

# CITY OF CHARLOTTESVILLE

*"A World Class City"*

Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



August 25, 2003

Mr. Randall Leach  
4749 Wesley Chapel Road  
Free Union, VA 22940

RE: 700 Harris Street

Dear Mr. Leach,

Following your appeal meeting with the City Council, the Chair of the Charlottesville Board of Architectural Review (BAR) asked me to remind you that you will need to go back to the BAR for approval of how the remaining boiler room will look after the front part is removed. You had discussed adding a new wall on the front of remaining Section "B," but since the BAR never approved the demolition, they did not discuss how it would look following the demolition of Section "A."

Thank you for your cooperation.

Sincerely Yours,

Mary Joy Scala  
Neighborhood Planner

PUBLIC RIGHT-OF-WAY DESIGNATED AS MEGAN COURT" was offered and carried over to the next meeting for consideration.

**APPEAL:** BOARD OF ARCHITECTURAL REVIEW DENIAL OF PARTIAL DEMOLITION OF 700 HARRIS STREET

Mr. O'Connell said at its May 20<sup>th</sup> meeting the Board of Architectural Review voted 5-2 to deny partial demolition of the building at 700 Harris Street. He said one section of the building was approved for demolition.

Ms. Joan Fenton, Chair of the BAR, said the section in question is over 100 years old and it was the feeling of the BAR that it is an essential part of the original building. She said the applicant has said that this section cannot support a roof, but she feels something could be done to support it. She said the BAR felt criteria one through six applied to the structure.

Mr. Randall leach, 4749 Chapel Road, Free Union, applicant, clarified that only Section D has been approved for demolition and he also wants to demolish Section A. He said a roof is needed over the entire structure and additional support would be necessary. He said he thinks Section B, not A is where the boiler originally was. He said to replace the roof over Sections A, B, and C is estimated to cost between \$62,000 and \$65,000, but only \$15,000 to put a roof over Sections B and C.

Mr. Brown said Council needs to state their basis for approval or denial and reference the criteria.

Ms. Richards made a motion to deny the appeal based on the grounds cited by the Board of Architectural Review, and Mr. Lynch seconded the motion.

Mr. Cox said he has looked at the site and realizes that dealing with the building is not easy. He said he understands the concern the BAR had to try to selectively demolish sections of the buildings. He said he realizes it will be quite a challenge to remove Section A. He said it is clear the whole thing was built at once. He said he would have suggested retaining the external wall and allowing the applicant to remove the other wall. He said he thinks there is a workable compromise. He said he would like to clarify which walls to retain and which are so compromised they can be demolished. He said he would leave the exterior wall untouched and remove the back wall. He said he thinks the applicant needs the assistance of an architect.

Mr. Lynch said he sees the merits of going either way, but in a close call is inclined to back the decision of the BAR. He said he appreciates the applicant's position, but in the absence of a compelling reason to tear it down, supports the BAR.

Ms. Richards asked if the same quality of roof would be needed if the applicant followed Mr. Cox's suggestion.

Mr. Cox said he would have to replace the roof with a standing seam roof.

Ms. Richards said she respects the BAR and how they study and evaluate issues such as this.

Responding to a question from Mr. Caravati, Mr. Brown said that previously the building had to be visible from the public right-of-way in order to require BAR approval for demolition, but that was changed ten years ago.

Mr. Schilling said that the applicant is seeking partial demolition. He said the boiler room is not original to the building and was built later. He said he thinks it detracts from the original structure, is not visible from the public right-of-way, serves no function to the building, and its windows have been altered. Mr. Schilling compared this request with the demolition request for the Priority Press building which was considered by the BAR. He said that in that case 66% of the building was requested to be demolished, retaining only the front third. He noted that Mr. Cox was the architect representing Priority Press. He read comments made by BAR members at the meeting where this demolition was considered and approved, and noted that the demolition was granted for reasons other than the demolition criteria. He said based on this logic, he feels the demolition of Section A should be approved. He said he hates to think that decisions are allowed based on who is asking for them. He said he would support overturning the BAR's decision.

Mr. Lynch asked about the roof cost differential, and Mr. Leach said there would be substantial cost to support the roof.

Mr. Schilling made a substitute motion to grant the certificate of appropriateness for demolition of Section A of 700 Harris Street, and Mr. Caravati seconded the motion.

Mr. Brown said that Council must first vote on whether to vote on the substitute motion.

Council agreed to vote on the substitute motion by the following vote. Ayes: Mr. Caravati, Mr. Lynch, Ms. Richards, Mr. Schilling. Noes: Mr. Cox.

The certificate of appropriateness to allow demolition of Section A of 700 Harris Street was approved by the following vote. Ayes: Mr. Caravati, Mr. Lynch, Ms. Richards, Mr. Schilling. Noes: Mr. Cox.

Mr. Lynch said he found the arguments in favor of demolition compelling. He said it is not a visible part of the structure. He said the precedence and consistency arguments have some merit. He said he hopes the demolition will provide for a nicer version of Sections B and C.

Mr. Cox said that when one purchases an historic property it becomes their responsibility to maintain it. He said he is not moved by the economic argument and said

the integrity of the building needs to be respected. He said he was distressed by what was submitted to the Planning staff by the applicant. He said he respects the BAR and has never appreciated the appeal to Council. He said Council should not second guess the BAR.

**REPORT:** AAA BOND RATING

Mr. O'Connell said that the City saved \$1.7 million because of the AAA bond rating.

Ms. Rita Scott, Director of Finance, explained that funding for the City's capital improvement plan comes from the General Fund and bond issuances. She said it is done in a planned fashion to maintain a level amount. She said bond ratings are done every time we go to the bond market. She said only 21 cities in the country are rated AAA. She thanked Council for their role in achieving the AAA bond rating.

Mr. Caravati said he thinks the conservative management and pay as you go statement represents what the City has been about.

Mr. Cox recognized the continuity of fiscal responsibility.

Ms. Richards noted that the AAA bond rating saves the City significant money.

**REPORT:** LOCATION OF FREE EXPRESSION MONUMENT

Mr. O'Connell said that two years ago the design concept for the Free Expression Monument was approved in the context of the mall redesign. He said approval is needed for the Monument's location so plans for the mall can move forward.

Mr. Tolbert said the suggested location is between City Hall and the Merrill Lynch building.

Mr. Robert Winstead, designer of the Monument, said he is excited about the Monument being a part of the larger development downtown. He asked for Council's approval so they can move forward with funding raising and construction documents.

Mr. Lynch said he continues to have concerns about where the Monument is located and about its closeness to City Hall. He said he would rather see the Monument somewhere like the State Capitol or Congress. He said he likes the concept but would rather see it some place like Central Place.

Mr. Caravati said he would rather vote on the location as a piece of the whole downtown development.

Mr. Schilling said Mr. Lynch has a good point and suggested that the matter deserves further deliberation. He agreed with Mr. Caravati that Council should look at the whole downtown development.

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT**

**May 20, 2003** (Deferred from April 15, 2003)



BAR 03-04-03  
700 Harris Street  
Tax Map 35 Parcel 132  
Remove Metal and Brick Rear Additions  
Randall Leach, Applicant

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**Background**

On April 15, 2003 the BAR voted 6-1 to permit demolition of the metal addition attached to the rear of the building, with the brick chimney to be protected and preserved.

The BAR also voted unanimously to defer action on the proposed demolition of the brick addition, so that members of the BAR who wished to could make an on-site inspection. Two public meetings were held on site on Tuesday April 29 (attended by Fenton, Heetderks, Coiner, Atkins, and Knight) and Wednesday April 30 (attended by Lewis and Ewing). The consensus was that Sections "A" "B" and "C" on the applicant's drawing were built at the same time. This section was constructed at a different time than the main building, but probably shortly after, since it appears on the 1896 Sanborn map. Section "D" was added at a later, undetermined date, after 1929.

**Application**

See applicant's letter. The applicant proposes to remove Sections "A" and "D." A new wall would be added in front of Section "B." The reason for this request is that the walls in Section "A" are not structurally able to carry the load of a new roof. The applicant notes that this proposal is not financially sound.

**Discussion**

The following criteria support preserving the older brick addition (Sections "A" "B" and "C").

**Review Criteria and Guidelines for Demolition**

When reviewing applications for certificates of appropriateness regarding any proposed demolition or removal of any building or site within a district, the BAR shall utilize the following criteria found in City Code section 34-577(b):

A. *The criteria for adding or removing properties from design control districts, or the designation of properties as landmarks, as set forth in City Code section 34-568(b), which criteria read as follows:*

(1) *The historic, architectural or cultural significance, if any, of the structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register.*

The Armstrong Knitting Factory building is listed on the National Register.

