



Jefferson Court Apartments

205 Jefferson Avenue

Danville, Virginia 24541



Historic Structure and Exterior Building Assessment

For:

**City of Danville
Department of Community Development
427 Patton Street
Danville, VA 24543**

Prepared by:

**Richard Morris Architecture, LLC
10 Ninth Street
Lynchburg, Virginia 24504
(434) 209-0618
www.rma-designs.com**



Table of Contents:

Page 3-5	Historic Structure Report- Introduction, History of Property
Page 6-10	Historic Structure Report- Architectural Description and Assessment
Page 11	Buildings' Current Condition
Page 11	General Notes on Windows and Doors
Page 13-15	Appendix Window & Door schedule "Left Side" Elevation
Page 16-18	Appendix Window & Door schedule "Front" Elevation
Page 19-20	Appendix Window & Door schedule "Left Courtyard" Elevation
Page 21-23	Appendix Window & Door schedule "Right Courtyard" Elevation
Page 24-28	Appendix Window & Door schedule "Right Side" Elevation
Page 29-33	Appendix Window & Door schedule "Rear" Elevation
Page 34	General Notes on Roofs and Chimneys
Page 35-39	Appendix Roof schedule
Page 40-41	General Notes on Exterior Walls and Foundation
Page 42-43	General Notes on Decorative Features, Overhangs and Porches
Page 44	Conclusion



**205 Jefferson Avenue
Danville, Virginia**

Historic Structure Report

Introduction

The purpose of this report is to analyze the structure for preservation and rehabilitation providing an exterior and structural analysis for repairs/restoration.

Preservation objectives are:

- To restore the historic features through means of repair to original material and/or replacement of parts with “in kind” materials to replicate the existing.
- Repair and rebuild the structural integrity of the buildings envelop including roofs, porches, balconies, foundations, floor systems, walls, etc., to meet current building code requirements.

History of the property

The three-story apartment building was built in the 1930s on the parcel once occupied by the Green estate. It closely resembles the Mediterranean Revival style, which was a design craze in the 1920s and 30s made popular by such architects as Addison Mizner. Key features of this style were the use of stucco, massive front façades employing balconies, arches, and tile roofs. Ornamentation could be simple or dramatic. The building’s current configuration is a 25-unit apartment complex and is located within the Old West End Historic District. Jefferson Court Apartments, as it was once known, is unique because of its horseshoe shape that was most likely built in three phases with the right side being the first. The rough stucco finish and green metal tiles on the wide overhung mansard roofs (figures 2 & 3) mimic what would have been found in tropical climes. The arched openings on the expansive balconies dominate the front façade. Instead of picketed rails, the designer employed a solid stucco half wall as the railings. 6 over 6 double hung windows (figure 4) as well as some casing windows are used throughout. French doors with and without sidelights provide entry into the buildings. Located on the corner of Jefferson Avenue and Patton Street, this complex is quite prominent and eases the transition from the mansions and churches on Millionaire’s Row to the single-family dwellings found further down the avenue. This is one of three apartment buildings in Danville that was either designed or built by the same person that has a similar appearance. One being across Main Street on Jefferson Avenue extension and the other being The Caswell apartments on the corner of Main and Broad Streets. At the corner of Chestnut Street and Main was another apartment building that was U-shaped and was of similar construction. This also could have been done by the same builder/designer as Jefferson Court, but unfortunately was demolished in 1968.



Figure 1 Front facade with balconies



Figure 2 Metal tile roof

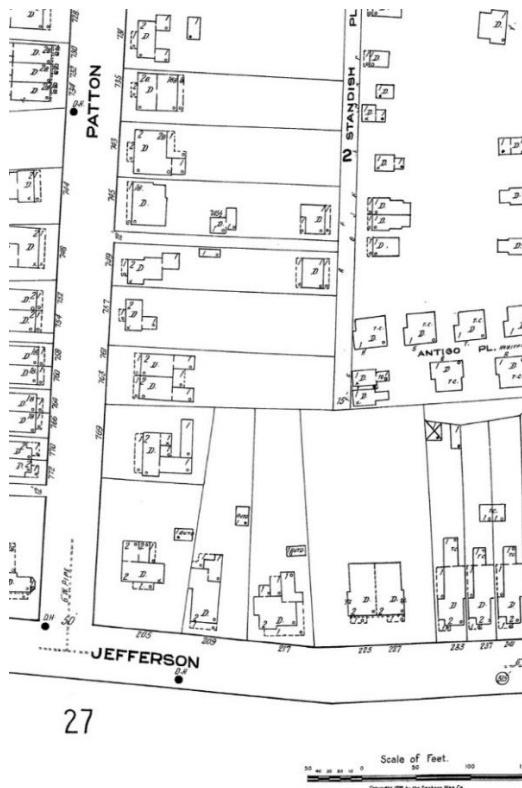


Figure 3 Wide overhangs



Figure 4 6 over 6 double hung windows

The Sanborn map (below) shows a house on this property in 1920. According to building permits the house was removed in May 1930; then a permit was issued to construct a 4-unit complex and then an 8-unit addition of the same year. No written evidence has been found to substantiate this, but a local resident said these apartments were much larger at one time and the “place to live”. Now they consist of mainly one-bedroom units and a few two-bedrooms units. These original building permits suggest that interior modifications were done at some point to divide the space into more units. It has always been used as an apartment rental from its construction to the present time.



