

**From:** Scala, Mary Joy  
**Sent:** Tuesday, December 22, 2015 11:39 AM  
**To:** Bruce Wardell  
**Cc:** jscheng88@gmail.com  
**Subject:** BAR Action - December 15, 2015 - 225 E Main Street

December 22, 2015

Jim Cheng  
8912 Old Dominion Dr.  
McLean, VA 22102

**RE:Certificate of Appropriateness Application**

BAR 15-11-04

225 East Main Street

Tax Parcel 33023300

Jim Cheng, Owner/Bruce Wardell, BRW Architects, Applicant

Demolish rear section and parapet, new addition and window openings, other renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 15, 2015. The following action was taken:

**Miller moved to find the BAR approves the demolition of the rear addition, the front storefront and cornice, the middle section of the parapet, and window openings as submitted. Seconded by Graves. Motion passes (7-0-1 with Keesecker recused).**

This certificate of appropriateness shall expire in 18 months (June 15, 2017), 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.

**Graves moved to find the BAR approves the new rear addition and changes to the existing building, with the following details to come back to the BAR (circulate by email):**

- **final brick samples ,**
- **final window and door elevation details,**
- **final canopy details.**

**Seconded by Mohr. Motion passes (7-0-1 with Keesecker recused).**

Please contact me when the details are ready.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 15, 2015**



**Certificate of Appropriateness Application**

BAR 15-11-04

225 East Main Street

Tax Parcel 330233000

Jim Cheng, Owner/ Bruce Wardell, BRW Architects, Applicant

Demolish rear section and parapet, new addition and window openings, other renovations

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**Background**

This property (225 East Main Street) is a contributing structure in the Downtown ADC District. The survey is attached.

The National Register nomination describes the building as: brick (7-course American bond); 2 stories; flat roof; 3 bays. Commercial Vernacular. Late 19<sup>th</sup> Century. East bay entrance; recessed under 2<sup>nd</sup> story; framed plate glass windows on 1<sup>st</sup> floor; present façade ca. 1960.

The façade has gone through changes of the years. In 1960, it was covered with a dark brown metal board-&-batten siding and had a recessed second story balcony. It was then changed again in 1991 to form its current storefront. Also in 1991, a new shop with an entrance was created on Third Street, most likely the current entrance to Cappellino's.

In 2006, the owners got administrative approval for a roof replacement.

October 19, 2010 - The BAR approved (4-1, Adams opposed) the application with the modification that the replacement window either exactly match the divisions of the existing window, or if they do not match, the applicant resubmit a drawing of the revised elevation for administrative review.

June 21, 2011 - (103 3<sup>rd</sup> Street N) - Denied (6-0) request to replace the terra cotta parapet coping with a metal cap. Instead, the parapet coping must be replaced with a terra cotta coping of similar design to what was removed.

June 19, 2012- The BAR made preliminary comments: Full-width balcony on front is inappropriate; any balcony should be set behind the façade, and not extend any further over the mall. The railing on 3<sup>rd</sup> Street should be set back behind the parapet. It would be appropriate to delete the parapet in the rear (Keep the first two parapets toward the front). Small balconies on 3<sup>rd</sup> Street may be appropriate. Addition material could be metal, Hardie, stucco, or painted brick. Bring back elevation and perspective views of this building with adjacent properties.

August 18, 2015- Applicant came before the BAR for removing the paint coating from Main Street and 3<sup>rd</sup> street façade to restore and preserve the structural integrity of the existing brick veneer. The BAR approved the application as presented.

November 17, 2015-This application was discussed as a preliminary discussion which requires no motion. The committee was generally in favor of the demolition of the rear section and the West Main Street storefront. The BAR agreed that the building has more aesthetic appeal since the paint was removed, and if possible they would like it to stay unpainted. In addition, the BAR noted the parapet decision can come later, and would rest on design development, and whether the

unpainted brick could withstand weather; the new window openings on the side were generally appropriate but alignment was discussed; there was mixed opinion regarding the canopies, especially in relation to existing trees; one member said a wood patio deck would not be a good idea; if a rooftop terrace is planned that should be shown sooner rather than later; and the new construction would be treated as infill fronting on Third Street, rather than as an addition.

## **Application**

The applicant is requesting a Certificate of Appropriateness to make changes to the existing building that would impact both the East Main Street and the 3<sup>rd</sup> Street NE facades.

## **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 Considering Demolitions include:**

*The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:*

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation: (comments apply to the rear section)*
  - (1) The age of the structure or property; Before 1920; possibly late 19<sup>th</sup> century.*
  - (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register; It is a contributing structure in the Charlottesville-Albemarle County Courthouse National Register district.*
  - (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event; It is not.*
  - (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature; The front section is almost certainly the oldest building remaining on the mall. The rear section is a later addition.*
  - 5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and It could be reproduced but would not be old.*
  - (6) The degree to which distinguishing characteristics, qualities, features or materials remain; The façade was altered with window and door changes in 1991.*
- (b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures. All the buildings on the mall and side streets are part of the social and commercial center that moved from Court Square to Main Street in the mid-19<sup>th</sup> century.*
- (c) The overall condition and structural integrity of the building or structure, as indicated by*

*studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board; No structural report has been submitted.*

*(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and Only the rear section is proposed to be demolished.*

*(e) Any applicable provisions of the city's Design Guidelines:*

- 1) The standards established by the City Code, Section 34-278.*
- 2) The public necessity of the proposed demolition. There is no public necessity.*
- 3) The public purpose or interest in land or buildings to be protected. The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. It is important to protect a broad spectrum of historic resources so that the sense of community continuity and belonging will be meaningful to all of the City's residents.*
- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. It would not.*
- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. Removal of an old historic building adversely affects a historic district because the scale and historic fabric are lost.*
- 6) The reason for demolishing the structure and whether or not alternatives exist. The applicant wants to construct a new addition. An alternative would be to incorporate the existing building into the new design.*
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition. No structural report has been submitted.*

#### **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 Guidelines for New Construction**

##### **I. WINDOWS & 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.***
  - b. ***Glass storefronts would generally have more horizontal proportions than upper floor openings.***
3. *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.*
4. *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.*
5. *Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*
8. *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.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

#### K. STREET-LEVEL DESIGN

1. *Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

#### L. FOUNDATION and CORNICE

*Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.*

- 1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
- 2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
- 3. If used, cornices should be in proportion to the rest of the building.*
- 4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

#### **P. ADDITIONS**

*Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:*

- 1. Function and Size*
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.*
  - b. Limit the size of the addition so that it does not visually overpower the existing building.*
- 2. Location*
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
- 3. Design*
  - a. New additions should not destroy historic materials that characterize the property.*
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 4. Replication of Style*
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
- 5. Materials and Features*
  - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
- 6. Attachment to Existing Building*
  - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

## **Pertinent Design Guidelines for Rehabilitation**

### **B. FACADES AND STOREFRONTS**

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

- 1) *Conduct pictorial research to determine the design of the original building or early changes.*
- 2) *Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) *Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) *When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
- 7) *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) *Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) *Avoid introducing inappropriate architectural elements where they never previously existed.*

### **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.*

....

#### **H. MASONRY**

*Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.*

- 1) *Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
- 2) *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
- 3) *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
  - a. *Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
  - b. *Do not repoint with a synthetic caulking compound.*
- 4) *Repoint to match original joints and retain the original joint width.*
- 5) *Do not paint unpainted masonry.*

#### **Discussion and Recommendations**

November 2015 - The historic survey notes that this is almost certainly the oldest building remaining on Main Street, but very little original fabric has survived the repeated alterations. The rear section of the building, proposed to be demolished, was in place in 1920, and appears on the



Sanborn map. It is not clear from the survey when exactly it was built. This is a very simple addition, that has been heavily altered.

In 2012 the BAR allowed removing the rear parapet but wanted the two front parapet stepdowns preserved, with a new second floor rear addition to be located stepped back from the exterior wall.

December 2015 – The BAR should first take action on the rear demolition, and the demolition of the West Main storefront, before taking action on the new addition and changes to the existing building.

