



Board of Architectural Review (BAR) Certificate of Appropriateness

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

RECEIVED

JUL 17 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Holly Ridge, LLC Applicant Name Clifford H. Fox
Project Name/Description Replacement Windows for 419 E. Main Parcel Number 530062000
Project Property Address 419 East Main Street, Charlottesville, VA

Applicant Information

Address: 2280 Barrackside Farm
Charlottesville, VA 22901
Email: clifffox2@gmail.com
Phone: (W) (434) 242-7500 (C) 434 242-7500

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

Signature [Signature] Date 7/5/2017

Print Name Clifford H. Fox, Jr. Date 7/5/2017

Property Owner Permission (if not applicant)

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

Signature Holly Ridge LLC Date 7/5/2017

Print Name Holly Ridge, LLC Date 7/5/2017
Clifford H. Fox, Jr.
owner/manager

Description of Proposed Work (attach separate narrative if necessary): The Property owner needs to replace window sashes/balances as the balances installed in the 1970's have worn out and are damaged. We want to replace w/ Marvin replacement windows that are clad.

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

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

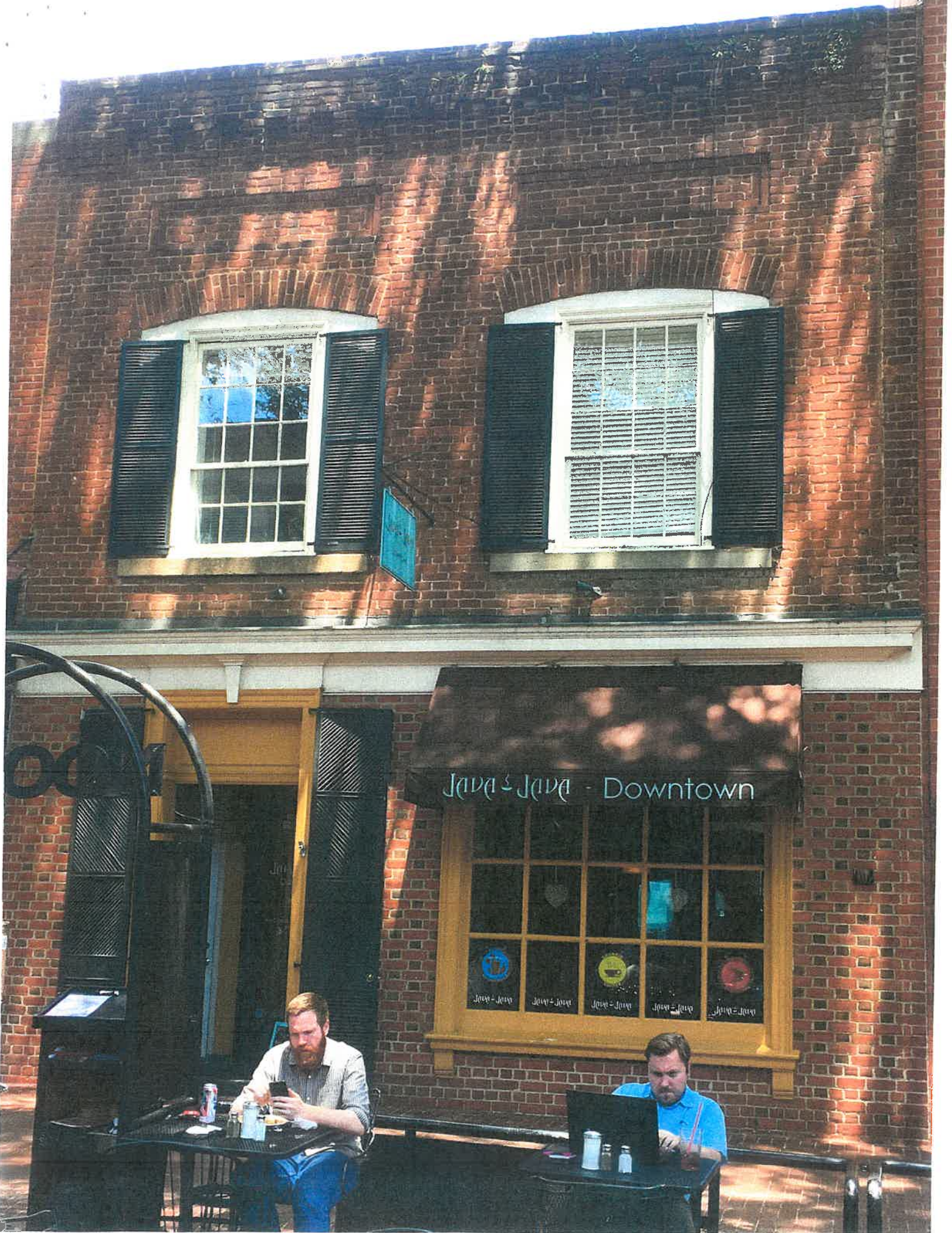
Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

