

Mess, Camie

From: Mess, Camie
Sent: Friday, March 22, 2019 3:59 PM
To: Whitney Hudson (whudson@bdarchitects.com)
Cc: Werner, Jeffrey B
Subject: RE: February BAR Action - 600 West Main Street

The below information is correct. Sorry about that.

Cheers,
Camie

From: Mess, Camie
Sent: Friday, March 22, 2019 3:56 PM
To: Whitney Hudson (whudson@bdarchitects.com) <whudson@bdarchitects.com>
Cc: Werner, Jeffrey B <wernerjb@charlottesville.org>
Subject: February BAR Action - 600 West Main Street

March 22, 2019

Certificate of Appropriateness Application

BAR 16-01-04
512-514, 600 West Main Street
Tax Parcel 290007000, 290006000, and 290008000
Heirloom West Main Development LLC, Owner/Applicant
Amendments to the COA

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 13, 2019. The following action was taken:

Motion: Schwarz having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed window glazing satisfy the BAR's criteria and are compatible with these properties and other properties in the West Main Street ADC District, and that the BAR approves the application for the window glazing as submitted. Lahendro seconded. Approved (5-0-1, with Ball abstained.)

Motion: Gastinger moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to approve the metal panel, but deny the on-site mockup which did not include the final color pallet selection. The metal panels satisfy the BAR's criteria and are compatible with these properties and other properties in the West Main Street ADC District, and that the BAR approves the metal panel as submitted. Lahendro seconded. Approved (3-2-1, with Miller and Schwarz opposed, and Ball abstained).

It should be noted that in order to obtain their Certificate of Appropriateness the applicant needs to provide the BAR with an accurate mock-up panel in the field for final color pallet approval.

If you would like to hear the specifics of the discussion, the meeting video is on-line at:
http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1352

If you have any questions, please contact me at 434-970-3998 or messc@charlottesville.org.

Sincerely,
Camie Mess

Camie Mess
Assistant Historic Preservation and Design Planner
City of Charlottesville
Phone: 434.970.3398
Email: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

February 20, 2019 snowed out; makeup date March 13, 2019



Certificate of Appropriateness Application

BAR 16-01-04

512-514, 600 West Main Street

Tax Parcel 290007000, 290006000, and 290008000

Heirloom West Main Development LLC, Owner/Applicant

Amendments to the COA



Background

510 West Main Street

Vacant.

512-514 West Main Street

Built by Andrew Hartnagle in 1884 and known as the Hartnagle-Witt House, it was originally a tenement house. Constructed in 1949, the single-story addition on the front originally functioned as The Waffle Shop and is currently home to the Blue Moon Diner.

600 West Main Street

Built by James Hawkins in 1873 and known as the Hawkins-Perry House, it originally functioned as a rental house. In 1931, new owner Cecil Perry added to the front the single-story market, which currently operates as a convenience store.

Both 512-514 and 600 are contributing structures in the West Main Street ADC District. The original residential structures (behind the commercial additions) are the only, late-19th century, vernacular dwellings remaining along West Main Street. (Historic Surveys attached.)

Prior BAR Actions (See appendix)

Application

Applicant submitted:

- Bushman Dreyfus submittal dated January 15, 2019: glass memo (page 1), glass manufacturing specifics (page 2-5). Material glass samples, on-site mock-up panel

Request for:

- change in the window glazing to 68 VLT because of manufacturing constraints
- final approval on the metal panels (a mock up can be seen on site)

Discussion and Recommendations

The BAR should discuss if the revised the window glazing of 68VLT instead of 70VLT is appropriate.

The metal panels are a suitable material within the ADC Guidelines.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed window glazing and metal panel selections satisfy the BAR's criteria and are compatible with these properties and other properties in the West Main Street ADC District, and that the BAR approves the application *as submitted*[.]

...as submitted and with the following modifications/conditions:...

Denial:

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for New Construction, I move to find that the proposed window glazing and metal panel selections does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the West Main Street ADC District, and for the following reasons the BAR denies the application as submitted:...

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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 Standards for New Construction and Additions:

I: WINDOWS AND DOORS

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades. a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
- 3) b. Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 4) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 5) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 6) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 7) If small-paned windows are used, they should have true
- 8) divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacers bars between the panes of glass.
- 9) Avoid designing false windows in new construction.
- 10) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-

clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.

- 11) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications

M. MATERIALS AND TEXTURES

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

Appendix Prior BAR Actions:

November 17, 2015 – This application was discussed as a preliminary discussion, which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

January 19, 2016 – The BAR approved (8-0) only the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street, as submitted.

The BAR accepted (8-0) the applicant's request for deferral of the application for a new mixed-use building.

February 17, 2016 - The BAR approved (7-1 with Miller opposed) only the massing and siting as submitted.