- Staff would note that the proposed second floor windows on the addition are not vertically oriented, punched openings as found on the surrounding historic buildings.
- A glass sample and specifications are needed to make sure it is clear. The muntins should be affixed to the exterior of the glass.
- Note that some of the windows on the addition are proposed to be opaque, while the rendering appears to show matte finish panels.
- A roof plan is needed to show the penthouse footprint and to confirm that the existing metal hip roof will remain (as shown in elevation drawing).
- The design and materials and footprint of the roof appurtenance is needed (only one elevation is shown).

The BAR may determine that these details should come back to them before the COA is approved.

The BAR should be clear about:

- Whether the brick will be left unpainted, as this would affect the parapet removal decision;
- Whether the middle section of parapet may be removed;
- That the existing front cornice may be replaced.

### **Suggested Motions**

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition of the rear addition, the front storefront and cornice, [the middle section of parapet] and window openings satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Rehabilitation, I move to find that the proposed new rear addition, and changes to the existing building satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application with the following details to come back to the BAR....



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 virginia 22902  
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## memorandum

**to:** Mary Joy Scala  
 Preservation and Design Planner  
 Neighborhood and Development Services  
 Charlottesville, Virginia  
 22901

**date:** November 24, 2015

**pages:** 1

**via:** Attached to COA Application

**project:** 225 East Main Street

**subject:** Supplementary Information

### Scope of Demolition

- The renovation anticipates the demolition of the finishes on Main Street Street façade within the brick piers on either side and below the existing steel beam.
- The oversized cornice on the Main Street façade will be replaced.

### On Third Street:

- Brick will be removed for the five new windows shown
- The façade and existing roof at the former cupcake shop will be removed. There is a vertical joint in the existing brick which indicates that the brick at the cupcake shop was installed after the brick on the original building. This will be the limit of our demolition of the façade on the third street façade.

### Paint Removal

The paint has been removed from the building. The mortar will be repointed. A decision has not been made on whether or not to re-paint the building. We are consulting with masonry and exterior painting consultants to determine what approach will have the best chance of allowing us to keep the unpainted brick. Moisture penetration through the soft existing masonry is the largest concern.

We are investigating the possibility of clear sealants.

### New Brick:

If the existing brick is able to remain without painting, we will select a brick which complements the color and texture of the existing brick. We will set up a sample panel on site for review by representatives of the BAR for final approval. If the brick needs to be painted we will submit a color schedule for the painted brick for approval.

**Windows:**

New windows will be Marvin (or equal) aluminum clad wood windows. The color will be selected once we are able to make a decision concerning the finish of the existing brick. Our preliminary color selection is the Marvin Desert Beige. This color will be on the window frames, aluminum corner covers etc.

**Steel channels:**

The steel channel lintels will be painted to match the Marvin Window colors.

**Doors:**

The entry doors will be aluminum clad wood doors painted to match the Marvin Window colors

**Terra Cotta Parapet Cap:**

The terra cotta parapet cap will match (as close as possible) the existing parapet cap.

Visible handrails will be painted black.

**from:**

**bruce r. wardell, aia**  
**bwardell@brw-architects.com**  
**brwarchitects**

**cc:**



The Chemical Company

A. R. Chambers Supply  
111 Thirty-Fifth Street  
Pittsburgh, PA 15201-1993  
412-681-8955

## Technical Data Guide

7 | 07 19 23  
Water  
Repellents

# MasterProtect® H 177

High-performance, breathable, water-based, silane/siloxane water-repellent sealer

FORMERLY ENVIROSEAL® DOUBLE 7 FOR BRICK

#### PACKAGING

- 1 gallon (3.8 L) jugs
- 5 gallon (19 L) pails
- 54 gallon (205 L) drums

#### COLOR

Milky white, dries clear

#### YIELD

- Brick: 100–175 ft<sup>2</sup>/gal (2.4–4.3 m<sup>2</sup>/L)
- Stucco: 80–140 ft<sup>2</sup>/gal (2.0–3.5 m<sup>2</sup>/L)

A test area is recommended to determine actual coverage rates. Coverage rates will vary greatly with the porosity of the substrate.

#### STORAGE

Store in clean, unopened containers in a dry area between 35 and 110° F (2 and 43° C). Keep from freezing.

#### SHELF LIFE

18 months when properly stored

#### VOC CONTENT

Less than 250 g/L less water and exempt solvents

#### DESCRIPTION

MasterProtect H 177 is a high-performance, water-based, VOC-compliant, clear silane/siloxane sealer designed for dense, vertical masonry surfaces like hard-burnt brick.

#### PRODUCT HIGHLIGHTS

- Water repellency extends life of building
- Treats brick and mortar providing long-lasting protection against moisture intrusion
- VOC compliant for EPA and most regional jurisdictions
- Excellent water bead so substrate maintains dry appearance during rainfall
- Transparent and non-staining, does not alter surface appearance
- Breathability allows interior moisture to escape without damaging sealer
- Easy to apply

#### APPLICATIONS

- Vertical
- Interior or exterior
- Above grade

#### SUBSTRATES

- Brick
- Stucco
- Aged limestone

#### HOW TO APPLY

##### SURFACE PREPARATION

1. Surfaces should be clean, dry, and free of alkali, efflorescence, sand, surface dust or dirt, oil, grease, chemical films, and other contaminants. Concrete surfaces should be fully cured.
2. Air, material, and surface temperatures should be 40° F (4° C) or higher during application and curing. Surfaces can be slightly damp prior to application, but for best results and maximum penetration of sealer, a dry surface is recommended. Do not apply sealer when temperatures are expected to fall below 40° F (4° C) within 4 hours of completed application.
3. Repoint any loose or disintegrated mortar and allow a minimum of 72 hours drying time before application. Install caulking and sealant before application, allowing a minimum of 6–12 hours curing time (or until set). Contact Technical Service for recommendations.

##### APPLICATION

1. Test a small area of the surface (generally a 5 by 5 ft [1.5 by 1.5 m] section) before starting general application of any clear penetrating sealer to ensure desired performance results, aesthetics and coverage rates. Allow 5–7 days for the product to fully react before evaluating.

2. Mix material thoroughly before and during application.
3. Apply by low-pressure, non-atomizing spray.
4. Apply a mist coat of MasterProtect H 177 immediately before application to help break surface tension and assist with maximum penetration.
5. Flood surfaces by applying from the bottom up, applied to saturation, with a controlled 8–10" (20 cm) material rundown to ensure maximum penetration into substrate.
6. Extremely porous substrates may require 2 coats. Apply the second coat as soon as initial surface drying of the first coat has become visible.

#### DRYING TIME

Typical drying time for MasterProtect H 177 is 4 hours at 70° F (21° C) and 50% relative humidity. Cooler temperatures or higher relative humidity can extend the drying time.

#### CLEAN UP

Clean equipment and tools with hot soapy water. Overspray can be cleaned immediately with hot soapy water. Dried residue can be cleaned with a mild citrus-based cleaner or very hot water, then scrubbed with a soft-bristle brush.

#### FOR BEST PERFORMANCE

- Keep material from freezing.
- Do not dilute MasterProtect H 177.
- Do not apply during inclement weather or when inclement weather is anticipated within 12 hours.
- To prevent damage to nearby shrubbery and landscaping, cover or protect with drop cloth.
- Variations in the texture and porosity of the substrate will affect the coverage and performance of the product.
- Protect asphalt-based products such as roofing materials or plastic products from overspray
- MasterProtect H 177 will not inhibit water penetration through unsound or cracked surfaces or surfaces with defective flashing, caulking, or structural waterproofing.
- Make certain the most current versions of product data sheet and SDS are being used; visit [master-builders-solutions.basf.us](http://master-builders-solutions.basf.us) to verify the most current version.
- Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and are not for supervising or providing quality control on the jobsite.

#### HEALTH, SAFETY AND ENVIRONMENTAL

Read, understand and follow all Safety Data Sheets and product label information for this product prior to use. The SDS can be obtained by visiting [www.master-builders-solutions.basf.us](http://www.master-builders-solutions.basf.us), e-mailing your request to [basfbcsst@basf.com](mailto:basfbcsst@basf.com) or calling 1(800)433-9517. Use only as directed.

