

Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:41 PM
To: bart.mcinotosh@cbre-charlottesville.com
Cc: Werner, Jeffrey B
Subject: BAR Actions - April 17, 2018 - 300 East Main Street

April 25, 2018

Certificate of Appropriateness

BAR 18-04-03
300 East Main Street
Tax Parcel 280040000
East Main Investments, LLC, Owner/Bart McIntosh, Applicant
Window replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

Balut moved to defer the application. Schwarz seconded. Approved (7-0).

BAR noted the following for any re-submittal:

- **Provide a flashing detail at sill and head**
- **Provide an inventory/survey of the current condition of each window (explain need for replacement)**
- **BAR prefers rehabilitation of the existing windows**
- **Recommend addressing all the windows of this type, at this specific location-- not just five (Note: There are seven street level openings, but only 6 with windows.)**
- **Existing steel window bars [painted green] to remain**

Since this application was deferred by the Board of Architectural Review the applicant is required to resubmit within the next month or they will have to pay a new application fee. If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 17, 2018**



Certificate of Appropriateness Application

BAR 18-04-03

300 East Main Street

Tax Parcel 280040000

East Main Investments, LLC, Owner/Bart McIntosh, Applicant

Window replacement

Background

300 East Main Street, built circa 1916, is a contributing property in Downtown ADC District. It is built of coursed cut stone with a monumental recessed portico entrance in the style of the neo-classical revival. In 1929 a rear basement and first floor in a simple design were added facing Water Street. The additions of second and third stories in 1956 are of contemporary design and scaled to blend with the older sections. Historic survey is attached.

Application

Removing the five of seven windows in the bank's window wells on the 3rd Street SE side of the building and replacing them with Marvin windows of a similar size, color, and profile. The new interior trim will match the old style in kind.

The exterior masonry openings will remain, unchanged.

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 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.*

Discussion and Recommendations

The BAR should discuss whether the windows should be rehabilitated or replaced. If replacements are considered, determine if the replacement windows are compatible with the ADC Guidelines. (See attached staff's e-mail to the applicant.)

Note: Applicant's submittal includes Marvin details for both 1/1 and 2/2 window replacements. Staff determined that all of the existing units are/were 1/1. At least one window was, in the past, modified for an exhaust fan, giving it the *appearance* of having been a 2/2, which it was not.

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 window replacement satisfies the BAR's criteria and guidelines and is 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...).

From: Werner, Jeffrey B [mailto:wernerjb@charlottesville.org]

Sent: Thursday, April 5, 2018 10:33 AM

To: McIntosh, Bart <bart.mcintosh@cbre-charlottesville.com>

Subject: Virginia National Bank - 300 East Main - window replacement

Bart: **Your application is to replace five windows. There are seven of this type on the west elevation, so I want to confirm that it is just the five (#s 1 through 5 in the photo below) and that windows # 6 and 7 are not included. Correct?**

Thanks.

Jeff



Jeff Werner, AICP

Historic Preservation and Design Planner

Neighborhood Development Services

City Hall | P.O. Box 911

610 East Market Street

Charlottesville, VA 22902

Phone: 434.970.3130

Email: wernerjb@charlottesville.org

From: McIntosh, Bart [mailto:bart.mcintosh@cbre-charlottesville.com]

Sent: Thursday, April 05, 2018 12:02 PM

To: Werner, Jeffrey B

Cc: Woodson, Taylor

Subject: RE: Virginia National Bank - 300 East Main - window replacement

Jeff, **Our original plan and proposal was for windows 2-6 on your diagram. We could be amendable to changing that if it means approval. Let me know what you think.**

...

Anyway let me know if I can help or if you need additional information. As a heads up I will be out of the office for about a week starting Friday.

Thanks

Bart McIntosh | Real Estate Manager

CBRE | Charlottesville | Asset Services

314 East Water Street | Charlottesville, VA 22902

T +1 434 284 4005 | F +1 434 974 1909 | C +1 434 262 3607

From: Werner, Jeffrey B
Sent: Thursday, April 05, 2018 4:26 PM
To: 'McIntosh, Bart'
Cc: Mess, Camie
Subject: RE: Virginia National Bank - 300 East Main - window replacement

Got it on replacing windows #2-6. Your call on whether or not to do anything on #s 1 and 7, though if the BAR approves replacement of the five, they may require that all seven windows match.

...

The windows are a different matter. The historic district design guidelines strongly encourage that historic windows be repaired and retained. If replacement is the only option, the goal is to match the original as closely as possible. (<http://www.charlottesville.org/home/showdocument?id=24157> See page 8.)

From my observations, the seven windows along that lower wall segment are all 1-over-1, double hung, wood windows with sash weights and cords; the glass varies. The exterior moulding is a wood, oblong-bullnose trim. Per my very rough measurements, the rails and stiles have an exposed dimension of approx. 1-1/2" and the bottom rail of the lower sash approx. 3".

For the Marvin windows: top rail of the upper sash is 1-7/16" (close to the existing); the stiles are 1-15/32" (close to the existing); the lower sash bottom rail is 3-1/4" (larger than the existing). The jamb and sill face dimensions are larger than the existing and the bullnose trim is significantly different in shape and size. And the Marvins are clad, not painted wood.

My point is that you should expect the BAR to be very reluctant to allow replacement windows, especially if they do not match the existing. The first recommendations in the guidelines are as follows: 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. For the BAR, you must demonstrate the similarities—and differences—between the existing and the proposed new. I suggest you have measured sketches of the existing windows, including the bullnose trim.

Let me know if you have any questions on that. I'll let you know about the deposit box.

Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@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

RECEIVED

MAR 27 2018

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 East Main Investments LLC Applicant Name Bart McIntosh
Project Name/Description 300 E Main window replacement Parcel Number 280040000
Project Property Address 300 - 308 E Main Street

Applicant Information

Address: 314 E Water Street
Charlottesville VA 22902
Email: bart.mcinotosh@cbre-charlottesville.com
Phone: (W) 434-284-4005 (C) 434-262-3607

Property Owner Information (if not applicant)

Address: P.O. Box 5509
Charlottesville VA 22905
Email: hunter@huntercraigcompany.com
Phone: (W) 434-974-4505 (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 of Bart McIntosh dated 3/23/18
Print Name Bart Date 3/23/18

Property Owner Permission (if not applicant)

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

Signature of Hunter Craig dated 3/23/18
Print Name Hunter Craig Date 3/23/18

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

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

For Office Use Only
Received by: [Signature]
Fee paid: \$125.00 Cash/Ck. # 1213
Date Received: 3/27/2018
Approved/Disapproved by:
Date:
Conditions of approval:

