

**From:** Scala, Mary Joy  
**Sent:** Friday, September 29, 2017 9:56 AM  
**To:** 'Ryan Rooney'; Chris Crehan (thomas.c.crehan@gmail.com)  
**Subject:** BAR Action - 327 6th Street SW - September 19, 2017

September 29, 2017

Chris Crehan  
331 7-1/2 Street SW  
Charlottesville, VA 22903

**RE: Certificate of Appropriateness Application**  
BAR 17-09-04  
327 6<sup>th</sup> Street SW  
Tax Parcel 290188000  
Ryan L. Rooney and Kevin G. Badke, Owner/Chris Crehan, Applicant  
Window Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and that the BAR approves the application as submitted with the clarification that all the windows will be consistent in trim (pick a trim from the existing windows and then match that around the house), keep the one-over-one at the front right elevation, and all the other windows will be consistent in glazing (there is a consensus of two-over-two), except for the two windows in the front door, which should be four-over-four. Sarafin seconded. The motion was approved (7-0).

This certificate of appropriateness shall expire in 18 months (March 19, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

**NOTE: The Chair had concerns about the roof replacement not matching the previous roof, and requested that the owner appear at a future meeting to discuss.**

**I have scheduled the discussion on the October 17 meeting; please let me know if you are unable to attend that date.**

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall – 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 19, 2017**



**Certificate of Appropriateness Application**

BAR 17-09-04

327 6<sup>th</sup> Street SW

Tax Parcel 290188000

Ryan L. Rooney and Kevin G. Badke, Owner/Chris Crehan, Applicant

Window Replacement

---

**Background**

The Benjamin Tonsler house (1875-79) is property is an individually protected property. The architectural and historic survey is attached.

**September 2005-** The BAR voted (8-0) to approve the application for the replacement of 13 windows (7 on front side, 6 on the north side) with the condition that the applicant brings a sample window to show staff and one member of the BAR for approval. The glass thickness should not exceed 5/8". The windows may have either true divided lights or simulated divided lights with muntin bars located on both the interior and exterior, with spacer bars between.

*A note from 11-30-2005 said Mr Morton was told he could use either Comfortworld 8000 composite windows or Norco aluminum clad wood windows with interior and exterior muntins and spacer bars. A later, undated note said a contractor planned to use Jeld Wen Jefferson 100 series wood windows: 2 on north side; 4 on south side; 1 in front and 1 in back. It appears some of the windows have been replaced.*

**Application**

The applicant is asking to replace all the existing windows with Pella aluminum clad wood windows with either ogee or putty glaze muntin profile.

**Criteria, Standards, and Guidelines**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*

- (2) *The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) *The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) *The effect of the proposed change on the historic district neighborhood;*
- (5) *The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) *Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

## **Pertinent Design Review Guidelines for Rehabilitations**

### *C. Windows*

*Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows. Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.*

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*

16. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
17. Storm windows should not damage or obscure the windows and frames.
18. Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
19. The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.
20. In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
21. The size of the shutters should result in their covering the window opening when closed.
22. Avoid shutters on composite or bay windows.
23. If using awnings, ensure that they align with the opening being covered.
24. Use awning colors that are compatible with the colors of the building.

### **Discussion and Recommendations**

Regarding any window replacement, the BAR should determine:

(1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and

(2) If appropriate, then what type of replacement window is permitted in each specific case. In general,

- Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood. The BAR has also approved, in certain locations, replacement windows of fiberglass like Marvin Integrity, or composites such as Anderson Renewal, which combine wood sawdust with vinyl. Vinyl windows are rarely permitted due to concerns with durability and appearance.
- The pattern of lights should match the existing pattern in most cases. If existing windows are divided, then simulated divided lights (SDLs) may be used. In that case, muntins should be applied to exterior with a spacer bar between the glass.
- The size of the window opening in the exterior wall should not change. The dimensions of the window, sashes, glass area, and muntins should match the original as closely as possible.
- All existing exterior window trim must be retained, and repaired if necessary.
- The glass must be clear (min70 VLT).

