

From: Scala, Mary Joy
Sent: Thursday, August 22, 2013 4:18 PM
To: Kristen Kirkpatrick (kristen@realpropertyinc.com); 'jboyd@hbapc.com'
Cc: 'JOHN M ANDERSON'
Subject: BAR Action 408 E Market Street

August 22, 2013

408 E Market Street Condo Owners' Association
c/o Real Property Inc
1500 Amherst Street
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 13-08-04
408 E Market Street
Tax Map 53 Parcels 54AA and others
408 Condo Owners Assoc, Owner/Real Property Inc., Applicant
Replace roofs, roof decks and roof patio doors

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 20, 2013. The following action was taken:

Approved as submitted (8-0).

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 20, 2015), 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 construction. 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.

Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

Scala, Mary Joy

From: JOHN M ANDERSON <johnandersonconst@embarqmail.com>
Sent: Tuesday, August 20, 2013 2:52 PM
To: Scala, Mary Joy
Subject: Re: BAR staff report and agenda

Mary Joy

Thank you for the attached info.

The only thing I see that might help you more is the apartment that wants to add the handrails does not have a deck now.

We are installing the framing for a new deck that never was there before. Deck and rail design I have not seen.

There never was a door onto the roof there until someone took it upon themselves to add the door out to the roof--it was a window according to jim boyd before.

most of the railings that are there are walls about 3 feet tall and stucco over like the walls on the building

the cable rails are on one other apartment but look added on not original to the building.

the type and size of the new doors is not the same as the existing doors or windows

some of the existing doors are wood-some are alum clad--and we are fiberglass

and as you know the tops of doors and window align now but not when we are finished.

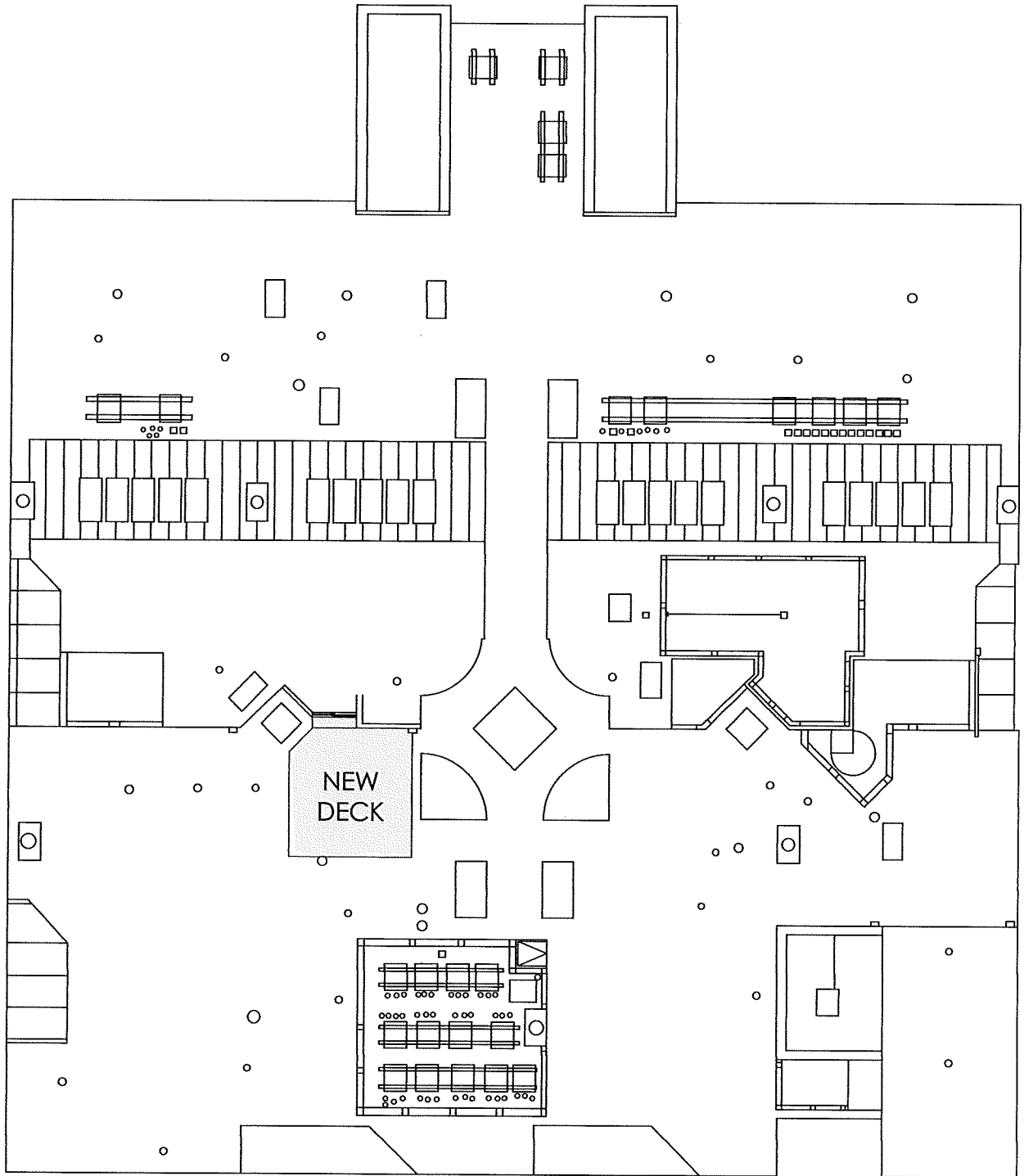
hope this is helpfull to you.

