

From: Scala, Mary Joy
Sent: Monday, March 23, 2015 9:55 AM
To: ben@recs-va.com
Subject: BAR Action - March 17, 2015 - 731 W Main Street

March 23, 2015

Margaret Gibson
1409 Melbourne Rd
Charlottesville, VA 22901

RE: Certificate of Appropriateness Application
BAR 15-03-01
731 West Main Street
Tax Parcel 320145000
Benjamin Myrtle, Applicant/ Margaret Gibson, Owner
Window Replacement

Dear Applicant:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 17, 2015. The following action was taken:

The BAR approved (4-1 with Miller opposed) the window replacement as submitted, with 1/1 configuration (no divided lites); clear glass; and no change in the masonry openings.

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 (September 17, 2016), 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.

Upon completion of the project, 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
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
March 17, 2015**



Certificate of Appropriateness Application

BAR 15-03-01

731 West Main Street

Tax Parcel 320145000

Benjamin Myrtle, Applicant/ Margaret Gibson, Owner

Window Replacement

Background

731 West Main Street, the Shapero-Moss Building, was built in 1896, with the rear wing and other changes added in 1937. The building was gutted by fire in 1975. It is a contributing structure in the West Main Street ADC District.

Application

The applicant is requesting approval to replace windows on the second floor with Wojan double-hung aluminum windows.

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.

The following features and factors shall be considered in determining the appropriateness of proposed construction, reconstruction, alteration or restoration of buildings or structures pursuant to Sec. 34-275 above:

- (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;
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;
- (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 Design Review Guidelines – Rehabilitation

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 if 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.*

Recommendations and Discussion

Regarding any window replacement, the BAR should determine:

- (1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and
- (2) If appropriate, then what type of replacement window is permitted in each specific case. In general,

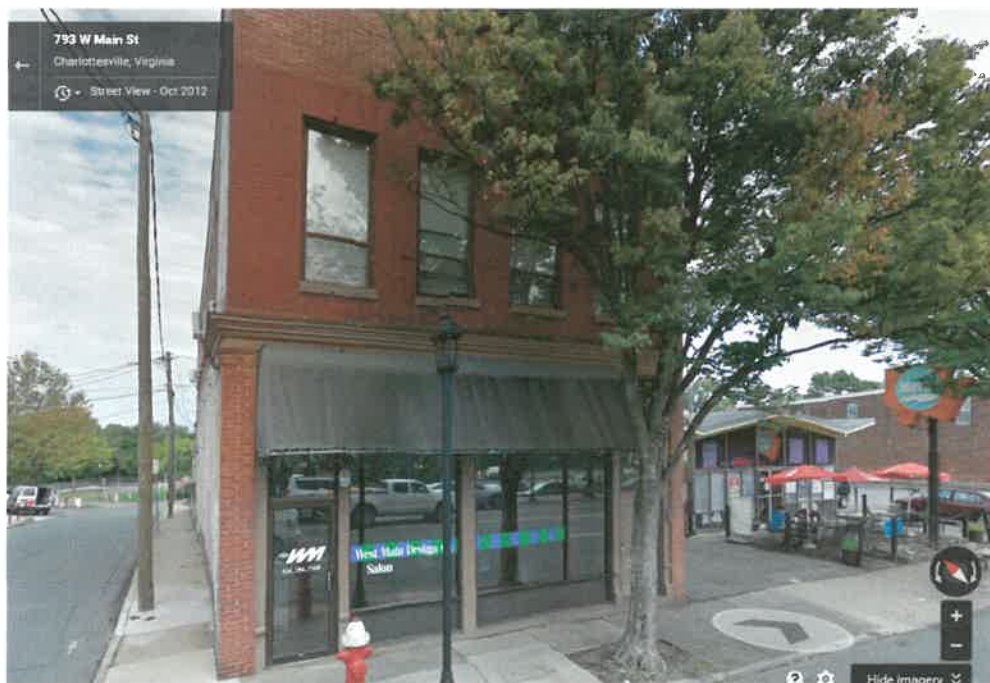
- Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. Vinyl windows are rarely permitted.
- The pattern of lights should match the existing pattern in most cases, and the dimensions of the window, sashes, and muntins should match the original as closely as possible.
- All existing exterior window trim must be retained.
- The glass must be clear.

In this case, the existing windows are known to be modern.

Aluminum replacement windows would be appropriate. The BAR should confirm that the existing masonry openings will not be changed in size; that the windows will be 1/1 (no muntins); that the glass will be clear; and the proposed aluminum color should be confirmed.