(2) *The association of the structure or site with an historic person or event or with a renowned architect or master craftsman.*

H.C. Marchant, President of the Charlottesville Woolen Mills, acquired the Armstrong Knitting Factory in 1903. It is not known whether he might have been involved with the firm from the beginning and thus have influenced the design of both buildings.

- (3) *The overall condition and aesthetic quality of the site or structure and whether it is or would be an integral part of an existing design control district.*

The brick addition has a roof that was damaged by ice this winter, and is currently open to the weather. The brick addition walls are in good to fair condition. The window openings have been altered over the years. It is not part of an existing design control district.

- (4) *The age of the structure.*

The 1896 Sanborn map includes the brick addition nearest to the main building. The 1929-1957 Sanborn map includes a smaller brick addition nearest the parking area.

- (5) *Whether the structure is of such old or unusual design, texture and material that it can be reproduced only with great difficulty, if at all.*

The addition could be reproduced but it would not be historic.

- (6) *The degree to which the original distinguishing character, qualities or materials of a structure have been retained.*

The brick addition walls are intact but the window openings have been changed. The roof needs replacing.

- (7) *Whether the structure or any of its features represent an infrequent or the first or last remaining example of a particular detail or type of architecture in the city.*

The Armstrong building is the oldest surviving factory in the City and the only industrial building in the Second Empire style. The brick addition served as a boiler room.

- B. *Whether the structure is not capable of earning a reasonable economic return on its value in light of its overall condition.*

The main structure has been successfully restored for office use. The brick addition is currently used for a maintenance office and storage.

- C. *Whether the restoration and preservation of the property are not economically feasible because the owner, without good cause, failed to properly maintain the property.*

The owner is maintaining the property. If the addition remains, the roof will need attention.

In addition, the Design Review Guidelines contain the following criteria:

1. *The public necessity of the proposed demolition.*

No public necessity has been identified to remove the brick addition.

2. *The public purpose or interest in land or buildings to be protected.*

The Armstrong Knitting Factory is listed on the National Register of Historic Places. Most of the brick boiler room appears to be original to the main structure.

3. *The existing character of the setting of the structure or area and its surroundings.*

The setting is an attractive and busy commercial area in close proximity to downtown and the University.

4. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*

The boiler room would lose context if it were relocated.

5. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*

The property is not located in a historic district.

6. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

The applicant had a contractor look at the structure, who concluded that the walls in Section "A" do not possess the required structural integrity necessary for roof support.

#### **Recommendation**

Staff recommends that, based on the above criteria, the older brick addition (Sections "A" "B" and "C") should not be removed. Staff also recommends that Section "D" is not significant architecturally or historically, and may be removed if the applicant chooses to. Staff recommends that the existing roof be replaced with a shed-type, standing seam metal roof.



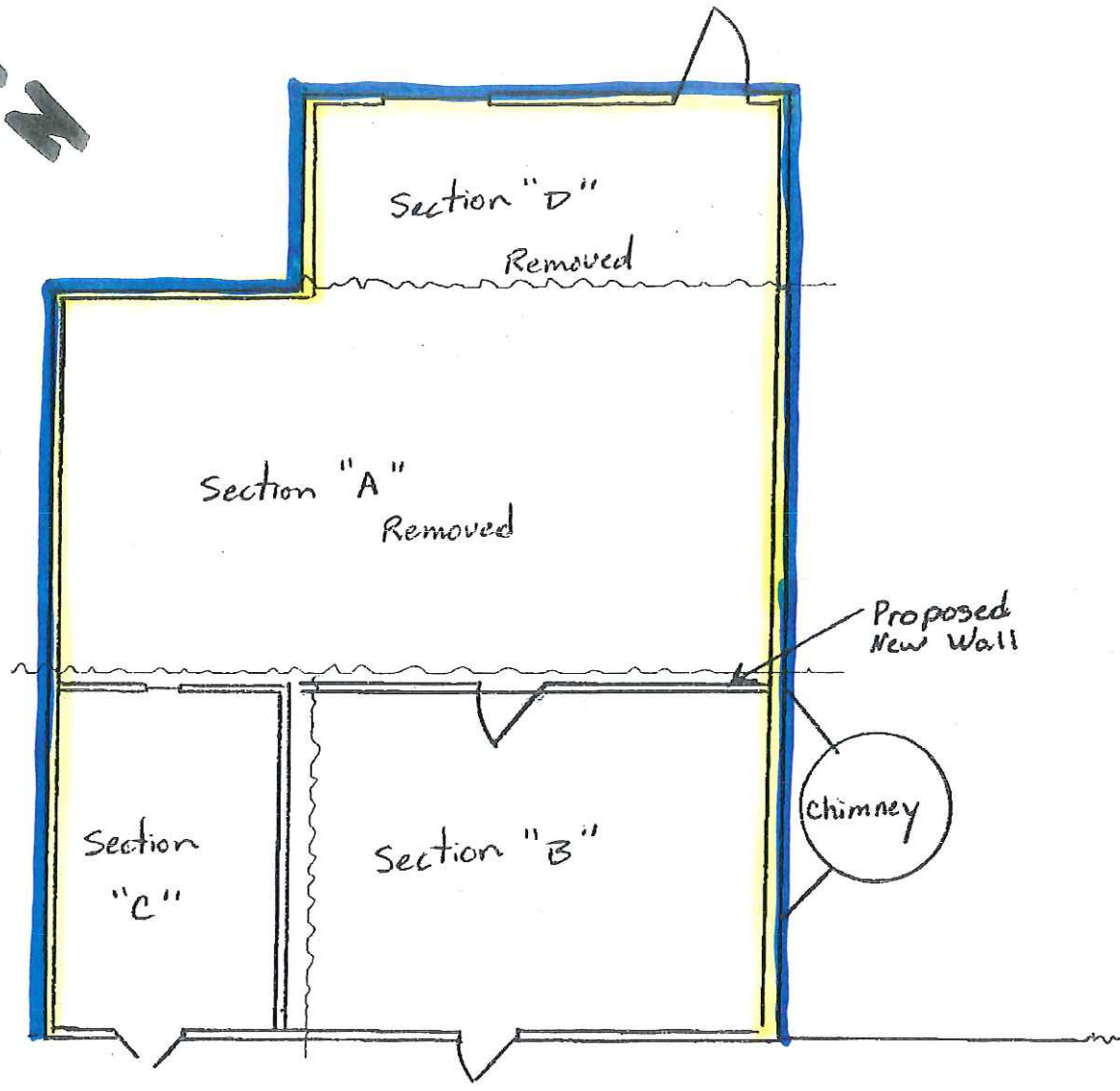
700 Harris Street





700 Harris St.

Exhibit "A"



Main Building

HARRIS STREET

N 46° 05' 36"

DALE AVE. 60'  
Unimproved

N 43° 54' 53" W

231.55

Iron pin

50'

Iron pin

6.97

60.4

154

7.55

273.8

Manufacturing Plant  
Brick Building  
1 Story 1947

137.5

53.6

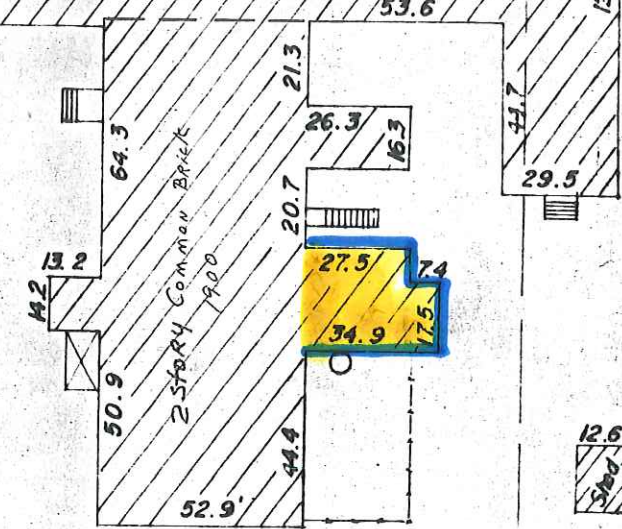
13.6

124.8

44.7

29.5

BLOCK 2  
D.B. III p. 285



FORMERLY CHARLTON AVE 60' WIDE

Sanitary Sewer

S 56° 38' 05" W

350.20'

Southern Railway Co.

