

BAR 4-17-01

agreed, calling the tinted glass "corporate and foreboding" as well as "soulless." She felt it would detract from the "village community" atmosphere and aspect of the Village School. Ms. Fenton said she could support the application with the clear glass, but could not with tinted.

Mr. Schwartz suggested a friendly amendment to the effect that the motion for approval would hinge on the use of clear glass, and with the white detail as described. Mr. Antmann accepted, and the motion carried unanimously.

Ms. Fenton thanked the applicant, stating he would be receiving a letter of confirmation soon.

CERTIFICATE OF APPROPRIATENESS APPLICATION BAR 00-7-31
308 East Market Street

Ms. Vest reported on the application of Charles Kabbash for construction of a new porch at 308 East Market, which could be accessed from an upper floor apartment. The matter had been denied by the Board in July of 2000 due to concerns of the porch's location in relation to and proximity to Market Street; expense/size of the deck; and the quality of drawings submitted. Since then, she stated, the applicant had retained an architect for assistance with design and presentation issues. Staff, she said, had reviewed the resubmitted application and supported it, feeling that it now met the design guidelines, though the porch remained quite close to Market Street so that that BAR concern remained. Ms. Fenton invited additional comment from the applicant.

Mr. Kabbash said he had met several times with the architect and had liked what he did; even though the porch was going to be about twice as expensive as it was originally, he didn't mind. He said he liked what had been done with the front part, and the fact that the architect had been interested in preserving details of the building.

The architect stated that, for him, the porch's proximity to Market Street was of concern from the standpoint of privacy, both for the City and the residents of the building, which was why the open balustrade Mr. Kabbash wanted had been replaced with a solid panel. He thought that this, plus the height of the railing, cut off any sightline so that no

activity or furnishings on the deck could be seen from below.

Mr. Schwartz commented favorably on the ceiling design under the deck, saying it created a very clean surface and that it was a very positive detail even though it was an added expense and unnecessary for structural integrity.

Mr. Kabbash added that the deck had also been changed to waterproof materials, and was to be built "like you would build a house."

The architect stated that their concern had been for anything that could be seen from the street to be finished, painted millwork and that it would age well, which was why they went to waterproof material for the deck.

Ms. Fenton commended the applicant and architect on what they had accomplished. Mr. Schwartz remarked that he had been very skeptical about putting anything there at all from what he had seen the previous time. He expressed delight with the proposal presently before them, saying that the porch fitted comfortably between the two buildings in a very delicate way. He called it a strong proposal.

Ms. Winner voiced agreement with Mr. Schwartz's comments, and added that to her this was a good example of the positive outcome that can result when people care enough to hire professionals for help.

