

Has been logged in - BAR admin.

**From:** Scala, Mary Joy  
**Sent:** Wednesday, February 17, 2010 12:19 PM  
**To:** 'Stewart Brown'  
**Subject:** RE: Design Review of 210 W. Market St.

Thank you for for the excellent photos. I asked the BAR last night if they needed to see a demolition request for the gable part and they said no, since it was already fully encapsulated by the roofing material. Therefore, I feel comfortable approving administratively your roof replacement as described.

Let me know when your HVAC screening plans progress.

**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](mailto:scala@charlottesville.org)

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**From:** Stewart Brown [mailto:skb@bls-security.com]  
**Sent:** Tuesday, February 09, 2010 5:23 PM  
**To:** Scala, Mary Joy  
**Cc:** Dan Brown; Tanya Burnett  
**Subject:** Design Review of 210 W. Market St.

Mary Joy,

Thanks for the quick reply. I am attaching some photos to help in our communications. The building is an old building that was added to several times in the 40's and 50's. It started out as a small pitched roof structure, much like a small house, and was originally a very small gas station. Then it was added to on both the east and west sides and the pitched roof part was incorporated and basically covered up by the overall new structures and facade. The additions have flat/low slope roofs with the pitches sloping from Market St towards a gutter in the rear of the building. It has remained as it is now, with minor repainting, since 1970 when my father purchased it and Browns Lock moved into it.

Some answers to your questions:

1. The existing parapet walls will remain untouched, except that the existing parapet top metal coping will be replaced with a new metal coping for the new roof.
2. The existing roof is an EPDM single ply membrane, more or less like a layer of inner tube rubber on top of the roof. It has basically rotted out and leaks everywhere. The roof is sectionally complicated because of the different additions but basically slopes from Market St back to a gutter on the rear of the building. Most of the roof is not visible from the street, except for a small portion of the original pitched roof, which peeks up above the parapet wall and is visible from the front. We would like to remove that small pitched part and simplify the roof structure

to be more of a continuously flat/low slope surface, sloping back away from Market St to a new gutter in the rear to replace the rotted out existing gutter. Beneath the existing EPDM membrane is a layer of rotten and wet insulation material. We want to tear all the roofing off and install the new roof system. The roof system we want to use has the following components:

1. Two layers of 2.5" Firestone ISO 95+ rigid insulation board with an R value of 30.
  2. One layer of 1/4" Firestone ISOGARD HD cover board to protect the insulation.
  3. One layer of Firestone SBS Poly Torch Base.
  4. One final cap layer of Firestone SBS Torch, with a white granulated surface finish.
3. We don't know much about the HVAC/mechanical systems now, we are just getting into the design of them. It is good to know that they must be screened and certainly we will address that issue when we get to it.

Thanks for your help, we will look forward to further communication.

Regards,  
Stewart

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**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Monday, February 01, 2010 4:39 PM  
**To:** Stewart Brown  
**Subject:** RE: Design Review of 210 W. Market St.

Thank you for your email. Most roof replacements can receive administrative approval.

My questions for you are, what is the roof material now, and what will you be replacing it with (on both the flat and non-flat parts) ?

Will you be changing the parapet or any other visible part of the exterior wall?

Mechanical units must be screened on every building (not only in historic areas). Will the new units be larger than the previous ones, and if visible, how will they be screened?

**Mary Joy Scala, AICP**  
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**From:** Stewart Brown [mailto:skb@bls-security.com]  
**Sent:** Monday, February 01, 2010 4:33 PM

**To:** Scala, Mary Joy  
**Cc:** Dan Brown; Tanya Burnett  
**Subject:** Design Review of 210 W. Market St.

Mary Joy Scala, AICP  
Preservation and Design Planner  
Historic preservation and Design Planning  
Neighborhood Development Services  
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434-970-3130  
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Ms. Scala,