**For medical emergencies only,  
call ChemTrec® 1(800)424-9300.**

#### LIMITED WARRANTY NOTICE

BASF warrants this product to be free from manufacturing defects and to meet the technical properties on the current Technical Data Guide, if used as directed within shelf life. Satisfactory results depend not only on quality products but also upon many factors beyond our control. BASF MAKES NO OTHER WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO ITS PRODUCTS. The sole and exclusive remedy of Purchaser for any claim concerning this product, including but not limited to, claims alleging breach of warranty, negligence, strict liability or otherwise, is the replacement of product or refund of the purchase price, at the sole option of BASF. Any claims concerning this product must be received in writing within one (1) year from the date of shipment and any claims not presented within that period are waived by Purchaser. BASF WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR PUNITIVE DAMAGES OF ANY KIND.

Purchaser must determine the suitability of the products for the intended use and assumes all risks and liabilities in connection therewith. This information and all further technical advice are based on BASF's present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights, nor shall any legal relationship be created by or arise from the provision of such information and advice. BASF reserves the right to make any changes according to technological progress or further developments. The Purchaser of the Product(s) must test the product(s) for suitability for the intended application and purpose before proceeding with a full application of the product(s). Performance of the product described herein should be verified by testing and carried out by qualified experts.

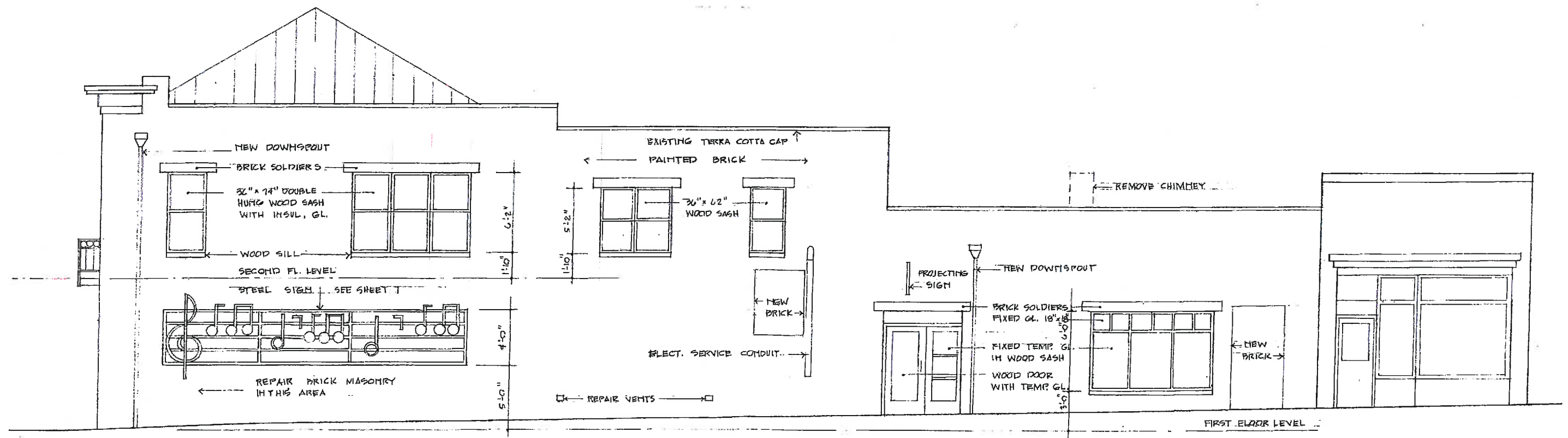
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225 East Main  
November 24, 2015  
12-4



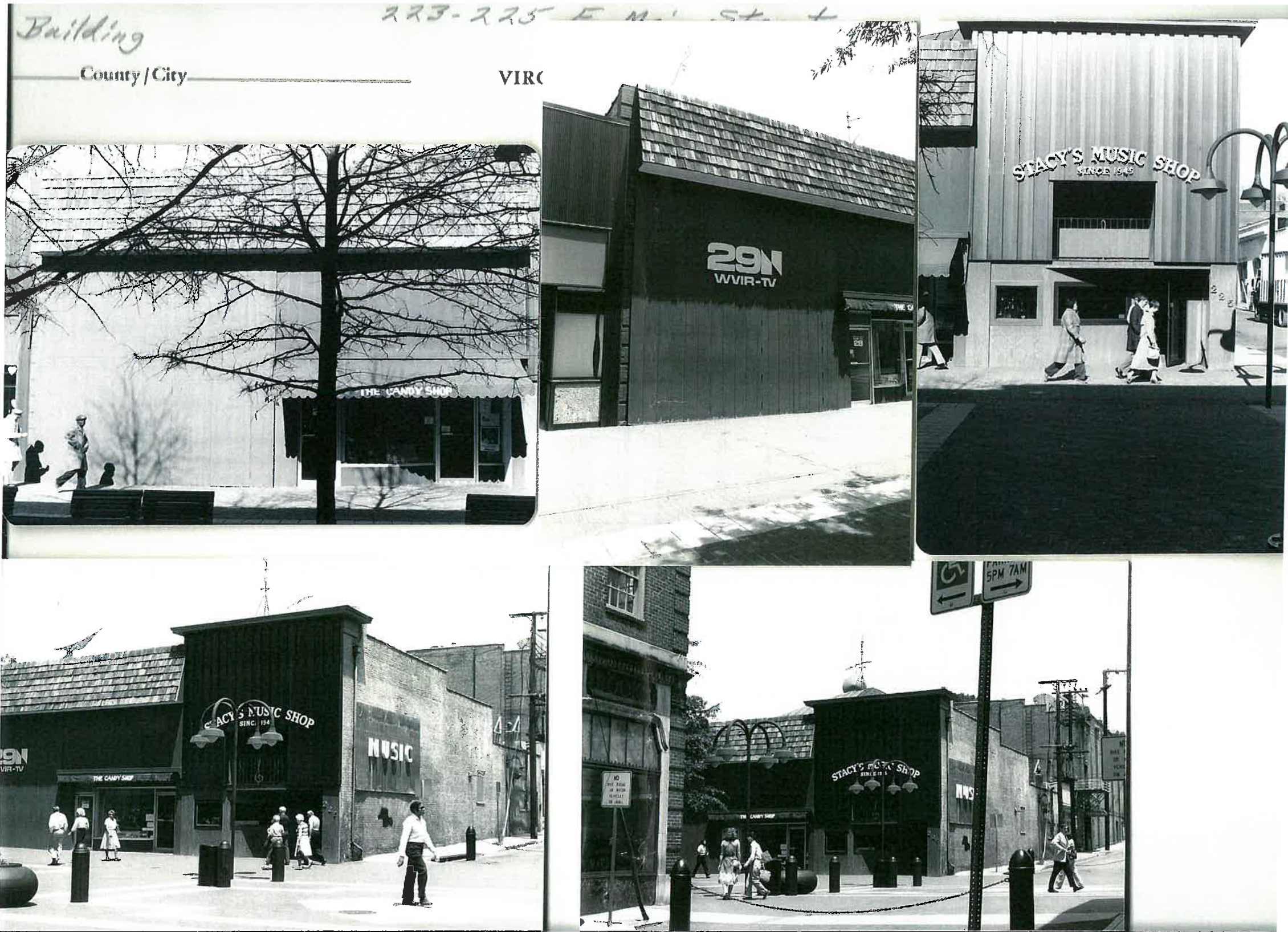
Site Plan  
225 East Main  
November 24, 2015

Scale 1" = 100'