1920 Sanborn map showing the original house



Architectural Description and Assessment

The current condition of the building is poor, and has been vacant for nearly 5 years. Previous owners have not kept up the maintenance and in turn almost every aspect of the buildings needs attention. The following architectural and engineering reports outline the deficiencies and what needs to be addressed.

The main features that must be retained and restored are the divided light windows and doors, the arched balconies, the tiled roof mansards, and rough stucco finish. All these features combined make the building a unique structure within the Historic Old West End district.

Several factors are affecting the current predicament of the buildings' condition. The list is numerous and includes both structural and organic issues. The poor condition of the rubber membrane roof is the main factor causing moisture to flow freely into the spaces. This situation has been caused by, but not limited to improper repairs using inappropriate methods, incomplete installation of a new rubber membrane, various holes caused by cracking sealants, rusting metal parapet caps and sheathing, and the lack of adequate gutters and downspouts (as seen in figures 5, 6, 7). The water travels down into the units as evident on the top floors with failing plaster ceilings and mold on both interior and exterior. Water seepage is also undermining structural members in the walls and balcony supports (figures 8, 10, 11). Cracks along the stucco walls can be seen and are evident especially under windows. On the left side of the interior courtyard, the decorative band is bulging, which is caused by the movement of soil that is weakening the foundation. The rear wooden porches (figure 9), which aren't original to the structure, were built with undersized lumber, overall shoddy construction, and are now rotting. In the basement, girders, floor joists, and subflooring all show signs of deterioration because of moisture related problems as well as where excessive penetrations for mechanicals have occurred. Windows (figure 12) and doors have not been maintained and are in various states of decay or disrepair. The decorative metal tile roofs are rusting and have damage that will need to be addressed (figure 13).



Figure 5 Partial install of new membrane

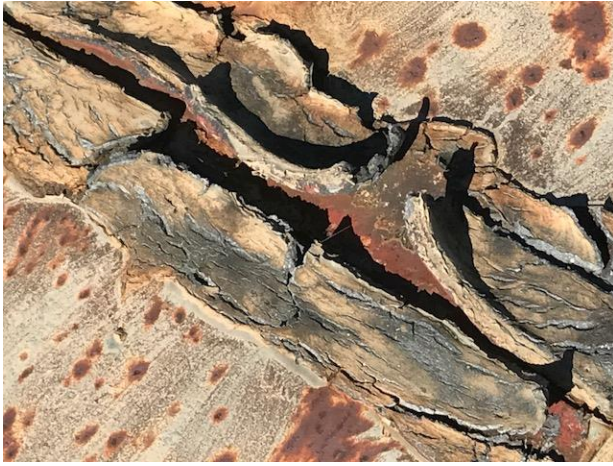


Figure 6 Sealant failure at metal flashing



Figure 7 Parapet wall and cap rust



Figure 8 Water damage to stucco corner



Figure 9 Rear porch with mildew and broken rails



Figure 10 Balcony ceilings failing from water infiltration



Figure 11 Balcony foundation failing from improper drainage



Figure 12 Double hung window in disrepair



Figure 13 Dented metal roof tiles

The activity that is the subject of this historic report has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National park Service, 1849 C St. NW, Washington, D.C. 20240.



Overview to Buildings' Current Condition

The apartment buildings have not been occupied in almost four years and have been allowed to further deteriorate. Regular maintenance of the building has not been done in several years and a series of “patches” were applied to temporarily fix problems. The units are not inhabitable in their current state and will require expensive repairs to bring them up to code. Issues, some major and some minor, cover the entire structures from the roof systems all the way down to the foundations. These are addressed in both the architectural report and drawings along with the accompanying engineers’ report and drawings. Detailed lists of issues with accompanying photos are provided and keyed to the drawings on both reports. Additional photographs are available if needed.

General Notes on Windows and Doors

Per the Virginia Maintenance Code 304.13, every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. All windows must be installed in their frames, so they prevent wind, rain and other elements from entering the structure and maintain an operational capability.

Per the VMC 304.15, All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be readily openable from the side of egress without the need for keys, special knowledge or effort (Sec. 702.3 Locked Doors).

Some windows and doors were not accessible and therefore a complete assessment could not be ascertained. The window schedule is based upon what was accessible for visual inspection. If windows were not operable from the interior, then the condition of the upper story windows could not be inspected. The window schedule should therefore be used as reference, but is the contractor’s responsibility to ensure that all damaged or rotted wooden window sashes, jambs, sills, stops, etc. be repaired or replaced with like material. Window ropes, pulleys or any item required for full operation be repaired/replaced. All windows, doors and trim will require scraping, sanding, priming, glazing putty, priming and two coats of finish paint. All muntins should be primed with an oil based primer prior to new glazing putty being used. The putty should be applied within a 72-hour time frame of the primer application. Glazing should be allowed to dry thoroughly (in most cases 14 days) then primed with an oil based primer prior to finish coats. **All glazing putty application and painting should follow the manufacturer’s recommendations.