July 19, 2016 – No action was taken; the BAR made comments, some of which are summarized here:

- The rear building should be a backdrop for the two historic buildings; like use of Corten
- Like historic buildings – creating backdrop

May 16, 2017- Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Rehabilitations, and for Site Design and Elements, I move to find that the proposed final details satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the plan as submitted, with the stipulations that the BAR will review the lighting and the final metal finish in the field; signage to come back later; VLT 60 on south side only and VLT 70 everywhere else (the

exception was approved because the south, rear façade faces an unbuildable site and no pedestrian activity would come close to it). Balut seconded. Approved 8-1 with Miller opposed.

January 17, 2018 - BAR approves the application as submitted, with the request that the applicant submits design details of how the lower stucco meets the ground. Balut seconded. Approved (4-2, with Miller and Schwarz opposed.) [Note: Detail was submitted and approved by the BAR via e-mail, March 28, 2018.]

August 21, 2018 –

Signs - BAR approves the signs in-concept with the provision that all illuminated signage shall appear to be lit white at night. Balut seconded. Approved (7-0)

Brick infill at south elevation of 512-514 West Main Street - the BAR approves the application as submitted. Balut seconded. Approved (7-0.)

Painting of brick at south and west elevations of 512-514 West Main Street - the BAR denies this portion of the application as submitted. Balut seconded. Denied (7-0.)

Color scheme for Blue Moon diner and Mini Mart - moved to accept the applicant's request for deferral. Balut seconded. Approved (7-0.)

Storefront renovation of historic, single-story commercial additions- the BAR approves the application with the following modifications:

- Maintain the wood storefront on Blue Moon diner (514 West Main Street), and replace in-kind
- Approve the replacement of the aluminum door of the Blue Moon diner (514 West Main Street), with the door replacement to come back to be put on the consent agenda for the next month's meeting
- Approve the replacement of the storefront of the Mini Mart (600 West Main Street); lite pattern and dimensions to match existing
- Approve the replacement of plywood panels [in Mini Mart storefront] with glazed panels

November 20, 2018 – Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed storefront renovations and paint color selections satisfy the BAR's criteria and are compatible with these properties and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted.



Memorandum

To: Jeff Werner
From: Whitney Hudson
Date: 1/11/2019
Subject: 600 West Main Street / Glazing

Copy: Camie Mess City of Charlottesville
LJ Lopez Milestone Partners

Greetings Jeff and Camie,

As a follow up to our conversation at your office on Friday we would like to notify the BAR of a change of manufacturer for a portion of the glazing on the 600 West Main project to an equivalent substitute.

The approved product, for everywhere but the south façade, was Viracon VE1-2M insulated glass unit with 70% VLT. An equivalent product was submitted from Guardian Glass, SN-68, which carries a label of 68% VLT. As Design Architect of Record, we take no exceptions to the substitution product as it meets all performance specs, clarity intent, and maintains glazing consistency throughout the building.

For comparison purposes we have provided to you a sample of both the approved and proposed glazing. As we stated in our meeting, just to be sensitive to the desired 70% VLT, we did look at a sample of the 71% VLT product from Guardian. Because they need to use low iron glass to achieve this level of VLT, it was visibly much different from what the BAR had approved and what is being installed in other openings.

Our goals are to meet the BAR's desire for transparent glazing and to have the glass in the storefront, punched windows, swing doors and sliding doors visually match each other. We feel that the comparable Guardian product, SN-68 proposed will achieve both.

Please see the attached letters from Glass and Metals (the glazing subcontractor for the project) and from Guardian Glass.

Please let us know if you or the BAR members have any questions or need any further information.

Thank you for your consideration and understanding.

A handwritten signature in black ink, appearing to read "Whitney Hudson", with a long, sweeping horizontal line extending to the right.

Whitney Hudson



3320 SOUTH MAIN STREET
HARRISONBURG, VA 22801
PHONE: 540-434-8820
FAX: 540-434-2520

December 18, 2018

W.M. Jordan

Attn: Mr. Daniel Sheeran
Mr. Bob Baer

RE: Rejection of Proposed Glass IG#1
For North Side of Building

Gentlemen:

In order to meet project schedule it is well known that the IG#1 glass for the north side of the building, pre-glazed within the Quaker aluminum windows, has already been ordered, produced, received and paid for by Glass & Metals.

As it was very clear on our submittal, and especially the fact that it is well known, Glass & Metals had to pay a large add to Quaker Windows in order to provide the Guardian Glass product to have a single source supplier on the project we are contesting the rejection.

Our points of contesting are based on the following:

1. The current specification 088000 dated 3-30-2018 is requesting for Glass Type IG#1 the following: "Basis of Design Product: Viracon VE1-2M; comparable products by Guardian." The comparable product for VE1-2M by Guardian is SN-68 clear glass substrate. (see attached letter from Guardian).
2. In order to achieve a 70% VLT with the comparable product by Guardian we would need to use Low Iron substrate in lieu of standard clear glass. If it was desired to have Low Iron substrate the equivalent by Viracon would be their VE13-2M; not the VE1-2M. The first number in the identification of the Low E coating by Viracon indicates the substrate. The numeral 1 indicates standard clear glass; the numeral 13 indicates Low Iron.
3. All of the major glass manufacturers who produce Low E coatings, Guardian, Viracon, Vitro, Cardinal & AGC use the exact same software (Windows) to determine the published data on performance. It is not uncommon for this data to change slightly from year to year as the

software is updated. In some cases it does not change, in other cases it may change one or two hundreds. The point of this is that there is practically no measurable difference when comparing VE1-2M to SN68. (see attached letter from Guardian).