PIB - 0054

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



1962 Delila Dr.
Charlottesville, VA. 22901
434-882-2720

March 27, 2018

Re: Scope of Work

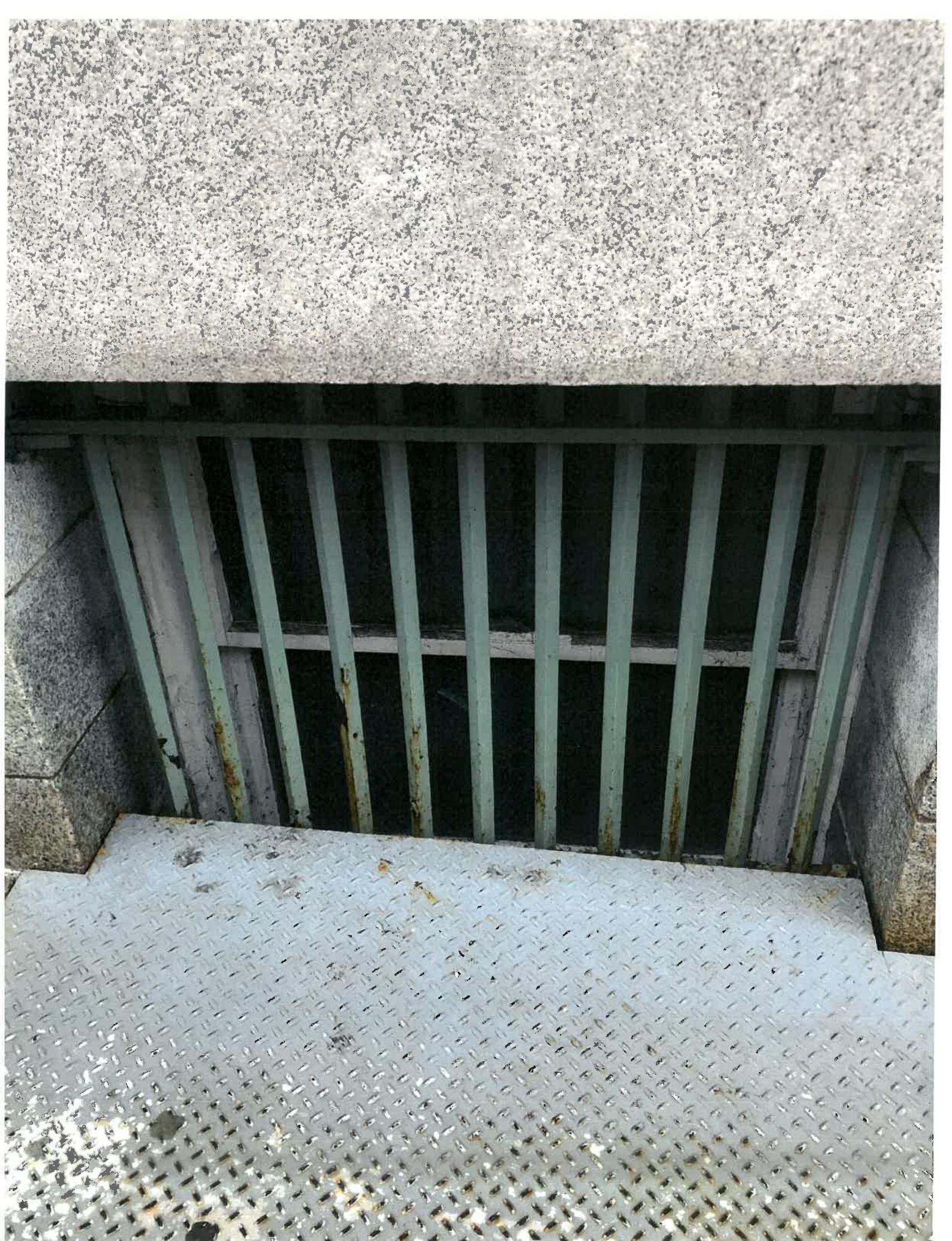
Atlas Construction will perform the following.

- Remove 5 old windows on the 3rd Street SE side of the building in the banks window wells. These are the 5 windows starting with the 1st window well. Pictures attached for your reference.
- Replaced with Marvin windows the same size, color and profile.
- The windows new interior trim will match the old style.

The exterior masonry openings will remain unchanged in size. The goal is to fit those openings and replace the existing windows that are currently letting water into the building. The current windows are in bad shape in appearance and function. We aren't proposing changing the look of the windows or the installation method. The windows are sub grade, behind the existing metal cages and metal window well covers.

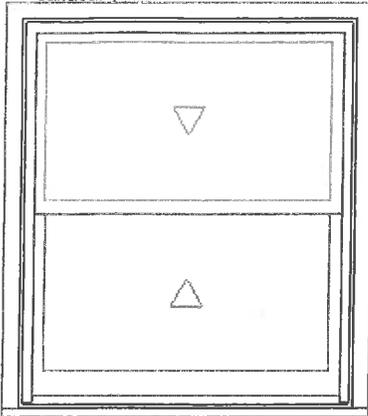
Steve Hric

Atlas Construction LLC





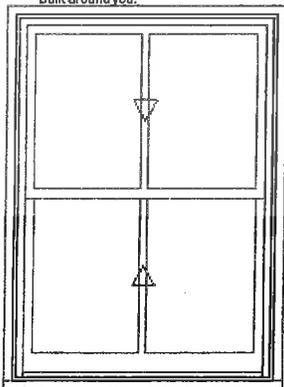
Line #1	Mark Unit: Downtown Bank	Net Price:	
Qty: 5		Ext. Net Price:	



As Viewed From The Exterior
 Outside of Ext Casing 47 1/2" X 53 3/4"
 Rough Opening 44 13/32" X 50 61/64"

