

## December 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 12/17/2020 12:02 PM

To: Eric Amtmann <EAmtmann@dgparchitects.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

### **Certificate of Appropriateness Application**

BAR 20-12-01

350 Park Street

Tax Parcel 530109000

City of Charlottesville & County of Albemarle, Owner

Eric Amtmann, Dalglish Gilpin Paxton Architects, Applicant

Partial demolition

Dear Eric,

On Tuesday, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion:

*James Zehmer moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted, with the following conditions:*

- *that the east wall of the Levy Building is substantially protected from damage*
- *that the BAR recommends archaeological work within the footprint of the proposed demolition area of the hyphen and annex*
- *that the BAR encourages and supports archaeological planning as part of the schematic design development for the larger project site*
- *that the demolition includes the concrete steps (formerly to a house) along High Street*

*Cheri Lewis seconds motion. Motion passes (8-0).*

Please let me know if you have any questions.

Best,

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**City of Charlottesville**  
**Board of Architectural Review**  
**Staff Memo**  
December 15, 2020



**Certificate of Appropriateness Application – Demolition**

BAR 20-12-02

City County Courts Complex  
350 Park Street, TMP 530109000  
0 Park Street, TMP 530108000  
North Downtown ADC District

Owner: Co-owned by the City and County.

Project Rep: Eric Amtmann, Dalglish Gilpin Paxton Architects



**Background:**

**350 Park Street**

*Year Built:* Levy Building 1852, Annex c1980

*District:* North Downtown ADC District

*Status:* Contributing

**0 Park Street**

*Year Built:* N/A, parking lot

*District:* North Downtown ADC District

*Status:* N/A

*350 Park Street* (1852 structure): 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 water table. Greek Revival; built circa 1851; three-bay entrance porch with double-tired back porch added. [from VCRIS]

**Prior BAR Reviews** (See Appendix for all)

October 2020 – Pre-application discussion re: planned City-County Courts Complex, including necessary selective demolition of the Levy Building’s hyphen and annex. No action taken.

**Application**

- Submittal: *Application for Selective Removal of Levy Building Annex and Hyphen*, dated 15 December 2020 (10 pages).

CoA request for selective demolition of the Levy Building hyphen and east annex.

## **Discussion**

The project parcels are within the City's North Downtown ADC District and the existing structure—including hyphen and annex—is designated *contributing*. The City Code requires a CoA prior to the demolition, including selective demolition, of a contributing structure.

- 350 Park Street: The town of Charlottesville was established in 1761, after Nelson County was created and the [smaller] Albemarle County relocated its seat of government to a more central location. The project area is part of the original Court Square, which was laid out in 1762, the site of the Levy Building was left open and, until 1851, was known as the town's Battery. (In 1851, 350 Park Street was sold and a *town hall* constructed there. In 1887, Jefferson Levy acquired the building and converted it into the Levy Opera House.)
- Park Street: No structures are recorded at this location, except for a utility structure—likely a privy or storage shed.
- 610 East High Street (hyphen and annex): At this location, the available records indicate here a two-story, brick dwelling with outbuildings constructed after 1877 (per the Gray map) and prior to 1896 (per Sanborn Maps), which remained until the 1970s (per aerial photos). The existing structure at 614 East Market Street has a similar footprint and was constructed c1885, which may suggest the construction date for the building at 610 East High.

Note: See attached showing historic maps and photos of the project site.

Regarding the requested CoA, per the standards for considering demolitions (summarized below), staff supports approval of the demolition request and recommends the following as conditions of approval:

- Provide documentation of the structures, including photographs and measured drawings.

Additionally, from staff summary of the standards for considering demolitions (below), staff refers to Chapter I, Section E, of the ADC District Guidelines, which incorporate the Secretary's Standards for Rehabilitation, including the following (item 8): *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

In reviewing prior City and/or County projects in Court Square, on at least one occasion (March 2006, see Appendix) the BAR has recommended an archeological investigation of the site. Staff recommends here that, subsequent to the planned demolition, a Phase I archeological survey be conducted at 350 and 0 Park Street, including beneath the paved surfaces, when removed, with the results submitted for the BAR record.

## **Suggested Motions**

*Approval*: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted[.]

[...as submitted with the following conditions:...]

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted.

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-341(a) 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 conservation district design guidelines; and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

#### **Sec. 34-277. - Certificates of appropriateness; demolitions and removals.**

- (a) No contributing structure located within a major design control district, and no protected property, shall be moved, removed, encapsulated or demolished (in whole or in part) unless and until an application for a certificate of appropriateness has been approved by the BAR, or the city council on appeal, except that:
  - (1) The moving, removing, encapsulating or demolition, in whole or in part, of any contributing structure or protected property shall be allowed pursuant to an order of the city's building code official, without the permission of the BAR or city council on appeal, upon the determination of the building code official that the building or structure is in such a dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury before review under the provisions of this article. Upon such a determination, the building code official shall deliver a copy of his order to the director of neighborhood development services and to the chairman of the BAR; and
  - (2) Where the moving, removing, encapsulation or demolition of any contributing structure or protected property will disturb or affect fewer than twenty-five (25) square feet, total, of exterior wall, roof or other exterior surfaces, such activity shall be deemed an alteration subject to the review process set forth within section 34-275, above.
- (b) Review of the proposed moving, removing, encapsulation or demolition of any contributing structure or protected property shall be limited to the factors specified in section 34-278, below.
- (c) The BAR, or council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons present thereon; and, in the case of a partial removal, encapsulation or demolition:
  - (1) To protect the structural integrity of the portion(s) of a building or structure which are to remain following the activity that is the subject of a permit, or

- (2) To protect historic or architecturally significant features on the portion(s) of a building or structure which are to remain following the activity that is the subject of a permit.
- (d) Failure to obtain the permit required by this section shall subject the property owner to the civil penalty described within Article I, section 34-86(b) (i.e., not to exceed twice the fair market value of the building or structure).

### **Factors for Considering Demolitions**

Sec. 34-278. - Standards for considering demolitions. The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
- (a) 1. The age of the structure or building;

Staff: Construction of the hyphen and annex occurred after 1980, but prior to 1990.

Note: That construction was at 610 E. High Street. The structure indicated on that parcel on the 1898 through c1965 Sanborn Maps is extant in the 1974, but not in 1980.

(Source: aerial photos. [geoportal.lib.virginia.edu/UVAImageDiscovery/](http://geoportal.lib.virginia.edu/UVAImageDiscovery/))

- (a) 2. Whether it has been listed on the National Register of Historic Places [NRHP], or the Virginia Landmarks Register [VLR];

Staff: The hyphen and annex lie within the *Charlottesville Historic District*; however, construction occurred after the VLR and NRHP listings.

The Levy Building (identified as the *Levy Opera House*) at 350 Park Street is contributing structure within the *Albemarle County Courthouse Historic District*, listed on the VLR (1972) and NRHP (1972). The nomination survey does not include 610 E. High Street or refer a structure there. (Source: [www.dhr.virginia.gov/historic-registers/104-0057/](http://www.dhr.virginia.gov/historic-registers/104-0057/))

In 1980, the VLR and NRHP an amendment to the nomination included a larger area of Charlottesville's downtown. (Approximately the area of the City's Downtown and North Downtown ADC districts.) The *Charlottesville Historic District*, listed on the VLR (1980) and NTHP (1982), includes the area east of the Levy Building. The survey area encompassed all properties on the Levy Building block; while the listing includes the c1885 structure at 614 E. High Street, there is not mention of the structure at 610 E. High Street. (Source: [www.dhr.virginia.gov/historic-registers/104-0072/](http://www.dhr.virginia.gov/historic-registers/104-0072/))

- (a) 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Staff: Not applicable.

- (a) 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Staff: They do not.

(a) 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

Staff: Not applicable.

(a) 6. The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff: The hyphen and annex to be entirely removed.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

Staff: While the hyphen and annex incorporate some architectural elements of the Levy Building, they are represent contemporary construction and

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

Staff: Proposed demolition is necessary only to accommodate new construction related to the City-County Courts Complex.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value;

Staff: Not applicable relative to the proposed demolition of the hyphen and annex; however, see item (e) below.

