

From: Scala, Mary Joy
Sent: Wednesday, October 25, 2017 4:24 PM
To: 'Robert Nichols'
Cc: 'david@birchstudio.com'
Subject: BAR Action - 619 E high Street - October 17, 2017

October 25, 2017

Court Square Condominium Association
ATTN: David Robinson
PO Box 2172
Charlottesville, VA
22902

RE: Certificate of Appropriateness Application
BAR 17-10-03
619 East High Street
Tax Parcel 530112000
Court Square Condominium Association, Owner/ Robert Nichols, Applicant
Enlarge previously diminished masonry openings

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 17, 2017. The following action was taken:

Graves moved: 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 North Downtown ADC district, and that the BAR approves the application as submitted. Schwarz seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (April 17, 2019), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

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
October 17, 2017**



Certificate of Appropriateness Application

BAR 17-10-03

619 East High Street

Tax Parcel 530112000

Court Square Condominium Association, Owner/ Robert Nichols, Applicant

Enlarge previously diminished masonry openings

Background

This is a contributing property in the North Downtown ADC District. The Peyton Apartments building was constructed in 1938, adding the façade and apartments, and incorporating part of a Baptist Church that was begun in 1901, and later burned in 1936. Evidence of the church is visible on the sides. (Historic survey attached)

January 16, 2007 - The BAR voted (9-0) to approve the replacement of both Norway Maple trees with an upright species to be approved by staff, minimum 2" caliper.

Application

The applicant is requesting to restore three previously diminished masonry openings to their original size and condition, including two door openings and one window opening, all on the east side of the building.

The application says that the openings currently are either filled in completely or reduced in width with in-fill brick installed flush with the face of the exterior wall. Structural inspection on the interior of the building indicated the in-fill brick is non-structural, and can be removed with additional work on the structural head of the opening.

At the existing openings the applicant wants to

- Remove in-fill brick panels to recreate dimensions of original openings
- Repair brick masonry jambs with properly "toothed" returns two wythe's deep
- Provide brick and mortar materials to match existing panels identified by architect elsewhere on the building
- Provide aluminum clad wood doors/windows by Marvin as indicated
- Provide exterior painted wood trim to match existing

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 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;*
- (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.*

Pertinent Guidelines for Rehabilitation include:

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*

11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14. False muntins and internal removable grilles do not present an historic appearance and should not be used.
15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence. The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
2. Repair damaged elements, matching the detail of the existing original fabric.
3. Do not strip entrances and porches of historic material and details.
4. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
5. Avoid adding decorative elements.
6. In general, avoid adding a new entrance to the primary facade or facades visible from the street.
7. Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
1. The original size and shape of door openings should be maintained.
2. Original door openings should not be filled in.
3. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
4. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
5. Retain transom windows and sidelights.
6. When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

Discussion and Recommendations

The applicant is restoring the previously in-filled opening back to their original size.

The window opening on the east façade (labeled C) is in fact the same width as the opening on the opposite elevation, but the applicant chose to go with three windows on the street façade, as opposed to four, as it allowed for the center window to match the window above in width and alignment. The applicant notes that the windows on the west facade (which are four wide) give the impression of being replaced circa 1940's.

The applicant is using appropriate materials to match the existing opening on the building. In staff's opinion these rehabilitation changes are appropriate and in accordance with the ADC guidelines and help significantly with the structures aesthetic appeal.

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 North Downtown ADC district, and that the BAR approves the application as submitted.

LANDMARK



SURVEY

IDENTIFICATION		BASE DATA	
Street Address:	619 East High Street	Historic Name:	Peyton Apartments
Map and Parcel:	53-112	Date/Period:	1901, 1938
Census Track & Block:	3-419	Style:	No identifiable Style
Present Owner:	United Virginia Bank	Height to Cornice:	
Address:		Height in Stories:	2
Present Use:	Apartments	Present Zoning:	B-1
Original Owner:	High Street Baptist Church	Land Area (sq.ft.):	50 x 148
Original Use:	Burned church converted into apartments	Assessed Value (land + imp.):	8990 + 7050 = 16,040

ARCHITECTURAL DESCRIPTION

Facade: completed in 1938, five bay, two story structure, built of brick laid in common bond. Center pavilion has small bull's eye window and ill-proportioned one story porch. Sides: evidence of the Baptist Church begun c. 1901. Windows have broad segmental arches, a double string course, and small buttresses.