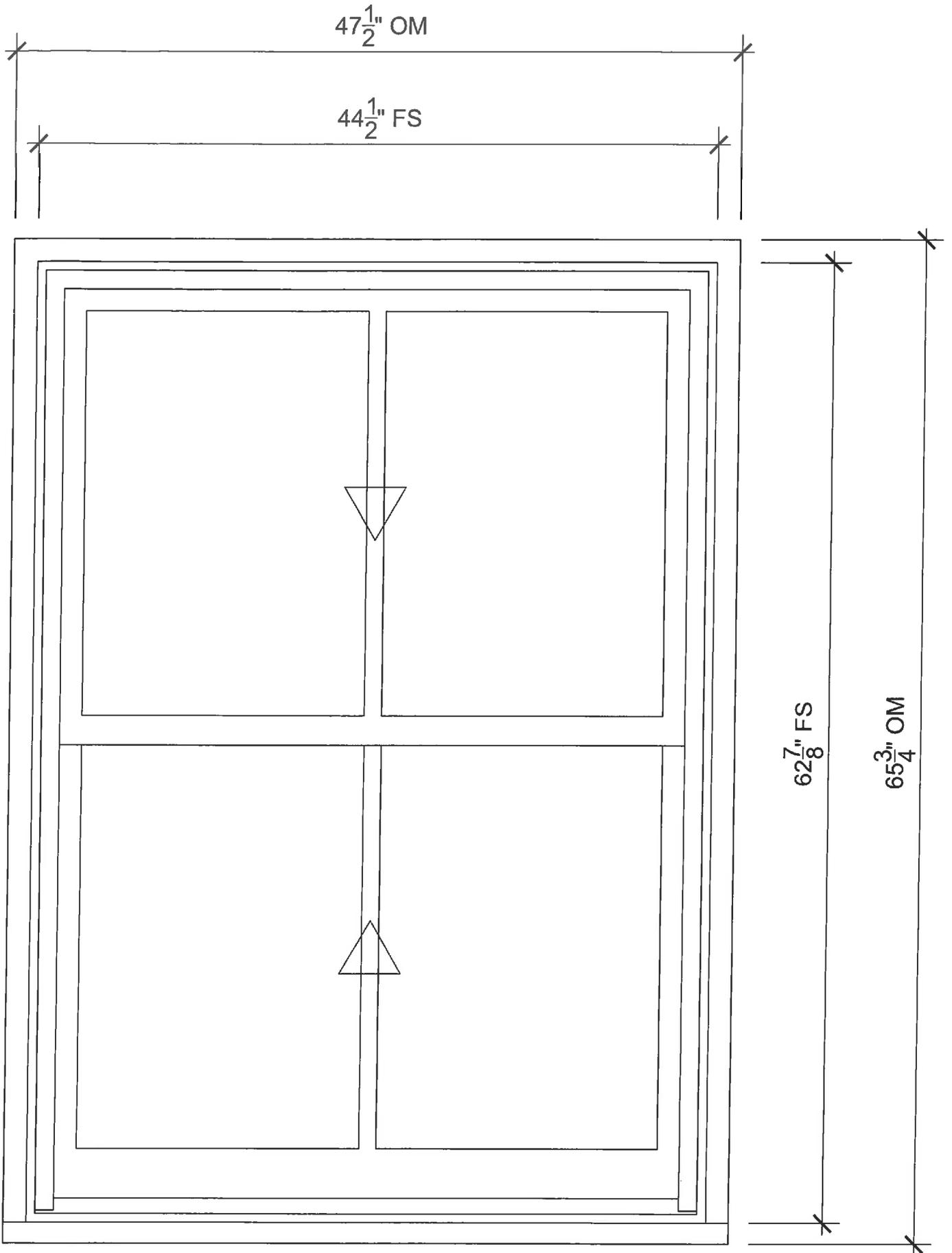
Coconut Cream Clad Exterior
 Primed Pine Interior
 Clad Ultimate Double Hung - Next Generation 2.0
 IG - 1 Lite Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock
 White Top Sash Strike Plate Assembly Color
 No Screen
 4 9/16" Jamb
 Ridgeland A1446 Clad Casing w/ A1453 Subsill
 Applied End Cap/Subsill Lineal Cap Option
 Installed Installation Brackets

Line #2	Mark Unit: Downtown Bank	Net Price:	
Qty: 1		Ext. Net Price:	

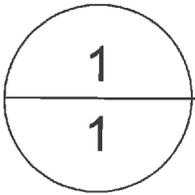
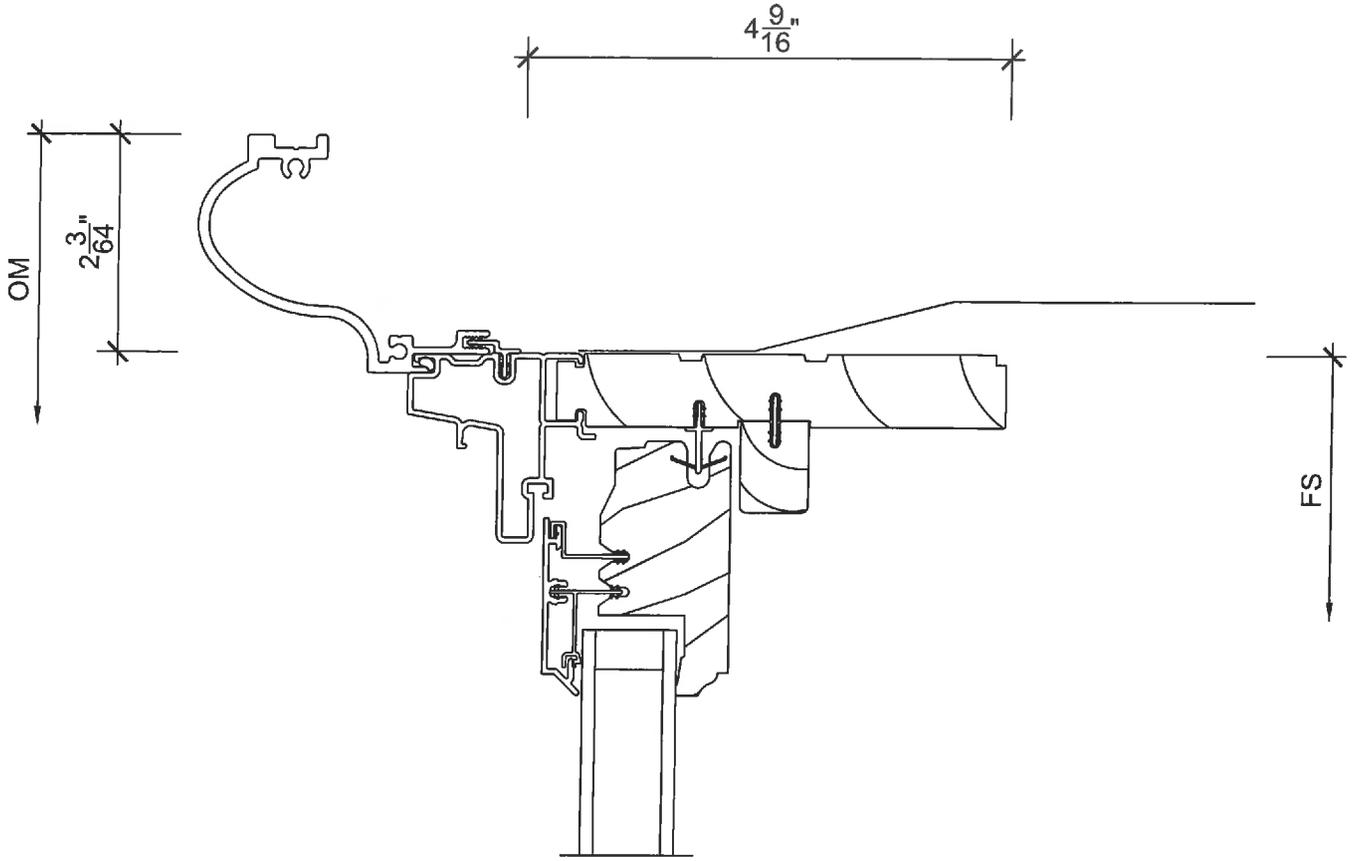


As Viewed From The Exterior
 Outside of Ext Casing 47 1/2" X 65 3/4"
 Rough Opening 45 1/2" X 63 3/8"

