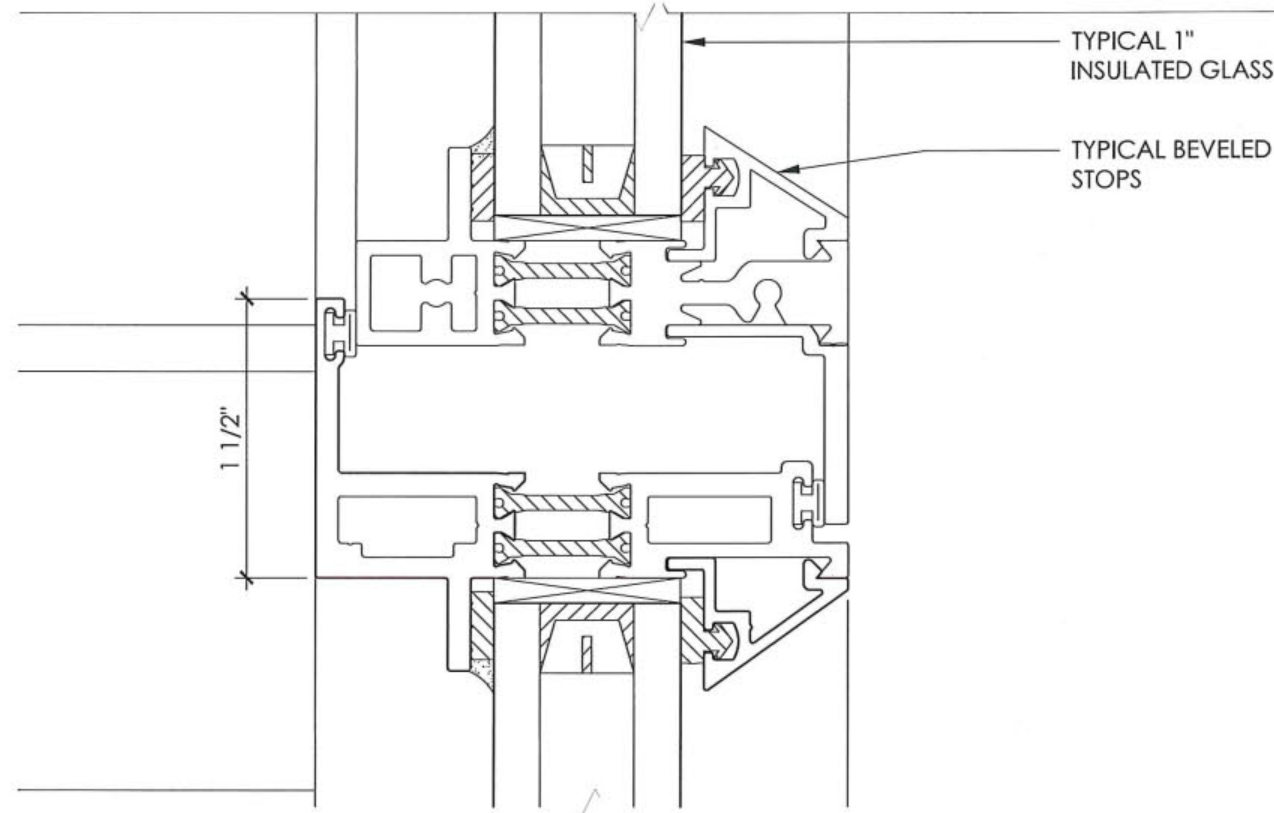
02 JAMB DETAIL
SCALE: 12" = 1'-0"