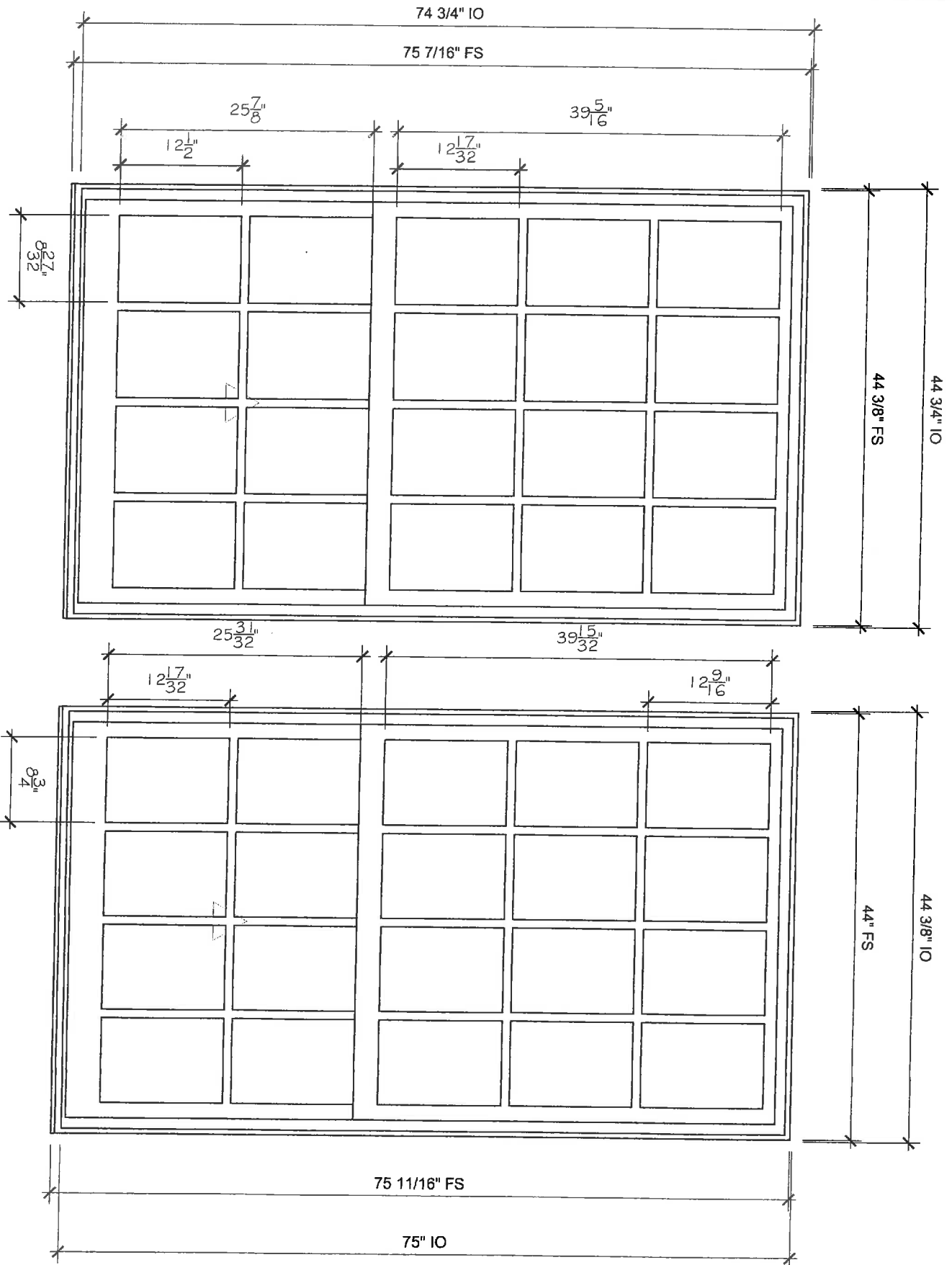
















From: Scala, Mary Joy
Sent: Thursday, September 28, 2017 1:13 PM
To: 'Cliff Fox'; 'Cliff Fox'
Subject: BAR Action - 419 E Main Street - September 19, 2017

September 28, 2017

Holly Ridge, LLC
ATTN Clifford H. Fox

Certificate of Appropriateness Application

BAR 17-08-05
419 East Main Street
Tax Parcel 530062000
Holly Ridge, LLC, Owner/ Clifford H. Fox, Applicant
Window Replacement

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following action was taken:

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted with preferences of 5/8" muntins (if available in this window product), not to use tinted glass (VLT 70 or more is permitted), and the BAR is supportive of all three color choices. Sarafin seconded. The motion was approved (6-0).

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

Sincerely yours,

Mary Joy Scala
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
September 19, 2017**



Certificate of Appropriateness Application

BAR 17-08-05

419 East Main Street

Tax Parcel 530062000

Holly Ridge, LLC, Owner/ Clifford H. Fox, Applicant

Window Replacement

Background

419 East Main Street (the second story of 421 East Main Street) is a contributing property in the Downtown ADC District. This is a simply detailed, two bay, buildings, and the first level storefront (currently Java Java) has been remodeled several times.

In the National Register nomination this property is described as:

417: brick (6-course American bond); 2 stories; shed roof; 2 bays. Commercial Vernacular. Ca.1920. Entrance recessed beneath 2nd story; plate-glass windows on 1st story, 2 windows of 2nd story have 20 lights, brick jack arches and poured-concrete sills; extensively altered. Sanborn Haps: 1886: Hardware; 1891: Grocery and fish house.

August 14, 2017- BAR deferred the application to replace windows (6-0), requesting more information:

1. How old are the windows?
2. What exactly is broken?
3. Comparing muntin dimensions between the old windows and the proposed replacements.

Application