At least some of the windows have been replaced since 2005. Staff recommends allowing all the windows to be replaced with one consistent type of window. The previous windows had several different light patterns, including 2/2 and 4/4 on some of the front windows.. It would be appropriate to match the previous light pattern, or to use 2/2 light pattern consistently.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and that the BAR approves the application as submitted (or with the following modifications...).

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 327 Sixth Street, SW	HISTORIC NAME: Benjamin Tonsler House
MAP & PARCEL: 29-188	DATE / PERIOD: 1875-79
CENSUS TRACT AND BLOCK: 5.01 - 110	STYLE: No Identifiable Style
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 Storeys
ORIGINAL OWNER: Benjamin E. Tonsler	DIMENSIONS AND LAND AREA: 65' x 93' (6045 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Poor
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Mabel T. Sampson	DATE OF SURVEY: Fall 1980
ADDRESS: 327 Sixth Street, SW Charlottesville, Virginia	SOURCES: City/County Records Mrs. Harry E. Byers (Fannie Sampson Byers) Moore, Albemarle: Jefferson's County

## ARCHITECTURAL DESCRIPTION

This is an interesting adaptation of elements of the Italianate and Second Empire styles to a very modest house. The asymmetrical massing and corner tower are in the style of the Italian villa, while the tower's Mansard roof is Second Empire, and the steep gable roof of the main block suggests the Gothic Revival style. Basically, it is a two-storey house with a rear wing and a tower projecting from one corner of the facade. It is set on a low foundation. The walls are stuccoed, but probably were originally covered with some kind of wooden siding. The central block is two storeys tall, three bays wide, and single pile. It has a high-pitched gable roof covered with standing-seam metal with boxed cornice and intricate scroll brackets at the peaks of the gables. Gable-roofed wall dormers, with the same brackets in the gables, are located just south of center on the front and rear elevations. A small one-storey veranda covers the center bay of the facade. It has a steep bellcast truncated hip roof covered with standing-seam metal with boxed cornice, a plain frieze, and turned posts. The balustrade has been lost. The four-paneled entrance door in the center bay has a two-light rectangular transom. Windows in the main block and rear wing are double-sash with plain surrounds, slightly shorter at the second level. They are 6-over-2 light on the facade, 6-over-9 light on the south end, and 6-over-6 light on the north end and in the rear wing. There is a pair of full-sized double-sash 4-over-4 light windows in the dormer on the facade; the rear dormer is narrower and contains only one window. There is a central chimney corbelled out over the roof and smaller chimneys in the wing and at the rear of the tower. All three are covered with stucco or concrete. The rear wing is one bay wide and located somewhat north of center. It is shorter than the central block, but it has lower ceilings so that the cornice is above the second storey windows. A one-storey back porch along the south side of the wing has been enclosed and stuccoed. The tower projects from the northeast front corner of the central block. It is a full two storeys tall, with its cornice about the height of the ridge of the main roof. Its Mansard roof is covered with metal plates. Windows are narrow paired 1-over-1 light at both levels of the tower.

## HISTORICAL DESCRIPTION

Benjamin E. Tonsler was Principal of Jefferson School, the first black public school in Charlottesville, from its opening in 1895 until his death in 1917. Tonsler Park at Cherry Avenue and Fifth Street, SW was named in his honor. Tonsler purchased this lot in 1876 (ACDB 73-293) and, according to tax records, built this house before 1880. His daughter, Mabel T. Sampson, bought the house from the other heirs in 1940 (City DB 107-382). Mrs. Sampson still owns the house and lived there until a few years ago.

## SIGNIFICANCE

This house is an interesting vernacular combination of elements of the Italianate and Second Empire styles. It was the home of Benjamin Tonsler, a prominent local black educator.



