

From: Scala, Mary Joy
Sent: Friday, February 24, 2012 4:16 PM
To: George Stish (gstish@cms-builds.com)
Cc: jsacco@embarqmail.com
Subject: BAR Action 102 E Main Street

February 24, 2012

CMS, Inc
102 S 1st Street, Suite 201
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 12-02-02
102 E Main Street
Tax Map 28 Parcel 21
CMS, Inc, Applicant/Wacco Property Investments, LLC, Owner
Snooky's façade renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2012.

The following action was taken:

The BAR approved (5-2) the proposed renovations as submitted.

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 (August 21, 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.

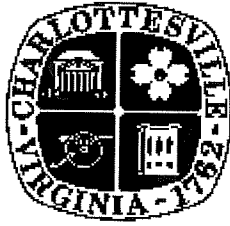
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
February 21, 2012**



Certificate of Appropriateness Application

BAR 12-02-02

102 E Main Street

Tax Map 28 Parcel 21

CMS, Inc, Applicant/ Wacco Property Investments, LLC, Owner

Snooky's façade renovations

Background

This property is a contributing structure in the Downtown ADC district. There is no historic survey available.

The date of the building is apparently pre-1935, given a 1935 photo of the pink sandstone building included with the application. The upper part of the building burned in 1946. It is not known when the cedar shake façade was added.

November 15, 2011: The BAR approved (9-0) the demolition of the existing (cedar shake) façade as proposed. And, as a concept, the BAR finds the proposed changes to the façade, including the addition of railings at the 2nd floor windows, and modifications to the storefront, are consistent with the Design Guidelines as well, but requires that the details of that work return for review and approval by the BAR once the condition of the façade behind the material to be removed is found.

Application

The applicants have determined that major portions of the original façade are intact.

1. They propose to remove the existing pink sandstone to the left of the existing storefront, and use this stone to repair the angle cut areas.
2. There is currently brick under the storefront windows, and to the right of the storefront. They propose to create a new lower storefront surround with wood in a raised panel design, painted gray. The existing storefront and glass will be replaced with insulated glass and black aluminum framing in the current configuration.
3. The second floor light trough, damaged beyond repair, is proposed for infill with silver "Reflectit" EIFS. (Initially the applicants proposed to cover the center "light trough" area with custom fabricated anodized copper or stainless steel.)
4. The parapet will have new Kynar coated metal coping to match the color of the sandstone.
5. The windows will be re-opened, and new windows installed.
6. New aluminum railings are proposed on the second story, to be designed.
7. The existing peacock mosaics will be left intact.

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 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 Design Review Guidelines – Rehabilitation

p. 4.3

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 elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing).*
- 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.*
- 9) False historical appearances, such as "Colonial," "Olde English," or other theme designs, should not be used.*

- 10) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be the opportunity to create a more contemporary façade design when undertaking a renovation project.
- 11) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted wood, artificial siding, and wood shingles.
- 12) Avoid using inappropriate elements, such as mansard roofs, small paned windows, plastic shutters, inoperable shutters, or shutters on windows, where they never previously existed.
- 13) Maintain paint on wood surfaces.
- 14) Use appropriate paint placement to enhance the inherent design of the building.

Pertinent Standards for Review of Demolitions include:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property;
- (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;
- (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;
- (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;
- (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
- (6) The degree to which distinguishing characteristics, qualities, features or materials remain;
- (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.
- (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;
- (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
- (e) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Review Guidelines – Demolition

1. The standards established by the City Code (see above).
2. The public necessity of the proposed demolition.
3. The public purpose or interest in land or buildings to be protected.
4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
5. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
6. The reason for demolishing the structure and whether or not alternatives exist.
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.

Discussion and Recommendations

The applicant has performed thorough research on this interesting façade, and welcomes the BAR's suggestions regarding the intended design and modifications of the façade.

Staff suggests that the BAR discuss the proposal, and approve specific parts that are appropriate. More details (colors, design, materials) are needed on the second story windows and railings.

The applicants should be commended for their research and efforts on behalf of this historic building. It is assumed a Snooky’s sign will go above the door in the center panel. Too bad Snooky’s cannot be convinced to put the soda machine inside, so the façade could be made symmetrical again.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed façade demolition and renovations satisfy the BAR’s criteria and are compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications

BAR - Feb?

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, December 30, 2011 8:57 AM
To: 'Chuck Sizemore'
Subject: RE: 102 East Main Street Facade Rendering

You are required to return to the BAR for review and approval of details.
The next deadline is Jan 31 for the Feb 21 meeting.

You asked what I thought of your drawing... it's hard to tell details from a computer drawing.
I'd say at this point you need architectural dimensioned drawings, and samples of all materials to submit to the BAR.
You should show signage on your plan, although it requires a separate sign permit, it's an important part of the overall design.

I think the railing could be a bit more decorative (they said the railing should be simplified as I recall, but would not have to be plain).

The new storefront has some odd details but I never know if the BAR will agree with me or not! Just suggestions for you to think about, you can submit as is of course, but to me, the curved center competes with the design above it and looks like it should be the entrance door which it's not; I'd keep it simpler.
I would probably want to keep the end panels vertical to express what was removed, rather than carrying the top all the way across.

I'll look forward to your re-submittal.

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: Chuck Sizemore [mailto:csizemore@cms-builds.com]
Sent: Monday, December 19, 2011 1:35 PM
To: Scala, Mary Joy
Subject: FW: 102 East Main Street Facade Rendering

Mary Joy,

Attached is the elevation George put together for review. Please let me know what you think. thanks

Chuck Sizemore **CMS, Inc.** **One of The Caton Companies**
Operations Manager 434-977-1500

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 Please consider the environment before printing this e-mail

From: George Stish
Sent: Monday, December 19, 2011 11:27 AM

To: Chuck Sizemore
Subject: 102 East Main Street Facade Rendering



George B. Stish
Senior Estimator
102 South 1st Street
Suite 201
Charlottesville, VA 22902

Phone# (434)977-1500 ext 117
Fax# (434)977-3783
gstish@cms-builds.com

Board of Architectural Review (BAR)
City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

RE: Façade Improvements to 102 East Main Street

After exploratory demolition of the cedar shake façade at 102 East Main Street (see accompanying photos) we have determined that that the major portions of the original façade are intact.

The main field of the façade is Tennessee Pink Sandstone, as determined by a representative of Charles Luck. When the wood façade was installed steel angle iron was embedded in the stone via cuts in the stone and grouted in place. A wood structure was bolted to the steel creating a frame for the wood façade this can be seen in the 1st page of photos to the right of the inlaid Peacock. In Addition to the right of the angle cut you can see a "light trough", this at one time held neon tube lights, the trough has been damaged beyond repair and cannot be replaced.

We intended to remove the pink sand stone to the left of the existing storefront to a height equal to top of the storefront; we will use this stone to repair the angle cut areas. Our intent is to removal all existing grout joints and repoint this connections, clean the stone with Sure Klean – Light Duty Restoration Cleaner and seal with Sure Klean SL100 Water Repllent (included in package). This will restore the color and sheen of the sandstone. If more stone is required, Charles luck can provided matching Tennessee Pink Sandstone for the project.

The lower storefront surround will be painted wood. Per the sample panel we intended to create a "raised panel" façade using stock moulding and dimensional lumber. The façade will be painted with and exterior epoxy gloss paint in a shade of gray.