1. All windows and doors will need priming and painting. Proper prep should be taken prior to this. Windows need re-puttying. Doors have wood glazing bars to hold in the glass panes. Some are missing or broken and will need to be replicated.
2. The window and door schedule may not show all items necessary for repair and replacement where access was not available or where windows and doors were boarded up. Therefore, the scope of the project would include all necessary repairs or replacement of parts to make the windows and doors fully operable with no rotted or damaged material to sash, door, muntins, trim, jambs, sills, and any other parts required for full functionality.
3. Although there are some remaining screens most are damaged, new replacement screens would be needed for all windows.
4. Replace all glass where missing or broken.



Below are photographed examples of the condition of some of the windows, casings and doors. See architectural drawings for locations.



Photo 1 See A2 “Right Courtyard”

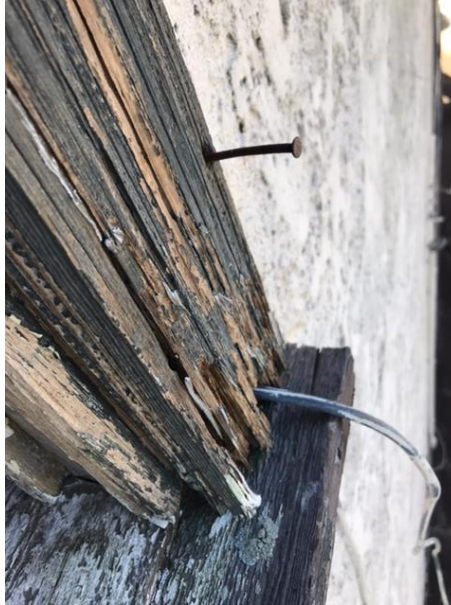


Photo 2 See A5 “Left Side”



Photo 3 See A6 “Rear”



Photo 4 See A3 “Left Courtyard”

These are extreme examples of the damage, but show a sampling of the disrepair listed below. Most doors and windows are rebuildable/repairable.



See architectural drawing A5 “Left Side” for locations of the windows and doors listed below.

	Sash cords	Exterior trim	Sash	Operable	Notes
1		Right hand trim rotted	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted, roof leak above
2	Missing	Rotted	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted
3	Missing	Rotted	Upper sash screwed in place	No	Paint needs to be scraped and repainted
4		Rotted	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted
5	Missing	Missing top trim, side rotted	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted
6	Missing	Repair as required; sand, prime and paint	Missing bttm.	No	Boarded up, paint will have to be scraped and repainted
7	Missing	Repair as required; sand, prime and paint	Appear to be repairable	No	Boarded up, paint will have to be scraped and repainted
8		Rotted sill and trim	Upper sash, bttm rail need replacement	No	Paint needs to be scraped and repainted, missing glass
9	Missing	Repair as required; sand, prime and paint	Upper sash need to be replaced; lower sash intact, but not installed	No	Paint needs to be scraped and repainted
10		Loose trim	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted, trim to be replaced as needed and reattached
11		Header trim missing, left side missing	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted
12		Header trim missing	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted
13		Header trim loose	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted
14		Header trim loose	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted
15		Trim is separating on top and sides, needs replacement	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted



16	Missing	Trim is separating on top and sides, needs replacement	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted
17	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted
18		Header is separating, repair	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted
19	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted, broken glass
20	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted
21	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted
22		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted, broken glass, rotted sill
23	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted, rotted sill
24		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Windows were boarded up and could not be evaluated, rotted sill
25		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Windows were boarded up and could not be evaluated, rotted sill
26		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Windows were boarded up and could not be evaluated
27		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Windows were boarded up and could not be evaluated



Basement level **A5 “Left Side”** for locations of the windows and doors listed below.

	Sash cords	Exterior trim	Sash	Operable	Notes
159		Rotted trim	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted, broken glass
OO		Repair as required; sand, prime and paint			Rebuild door, missing muntins
PP		Repair as required; sand, prime and paint			Broken glass, screen door is missing
160		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted
QQ		Repair as required; sand, prime and paint			Does not match other doors, but otherwise in good condition
161		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Paint needs to be scraped and repainted, broken glass
RR		Replace trim			Replace



See architectural drawing **A1 “Front”** for locations of the windows and doors listed below.