Curtis Morton  
Benjamin Tonsler House  
Castle Hill  
Sixth Street SW  
Fifeville











CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org

September 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

**Certificate of Appropriateness Application**

BAR 17-09-04

327 6<sup>th</sup> Street SW

Tax Parcel 290188000

Ryan L. Rooney and Kevin G. Badke, Owner/Chris Crehan, Applicant

Window Replacement

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner



# Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name RYAN L. ROONEY & KEVIN G. BADKE Applicant Name CHRIS CREHAN  
Project Name/Description TONGLER HOUSE WINDOW REPLACEMENT Parcel Number 290188000  
Project Property Address 327 6<sup>TH</sup> STREET SW

### Applicant Information

Address: 331 7 1/2 STREET SW  
CHARLOTTESVILLE, VA 22903  
Email: THOMAS.C.CREHAN@GMAIL.COM  
Phone: (W) (434) 760-5150 (C) \_\_\_\_\_

### Signature of Applicant

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

Thomas C. Crehan 8/29/2017  
Signature Date

### Property Owner Information (if not applicant)

Address: 4221 HARDWOOD DRIVE  
DES MOINES, IA 50312  
Email: RYANLROONEY@GMAIL.COM  
Phone: (W) (773) 383-5891 (C) \_\_\_\_\_

THOMAS C. CREHAN 8/29/2017  
Print Name Date

### Property Owner Permission (if not applicant)

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

Kevin Badke 8/29/17  
Signature Date  
KEVIN BADKE 8/29/17  
Print Name Date

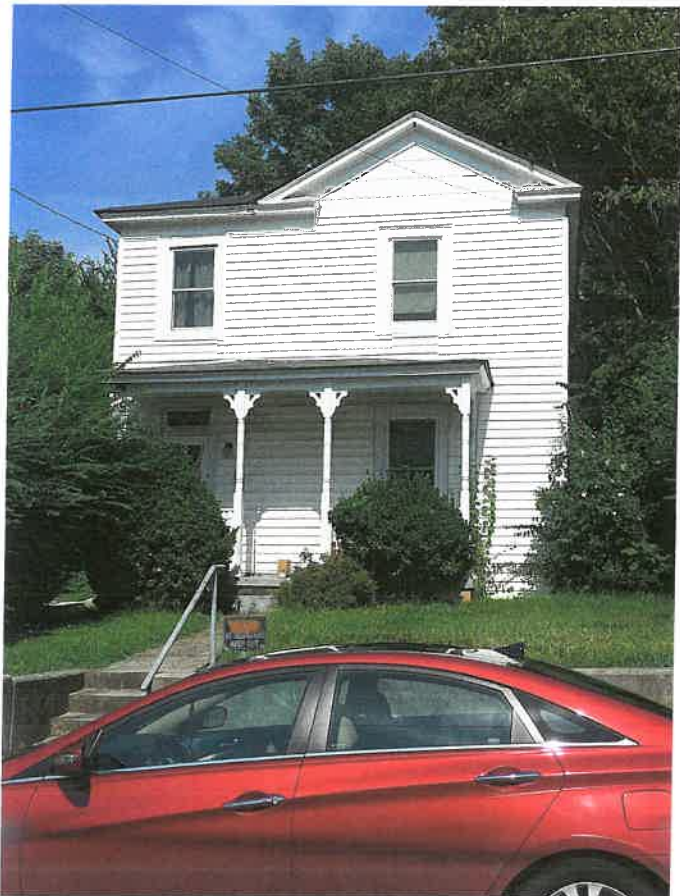
Do you intend to apply for Federal or State Tax Credits for this project? yes

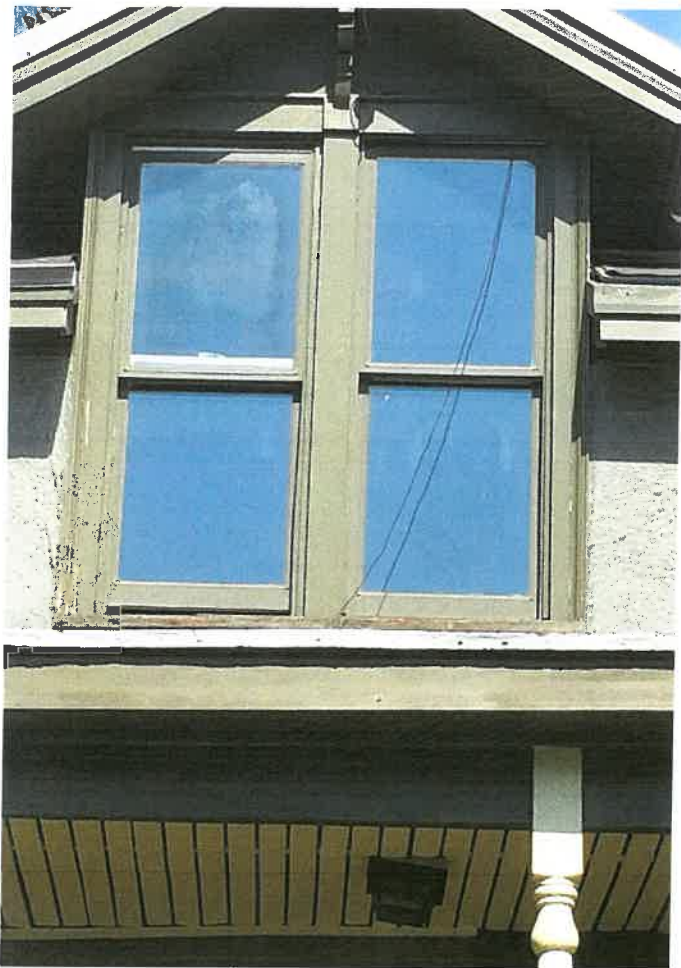
Description of Proposed Work (attach separate narrative if necessary): REPLACE ALL WINDOWS IN HOUSE