The existing storefront glass and doors will be replaced with new insulated glass and black aluminum framing. The light trough and infill space (centered above the storefront and below the balcony) will be infilled with Dryvit – Reflectit EFIS in "tin man" silver replicating exterior metal panels. All new façade elements will be flashed and waterproofed with Kynar coated break metal in a color to blend with the element it is protecting.

Prepared By:
George B. Stish
Senior Estimator

George Stish

From: Scala, Mary Joy [scala@charlottesville.org]
Sent: Thursday, December 08, 2011 5:03 PM
To: George Stish
Cc: jsacco@embarqmail.com
Subject: BAR Action 102 E Main Street

December 8, 2011

CMS, Inc
102 S 1st Street, Suite 201
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 11-11-01
102 E Main Street
Tax Map 28 Parcel 21
CMS, Inc, Applicant/ Wacco Property Investments, LLC, Owner
Snooky's façade renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 15, 2011.

The following action was taken:

The BAR approved (9-0) the demolition of the existing (cedar shake) façade as proposed. And, as a concept, the BAR finds the proposed changes to the façade, including the addition of railings at the 2nd floor windows, and modifications to the storefront, are consistent with the Design Guidelines as well, but requires that the details of that work return for review and approval by the BAR once the condition of the façade behind the material to be removed is found.

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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

Facade Has Been
Removed

Existing Pink Stone

Cedar Shake Shingles,
Over Wood Frame

104

WE BUY
GOLD

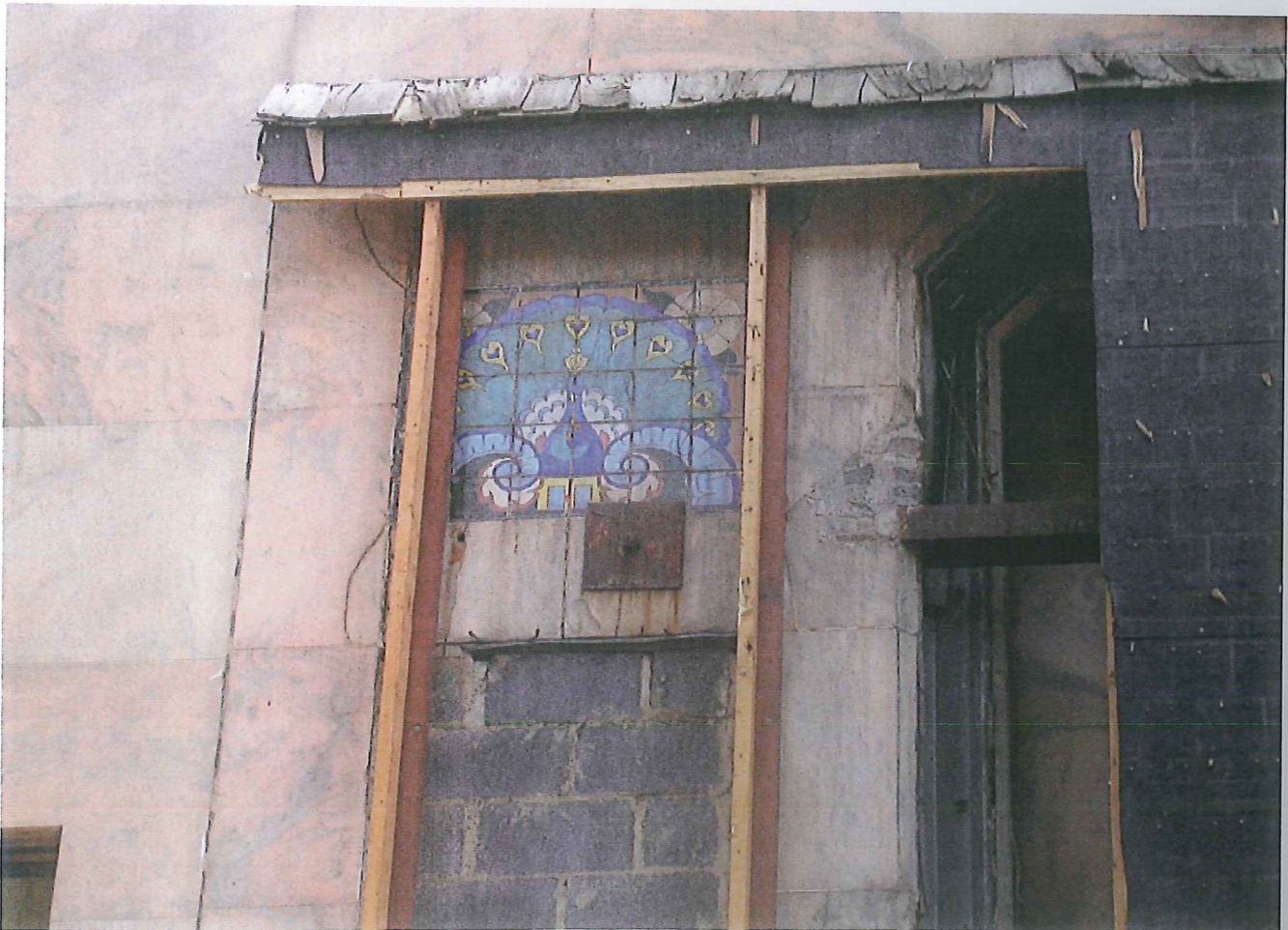
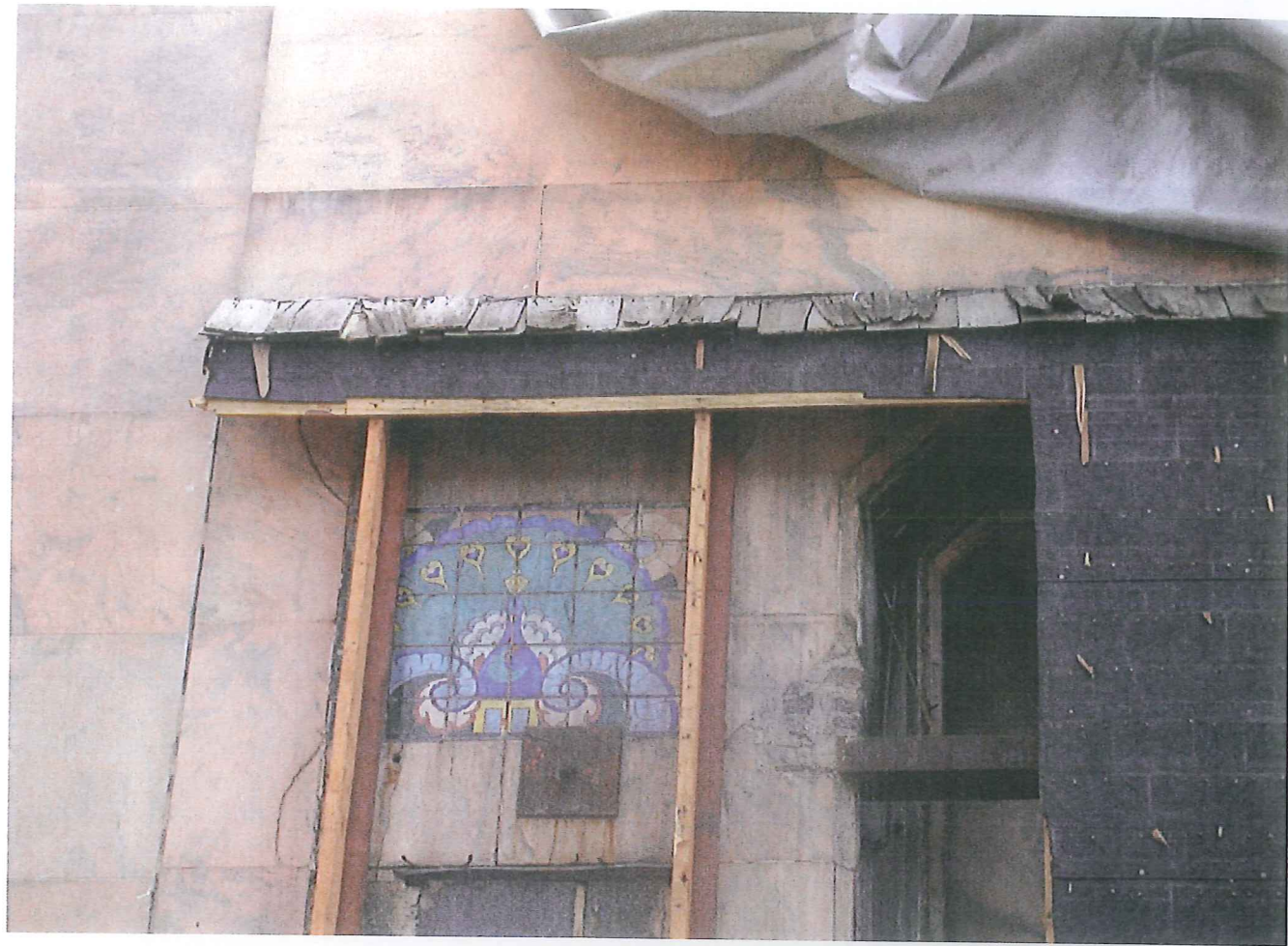
SPRINKLES
SALT
EXCHANGE