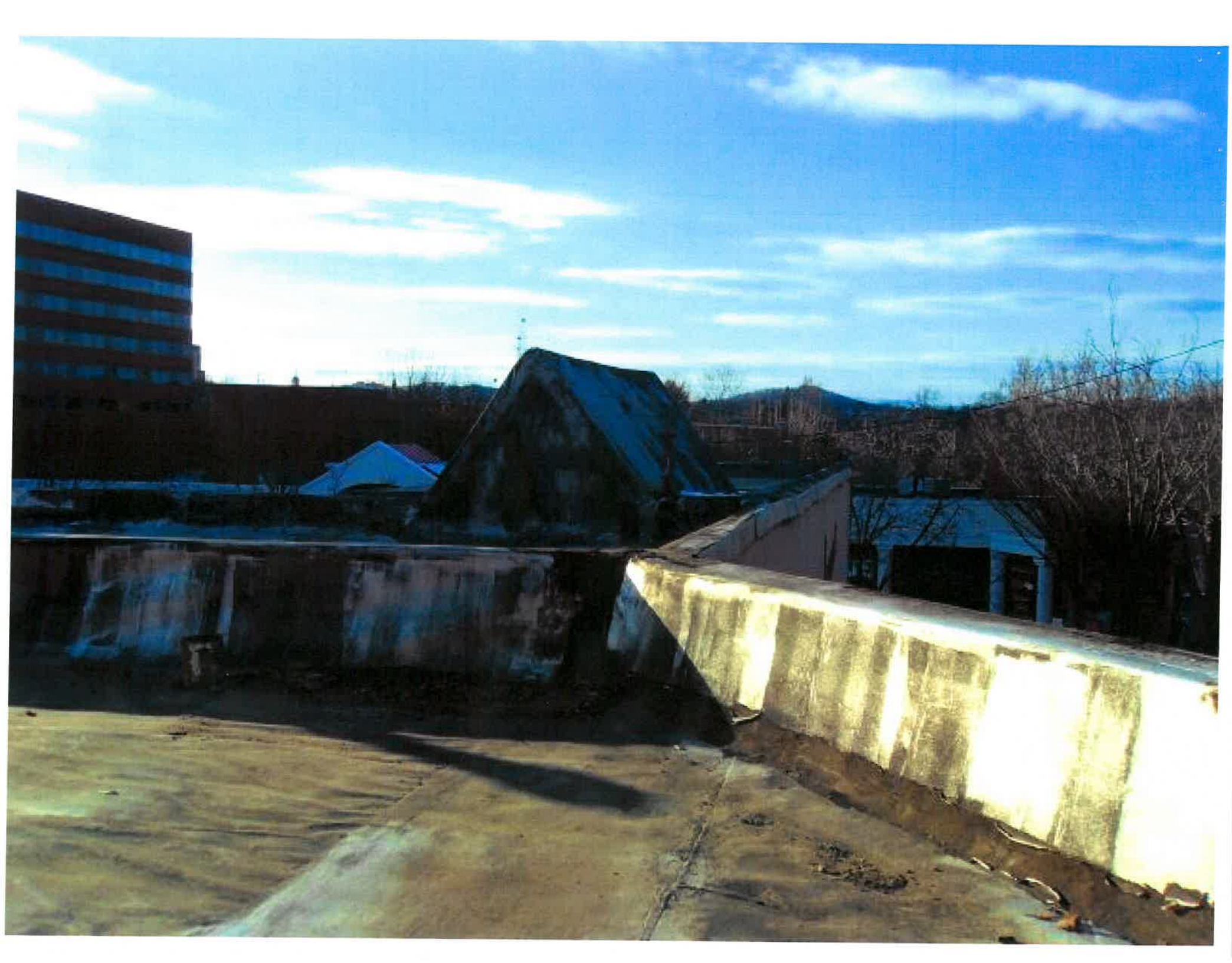
We recently received the attached letter from you, thanks. It came at a great time for us, as we are planning on first replacing our roof system and later replacing our mechanical system at 210 W. Market St. We are working on the design of both currently, and would like to get this all done by the end of the summer.

As we have not been through any design approval process heretofore, we definitely need help in determining how we must proceed in pushing our projects thru the city systems. It may be that our projects do not require review, as our roof is mostly flat. But the wording of your letter leads me to believe that we should at least inquire.

Please call us at 434-295-2171 at your convenience to discuss our situation and give us some guidance.