john anderson

FYI

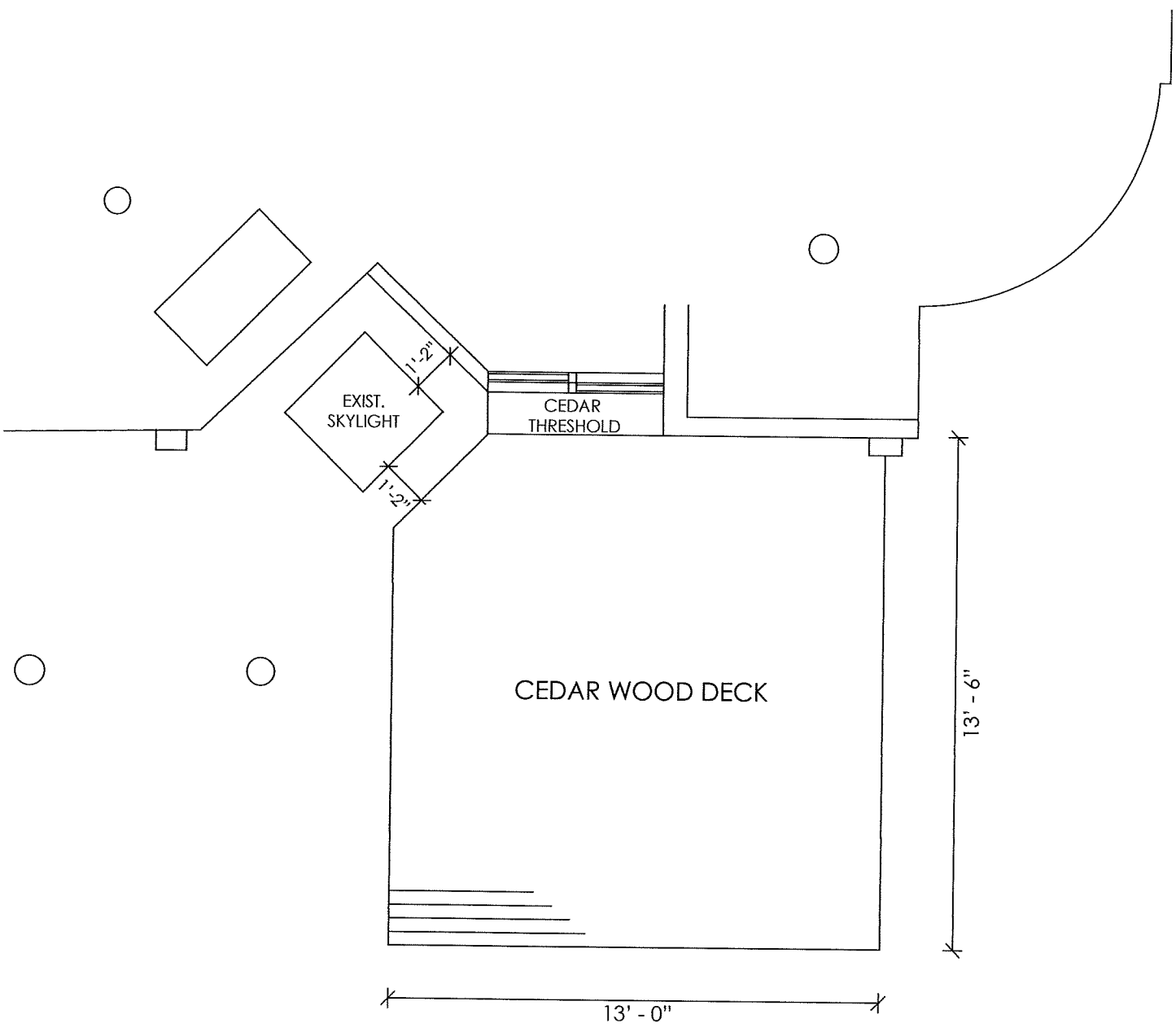
Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
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P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