Suggested Motion

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



Architectural And Historic Survey



104-316

Identification

STREET ADDRESS: 731 West Main Street

MAP & PARCEL: 32-150

CENSUS TRACT AND BLOCK: 1-306

PRESENT ZONING: B-3

ORIGINAL OWNER: Louis Shapiro

ORIGINAL USE: Dry Goods Store

PRESENT USE: Unoccupied

PRESENT OWNER: Francis O. & Margaret H. Gibson

ADDRESS: 1409 Melbourne Road
Charlottesville, VA

HISTORIC NAME: Shapero-Moss Building

DATE / PERIOD: 1896, 1937

STYLE: No Identifiable Style

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 27.1' x 120' (3252 sq. ft.)

CONDITION: Poor (Burned out)

SURVEYOR: Bibb

DATE OF SURVEY: Fall 1978

SOURCES: City Records Charlottesville City Directories
Mrs. Francis O. Gibson
Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This two-storey building with nearly flat shed roof is built of brick laid in five-course American bond, with the facade and the first bay of the 8th Street elevation of pressed brick laid in stretcher bond. The plain concrete capped parapet (1930's) is also stretcher bond, but not pressed brick. There is a cornice with modillions and cornice stops above the storefront. All of this was painted purple in the 1970's. Small fluted pilasters flank the entrance doors on either side of the boarded-up display windows. The four jack-arched windows at the second level of the facade and the eight segmental-arched windows at the second level of the 8th Street side are also boarded up. Traces of painted drug store advertisements can still be seen on the 8th Street wall. There is a long one-storey rear addition built of brick laid in six-course American bond.

HISTORICAL DESCRIPTION

Louis Shapero bought this lot, part of what was known as "the Wade property" in 1896 (City DB 7-325) and erected this building the same year. He owned a dry goods store downtown, and according to the 1896 Sanborn map, this was to be a dry goods store also. That plan apparently did not work out. William H. Sheppe operated a drug store there c. 1910 before opening the University Drug Store at the Corner. Shapero sold the building to Samuel J. Moss in 1912 (DB 24-42), and it continued to be used as a drug store under the names of Landon & Moss, Moss & Miller, and Moss's Pharmacy. The People's Realty Corporation acquired the property during the Depression (DB 89-113) and sold it to Hunter Faulconer in 1942 (DB 112-371). The building was leased to the Virginia Alcoholic Beverage Control Board from 1937 until 1972. Improvements made in 1937 probably included the replacement of the original parapet with a simpler one, as well as the addition of a glass-brick first level facade. The one-storey rear wing was probably added at that time also. A nightclub occupied the building from 1972 until it was gutted by fire in 1975. It has remained vacant since that time. The present owners purchased it in 1978 (DB 391-10).

Additional References: City DB 68-246, 89-168 & 172, 93-452, 112-353.

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Stretcher Bond
Foundation	0	Solid	Stone	Coursed Rubble
Roof	0	Shed		Not visible
Window(s)	0	Sash, double-hung	Metal	1/1

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1896

Source of Date: Map

Architectural Style: No Style Listed

Description:

Notable features of the front elevation include second-story front windows with gauged jack arches, a historic pressed-metal cornice over the store front, and remnants of the original store front including fluted cast-iron pilasters and a granite curb. On the west side elevation are second-story windows with segmental heads, and weathered early painted signage reading "Randolph [?]/Delicious and Refreshing."

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

On the west elevation is a weathered modern mural. To the rear is an early one-story wing with six-course American-bond walls above a poured concrete foundation.

Number of Stories: 2.0

Interior Plan Type: Other

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Significance Statement:

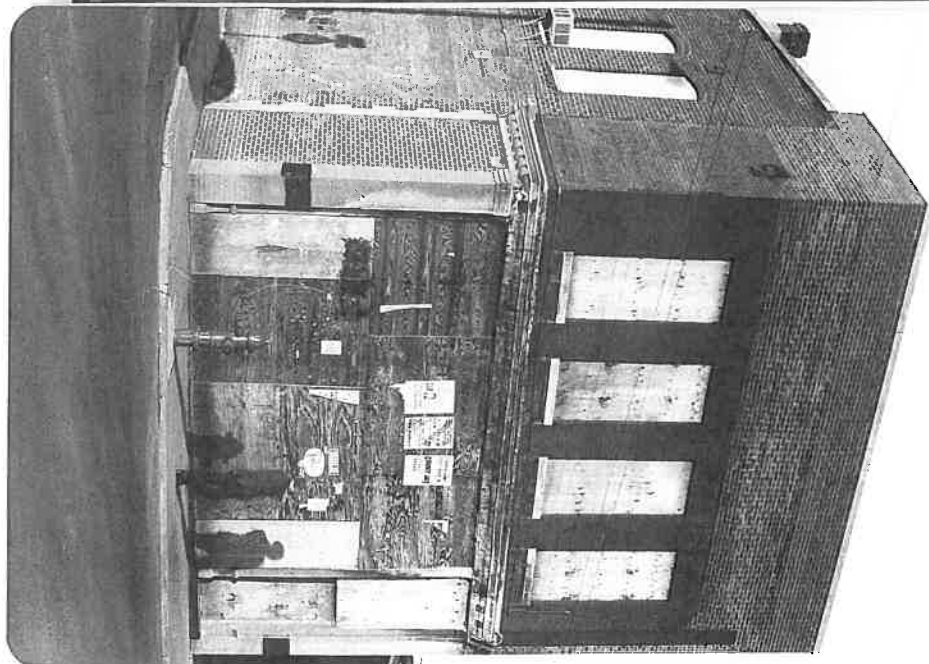
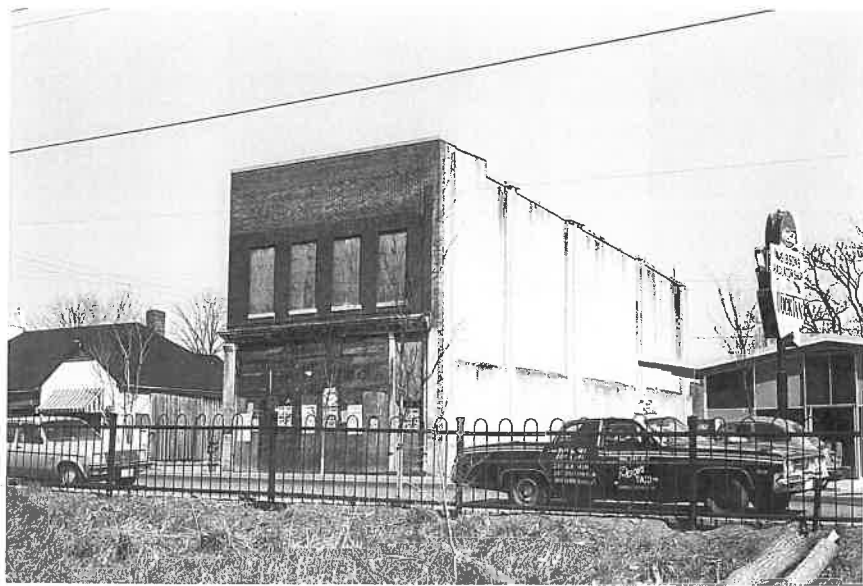
This two-story brick commercial building retains several early architectural features. It contributes to the historic character of the street. The building was built by Louis Shapero in 1896 and once featured a metal cresting with Shapero's name. The building appears on the 1896 Sanborn map with the notation "Being Built/To be D.G. [dry goods store]." During the first decade of the twentieth century it was occupied by grocer Andrew T. Carter. In the 1910s and 1920s it contained a pharmacy, perhaps explaining the historic signage on the west elevation, which may refer to a soda fountain drink. The building has undergone a number of changes through time, including the replacement of the original parapet in 1937 and a remodeling after a fire in 1975.

GRAPHIC DOCUMENTATION

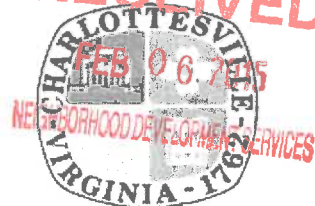


1996





RECEIVED



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

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 Margaret Gibson Applicant Name Benjamin Myrhe
Project Name/Description Window Replacement Parcel Number 300145000
Property Address 731 W. Main St. Charlottesville, VA

Applicant Information

Address: 1525 Milton Rd
Charlottesville, VA 22902
Email: ben@recs-va.com
Phone: (W) 434 440 6371 (H) -
FAX: -

Property Owner Information (if not applicant)

Address: 1409 Melbourne Rd
Charlottesville, VA 22901
Email: -
Phone: (W) 434 823 4949 (H) -
FAX: -

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

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.)