Existing Elevations  
 225 East Main  
 November 24, 2015





Historic Photographs

225 East Main  
November 24, 2015



Historic Photographs

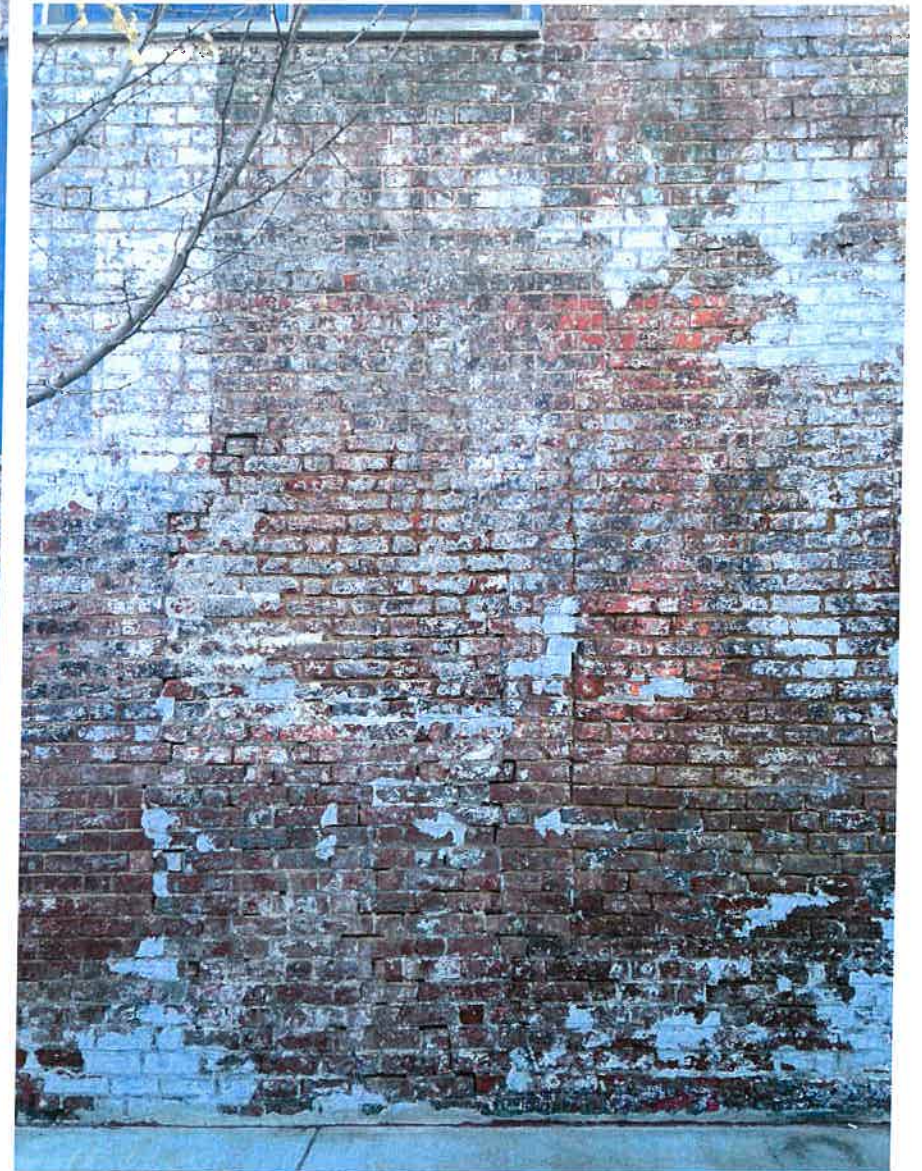
**225 East Main**  
November 24, 2015

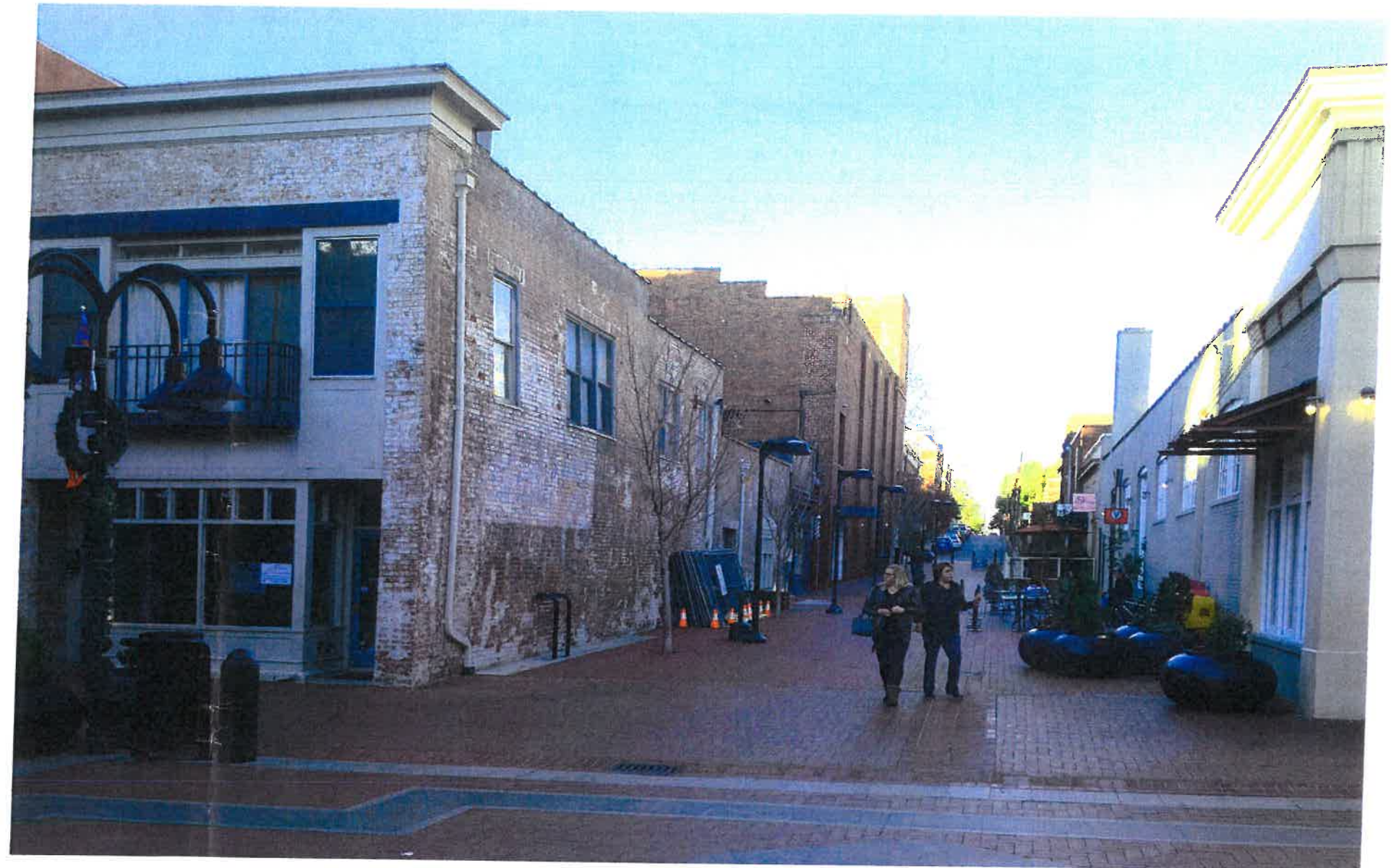
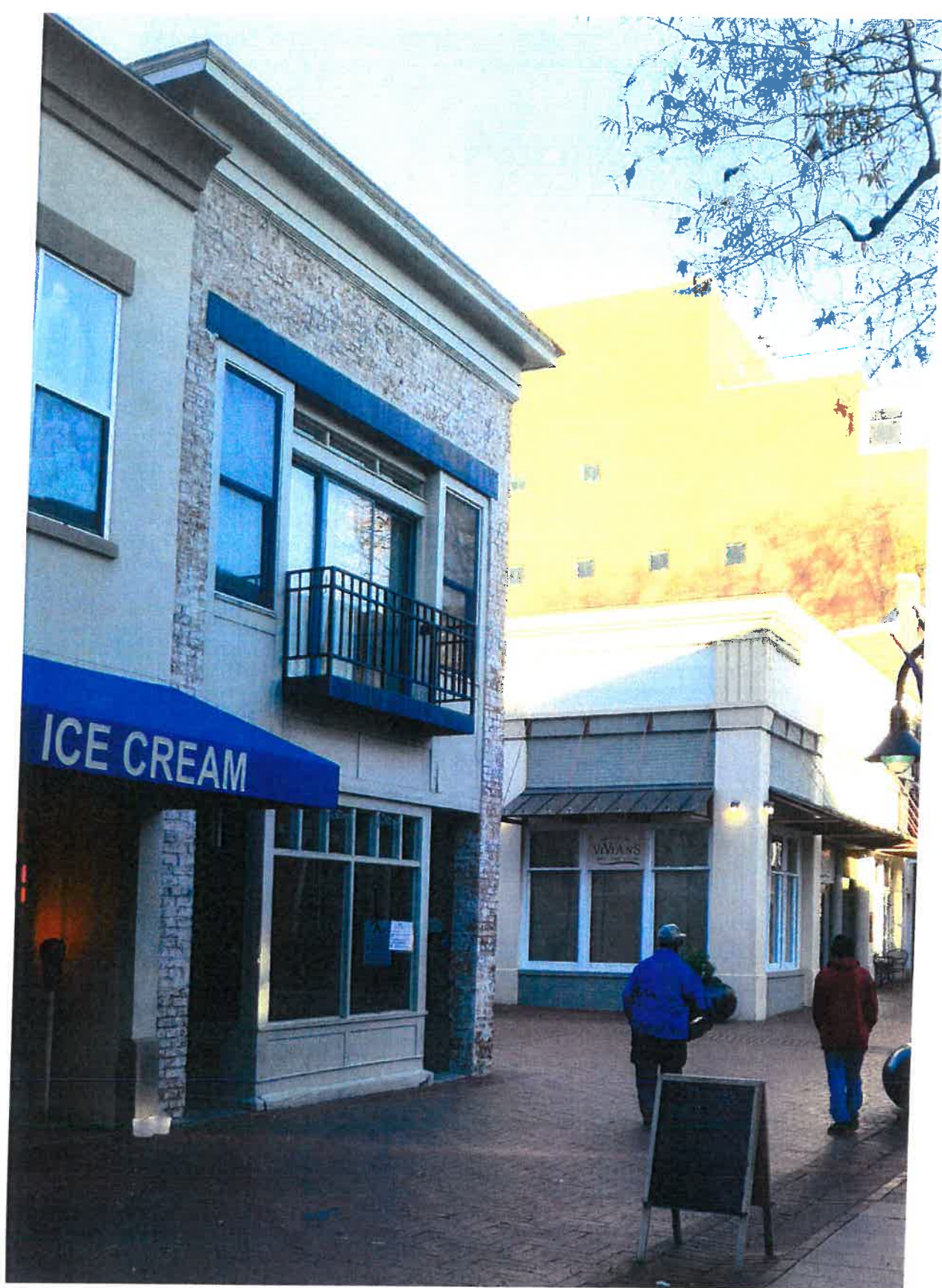