(e) Any applicable provisions of the city's design guidelines.

Staff: Chapter I, Section E, of the ADC District Guidelines incorporates into the guidelines the Secretary's Standards for Rehabilitation, which includes the following (item 8): *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

In reviewing prior City and/or County projects in Court Square, on at least one occasion (March 2006, see Appendix) the BAR has *recommended* an archeological investigation of the site. Staff recommends here that, subsequent to the planned demolition, a Phase I archeological survey be conducted at the area of selective demolition and beneath the paved surfaces at both 0 Park Street and 350 Park Street, with the results submitted for the BAR record.

From 1762 to 1851, this was an open space, the town's *Battery*. The current site of the Levy Building, the hyphen and the annex have been disturbed and any disturbed or fill material is likely suspect. However, there are no records of additional buildings here, at the current parking areas. If the ground has not been significantly disturbed, there may be artifacts here that inform how this open space was used. Additionally, there are references to John Jouett, Sr., owner of the Swan Tavern, being buried here after his death in 1802.

References include:

Rev. Edgar Woods' 1901 *Albemarle County in Virginia* refers to John Jouett, Sr's burial:

Pages 240 and 241 "[John Jouett] kept the Swan until his death in 1802. In the Central Gazette of October 8th, 1824, there appeared an earnest appeal to the citizens of Charlottesville to erect a stone over his grave, but the voice died away unheeded, and the grave is now un known. At the time of his death, and for many years after, no public place of burial in the town existed. According to the custom of that day, he was most probably buried in the yard in the rear of his house, and his remains lie somewhere in the square on which the old Town Hall is situated."

From the 1942 annotated reprint of *Early Charlottesville; recollections of James Alexander, 1828-1874*:

A footnote on pages 15 and 16 refers to Jouett's burial:

"The general tradition about Charlottesville has always been, that it was John Jouett, Sr., who performed the exploit of outstripping Tarleton. . . . As to the grave of the elder Jouett [John Jouett, Sr.] there is a cluster of fine old box [sic] in the rear of the Matacia home, 610 East High Street (to the rear of the Town Hall), which is believed to mark the site of the burial plot, the grave, according to belief, being within ten feet of a spot now marked by a cherry tree."

On page 16 and 17, Alexander refers to a well at this site and to activities at the Battery:

"In 1808, a man by the name of John (called Jack) M'Coy, was barkeeper in this Swan tavern; he was murdered and thrown into the well on the premises."

"On the vacant lot adjoining the hotel there was a battery; where men and boys played ball; quoits were pitched and marbles played. It was not unusual to see men of fifty and boys of ten or twelve playing together. This was a general resort for recreation, especially two or three hours before sunset."

1891 Sanborn indicates between the Swan Tavern and the town hall/Levy Opera House a small, wood-framed structure that was possibly the well or a shared privy.

## APPENDIX

### **Prior BAR Reviews**

#### **350 Park Street**

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

March 2003 - Prelim discussion. Permanent ADA ramp

### **May 9, 2006 BAR Action Letter for 410 East High Street**

BAR 06-03-04

410 East High Street, TM 53 P 39

County of Albemarle, Owner (Ron Lilley)/ DJG, Inc., Architects

Albemarle County Courthouse sallyport and partial demolition

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 21, 2006.

The BAR approved (7-0) the addition of a sallyport to the Clerk of Court Annex behind the Albemarle County Courthouse in Court Square, subject to additional details to come back to the BAR regarding the construction details of the patio, and lighting beneath the sallyport, along with the results of the archeological study to determine its appropriateness. Please submit ten copies of the additional details to return to the BAR for approval.

### **Source Citations**

*Early Charlottesville; recollections of James Alexander, 1828-1874*. Reprinted from the Jeffersonian republican by the Albemarle County Historical Society. Edited by Mary Rawlings. 1942. <https://catalog.hathitrust.org/Record/001263700>

On pages 15 and 16, a 1942 annotation (#16) states:

“[Reference to the Former home of Mrs. Isabella Leitch] Now the Red Land Club, corner of Park Street and East Jefferson. Of the Jouetts, Woods' Albemarle County, pp. 240-41, tells us: ‘Among the earliest entries on the Court records in 1745, is a notice of the death of Matthew Jouett, and the appointment of John Moore as his executor. It can scarcely be doubted that John Jouett, who was for many years a prominent citizen of Charlottesville, was a son of this Matthew. In 1773 John purchased from John Moore one hundred acres adjoining the town on the east and north, and at that time most likely erected the Swan Tavern of famous memory. ... In 1790 he laid out High Street, with the row of lots on either side. . . . He kept the Swan until his death in 1802. . . . At the time of his death, and for many years after, no public place of burial in the town existed. According to the custom of that day, he was most probably buried in the yard in the rear of his house, and his remains lie somewhere in the square on which the old Town Hall is situated. . . . The general tradition about Charlottesville has always been, that it was John Jouett, Sr., who performed the exploit of outstripping Tarleton. . . . As to the grave of the elder Jouett, there is a cluster of fine old box in the rear of the Matacia home, 610 East High Street\* (to the



rear of the Town Hall), which is believed to mark the site of the burial plot, the grave, according to belief, being within ten feet of a spot now marked by a cherry tree.

\*Note: This is a 20<sup>th</sup> century reference. Per the 1930 US Census, T.W. and Louis Matacia lived at 610 East High Street. No record for 1920 Census, but in 1910 they live on Main Street.

On pages 16 and 17, Alexander states:

“In 1808, a man by the name of John (called Jack) M'Coy, was barkeeper in this Swan tavern; he was murdered and thrown into the well on the premises. The landlord, who was absent on the night that the murder occurred, was accused of being concerned in it, but he was acquitted. The late Ira Garrett was a boarder in the house at the time, and was a witness in the case when it was investigated by the court. No clue as to who committed the murder was ever afterwards obtained.

On the vacant lot adjoining the hotel there was a battery; where men and boys played ball; quoits were pitched and marbles played. It was not unusual to see men of fifty and boys of ten or twelve playing together. This was a general resort for recreation, especially two or three hours before sunset. On a square or two north of this, on Sunday evenings, young men and boys sometimes resorted to exercise their limbs in jumping.”

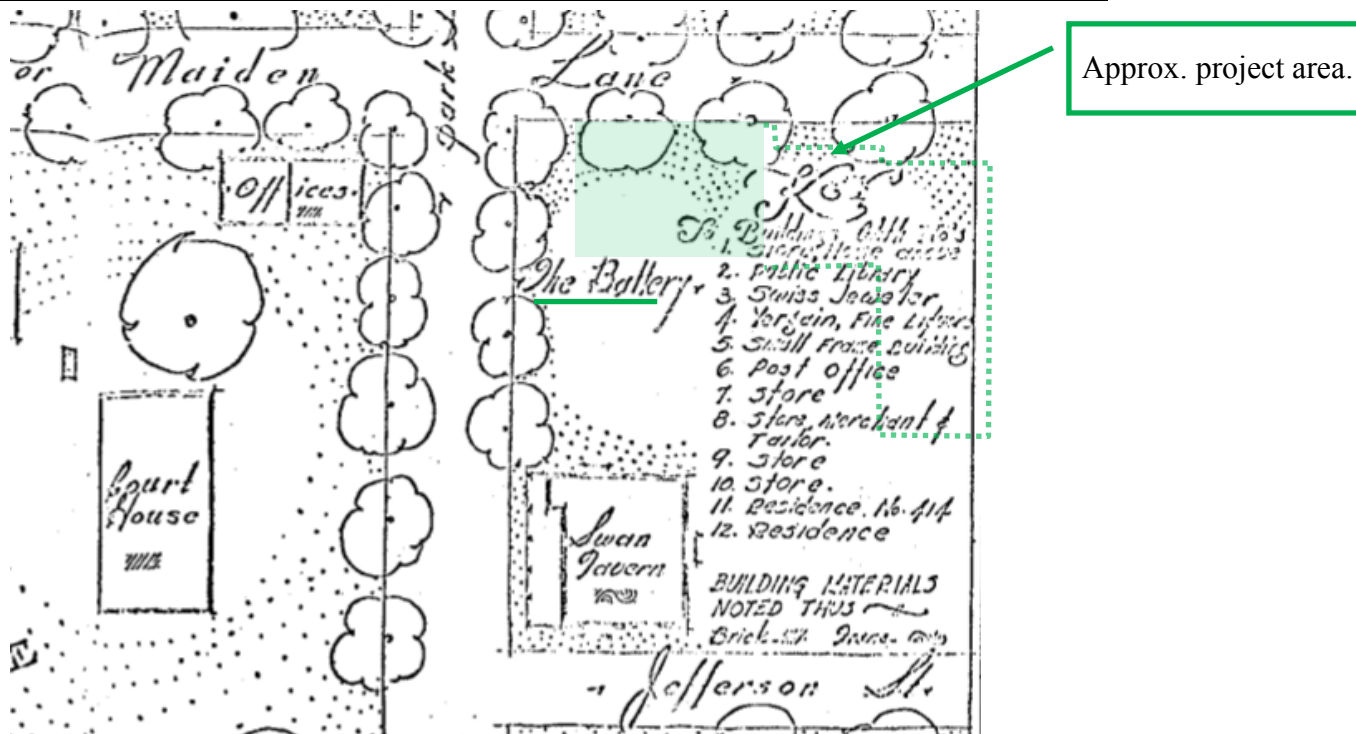
***Albemarle County in Virginia: giving some account of what it was by nature, of what it was made by man, and of some of the men who made it.*** Rev. Edgar Woods. 1901.