PHYSICAL SURVEY OF  
BLOCKS 2 & 3

AND CLOSED PORTION OF CHARLTON AVE.  
ADJACENT THERETO  
"ROSE HILL"

SUBDIVISION OF CHARLOTTESVILLE INDUSTRIAL AND  
LAND IMPROVEMENT COMPANY  
1" = 50' CHARLOTTESVILLE, VA. APRIL 1, 1966

WILLIAM S. ROUDABUSH, JR. & ASSOC.  
CERTIFIED LAND SURVEYORS  
914 Monticello Road  
Charlottesville, Virginia

This is to certify that the within survey is in the Clerks Office of the Circuit Court  
This is to certify that on April 1, 1966 physical improvements are shown hereon encroachments or visible encroachments

Revised 5-2-66

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



<b>Agenda Date:</b>	July 7, 2003
<b>Action Required:</b>	To Either Uphold or Overturn the BAR Decision
<b>Staff Contacts:</b>	Mary Joy Scala, Neighborhood Planner
<b>Reviewed By:</b>	Gary O'Connell, City Manager
<b>Title:</b>	Appeal of BAR 03-04-03 Decision 700 Harris Street – Partial Demolition of Brick Rear Addition

Background: The applicant is appealing a May 20, 2003 decision of the BAR to deny partial demolition of a brick addition to the Silk Mills building, specifically section "A" of the brick addition, as shown on the applicant's attached sketch "Exhibit A".

At its meeting on April 15, 2003 the BAR considered a request from Randall T. Leach to demolish a brick addition and a metal addition at the rear of 700 Harris Street, known as the Silk Mills or Armstrong Knitting Factory building. At that meeting the BAR voted 6-1 to permit demolition of the metal addition, with the free-standing, round brick chimney to be protected and preserved. The BAR also voted unanimously to defer action on the demolition of the brick addition to allow BAR members to inspect the site.

The applicant then modified the original request to include only demolition of sections "A" and "D" of the brick addition.

During the site visit it was apparent that sections "A" "B" and "C" were built at the same time for use as a boiler room. Although the boiler room addition is not original to the 1889-90 building, it was added a short time later. The addition appears on a Sanborn insurance map dated 1896. Section "D" was added at a later, undetermined date, and is not significant architecturally or historically.

At its meeting on May 20, 2003 the BAR voted 5-2 to deny the demolition of section "A," based on City Code Section 34-568(b) criteria 1-7, and based on the Design Review Guidelines for Demolition, criteria 1-6; and to approve removal of section "D".

The applicant argued that the roof of the brick addition was damaged by ice this past winter and needs to be replaced. He said that the walls of section "A" do not possess the required structural integrity necessary for roof support. He said that his proposal was not

economically sound, however, to do anything other than total demolition would be even less sensible economically. He said the only use for the area would be storage. The applicant's letter requesting appeal to City Council is dated May 23, 2003.

Discussion: Built in 1889-90, the Armstrong Knitting Factory (also known as the Silk Mills building) is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area. The Armstrong building's status as the oldest surviving factory in the City and the only industrial building in the Second Empire style, make it an extremely important part of the architectural and historic fabric of the City. The brick addition served as a boiler room, and was built by 1896.

The Silk Mills building was restored in 1988 for office use. The brick addition is no longer used for its original industrial purpose. Sections "B" and "C" are not used; sections "A" and "D" are used for a maintenance office. The applicant would like to remove the brick addition to make more room behind the main building, and would like to make it look more attractive.

The BAR voted to deny the demolition of section "A" based on a review of the criteria and guidelines that is outlined in the May 20, 2003 staff report.

Budgetary Impact: None

Recommendations: Staff recommendation remains that the older brick addition (sections "A" "B" and "C") should not be removed.

Attachments: Applicant's sketch, Exhibit "A"  
April 15, 2003 staff report and minutes  
May 20, 2003 staff report and minutes

May 6, 2003

Board of Architectural Review  
City Hall  
Charlottesville, VA 22902

Dear BAR Members,

First, I would like to thank each of you for your time in personally viewing the project site at 700 Harris Street. Following your on-site visit and subsequent conversations, I have come to the opinion that the question is not should we remove the brick portion, but how could we best balance the integrity of the original design with current realities. Following is my current proposal and the rationale thereof.

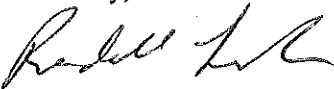
The area indicated on Exhibit "A" as Section "D" is a recent addition that was built using a roof pitch inconsistent with the rest of the building. To restore the overall roof to its original intended slope would necessitate the removal of Section "D". It is my opinion, and that of a contractor that I had look at the structure, that the walls included within the space indicated on Exhibit "A" as Section "A" do not possess the required structural integrity necessary for roof support. The aforementioned walls have been badly repaired. Window openings have been filled in incorrectly and portions of the walls have been completely removed. All of this has compromised the structural significance of the walls in Section "A".

Due to these conditions outlined above, I propose the removal of the walls contained within Sections "A" and "D" (Exhibit "A"). A new wall would connect the walls contained within Sections "C" and "B". This would create a partially new front elevation indicated, approximately, in Exhibit "B". Because of the right angle wall in Section "C" and the tie-ins to the chimney of the wall in Section "B", these walls are therefore structurally capable of maintaining the weight of a new roof covering Sections "C" and "B".

On a final note, if economics are part of your decision process, I realize the proposal I have made is not financially sound. However, to do anything additional other than total demolition, would be even less sensible economically.

Thank you for your consideration of this proposal. I look forward to meeting with you on the 20<sup>th</sup> of May.