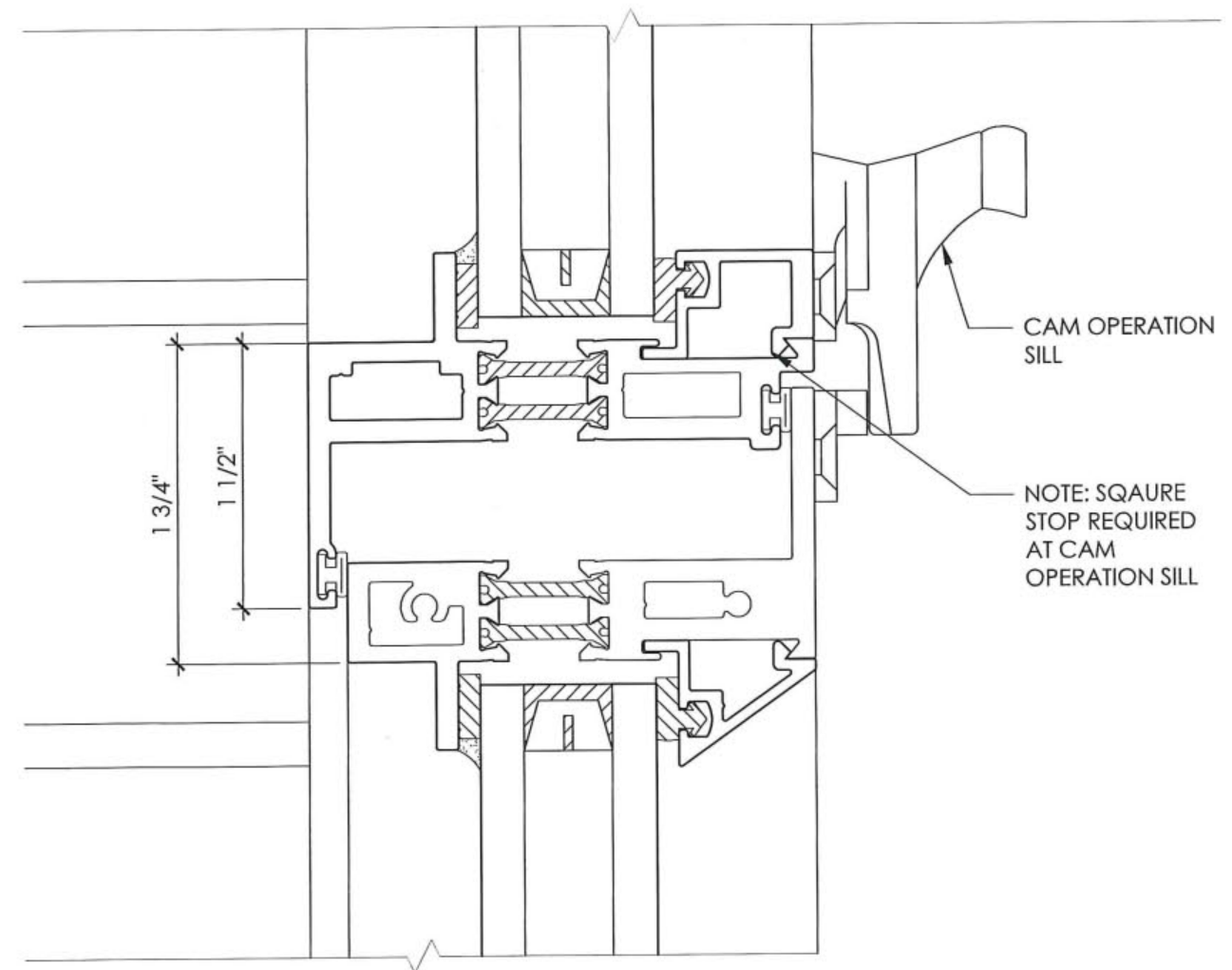
03 SILL
SCALE: 12" = 1'-0"