	Sash cords	Exterior trim	Sash	Operable	Notes
28				Yes	Paint needs to be scraped and repainted
A					Door needs to be scraped and repainted, missing (1) pane of glass
B					Door needs to be scraped and repainted, muntin is missing and needs replacement, broken panes
29	Missing			No	Paint needs to be scraped and repainted
30				Yes	Glazing is missing in places; paint needs to be scraped and repainted
C					Door needs to be scraped and repainted
D					Door needs to be scraped and repainted
31	Missing			No	Paint needs to be scraped and repainted
32	Missing			No	Boarded up from the outside; paint needs to be scraped and repainted
E					Missing wooden glazing strips to hold panes of glass, door need to be scraped and repainted, broken panes
F					Missing wooden glazing strips to hold panes of glass, door need to be scraped and repainted, broken panes
33	Missing			No	Boarded up, but appears to be in good condition; paint needs to be scraped and repainted
34			Bttm rail rotted and will need replacement	No	Paint needs to be scraped and repainted
G					General repair will need to be done; paint needs to be scraped and repainted
35	Missing			No	General repair will need to be done; paint needs to be scraped and repainted, missing (1) pane of glass
36	Missing			Yes	General repair will need to be done; paint needs to be scraped and repainted



37			Bttm rail rotted and will need replacement	No	General repair will need to be done; paint needs to be scraped and repainted
H					General repair will need to be done; paint needs to be scraped and repainted
38				Yes	General repair will need to be done; paint needs to be scraped and repainted
39				Yes	General repair will need to be done; paint needs to be scraped and repainted
I					Vandalized and will need repair; paint need to be scraped and repainted
J					General repair will need to be done; paint needs to be scraped and repainted
40				Yes	General repair will need to be done; paint needs to be scraped and repainted
41				Yes	General repair will need to be done; paint needs to be scraped and repainted
42				Yes	General repair will need to be done; paint needs to be scraped and repainted
K					General repair will need to be done; paint needs to be scraped and repainted
43				Yes	General repair will need to be done; paint needs to be scraped and repainted
44	Missing			No	General repair will need to be done; paint needs to be scraped and repainted
45	Missing			No	General repair will need to be done; paint needs to be scraped and repainted
46			Sashes are damaged and will need replacement	No	Replacement of sashes recommended; paint needs to be scraped and repainted
M					Vandalized and will need repair/replacement; paint need to be scraped and repainted



47	Missing				General repair will need to be done; paint needs to be scraped and repainted, broken panes
----	---------	--	--	--	--

See architectural drawing A3 “Left Courtyard” for locations of the windows and doors listed below.

	Sash cords	Exterior trim	Sash	Operable	Notes
--	------------	---------------	------	----------	-------



48	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
49	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
50	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
51	Missing	Sill appears rotted	Sand, prime, putty and paint	No	Rebuild sill; paint need to be scraped and repainted
52		Repair as required; sand, prime and paint	Modern window tracks	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
53		Repair as required; sand, prime and paint	Modern window tracks	Yes	Paint needs to be scraped and repainted
N		Repair as required; sand, prime and paint			Door could not be opened; paint needs to be scraped and repainted, broken panes
54	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
55	Missing	Repair as required; sand, prime and paint	Upper sash need repair	No	General repair to the sashes; paint needs to be scraped and repainted
56	Missing	Repair as required; sand, prime and paint	Lower sash bttm rail is damaged and needs replacement	No	General repair to the sashes; paint needs to be scraped and repainted
57	Missing	Repair as required; sand, prime and paint	Hole in lower sash frame	No	General repair to the sashes; paint needs to be scraped and repainted
58	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
59	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes



60		Repair as required; sand, prime and paint	Modern window tracks	Yes	General repair to the sashes; paint needs to be scraped and repainted
61		Repair as required; sand, prime and paint	Modern window tracks	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
O		Repair as required; sand, prime and paint			General repair to the sashes; paint needs to be scraped and repainted
62	Missing	Repair as required; sand, prime and paint	Upper sash has dropped	No	General repair to the sashes; paint needs to be scraped and repainted
63	Missing	Repair as required; sand, prime and paint	Upper sash has dropped	No	General repair to the sashes; paint needs to be scraped and repainted
64		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Boarded up and cannot assess the condition
65		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Boarded up and cannot assess the condition
66		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Boarded up and cannot assess the condition
67		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Boarded up and cannot assess the condition
P		Repair as required; sand, prime and paint			Sidelights are intact, but door has been vandalized and will need repair
Q		Repair as required; sand, prime and paint			Right sidelight missing glass and muntin strip at base
68		Repair as required; sand, prime and paint	Modern window tracks	Yes	General repair to the sashes; paint needs to be scraped and repainted
69		Repair as required; sand, prime and paint	Modern window tracks	No	General repair to the sashes; paint needs to be scraped and repainted

See architectural drawing **A2 “Right Courtyard”** for locations of the windows and doors listed below.