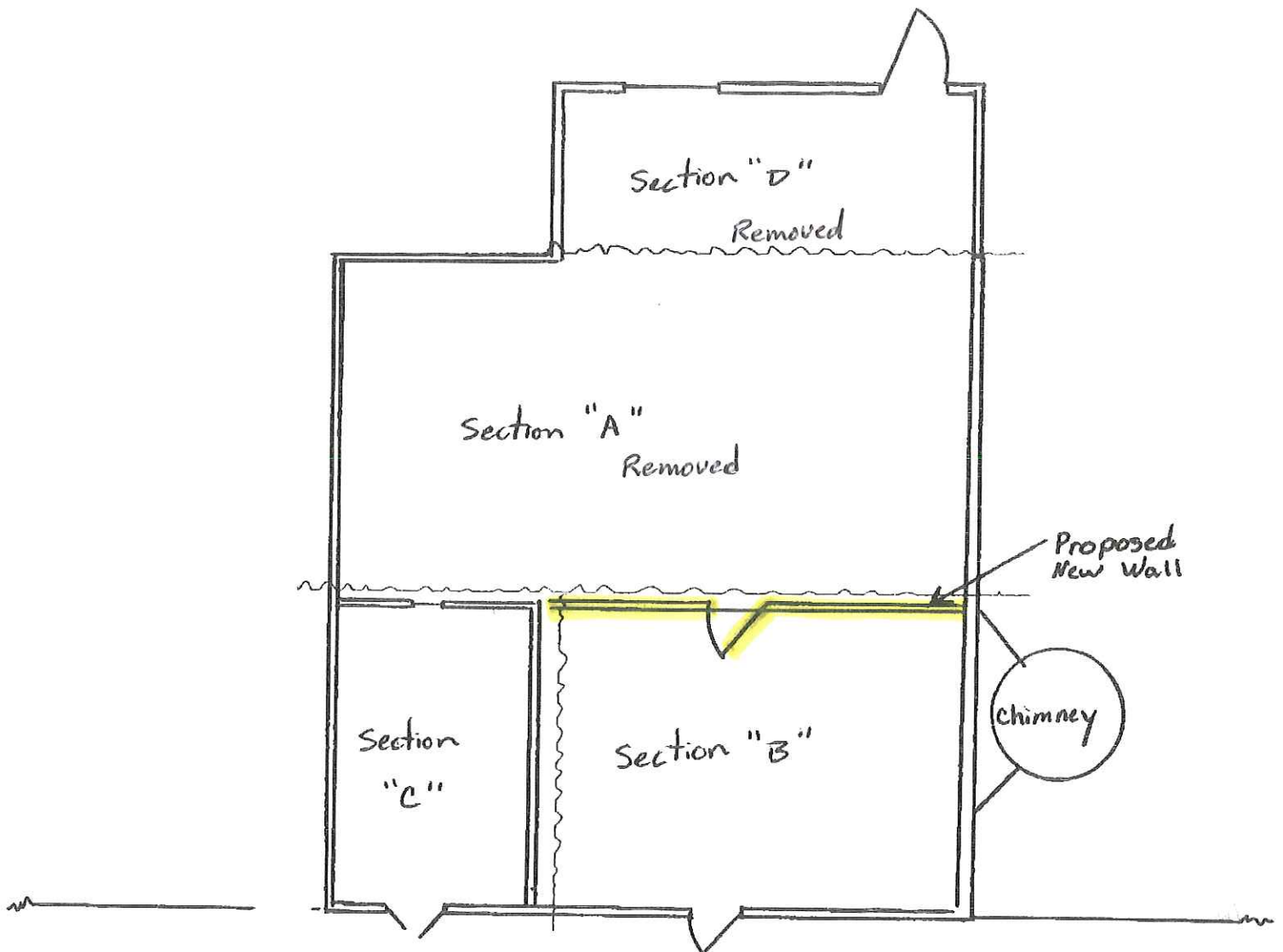
Sincerely,



Randall Leach

700 Harris St.

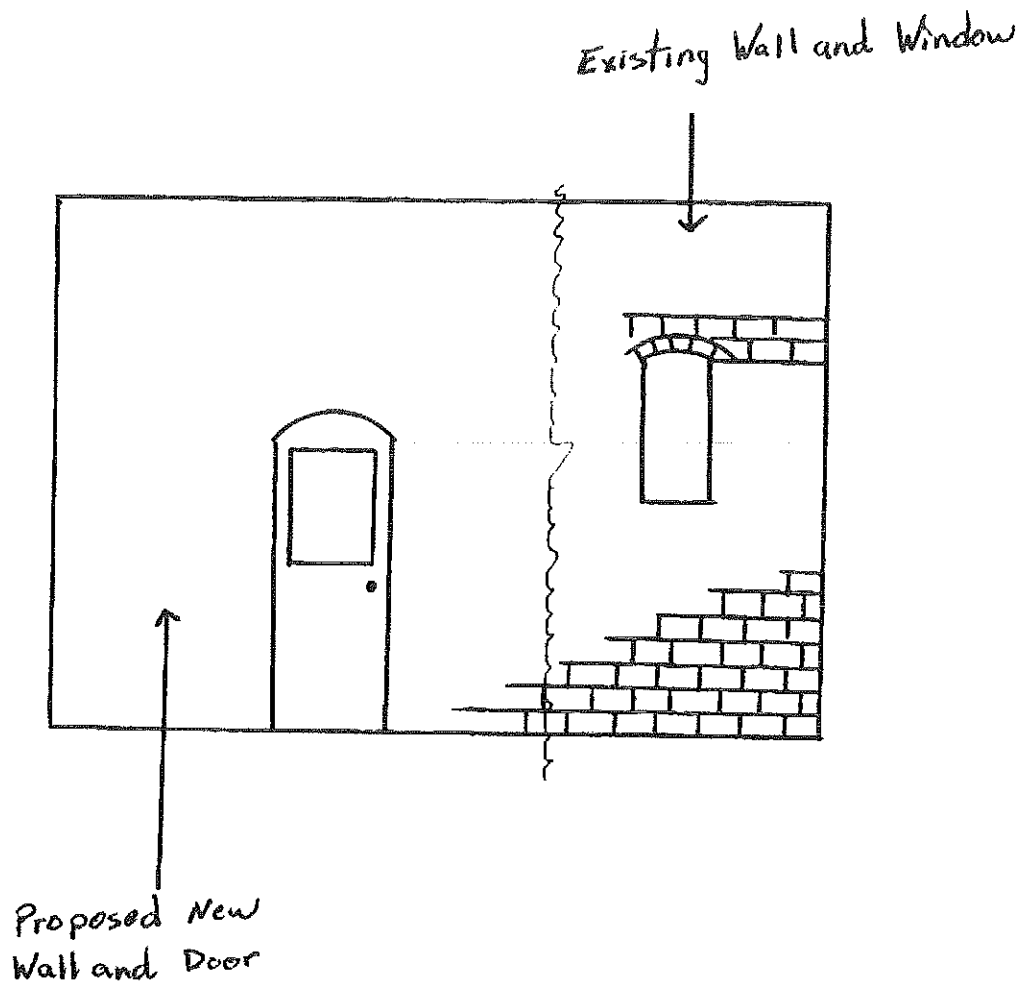
Exhibit "A"



Main Building

700 Harris St.

Exhibit "B"



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May 22, 2003

Randall Leach  
4749 Wesley Chapel Road  
Free Union, VA 22940

**BAR 03-04-03**  
**700 Harris Street**  
**Tax Map 35 Parcel 132**  
**Remove Metal and Brick Rear Additions**  
**Randall Leach, Applicant**

Dear Mr. Leach,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2003.

The request to demolish the brick addition attached to the rear of the main building was deferred from the April 15, 2003 BAR meeting. The request was then modified by the applicant to include only demolition of sections "A" and "D," as shown on the attached sketch.

At its May 20, 2003 meeting the BAR voted 5-2 to deny the demolition of section "A," based on City Code Section 34-568(b) criteria 1-7, and Design Review Guidelines for Demolition, criteria 1-6; and to approve removal of section "D".

In accordance with Charlottesville City Code 34-584, this decision may be appealed to the City Council in writing within ten days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 970-3182 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Neighborhood Planner



**700 Harris Street BAR Appeal - Attachments**

**Excerpt from April 15, 2003 BAR Minutes**

**G. Certificate of Appropriateness Application**

**BAR 03-04-03**

**700 Harris Street**

**Tax Map 35 Parcel 132**

**Remove Metal and Brick Rear Additions**

**Randall Leach, Applicant**

Ms. Scala gave the staff report. The proposal is for the removal of two separate additions to the rear of the Armstrong Knitting Factory; one is metal, the other is brick. A chimney enclosed within the metal addition would not be removed. The main building was restored in 1988 for office

use. The existing additions are no longer in use for their original industrial purpose and the owner would like to make more room behind the building and make it look more attractive. The metal addition was built in 1969 and does not contribute to the architecture or historical significance. However, the brick addition is contributing therefore the criteria for demolition has been considered. Staff recommends that the brick addition should not be removed. Staff recommends that the metal addition should be removed taking care to protect the chimney.

Mr. Randall Leach stated that the original intent of the brick portion was for coal storage for the boiler, which has been removed. The applicant was trying to bring the building back to what the simple architectural lines were meant to be. Mr. Leach also explained that the winter snow had caused a portion of the roof to cave in.

Ms. Fenton called for questions from the public and then the Board.

Ms. Heetderks asked for a range of dates for the brick addition. Ms. Scala stated there were two parts to the brick addition. One was shown in 1896. Another brick addition was shown in the 1929-'57 Sanborn map. Ms. Scala stated her belief that the older part was original to the building, or added shortly thereafter. Mr. Leach added that none of this could be seen from anything unless you drive back to the parking area for the building.

Mr. Atkins sought clarification as to which was the older part. Mr. Leach used the diagram to answer Mr. Atkins query. Mr. Leach further explained that the original face of the coal storage was removed when the smaller additions were added.

Mr. Coiner stated he had been unable to visit the site and would have to vote to deny both demolition requests without seeing the site.

Ms. Lewis sought clarification regarding the jurisdiction of the BAR in this matter. Ms. Fenton stated the Board had purview over demolition requests even if the proposal could not be seen. Ms. Heetderks stated the purview also extended to those elements of the building, which are considered historic. Ms. Heetderks further argued that the building was historic because it was one of the only remaining factory buildings, and these additions were a visible part of the factory.

Ms. Fenton asked if the Board needed to see the structure before making a decision. Mr. Coiner felt it was necessary to be able to make a good decision.

Mr. Tremblay stated the metal structure seemed extraneous.

Ms. Lewis asked if the chimney could stand on its own without the support of the metal structure. Mr. Leach stated it had been looked at and found to be structurally sound.

Ms. Heetderks asked how a visit would help with deciding on the metal structure. Mr. Coiner stated it would help him understand the age of the structure. Mr. Leach stated it would be helpful for the members to come out.

Mr. Coiner made a motion to defer action on the entire project until the next regularly scheduled meeting so the BAR could visit the site. Mr. Atkins seconded the motion. Mr. Atkins asked if the motion precluded a motion to allow demolition of the metal structure. Upon learning that it would, Mr. Atkins removed his second.

Ms. Heetderks made a motion to approve the demolition of the metal structure with the chimney being protected and preserved. Ms. Lewis seconded the motion. The motion carried with only Mr. Coiner voting against. Mr. Coiner made a motion to defer action on the demolition of the brick portion until those who wish to do an on-site inspection do so. Mr. Atkins seconded the motion, which carried 6-1 with Ms. Coiner voting against.