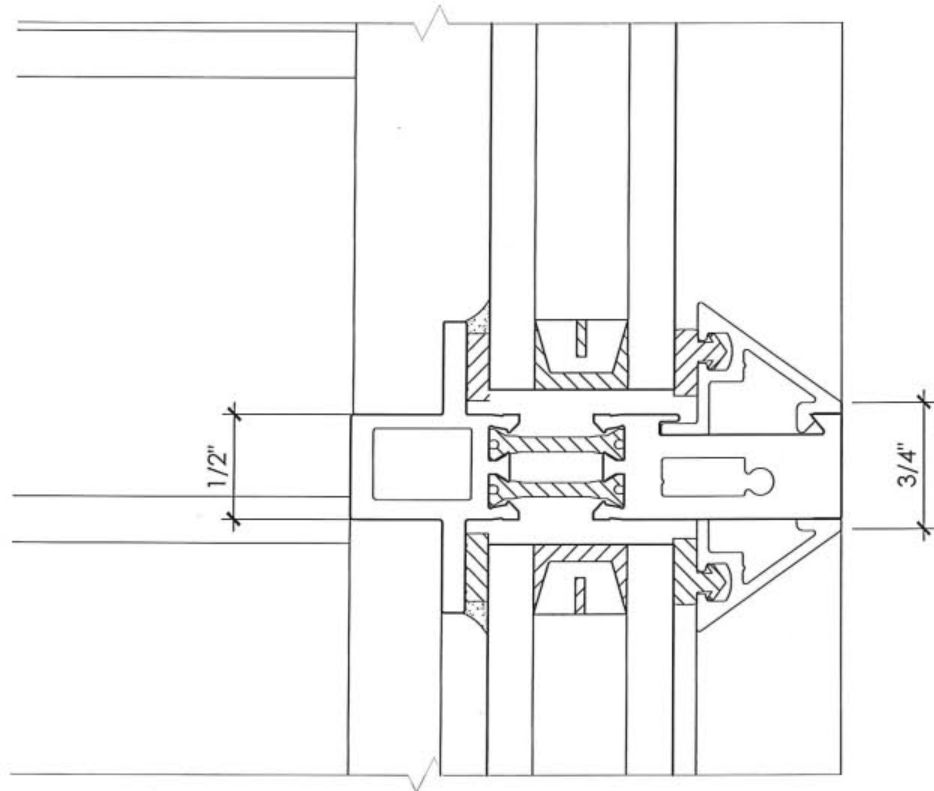
01 AWNING HEAD
SCALE: 12" = 1'-0"



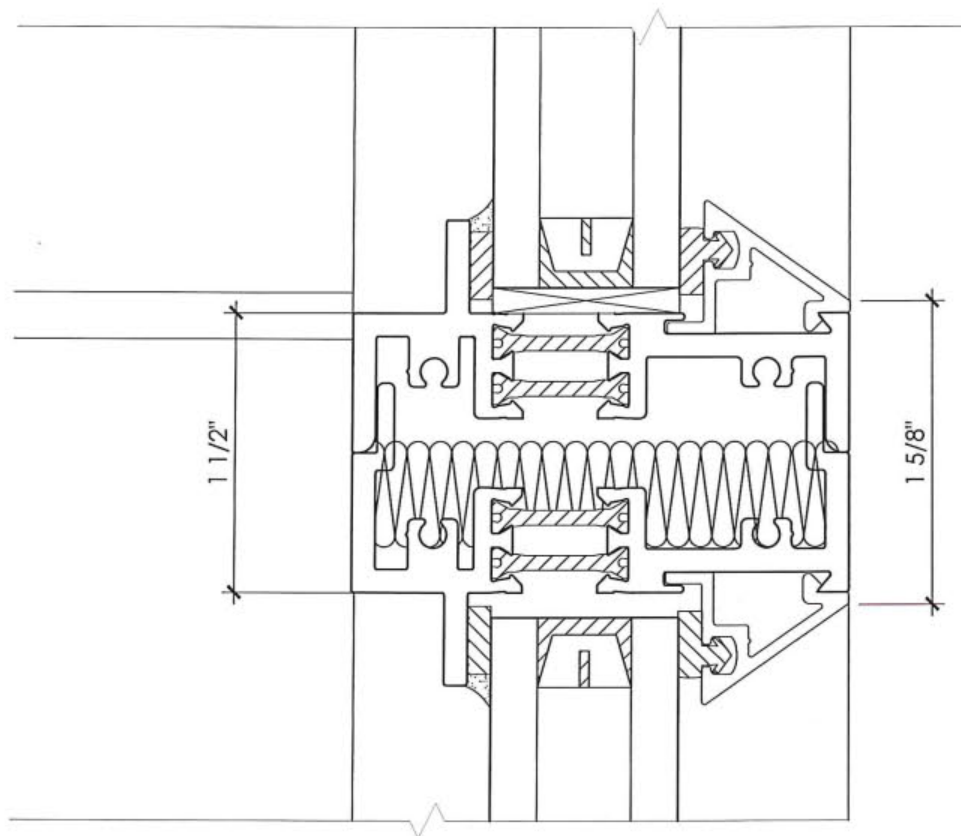
02 AWNING JAMB
SCALE: 12" = 1'-0"



