

From: Scala, Mary Joy
Sent: Wednesday, July 31, 2013 3:46 PM
To: 'Elizabeth Bland'
Subject: RE: 801 East High Street

Elizabeth,

Thank you for meeting me on site.

All the specifications listed below are appropriate for 801 E High Street, an individually protected historic property. I would consider your proposed repairs to the rear metal roof and gutter to be maintenance.

You have my administrative approval to proceed, however, you may need to obtain a building permit.

Mary Joy Scala

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org
From: Elizabeth Bland [mailto:bbland@coreknowledge.org]
Sent: Thursday, July 25, 2013 11:52 AM
To: Scala, Mary Joy
Subject: RE: 801 East High Street

Ms. Scala,

The Philadelphia gutter incorporated into the truncated hip roof on the rear, left side of the building has not yet been removed. The proposal suggests removing the Philadelphia gutter as part of the removal of the current roof in the project for which we are requesting permission.

Copper half rounds have been installed on other portions of the roof over the years. Most recently, they were included on the recessed right-hand section of the new front porch in 2009, and on a rear awning over the back door as well. We also have copper half round gutters on the edges of the steep gable roof at the top of the building (front and rear) that date back at least 10 years, but I would have to do further research to get a more specific date for you as for when they were installed. I believe the proposed gutters would match what we currently have in some areas on the building.

The proposed metal would be pre-painted black and would be 1" double lock standing seam.

Please let me know if there is any additional information that I can provide.

Thank you so much for your time and assistance,

Elizabeth Bland

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Wednesday, July 24, 2013 4:57 PM
To: Elizabeth Bland
Subject: RE: 801 East High Street

Thank you I'll go look at it.

The proposal says the Philadelphia gutters will be replaced with copper half rounds... when were the Philadelphia gutters removed?

I need to know the proposed metal roof color, and seam height; don't see those in the proposal.

Mary Joy Scala, AICP

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scala@charlottesville.org

From: Elizabeth Bland [mailto:bbland@coreknowledge.org]
Sent: Wednesday, July 24, 2013 4:48 PM
To: Scala, Mary Joy
Subject: RE: 801 East High Street

Ms. Scala,

I believe we will be working with Blue Ridge Roofing, Inc. However, we have not yet contracted with that particular company to complete the work.

The proposal we received is attached. It includes details about the materials.

Please let me know if you need any additional information.

Sincerely,

Elizabeth Bland

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Wednesday, July 24, 2013 3:18 PM
To: Elizabeth Bland
Subject: RE: 801 East High Street

Thank you for the heads up and I will be happy to assist you.

You may perform the roof repair work you describe using the same design and materials, however I would like to know the exact materials you will use – will it be pre-finished metal, if so, what color? The

details of a metal roof are important – the width of the pan and the height of the seam should match existing. There should not be any ridge vents added that are not already there. Will you need to change the gutters? Which company is doing the work?

You may also need a building permit. You can check with Brenda Weatherford 970-3182.

Mary Joy Scala, AICP

Preservation and Design Planner

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scala@charlottesville.org

From: Beth Bland [<mailto:bbland@coreknowledge.org>]

Sent: Friday, July 19, 2013 3:29 PM

To: Scala, Mary Joy

Subject: 801 East High Street

Ms. Scala,

I am the (very) new Operations Manager for the Core Knowledge Foundation, located at the above referenced address: 801 East High Street. As you may be aware, we have received notices that this is considered an "Individually Protected Property" and as such, any exterior changes, including replacement of a portion of the roof, would require review by the Board of Architectural Review. It has come to our attention that there is damage to a portion of our roof that is causing water leakage and wall damage inside our building. The metal covering on the truncated hip roof has completely rusted through and needs to be replaced.

In order to move forward with this repair, I understand that the Foundation needs to have the project reviewed by the Board. However this is a necessary repair, and we do intend to use identical materials and maintain the current design. We have no intention of altering the appearance of this building. I would sincerely appreciate any assistance you may be able to provide in terms of how to navigate this process of gaining approval for the project in a timely fashion. I am unsure of how long we have before this leak becomes a serious issue.

Thank you so much in advance for your time and assistance.

Sincerely,

Elizabeth Bland

Operations Manager

Core Knowledge Foundation

801 East High Street

Charlottesville, VA 22902

434.977.7550 ext. 372





Proposal

1009 Linden Avenue
Charlottesville, VA 22902

Date: July 23, 2013

Email: info@blueridgeroofing.net
Phone: 434-979-0501
Fax: 434-979-3643
Va. Class A Contractor License #2701 031132A

Job Name: Roof Replacement
Job Location: 801 E. High Street

Proposal Submitted to:

Contact Information

The Core Knowledge Foundation
801 E. High Street
Charlottesville, VA 22902

Home Phone:
Office Phone: 434-220-3372
Mobile Phone:
Email Address: bbland@coreknowledge.org

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

ROOF REPLACEMENT: Rear lower section with Philadelphia gutter.

Demolition: Removal and disposal of existing standing seam roofing and Philadelphia gutter. (Decks, mulch and flower beds shall be tarp covered in the immediate areas during removal). Underlayment: Furnish and install synthetic felt on roof deck. Roofing material: (26 Gage, Pre-painted Kynar Finish (base steel is galvalume). Furnish and install shop fabricated eave and rake trim with lipped edge to allow roof panels to be hemmed and locked onto trim as perimeter termination of roofing panels. Furnish and install standing seam roofing panels, fabricated on site to form a continuous panel run from eave to wall. Standard roofing panels shall be fabricated with seams being 17" on center. Panels shall be fastened to roof substrate with a concealed clip, one foot on center along panel seam and nailed (2 per concealed clip) with ring shank nails. Wall condition: Roof panels shall be turned up four inches along brick wall. Brick wall; Counter flashing from roofing coil stock shall be cut into/embedded in brick joints and caulked.