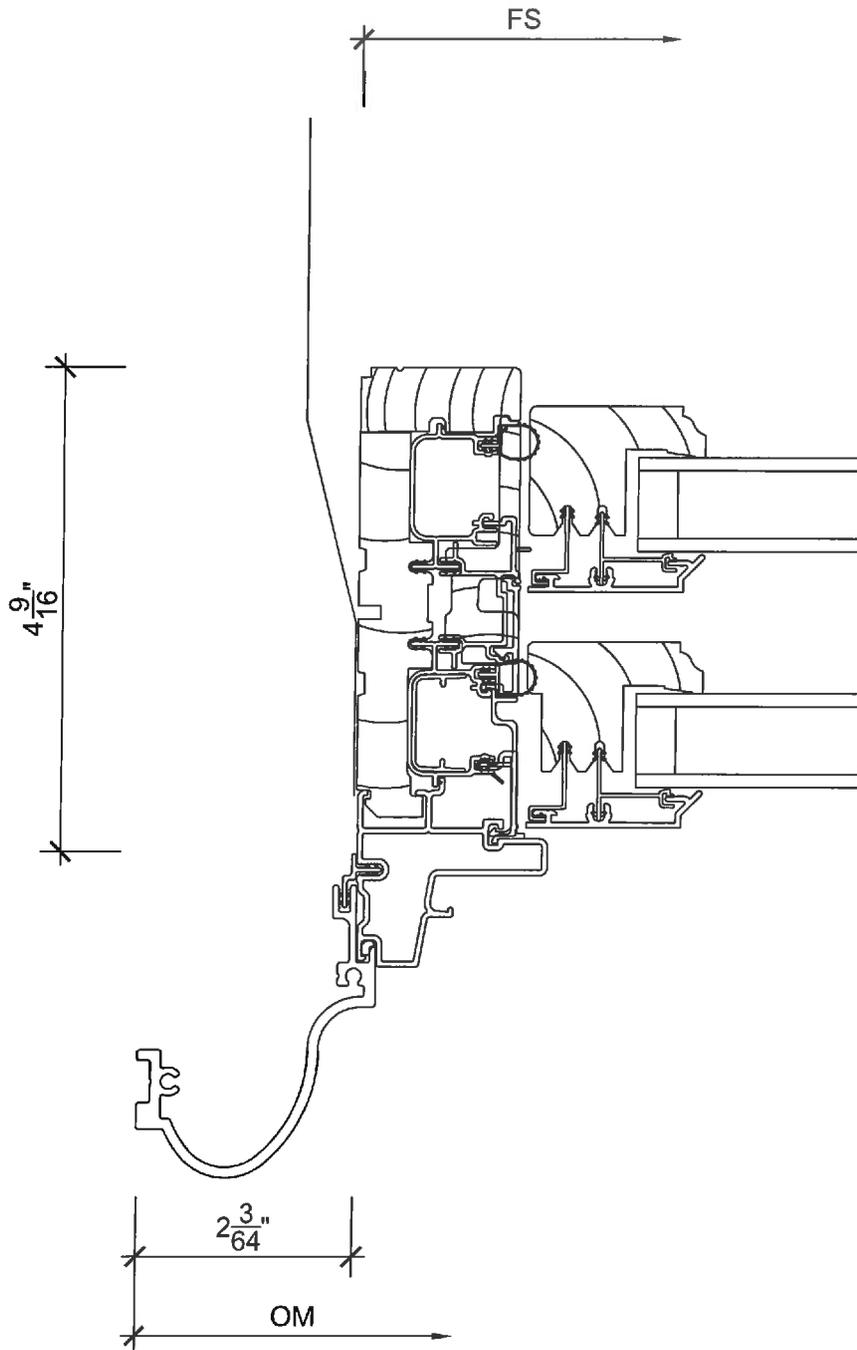
Coconut Cream Clad Exterior
 Primed Pine Interior
 Clad Ultimate Double Hung - Next Generation 2.0
 IG Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 1 1/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 2W1H
 Coconut Cream Clad Ext - Primed Pine Int
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 Brass Sash Lock
 White Top Sash Strike Plate Assembly Color
 No Screen
 4 9/16" Jamb
 1 1/2" (A3069) Clad Flat Casing w/ A217 Simulated Thick Subsill
 Applied End Cap/Subsill Lineal Cap Option
 Installed Installation Brackets