Ms. Fenton asked that the applicant speak with Ms. Scala to set up times when the members could inspect the site since they could not all visit at the same time without notice to the public. Ms. Lewis stated she would be in favor of a two or three hour time period which would be publicly noticed so that the public would have an opportunity to see the site. Ms. Lewis further stated a demolition is a serious application and she would prefer that it be publicly noticed if the BAR is going to be doing a site instead of sneaking in two at a time. She wanted it publicly noticed because that puts the BAR in compliance with the Freedom of Information Act in Virginia.

Excerpt from May 20, 2003 BAR Minutes

**B. 700 HARRIS STREET**

Ms. Fenton recalled Agenda item B. since the applicant had arrived.

Ms. Scala gave the staff report. At the April meeting, permission had been granted for demolition of the metal addition attached to the rear. Demolition of the brick addition had been deferred to allow for an on-site inspection by Board of Architectural Review members. Sections of the addition labeled A, B and C were built at the same time; the D section was newer, having been built after 1929. The applicant has proposed to remove sections D and A. The applicant says that the walls of section A are not structurally able to carry the load of the new roof. Criteria for demolition support preserving the older sections. Staff recommends that A, B and C not be removed.

Staff recommends that section D is not significant architecturally or historically and may be removed. Staff recommends that the existing roof be replaced with a standing seam metal roof.

The applicant, Mr. Randall Leach, stated that the roof over section D had a different pitch than the rest of the building. A new roof requires the removal of D. The walls of section A are inadequate to withstand the weight of the roof. After consultation, Mr. Leach felt another structure would be needed to handle the roof load.

Ms. Fenton called for questions.

Mr. Atkins asked if the only reason for demolishing A was structural. Mr. Leach stated that the criteria included whether the proposal would be economically feasible and the main building had been renovated as office space, which would not work in this situation.

Mr. Atkins asked what material would construct the proposed wall at B and C. The applicant explained that they would use brick taken from the others so it would be similar.

Ms. Fenton called for comments.

Ms. Ewing sought clarification on what position -- consistency with the original intent of the design or "it's historic" -- should be taken if

the addition, although very old, looks to be in conflict with the original integrity of the building. Ms. Heetderks stated they should look at the reason for which the building was designated historic. The building was designated because it is one of the only remaining

factory buildings from this time period. Ms. Heetderks also asked if the features for which removal was sought, were features, which identify the building as a factory building. Ms. Heetderks stated they were a distinctive and identifying feature. Ms. Heetderks also stated section D was far enough removed from the structure.

Mr. Coiner stated his agreement with Ms. Heetderks. He could not support the removal of section A.

Mr. Atkins expressed appreciation for the applicant's patience in following through to get the best result. Mr. Atkins stated that since B and C would be preserved and since section A missing two-thirds of its leading wall, a reasonable compromise would be keeping B, C and the chimney and reconstruct a wall of the existing brick and reroof in a sound way which would keep the import of the coal fired boiler room.

Ms. Lewis stated there seemed to be no age difference between sections A and C. She stated City Code 34-568(b), criteria 1, 2, 3, 4, 5, 6 and 7 did not bode for a partial demolition of the addition.

Ms. Heetderks asked if the applicant had investigated whether the National Registry designation would be in jeopardy with the proposed demolition. Mr. Leach had not.

Mr. Atkins reminded the Board that not only were there demolition criteria but there are also the Secretary of the Interior's Standards for Rehabilitation which point to the kind of partial demolition that saves the essential qualities of the building.

Ms. Ewing made a motion to deny removal of section D. Ms. Fenton asked that Ms. Ewing add to her motion the reason. Ms. Fenton then asked that the motion be seconded. Mr. Coiner seconded the motion. Ms. Ewing stated her reason was to maintain to the extent possible the original character of the building. Mr. Atkins sought clarification that the motion was only section D. Ms. Ewing withdrew her motion.

Ms. Ewing made a motion to approve removal of section D and deny approval of section A. With no second, Ms. Ewing withdrew her motion.

Ms. Lewis made a motion for denial of the application to remove sections D and A based on City Code Section 34-568(b), criteria 1 through 7 and the Design Review Guidelines that have been adopted by the City, criteria 1 through 6. Mr. Coiner seconded the motion. Ms. Fenton stated her preference that the motion state denial of section A and then something to approve D. Ms. Lewis

stated she would accept that as a friendly amendment. Mr. Coiner agreed. Mr. Coiner and Ms. Fenton clarified that the motion was to deny demolition of section A based on the criteria stated by Ms. Lewis. Ms. Lewis amended her motion to deny removal of section A, which implies in the motion that they are agreeing to the applicant's application to remove section D. Ms. Fenton sought clarification that it was not an implication, but was approval of D. Ms. Lewis concurred that they would be approving the removal of section D. Mr. Coiner accepted the amended motion. The motion carried 5-2 with Mr. Tremblay and Mr. Atkins voting against.

## **Other Business**

Mr. Atkins asked if anyone would be able to go to the Juvenile and Domestic Relations Court. Ms. Fenton and Mr. Coiner stated they would. Mr. Atkins would not be able to go. He thought there was a good chance the two versions would be controversial. Mr. Tolbert stated the committee members had asked if they should bring the designs before the Board to referee. Mr. Tolbert felt that was not the role of the BAR. The committee had been appointed by the City and County as representatives of the owner to come up with a design for the BAR to review for approval.

Mr. Coiner asked if the Transit Center would be coming before the Board in July. Mr. Tolbert stated it would not as it had just entered the design phase. Mr. Tolbert thought it would come before them in August or September.

Mr. Coiner asked if Ms. Scala could elaborate on the Silk Mill appeal to City Council. Ms. Scala did not know if that had been scheduled; she promised to let the Board know. Mr. Coiner was concerned over the applicant's statement that "Staff and the BAR recognized that the Boiler Room is not part of the original structure." Mr. Coiner did not recall the Board reversing their position; he asked that Ms. Scala appear before Council to clarify their position. ✓

Mr. Tremblay made a motion to adjourn. Mr. Atkins seconded the motion. The motion carried unanimously whereupon the Board stood adjourned at 7:06 p.m.

CITY OF CHARLOTTESVILLE

Office of the Clerk of City Council  
P.O. Box 911 • Charlottesville, Virginia • 22902  
Telephone (804) 970-3113



RECEIVED

July 8, 2003

JUL 09 2003

NEIGHBORHOOD DEVELOPMENT SERVICES

Mr. Randall Leach  
4749 Wesley Chapel Road  
Free Union, VA 22940

Dear Mr. Leach:

This is to notify you that we have rescheduled your appeal of the Board of Architectural Review's decision regarding partial demolition of 700 Harris Street to July 21, 2003. The meeting will begin at 7:30 p.m. and will be held in Council Chamber, second floor of City Hall.

Because you apparently did not receive the last letter I sent, please give me a call at 970-3113 to confirm receipt of this letter.

Sincerely,

Jeanne Cox  
Clerk of City Council

✓ Cc: Mary Joy Scala

May 23, 2003

City of Charlottesville Council Members  
City Hall  
Charlottesville, Virginia 22904

Dear Council Members,

The purpose of the letter is to appeal the Board of Architectural Review (BAR)'s May 20, 2003 decision to reject a proposed partial demolition at 700 Harris Street. Enclosed please find all relevant data concerning the original request to obtain a Certificate of Appropriateness

This appeal is based upon my belief that the review criteria and guidelines for demolition (City Code section 34-577 (b)) were incorrectly interpreted by the BAR. I would like to respond to each of the criteria that I believe support the appropriateness of demolition. Kindly reference staff report May 20, 2003 for specific criteria.

City Code section 34-577(b) A 1,2,3,4,6,7;

1. My proposed partial removal of the boiler room does not affect the historic, architectural or cultural significance of the structure in question.
2. As BAR staff states in their presentation, there are no known historic persons associated with the building.
3. The overall condition and aesthetic quality of the portion proposed for removal is very poor. Due to heavy snow this past winter, it has become necessary to replace the entire roof structure covering the boiler room. Two of the walls within the boiler room are not structurally able to carry the load of a new roof. Portions of the walls have been previously removed. Other areas have been badly repaired and the windows all filled in and are not operable. The building is not part of an existing design control district.
4. Post their on-site visit, BAR recognizes that the boiler room is not original to the main building.
6. The roof line is not original. Walls have many patches and existing holes. The windows have all been altered. The original front wall was



**HEARTWOOD CORPORATION**  
CUSTOM BUILDING • FINE WOODWORKING

1701-D Allied Street, Suite #9  
Charlottesville, VA 22903  
804 984-9663, Fax 804 984-8882

*Roof Replacement  
Estimate*

April 16, 2003

Heartwood Corporation Proposes The Following:

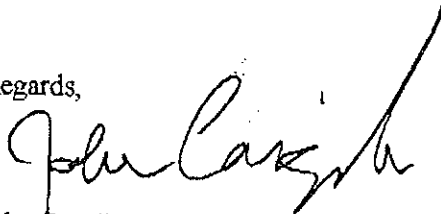
Randall Leach  
4749 Wesley Chapel Rd  
Free Union, VA 22940

Heartwood Corporation proposes to provide all labor and material necessary for the demolition and reconstruction of the storm damaged areas of the lean-to building at 700 Harris St., Charlottesville, VA 22903.