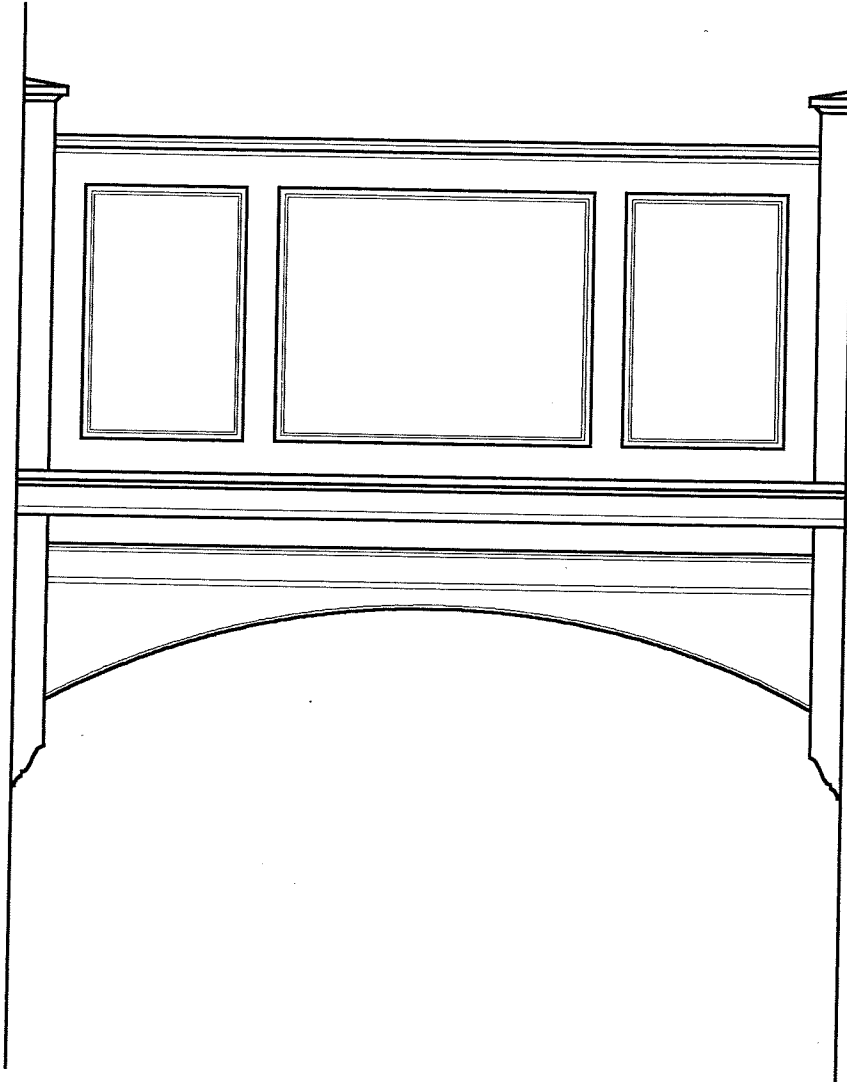
Mr. Kabbash cautioned against too much praise for the architect since, he noted wryly, he had not yet received the bill.

Ms. Fenton invited a motion. Mr. Coiner remarked that he had seen this same concept, in places outside of Charlottesville, that looked really good. He moved for approval as submitted, seconded by Mr. Atkins. The motion carried unanimously. The applicant thanked the Board.

Ms. Fenton indicated that Item G on the Agenda had been deferred, and brought up Other Business.

Ms. Vest announced that the restaurant which was moving into the Jones Wrecker building on West Main had begun installation of a fountain that was going

SALLAH BALOCH Architectural Design 2811 Magnolia Drive Charlottesville, VA 22901 (804) 295-2589	CHARLES KABBASH WALL PANELS	JOB NAME: WALL PANEL JOB NO.: 0111-1 DRAWN BY: S. Baloch DATE: Nov 24, 2001 SHEET: SK-1
	PROGRESS PRINT - NOT FOR CONSTRUCTION	