HISTORICAL DESCRIPTION

The lot was bought by J. W. Anderson in 1898 for \$1500 (DB 9, P 230). The High Street Baptist Church bought the lot for \$1550 in 1901 (DB 11, P 279) and began construction. This church burned by 1936. The church then sold the property in 1936 to F. B. Peyton who added the facade and apartments by 1938.

GRAPHICS

CONDITIONS	SOURCES
Average	Mrs. Velora Thomson City Records

Scala, Mary Joy

From: Cheri Lewis <clewis@lewislawofficesplc.com>
Sent: Monday, October 09, 2017 4:30 PM
To: Scala, Mary Joy
Cc: Robert Nichols; Cecilia H. Nichols
Subject: BAR Certificate of Appropriateness - 619 East High Street, Unit A

Mary Joy –

As the owner of the property directly above that which is the subject of the Certificate of Appropriateness, I am writing to encourage the BAR to approve the application for 619 East High Street, Unit A submitted by applicants Robert and Cecilia Nichols. I am the manager of Octagon Ventures, LLC, owner of Unit No. 1.

Their plan to restore previously diminished apertures on the east side of 619 East High Street has been supported by the Board of Directors of our Unit Owners Association and I support it for the same reasons. These are not new openings, but a restoration of windows and a door to their previous locations, width or dimensions. Because of the quality of Robert and Cecilia's work, which is well known in the City, I'm sure the project involving modifying common elements of our old building will be completed successfully and with the most thoughtful materials.

In full disclosure, I have represented the Nichols in legal matters, but not with regard to this application to the BAR. My endorsement is that of an adjoining unit owner in a commercial building who is concerned with preserving our building as well as the value of my investment.

Thank you –

Cheri Lewis

CHERI A. LEWIS, ESQ.

LEWIS
LAW OFFICES

LEWIS LAW OFFICES, PLC
619 EAST HIGH STREET, NO. 1
CHARLOTTESVILLE, VA 22902
434.244.0200 (OFC)
434.962.0726 (MOBILE)
434.295.3794 (FAX)
WWW.LEWISLAWOFFICESPLC.COM

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**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 Email scala@charlottesville.org

RECEIVED

SEP 26 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 3 Court Square Condominium Assoc. Applicant Name Robert Nichols
Project Name/Description 619 E. High St. / Masonry Openings Parcel Number 530612000
Project Property Address 619 E. High St.

Applicant Information

Address: 620 Furnish St
Charlottesville, VA 22902
Email: robert@firmworkusa.com
Phone: (W) 434 296 2223 (C) _____

Property Owner Information (if not applicant)

Address: PO Box 2172
Email: daVID@birchstudio.com
Phone: (W) 434-882-4944 (C) 434-882-4944

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

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 9/25/17
Signature Date
Robert Nichols 9/25/17
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature]
Signature Date
David Robinson
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Enlarge previously diminished masonry openings.

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

For Office Use Only
Received by: O. Eubank
Fee paid: 125.00 Cash/ck. # 101
Date Received: 9/26/17
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

B.A.R. NOTES

THE APPLICANT PROPOSES TO RESTORE PREVIOUSLY DIMINISHED MASONRY OPENINGS TO THEIR ORIGINAL SIZE AND CONDITION. THE OPENINGS CURRENTLY ARE EITHER FILLED IN COMPLETELY OR REDUCED IN WIDTH WITH IN-FILL BRICK INSTALLED FLUSH WITH THE FACE OF THE EXTERIOR WALL. STRUCTURAL INSPECTION ON THE INTERIOR OF THE BUILDING INDICATES THE IN-FILL BRICK IS NON-STRUCTURAL, AND CAN BE REMOVED WITH ADDITIONAL WORK ON THE STRUCTURAL HEAD OF THE OPENING.