<https://catalog.hathitrust.org/Record/009797083>

From pages 240-241.

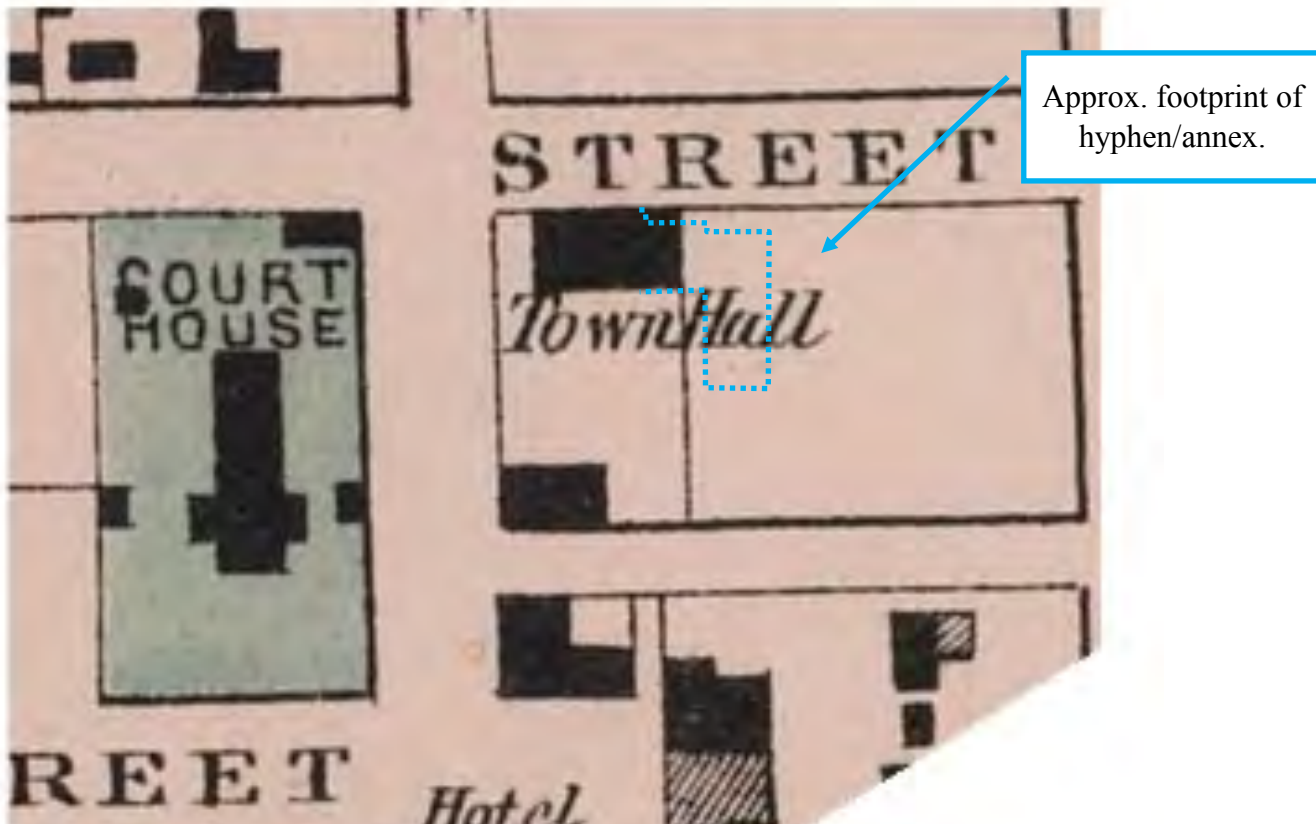
“Among the earliest entries on the Court records of Albemarle in 1745, is a notice of the death of Matthew Jouett, and the appointment of John Moore as his executor. It can scarcely be doubted that John Jouett, who was for many years a prominent citizen of Charlottesville, was a son of this Matthew. In 1773 John purchased from John Moore one hundred acres adjoining the town on the east and north, and at that time most likely erected the Swan Tavern, of famous memory. Three years later he bought from the same gentleman three hundred acres south of the town, including the mill now owned by Hartman. In 1790 he laid out High Street, with the row of lots on either side, and by an act of the Legislature they were vested in trustees to sell at auction after giving three weeks' notice in the Virginia Gazette. He kept the Swan until his death in 1802. In the Central Gazette of October 8th, 1824, there appeared an earnest appeal to the citizens of Charlottesville to erect a stone over his grave, but the voice died away unheeded, and the grave is now unknown. At the time of his death, and for many years after, no public place of burial in the town existed. According to the custom of that day, he was most probably buried in the yard in the rear of his house, and his remains lie somewhere in the square on which the old Town Hall is situated.”