DOWNTOWN BANK

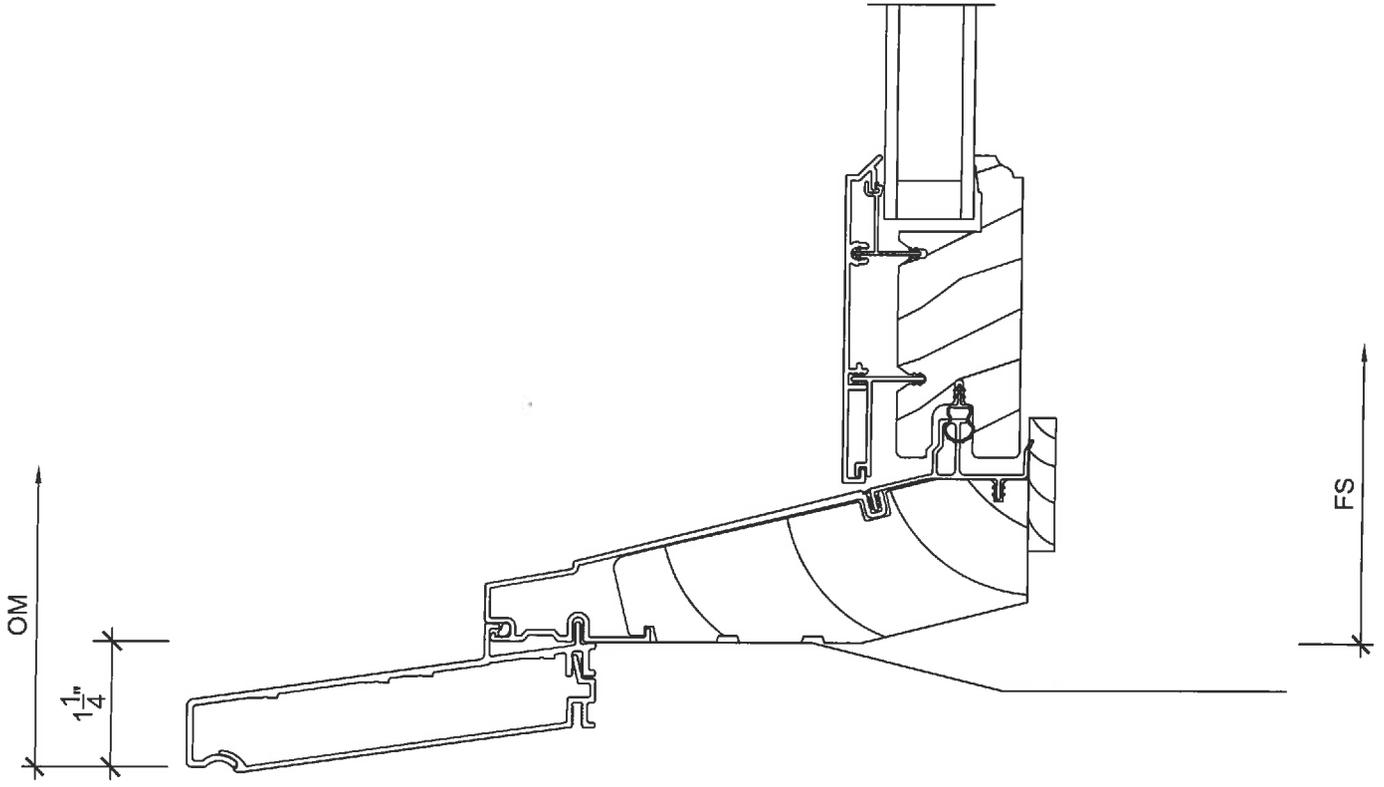


Head



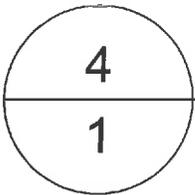
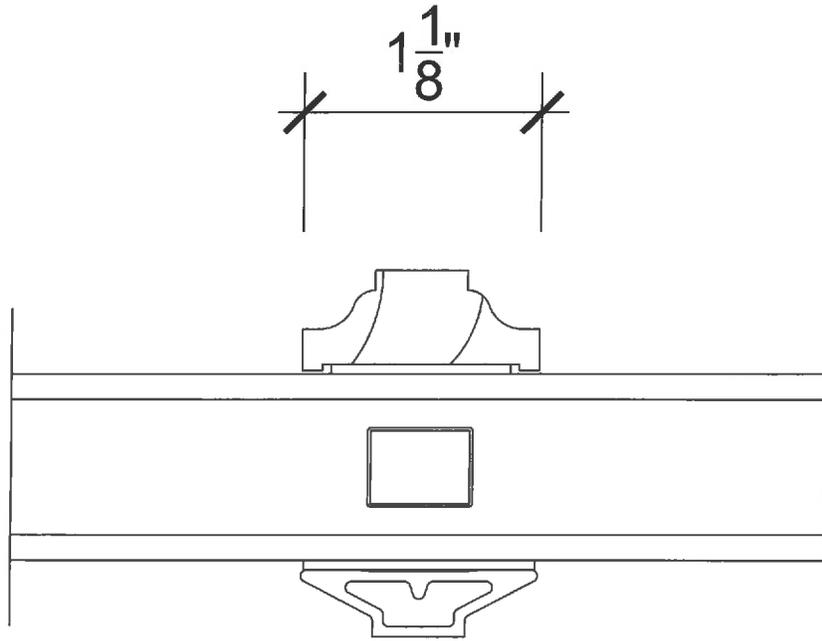
2
1