The applicant is requesting approval to replace the window sashes and balances on the second story, which are worn out and damaged. The applicant is proposing to replace the windows with Marvin clad windows in either Stone White, Coconut White, or Sierra White.. The replacement windows will match the existing 12/8 light pattern, with exterior applied muntins and spacer bars. The glass area will be approximately 1/16" smaller than existing.

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;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Rehabilitations

C. Windows

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows. Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*

14. *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
15. *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
16. *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
17. *Storm windows should not damage or obscure the windows and frames.*
18. *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
19. *The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
20. *In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
21. *The size of the shutters should result in their covering the window opening when closed.*
22. *Avoid shutters on composite or bay windows.*
23. *If using awnings, ensure that they align with the opening being covered.*
24. *Use awning colors that are compatible with the colors of the building.*

Discussion and Recommendations

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. The BAR has also approved, in certain locations, replacement windows of fiberglass like Marvin Integrity, or composites such as Anderson Renewal, which combine wood sawdust with vinyl. Vinyl windows are rarely permitted due to concerns with durability and appearance.
 - The pattern of lights should match the existing pattern in most cases. If existing windows are divided, then simulated divided lights (SDLs) may be used. In that case, muntins should be applied to exterior with a spacer bar between the glass.
 - The size of the window opening in the exterior wall should not change. The dimensions of the window, sashes, glass area, and muntins should match the original as closely as possible.
 - All existing exterior window trim must be retained, and repaired if necessary.
 - The glass must be clear (min 70 VLT).