**Depiction from an 1820s description. Area near Levy Bldg referred to as the Battery.**

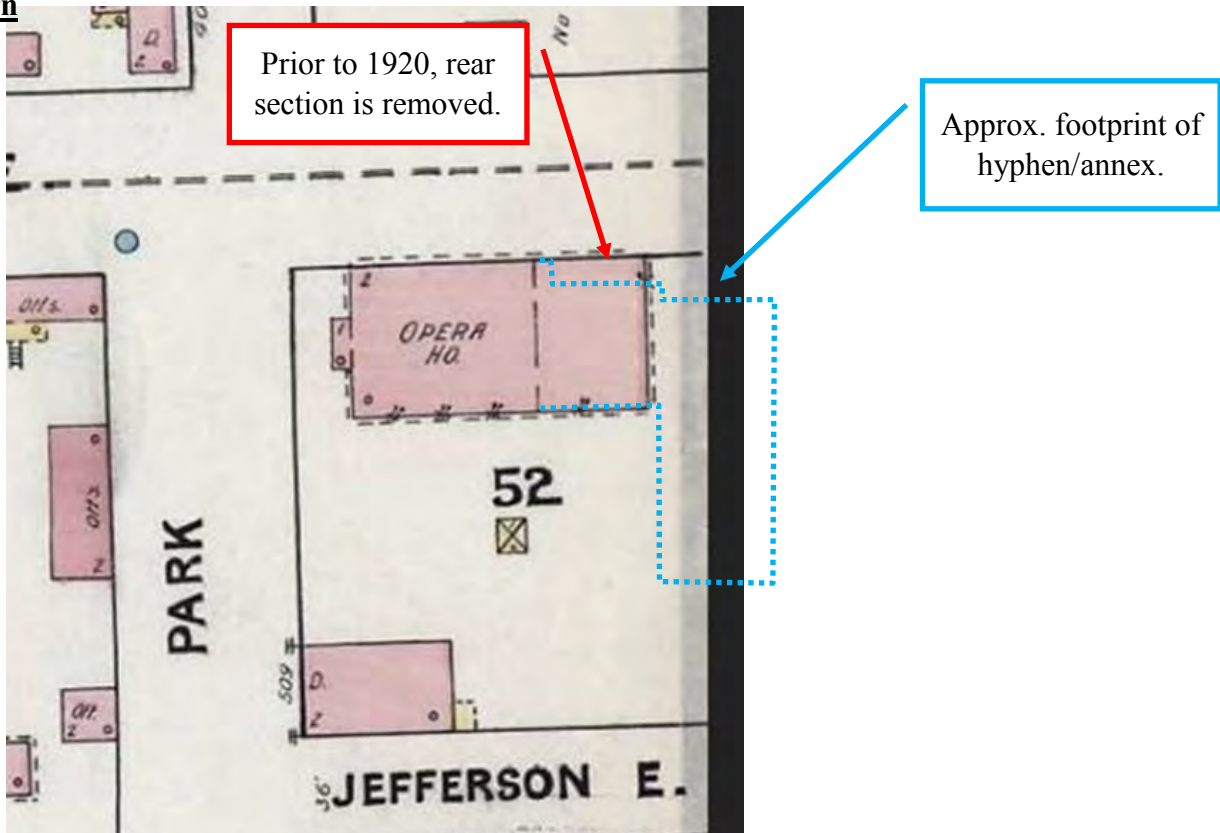


Map based on description in 1942 annotated reprint of "Recollections of James Alexander 1828-1874."

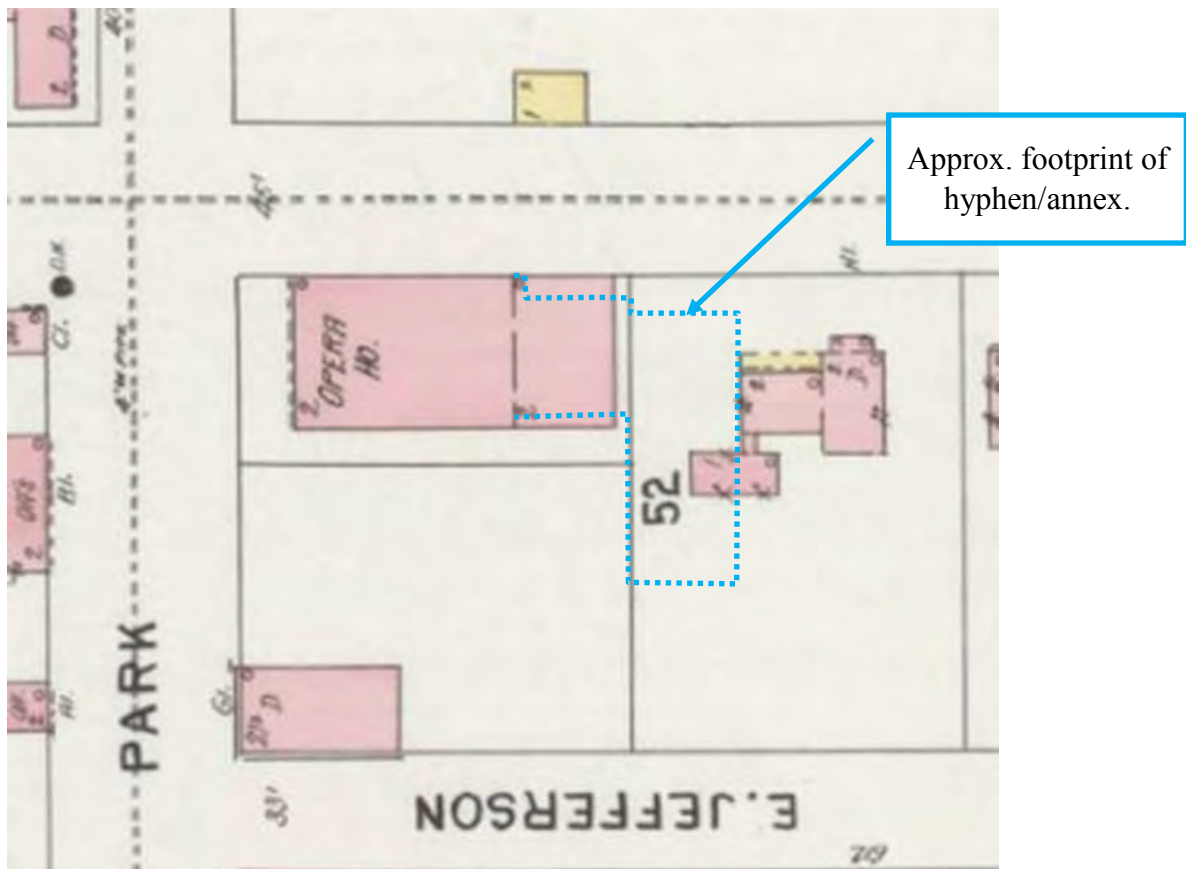
**1877 O.W. Gray & Son Map of Charlottesville**