Benjamin T. Myrhe 2/4/15
Signature Date

Benjamin T. Myrhe 2/4/15
Print Name Date

Property Owner Permission (if not applicant)

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

Margaret Gibson 2/4/15
Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): 2nd story window replacement.

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

For Office Use Only

Received by: IO. Eubank
Fee paid: 125.00 Cash/Ck. # Y1SCW
Date Received: 2/6/15

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



M1500 Series Double-Hung Tilt Window CW30/C50 Ratings with a 3¼" Frame



Quality Windows & Doors for All Seasons

Wojan's New M1500 Series Double-Hung Tilt Aluminum Window is designed for a wide range of applications. Its versatility and a vast array of available options make this suitable for replacement and new construction projects.

Versatile dual accessory channels

Step jamb design results in greater resistance to air infiltration

3¼" frame, standard white or bronze AAMA 2603 finishes custom color/finish options available

Sloped sill with dual weather seals results in a 7.5 psf water test

Dual weatherstripping creates an energy efficient, virtually weather tight seal

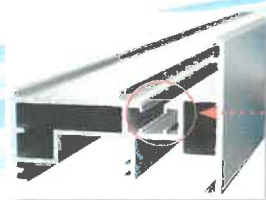
Block and tackle balances for smooth, easy operation

7/8" Sealed insulated glass with a 10-year warranty

Optional: auto lock at the sill or sweep lock at the meeting rail

- Custom sized - no matrix
- Marine glazed system; easily reglazed
- Interlock meeting rails for a weather tight seal
- Numerous installation accessories including nail fin, face flange, strap anchors and receptors
- Standard auto lock(s) at the top sash
- Equal sight lines top and bottom sash for more viewing area
- Multiple glass options contact your local Wojan representative for assistance

Azo-Brader™ Technology: Abrasion "hooks" displace metal along the lugs to improve adhesion in the thermal barrier pocket



Our double-hung features a pour and debridge polyurethane thermal break utilizing Azo-Brader™ technology with a 10-year pass-through warranty.

Product Performance Details (AAMA/WDMA/CSA 101/I.S.2/A440-05)

Model	Product Designation	Structural/ Water/Air Test Size (W x H)	Air Infiltration (cfm/sq ft)	Water Resistance (psf)	Deflection (psf)	Structural (psf)
M1530	CW30	56" x 91"	0.17	4.59	30	45
M1550	C50			7.52	50	75

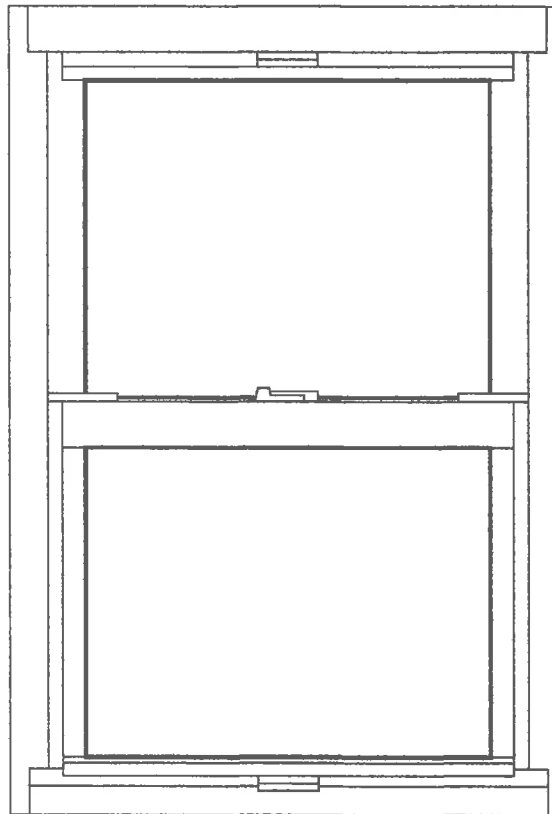
HQ/Sales/Manufacturing
217 Stover Road
Charlevoix, MI 49720
(800) 632-9827 | fax (231) 547-4237



www.wojan.com



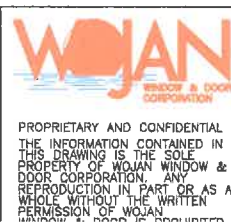
Manufacturing
340 Jay Street
Coldwater, MI 49038
(866) 378-2202 | fax (517) 279-9832