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

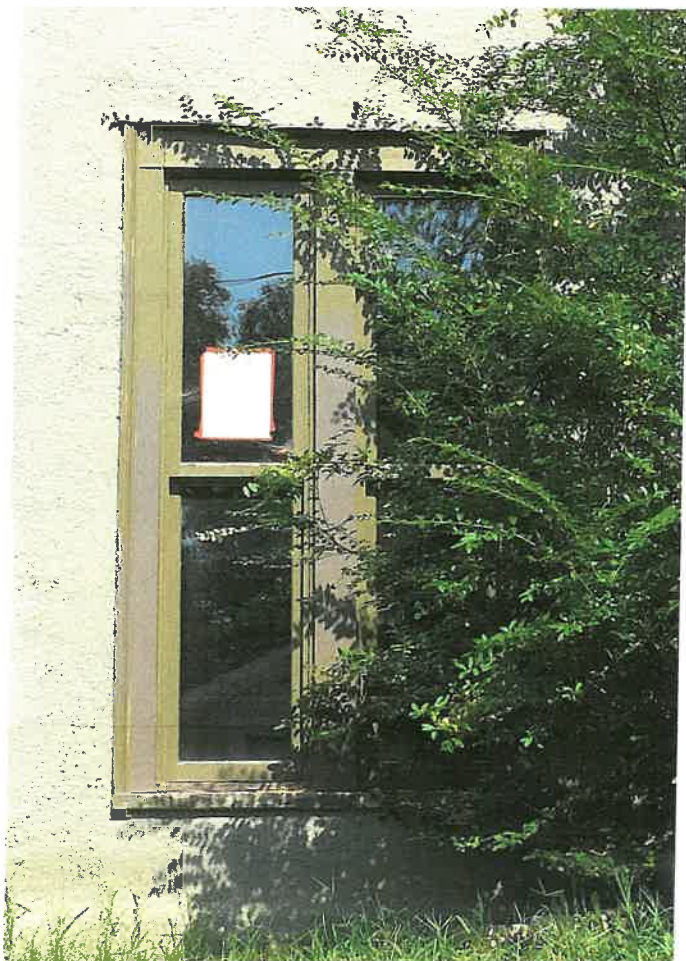
**For Office Use Only**  
Received by: O. Eubank  
Fee paid: 125.00 Cash/Ck. # 1087  
Date Received: 8/29/17  
Revised 2016  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