Double-loc Standing Seam (Traditional 1") Options with the above specifications (Circle and Initial Your Selections) *

26 Gage, Pre-painted Kynar Finish (base steel is galvalume plus).	\$1,821.00
RT 200 Snow Guards, (Powder Coated to match pre-painted roof color).	\$284.00
High Temperature Ice Shield Membrane at Eaves (one 3' run along eaves)	\$62.00

Gutter and Downspouts: Rear section (previously removed Philadelphia gutter)

Furnish and install 5" half round copper gutter. Gutter shall be hung with shanks and circles fastened through decking boards into rafters using stainless steel screws. Existing downspout will be integrated into new gutter system.

Total Labor and Materials.\$986.00

Notes: Deteriorated wood roof deck repairs or additional work can be performed by us on a Time and Material Basis. Labor is \$65.00 per man-hour. Material is our cost, plus 25%. * Please indicate selection of the above options.

We propose hereby to furnish material and labor – complete in accordance with the above specifications,

For the sum of **(\$)**

Payment to be made as follows: Progress Payments on Completed Items

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an additional charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized

Signature

Michael Stockdale

This proposal may be withdrawn if not accepted within 30 days

Acceptance of proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above.

Signature _____

Date of Acceptance: _____

Signature _____

To accept this proposal, sign and return one copy

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Monday, August 11, 2014 12:24 PM
To: 'Dennis Harris'
Cc: Elizabeth Bland (bbland@coreknowledge.org); Guy Maupin (maupinmasonry@gmail.com)
Subject: RE: Mortar at Core knowledge

That's great. You may proceed with the repointing repairs.

Mary Joy Scala, AICP

Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
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scala@charlottesville.org

From: Dennis Harris [mailto:dennis@martinhorn.com]
Sent: Friday, August 08, 2014 2:18 PM
To: Scala, Mary Joy
Cc: Elizabeth Bland (bbland@coreknowledge.org); Guy Maupin (maupinmasonry@gmail.com)
Subject: Mortar at Core knowledge

Mary Joy- I met with Allied Concrete's Rob Watkins and Billy Ballard and they have all the material at Allied.

We will have to mix it, but the components are:
TYPE "O" Mortar
Mortar Color mix
Portland Cement 1 Part
Hydrated Lime 2 Parts
Sand 8-9 Parts

This will yield a 350 psi mortar

The attachment confirms the mix on page 12.

Please confirm this meets with your approval?

Thanks again

DENNIS HARRIS, LEED AP PM / ESTIMATOR 434 220 7770 (w) 434 531 3709 (c) dennis@martinhorn.com
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maintaining the visual qualities of the building. Pointing styles and the methods of producing them should be examined. It is important to look at both the horizontal and the vertical joints to determine the order in which they were tooled and whether they were the same style. Some late-19th and early-20th century buildings, for example, have horizontal joints that were raked back while the vertical joints were finished flush and stained to match the bricks, thus creating the illusion of horizontal bands. Pointing styles may also differ from one facade to another; front walls often received greater attention to mortar detailing than side and rear walls. **Tuckpointing** is not true repointing but the application of a raised joint or lime putty joint on top of flush mortar joints. **Penciling** is a purely decorative, painted surface treatment over a mortar joint, often in a contrasting color.

Masonry Units

The masonry units should also be examined so that any replacement units will match the historic masonry. Within a wall there may be a wide range of colors, textures, and sizes, particularly with hand-made brick or rough-cut, locally-quarried stone. Replacement units should blend in with the full range of masonry units rather than a single brick or stone.

Matching Color and Texture of the Repointing Mortar

New mortar should match the unweathered interior portions of the historic mortar. The simplest way to check the match is to make a small sample of the proposed mix and allow it to cure at a temperature of approximately 70 degrees F for about a week, or it can be baked in an oven to speed up the curing; this sample is then broken open and the surface is compared with the surface of the largest "saved" sample of historic mortar.

If a proper color match cannot be achieved through the use of natural sand or colored aggregates like crushed marble or brick dust, it may be necessary to use a modern mortar pigment.

During the early stages of the project, it should be determined how closely the new mortar should match the historic mortar. Will "quite close" be sufficient, or is "exactly" expected? The specifications should state this clearly so that the contractor has a reasonable idea how much time and expense will be required to develop an acceptable match.

The same judgment will be necessary in matching replacement terra cotta, stone or brick. If there is a known source for replacements, this should be included in the specifications. If a source cannot be determined prior to the bidding process, the specifications should include an estimated price for the replacement materials with the final price based on the actual cost to the contractor.

Mortar Types (Measured by volume)

Designation	Cement	Hydrated Lime or Lime Putty	Sand
M	1	1/4	3 - 3 3/4
S	1	1/2	4-4 1/2
N	1	1	5-6
O	1	2	8-9
K	1	3	10-12
"L"	0	1	2 1/4-3

Suggested Mortar Types for Different Exposures

Masonry Material	Exposure		
	Sheltered	Moderate	Severe
Very durable: granite, hard-cored brick, etc.	O	N	S
Moderately durable: limestone, durable stone, molded brick	K	O	N
Minimally durable: soft hand-made brick	"L"	K	O

Summary and References

For the Owner/Administrator