

From: "Scala, Mary Joy" <scala@charlottesville.org>
Date: Thursday, March 10, 2016 at 5:19 PM
To: Jonathan Sarver <jono@tbmcom.com>
Subject: RE: 1605 Gordon Avenue Painting

You may proceed – test the color to see if you like it; the gray you chose is a little dark and on the cool side – you may want a lighter, more neutral gray to complement the unpainted concrete color.

Mary Joy Scala, AICP
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From: Scala, Mary Joy
Sent: Monday, March 07, 2016 2:15 PM
To: BAR
Subject: FW: 1605 Gordon Avenue Painting

Here is additional information. Let me know how you would like to proceed.

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From: Jono Sarver [<mailto:jono@tbmcom.com>]
Sent: Monday, March 07, 2016 2:07 PM
To: Scala, Mary Joy
Subject: Re: 1605 Gordon Avenue Painting

Sure, I will try to elucidate. Over the last five years we have experienced increasing levels of moisture intrusion through the exposed CMU. The block on the interiors is painted, but uncovered. Most of the time the interior walls are damp to the touch, during heavy rains there are perceptible trickles of water coming through the block. The associated humidity issues are causing significant problems for our residents. We have installed ducted dehumidifiers capable of pulling 95 pints of water from the air per day rated for spaces several times the size of the apartments. Running at full capacity these units have improved the air quality substantially, but the walls are still damp and the intrusion issue is still present.

We have engaged the services of building envelope engineers, mold and mildew specialists, and waterproofing specialists. The consensus has been that preventing moisture intrusion through the use of an elastomeric coating would be more effective than attempting to control the moisture once it's inside the building. Siding the building with cementitious lap or board and batten was considered, but

the substantially higher cost and significant modification to the building appearance eliminated it as a first choice.

A clear water retardant coating was applied to the exterior of the building in order to prevent moisture intrusion and cut down on the efflorescence discoloring the block about five years ago and is now failing. This approach did have an effect, but it was minimal at best. The clear water retardant products don't have the viscosity to fill the recesses and surface modulation in the CMU.

Please let me know if you or the BAR requires more information.

Jono Sarver



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From: "Scala, Mary Joy" <scala@charlottesville.org>

Date: Monday, March 7, 2016 at 1:07 PM

To: Jonathan Sarver <jono@tbmcom.com>

Subject: RE: 1605 Gordon Avenue Painting

The BAR wants to know more about what's causing the problem. Can you (or the original architect perhaps) help them to understand? Have you considered other solutions?

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From: Jono Sarver [<mailto:jono@tbmcom.com>]

Sent: Monday, March 07, 2016 11:25 AM

To: Scala, Mary Joy

Subject: Re: 1605 Gordon Avenue Painting

Copy.

The paint finishes as a matte, similar to flat paint. According to my discussions with the paint specialist and the literature, the dry film thickness is only about 12-17 mils - unless I'm missing something?

The heavily textured bottom courses of tan CMU will also be unpainted. The moisture intrusion is only a problem with blown rain on the higher floors of the building so we can leave these lower courses untreated.

Thanks,

Jono Sarver



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From: Jono Sarver [<mailto:jono@tbmcom.com>]

Sent: Monday, March 07, 2016 10:28 AM

To: Scala, Mary Joy

Subject: Re: 1605 Gordon Avenue Painting

Mary Joy,

Thank you for your prompt response, it's taken a while for us to all agree upon a color choice here at our shop – too many cooks in the kitchen!

Our first choice on color would be a Sherwin Williams Software Gray: <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7074/#/7074/?s=coordinatingColors&p=PS4> Our plan is to apply the coating only to the red CMU. The exposed structural steel beams, concrete lintels and knee walls, and parged concrete accent areas will remain uncoated. Please find attached a few recent pictures of the building in question.

Below are links to the sell sheet and spec sheet for the coating.

Loxon XP Masonry Coating - PDS - Product Data Sheet A24W01451

<https://swvitl.com/files/view/http%3A%2F%2Fwww.sherwin-williams.com%2Fdocument%2FPDS%2Fen%2F035777101124%2F?filename=Loxon%20XP%20Masonry%20Coating%20A24W01451.pdf>

Loxon XP Masonry Coating - Sell Sheet

https://swvitl.com/files/view/http%3A%2F%2Fwww.sherwin-williams.com%2Fwcm%2Fidc%2Fidcplg%3FidcService%3DGET_FILE&RevisionSelectionMethod%3DLatestReleased&allowInterrupt%3D1&dDocName%3DPDF-LOXONXPZEROVOC?filename=Loxon%20XP%20Masonry%20Coating%20Sell%20Sheet.pdf

Thank you for your assistance with this project. Please let me know if you need anything else from me.

Peace,

Jono Sarver



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From: Jono Sarver [<mailto:jono@tbmcom.com>]
Sent: Wednesday, February 10, 2016 12:43 PM
To: Scala, Mary Joy
Subject: 1605 Gordon Avenue Painting

Mary Joy,

Reid Murphy and Robby Noll recommended that I drop you a line regarding some work we are hoping to do at our property at 1605 Gordon Avenue (built in the Spring of 2004). The current building has exposed light-red CMU as the primary façade. We have been dealing with significant moisture intrusion through the block into the interior of the building. We have attempted to control the moisture and humidity issues with various measures inside, but I fear that we are now at the stage where action needs to be taken on the outside of the building.

We are hoping to apply an elastomeric coating, similar to a thick paint, to the CMU. I believe this coating would actually improve the appearance of the building and cover the significant efflorescence we have unsuccessfully tried to remove in the past. I am aware that the property is in an ADC District and want to make sure we're coloring within the lines on any work we take on. What do you need from us in order to secure approval for the work? The language regarding submittal of a Certificate of Appropriateness leaves room for interpretation on whether a paint job necessitated the submittal of a Certificate for review.

Thanks,

Jono Sarver



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