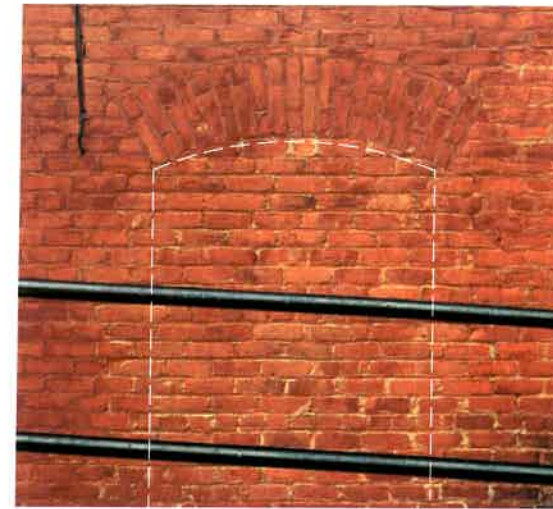
EXTERIOR ELEVATION NOTES

- 01- AT EXISTING STRUCTURAL OPENINGS, REMOVE IN-FILL BRICK PANELS TO RECREATE DIMENSIONS OF ORIGINAL OPENINGS.
- 02- REPAIR BRICK MASONRY JAMBS WITH PROPERLY "TOOTHED" RETURNS 2 WYTHE'S DEEP.
- 03- PROVIDE BRICK AND MORTAR MATERIALS TO MATCH EXISTING PANELS IDENTIFIED BY ARCHITECT ELSEWHERE ON THE BUILDING.
- 04- PROVIDE ALUM.-CLAD WOOD DOORS/WINDOWS BY MARVIN AS INDICATED
- 05- PROVIDE EXTERIOR PAINTED WOOD TRIM TO MATCH EXISTING