1 ELEVATION
 SKI SCALE: 1/2" = 1'-0"

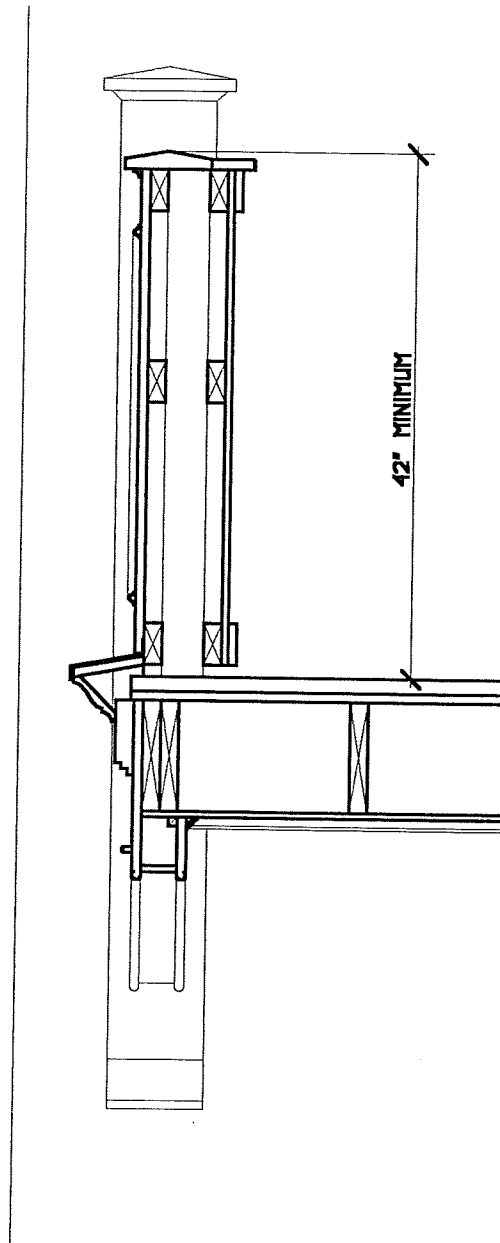
1st time
 - 3 panels routed out
 1 1/2 ft pieced w/ mitered
 details to match the building