Jamb

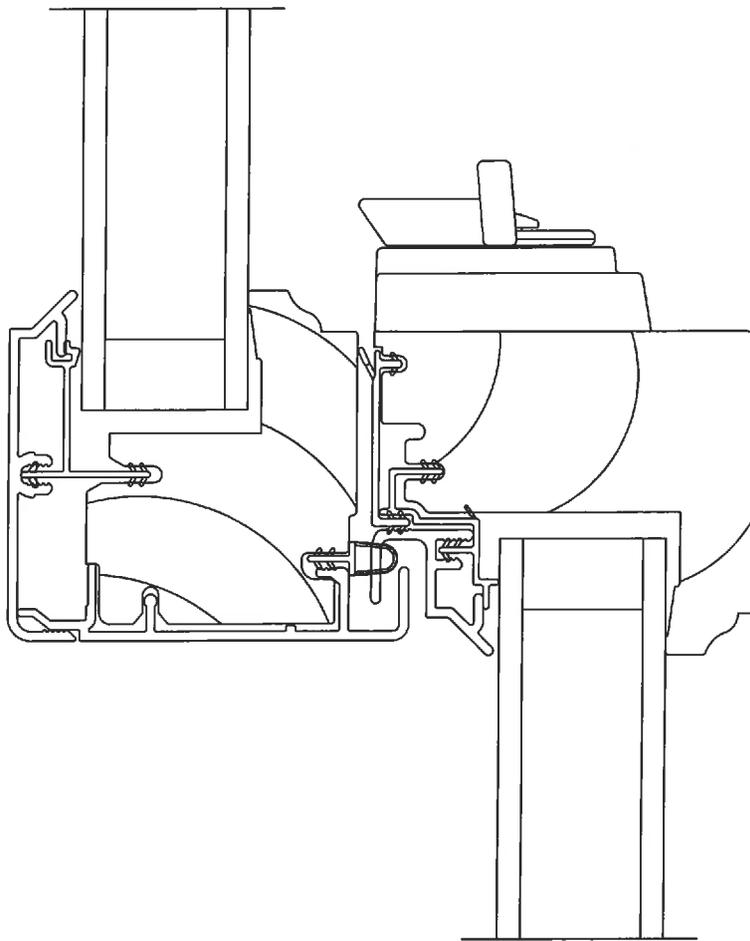


3
1

Sill

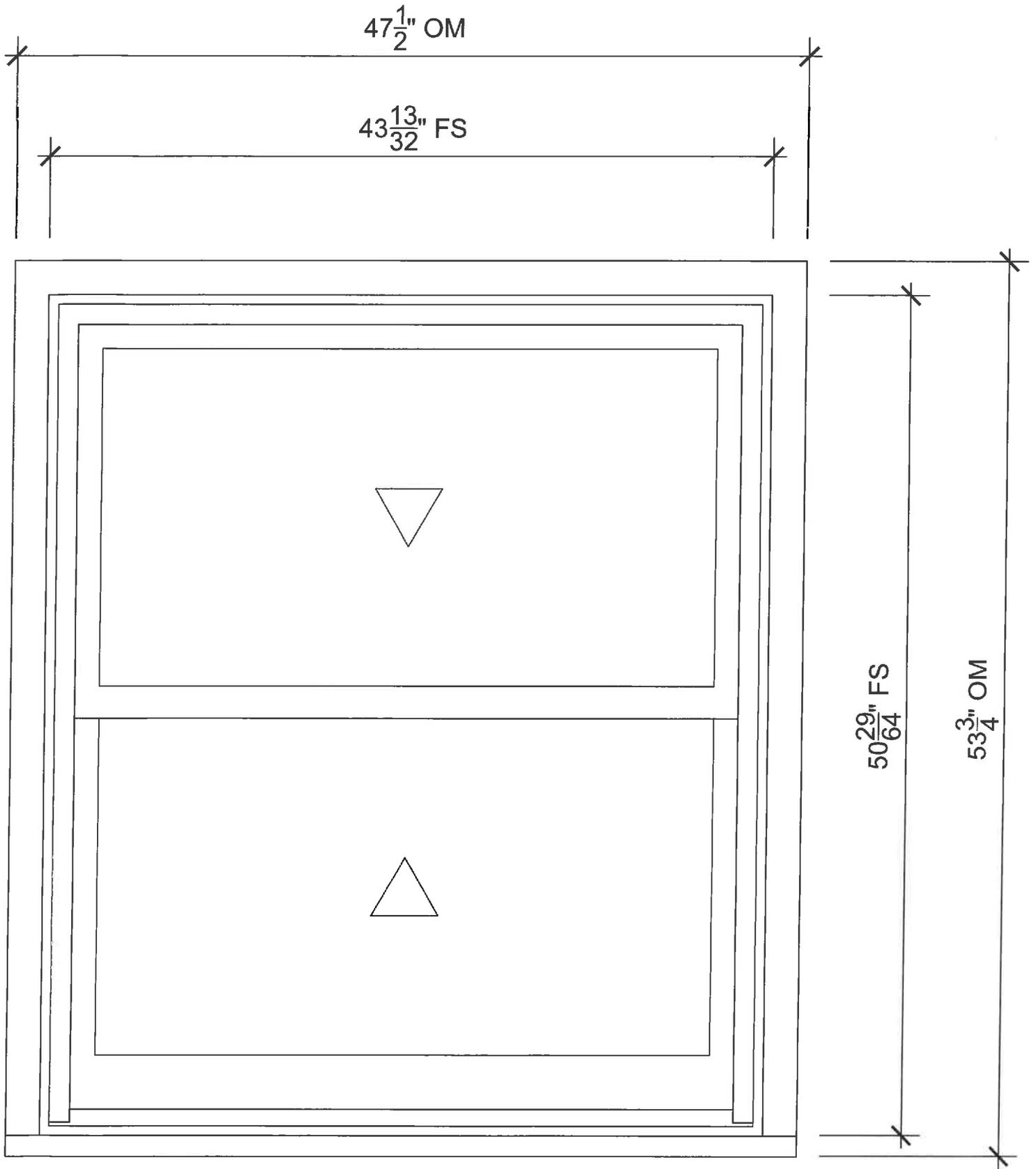


Divided Lite

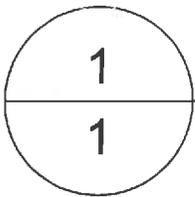
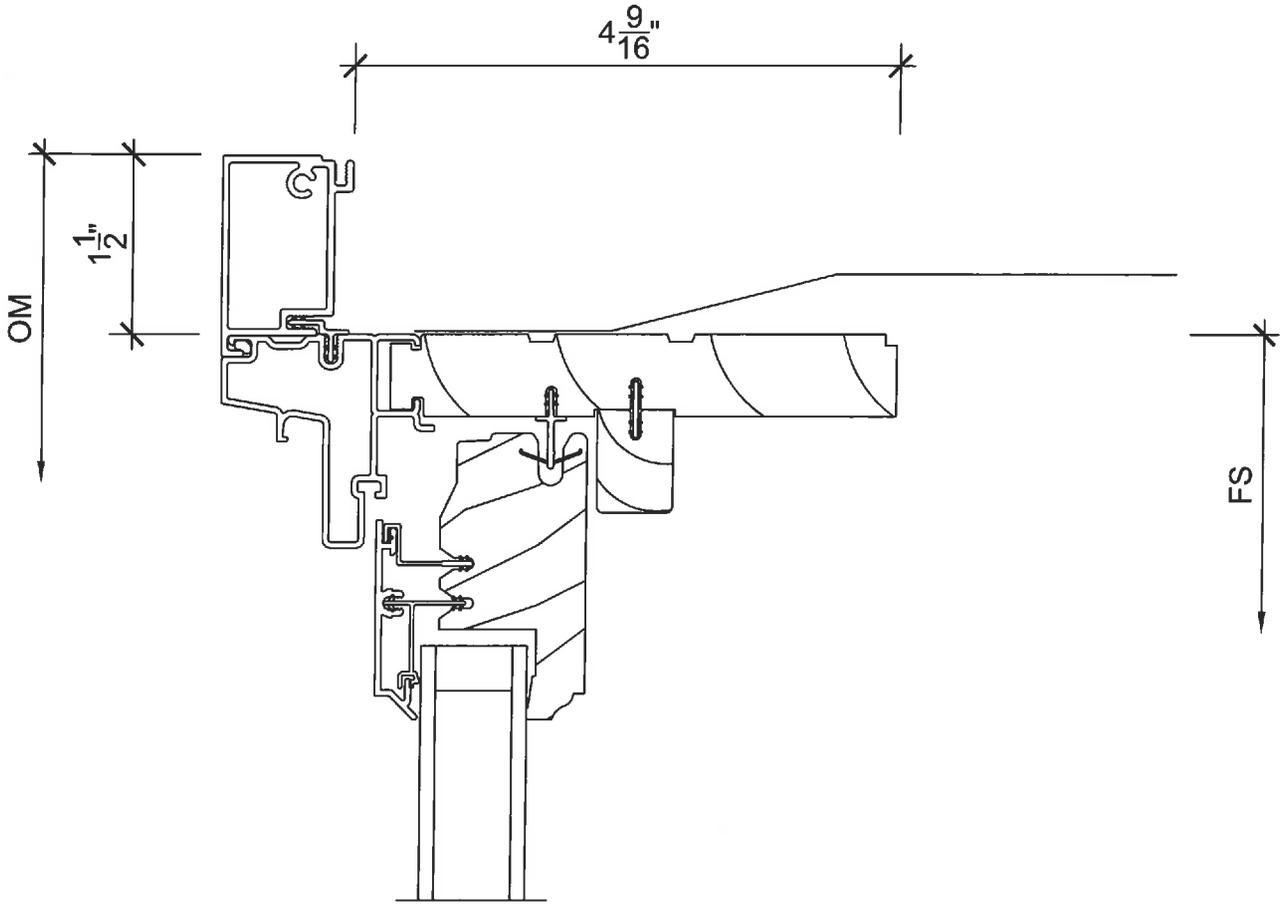