PH-055





Front



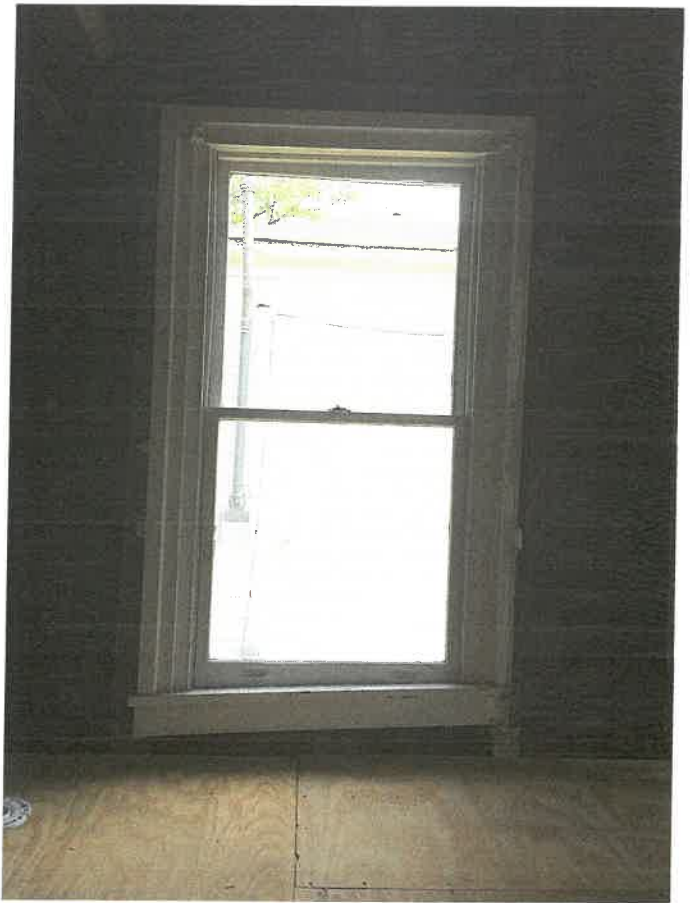
Front











OUT-OF-SQUARE EXISTING WINDOWS



SAMPLE ALUMINUM-CLAD REPLACEMENTS  
WITH DIVIDED LIGHT & OGEE