pepsi

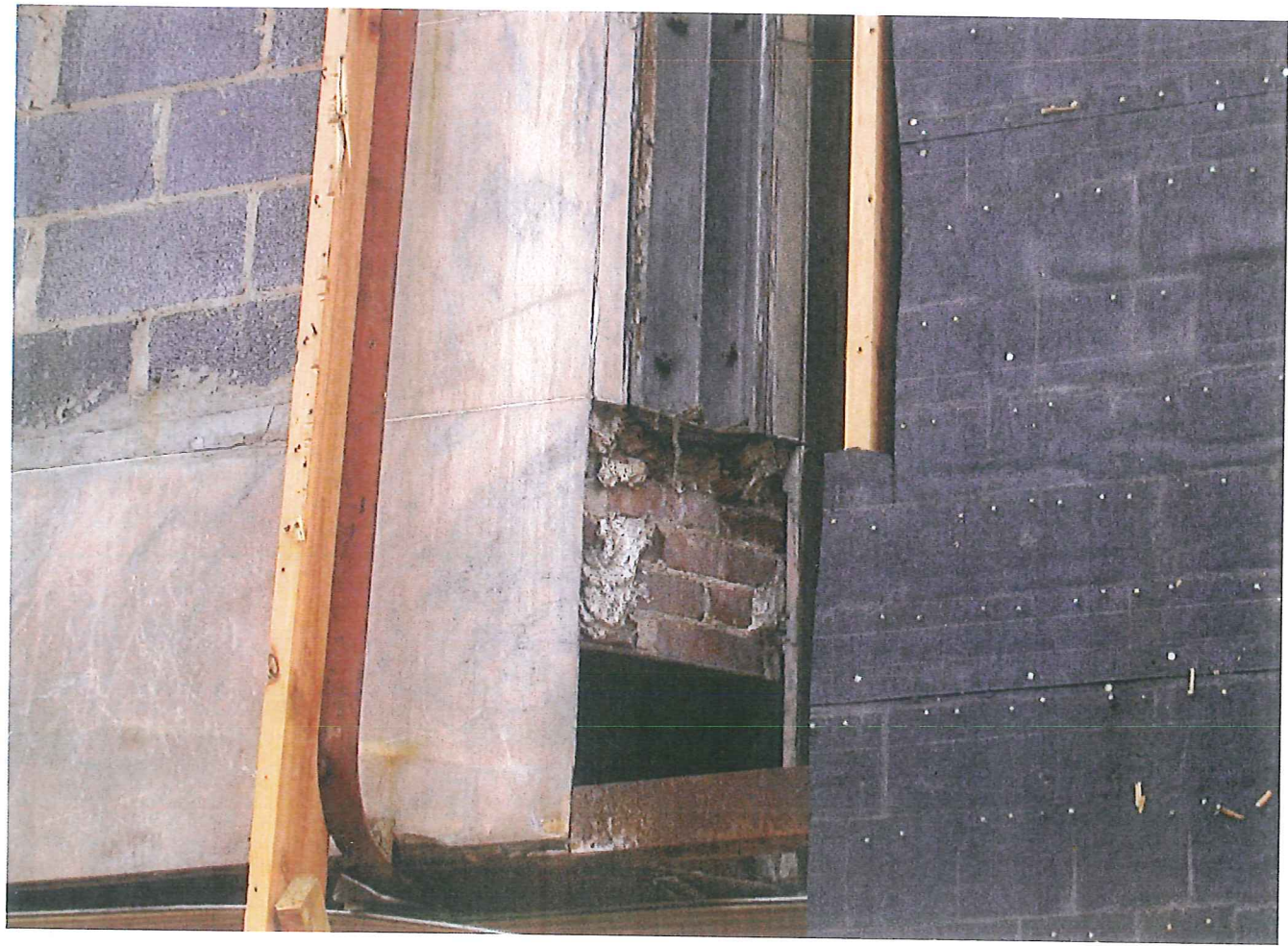
Existing Storefront

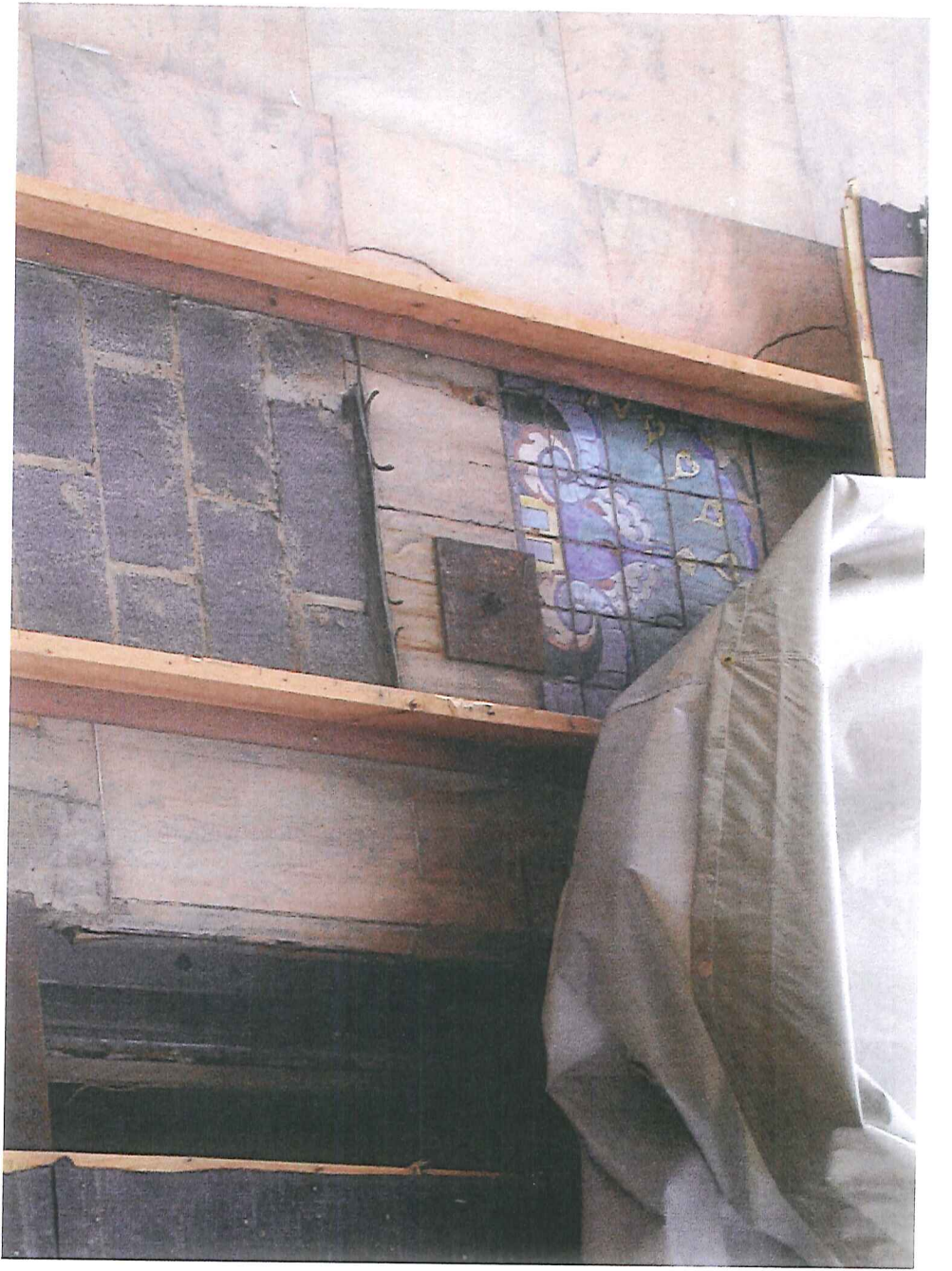