	Sash cords	Exterior trim	Sash	Operable	Notes
--	------------	---------------	------	----------	-------



70		Repair as required; sand, prime and paint	Lower sash stuck	No	Lower sash will not close; general repair to the sashes; paint needs to be scraped and repainted, broken panes
71	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
R		Repair as required; sand, prime and paint		No	Door in good condition; General repair to door and sidelights; paint needs to be scraped and repainted
72	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
73	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
74		Rotted sill	Lower sash stuck	No	Lower sash will not close; general repair to the sashes; paint needs to be scraped and repainted, broken panes
75		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Ropes in place, but lower sash will not raise; general repair to the sashes; paint needs to be scraped and repainted
76		Repair as required; sand, prime and paint	Lower sash bttm rail rotted and sash stuck	No	Lower sash will need repair/replacement; general repair to the sashes; paint needs to be scraped and repainted
77		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Ropes in place, but lower sash will not raise; general repair to the sashes; paint needs to be scraped and repainted
78	Missing	Repair as required; sand, prime and paint	Muntin is missing	No	Sash will need rebuilding to replace muntin; general repair to the sashes; paint needs to be scraped and repainted, broken panes
79		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
S		Repair as required; sand, prime and paint		No	Door has been vandalized and will need to be rebuilt/replaced in kind



80	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
81	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
82		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
83	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
84		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken panes
85		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
86		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Boarded up on the outside; full assessment of the condition could not be achieved
87		Repair as required; sand, prime and paint	Lower sash screwed in place	No	Boarded up on the outside; full assessment of the condition could not be achieved
T		Repair as required; sand, prime and paint		No	Door has been vandalized and will need to be rebuilt/replaced in kind
U		Repair as required; sand, prime and paint		Yes	Door in good condition; General repair to door and sidelights; paint needs to be scraped and repainted
88		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
89		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
90	Missing	Repair as required; sand, prime and paint	Upper sash bttm rail rotted	No	Upper sash bttm rail will need replacement; general repair to the sashes; paint needs to be scraped and repainted
91		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted



See architectural drawing **A4 “Right Side”** for locations of the windows and doors listed below.

	Sash cords	Exterior trim	Sash	Operable	Notes
92	Missing	Repair as required; sand,	Bttm rail rotted	No	Paint needs to be scraped and repainted,



		prime and paint			broken panes
93	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint		Paint needs to be scraped and repainted
94		Repair as required; sand, prime and paint	Bttm rail rotted	Yes	Paint needs to be scraped and repainted
95		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted; screen is present, but damaged
96		Repair as required; sand, prime and paint	Damaged	No	Entire casement window is damaged and will need to be replaced
97		Repair as required; sand, prime and paint	Damaged	No	Entire casement window is damaged and will need to be replaced
98	Missing	Rotted sill	Glazing has failed	No	Paint needs to be scraped and repainted
99	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Window stop is missing and need replacement; paint needs to be scraped and repainted
100		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted
101	Missing	Repair as required; sand, prime and paint	Damaged muntin bars	No	Screen is present, but is damaged; paint needs to be scraped and repainted
102	Missing	Repair as required; sand, prime and paint	Glazing is failing in places	No	Screen is present, but is damaged; paint needs to be scraped and repainted
103		Repair as required; sand, prime and paint	Bttm rail of upper sash is damaged	No	Screen is present, but is damaged; paint needs to be scraped and repainted, broken panes



V		Repair as required; sand, prime and paint			Missing glazing strips; general repair to door; paint needs to be scraped and repainted, broken panes
104	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
105		Repair as required; sand, prime and paint	Bttm rail of upper sash is damaged	No	Window will not close in present condition; paint needs to be scraped and repainted, missing panes
106		Repair as required; sand, prime and paint	Bttm rail of upper sash is dislodged	No	Paint needs to be scraped and repainted
107	Missing	Repair as required; sand, prime and paint	General repairs to sashes to make operable	No	Paint needs to be scraped and repainted, cracked and broken panes upper sash
108		Repair as required; sand, prime and paint	General repairs to sashes to make operable; glazing is failing in places	No	Paint needs to be scraped and repainted
109		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Casement window will not close because of general lack of maintenance over the years; paint need to be scraped and repainted
110		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Casement window will not close because of general lack of maintenance over the years; paint need to be scraped and repainted
111		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
112	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted



113		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Paint needs to be scraped and repainted, cracked pane upper sash
114		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
115		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
116	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
W		Repair as required; sand, prime and paint			Muntin grids are missing; door should be rebuilt to match existing; paint needs to be scraped and repainted, no glass
117		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
118		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
119	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
120	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
121		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
122		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Casement window; paint needs to be scraped and repainted, broken panes



123		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	Casement window; paint needs to be scraped and repainted
124		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted, broken panes lower sash
125		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
126		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
127		Repair as required; sand, prime and paint	Muntin bar is missing	Yes	Rebuild sash as needed; screen is present, but damaged; paint needs to be scraped and repainted
128	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
129	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted, broken pane upper sash
X		Repair as required; sand, prime and paint			Boarded up over glass; general repair of door needed; paint needs to be scraped and repainted, panes painted
130		Repair as required; sand, prime and paint	Sashes are painted shut	No	Paint should be removed to make the sashes operable; paint needs to be scraped and repainted



See architectural drawing **A6 “Rear”** for locations of the windows and doors listed below.