03 AWNING SILL
SCALE: 12" = 1'-0"



01 MUNTIN
SCALE: 12" = 1'-0"



02 MULLION
SCALE: 12" = 1'-0"

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

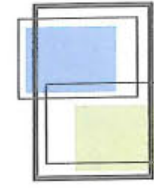
Options

- 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

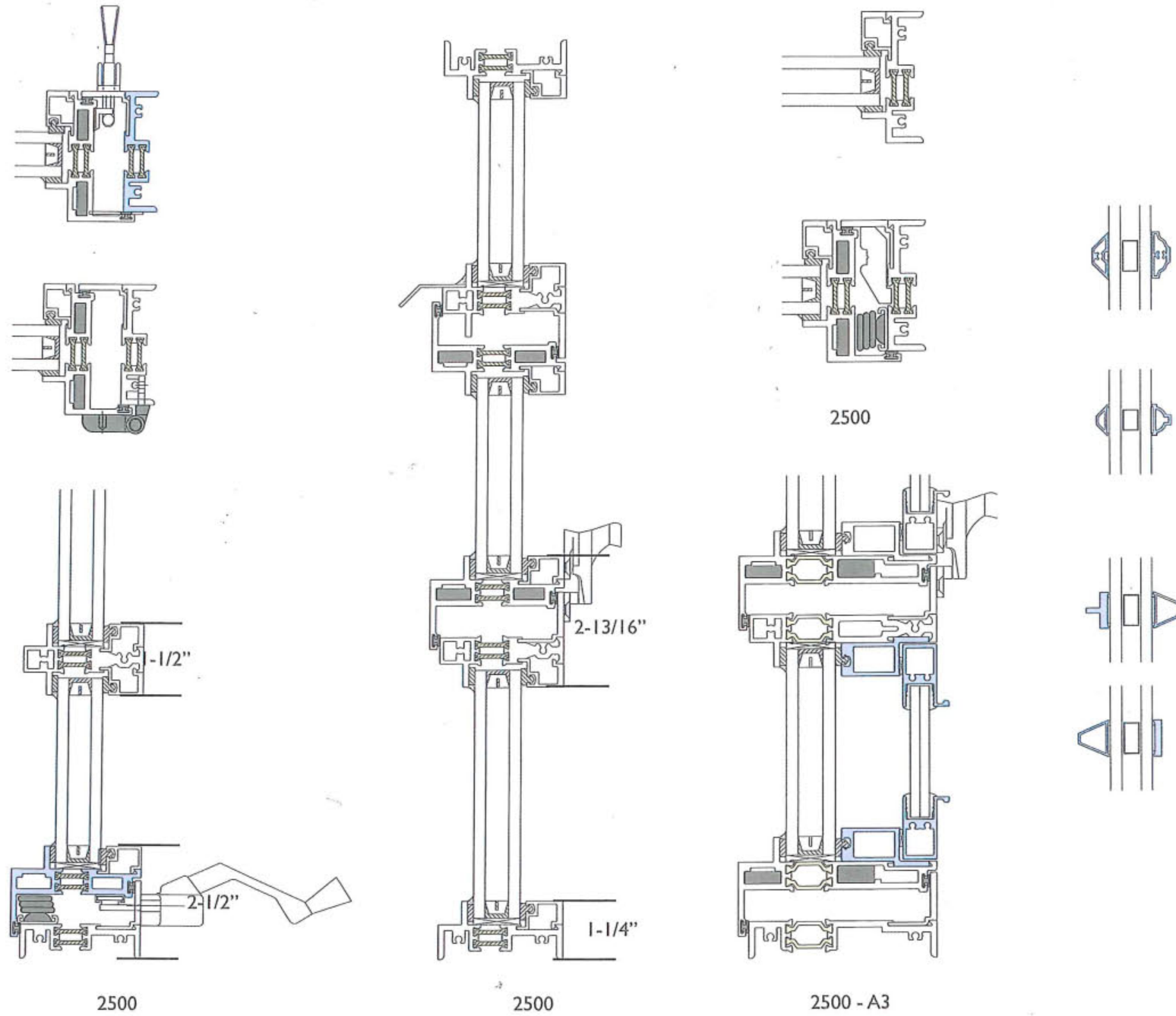
www.stcloudwindow.com
800.383.9311 320.255.1513 fax