Brick Over Stone

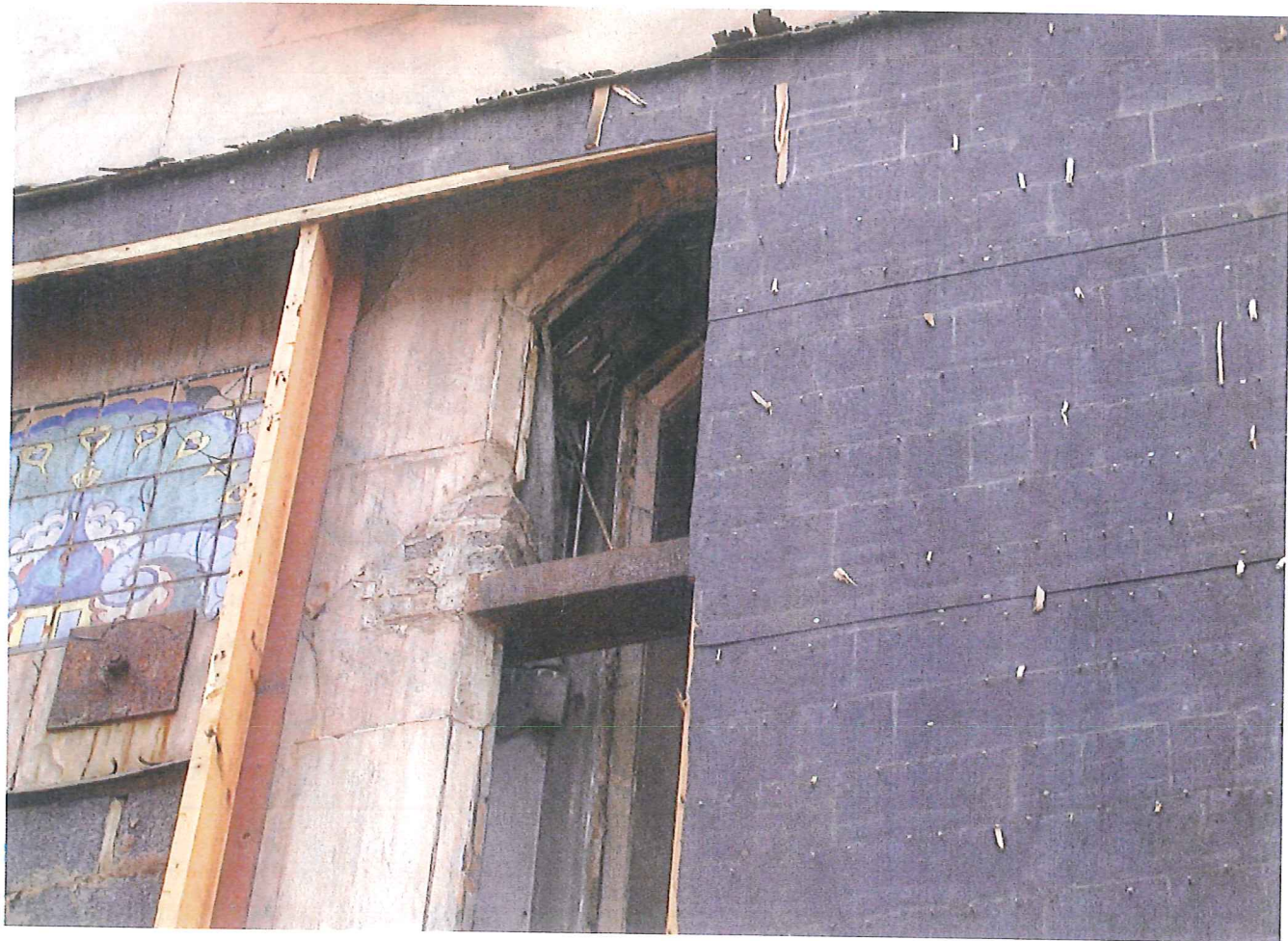
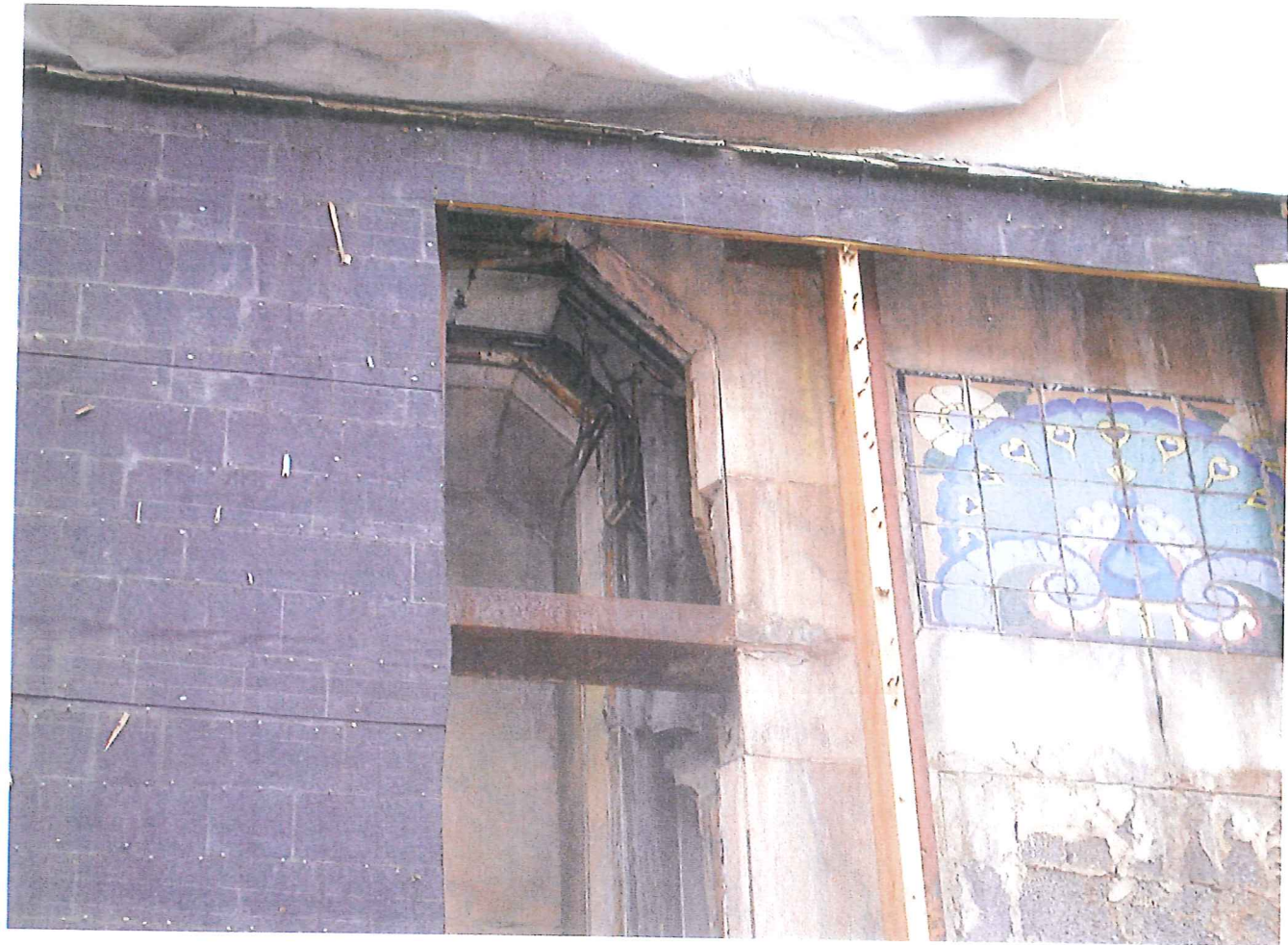