Carl Schwartz and staff met with the applicant to view the existing windows. New information submitted by the applicant includes drawings prepared when the windows were installed, dated 1980 or 1981. Therefore, due to the recent age of the windows, it is appropriate to replace them. The proposed aluminum clad windows are appropriate although the muntin width (7/8") is wider than the existing (11/16").

The BAR may have a color preference among the three color samples, but all are appropriate. The BAR should specify that the glass must be clear with VLT 70 or more. The existing wood trim should remain.

Suggested Motion

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

The BAR should specify that the glass must be clear with VLT 70 or more. The existing wood trim should remain.

From: Mess, Camie
Sent: Tuesday, August 15, 2017 2:58 PM
To: clifffox2@gmail.com
Subject: BAR Action - 419 East Main Street - Aug. 14th, 2017

August 15, 2017

Holly Ridge, LLC
ATTN Clifford H. Fox

Certificate of Appropriateness Application

BAR 17-08-05
419 East Main Street
Tax Parcel 530062000
Holly Ridge, LLC, Owner/ Clifford H. Fox, Applicant
Window Replacement

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 14, 2017. The following action was taken:

Schwartz moved that the BAR defer the application. Mohr seconded. The motion passed (6-0). The applicant will be required to come to next month's BAR with the requested information.

The BAR requested more information:

- 1. How old are the windows? The windows were installed in 1980 or 1981; see architect's stamp and date when the renovation took place.**
- 2. What exactly is broken? The balances for the lower sashes are worn out in the southwest window. Replacement balances are not available for these windows. Neither upper sash will close completely. We have had to screw the upper sashes in place to keep them from sagging. See photo attached.**
- 3. Comparing muntin dimensions between the old windows and the proposed replacements. The existing muntin width is 11/16"; the proposed is 7/8" see the attached profile. I have hand delivered a piece of the exterior muntin profile of the requested.**

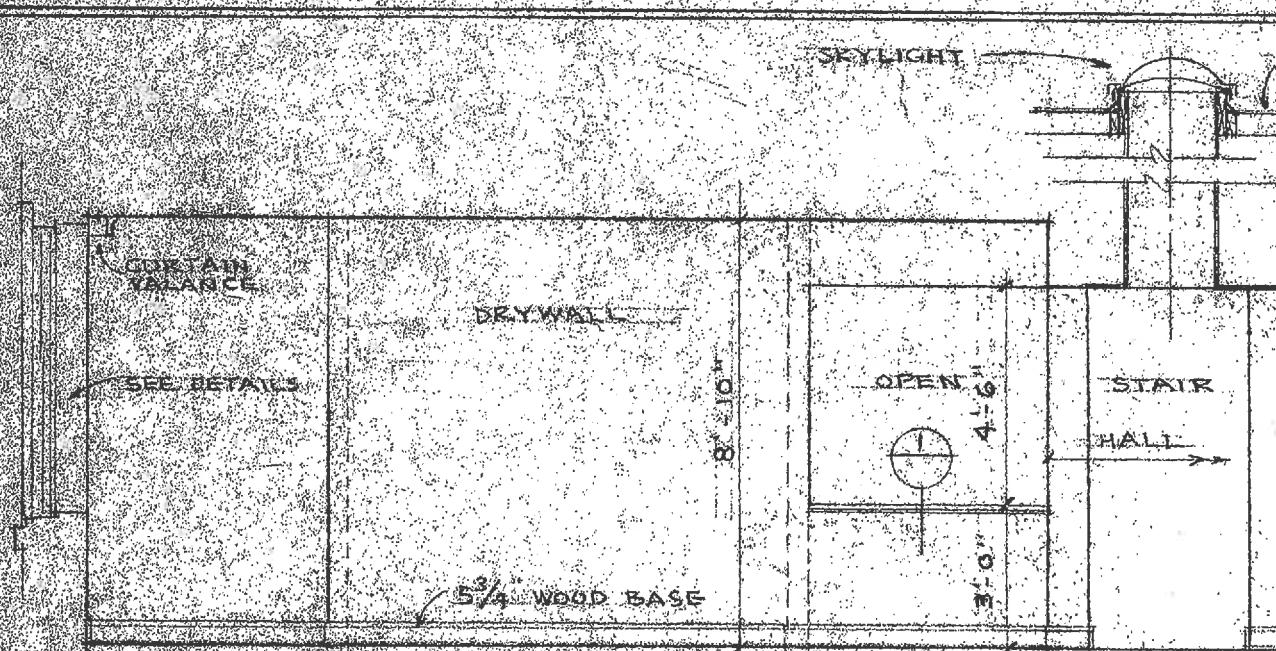
If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

