

From: Scala, Mary Joy
Sent: Wednesday, September 28, 2011 1:05 PM
To: Doug Brooks (doug@realpropertyinc.com)
Subject: BAR Actions - 408 E Market Street

408 E Market St Condo Owners' Association
c/o Real Property Inc
1500 Amherst St #3
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 11-09-10
408 E Market Street
Tax Map 53 Parcel 54AA
408 E Market St Condo Owners Assoc, Owner/Real Property Inc, Applicant
Replace copper roof cap with painted metal

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural review (BAR) on September 20, 2011.

The following action was taken:

The BAR approved (5-0) the application as submitted on the consent agenda.

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 (March 20, 2013), 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. 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.

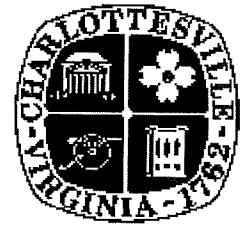
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 20, 2011**



Certificate of Appropriateness Application

BAR 11-09-10

408 E Market Street

Tax Map 53 Parcel 54AA

408 E Market St Condo Owners Assoc, Owner/Real Property Inc, Applicant

Replace copper roof cap with painted metal

Background

This property is a contributing structure in the Downtown ADC District.

July 19, 2005 – The BAR unanimously approved an application to add a new window on the rear of the building, with the understanding that the window height will be between 3-1/2 ft. to 4 ft.

October 19, 2004 – The BAR approved, by 6-1 vote, replacement of the storefront glass with panels containing “Flemish obscured” glass; and deferred action regarding the canopy to allow applicant to return with more details on replacing the cloth awning with copper.

Application

The 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.

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

- (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;*
 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- (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;*
- (7) *When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) *Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

Pertinent Design Review Guidelines – Rehabilitation

NOTE: There are no guidelines specific to coping. Many of the cornice guidelines apply.
p. 4.8

E. Cornice

1. *Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.*
2. *Repair rather than replace the cornice.*
3. *Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.*
4. *Match materials, decorative details, and profiles of the existing original cornice design when making repairs.*
5. *Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.*
6. *If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.*
7. *Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.*

p. 4.11 – Roof

1. *Identify roof types and materials.*
2. *Original roof pitch and configuration should be maintained.*
3. *The original size and shape of dormers should be maintained.*
4. *Dormers should not be introduced on visible elevations where none existed originally.*
5. *Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
6. *When replacing a roof, match original materials as closely as possible.*
 - a. *Avoid, for example, replacing a standing-seam metal roof with asphalt shingles as this would dramatically alter the building's appearance.*

- b. Artificial slate is an acceptable substitute when replacement is needed.*
- 7. Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
- 8. Do not add new elements, such as vents, skylights, or additional stories, that would be visible on the primary elevations of the building.*

Discussion and Recommendations

Staff recommends approval as submitted.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposal to replace the copper roof components with painted metal satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.



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

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

RECEIVED
AUG 30 2011
NEIGHBORHOOD DEVELOPMENT SERVICES

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

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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.

Information on Subject Property

Physical Street Address: 408 E. MARKET ST.
CHARLOTTESVILLE, VA 22902
City Tax Map/Parcel: PARCEL ID# 530054AA0

Name of Historic District or Property: _____
THE MACLIN BUILDING
Do you intend to apply for Federal or State Tax Credits for this project? NO.

Applicant

Name: 408 E MARKET ST. CONDO OWNERS ASSOC.
Address: C/O REAL PROPERTY INC
1500 AMHERST ST #3 CHARLOTTESVILLE, VA 22903
Email: DOUG@REALPROPERTYINC.COM
Phone: (W) 4349711600x102 (H) 4349814364
FAX: 1-866-679-8972

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.)
408 E MARKET ST. CONDO OWNERS ASSOC. BY:
Douglas G. Brooks Sr 08/30/11
Signature MANAGING Date
AGENT
DOUGLAS G. BROOKS, SR.

Property Owner (if not applicant)

Name: SAME AS ABOVE
Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

N/A N/A
Signature Date

Description of Proposed Work (attach separate narrative if necessary): The Association is going to replace the membrane roof and other flashings and ancillary (roof) structure roofs. The Association seeks BAR approval to use painted metal for the roof components that are copper. Those components include wall caps, flashings, and ancillary structure roofs.