SALLAH BALOCH
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CHARLES KABBASH WALL PANELS

PROGRESS PRINT - NOT FOR CONSTRUCTION

JOB NAME: WALL PANEL
JOB NO.: 0111-1
DRAWN BY: S. Baloch
DATE: Nov 24, 2001
SHEET: SK-2

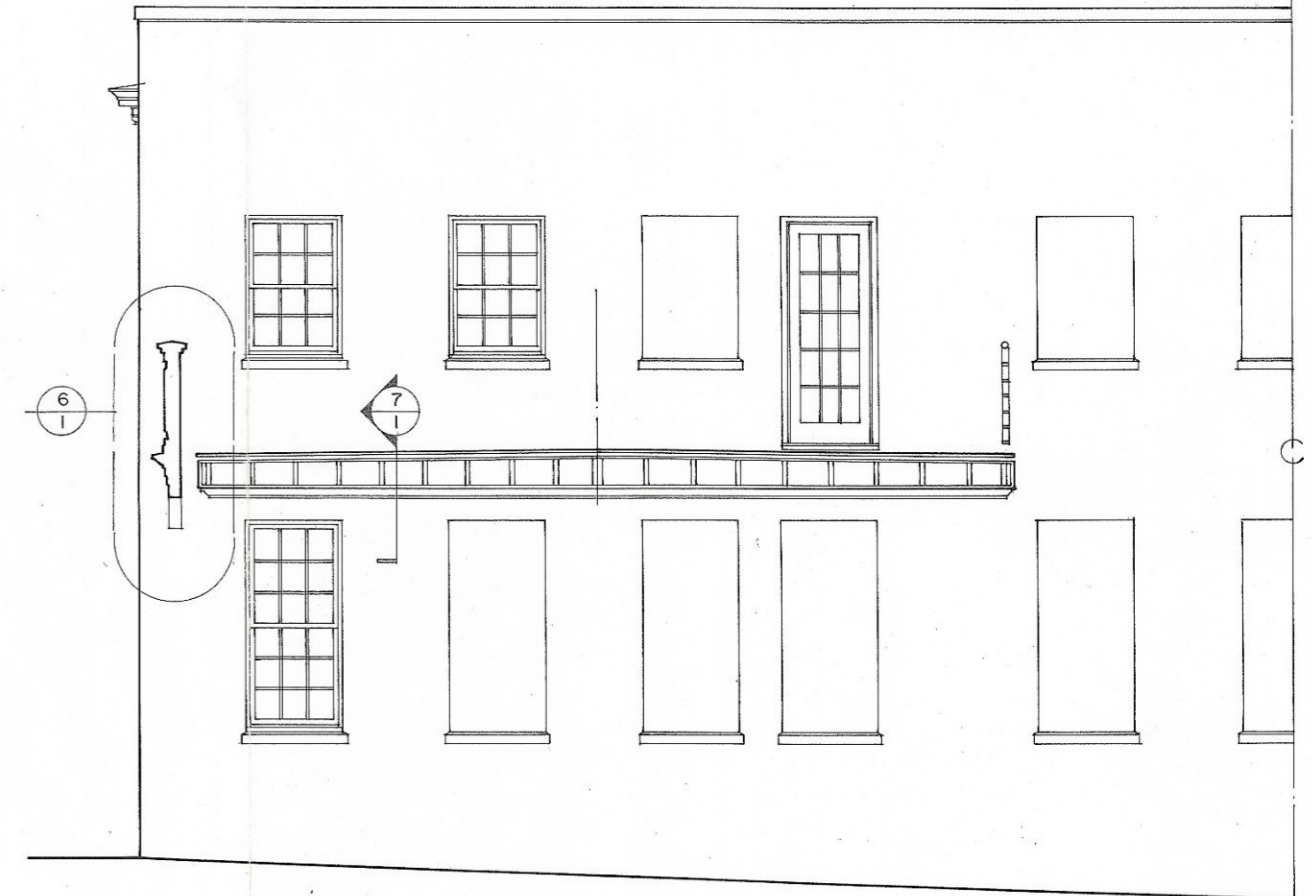


1 CROSS SECTION
SK2 SCALE: 3/4" = 1'-0"

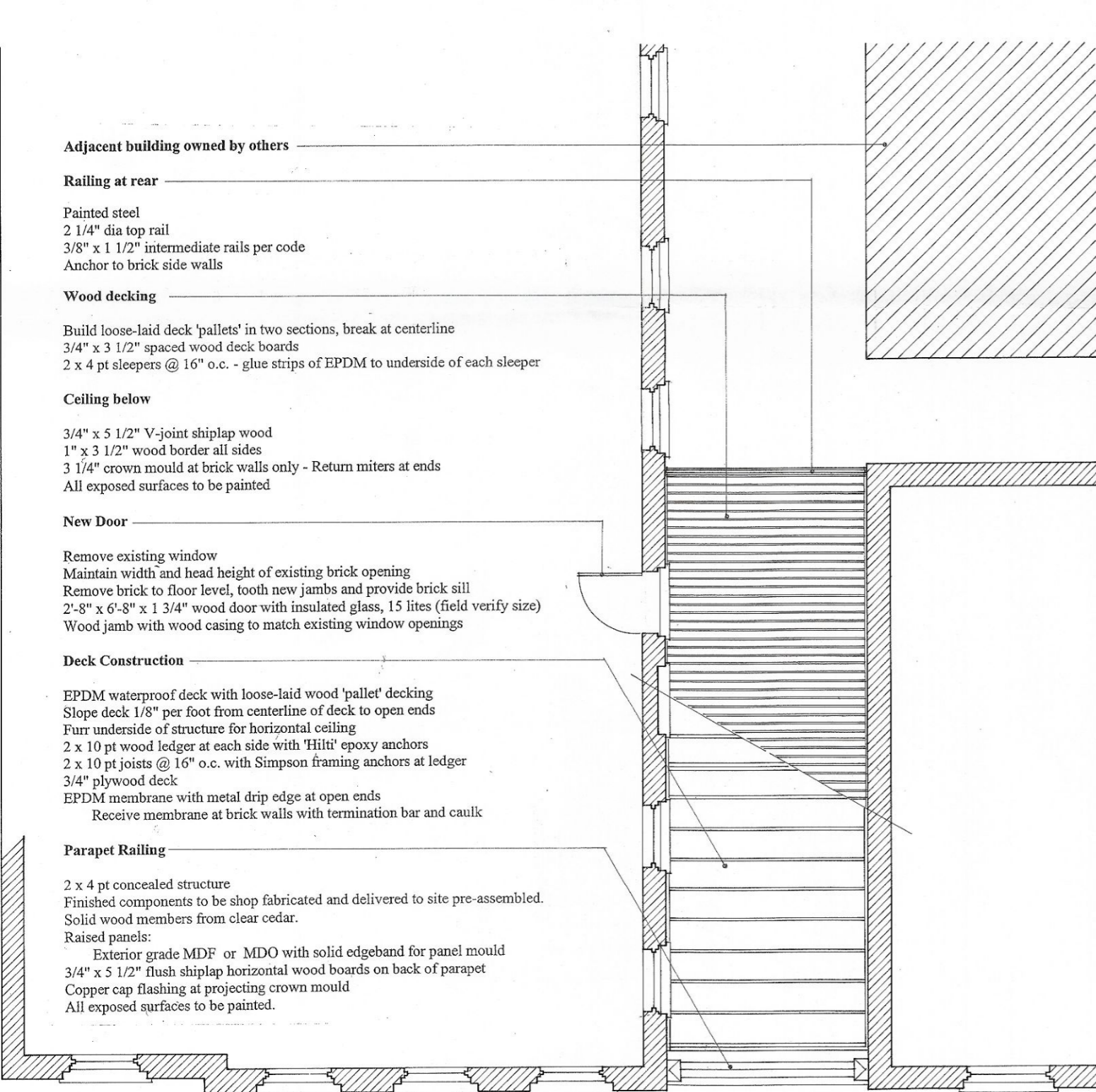


NORTH ELEVATION 308 EAST MARKET
1/4" = 1'-0"

300 EAST MARKET



WEST ELEVATION 308 EAST MARKET
1/4" = 1'-0"



Adjacent building owned by others

Railing at rear
Painted steel
2 1/4" dia top rail
3/8" x 1 1/2" intermediate rails per code
Anchor to brick side walls

Wood decking
Build loose-laid deck 'pallets' in two sections, break at centerline
3/4" x 3 1/2" spaced wood deck boards
2 x 4 pt sleepers @ 16" o.c. - glue strips of EPDM to underside of each sleeper

Ceiling below
3/4" x 5 1/2" V-joint shiplap wood
1" x 3 1/2" wood bender all sides
3 1/4" crown mould at brick walls only - Return miters at ends
All exposed surfaces to be painted

New Door
Remove existing window
Maintain width and head height of existing brick opening
Remove brick to floor level, tooth new jambs and provide brick sill
2'-8" x 6'-8" x 1 3/4" wood door with insulated glass, 15 lites (field verify size)
Wood jamb with wood casing to match existing window openings

