

**City of Charlottesville**  
**Board of Architectural Review**  
**Staff Memo**  
October 20, 2020



**Project Introduction**

City County Courts Complex  
350 Park Street, TMP 530109000  
0 Park Street, TMP 530108000  
614 E High Street, TMP 530111000  
North Downtown ADC District  
Owner: Co-owned by the City and County.  
Project Rep: Eric Amtmann, Dalglish Gilpin Paxton Architects

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**Background:** 350 Park Street

*Year Built:* Levy Opera House 1852, Annex ca. 1980s  
*District:* North Downtown ADC District  
*Status:* Contributing

**Background:** 0 Park Street

*Year Built:* N/A, parking lot  
*District:* North Downtown ADC District  
*Status:* N/A

**Background:** 614 E High Street

*Year Built:* House ca. 1885  
*District:* North Downtown ADC District  
*Status:* Contributing

*350 Park Street:* Brick laid in American bond with a Flemish bond variant, three stories, hipped roof, three-bay front, heavy entablature supported by monumental stuccoed pilasters on brick pedestals, crosette architraves, brick watertable. Greek Revival; built circa 1851; three-bay entrance porch with double-tired back porch added. [from VCRIS]

*614 E High Street:* A good example of the Vernacular style, the house is picturesque with its double gabled façade and ornately 5-bracketed cornice under the overhanging eaves. The two story three bay spacious house was originally U shaped, but numerous additions have been tacked on the rear. Stains on the front indicate that an earlier Victorian style porch once graced the house.

## **Prior BAR Reviews**

### 350 Park Street

February 2003 – Prelim discussion. Temporary sally port and ADA ramp.

March 2003 - Prelim discussion. Permanent ADA ramp

### 614 East High Street

October 2005 – BAR approved shutters, front door replacement and painting.

January 2005 – BAR approved shutters for addition.

## **Attachments**

- Images of existing conditions, prepared by BAR staff.
- Project team presentation: *Courts Complex Addition and Renovation*

## **Discussion**

This presentation will allow the project team for the City-County Courts Complex to introduce to the BAR the scope of and schedule for this multi-phased project. At the completion of this discussion, no BAR action is required.

All of the project parcels, including the existing Albemarle County Courthouse, are within the City's North Downtown ADC District, and all of the existing structures are designated *contributing structures*. The City Code requires BAR approval for the exterior alterations to a property within the district and for the demolition of any *contributing structures* within the district.

In brief, the BAR's role in this project will be as follows:

1. Evaluate the proposed demolitions of the Levy Building Annex at 350 Park Street and the existing house and addition at 614 East High Street. This includes existing landscaping, walls, etc.

### Pertinent Design Guidelines

- Chapter 7 – Demolition and Moving

2. Evaluate the proposed new construction at 350 Park Street, 0 Park Street, and 614 E High Street, and any exterior alterations at the existing County Courthouse.

### Pertinent Design Guidelines

- Chapter 2 – Site Design and Elements
- Chapter 3 – New Construction and Additions
- Chapter 4 – Rehabilitation
- Chapter 6 – Public Design and Improvements

# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: 350 Park Street  
Map and Parcel: 53-109  
Census Tract & Block: 1-103  
Present Owner: Town Hall-Levy Opera House Found.,  
Address: Inc.  
Present Use:  
Original Owner: Charlottesville Town Hall Co.  
Original Use: Town Hall

## BASE DATA

Historic Name: The Levy Opera House  
Date/Period: 1851-2  
Style: Greek Revival  
Height to Cornice: 48  
Height in Stories: 3  
Present Zoning: B-1  
Land Area (sq.ft.): 56 x 112  
Assessed Value (land + imp.): 12,300 + 13,890 = 26,190

## ARCHITECTURAL DESCRIPTION

The Levy Opera House was the first building in Charlottesville to be designed with pilasters as the dominant architectural feature of the facade. The influence of this device was great. The Hughes House (c. 1853), Lyons Court (1858) and the Abell-Gleason House (1859) are a few examples of the "Pilastered Style" fashioned after the Levy Opera House. The pilasters of the Opera House are stuccoed and painted to make them outstanding and to create a portico effect. The four pilasters support a Tuscan entablature and a hipped roof which replaced the original Classical pediment. The Flemish bond brickwork is among the latest examples in the city. As a town hall, the town hall had a level floor, a stage with two curtains (one with advertising), fly decks, and benches for seats.