EXISTING OPENING

A



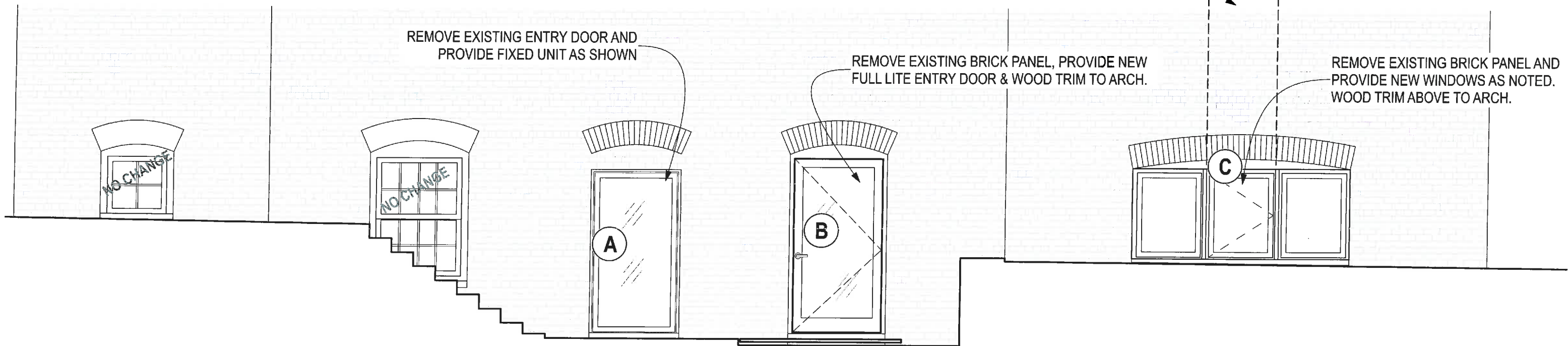
EXISTING OPENING

B



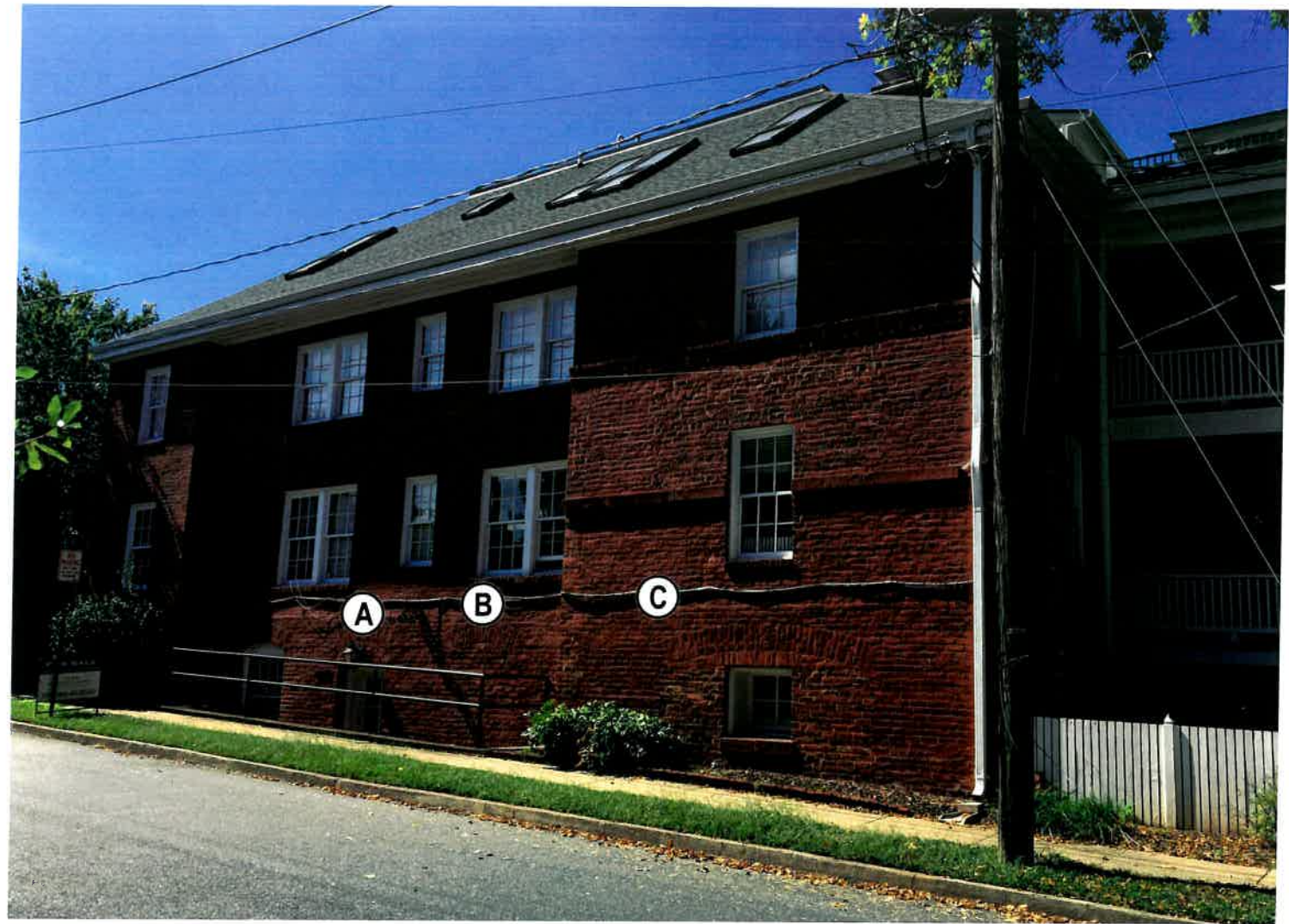
EXISTING OPENING

C





OPPOSITE SIDE MATE TO OPENING "C"