Attachments (see reverse side for submittal requirements):

Attachments included with this application to meet submittal requirements (1) + (2). Samples will be provided to meet requirement # (3). Requirements (4), (5), + (6) are not applicable.

For Office Use Only

Received by: G. Bamore
Fee paid: \$100.00 Cash/Ck. # 1709
Date Received: 8/30/2011

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P11-0152

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.



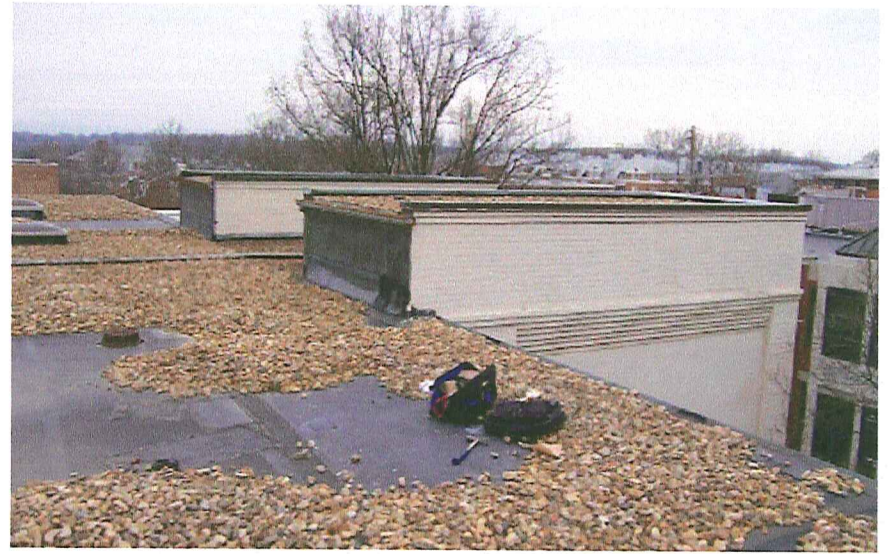
RECEIVED

AUG 30 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

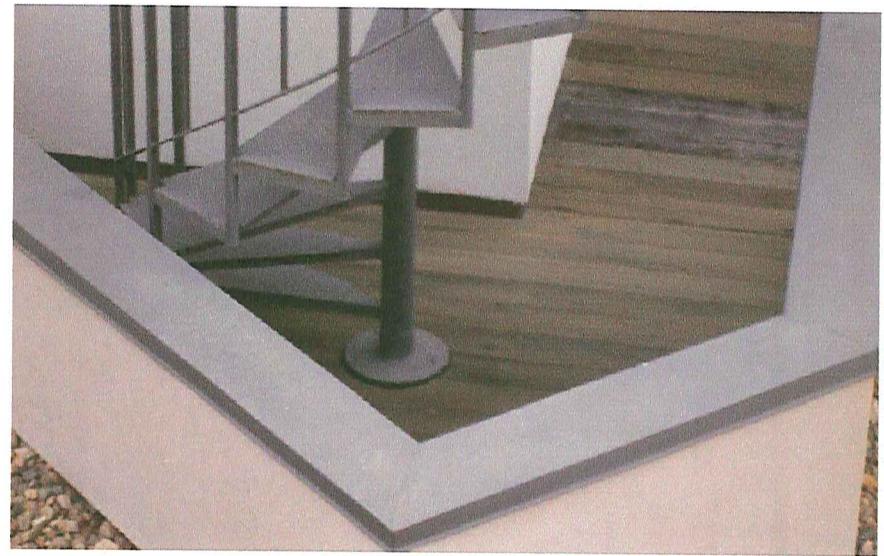


The sleeper rails that support the heat pumps need to be removed and replaced in a new position that doesn't block water from the copper roofs.





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.



CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 408 East Market Street (BAR 11-09-10)

I, Lisa Barmore, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on September 12, 2011.

Signed:

Lisa A. Barmore

Lisa Barmore

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 12th day of September 2011, by Lisa Barmore.

My Commission Expires: December 31, 2011

Patricia R. Carrington
Notary Public

PATRICIA R. CARRINGTON
NOTARY ID # 7098914
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2011

CITY OF CHARLOTTESVILLE

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Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



September 8, 2011

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 11-09-10

408 E Market Street

Tax Map 53 Parcel 54AA

408 E Market St Condo Owners Assoc, Owner/Real Property Inc,

Applicant

Replace copper roof cap with painted metal

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, September 20, 2011, starting at 5:30 pm in the City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance.