Our copy of the scope of work is included and Heartwood Corporation proposes to complete the project as described for the sum of fifty-three thousand seven hundred dollars (\$53,700.00).

Thank you for the opportunity to bid on this project and we look forward to hearing from you soon.

Regards,



John Cargile

**HEARTWOOD CORPORATION**  
CUSTOM BUILDING • FINE WOODWORKING  
1701-D Allied Street, Suite #9  
Charlottesville, VA 22903  
434 984-9663, Fax 434 984-8882

**Scope of Work:**

- Remove and dispose of existing roof.
- Remove and dispose of existing roof structure.
- Remove and dispose of existing ceiling.
- Provide new roof structure constructed of 9-1/2" Truss Joist at 24 inches on center with 3/4" roof sheathing. New roof structure will be a single slope shed roof.
- Provide steel beams and columns to support roof structure.
- Provide new roofing: standing-seam doubled locked, 40# LX Teme metal roofing.
- Provide gutters and downspouts.
- Provide exterior fascia and soffit trim (painted).
- Provide new acoustical ceiling system.
- An allowance of Three Thousand and No/100 Dollars (\$3,000.00) for providing new electrical light fixtures is included.

**Clarifications:**

- Removal and protection of Owner's items is excluded.
- All HVAC, plumbing, sprinkler work is excluded.
- Existing interior walls will be stabilized with no other work to be performed to them.
- Only painting included is for new exterior trim and roofing.
- Payment and Performance Bonds are excluded.

R. E.  
**LEE**  
& SON, INC.

*Roof Replacement  
Estimate*

2811 Hydraulic Road (22901)  
P.O. Box 7226 (22906)  
Charlottesville, Virginia  
Telephone: (434) 973-1321  
Fax: (434) 973-9784  
Email: rel@relee.net  
www.relee.net

April 9, 2003

Ms. Linda Owens  
Republic Capital Corporation  
T/A Capital Real Estate  
P. O. Box 7885  
Charlottesville, VA 22906

Via Fax (434) 979-0575 & Hand Deliver  
Page 1 of 3

RE: 700 Harris Street, Charlottesville, VA  
Roof Collapse

Dear Ms. Owens:

We propose to furnish all labor, material and equipment to construction new roof including roof structure, for brick lean-to building at 700 Harris Street, Charlottesville, VA, per the following scope of work and clarifications for the lump sum price of Sixty Thousand and No/Dollars (\$60,000).

**Scope of Work:**

- Remove and dispose of existing roof.
- Remove and dispose of existing roof structure.
- Remove and dispose of existing ceiling.
- Provide new roof structure constructed of 9-1/2" Truss Joist at 24 inches on center with 3/4" roof sheathing. New roof structure will be a single slope shed roof.
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- An allowance of Three Thousand and No/100 Dollars (\$3,000.00) for providing new electrical light fixtures is included.

**Clarifications:**

- Removal and protection of Owner's items is excluded.
- All HVAC, plumbing, sprinkler work is excluded.
- Existing interior walls will be stabilized with no other work to be performed to them.
- Only painting included is for new exterior trim and roofing.
- Payment and Performance Bonds are excluded.

R. E. LEE & SON, INC.

Ms. Linda Owens  
700 Harris Street, Charlottesville, VA  
April 9, 2003  
Page 2 of 2

- > Architectural / Engineering designs are excluded.
- > Owner to provide electrical power and water.
- > Owner to provide adequate building access and an appropriate area for staging and storing of materials.
- > Testing, monitoring, demolition and disposal of existing hazardous materials of any kind are excluded.
- > The proposal is based on normal work hours, 7:00 AM to 3:30 PM, Monday through Friday.

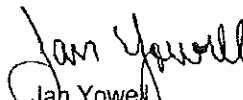
We anticipate project commencement shortly after Notice to Proceed and obtaining required materials. We estimate the work to be completed in approximately six (6) weeks.

This lump sum proposal is offered for thirty (30) days. Work completed through the end of the month shall be billed with the payment due by the fifteenth (15<sup>th</sup>) day of the following month. Upon completion of the project, the balance will be due within fifteen (15) days.

R. E. Lee and Son, Inc. has been providing high quality building services in the central Virginia area since 1939 and appreciates the opportunity to offer this proposal. If you have any questions, please do not hesitate to give us a call.

We appreciate this opportunity to work with you on this project. If you would like us to proceed with the work, please sign below to authorize R. E. Lee and Son, Inc. to perform this work. Return one copy to our office and keep one copy for your records.

Very truly yours,

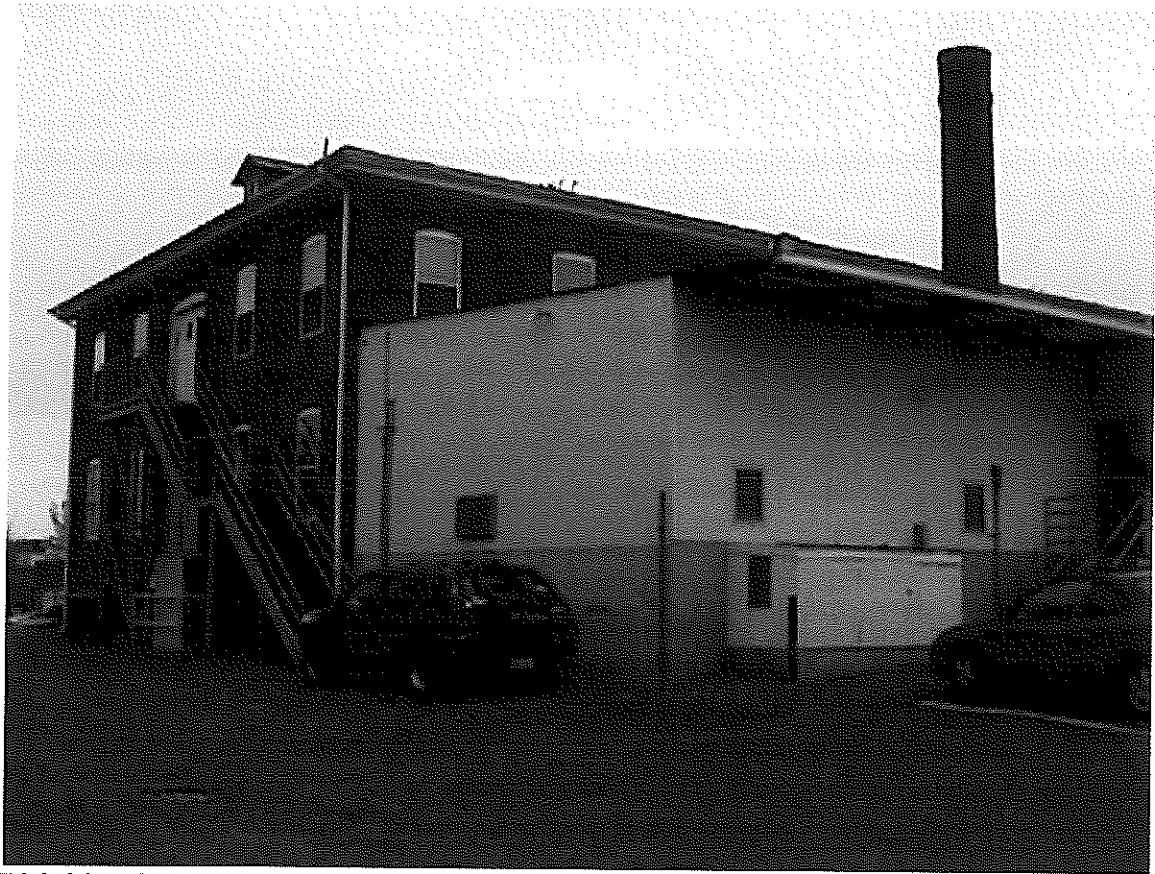
  
 Jan Yowell  
 Project Manager

Accepted by:

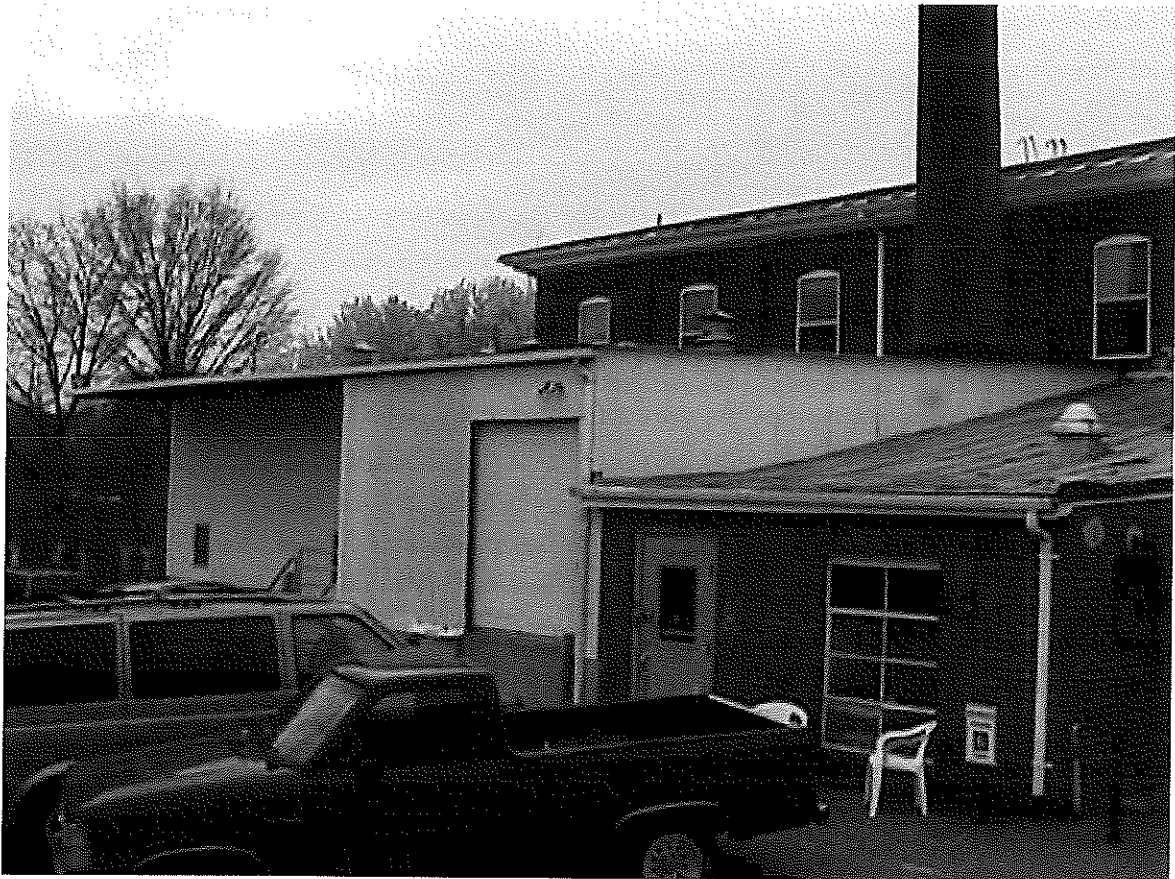
\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Printed Name and Title)

\_\_\_\_\_  
(Date)



700 Harris Street



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Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org

**AFFIDAVIT OF MAILING**

**To File: 700 Harris Street (Silk Mills Building)**

I, Brenda S. Weatherford, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on March 31, 2003.

Signed:

  
Brenda S. Weatherford, Secretary II

**ADDRESSES**

**See Attachments**

STATE OF VIRGINIA  
CITY/COUNTY OF Charlottesville, to-wit:

The foregoing instrument was acknowledged before me this 31 day of March 2003, by Brenda S. Weatherford.

My Commission Expires: August 31, 2004

  
Notary Public

# ARMSTRONG KNITTING FACTORY



<b>STREET ADDRESS:</b>	700 Harris Street
<b>MAP &amp; PARCEL:</b>	35-132
<b>VDHR FILE NUMBER:</b>	104-212
<b>CITY FILE NUMBER:</b>	162
<b>PRESENT ZONING:</b>	M-1
<b>ORIGINAL OWNER:</b>	James and James A. Armstrong
<b>ORIGINAL USE:</b>	Knitting factory
<b>PRESENT USE:</b>	Industrial Warehouse
<b>PRESENT OWNER:</b>	Rivanna Partners
<b>ADDRESS:</b>	Charlottesville, VA 22906
<b>HISTORIC NAME:</b>	Armstrong Knitting Factory
<b>DATE/PERIOD:</b>	1889-90
<b>STYLE:</b>	Second Empire
<b>HEIGHT IN STORIES:</b>	2 Storeys
<b>DIMENSIONS AND LAND AREA:</b>	164,221 sq.ft.
<b>CONDITION:</b>	Good
<b>SURVEYOR:</b>	-----/Bibb
<b>DATE OF SURVEY:</b>	1974/1987
<b>SOURCES:</b>	City/County Records ACHS files Sanborn Map Co.- 1896,1920,1929-57

# ARMSTRONG KNITTING FACTORY

## ARCHITECTURAL DESCRIPTION

This building is of a design common to many large industrial buildings of the period. It is a two-storey, 11-bay rectangular block with a central entrance tower projecting on the facade. The main block has a low-pitched hipped roof covered with standing-seam metal, with projecting eaves and a boxed cornice. There is a small gabled dormer at each end of the building. Walls and foundation are constructed of brick laid in five-course American bond. The bays are recessed between brick piers. Windows are segmental-arched, double-sash, 9-over-9 light. Those at the second-storey level are somewhat shorter. The ends of the building are five bays wide with the central bay on each level containing segmental-arched double warehouse doors across the entire width of the bay. The double entrance doors at the first-storey level of the tower are set under a segmental arch. There is a pair of windows above them at the second-storey level, and there are single windows in the sides of the tower. The tower rises above the roof of the main block and has a mansard roof with projecting eaves, a boxed cornice, and tall, shallow, corbelled brick cornice brackets. It is covered with standing-seam metal and has delicate metal cresting. There is a steep gabled dormer on each side of the tower. All windows and doors in the tower have been removed and the openings bricked up flush with the surrounding walls. There is a small one-storey rear wing. Beside it is a tall, round, free-standing brick chimney with a bowed string course. A one-storey brick building northeast of the main building resembles it in some details, but lacks the style of the larger building.

## HISTORICAL DESCRIPTION

According to an agreement made September 25, 1889 (ACDB 93-424), the Charlottesville Industrial and Land Improvement Co. erected this building and conveyed it and a certain quantity of land (Block 2 of the Rose Hill plat (ACDB 97-34) to James and James A. Armstrong, "upon consideration that they occupy said building for the manufacture of knit goods -- and employ sixty to seventy hands for a five-year term and an average of one hundred day laborers." By 1890 the Armstrongs occupied the building. In 1903 the H. C. Marchant Manufacturing Co., (ACDB 125-252) acquired the building with the intent to manufacture silk products. From Marchant the building passed to the Charlottesville Silk Mills (ADB 154-193) in 1913. In 1923 the factory was assumed by Amalgamated Silk from the N. Y. Trust Co. that held a 1922 mortgage (City DB 41-344 & 411, 46-151). It passed to Schepp and Rosenthal in 1924 (DB 49- 179); to Julius Rosenthal; to S & R Silk Mills; to William J. Schepp, Inc., in 1931 (DB 72-46). The Peoples National Bank purchased the building in 1939. The Essex Pencil Corporation, manufacturers of several well-known brands of pencils, occupied the building from 1941 until 1966, when the building was purchased by the General Electric Company. The building was purchased by Rivanna Partners L P in 1986 (DB 488-703).

## STATEMENT OF SIGNIFICANCE

The Second Empire style never achieved great popularity in Charlottesville and no more than half a dozen buildings remain today. Of those, the Armstrong Knitting Factory is the only industrial building. Moreover, it is the oldest factory building still standing within the City limits.