Thanks!

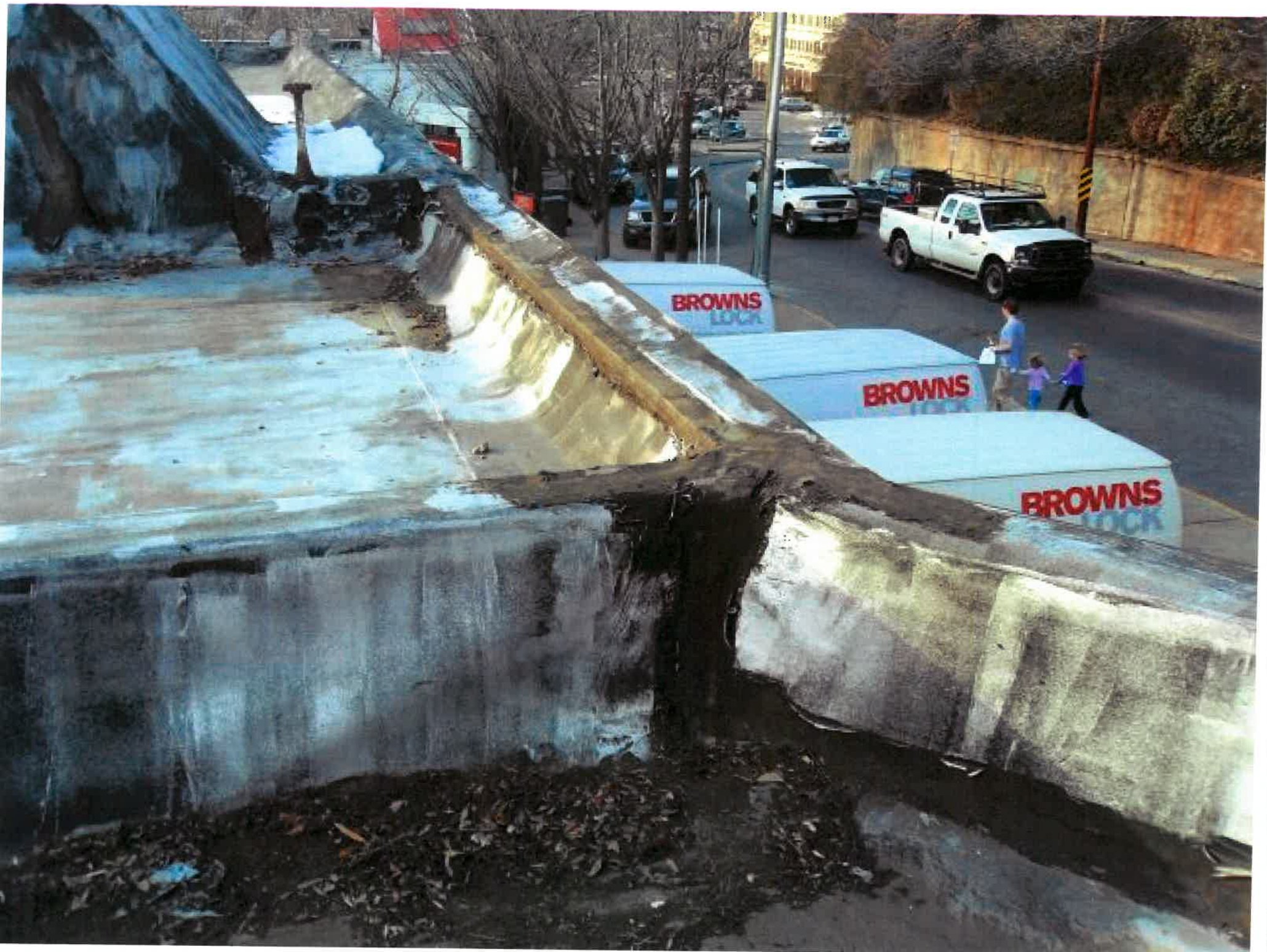
Stewart Brown  
Browns Lock & Safe, LLC  
210 W. Market St  
Charlottesville, VA 22902  
434-295-2171



















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