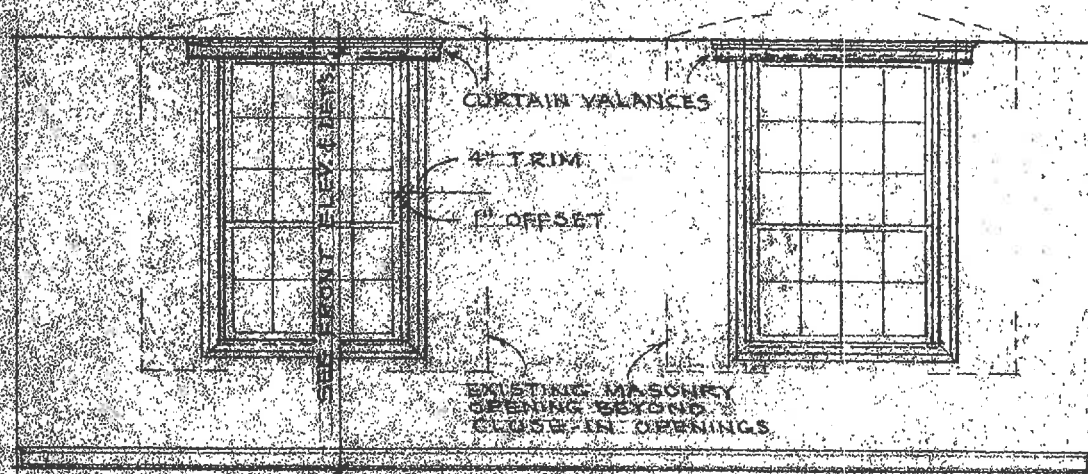
Camie Mess
Assisstant Historic Preservationist

Mary Joy &
Camie -
I will need the
sample enclosed
Returned. Thank you
Cliff



WEST WALL ELEVATION AT LIVING ROOM 2-02

SCALE: 1/4" = 1'-0"



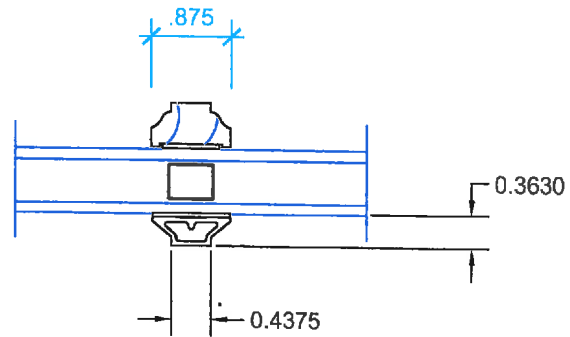
SOUTH WALL ELEVATION AT LIVING ROOM 2-02

SCALE: 1/4" = 1'-0"

GARDEN







Divided Lite-7/8" SDL



SCALE: 3" = 1'-0"

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



September 5, 2017

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 17-08-05

419 East Main Street

Tax Parcel 530062000

Holly Ridge, LLC, Owner/ Clifford H. Fox, Applicant

Window Replacement

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information 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,

Mary Joy Scala, AICP
Preservation and Design Planner