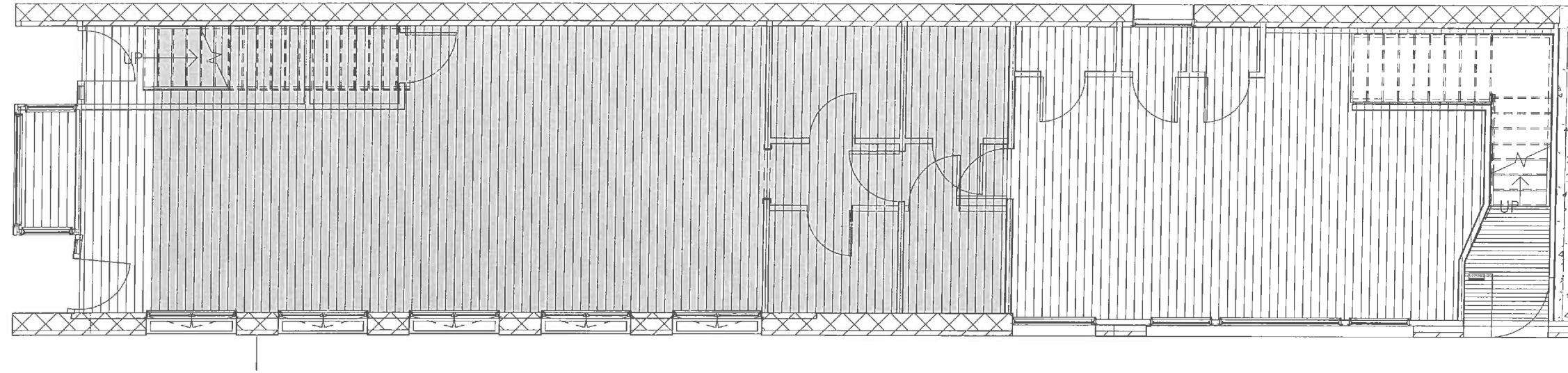
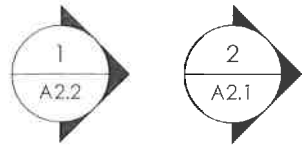




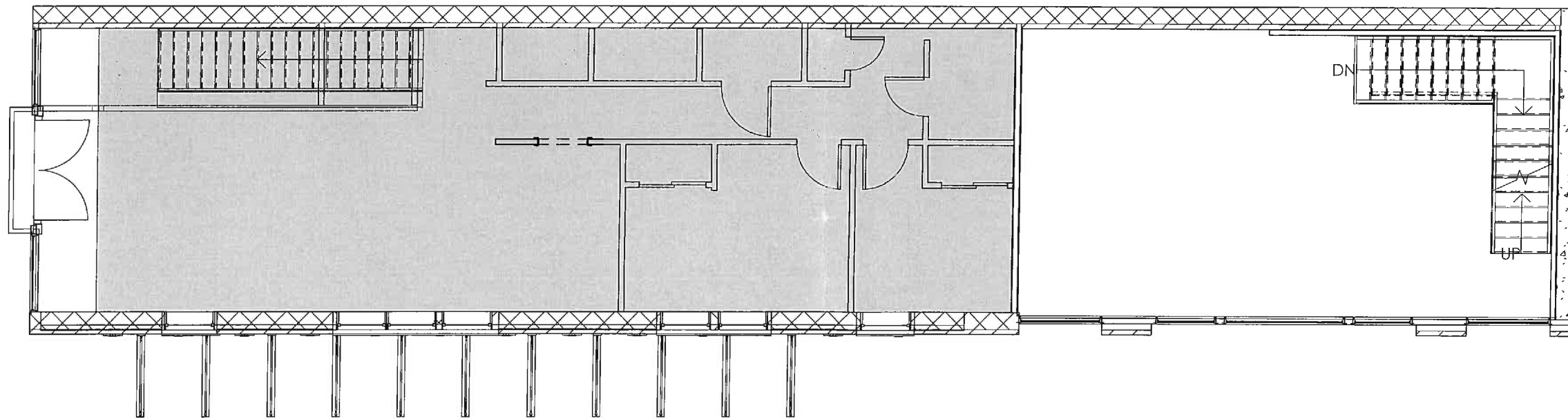
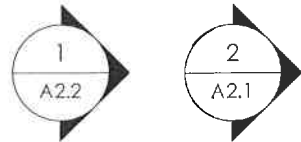
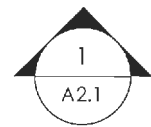
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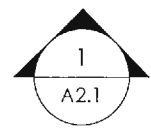
Author



1 First Floor  
A1.1 1/8" = 1'-0"



2 Second Floor  
A1.1 1/8" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

project:  
225 EAST MAIN  
STREET  
RENOVATIONS AND  
ADDITIONS

for:

job number: 15013  
drawing:  
FLOOR PLANS

revisions:

drawn by: Author  
checked by: Checker  
copyright:© brwarchitects, P.C.

