

From: Scala, Mary Joy
Sent: Thursday, August 27, 2015 9:42 AM
To: bwardell@brw-architects.com
Cc: jscheng88@gmail.com
Subject: BAR Action - August 18, 2015 - 225 E Main Street

August 27, 2015

Bruce Wardell, BRW Architects
112 4th St NE
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-08-07

225 East Main Street

Tax Parcel 330233000

Jim Cheng, Owner/Bruce Wardell, BRW Architects, Applicant

Remove paint coating from Main Street and 3rd Street façade to restore and preserve the structural integrity of the existing brick veneer.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 18, 2015. The following action was taken:

The BAR approved (7-0-1) the application as submitted (with Keesecker recused).

This certificate of appropriateness shall expire in 18 months (February 18, 2017), 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 the project. 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 the project, 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
August 18, 2015**



Certificate of Appropriateness Application

BAR 15-08-07

225 East Main Street

Tax Parcel 330233000

Jim Cheng, Owner/ Bruce Wardell, BRW Architects, Applicant

Remove paint coating from Main Street and 3rd Street façade to restore and preserve structural integrity of the existing brick veneer

Background

This property (225 East Main Street) is a contributing structure in the Downtown ADC District.

The National Register nomination describes the building as: brick (7-course American bond); 2 stories; flat roof; 3 bays. Commercial Vernacular. Late 19th Century. East bay entrance; recessed under 2nd story; framed plate glass windows on 1st floor; present façade ca. 1960.

The façade has gone through changes of the years. In 1960, it was covered with a dark brown metal board-&-batten siding and had a recessed second story balcony. It was then changed again in 1991 to form its current storefront. Also in 1991, a new shop with an entrance was created on Third Street, most likely the current entrance to Cappellino's.

In 2006, the owners got administrative approval for a roof replacement.

October 19, 2010 - The BAR approved (4-1, Adams opposed) the application with the modification that the replacement window either exactly match the divisions of the existing window, or if they do not match, the applicant resubmit a drawing of the revised elevation for administrative review.

June 21, 2011 - (103 3rd Street N) - Denied (6-0) request to replace the terra cotta parapet coping with a metal cap. Instead, the parapet coping must be replaced with a terra cotta coping of similar design to what was removed.

June 19, 2012- The BAR made preliminary comments. The full discussion is available online under City Council Archived Video. http://charlottesville.granicus.com/ViewPublisher.php?view_id=2
Some comments: Full-width balcony on front is inappropriate; any balcony should be set behind the façade, and not extend any further over the mall. The railing on 3rd Street should be set back behind the parapet. It would be appropriate to delete the parapet in the rear (Keep the first two parapets toward the front). Small balconies on 3rd Street may be appropriate. Addition material could be metal, Hardie, stucco, or painted brick. Bring back elevation and perspective views of this building with adjacent properties.

Application

The applicant is requesting to remove the existing paint coating from the West Main Street and 3rd Street NE façades to restore and preserve structural integrity of the existing brick veneer. Testing indicated that the paint is acting as a vapor barrier trapping moisture, causing significant

deterioration of the bricks. The proposed paint removal system is chemically based, with two applications required over a period of two weeks.

After paint removal is completed, the exterior condition will be evaluated. Re-pointing is expected to be necessary; it is not known if the brick will be re-painted. A subsequent COA application will be submitted for the renovation and redevelopment of the entire building.

Discussion

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;

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 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.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

(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 Guidelines for Rehabilitation

H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.

2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.

3) When repointing masonry, duplicate mortar strength, composition, color, and texture.

a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.

b. Do not repoint with a synthetic caulking compound.

4) Repoint to match original joints and retain the original joint width.

5) Do not paint unpainted masonry.

Maintenance Tips

Use knowledgeable contractors and check their references and methods.

Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.

- Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.*
- Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.*
- Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.*
- Repair leaking roofs, gutters, and downspouts; secure loose flashing.*
- Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.*
- Caulk the joints between masonry and window frame to prevent water penetration.*
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling.*
- Clean unpainted masonry with the gentlest means possible.*

The best method is low-pressure water wash with detergents and natural bristly brushes.

- Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.*

- *Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.*
- *Avoid freezing conditions when using water or water-based chemicals.*
- *Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.*
- *Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.*
- *Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.*
- *Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.*
- *Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.*
- *Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.*
- *Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.*
- *If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.*
- *Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.*

Discussion and Recommendations

The layer of exterior paint is trapping moisture in the bricks and if left untreated over time could create extensive structural damage to the exterior of the building. The removal of the paint allows the wall system to breathe and begin to dry out the moisture that was trapped within. A subsequent application to assess and repair the existing damage will be filled. FYI, staff has included a NPS Preservation brief regarding *Controlling Unwanted Moisture in Historic Buildings*.