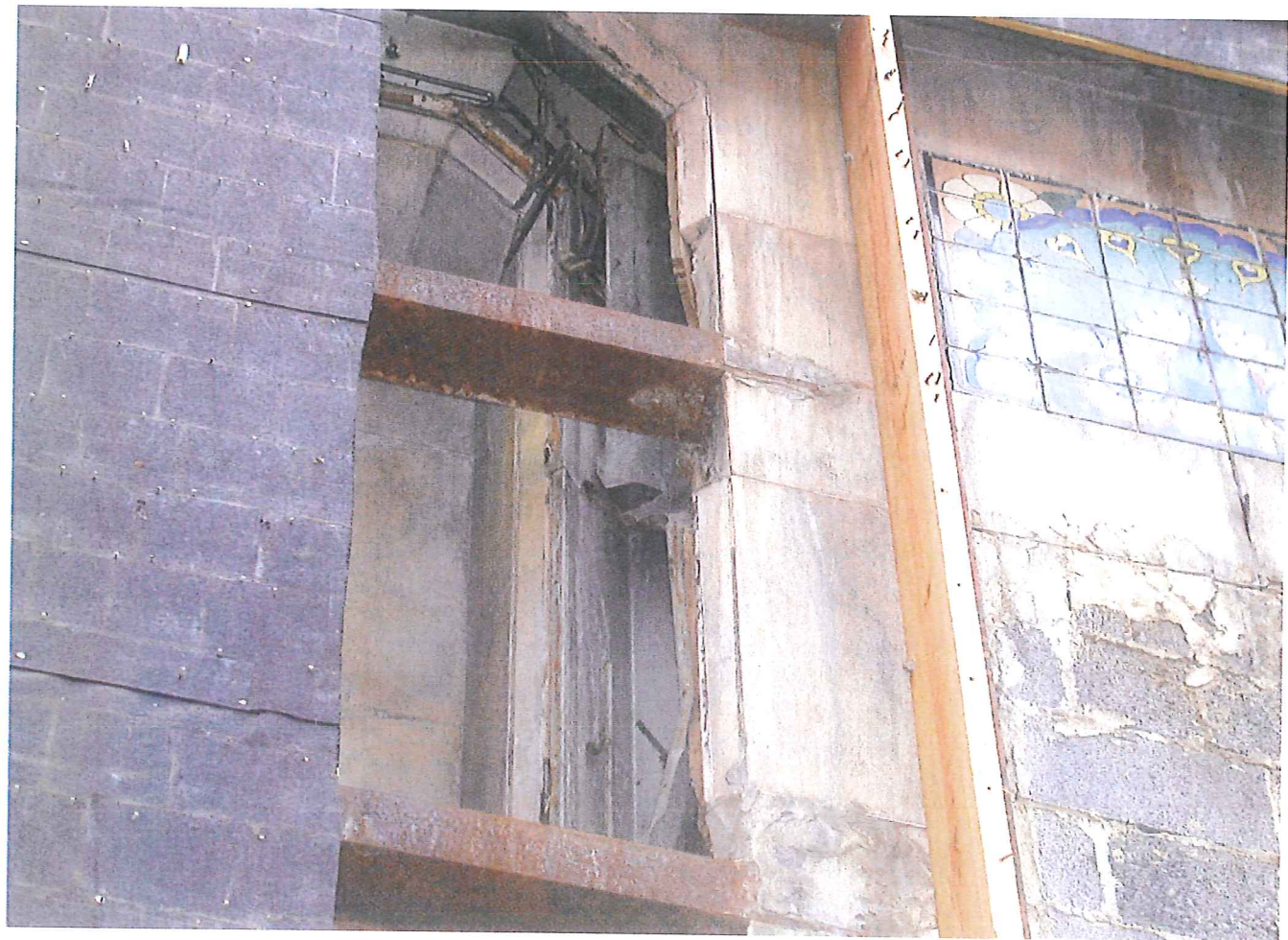
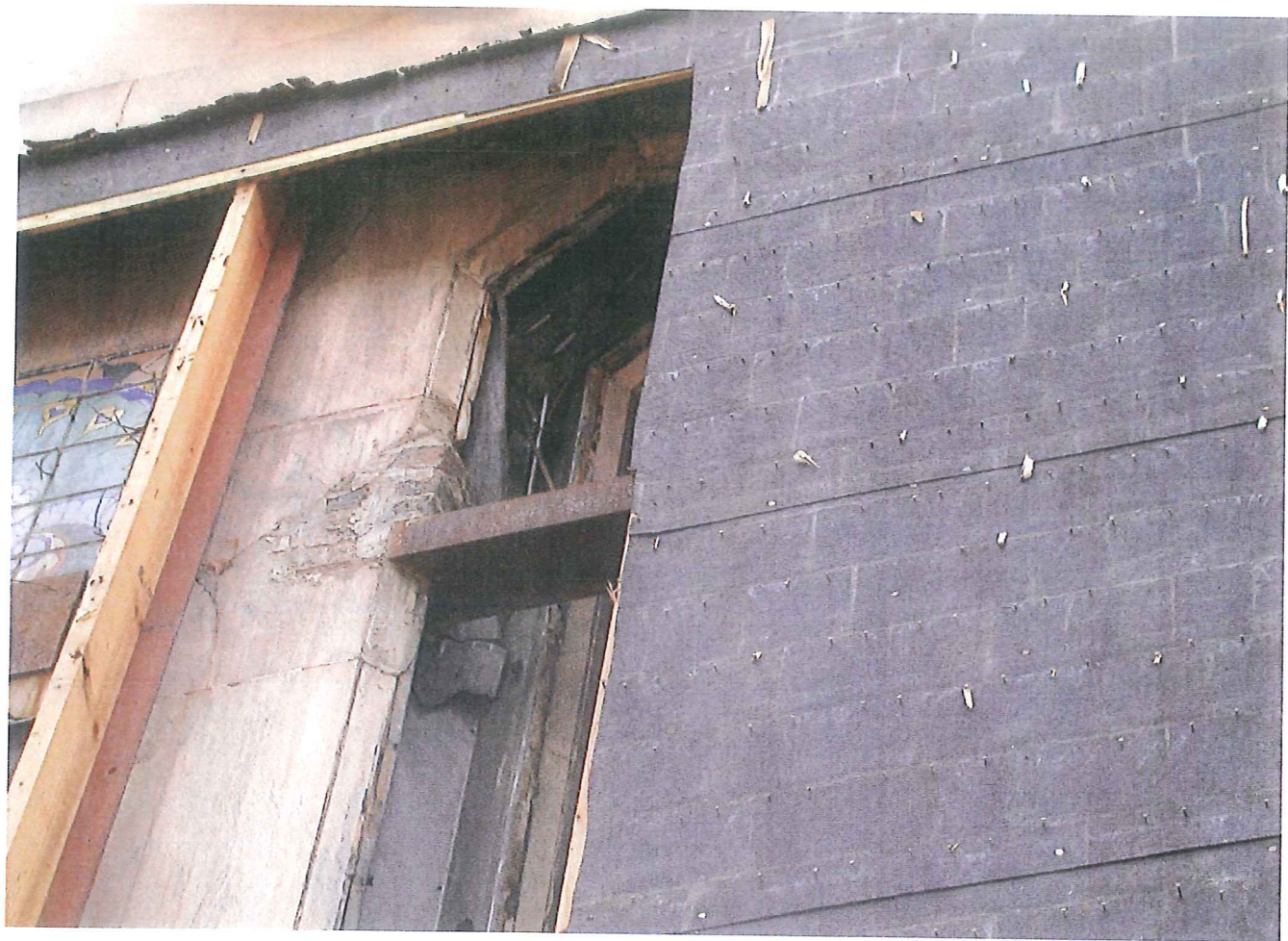
