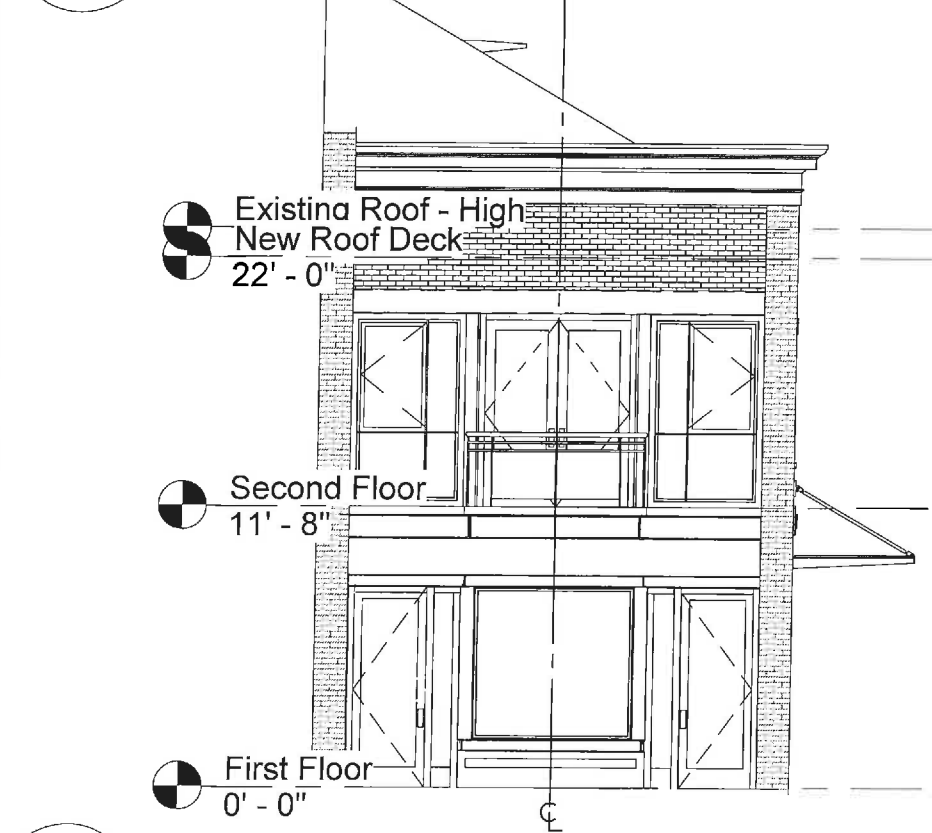
BRW ARCHITECTS  
112 Main Street  
Chatham, Virginia 22902  
Tel: 434-971-7166  
Fax: 434-971-7166  
www.brwarchitects.com

approval seal

date Issue Date  
sheet A1.1



1 East  
A2.1 1/8" = 1'-0"



2 South Elevation  
A2.1 1/8" = 1'-0"

EAST ELEVATION KEY NOTES:

- 1 NEW BRICK. COLOR TO BE CONFIRMED BY ON SITE SAMPLE PANEL. BAR STAFF REVIEW
- 2 NEW TERRA COTTA PARAPET CAP
- 3 NEW WINDOW
- 4 GLASS CANOPY COVER
- 5 STEEL CHANNEL AND CANOPY STRUCTURE
- 6 CANOPY SUPPORT RODS. COLOR TO BE CONFIRMED BY ON SITE SAMPLE. BAR STAFF REVIEW
- 7 REINFORCING PLATE FOR INTERNAL ROD
- 8 NEW ENTABLATURE, PAINTED
- 9 ALUMINUM CLAD WOOD FRENCH CASEMENT WINDOW
- 10 COPPER CLAD PLANTER BOX
- 11 ALUMINUM CLAD FIXED CASEMENT WINDOW

- 12 PIPE GUARD RAIL (PTD)
- 13 STEEL CHANNEL 12" X 3" DEEP
- 14 ALUMINUM CLAD WINDOW - DIRECT GLAZED - OPAQUE
- 15 COLOR CLAD - TRIM
- 16 ALUMINUM CLAD WOOD WINDOW
- 17 7/8" MULLIONS
- 18 WOOD DOOR - FULLY GLAZED (RECESSED)
- 19 FLAT PANEL - PTD.

ELEVATION KEY NOTES:

- 1 NEW CORNICE
- 2 EXISTING FACE BRICK
- 3 EXISTING STEEL LINTEL
- 4 ALUMINUM CLAD WOOD WINDOWS
- 5 ALUMINUM CLAD CORNER COVER
- 6 ALUMINUM CLAD DOORS
- 7 STEEL PIPE RAIL
- 8 CLEAR GLASS GUARD PANEL
- 9 STEEL CHANNEL (PTD.)
- 10 FLAT STEEL FASCIA (FOR FUTURE SIGNAGE)
- 11 STEEL CHANNEL
- 12 ALUMINUM CLAD TRIM

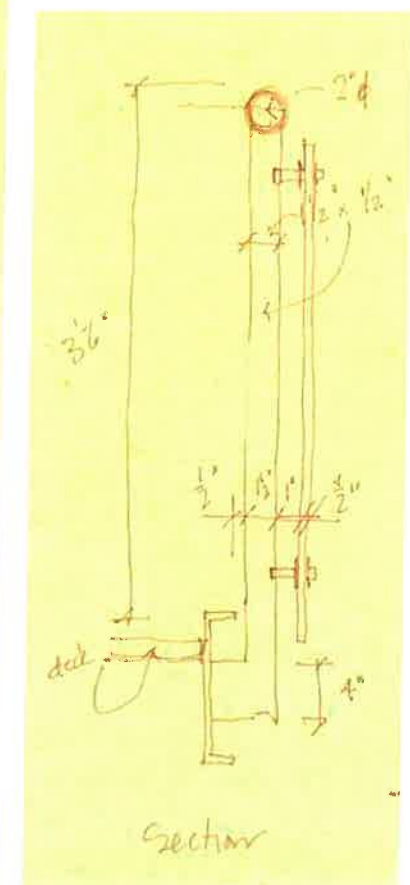
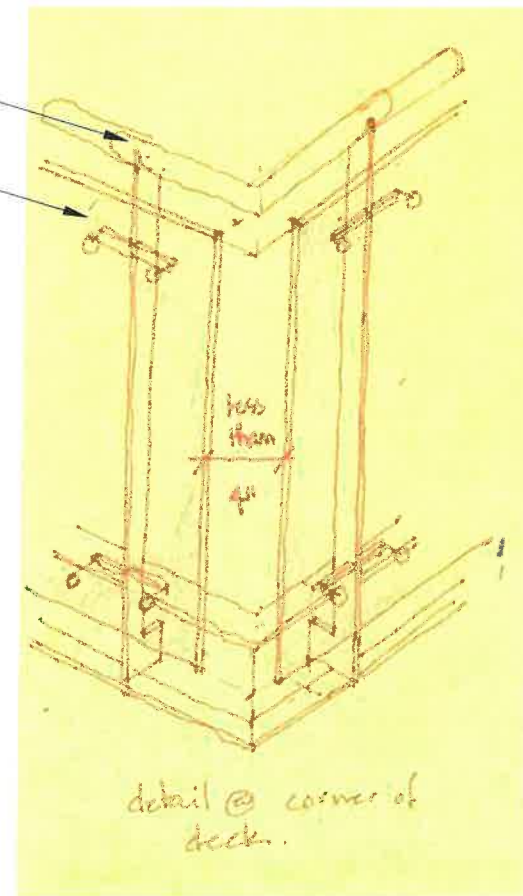
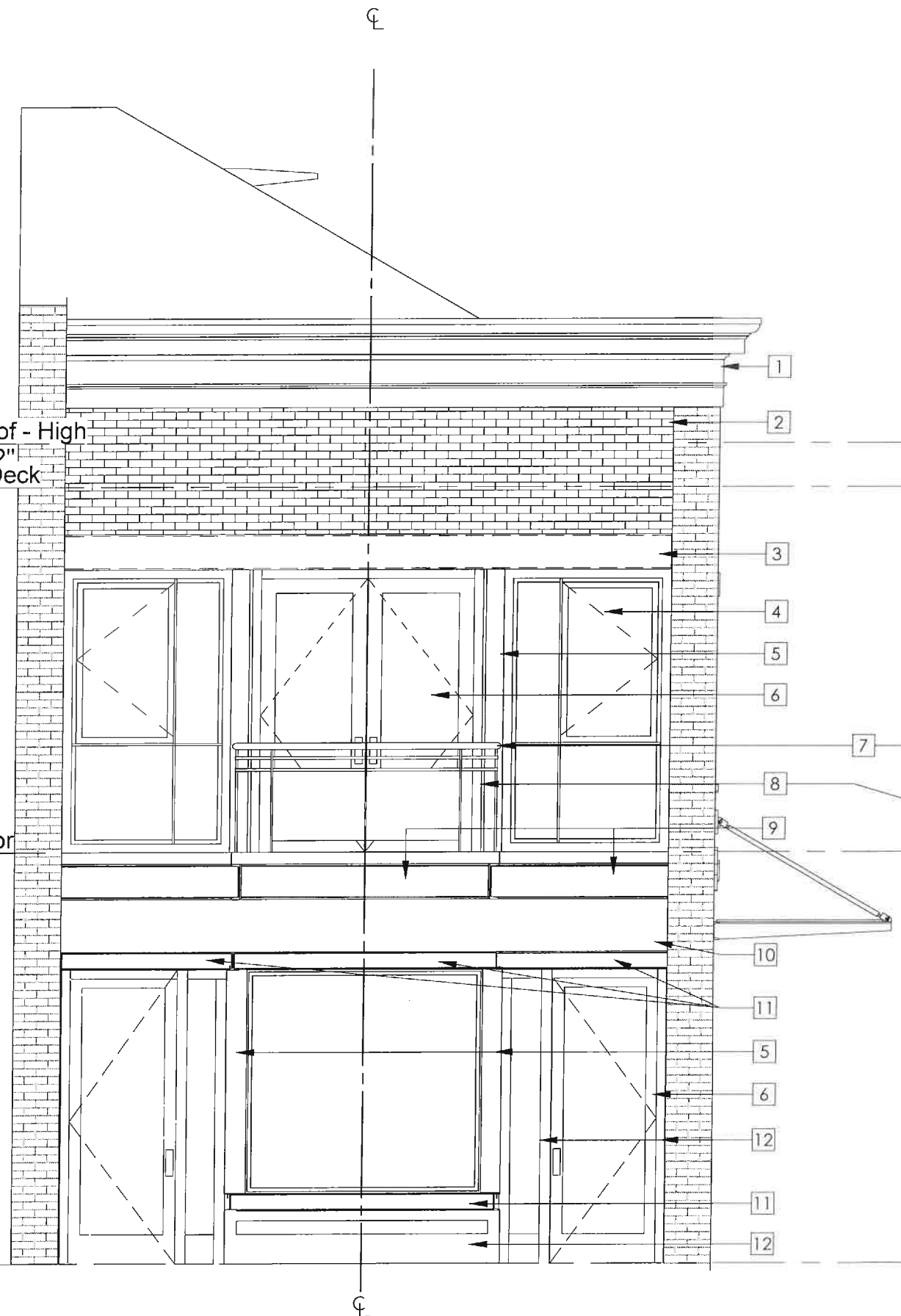
Existing Roof - High  
23' - 2 29/32"