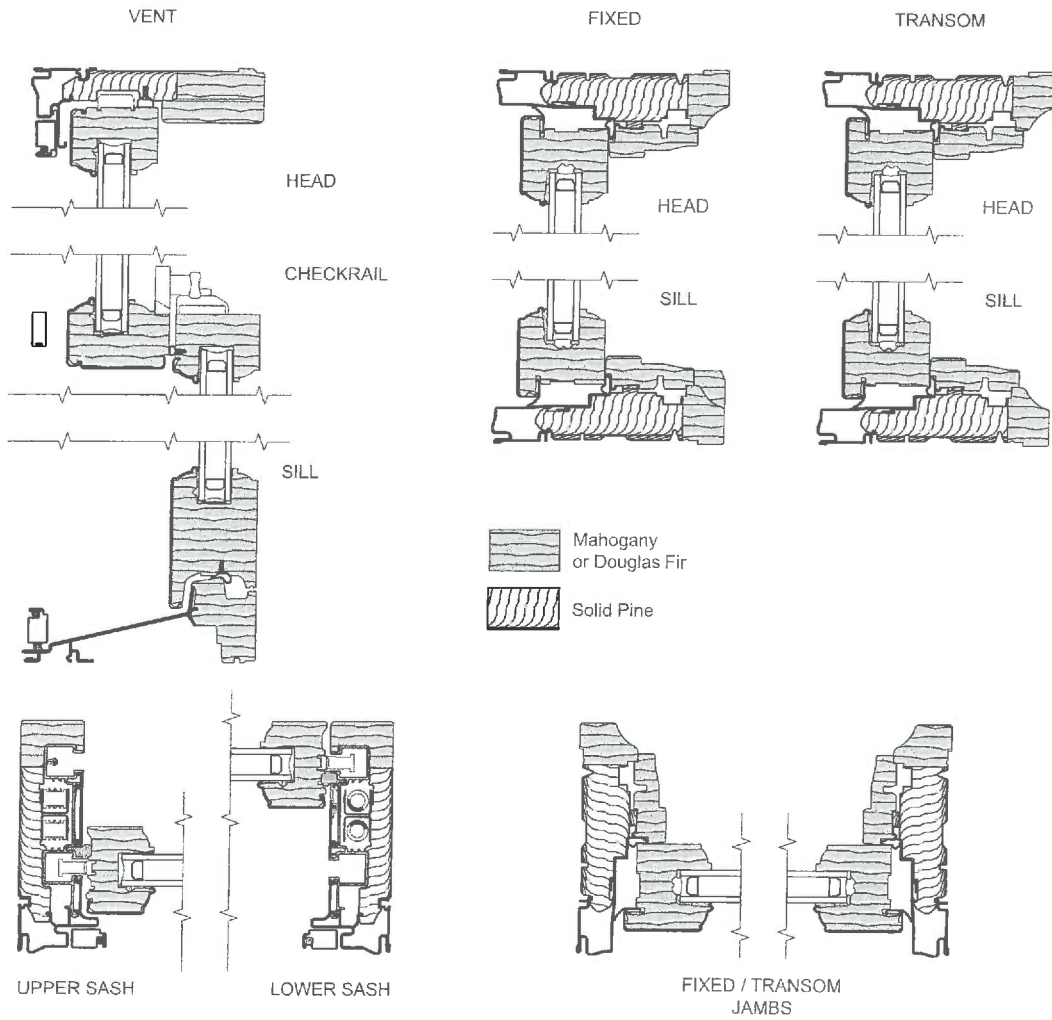


HUNG

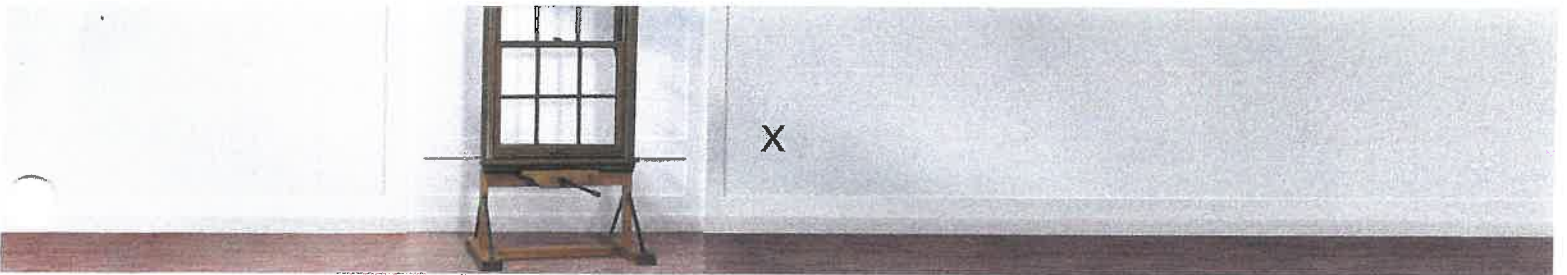
UNIT SECTIONS – WOOD COLLECTION

Aluminum-Clad Exterior

LX Double-Hung



Scale 3" = 1' 0"