## HISTORICAL DESCRIPTION

On July 9, 1851, the Trustees of the Charlottesville Town Hall Company, headed by Valentine W. Southall, purchased the lot from Samuel Leitch for \$750 "for the purpose of building a town hall". In December, 1852, a notice was placed in the local paper by H. Benson that the newly completed town hall would be available to rent for lectures, concerts, and thespian productions. The building was sold in 1887 and opened in March, 1888, as an opera house. One year later Jefferson Monroe Levy of Monticello gained title to the property. He sold it in 1914 to E. G. Haden who turned the building into apartments. Deed references: ACDB 50-143, City DB 2-32, 27-46, 34-302, 37-218, 73-158, 116-341, 337-5, 337-574.



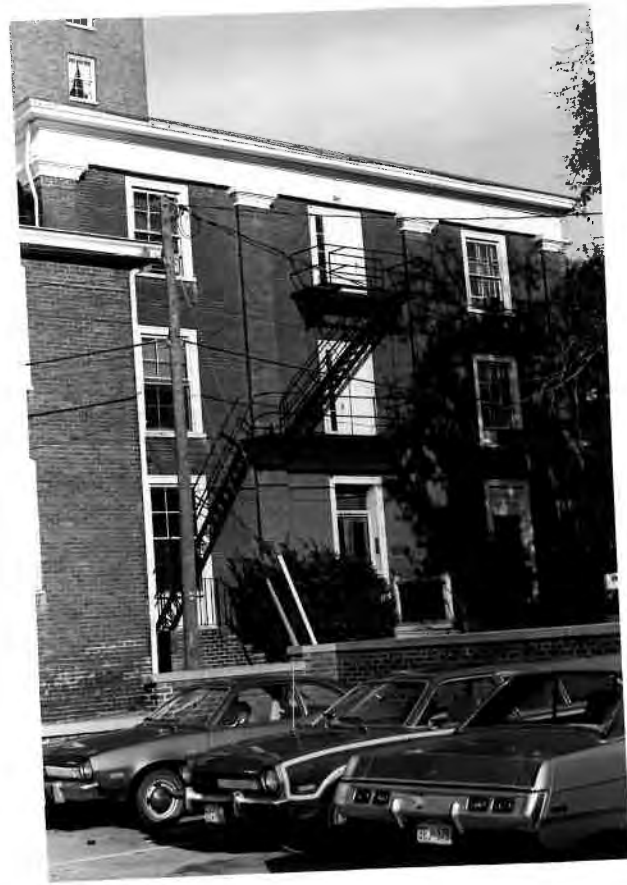
## CONDITIONS

Poor

## SOURCES

City/County Records  
Alexander, Recollections, p.37.  
Margaret F. Clark





# Courts Complex Addition and Renovation

County of Albemarle and  
City of Charlottesville





## Fentress Architects

Design Architect, Architect of Record

**Steve White**  
Principal in Charge

*Brian Chaffee*  
Lead Designer

*Deborah Lucking*  
Sustainability

*Bill Boghosian*  
Project Manager

*Betsy Petrusic*  
Asst. Project Manager

*Curtis Fentress*  
PIC Design

*Toriano Davis*  
BIM Manager

*Lauren Lee*  
Interior Designer

*Martin Eiss*  
Project Architect

**DGP Architects**  
Local Architect &  
Historic Preservation

**Eric Amtmann**

*Robert Paxton*  
*Roger Birle*

**Fentress Incorporated**  
Courts Planner

*Kurt Schlauch*  
*Matt Hemphill*

**Lynch Mykins Structural**  
Structural Engineer, Blast

*John Hancock*  
*Garrett Braun*

**Newcomb & Boyd**  
MEP, Acoustics, A/V, IT, Court  
Technology, Telecommunications

*Steve Bruning*     *Donald Walker*  
*David Chandler*     *John Garretson*  
*Josef Henschen*     *Kris Kuipers*