dryvit®

An RPM Company

A highly durable, pearlescent coating

Reflectit™

Make Your Project Shine!

Introducing

Reflectit™

A specialty coating from Dryvit that provides another dramatic aesthetic option for Outsulation® Systems

A shiny and reflective look is an attractive building option. For years, designers have had few options with which to create this desirable appearance, other than traditional and expensive materials offering little insulation value. Dryvit's Reflectit coating now makes this possible, and with an array of possible textures and colors limited only by the imagination.

When Reflectit is used as the top coat on any Dryvit Outsulation system, the result is a light-weight, cost effective, energy efficient, engineered cladding system that will meet the owner's budget without sacrificing desired aesthetics.

Suitable for all types of construction, Dryvit Outsulation with Reflectit offers numerous benefits:

Reduces material requirements: Dryvit Outsulation systems are significantly lighter than traditional claddings, enabling material savings in concrete and steel as well as energy and labor needed to transport and install these structural components.

Saves construction time: Many building designs combine different claddings and architectural finishes, requiring complex architectural details and numerous trades to install. With a Dryvit Outsulation system, it is possible to achieve various looks – brick, granite, limestone and now, reflective – which can greatly simplify the cladding details as well as require only one subcontractor – the listed Dryvit applicator – to install.

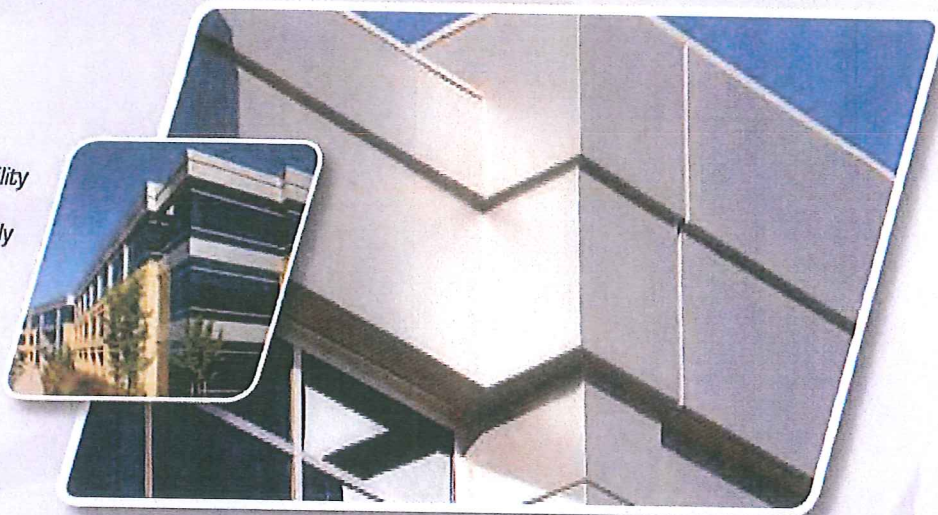
Energy efficiency: Dryvit Outsulation systems are 84% more energy efficient than other tested claddings.* A glossy, reflective appearance is now possible in a highly energy efficient system – with the insulation on the exterior of the wall where it is most effective.

Environmentally practical: The National Institute of Standards and Technology (NIST) found Outsulation systems to produce a significantly smaller carbon footprint than brick, stucco, and other tested claddings.* A Dryvit Outsulation system with Reflectit can contribute to LEED accreditation as well.