Cross 9-Lite Prairie 14-Lite Prairie Custom New England Top Row Traditional

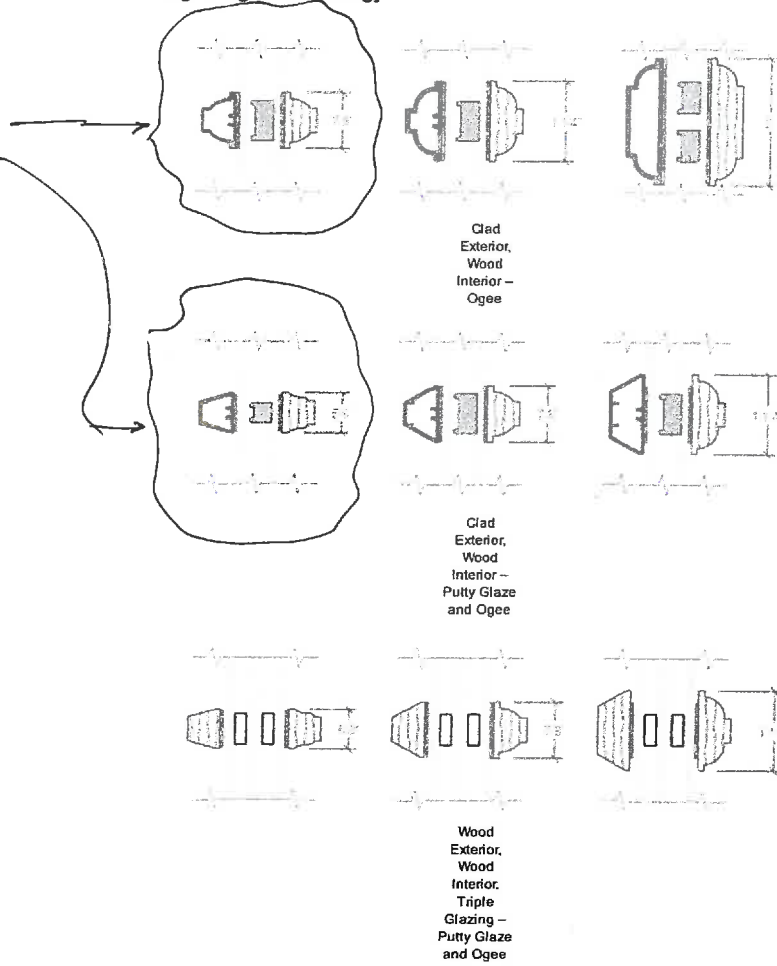


Victorian

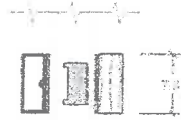
**Grille Profiles**

**Integral Light Technology**

CONSIDERING THESE TWO OPTIONS



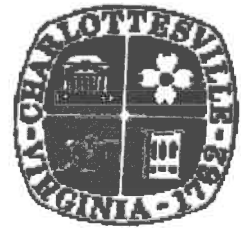
**Contemporary Style Collection**



Square Grilles. Clad Exterior, Wood Interior

**Removable Interior Grilles**

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 20, 2005**



BAR 05-09-02  
327 6<sup>th</sup> Street SW  
TM 29 P 188

Replace existing wood windows with solid vinyl windows  
Curtis L. Morton, Jr., Applicant

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**Background**

The Benjamin Tonsler house (1875-79) is property is an individually protected property. The architectural and historic survey is attached.

**Application**

The applicant proposes to replace thirteen existing wood windows: seven on the front (east) and six on the side (north) elevations with double hung, aluminum clad windows that will match the originals in size and appearance. The aluminum windows will be painted to match the trim. The surrounding wood trim will not be replaced.

**Discussion**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec. 34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

CITY OF CHARLOTTESVILLE  
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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

September 26, 2005

Curtis L. Morton, Jr.  
916 Raymond Road  
Charlottesville, VA 22902

**BAR 05-09-02**  
**327 6<sup>th</sup> Street SW**  
**TM 29 P 188**

**Replace existing wood windows with aluminum clad windows**  
**Curtis L. Morton, Jr., Applicant**

Dear Mr. Morton,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 20, 2005.

The BAR voted (8-0) to approve your application as submitted, finding it to be consistent with the guidelines and code, with one condition that the applicant brings a sample window to show staff and one member of the BAR for approval. The glass thickness should not exceed 5/8". The windows may have either true divided lights or simulated divided lights with muntin bars located on both the interior and exterior, with spacer bars between.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working 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 970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner



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

**RECEIVED**

AUG 3 2005

NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit \$150 application fee, ten (10) copies of application form and all attachments.  
The BAR meets third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 5 p.m.

Information on Subject Property

Physical Street Address: 327 6<sup>th</sup> ST NW  
PAR 88  
City Tax Map/Parcel: 29

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

Applicant

Name: Curtis L. MORTON J  
Address: 916 RAYMOND RD  
Charlottesville, VA 22902  
email: CLM1001@aol.com  
Phone: (w) 2935754 (h) 2935754  
FAX: 434-2958085

Signature of Applicant

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

Curtis L. Morton J 8-10-05  
Signature Date

Property Owner (if not applicant)

Name: same  
Address: \_\_\_\_\_  
email: \_\_\_\_\_  
Phone: (w) \_\_\_\_\_ (h) \_\_\_\_\_  
FAX: \_\_\_\_\_

Property Owner Permission (if not applicant)

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name of Historic District or Property: Toaster House Fiveville District  
Description of Proposed Work (attach separate narrative if necessary):  
I would like to have a window well-constructed and would not compromise the historical value of the home

Attachments (see reverse side for submittal requirements):  
\_\_\_\_\_  
\_\_\_\_\_