New Roof Deck  
22' - 0"

Second Floor  
11' - 8"

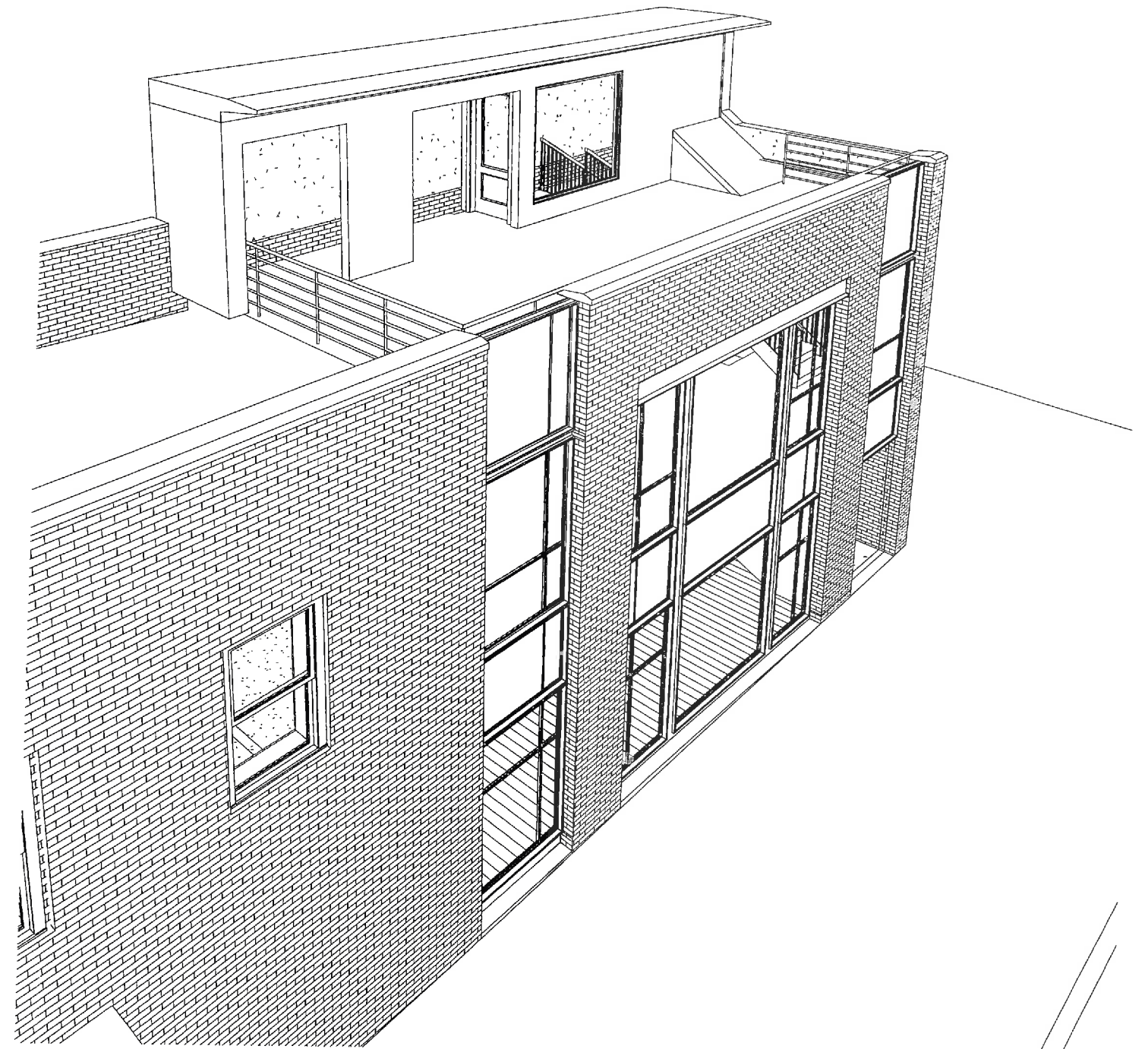
First Floor  
0' - 0"