4. Glass & Metals fully understands that the specification states "not less than 70%" as it relates to the VLT, but as explained in Guardian's letter attached and my items above it has to be reasonably assumed that two one hundreds of a point difference provided by regularly updated software testing the coatings that the Guardian product should be acceptable.

In closing, Glass & Metals, Inc. feels we are meeting the specification intent. In no way would we ever submit, or supply a product that is sub-standard to that which the designer or owner are deserving or intend to receive. To expect Glass & Metals to absorb another \$75,000.00 cost (order of magnitude) simply because of a conflict with the specifications we do not feel is a fair expectation.

We trust you will understand our position and assure all those involved that the glass that is currently within the Quaker Windows for the north side of the building is a fair and reasonable product.

Sincerely,

Matt Moats
Project Manager

cc Todd Gardner
Fred Glick
Denny Edwards

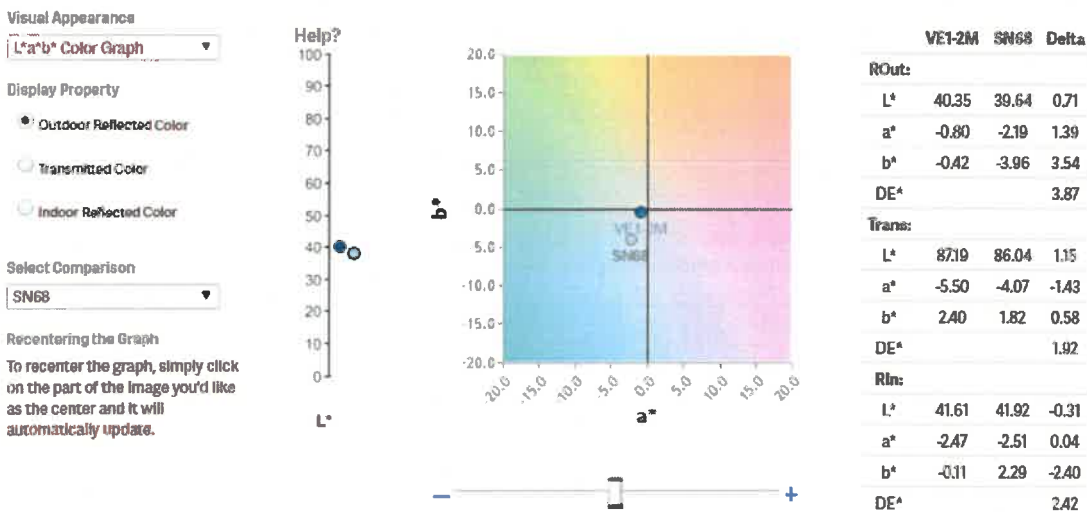


December 17, 2018

Fred Glick
Glass and Metals Inc.
3320 South Main St.
Harrisonburg, VA 22801

Dear Mr. Glick,

Guardian SN 68 is the comparable product to Viracon VE1-2M. The minor difference in visible light transmission is hardly noticeable by the human eye. The "Visible Light Transmission" is based a linear scale of the energy in the visible range transmitted through glass. In contrast, the "Lightness" (L^*) is a measure of the apparent amount of light transmitted as perceived by the human eye. This "eye response is not linear. The eye can adapt to the brightness of full sunlight all the way down to the very dim illuminance of starlight. In adapting to the extreme differences in light levels, it is less sensitive to very bright (such as high transmission Low-E products) levels, and more sensitive to light changes in very low light level conditions. In simple terms, the high light transmission variances are washed out when transmission level is high, but much more noticeable for very dark glass variances. As a result, it is misleading to use "Visible Light Transmission" for lightness differences for the eye. The L^* number gives a much better comparison for two different products.



The L^* difference shown above is only 1.15. The L^* , a^* , b^* system means that a number difference of 1.00 is only just barely noticeable to a trained eye under optimal conditions. For most people a color variation of 2.00 is more appropriate as just barely noticeable. For commercial architectural projects, a Delta E^* less than 4.5 is pretty much standard in the industry.



Please note that this letter is provided as a convenience to you and is not to be construed as an assumption of responsibility or liability for design and application choices, which remain the responsibility of the design professionals involved in any project, nor as a modification of Guardian's standard warranties or as an additional warranty of any kind.

I hope that this helps. Please let me know if you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chia-Ling Yuan', is positioned above the printed name.

Chia-Ling Yuan, RA, AIA, LEED GA
NE Regional Technical Advisor
Guardian Glass