**1891 Sanborn**

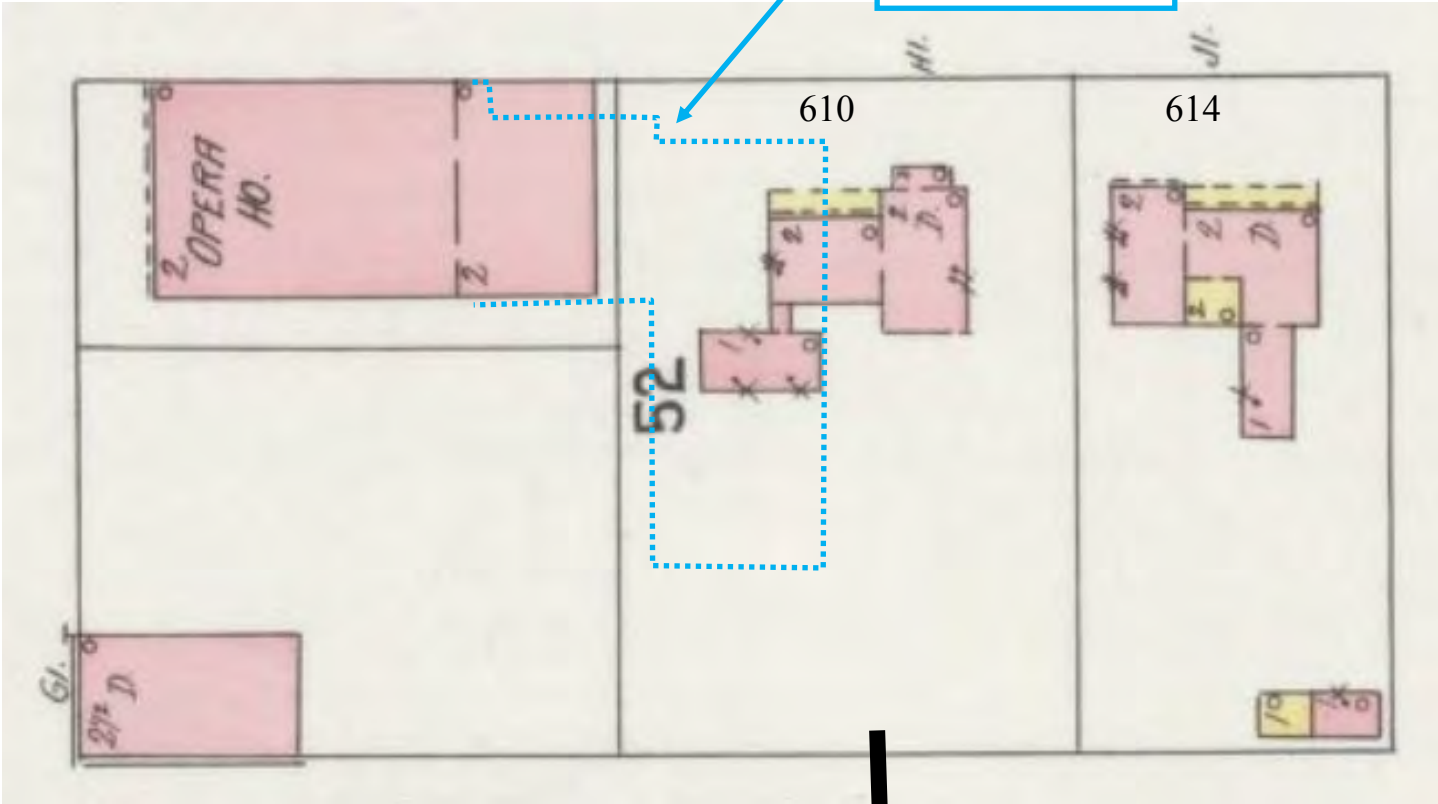


**1896 Sanborn**

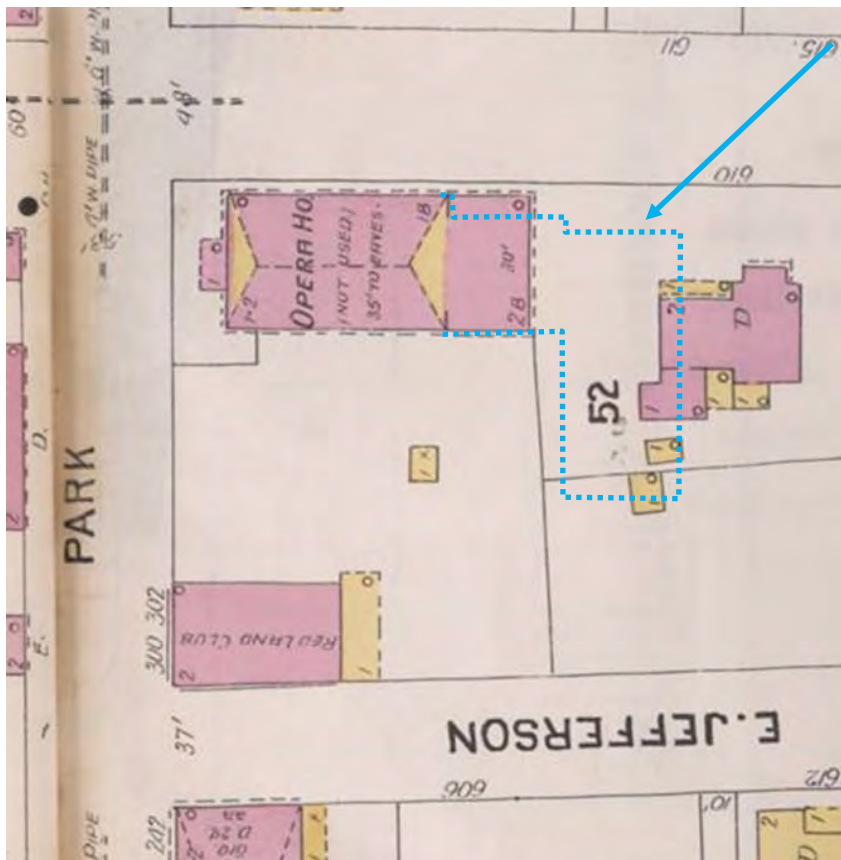


**1896 Sanborn**

Approx. footprint of hyphen/annex.

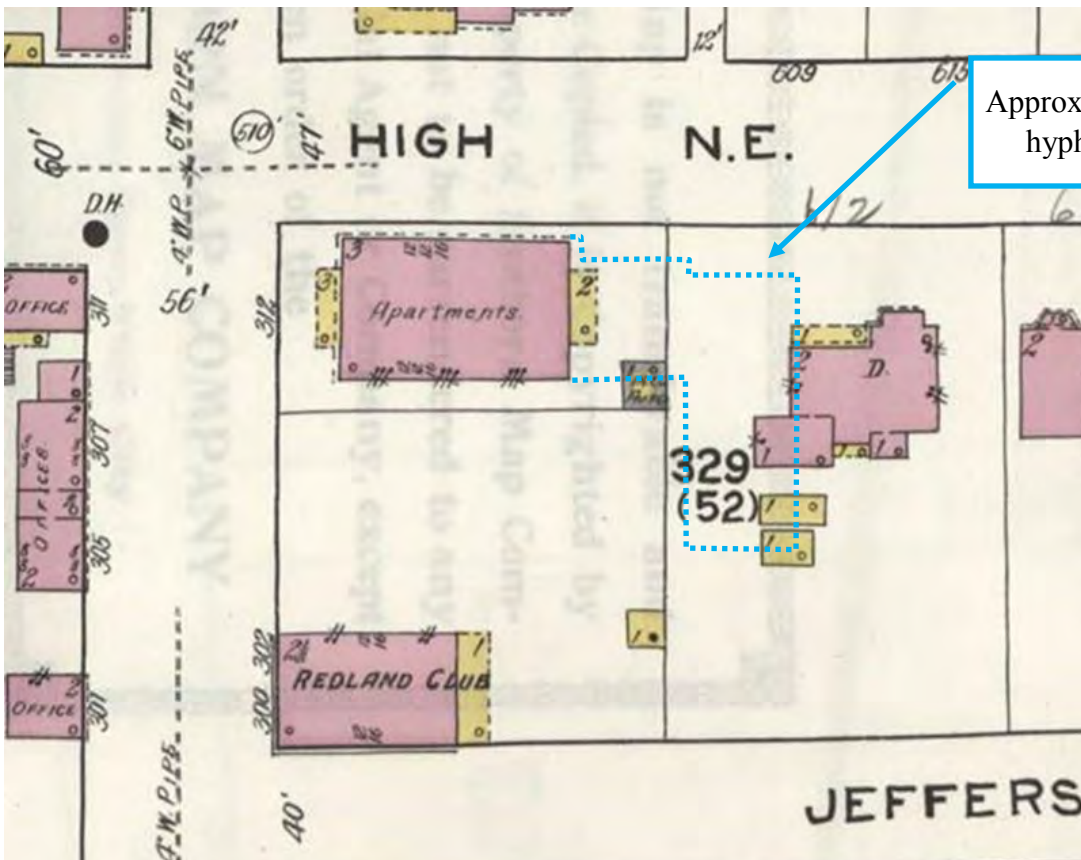


1907 Sanborn



Approx. footprint of hyphen/annex.

1920 Sanborn



Approx. footprint of hyphen/annex.

**Aerial Photos**

For Discussion Only—December 7, 2020

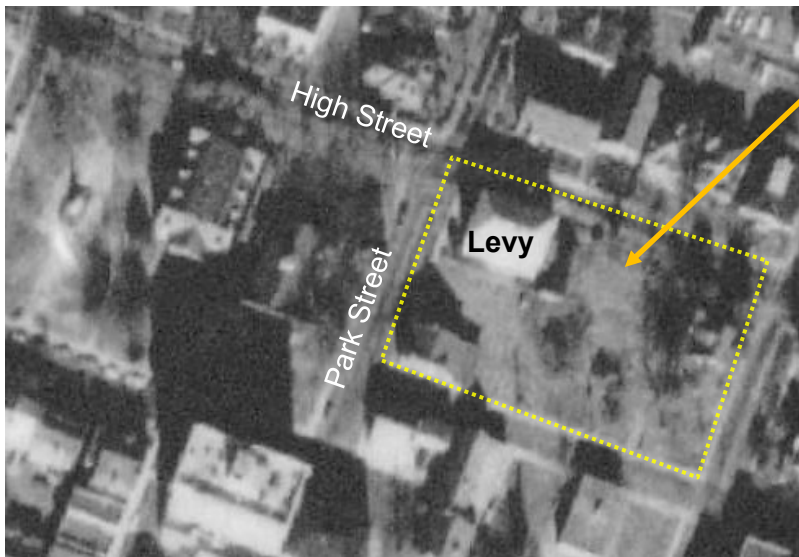
<https://geoportal.lib.virginia.edu/UVAImageDiscovery/>