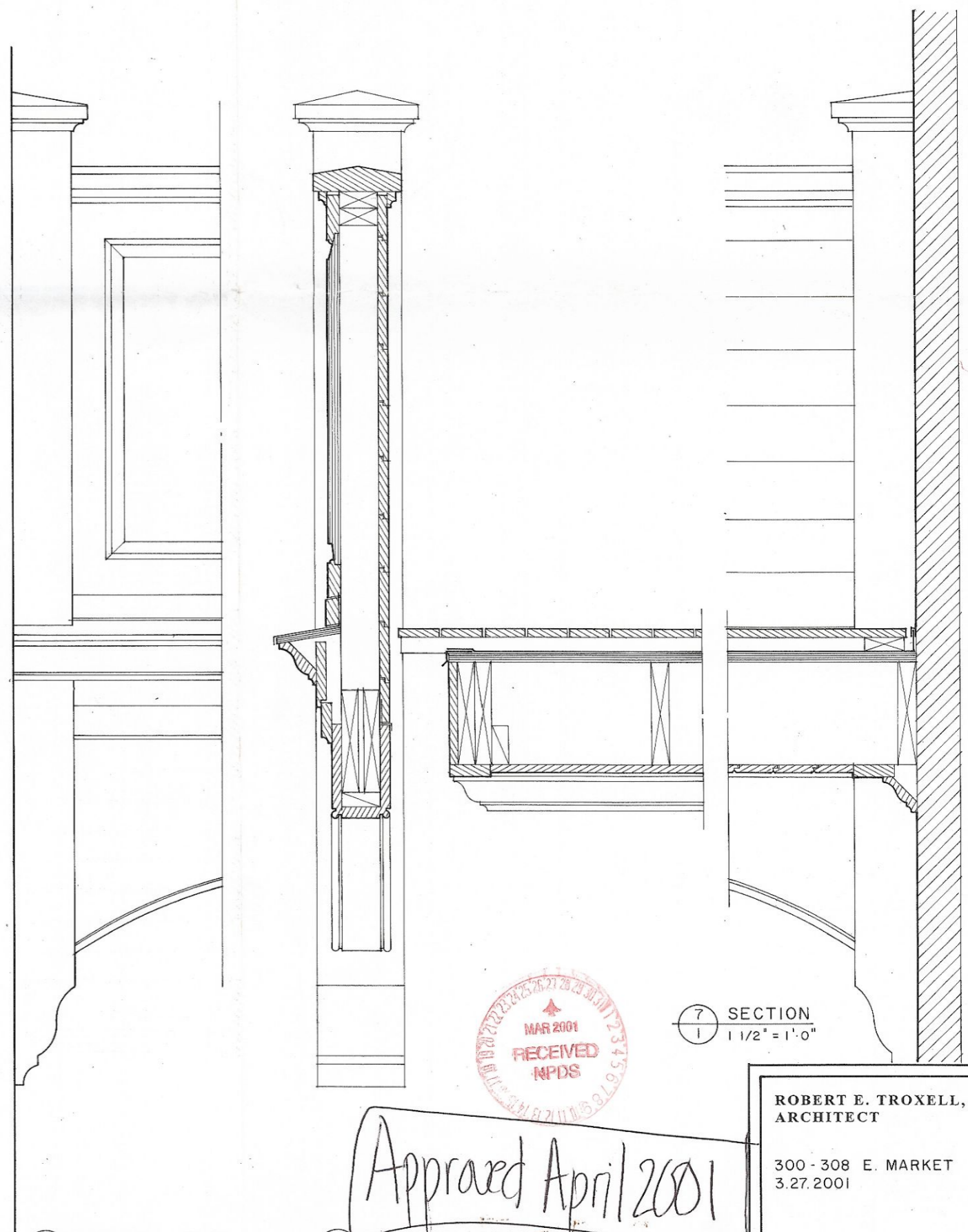
Deck Construction
EPDM waterproof deck with loose-laid wood 'pallet' decking
Slope deck 1/8" per foot from centerline of deck to open ends
Furr underside of structure for horizontal ceiling
2 x 10 pt wood ledger at each side with 'Tilt' epoxy anchors
2 x 10 pt joists @ 16" o.c. with Simpson framing anchors at ledger
3/4" plywood deck
EPDM membrane with metal drip edge at open ends
Receive membrane at brick walls with termination bar and caulk

Parapet Railing
2 x 4 pt concealed structure
Finished components to be shop fabricated and delivered to site pre-assembled.
Solid wood members from clear cedar.
Raised panels:
Exterior grade MDF or MDO with solid edgeband for panel mould
3/4" x 5 1/2" flush shiplap horizontal wood boards on back of parapet
Copper cap flashing at projecting crown mould
All exposed surfaces to be painted.

PLAN AT SECOND FLOOR
1/4" = 1'-0"



NORTH ELEVATION
1/2" = 1'-0"



PARAPET ELEV.
1 1/2" = 1'-0"

PARAPET SECTION
1 1/2" = 1'-0"

SECTION
1 1/2" = 1'-0"



Approved April 2001

ROBERT E. TROXELL,
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