	Sash cords	Exterior trim	Sash	Operable	Notes
131	Missing	Repair as required; sand, prime and paint	Nailed shut	No	Boarded up on the outside; full assessment of the condition could not be achieved
Y		Repair as required; sand, prime and paint			(2) panes need replacement; paint needs to be scraped and repainted, broken panes
Z		Repair as required; sand, prime and paint			Pane needs replacement; paint needs to be scraped and repainted, broken panes



132	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
133	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
134	Missing	Repair as required; sand, prime and paint	Bttm rail of upper sash dislodged	No	Bttm rail of upper sash will need to be reattached or replaced; general repair to the sashes otherwise; paint needs to be scraped and repainted
135		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Both sashes will need to be rebuilt or replaced in kind
136		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Sashes are sealed, and paint will have to be removed to make operable
137	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
138		Repair as required; sand, prime and paint	Sand, prime, putty and paint	Yes	General repair to the sashes; paint needs to be scraped and repainted
AA		Repair as required; sand, prime and paint		Yes	Door is damaged and missing glass panes will need to be replaced; paint needs to be scraped and repainted, missing panes
BB		Repair as required; sand, prime and paint		Yes	Replace missing glass panes; paint needs to be scraped and repainted, missing panes
139	Missing	Repair as required; sand, prime and paint	Upper sash is damaged	No	Upper sash will need general repairs; paint needs to be scraped and repainted
140	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Boarded up on the outside; full assessment of the condition could not be achieved, broken panes
CC		Repair as required; sand, prime and paint		Yes	General repair to the door; paint needs to be scraped and repainted, missing panes
DD		Repair as required; sand, prime and paint		Yes	All window muntins are missing, door will need to be rebuilt/replaced to match existing, missing panes



141	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
142		Repair as required; sand, prime and paint	Upper sash bttm rail rotted	Yes	Upper sash will need bttm rail replaced; paint needs to be scraped and repainted
143	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Replace broken panes; replace missing window stop; paint needs to be scraped and repainted
144		Rotted sill	Upper sash is damaged	No	Upper sash will need to be replaced; paint needs to be scraped and repainted
145		Repair as required; sand, prime and paint	Upper sash bttm rail is missing	No	Bttm rail of upper sash will need to be replicated; paint needs to be scraped and repainted
146	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
147	Missing	Repair as required; sand, prime and paint	Sashes are painted shut	No	Paint will have to be removed to make sashes operable; paint to be scraped and repainted
EE		Repair as required; sand, prime and paint		Yes	Boarded up and could not do a full assessment
FF		Repair as required; sand, prime and paint		Yes	Boarded up and could not do a full assessment
148	Missing	Repair as required; sand, prime and paint	Lower sash damaged	No	Lower sash will need to be rebuilt/replaced to match existing; paint to be scraped and repainted
149		Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Boarded up and could not do a full assessment
GG		Repair as required; sand, prime and paint			Boarded up and could not do a full assessment, missing panes
HH		Repair as required; sand, prime and paint			Boarded up and could not do a full assessment, painted panes
150	Missing	Repair as required; sand,	Sand, prime, putty and paint	No	Boarded up and could not do a full assessment



		prime and paint			
151		Repair as required; sand, prime and paint	Bttm rail of upper sash damaged	No	Replace bttm rail of upper sash; paint needs to be scraped and repainted
152		Repair as required; sand, prime and paint	Upper sash damaged	No	Rebuild upper sash; paint needs to be scraped and repainted
153		Rotted sill		Yes	Replace broken panes; paint needs to be scraped and repainted, broken panes
154		Repair as required; sand, prime and paint	Bttm rail of upper sash damaged	Yes	Replace bttm rail of upper sash; paint needs to be scraped and repainted
155	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	Replace missing glass panes; paint needs to be scraped and repainted, missing panes
156	Missing	Repair as required; sand, prime and paint	Sand, prime, putty and paint	No	General repair to the sashes; paint needs to be scraped and repainted
II		Repair as required; sand, prime and paint		Yes	Replace missing glass panes; paint needs to be scraped and repainted, missing panes
JJ		Repair as required; sand, prime and paint		No	Boarded up and could not do a full assessment; damaged and require repair; paint needs to be scraped and repainted, missing panes
157	Missing	Repair as required; sand, prime and paint	Upper sash damaged	No	Rebuild upper sash; paint needs to be scraped and repainted



Basement level **A6 “Rear”**

	Sash cords	Exterior trim	Sash	Operable	Notes
158		Repair as required; sand, prime and paint			A full assessment could not be achieved because of access
KK		Repair as required; sand, prime and paint			Door is panels and appears to be repairable
LL					Boarded up and could not do a full assessment
MM					Door is damaged and needs replacement
NN					Door appears repairable



General Notes on Roofs and Chimneys

Per the Virginia Maintenance Code 304.7, the roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. A secure, nonleaking roof is necessary to keep a building properly maintained. Water runoff should be diverted away from the structure to prevent damage and away from neighboring properties, public sidewalks, alleys, streets to prevent nuisance problems. Drains, gutters and downspouts must be kept in working order so that water runoff is properly diverted.

Per the VMC 304.11, all chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair.