**1966**



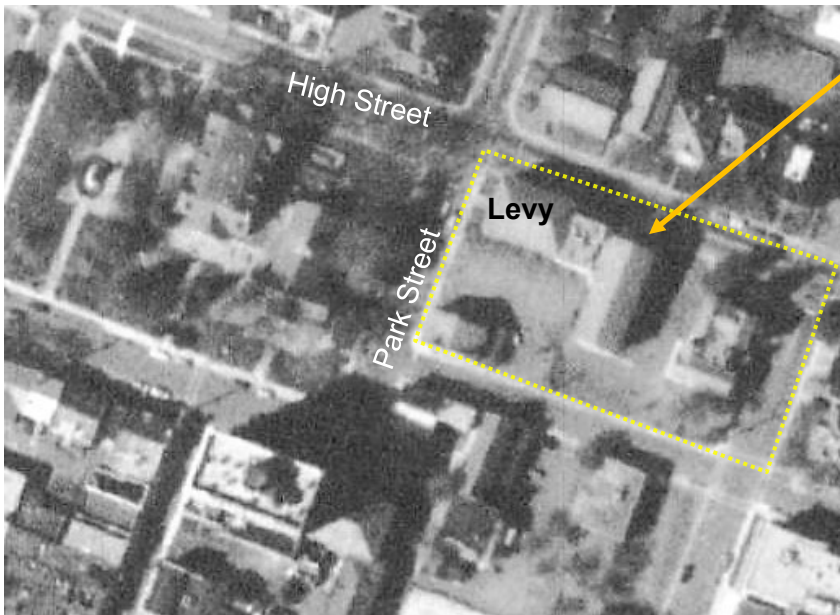
Dwelling  
610 E. High Street

**1980**



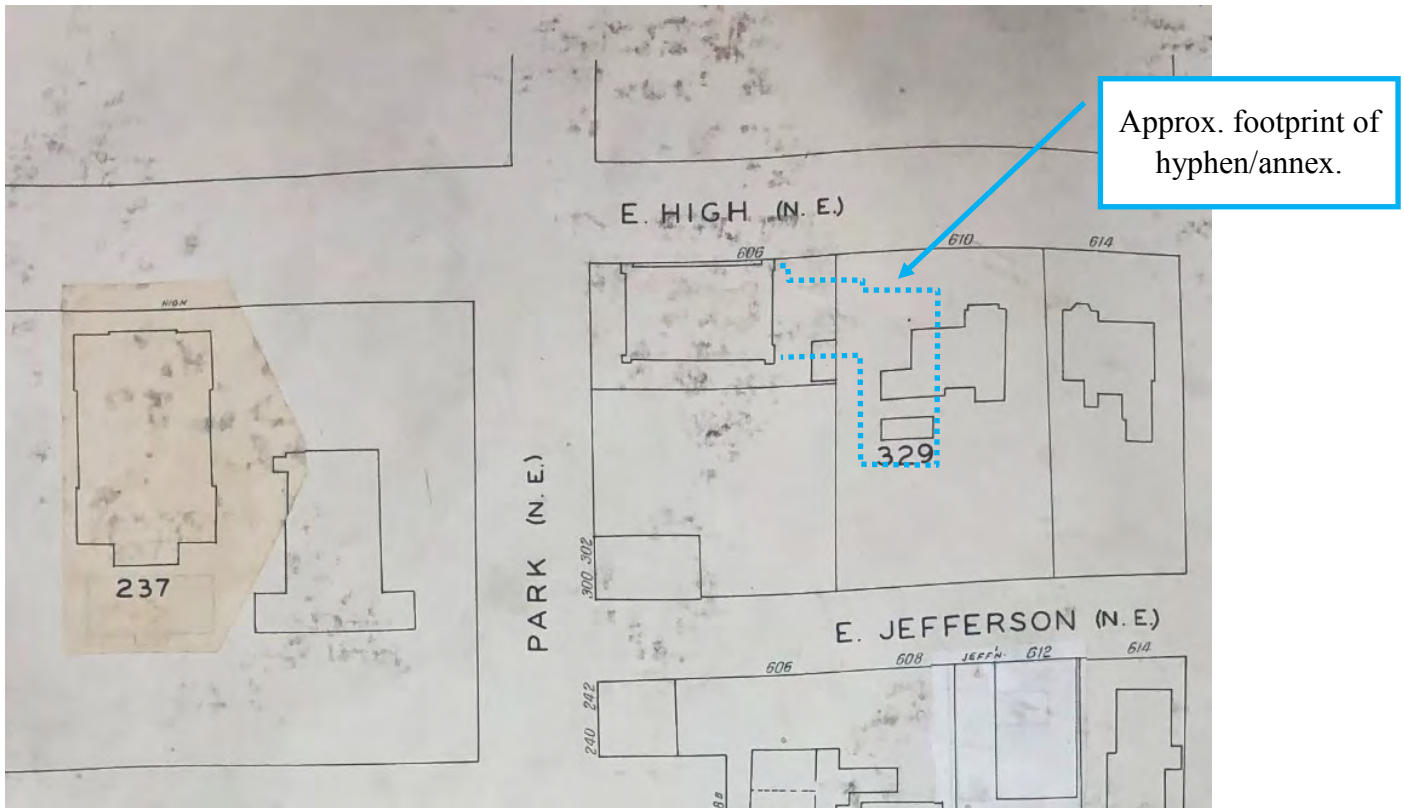
Dwelling razed  
610 E. High Street

**1990**



Levy Building  
hyphen and annex  
610 E. High Street

**1929 Sanborn with updates through c1965**



**Current**



# 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

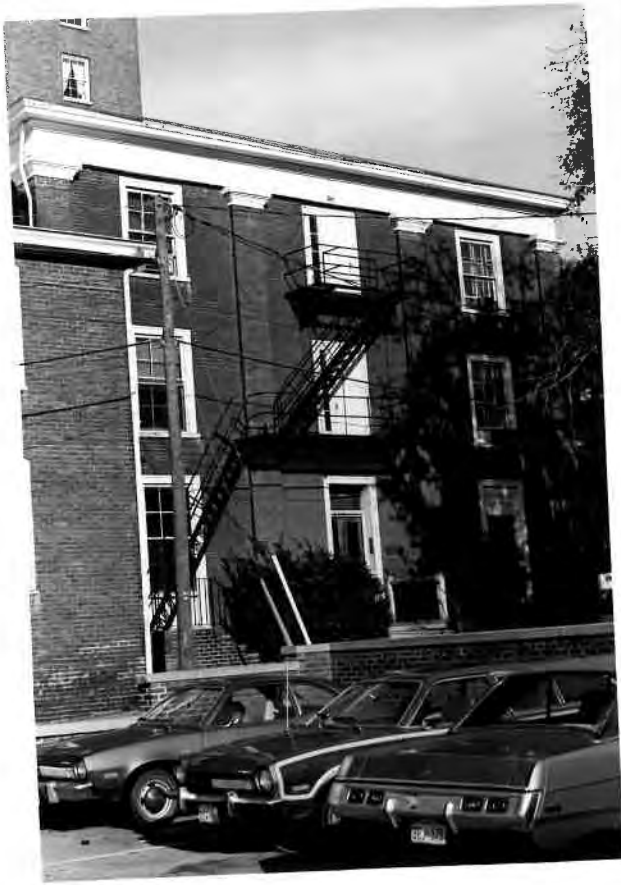
Poor

## SOURCES

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









### 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

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. **No fee: City/County-owned property**  
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 City of Charlottesville/Co. of Albemarle Applicant Name Eric Amtmann (Dalglish Gilpin Paxton Architects)  
Project Name/Description Select demolition Levy Building Parcel Number 530109000, 530108000  
Project Property Address 350 Park Street, 0 Park Street

#### Applicant Information

Address: Dalglish Gilpin Paxton Architects  
206 Fifth Street NE, Charlottesville Virginia 22902  
Email: EAmtmann@dgparchitects.com  
Phone: (W) 434.977.4480 (C) \_\_\_\_\_


#### Property Owner Information (if not applicant)

Address: City of Charlottesville/Co. of Albemarle  
PO BOX 911, Charlottesville 22902  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? N/A

#### Signature of Applicant

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

 2020.12.01  
**Signature** **Date**  
Eric W. Amtmann 2020.12.01  
**Print Name** **Date**

#### Property Owner Permission (if not applicant)

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

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Print Name Date

#### Description of Proposed Work (attach separate narrative if necessary):

As required for construction of the City-County Courts Facility, select demolition of the Levy Building Annex and Hyphen.