PO Box 1577
St. Cloud, MN 56302

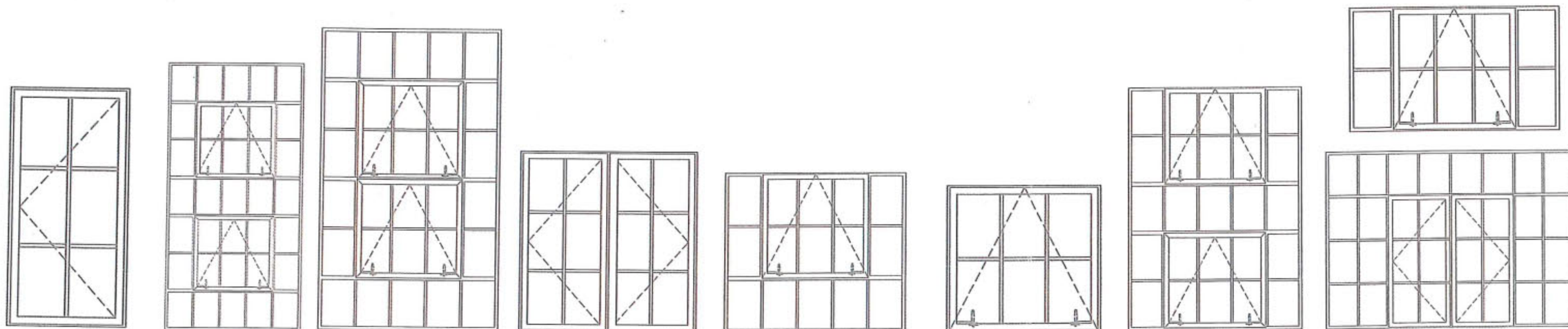
Product Features

- 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.



COMMONWEALTH of VIRGINIA

Department of Historic Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Douglas W. Domenech
Secretary of Natural Resources

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

December 19, 2011

Mary Joy Scala, 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

RE: Coca-Cola Bottling Plant, City of Charlottesville

Dear Ms. Scala:

I understand the Charlottesville Board of Architectural Review (BAR) will be considering the Coca Cola Bottling Plant window restoration project at its meeting on Tuesday, December 20th, 2011. Accordingly, I am writing to update you on the Department's review of the most recent design work on the plant and the window restoration work. We believe that with the reintroduction of the windows, the building has high potential for meeting the criteria for listing on the state and federal register. Furthermore, I believe that the project as a whole will succeed as a rehabilitation tax credit project, and we look forward to working to achieve that end in consultation with the owner and his able team.

As you may know DHR's Architectural Evaluation Committee and the Virginia State Review Board reviewed a Preliminary Information Form for the plant earlier this year. In evaluating a resource and its integrity, we must do so in its current condition and not as it might be after restoration work is undertaken. Due largely to the loss of the very prominent windows and the brick infill of the openings in the 1980s, the recommendation was that the building did not meet the criteria for listing on the state and national registers in its current condition. The Board did agree that if appropriately designed windows were placed into the bricked-in openings, the matter would be reconsidered. Furthermore, I made the commitment that if the developer and his team would work with us to create a plan for window restoration, that I would advocate for the property with the Board and the National Park Service.