EAST MARKET STREET

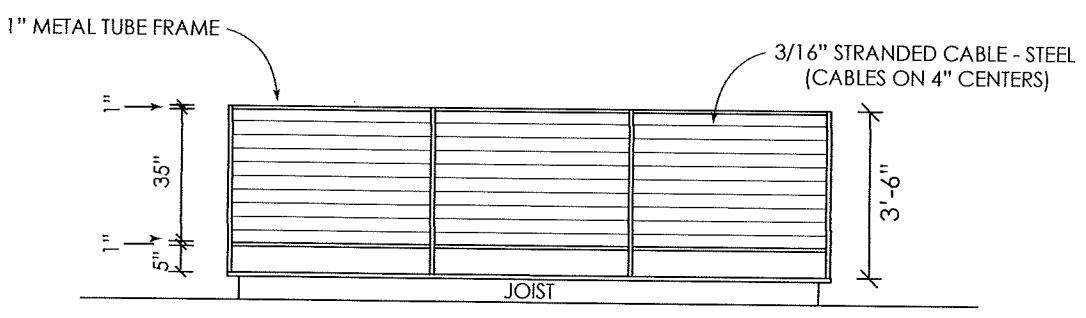


ROOF DECK OF #301 AT 408 MARKET STREET

1/16" = 1'



PLAN



ELEVATION

1/4" = 1'
 UNIT #301 AT 408 MARKET ST.

Scala, Mary Joy

From: Kristen Kirkpatrick <kristen@realpropertyinc.com>
Sent: Thursday, August 01, 2013 9:52 AM
To: Scala, Mary Joy
Subject: RE: 408 Market ST. 301 Terrace drawings

Mary Joy,

Yes, the cable railing goes all the way around the deck. It matches another roof balcony that is already in place on the southeast corner of the building. Please let me know if you need any more information.

Thank you,

Kristen

Kristen Kirkpatrick
Association Manager

Real Property Inc.
1500 Amherst Street
Charlottesville, VA 22903-5158

O: 434.971.1600 x104
F: 434.971.5514

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Thursday, August 01, 2013 9:24 AM
To: Kristen Kirkpatrick
Subject: RE: 408 Market ST. 301 Terrace drawings

Not too late. I assume the cable rail goes around the new deck?

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: Kristen Kirkpatrick [mailto:kristen@realpropertyinc.com]
Sent: Thursday, August 01, 2013 8:07 AM
To: Scala, Mary Joy
Subject: FW: 408 Market ST. 301 Terrace drawings

Mary Joy,

Attached is some information about the railing that needs to go up around a unit that opens up onto the roof and does not currently have a railing. I didn't include it in the original packet because the drawings were not yet complete. Is it too late to add this information to the packet as supplemental information?

Thank you,

Kristen

Kristen Kirkpatrick
Association Manager

Real Property Inc.
1500 Amherst Street
Charlottesville, VA 22903-5158

O: 434.971.1600 x104
F: 434.971.5514

From: Jim Boyd [<mailto:jboyd@hbapc.com>]
Sent: Wednesday, July 31, 2013 4:47 PM
To: Kristen Kirkpatrick
Subject: FW: 408 Market ST. 301 Terrace drawings

Hi Kristen,

I am forwarding this email from Ms. Van Lengen concerning the railing that she is proposing for unit 301. Could you forward this to the BAR as supplemental information?

With thanks,

Jim

James Rice Boyd, AIA, LEED AP+BD
Principal

Heyward Boyd Architects, PC

111 West High Street
Charlottesville, VA 22902
T. 434-296-5353
E: jboyd@hbapc.com

From: Van Lengen, Karen (kv3f) [<mailto:kv3f@eservices.virginia.edu>]
Sent: Wednesday, July 31, 2013 1:43 PM
To: James Boyd
Subject: 408 Market ST. 301 Terrace drawings

Hi jim

Here are the drawings for the BAR review.
I hope that they are satisfactory for this purpose.