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

"Application for Selective Removal of Levy Building Annex and Hyphen," dated 15 December 2020, 10 pages.

#### **For Office Use Only**

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

**HISTORIC DISTRICT ORDINANCE:** You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

**DESIGN REVIEW GUIDELINES:** Please refer to the current *ADC Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

**SUBMITTAL REQUIREMENTS:** The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

**APPEALS:** Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

# Courts Complex Addition and Renovation

County of Albemarle and  
City of Charlottesville

## Application for Selective Removal of Levy Building Annex and Hyphen

15 December 2020





*County District Court  
and County CAO*

*Levy Building*

*County Circuit Court*

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

# Albemarle Courts Preconstruction



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**

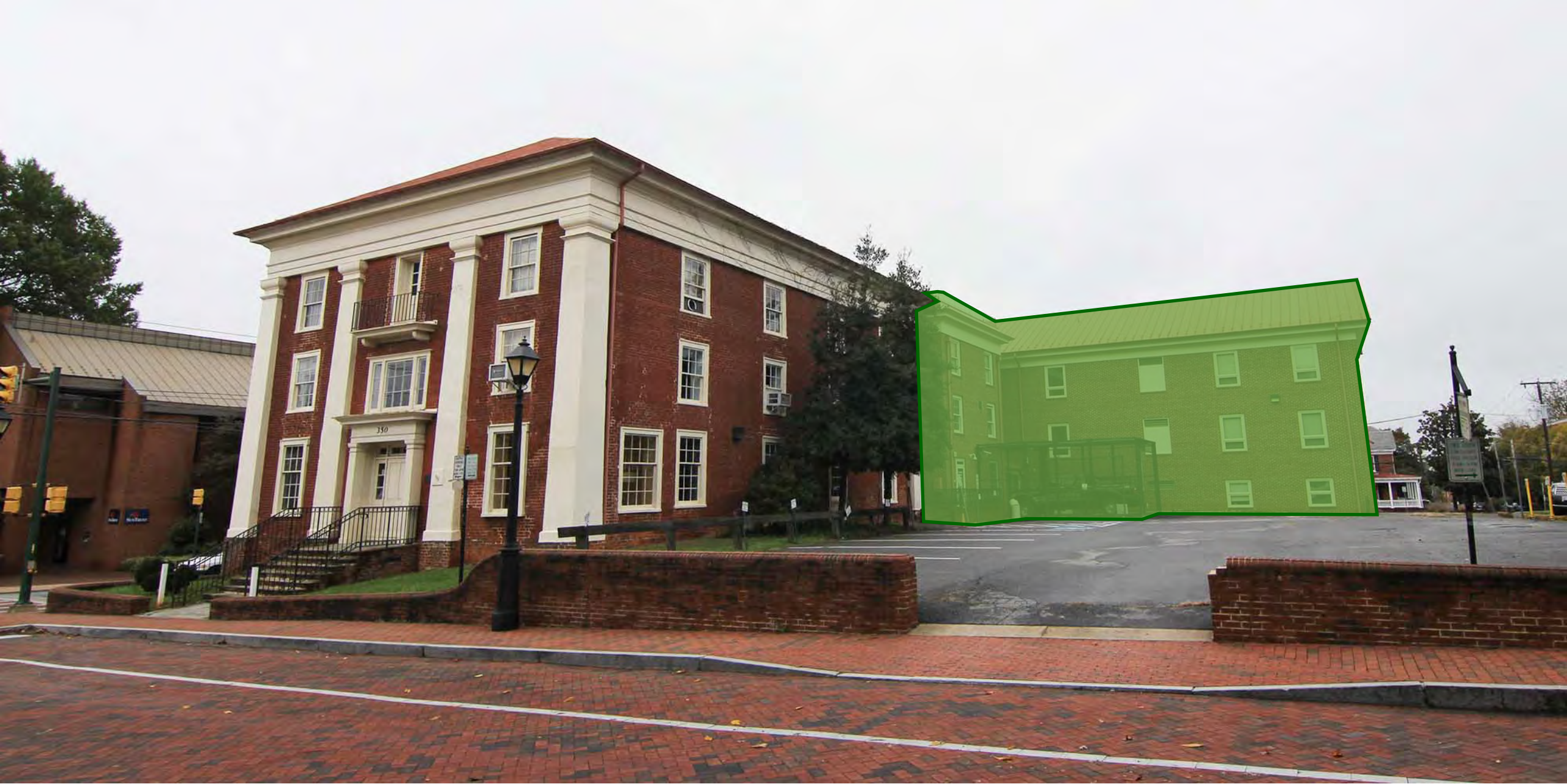


**Entitlements, Schematic Design, Design Development**



**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



# Levy Building Annex: Southwest Corner

FENTRESS ARCHITECTS | DGP ARCHITECTS

# CHARLOTTESVILLE

ARCHITECTURAL DESIGN CONTROL DISTRICTS

## DESIGN GUIDELINES

Approved by City Council, September 17, 2012



# VII

## DEMOLITION & MOVING

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## DEMOLITION & MOVING VII

### B. DEMOLITION OF HISTORIC STRUCTURES

#### STANDARDS FOR CONSIDERING DEMOLITIONS AND MOVINGS

According to City Code Section 34-278 the following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure of protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) The age of the structure or property;
- (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;
- (3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsman, or with a historic event;

(4) Whether the building or structure or any of its features represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

(6) The degree to which distinguishing characteristics, qualities, features, or materials remain.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value; and

(e) Any applicable provisions of the city's Design Guidelines.

#### Review Criteria for Demolition

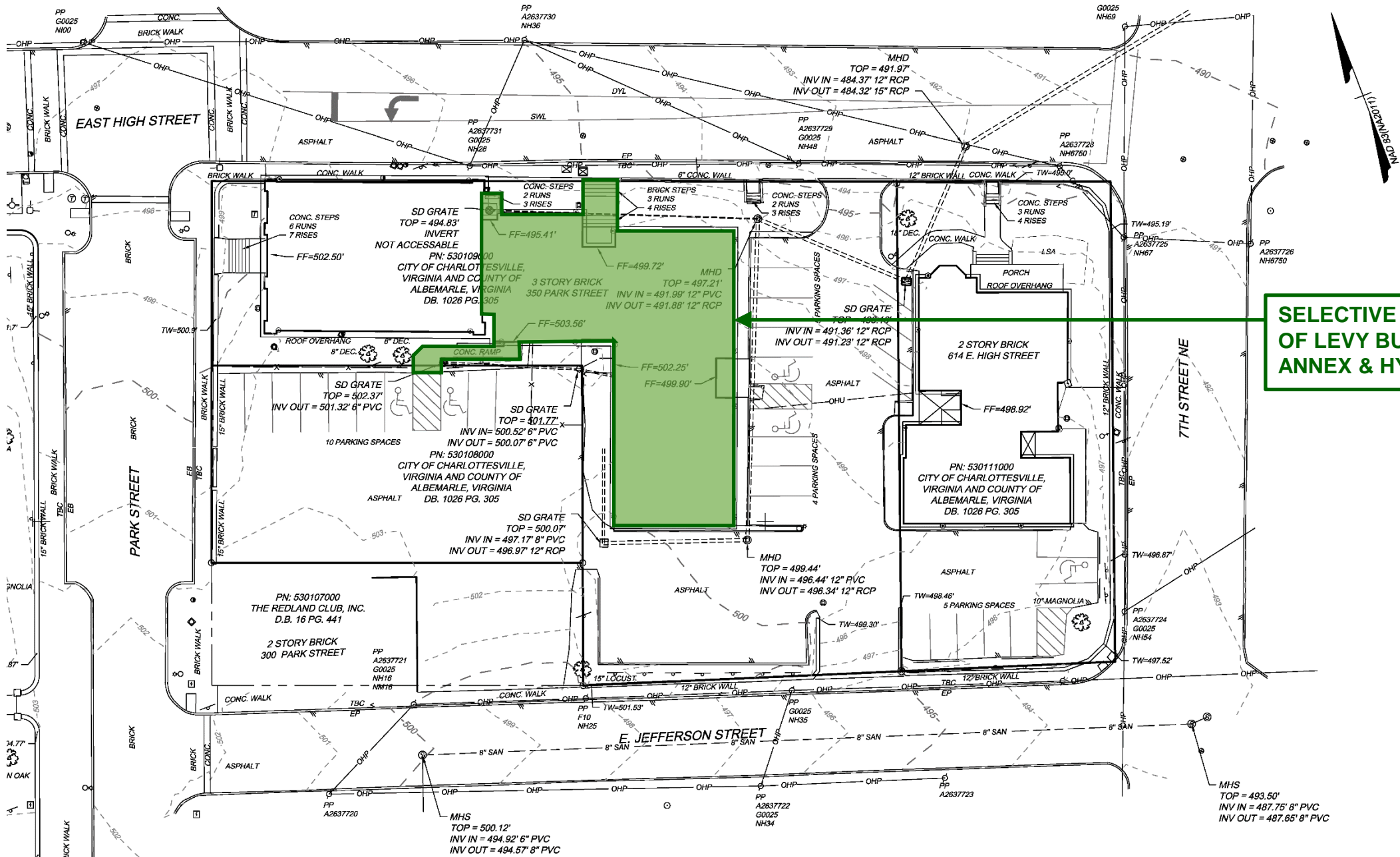
1. The standards established by the City Code, Section 34-278.
2. The public necessity of the proposed demolition
3. The public purpose or interest in land or buildings to be protected.
4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
5. Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.
6. The reason for demolishing the structure and whether or not alternatives exist.
7. 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.