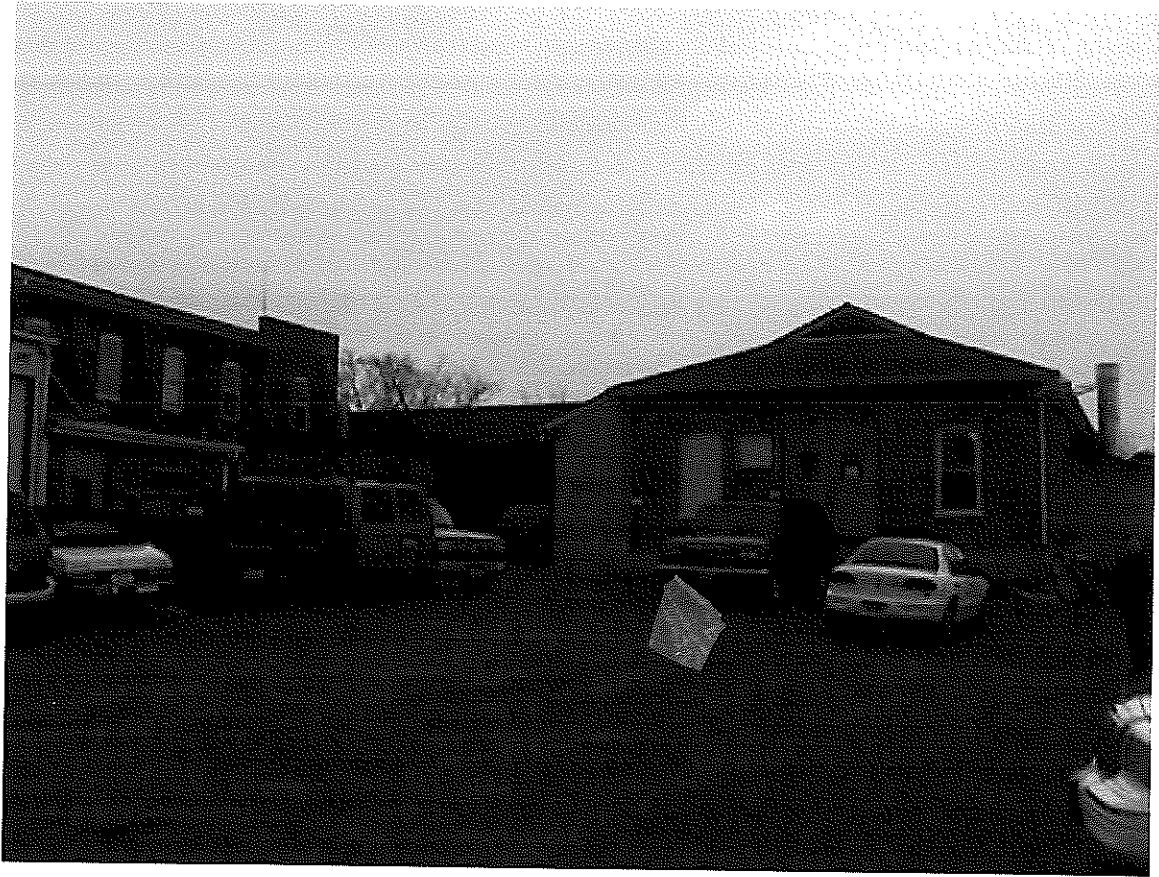
The Armstrong building resembles the 1882 Charlottesville Woolen Mills Building (now demolished) and was probably designed by the same architect. H.C. Marchant, President of the Charlottesville Woolen Mills, acquired the Armstrong Knitting Factory in 1903. It is not known whether he might have been involved with the firm from the beginning and thus influenced the design of both buildings.

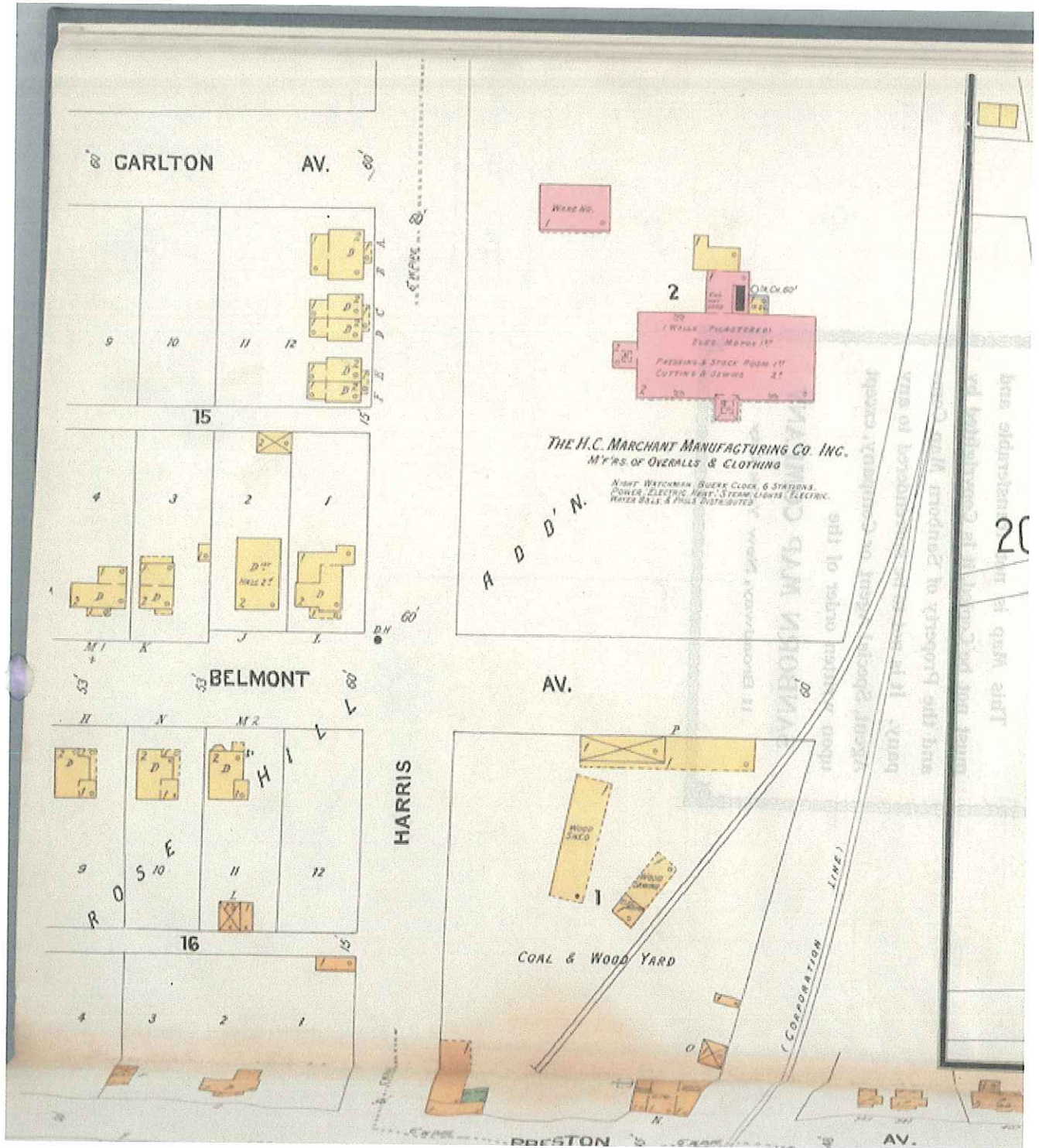
The Armstrong Knitting Factory is listed individually on the National Register of Historic Places as part of the Charlottesville Multiple Resource Area.



## ARMSTRONG KNITTING FACTORY

The handsome entrance tower with iron cresting on its mansard roof, seriously altered a few years ago, has now been restored to its former grandeur. The Armstrong Building's status as the oldest surviving factory building in the City and the only industrial building in the Second Empire style, make it an extremely important part of the architectural and historical fabric of the City.





CITY OF CHARLOTTESVILLE

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Department of Neighborhood Development Services

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Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



April 16, 2003

Randall Leach  
4749 Wesley Chapel Road  
Free Union, VA 22940

**BAR 03-04-03**  
**700 Harris Street**  
**Tax Map 35 Parcel 132**  
**Remove Metal and Brick Rear Additions**  
**Randall Leach, Applicant**

Dear Mr. Leach,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 15, 2003.

The BAR voted 6-1 to approve a motion to permit demolition of the metal addition attached to the rear of the building, with the brick chimney to be protected and preserved.

The BAR voted unanimously to defer action on the proposed demolition of the brick addition, so that those members of the BAR, who wish to, can make an on-site inspection. It was suggested that public notice be given for a specific meeting time that all may attend. I will call you to arrange a suitable time.

If you have any questions, please contact me at 970-3182 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

A handwritten signature in cursive script that reads 'Mary Joy Scala'.

Mary Joy Scala  
Neighborhood Planner

Cc: Chuck Lewis