5
1

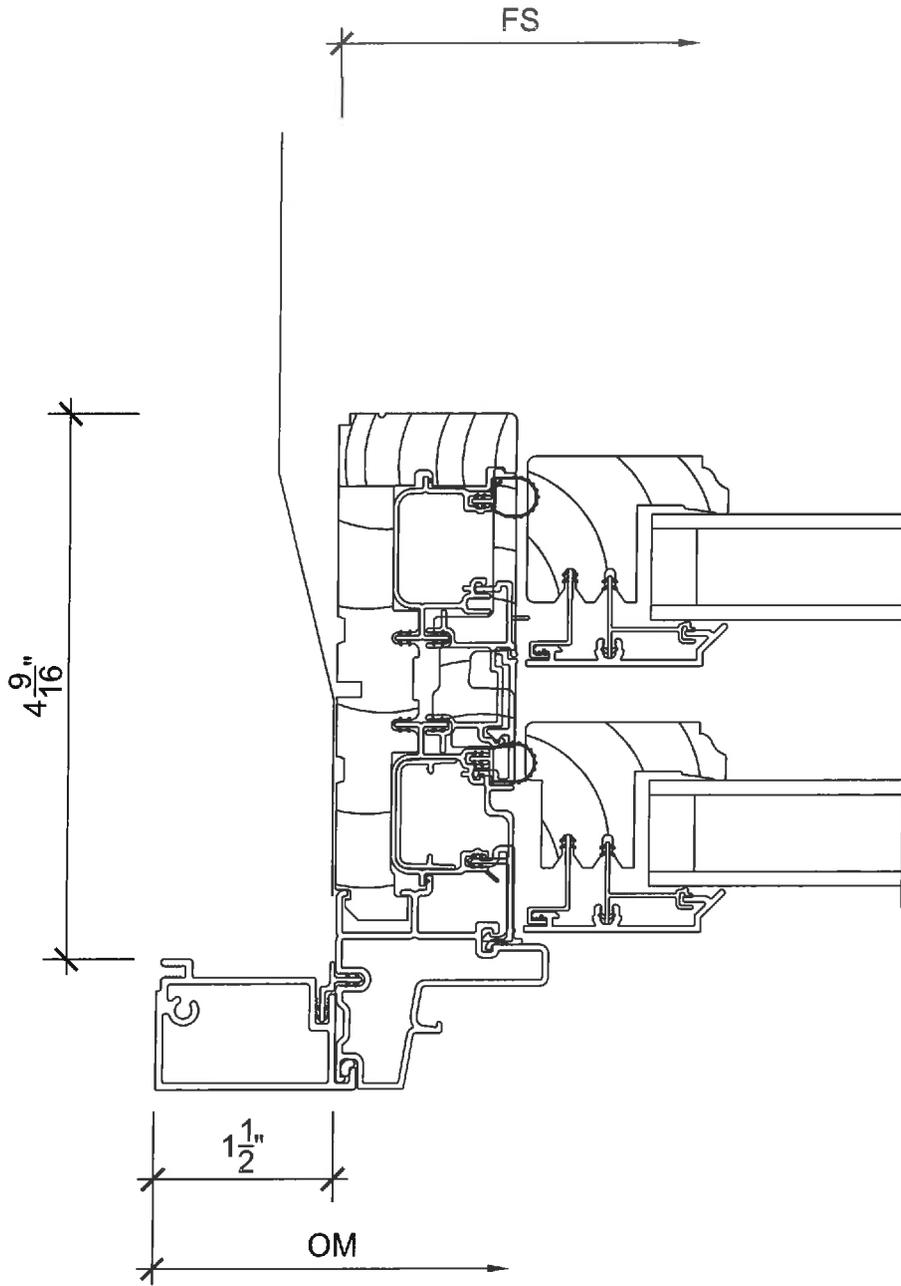
Checkrail



DOWNTOWN BANK

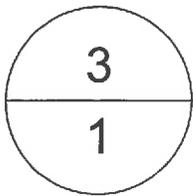
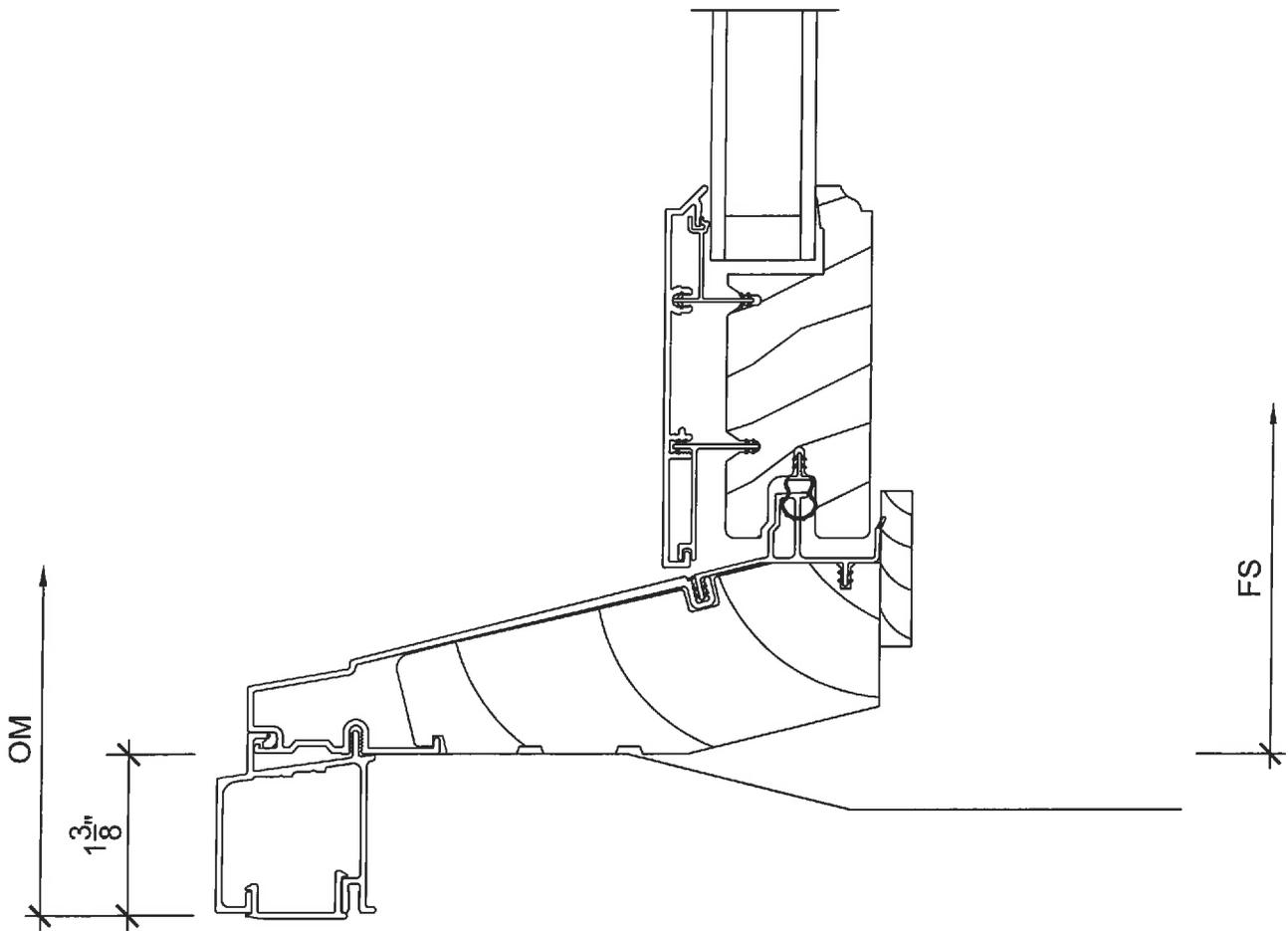


Head



2
1

Jamb



Sill

COCONUT CREAM

MARVIN

MADE IN THE U.S.A.