1 South  
A2.2 1/4" = 1'-0"

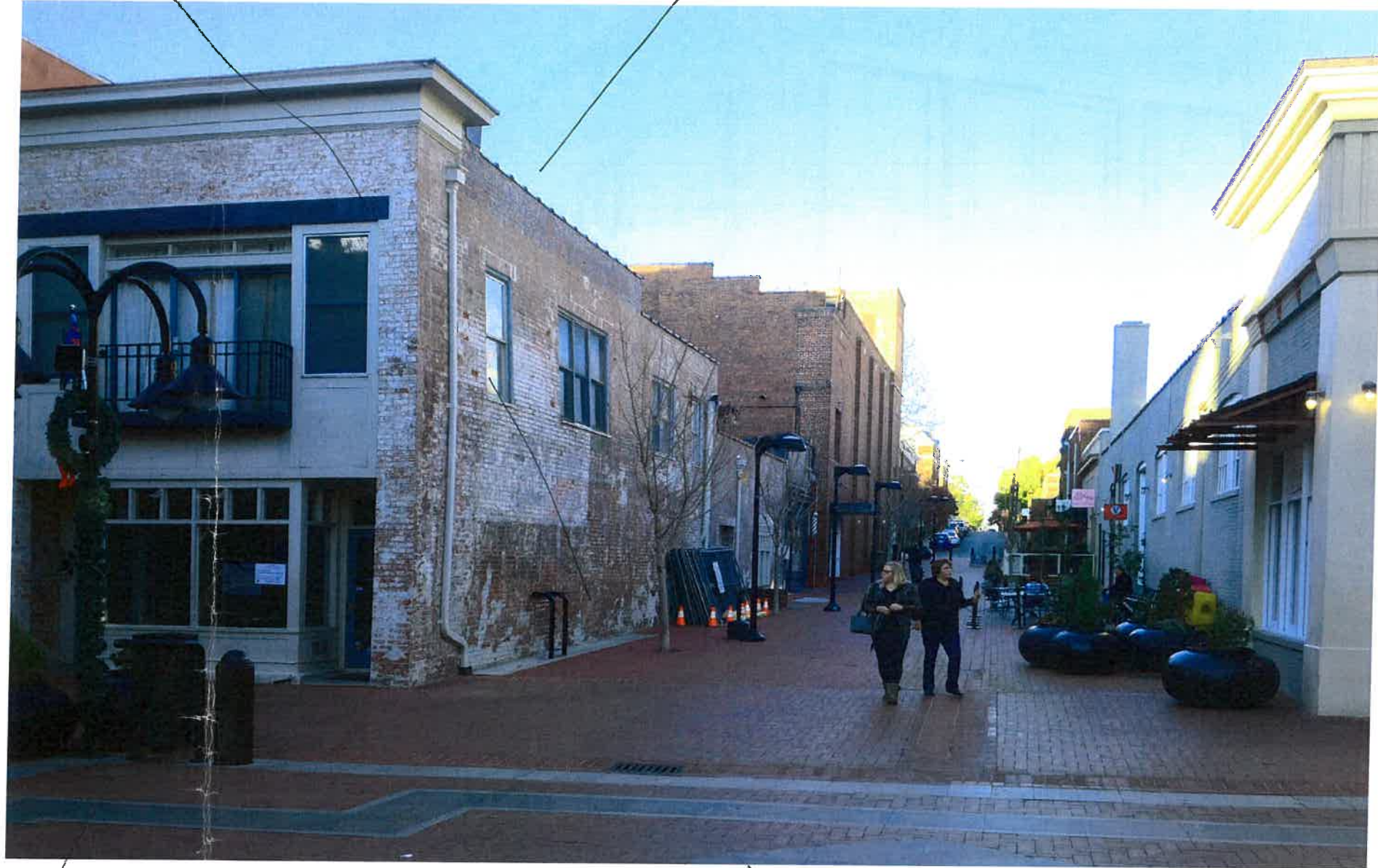


DECK GUARD RAIL DETAILS

not to scale

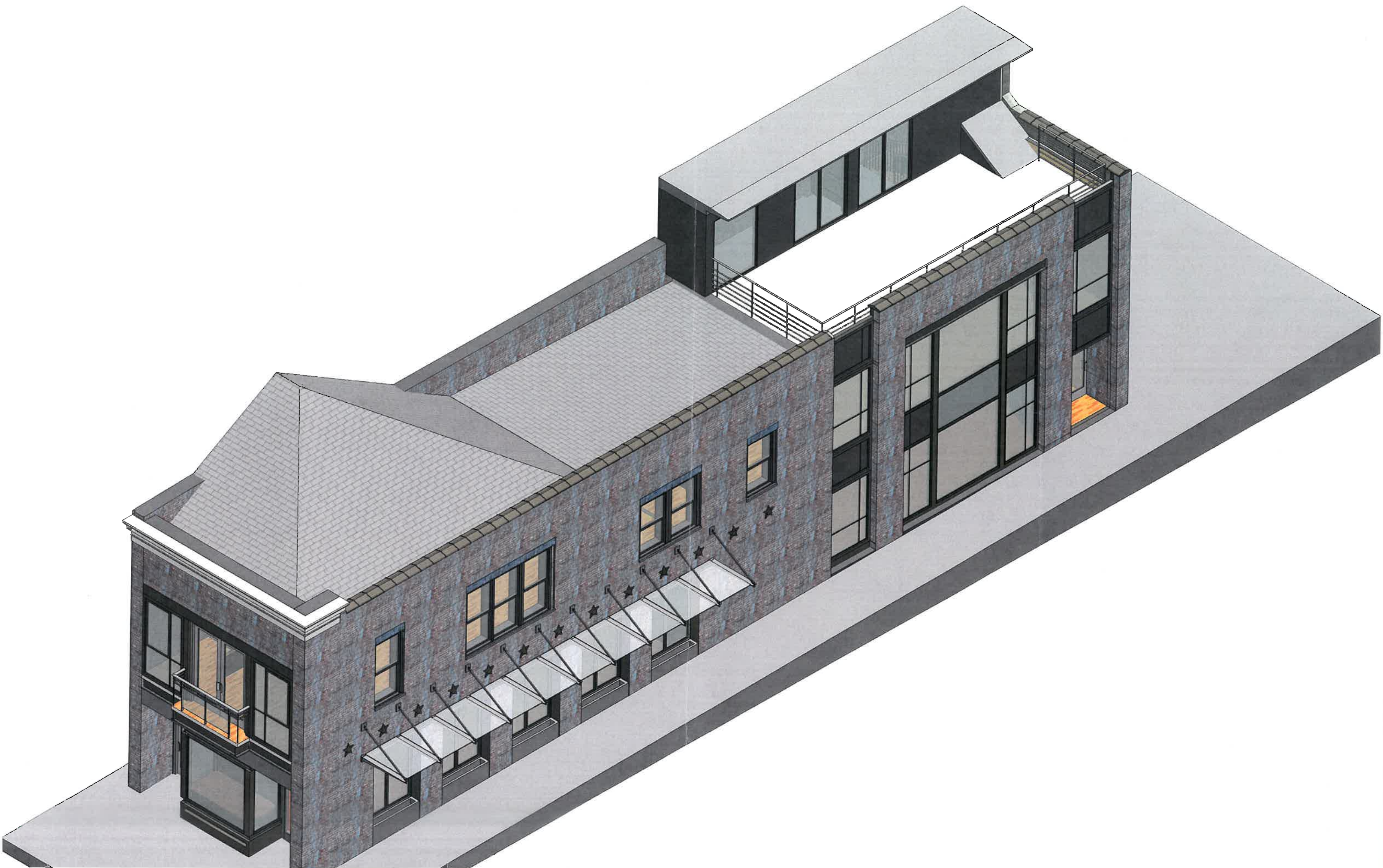


First Floor Level





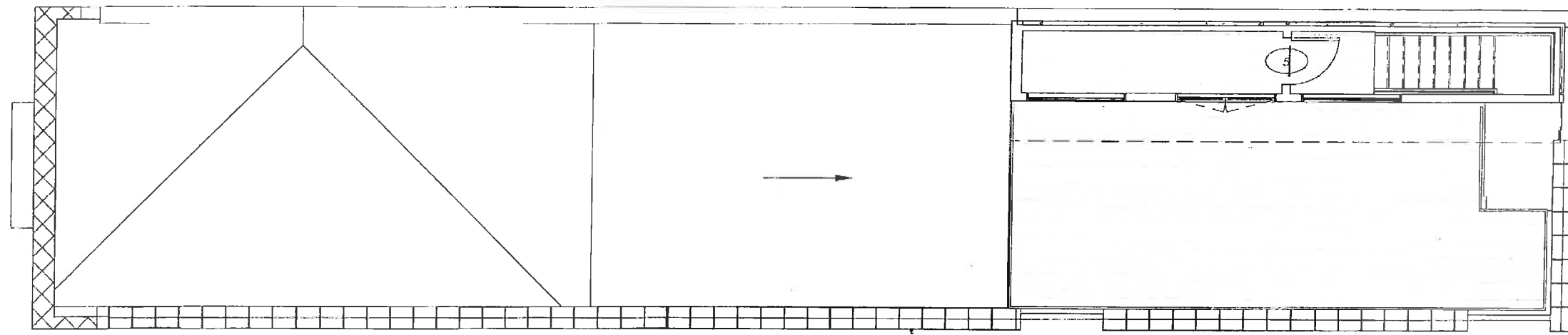




T:\15013 James Cheng - 225 East Main\5\_Drawings\5\_Production Drawings - Revit - SketchUp, etc\15013\_225 East Main\_Massing\_updated.dwg

12/14/2015 3:04:40 PM

KH



1 New Roof Deck  
 A1.3 1/8" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

project:  
225 EAST MAIN  
STREET  
RENOVATIONS AND  
ADDITIONS

for:

job number: 15013  
drawing:  
ROOF PLAN

revisions:

drawn by: KH checked by: BRW  
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approval	seal
date	sheet
Issue Date	A1.3