**Rhodeside & Harwell**  
Landscape Architect

**Elliot Rhodeside**  
*Drew Taylor*

**Simpson Gumpertz & Heger**  
Envelope, Historic Forensics

*Jeffrey Kerr*  
*John Karras*

**MCLA Architectural Lighting**  
Lighting Design

*Maureen Moran*

**OCMI, Inc.**  
Cost Estimating, Scheduling

*Tom Strandberg*

**Timmons Group**  
Civil Engineer

**Craig Kotarski**

*Bruce McCloy*  
*Scott Dunn*  
*Joe Medley*



*County District Court  
and County CAO*

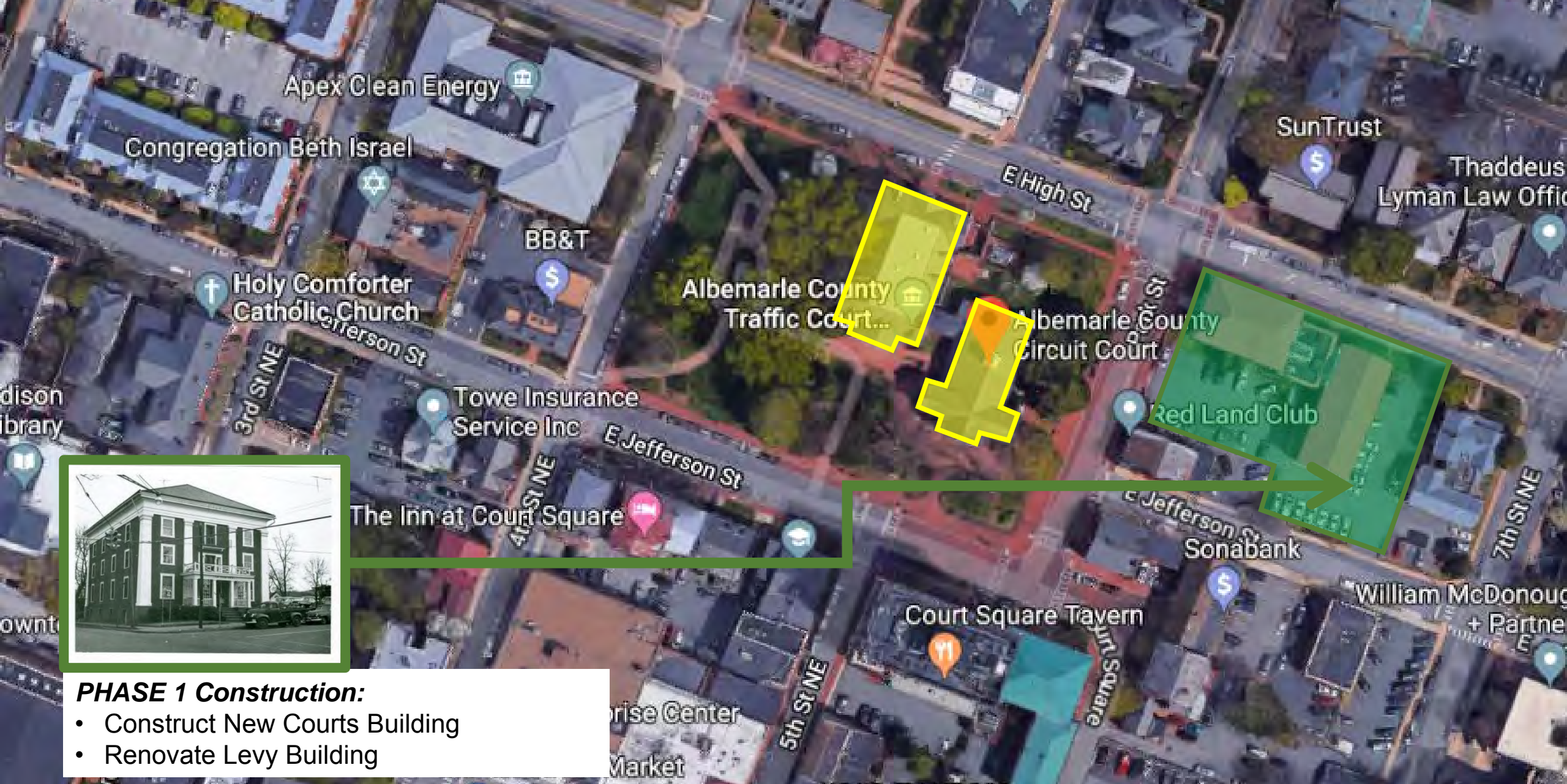
*Levy Building*

*County Circuit Court*

**PRECONSTRUCTION:**  
• Remove Levy Building  
Annex and Hyphen

# Albemarle Courts Phases





- PHASE 1 Construction:**
- Construct New Courts Building
  - Renovate Levy Building

# Albemarle Courts Phases



**PHASE 1 Completion:**

- Move County Circuit Court to new Courts Building (temporary)