OFFICE SOLUTION

CORPORATE CENTER
SACRAMENTO, CALIFORNIA

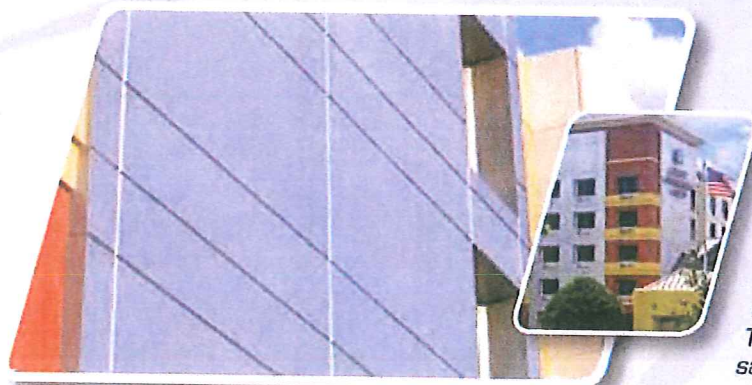
Looking to create a high impact exterior to increase the marketability and long-term value of a class A office building, the architect originally specified a costly metal panel as a design feature. The Reflectit solution cost the owner 30% less than the original specification and achieved the appearance and value required.



HOSPITALITY SOLUTION

SUMMERFIELD SUITES
CHARLOTTE, NORTH CAROLINA

Quick thinking in a preconstruction meeting by the project architect led to the substitution of Dryvit Outsulation® Plus MD® with Reflectit® for the planned metal panels on the project. The owner maintained the desired design and saved more than 50% by using Reflectit.

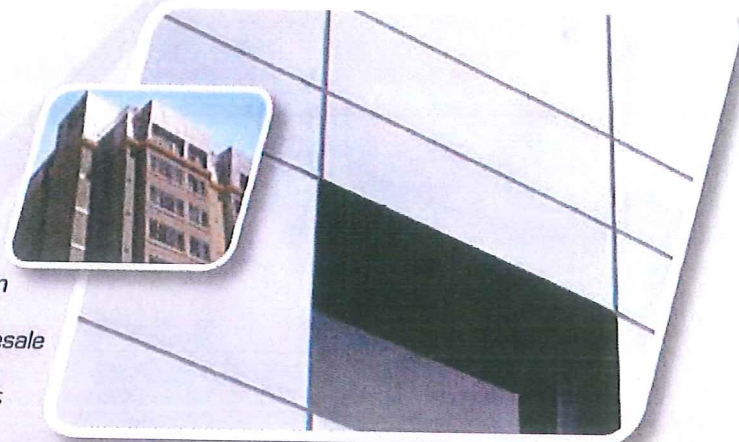


*More information on the Oak Ridge National Laboratory study and NIST can be located at www.DryvitsGreen.com.

HOUSING SOLUTION

**SILVERCREST APARTMENTS
SAN FRANCISCO, CALIFORNIA**

As part of a comprehensive renovation solution, the owners of the Silvercrest high-rise condominium complex turned to Dryvit Reflectit to add attractive panels to the building to increase curb appeal and resale value. The Reflectit application was a key feature of a Outsulation Plus MD system renovation of the cement block structure.



RETAIL SOLUTION

**RESTAURANT
PENSACOLA, FLORIDA**

The ability to match bright, intense corporate identification standards is another differentiating quality of the Reflectit solution.

HEALTHCARE SOLUTION

**UNIVERSITY OF NEW MEXICO
CHILDREN'S HOSPITAL
ALBUQUERQUE, NEW MEXICO**

A Dryvit Outsulation solution saved the owners more than 5% of the nearly \$120 million construction budget, highlighted by Reflectit panels that comprised the upper elevations of the structure that had originally been specified as metal panels.



Reasons why you should specify

Reflectit™

Visual Appeal – Reflectit creates a unique pearlescent appearance for building exteriors. It works beautifully as an accent to other materials or other Dryvit finishes.

Variety – Reflectit comes in 12 standard colors and special colors are also available.

Availability – With more than 120 Dryvit distributor locations in North America, Reflectit can be on your jobsite quickly.

Energy Efficiency – A Dryvit Outsulation system can significantly lower the heating and cooling costs over the life of the building, with a smaller CO₂ footprint.

Value – An Outsulation system is significantly lighter than other wall systems; construction and shipping costs are both substantially lower.

Cost Efficiency – Selecting Dryvit Outsulation systems and various finishes permits you to build faster and more efficiently with a single contractor. No need to coordinate numerous trades needed to install multiple cladding types.

*Design Versatility
with Reflectit*

Make Your Project Shine!

Dryvit Systems, Inc.
One Energy Way
P.O. Box. 1014
West Warwick, RI 02893
800-556-7752
401-822-4100
www.dryvit.com



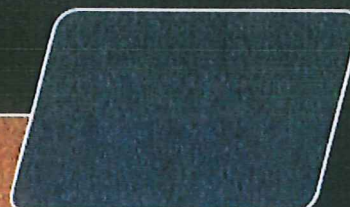
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STANDARD COLORS



259-Maize



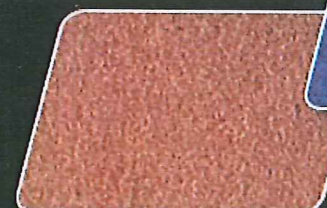
250-Teal Magnolia



261-Chili Pepper



260-Caribbean



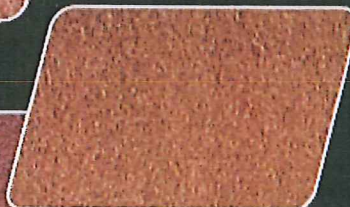
252-Hammered Copper



251-Starry Night



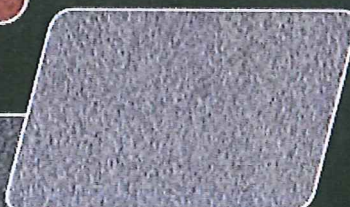
254-Sierra Rose



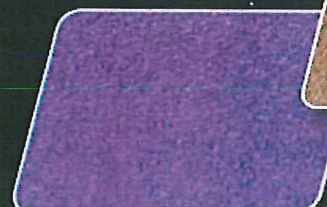
253-Cleopatra



256-Mediterranean



255-Tin Man



258-Barney



257-Champagne

Light Duty Restoration Cleaner

dense masonry & glass cleaner

DESCRIPTION AND USE

Sure Klean® Light Duty Restoration Cleaner removes tough atmospheric soiling and subsurface staining, while minimizing potential for damage to delicate masonry and adjacent substrates. Removes difficult calcium (concrete) stains, white scum and other staining from most window glass.

Sure Klean® Light Duty Restoration Cleaner combines exceptionally low acid concentrations with a revolutionary blend of non acidic cleaners, surface wetting agents and inhibitors. This produces a highly efficient, gelled cleaner which is easily controlled and much safer for the building, the applicator and the environment.

ADVANTAGES

- Highly efficient restoration cleaner for most dense masonry surfaces.
- Reduced potential for damage to adjacent or surrounding surfaces.
- Safer and less corrosive than conventional restoration cleaners based on hydrofluoric acid or ammonium bi-fluoride.
- Very low odor.

Light Duty Restoration Cleaner is recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	yes	75-100 sq.ft. 7-9 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
Concrete	Brick	yes	50-125 sq.ft. 5-12 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	75-150 sq.ft. 7-14 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	NA
	Unpolished	yes	75-150 sq.ft. 7-14 sq.m.
Granite	Polished*	yes	150-175 sq.ft. 14-16 sq.m.
	Unpolished	yes	100-150 sq.ft. 9-14 sq.m.
Sandstone	Unpolished	yes	75-125 sq.ft. 7-12 sq.m.
Slate	Unpolished	yes	100-175 sq.ft. 9-16 sq.m.