Since then, the owner employed SMBW architects and the team has produced designs to restore historically accurate windows to primary and secondary elevations of the building. The designs are based on the highly intact and nearly identical and listed Coca-Cola Bottling Plant in Winchester (also designed by architect Doran S. Platt). We also inspected the manufacturer's window samples, and feel the sample windows will follow the steel casement closely. At this point,

we feel very comfortable that once the work is implemented as agreed, the building will be returned to an appearance that is in keeping with its architectural roots. Furthermore, I have invited the submission of a new Preliminary Information Form as soon as windows are restored on the Preston Avenue elevation.

All of these recent developments are positive, and I am grateful for the developer's willingness to work with us and his high commitment to the project. I share that commitment. As the work goes forward, I believe that Charlottesville will see a Art Deco building regain significance and put into a new and exciting use for community benefit. For these reasons, I highly recommend the project to the BAR.

Please feel free to call me at (804) 482-6082 if I can be of further assistance.

Sincerely,

Kathleen S. Kilpatrick
Director and State Historic Preservation Officer

Administrative Services 10 Courthouse Ave. Petersburg, VA 23803 Tel: (804) 862-6416 Fax: (804) 862-6196	Capital Region Office 2801 Kensington Office Richmond, VA 23221 Tel: (804) 367-2323 Fax: (804) 367-2391	Tidewater Region Office 14415 Old Courthouse Way 2 nd Floor Newport News, VA 23608 Tel: (757) 886-2807 Fax: (757) 886-2808	Western Region Office 962 Kime Lane Salem, VA 24153 Tel: (540) 387-5428 Fax: (540) 387-5446	Northern Region Office 5357 Main Street PO Box 519 Stephens City, VA 22655 Tel: (540) 868-7031 Fax: (540) 868-7033
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CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 718-722 Preston Avenue (11-12-01)

I, Lisa Barmore, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on December 1, 2011.

Signed:

Lisa A. Barmore

Lisa Barmore

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 1st day of December 2011, by Lisa Barmore.

My Commission Expires: December 31, 2011

Patricia R. Carrington

Notary Public

PATRICIA R. CARRINGTON
NOTARY ID # 7098914
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2011

CITY OF CHARLOTTESVILLE
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Department of Neighborhood Development Services

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www.charlottesville.org



December 6, 2011

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 11-12-01

718-722 Preston Avenue

Tax Map 31 Parcel 38

City Campus LLC, Owner/ Martin Chapman, Applicant/ Willard Scribner, Architect
Former Coca Cola Bottling Works Rehabilitation

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, December 20, 2011, starting at 5:30 pm in the City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance.

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner

718-722 Preston Ave

BROWN, CLARENCE E SR & JOYCE A
717 WEST STREET
CHARLOTTESVILLE VA
22903

CNT RESTORATION, LLC
1821 CREEK VIEW
CHARLOTTESVILLE VA
22911

CRAZYLADYNLADS, LLC
2351 STONY POINT RD
CHARLOTTESVILLE VA
22911

DOWELL, RALPH C
725 WEST STREET
CHARLOTTESVILLE VA
22903

REGION TEN COMMUNITY SERVICES BD INC
ATT: ACCOUNTING
502 OLD LYNCHBURG RD
CHARLOTTESVILLE VA
22903

THE CARVER AT PRESTON AVENUE, LLC
P O BOX 6217
CHARLOTTESVILLE VA
22906

VAN LIEW, ROGER B
P O BOX 613
URBANA VA
23175

WELLS, CHARLES D JR & REBECCA S
733 WEST STREET
CHARLOTTESVILLE VA
22903

WYANT PROPERTIES, LLC
1935 LAMBS RD
CHARLOTTESVILLE VA
22901