The building's roof is divided into three sections and may show that the building grew over three periods of time. The current roof is in dire need of attention. The left roof section has a partially installed new rubber membrane over just half of the roof. Several sections of underlayment are exposed to the elements, are decaying. The parapet that surrounds all sides except the rear sections have a metal cap and wall sheathing. In most areas these are rusting, and the seams are all open due to improper caulk or lack of maintenance, exposing the wood framing underneath. Roof penetrations such as sewer vents have improper seals around them that are now cracking and allowing moisture to intrude. Sections of the old rubber roof have "ridges and valleys" that pools water. Organic debris is observed in the porch roofs with small trees growing from them as well as the gutters have debris clogging proper runoff of water from the roof. Holes have developed in some places of the gutters due to the debris allowing moisture to collect and rot them. The individual porch roofs have an internal gutter system that is apparently clogged in certain areas causing back up of run off. This has allowed moisture to bank against the soffits and fascia, allowing wood rot and unstable structural conditions to occur. Sections of the underside of the roof overhangs have rotted exposing the wood framing and missing sections of trim. The metal roof tiles are rusting and will need attention. Some tiles have dents and depressions. The furnace chimney is decaying with loose bricks, major cracks and bulges have developed causing the chimney to shift.



See architectural drawing A8 “Roof Plan” for locations of the items listed below.

Legend: Left Section of Roof

Description

1	Metal sheathing along the parapet wall is lifting; caulk seal is broken at the joints; exposed wood framing of the soffit; metal has numerous areas of rust
2	Metal sheathing is curling; areas of rust
3	Cap along the top of the parapet wall rusting; seal between the cap joints are split because of caulk failure
4	Metal cap rusting due to improper prep and painting of surface
5	Metal sheathing is curling; seal between joints have split due to caulk failure
6	Left side of this roof section has metal sheathing lifting and curling; caulk seal is broken at the joints; rusting due to improper prep and painting of surface
7	Along the mansard roof, the metal tiles are rusting in places
8	Penetrations along parapet wall cap with metal anchors allowing rust to occur and water infiltration
9	Rusting metal tiles
10	Newer rubber membrane partially installed and loose
11	Newer rubber membrane is wriggling from improper install
12	In the front corner of the building vegetation is growing and debris has collected
13	Along the courtyard side, metal sheathing along the parapet wall is lifting; the cap is not secure and lifting; rusting is evident in several places; seals between joints have failed due to caulk failure
14	Exposed underlayment due to the incomplete install of the newer rubber membrane
15	Roof is very spongy along edge (rear); membrane is worn along edge allowing water to infiltrate; debris observed; gutter is clogged with debris allowing soffit to rot
16	Debris and vegetation observed growing (front facade porch roof)
17	Plumbing exhaust pipe seal has numerous cracks (roof tar) allowing water to infiltrate
18	Where the older rubber membrane is exposed (rear middle section), numerous areas of "ridges & valleys" are observed allowing moisture to pool
19	Exposed wood framing is observed where the left and middle sections connect at the rear façade; peeling paint and wood rot can be seen; metal roofing and gutters are rusting in these areas due to lack of maintenance



Pictures below refer to legend on preceding page:



Item 7



Item 8



Item 16



See architectural drawing **A8** for locations of the items listed below.

Legend: Middle Section of Roof

	Description
20	The chimney is disintegrating; rear left corner is loose (bricks loose and cracked)
21	Right rear, crack in the chimney
22	Front right chimney, brick is separating
23	Chimney flashing is rusting; corners of flashing are caked with caulk and cracking
24	Roof access hatch is fully encapsulated with roof tar and cracking
25	Gutter has rusted through and is loose
26	Raw wood is exposed at soffit; debris is gather in gutters
27	Parapet cap is rusting along connection of left and middle sections; seals between joints have failed due to caulk failure; penetrations along parapet wall cap with metal anchors allowing rust to occur and water infiltration
28	Inner courtyard porch roofs metal tiles are rusting; buildup of tar roof patch in various places
29	Porch roof retaining water
30	Areas of roofing lifting; breaks and holes between sections allowing moisture infiltration
31	Improper patching of the rubber roof
32	Parapet wall cap is rusting; seal between the cap joints are split because of caulk failure

Pictures below refer to legend above:



Item 20



Item 26



See architectural drawing **A8** for locations of the items listed below.

Right Section of Roof

	Description
33	Holes developing in newer rubber membrane; rust is developing in gutter
34	Parapet cap is lifting and exposing wood framing underneath
35	Parapet cap along interior courtyard rusting
36	High parapet wall (along connection to middle section) metal sheathing is rusting; seal between the cap joints are split because of caulk failure
37	Cap lifting exposing wood framing; rust is observed; seal between the cap joints are split because of caulk failure; excessive tar build-up
38	Rust along interior of wall sheathing
39	Joints along cap and sheathing have split because of caulk failure; penetrations along parapet wall cap with metal anchors allowing rust to occur and water infiltration
40	Improper roof access door; which allow water to infiltrate into the attic space and finished third floor hall below
41	Holes developing in front section of rubber roof; improper repairs can be observed
42	Front façade porch roof metal cap is rusted; rubber membrane has numerous cracks; evidence of improper patch
43	Parapet wall cap and sheathing is rusting
44	Improper leak repair and flashing around sewer vent
45	Sewer vent pipe is not sealed and allowing water infiltrate
46	Wall sheathing is rusting and joints are open due to caulk failure
47	Lifting parapet wall sheathing; broken joint seals
48	Numerous areas of "ridges & valleys" are observed allowing moisture to pool
49	Holes and separation of transition from old roof to newer