Karen
Karen Van Lengen, FAIA
Kenan Professor of Architecture
University of Virginia
Charlottesville, VA 22904

434-825-5827



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

JUL 30 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name 408 E Market St. Condo Owners Association Applicant Name Kristen Kirkpatrick/Real Property
Project Name/Description 408 E Market Street Roof Parcel Number 54AA
Property Address 408 E. Market St. Charlottesville, VA 22901

Applicant Information 408 E. Market St. Condo Owners Association
Address: 1500 Amherst St. c/o Real Property
Charlottesville, VA 22903
Email: kristen@realpropertyinc.com
Phone: (W) 434-202-1856 (H) _____
FAX: 434 971-5514

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 07/29/13
Signature Date

Kristen Kirkpatrick 07/29/13
Print Name Date

Property Owner Information (if not applicant)
Address: 408 E. Market St. Condo Owners Assoc.
Charlottesville, VA 22901
Email: SAME AS ABOVE
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

[Signature] 7/29/13
Signature Date

Christopher D. Friend 7/29/13
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

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

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

Machine Patio Doors; Description of Proposed Work; Door Quotes; Email with Details;
Color Copies of Roofing Pictures

For Office Use Only
Received by: _____ Approved/Disapproved by: _____
Date: _____
Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
Date Received: _____

Description of Proposed Work

Applicant is replacing the membrane roof and other flashings and ancillary structure roofs. The applicant is seeking BAR approval to use painted metal (dark bronze to mimic the copper color) in place of the copper parapet caps and other roof components. The only metal that is visible from the street level is the metal parapet cap.

The plan is to replace all of the roofs on the top of the building. The membrane roof and the copper roofs with skylights are leaking profusely and have been repaired every year for the last 10 years – they were improperly installed and have to come off.

The wooden roof decks will be removed during the re-roofing and replaced with similar design elements, but using synthetic materials rather than wood.

There is no intent to alter the two copper mansard roof that form part of the façade on E Market Street.

Current patio doors will be replaced with Standard Wood-Ultrex Sliding Patio Doors. All of the doors will be stone white clad exterior and a primed pine interior. Each will have white active handles and the glass will be tempered LoE.



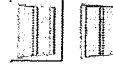
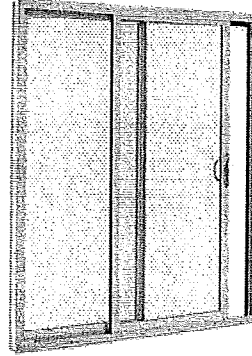
MACLIN PATIO DOORS

STANDARD DOOR:

- Stone White Clad Exterior
- Primed Pine Interior
- Clad Sliding Patio Door
- 2 Point Multi-Point Lock on Active Panel
- White Active Handle Set on Active Panel
- Exterior Standard Sliding Screen:
 - o Stone White Surround
 - o Charcoal Hi-Transparency Fiberglass Mesh
- Bronze Ultrex Sill
- Black Weather Strip

Wood-Ultrex

Sliding Patio Door



This may just be the ultimate patio door. Contemporary lines, a rich wood interior and a large daylight opening are paired with the unmatched durability of an Ultrex exterior for a sliding patio door that is as functional as it is beautiful. The strength of Ultrex carries over to the sill to stand up to traffic and weather. It even comes with a top-hung screen that never sticks or jams.

Features

- Low-maintenance Ultrex exterior, rich pine interior
- Top-hung screen door operates smoothly without jamming
- Two and three-panel configurations up to 8-ft tall
- Tempered, insulated glass with argon gas

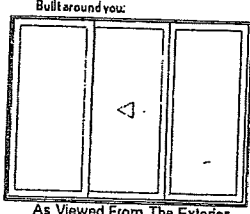
REAL PROPERTY INC.