- Move County General District Court to New Courts Building
- Move County CAO to Renovated Levy Building

# Albemarle Courts Phases



- PHASE 2 Construction:**
- Renovate County Circuit Court
  - Renovate County District Court
  - Construct Minor Additions for Accessible Entrances

# Albemarle Courts Phases



**PHASE 2 Completion:**

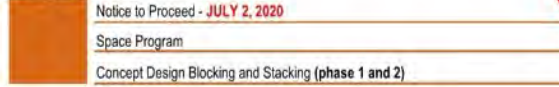
- Move County Circuit Court to renovated Courts Building

**PHASE 2 Completion:**

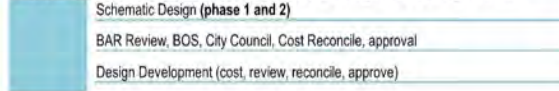
- Move City General District Court to new Courts Building

# Albemarle Courts Phases

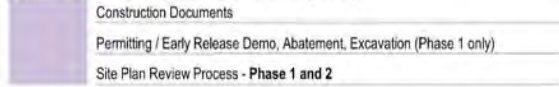
**Programming and Planning**



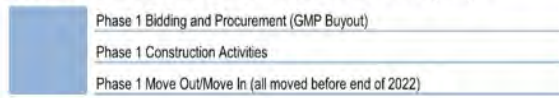
**Entitlements, Schematic Design, Design Development**



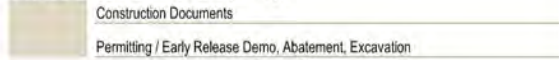
**Phase 1 - General District Court (CDs)**