*May damage some glass, metal and polished masonry. See "Limitations."
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

- Restores clarity of most common flush window glass streaked and damaged by pollution and water rundown from adjacent building materials. Always test to ensure desired results.

Limitations

- Mildly acidic. Not for polished marble or polished travertine.
- May damage some nonmasonry surfaces.
- May have limited effect on highly porous surfaces. Contact PROSOCO Customer Care for product recommendation.
- Not intended for regular maintenance cleaning of glass.
- Not for use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings and films.

TYPICAL TECHNICAL DATA

FORM: Clear, gelled liquid

SPECIFIC GRAVITY: 1.12

pH*: 1.5-2.0

WT/GAL: 9.34 lbs.

ACTIVE CONTENT: NA

TOTAL SOLIDS: NA

FLASH POINT: NA

FREEZE POINT: 5°F (-15°C)

SHELF LIFE: 1 year in tightly sealed, unopened container

*The concentrated product's pH of 1.5 - 2.0 is comparable to that of common citrus fruits such as lemons and limes. The fluoride content is below that found in many prescription toothpastes.

Note To Specifiers – Regarding pH of Cleaning Effluent

When applied to building surfaces, a reaction between Sure Klean® Light Duty Restoration Cleaner, surface soiling and rinse waters generally raises the pH of cleaning effluent to a near neutral state. Effluent generated on job sites employing Light Duty Restoration Cleaner typically measures within the range of pH 5-10. This falls within the acceptable range for discharge to most waste water treatment facilities. Always test to ensure effluent meets local standards for discharge.

PREPARATION

Protect people, vehicles, property, plants, metal, all nonmasonry and acid-sensitive surfaces from contact with product, rinse residue, fumes and wind drift. Protect/divert auto and foot traffic. Clean when traffic is at a minimum.

Surface and Air Temperatures

Cleaning when temperatures are below freezing or will be overnight may harm masonry. Best air and surface temperatures for cleaning: 40°F (4°C) or above. If freezing conditions have existed, let the masonry thaw before cleaning.

Light Duty Restoration Cleaner



SL100 Water Repellent

"neat" silane water repellent for masonry & concrete

SL100 is a modified, "neat" silane system that offers invisible protection and low volatility. SL100 protects horizontal and vertical concrete and masonry surfaces against water and waterborne contaminants. The small molecular structure ensures maximum penetration and colorless protection of dense, color-sensitive surfaces. Ideal for GFRP, integrally colored precast concrete and many types of natural stone.

ADVANTAGES

- Excellent surface beading/stain resistance when compared with conventional “neat” silane systems.
- Long-lasting protection.
- Does not form a film or gloss.
- Treated surfaces “breathe” – does not trap moisture.
- Forms an effective chloride screen that reduces surface erosion and corrosion of rebar in reinforced concrete caused by water and water-carried salts.
- Leaves little or no residue on clean window glass. Always test.

Limitations

- Not suitable for asphalt or other nonmasonry materials.
- Not effective on limestone or marble. Always test natural stone to ensure desired results.
- Not recommended for below-grade applications or for use under hydrostatic pressure.
- Will not prevent water penetration through structural cracks, defects or open joints.
- Not available in South Coast Air Quality Management District, except in regulation-exempt small container sizes.

FORM: Clear to slight yellow liquid

SPECIFIC GRAVITY: 0.920

pH: NA

WT./GAL.: 7.65 lbs.

ACTIVE CONTENT: 98%

TOTAL SOLIDS: 62% ASTM D 5095

FLASH POINT: 94°F (34°C) ASTM D 3278

FREEZE POINT: ND

SHELF LIFE: 2 years in tightly sealed, unopened container

Sure Klean® Weather Seal SL100 Water Repellent has a maximum VOC Content of 350 g/L and is compliant with the following national, state and district AIM VOC regulations and building codes:

US Environmental Protection Agency
California Air Resources Board SCM Districts
CALGreen
Maricopa County, AZ
Northeast Ozone Transport Commission

Protect people, vehicles, property, plants and all nonmasonry surfaces from product, splash, residue, fumes, mists and wind drift. Divert and/or protect auto and pedestrian traffic.

Ensure fresh air entry and cross ventilation during application and drying. Extinguish all flames, pilot lights and other potential sources of ignition during use and until all vapors are gone. When applying to exteriors of occupied buildings, make sure all windows, exterior intakes and air conditioning vents are covered and air handling equipment is shut down during application and until all vapors have dissipated.

<i>Substrate</i>	<i>Type</i>	<i>Use?</i>	<i>Coverage</i>
Concrete*	Brick	yes	150-400 sq.ft. 14-37 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay*	Brick	yes	200-500 sq.ft. 19-46 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	NA
	Unpolished	no	NA
Granite	Polished	yes	1000-1500 sq.ft. 93-139 sq.m.
	Unpolished	yes	300-500 sq.ft. 28-46 sq.m.
Sandstone*	Unpolished	yes	200-400 sq.ft. 19-37 sq.m.
Slate	Unpolished	yes	300-600 sq.ft. 28-56 sq.m.

*May have limited effectiveness on highly porous or neutral pH surfaces.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

*May have limited effectiveness on highly porous or neutral pH surfaces.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.



102 East Main Street FACADE RENOVATION

CMS, Inc.

General Contracting &
Construction Management

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: **102 East Main Street (BAR 12-02-02)**

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 February 7, 2012.

Signed:

Lisa Barmore

ADDRESSES

See Attachments

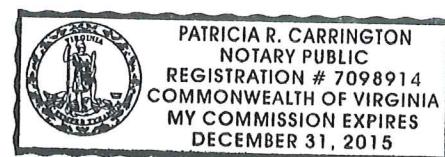
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 7th day of FEBRUARY 2012, by Lisa Barmore.

My Commission Expires: DECEMBER 31, 2015.

Notary Public



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



February 7, 2012

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 12-02-02
102 E Main Street
Tax Map 28 Parcel 21
CMS, Inc, Applicant/Wacco Property Investments, LLC, Owner
Snooky's façade renovations

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, February 21, 2012, starting at 5:30 pm in the Neighborhood Development Services Conference Room (NOT City Council Chambers), City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

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 black ink, appearing to read "Mary Joy Scala". The signature is fluid and cursive, with the first name "Mary" and last name "Scala" being the most prominent parts.

Mary Joy Scala, AICP
Preservation and Design Planner

120 EAST MAIN STREET LLC, ETAL
WILLIAM ACHENBACH
510 EAST MAIN STREET
CHARLOTTESVILLE VA
22902

HLW PROPERTIES LLC
105 W MAIN ST STE 200
CHARLOTTESVILLE VA
22902

OLD APRILS, LLC
P O BOX 4226
CHARLOTTESVILLE VA
22905

BRINDLEY, HAROLD, III, TRUSTEE
619 LOCUST AVENUE
CHARLOTTESVILLE VA
22902

HOFF MOTOR COMPANY INC
P O BOX 8052
CHARLOTTESVILLE VA
22906

ONE HUNDRED EAST MAIN LTD PART
ELAINE MCDANIEL
MSC BOX 5186
CHARLOTTESVILLE VA
22905

FIRST AND MAIN CHARLOTTESVILLE LLC
224 14TH STREET NW
CHARLOTTESVILLE VA
22903

JEFFERSON THEATER HOLDINGS, LLC
P O BOX 1467
CHARLOTTESVILLE VA
22902

102 E main St
(8)