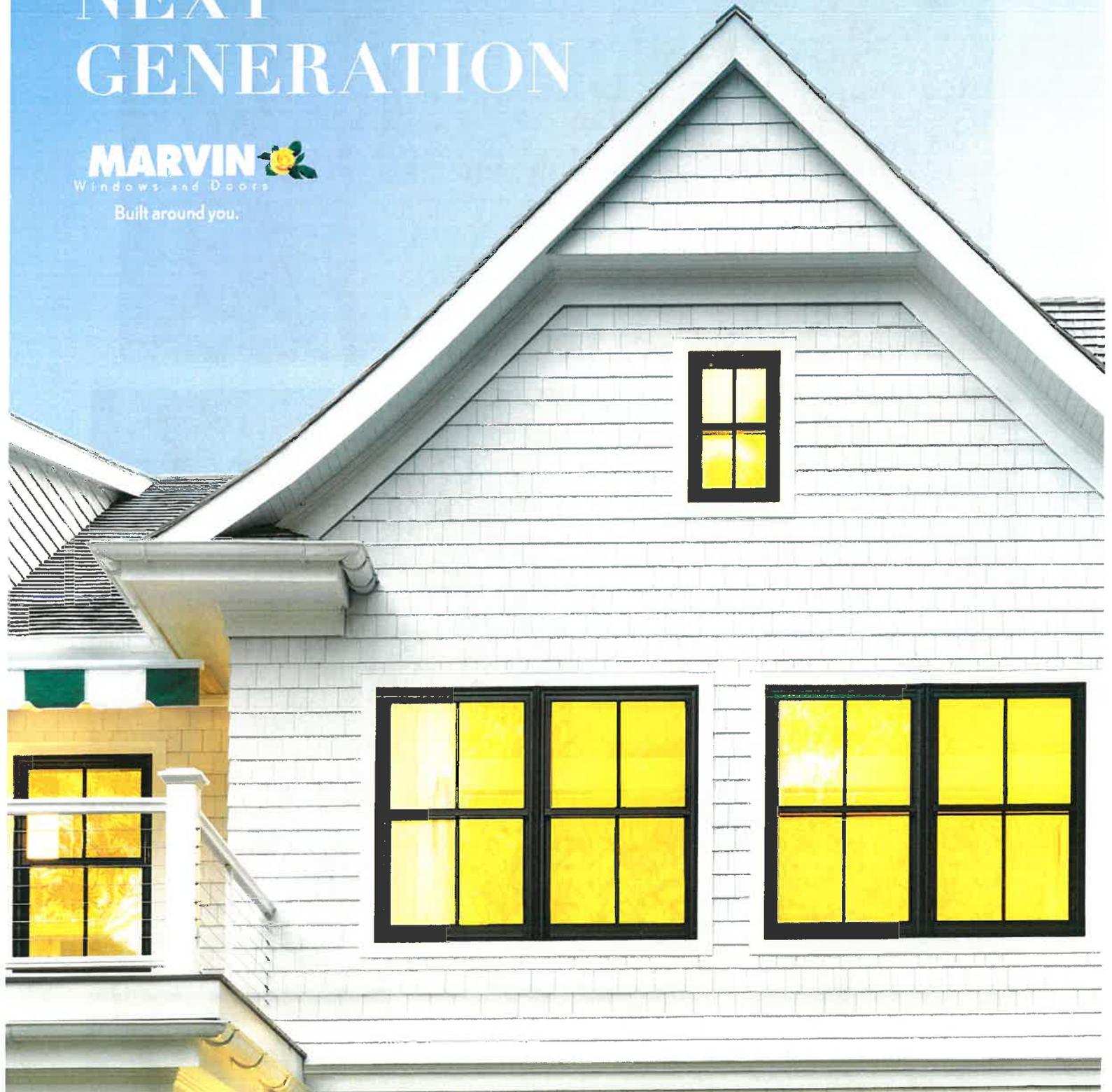






THE MARVIN ULTIMATE DOUBLE HUNG NEXT GENERATION

MARVIN 
Windows and Doors
Built around you.





GENERATIONS OF TIMELESS DESIGN.

Ultimate Double Hung Next Generation Windows and Ultimate Sliding French Doors shown with Ebony cladding and Satin Nickel hardware.

ULTIMATE DOUBLE HUNG NEXT GENERATION



SUPERIOR SCREENS

Because no two projects are the same, Marvin® offers a variety of innovative screen and storm window options designed to blend into your window, meet the performance needs of your project and match the beauty of your home.

- RETRACTABLE SCREEN
- FULL OR HALF SCREEN
- TWO-LITE STORM SASH OR SCREEN
- STORM & SCREEN COMBINATIONS

Window shown with full screen and Suede aluminum cladding.



ELEGANT ARCHES

The Ultimate Double Hung Next Generation empowers design versatility with round top options for modern homes and historic renovations.



**HALF CIRCLE
TRANSOM**

Versatile, standing alone or above a double hung. Available in 12 call number sizes.



**HALF CIRCLE
RADIUS
OPERATING
DOUBLE HUNG**

A half circle arch allows a dramatic transition. Available in 16/4 call number sizes.



**EYEBROW
TRANSOM**

Complement's design as a transom or picture. Available in over 75 call number sizes.



**HALF EYEBROW
OPERATING
SINGLE HUNG**

An elegant curve creates striking beauty. Available in 18/9 call number sizes.



**EYEBROW RADIUS
OPERATING
DOUBLE HUNG**

A gentle radius gives a classic look. Available in 19/2 call number sizes.

Windows shown in Pine with Leather stain and Oil Rubbed Bronze hardware.

SHADED IN SERENITY

From the amount of light to give your home to the amount of privacy to give yourself, what you need throughout the day changes. Marvin's interior shades are seamlessly integrated into the window with no edge gaps for light to bleed through and feature top-down/bottom-up operation, letting you choose your exact amount of daylight or privacy.

With finish options to match your windows or doors, a precision fit with no visible cords or pulleys, these shades blend into the background when unused.

Offering fifteen light-filtering shade colors and five colors that block out light, Marvin shades are designed to accommodate every need. These shades are made with a durable material that holds its pleat through normal use and we offer a 10-year warranty on all fabrics.



Windows shown in Pine with Honey stain and Almond shades.



DRIFTWOOD



WHITE*



TAN*



MARIGOLD



BISCUIT



ROSE



SILVER



IVORY*



DENIM



EGGSHELL*



MOSS



CINNAMON



CHAMPAGNE



STONE



ALMOND

**Available in blackout fabric*