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in blue ink that reads "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner

105 MACLIN LLC
SUZANNE BARNES
122 BELLHAVEN DRIVE
CARTHAGE NC

408 EAST MARKET ST CONDO
OWNERS ASSOC
REAL PROPERTY INC
1500 AMHERST STREET
CHARLOTTESVILLE VA

BOWLES, MICHAEL J N
16 JOHN RUCKER DR
RUCKERSVILLE VA
22902

DOGWOOD LANE PROPERTIES,
LLC
2045 DOGWOOD LANE
CHARLOTTESVILLE VA
22902

GIECK, JOE H, TRUST
2124 WENTWORTH FARM
CHARLOTTESVILLE VA
22902

HOWARD, LAWRENCE E
4565 SHAGBARK LANE
EARLYSVILLE VA
22960

L & S REAL ESTATE, LLC
P O BOX 2486
CHARLOTTESVILLE VA

MONTICELLO LODGE #97 IOOF
116 4TH STREET NE
CHARLOTTESVILLE VA
22902

SHOTWELL, THERESA D INC
417 EAST MAIN STREET
CHARLOTTESVILLE VA
22903

TAYLOR, TRICE
408 EAST MARKET STREET
#106
CHARLOTTESVILLE VA

105 MACLIN, LLC
109 ALTAMONT CIR
CHARLOTTESVILLE VA
28327

AT&E, LLC
1595 REDWING LANE
CHARLOTTESVILLE VA
22903

CH'VILLE & ALBEMARLE CO
CHAMBERS OF COMM
209 5TH STREET NE
CHARLOTTESVILLE VA
22968

EAST MALL, LLC
YORK PLACE
112 W MAIN ST STE 11
CHARLOTTESVILLE VA
22901

HERNDON, DONALD LEE, SR
14138 HERNDON LANE
ORANGE VA
22902

HUEY, MARY & KAREN BJORN
TRUSTEES
408 EAST MARKET STREET #207
CHARLOTTESVILLE VA
22901

MARJOHN, LLC
1503 RUGBY ROAD
CHARLOTTESVILLE VA
22902

MURPHY, DONALD H & JANE
B, TRUSTEES
408 EAST MARKET STREET
#307
CHARLOTTESVILLE VA

SHUEY, RONALD E & LINDA Y
404 EAST MARKET STREET
#101
CHARLOTTESVILLE VA

VAN LENGEN, KAREN
408 E MARKET ST #301
CHARLOTTESVILLE VA
22902

401 EAST MARKET STREET,
LLC
P O BOX 100
CHARLOTTESVILLE VA
22902

BINGLER, DONNA
408 EAST MARKET STREET STE
104B
CHARLOTTESVILLE VA
22911

CLARKE, RAYMOND L
408 EAST MARKET STREET STE
201A
CHARLOTTESVILLE VA
22902

FRIEND, CHRISTOPHER D &
ANNE D
408 EAST MARKET STREET 306
CHARLOTTESVILLE VA
22902

HOLLY RIDGE LLC
2280 BARRACKSIDE FARM
CHARLOTTESVILLE VA

HUNT & SNIDER, LLC
REAL PROPERTY INC
408 E MARKET ST STE 104A
CHARLOTTESVILLE VA
22936

MASONIC CORPORATION OF
CH'VILLE
B BASKERVILLE
1326 HILLTOP ROAD
CHARLOTTESVILLE VA
22902

O'SHAUGHNESSY, ANDREW
408 EAST MARKET STREET 305
CHARLOTTESVILLE VA
22903

SWANSON, DAVID &
MARGARETA HARTIE
1517 LAKE FOREST DRIVE
CHARLOTTESVILLE VA
22902

WALKER, CHRISTINE A
408 EAST MARKET STREET STE
204
CHARLOTTESVILLE VA
22902

WILHOITE, LLC
1150 PEPSI PLACE
P O BOX 9035
CHARLOTTESVILLE VA
22902

WILLIAMS, J & DAVID PETTIT,
TR 108 4 ST LD
2920 WEBSTER STREET
SAN FRANCISCO CA
94123

WILLIAMS, J PAGE ETAL TR-
108 4TH ST LD TR
2920 WEBSTER STREET
SAN FRANCISCO CA
94123