1500 AMHERST STREET, SUITE 3 • CHARLOTTESVILLE, VA 22903-5158 • (434) 971-1600 • FACSIMILE (434) 971-5514
VISIT OUR WEBSITE AT: WWW.REALPROPERTYINC.COM

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 1		Ext. Net Price:	USD

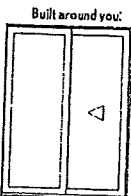


As Viewed From The Exterior

MO 111 1/4" X 82 1/4"
 CN 9068
 FS 110 3/4" X 82"
 RO 111 3/4" X 82 1/2"

Stone White Clad Exterior
 Primed Pine Interior
 Clad Sliding Patio Door - QXQ Left Hand
 CN 9068
 Rough Opening 111 3/4" X 82 1/2"
 **Panel Ship Separate
 Glass Add For All Sash/Panels
 Left Panel
 IG - 1 Lite
 Tempered LoE - 366 w/Argon
 Ovolo Glazing Profile
 Center Panel
 IG - 1 Lite
 Tempered LoE - 366 w/Argon
 Ovolo Glazing Profile
 Right Panel
 IG - 1 Lite
 Tempered LoE - 366 w/Argon
 Ovolo Glazing Profile
 2 Point Multi-Point Lock on Active Panel
 White Active Handle Set on Active Panel Non-Keyed
 Exterior Standard Sliding Screen
 Stone White Surround
 Charcoal HI-Transparency Fbrgls Mesh
 ***Screen/Combo Ship Loose
 Std Ultrex Sill
 Bronze Ultrex Sill
 Black Weather Strip
 4 9/16" Jamb
 Nailing Fin

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



As Viewed From The Exterior

MO 61 1/8" X 82 1/4"
 CN 5068
 FS 60 5/8" X 82"
 RO 61 5/8" X 82 1/2"

Stone White Clad Exterior
 Primed Pine Interior
 Clad Sliding Patio Door - OX
 CN 5068
 Rough Opening 61 5/8" X 82 1/2"
 Glass Add For All Sash/Panels
 Left Panel
 IG - 1 Lite
 Tempered LoE - 366 w/Argon
 Ovolo Glazing Profile
 Right Panel
 IG - 1 Lite
 Tempered LoE - 366 w/Argon
 Ovolo Glazing Profile
 2 Point Multi-Point Lock on Active Panel
 White Active Handle Set on Active Panel Non-Keyed
 Exterior Standard Sliding Screen
 Stone White Surround
 Charcoal HI-Transparency Fbrgls Mesh
 ***Screen/Combo Ship Loose
 Std Ultrex Sill
 Bronze Ultrex Sill
 Black Weather Strip
 4 9/16" Jamb

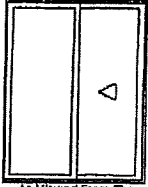
OMS Ver. 0001.06.00 (Current)
Product availability and pricing subject to change.

John Anderson Const.
Maclin Bldg
Quote Number: Y3YE2LG

Line #3
Qty: 1

Mark Unit:

Net Price:
Ext. Net Price: USD



As Viewed From The Exterior

CN 5065
FS 59" X 79 1/2"
RD 60" X 80"

- Stone White Exterior
- White Pine Interior
- Integrity Sliding Patio Door - OX
- Wood-Ultrex
- CN 5065
- Rough Opening 60" X 80" *CL-7?*
- Glass Add For All Panels
- Left Panel
- IG - 1 Lite
- Tempered LoE - 366 w/Argon
- Right Panel
- IG - 1 Lite
- Tempered LoE - 366 w/Argon
- Sliding Door Hardware Options
- Brass PVD Keyed Primary Handle Set
- Exterior Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- ***Screen/Combo Ship Loose
- 4 9/16" Jambs
- Nailing Fin

Project Subtotal Net Price: USD
5.000% Sales Tax: USD
Project Total Net Price: USD

Scala, Mary Joy

From: Doug Brooks <doug@realpropertyinc.com>
Sent: Thursday, September 15, 2011 1:32 PM
To: Scala, Mary Joy
Subject: RE: 408 E Market BAR application
Attachments: 408 e market elevation facing east - metal detail 091511.jpg; 408 e market elevation on market street - metal detail 091511.jpg

Mary Joy,

Thanks again for your consideration of the request from the 408 E Market Street UOA, Inc. We are very excited about the repair project and looking forward to its successful conclusion. This email is a follow-up to our conversation and your questions.

I will deliver the metal sample and paint color chart to you by tomorrow.

- ❖ The Association does **not** plan to replace any of the mansard roof components on the Market Street elevation. The attached pic shows those copper roof features and the copper wrap that follows the vertical building accents. Those components are not part of the roof replacement project. The wall cap above these roofs will be replaced and flashed into the new membrane (there is no parapet wall there, the cap is flush with the membrane).
- ❖ I also attached a picture of the east elevation (the short side overlooking the building next door and facing the parking garage). In that pic, you can readily see the wall caps and chimney caps which will be replaced with new brown metal. Notably, the building beside us, closer to the parking garage, appears to have replaced some of theirs with white metal. We want to stay with the brown to match the existing aged copper and continue the aesthetic of the brown and off-white color scheme between metal and brick.
- ❖ The Association is removing the horizontal, wood decking that owners installed by their sliding glass doors. These decks will be replaced with identical decking or pavers made for the membrane roof system. The decking by unit doors is not visible from the street (only from in the air above).