Pictures below refer to legend above:



Item 41



Item 49



Item 49



Item 48

The soffits are deteriorating at certain location due to the improper drainage of the roof. The tongue and groove soffit material are missing or rotting away. The fascia along parts of the roof are also rotting and exhibit wear from not being properly coated. See architectural drawings **A6** and **A8** for photos below.



Photo 5



Photo 6



Photo 7



General Notes on Exterior Walls and Foundation

Per the Virginia Maintenance Code 304.5, all foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition; the foundation must safely support the entire structure; minor damage includes hairline cracks, loose and flaking mortar and surface deterioration of cement blocks and poured concrete walls. Major damage includes large horizontal and vertical step cracks and large areas of missing foundation material. All conditions that permit entry of rodents or other pests must be corrected

Per the VMC 304.6, all exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Holes, cracks, decayed wood or any other condition that permits rain or dampness to enter the structure must be repaired. Exterior surface materials must be properly coated to prevent deterioration if they are not naturally decay resistant.

Both foundation and exterior walls has numerous areas on all sides of the building where cracks, holes, missing building materials, exposed structural framing, etc. can be observed. These conditions have caused the building to deteriorate further and compromise the overall structure. First floor porch floors along the front units have cracked and heaved as well as numerous cracks and improper repairs can be observed at the steps leading into the common entry doors. Bulges along the foundation wall and the building's corner, open seams in the stucco exposing the skeletal structure underneath are apparent. There are missing brick along the foundation band, lack of mortar along the rear foundation wall, stucco sections that have fallen away exposing the brick along both the foundation and piers supporting the rear porches. Improper "patching" is evident along the band where caulking has been used to close gaps, but is now cracking and allowing water to infiltrate. Exterior walls have stress cracks especially around window casings, running down toward the foundation. All such deficient areas are located on Architectural Drawing Elevations A1 through A6 and are keyed.



Photo 8



Photo 9



Photo 10



Photo 11

Note: The sidewalks leading to both the building's entry doors and individual units' entry porches have cracked and heaved due to the lack of maintenance over the years. This is a tripping hazard at the very least.





General Notes on Decorative Features, Overhangs and Porches

Per the Virginia Maintenance Code 304.8, all cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition. Exterior decorative features require regular maintenance to prevent their deterioration.

Per the VMC 304.9, all overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Per the VMC 304.10, every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

The decorative belt course at the foundation is in various states of disrepair. As noted in the foundation section of this report, bricks are missing at different intervals exposing the sill beams of the building. Mortar is missing as well as the stucco finish, which was removed at some point and the brick painted. There is one area where the stucco is still covering the belt course.



Photo 12

Belt course showing stucco and exposed brick



The fire escape located on the right side of the building. It is constructed of metal and anchored to the building to serve the units along this side. Its condition is poor with rust dominating most of the surface and the anchors have detached from the building at certain intervals and the support system is corroding. Walking on the fire escape currently is unsafe. The photos on the proceeding page



Fire escape and supports below



This is covered extensively in the engineers' report, but the porches along the front and interior courtyard units are constructed of wood framing with a metal lathing skeleton, finished in stucco to match the exterior finish. These are all in various states of disrepair. The upper level porches on the front façade have leaked and caused extensive damage to the ceilings and porch flooring below, undermining the structural integrity. Other issues are holes in the stucco walls and columns due to lack of maintenance. The rear units have wooden porches and stairways that serve as another way of egress. The failure of the guttering system on the rear of the building has caused water damage to the upper levels of these porches with extensive spongy flooring and rot being observed. The railings are in various states of either being broken or deterioration.



Conclusion

This apartment building is a significant contributing structure to the “Old West End” historic district and should be preserved. This is an unusual style to find in an inland city such as Danville and especially in a Victorian neighborhood. This shows the progression of architecture from the late 19th century Victorian dwellings, to the later Arts and Craft apartments across the street (circa 1920) that started at the turn of century, and finally to the more European based Mediterranean Revival style of this particular building. This is also an important transitional period in Danville History as these older neighborhoods became “out of fashion” for the upper classes and the larger houses were either being converted to multi-family or torn down to make way for more dense and multi-family units, as was the case for the Jefferson Court Apartments. Despite its current condition, this structure could once again shine.

This report is based upon physical inspection of the property and visual observations of the issues documented above. Please contact our firm with any questions.

This report was prepared by:

Richard Morris Architecture, LLC
10 Ninth Street
Lynchburg, Virginia 24504
(434) 209-0618
www.rma-designs.com