SUBJECT ELEVATION



615 E. HIGH ST, SOUTH FACADE



619 E. HIGH ST, SOUTH FACADE
(SUBJECT PROPERTY)

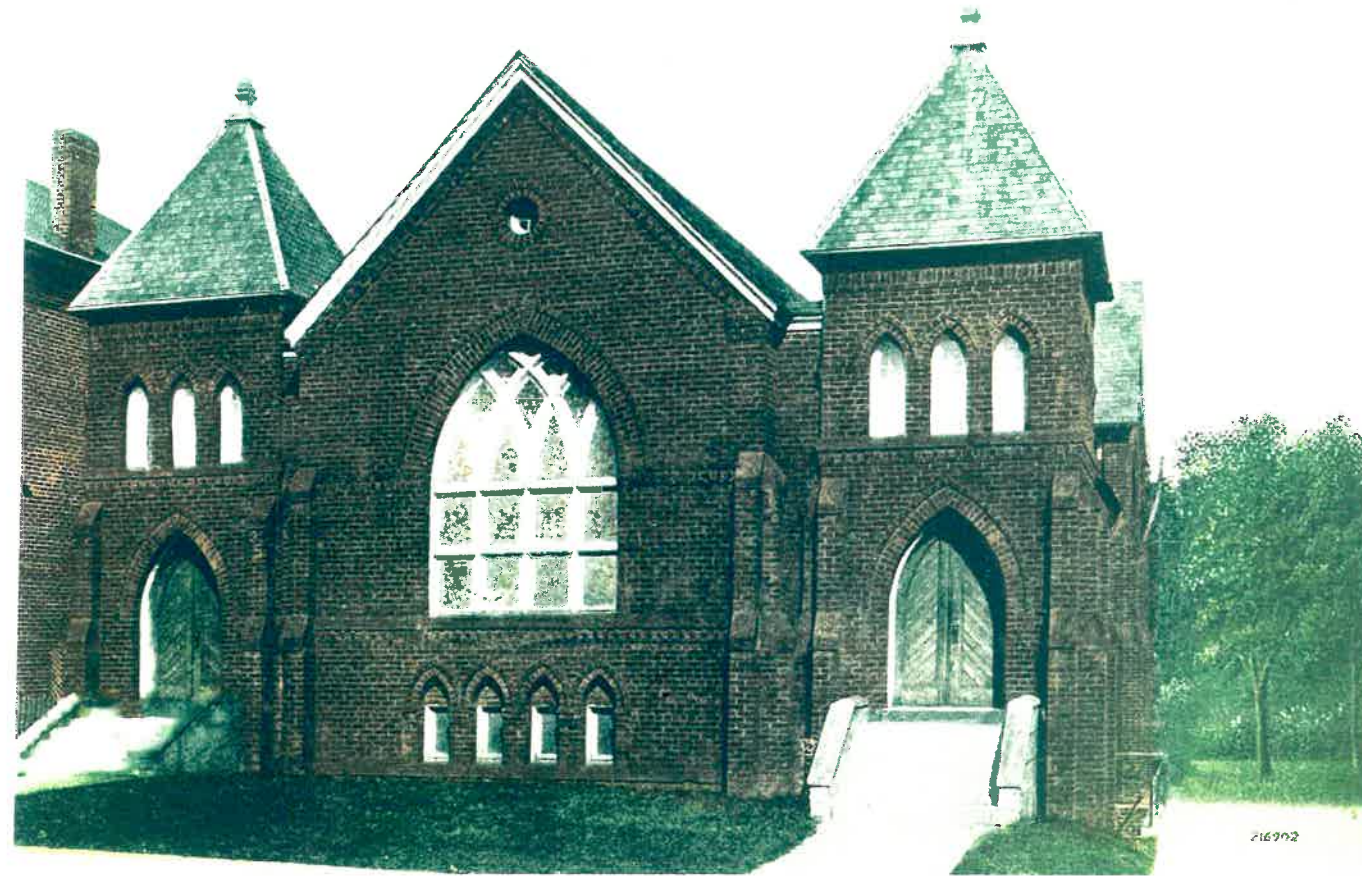


413 7TH ST NE, WEST FACADE

NEIGHBORING PROPERTIES
619 EAST HIGH ST



619 EAST HIGH ST, NORTH FACADE



HISTORIC PHOTOGRAPH
DATE UNKOWN

EXISTING CONDITIONS
619 EAST HIGH ST