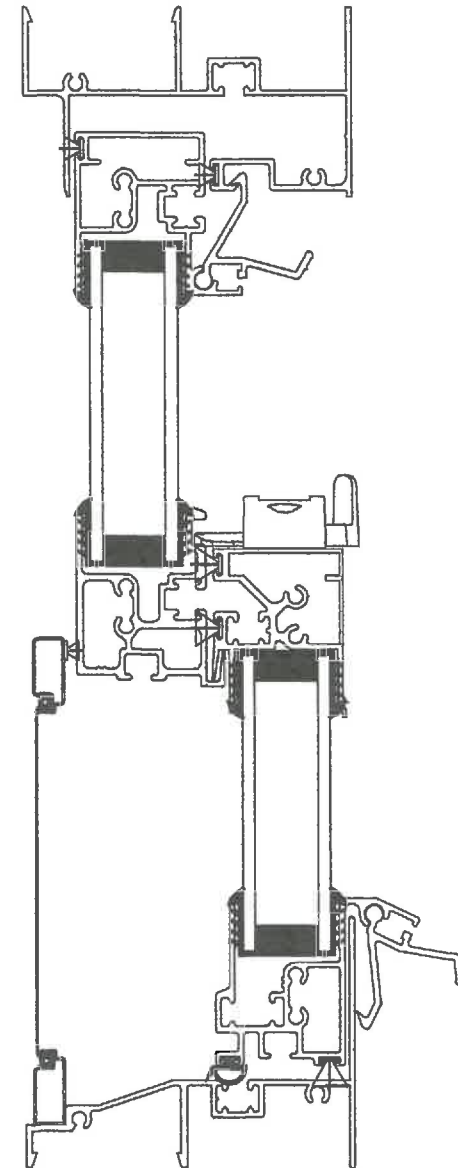
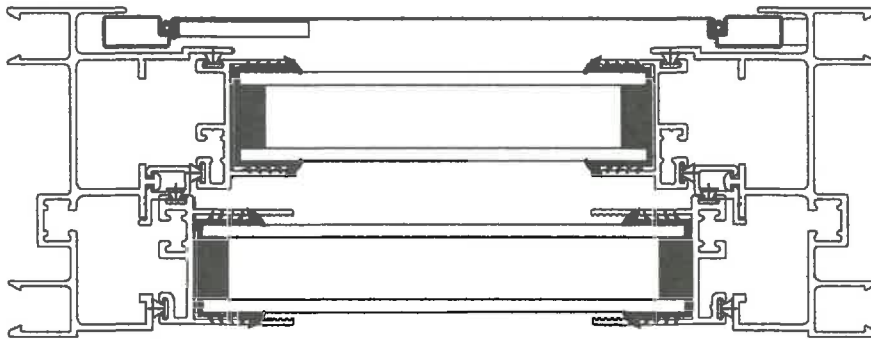
M1500 Double Hung
Interior View


REVISIONS

V.	DESCRIPTION	BY	DATE	ECN#



MATERIAL:	ALUMINUM 6063-T6	NAME	DATE	M1500 DOUBLE HUNG	
MIN. WEBSTER HARDNESS:	DRAWN	R I	9/30/14	SERIES: 1500	
UNSPECIFIED WALL THICKNESS:	0.063 IN.	CHECKED		PART NO.	
UNSPECIFIED RADI:	.016 R IN.	FABRICATION IDENTIFICATION:		Interior View	
MOIxx:	IN^4	"\$"	.062 R (-)		RE
MOIyy:	IN^4	"X"	.031 R (-)		
COGxx:	IN	"O"	FULL R (-)		



				 <p>PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WOJAN WINDOW & DOOR CORPORATION. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF WOJAN WINDOW & DOOR CORPORATION IS PROHIBITED.</p>	MATERIAL: ALUMINUM 6063-T6 MIN. WEBSTER HARDNESS: XX IN. UNSPECIFIED WALL THICKNESS: XX IN. UNSPECIFIED RADIUS: .015 R IN. MD000 IN*4 MD000 IN*4 CD000 IN	DRAWN: R.I. CHECKED: FABRICATION IDENTIFICATION: 'S' = .062 R (-) 'X' = .031 R (-) 'O' = FULL R (-)	NAME: R.I. DATE: 08/07/14	DOUBLE HUNG SECTION	
DESCRIPTION	BY	DATE	PCN #					SERIES: 1500 DOUBLE HUNG	
								PART NO.	REV
								SCALE: 1/4" = 1'-0"	WEIGHT: - 11.0 LBS / FT
									SHEET 1 OF 1