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 changes satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.



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

RECEIVED

JUL 28 2015

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

NEIGHBORHOOD DEVELOPMENT SERVICES

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 3:30 p.m.

Owner Name Jim Cheng Applicant Name Bruce Wardell, BW Architects
 Project Name/Description Paint Removal Parcel Number 330233000
 Property Address 225 East Main St, Charlottesville, VA 22902

Applicant Information

Address: 112 4th St NE
Charlottesville VA 22902
Email: bwardell@brw-architects.com
Phone: (W) 971-7160 (H) -
FAX: -

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] 7.28.15
Signature Date

Bruce Wardell 7.28.15
Print Name Date

Property Owner Information (if not applicant)

Address: 8912 Old Dominion Dr
McLean, VA 22102
Email: jscheng88@gmail.com
Phone: (W) _____ (H) (703)868-7386
FAX: _____

Property Owner Permission (if not applicant)

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

[Signature] July 28, 2015
Signature Date
Jim Cheng July 28, 2015
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? TBD

Description of Proposed Work (attach separate narrative if necessary):
See attachment.

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

Description, Submittals (1) and (2). Submittals (3) - (6) n/a.

For Office Use Only Received by: <u>[Signature]</u> Fee paid: <u>\$125.00</u> Cash/Ck. # <u>9142</u> Date Received: <u>7/28/2015</u> <u>P15-0109</u>	Approved/Disapproved by: _____ Date: _____ Conditions of approval: _____ _____ _____
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28 July 2015

Board of Architectural Review
Certificate of Appropriateness
Attachment, total of 4 Pages

Owner: Jim Cheng
Applicant: Bruce Wardell, BRW Architects
Project: Paint Removal
Parcel: 330233000
Address: 225 East Main Street, Charlottesville, VA 22902

Description of Proposed Work:

To restore and preserve structural integrity of the existing brick veneer, we propose removing the paint coating from the exterior of both the Main Street Façade and the Third Street Façade.

Submittal Requirements:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property:

An evaluation of the current condition of the exterior envelope of 225 East Main Street has identified requirements for remediation in a number of areas. Our research has identified the removal of the existing elastomeric paint coating as a necessary first step. Testing was performed on the building which indicated unacceptably high levels of moisture in the masonry both below grade in the crawl space as well as through the entire height of the brick wall. When surface water was introduced at the mall level the humidity within the wall at a location 15 feet above grade changed from 56% humidity to 99% humidity within minutes. Testing was also done on the paint material currently on the building. The results of those tests indicate the existing paint was acting as a vapor barrier trapping the moisture within the building envelope. Significant deterioration is evident in both the bricks themselves and more dramatically in the mortar which has been discovered to be constantly wet and soft. Removing the paint will allow the wall system to breathe and begin to dry out the trapped moisture within.

The paint removal system to be employed will be a chemically based removal system, designed to match the current coating. It will not involve any abrasive brushing, power washing, or other mechanical means for removal. A self-contained reservoir will be placed around the perimeter of the building prior to application of any chemical to the exterior painted surface. The run-off will be collected in the reservoir and pumped into a holding tank which will be removed by an environmentally certified

bruce wardell, aia
principal
kurt keesecker, aia
senior associate

contractor. No run-off will be permitted to leave the reservoir. The consultant believes that two applications be needed over a period of two weeks to complete the work. This application is for the removal of the exterior paint only. It has not been determined at this point whether or not the brick will be re-painted. It certainly will need re-pointing, however that work will be part of the construction related to the renovation and rehabilitation of the overall building. At the completion of the paint removal the exterior condition of the building will be evaluated and the strategy for renovation will be part of a subsequent Application.

A subsequent application for a Certificate of Appropriateness will be filed which will relate to the renovation and redevelopment of the entire building. This may be combined with an application to the Virginia Department of Historic Resources for Federal and State Historic Tax Credits.

bruce wardell, aia
kurt keesecker, associate

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charlottesville virginia 22902
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[f] 434.971.7166
www.brucewardell.com

(2) Photographs of the subject property and photographs of the buildings on contiguous properties:



Façade – East Main St.



Façade – Third Street NE



Location at corner of East Main Street and Third Street NE

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kurt keesecker, associate

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Location at corner of East Main Street and Third Street NE



Buildings on Contiguous properties – East Main Street

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Buildings on Contiguous properties – Third Street NE



Photo of paint peeling and red brick beneath coating.

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