**For Office Use Only**

Received by: Jessie A. Burrell

Approved (Disapproved) by: \_\_\_\_\_

Fee Paid: \$150<sup>00</sup>

Date: \_\_\_\_\_

Date Received: 8/31/05

Conditions of approval:

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 327 Sixth Street, SW  
 MAP & PARCEL: 29-188  
 CENSUS TRACT AND BLOCK: 5.01 - 110  
 PRESENT ZONING: R-2  
 ORIGINAL OWNER: Benjamin E. Tonsler  
 ORIGINAL USE: Residence  
 PRESENT USE: Residence  
 PRESENT OWNER: Mabel T. Sampson  
 ADDRESS: 327 Sixth Street, SW  
 Charlottesville, Virginia

HISTORIC NAME: Benjamin Tonsler House  
 DATE / PERIOD: 1875-79  
 STYLE: No Identifiable Style  
 HEIGHT (to cornice) OR STORIES: 2 Storeys  
 DIMENSIONS AND LAND AREA: 65' x 93' (6045 sq. ft.)  
 CONDITION: Poor  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Fall 1980  
 SOURCES: City/County Records  
 Mrs. Harry E. Byers (Fannie Sampson Byers)  
 Moore, Albemarle: Jefferson's County

## ARCHITECTURAL DESCRIPTION

This is an interesting adaptation of elements of the Italianate and Second Empire styles to a very modest house. The asymmetrical massing and corner tower are in the style of the Italian villa, while the tower's Mansard roof is Second Empire, and the steep gable roof of the main block suggests the Gothic Revival style. Basically, it is a two-storey house with a rear wing and a tower projecting from one corner of the facade. It is set on a low foundation. The walls are stuccoed, but probably were originally covered with some kind of wooden siding. The central block is two storeys tall, three bays wide, and single pile. It has a high-pitched gable roof covered with standing-seam metal with boxed cornice and intricate scroll brackets at the peaks of the gables. Gable-roofed wall dormers, with the same brackets in the gables, are located just south of center on the front and rear elevations. A small one-storey veranda covers the center bay of the facade. It has a steep bellcast truncated hip roof covered with standing-seam metal with boxed cornice, a plain frieze, and turned posts. The balustrade has been lost. The four-paneled entrance door in the center bay has a two-light rectangular transom. Windows in the main block and rear wing are double-sash with plain surrounds, slightly shorter at the second level. They are 6-over-2 light on the facade, 6-over-9 light on the south end, and 6-over-6 light on the north end and in the rear wing. There is a pair of full-sized double-sash 4-over-4 light windows in the dormer on the facade; the rear dormer is narrower and contains only one window. There is a central chimney corbelled out over the roof and smaller chimneys in the wing and at the rear of the tower. All three are covered with stucco or concrete. The rear wing is one bay wide and located somewhat north of center. It is shorter than the central block, but it has lower ceilings so that the cornice is above the second storey windows. A one-storey back porch along the south side of the wing has been enclosed and stuccoed. The tower projects from the northeast front corner of the central block. It is a full two storeys tall, with its cornice about the height of the ridge of the main roof. Its Mansard roof is covered with metal plates. Windows are narrow paired 1-over-1 light at both levels of the tower.

## HISTORICAL DESCRIPTION

Benjamin E. Tonsler was Principal of Jefferson School, the second black public school in Charlottesville, from its opening in 1895 until his death in 1917. Tonsler Park at Cherry Avenue and Fifth Street, SW, was named in his honor. Tonsler purchased this lot in 1876 (ACDB 73-293) and, according to tax records, built this house before 1880. His daughter, Mabel T. Sampson, bought the house from the other heirs in 1940 (City DB 107-382). Mrs. Sampson still owns the house and lived there until a few years ago.

## SIGNIFICANCE

Benjamin E. Tonsler, who lived in this for house for 38 years, is remembered as one of Charlottesville's earliest and best known black educators. Tonsler was principal of Jefferson School from 1895 until his death in 1917. A graduate of Hampton Institute, Benjamin Tonsler was a friend of Booker T. Washington. More than 1,000 people attended a memorial service for him after his death. Tonsler Park, one block from the house, is named for him.

This house is an interesting vernacular combination of the elements of Italianate and Second Empire styles.

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