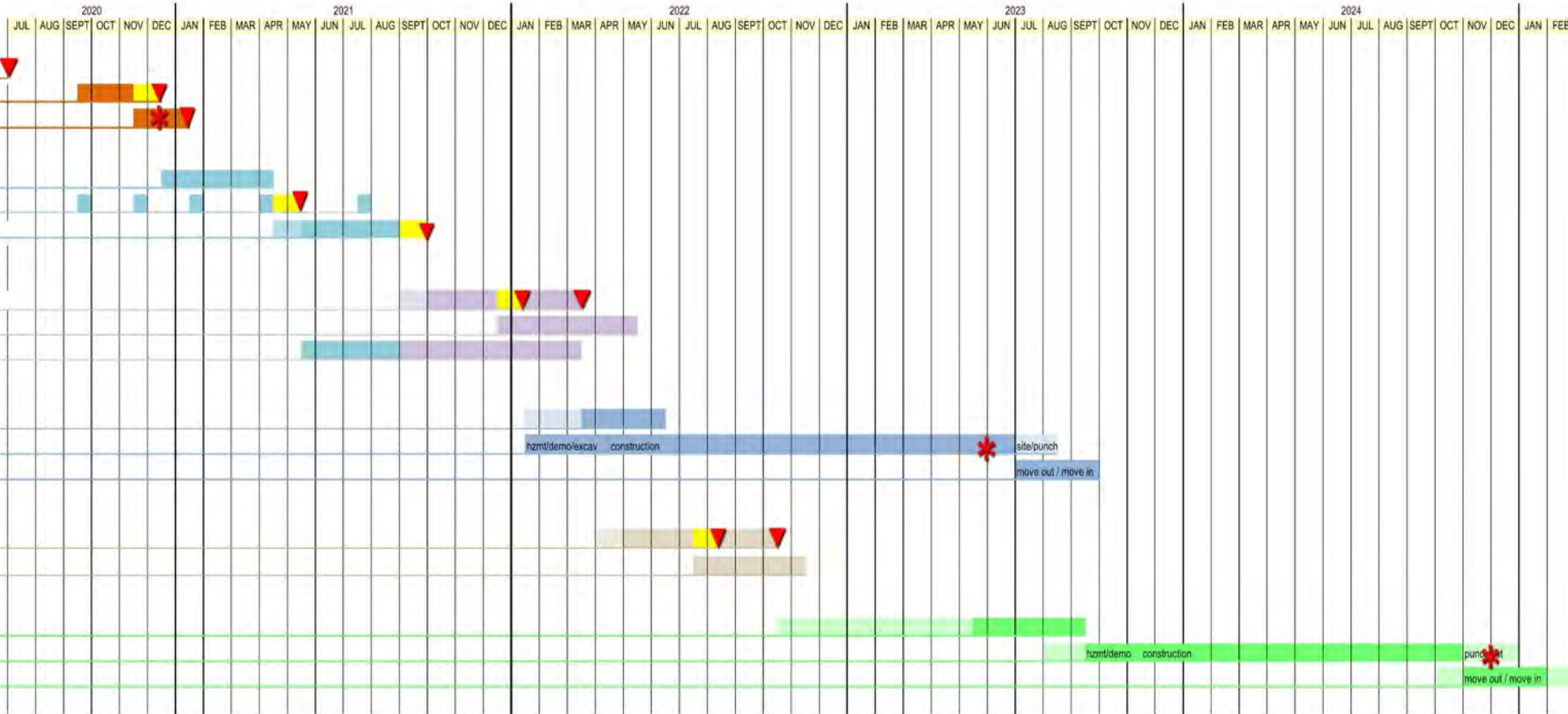
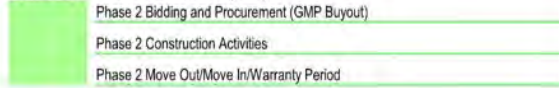
**Phase 1 - General District Court Construction (CA)**



**Phase 2 - Circuit Court (CDs)**



**Phase 2 - Circuit Court (CA)**



# Albemarle Courts Schedule Overview

PRELIMINARY PROJECT SCHEDULE - COURTS COMPLEX ADDITION AND RENOVATIONS - KICKOFF MEETING 7/7/2020  
 ARCHITECTURAL & ENGINEERING SERVICES  
 COUNTY OF ALBEMARLE AND CITY OF CHARLOTTESVILLE  
 CHARLOTTESVILLE, VIRGINIA

**Programming and Planning**



**Entitlements, Schematic Design, Design Development**



**Albemarle Courts Schedule Detail**



# Levy Building: Southwest Corner



**Levy Building: Northwest Corner**





# Levy Building Annex: Northeast Corner

FENTRESS ARCHITECTS | DGP ARCHITECTS



**Levy Building Annex: East Facade**

FENTRESS ARCHITECTS | DGP ARCHITECTS



# Levy Building Annex: Southwest Corner

FENTRESS ARCHITECTS | DGP ARCHITECTS