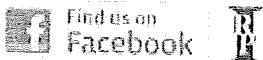
Again, thanks so much for your timely attention to these very important details and service to our community.

Doug

Douglas G. Brooks, Sr.
Principal, CEO CMCA®, AMS®
Licensed VA Real Estate Broker

Real Property Inc.
1500 Amherst Street Ste. #3
Charlottesville, VA 22903-5158

(434) 971-1600 x 102 voicemail
(866) 679-8972 fax

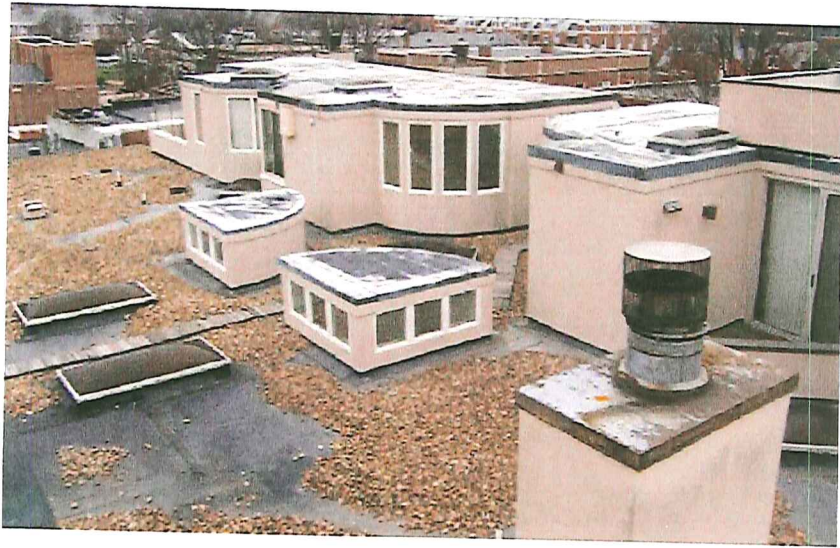




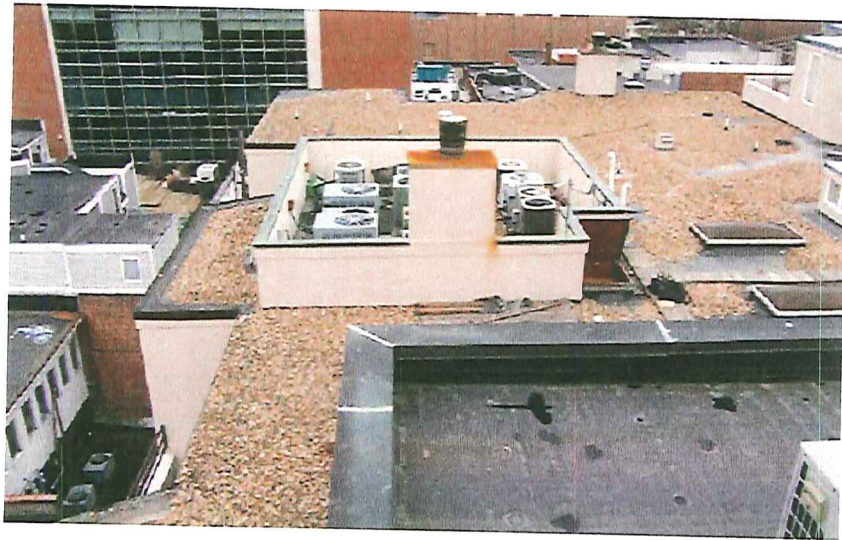
REPLACE COPPER
WALL CAPS +
ANCILLARY ROOFS



MANSARD ROOFS
NOT PART OF
PROJECT
←



Overview of south roof area.



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AUG 30 2011

NEIGHBORHOOD DEVELOPMENT SERVICES



The sleeper rails that support the heat pumps need to be removed and replaced in a new position that doesn't block water from the copper roofs.





Stairway and elevator roofs are raised above the main section.



This stair will need to be removed along with the decking in order for us to properly re-roof underneath. Removal and replacement is not included.



Replacement of wood decking is not included in our budget. Demolition is included since it will be necessary to do so for roof replacement.