#### Guidelines for Demolition

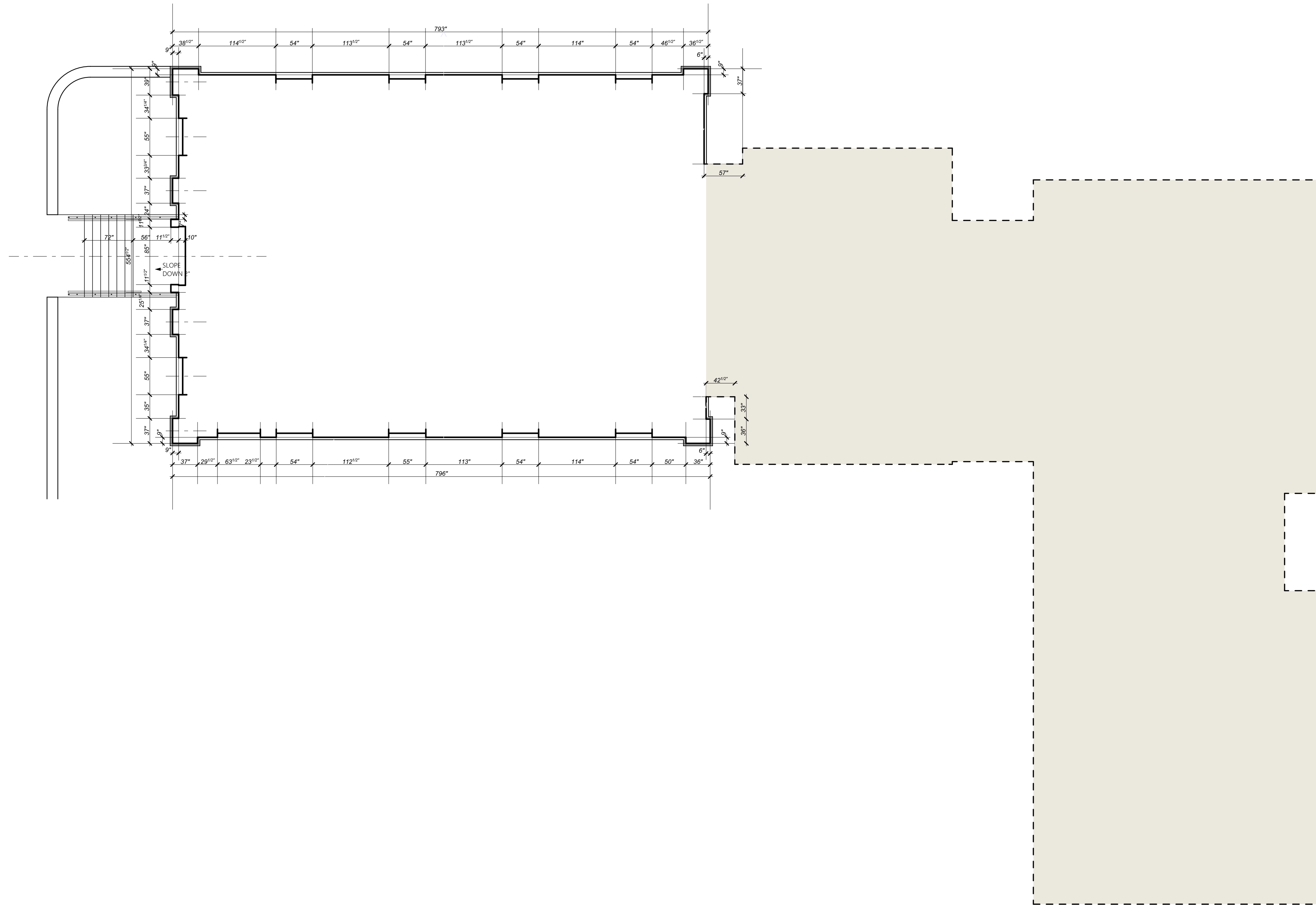
1. Demolish a historic structure only after all preferable alternatives have been exhausted.
2. Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
3. If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

# Levy Building Annex: Southwest Corner

**SELECTIVE REMOVAL  
OF LEVY BUILDING  
ANNEX & HYPHEN**



# Levy Building Selective Removals Plan



BUILDING AREA  
TO BE  
REMOVED





WEST ELEVATION

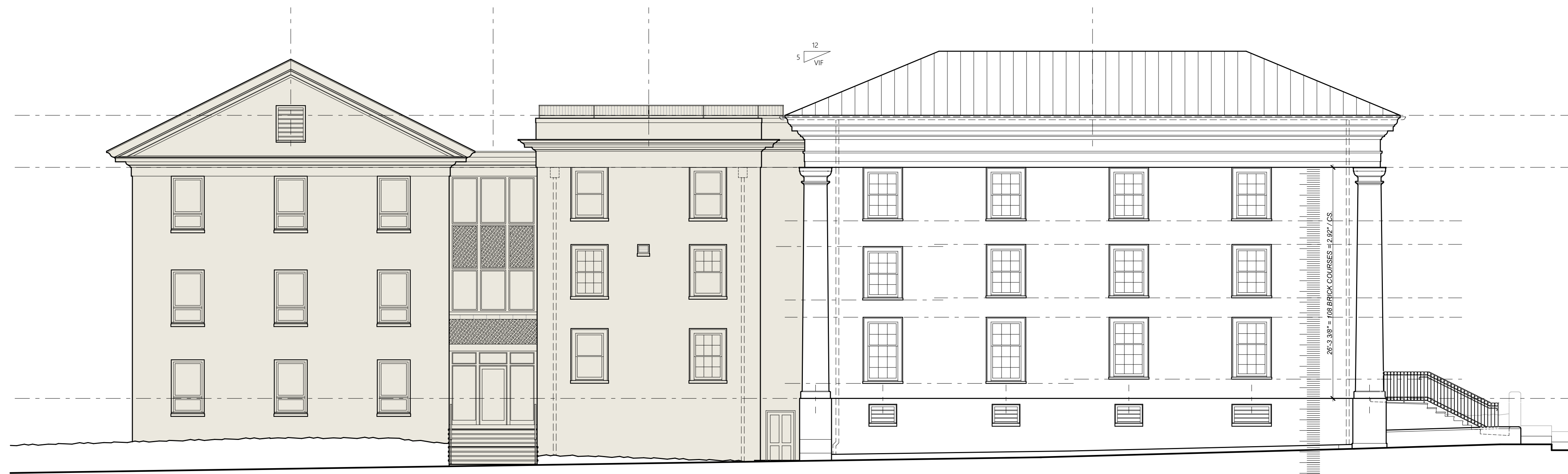


SOUTH ELEVATION

BUILDING AREA  
TO BE  
REMOVED

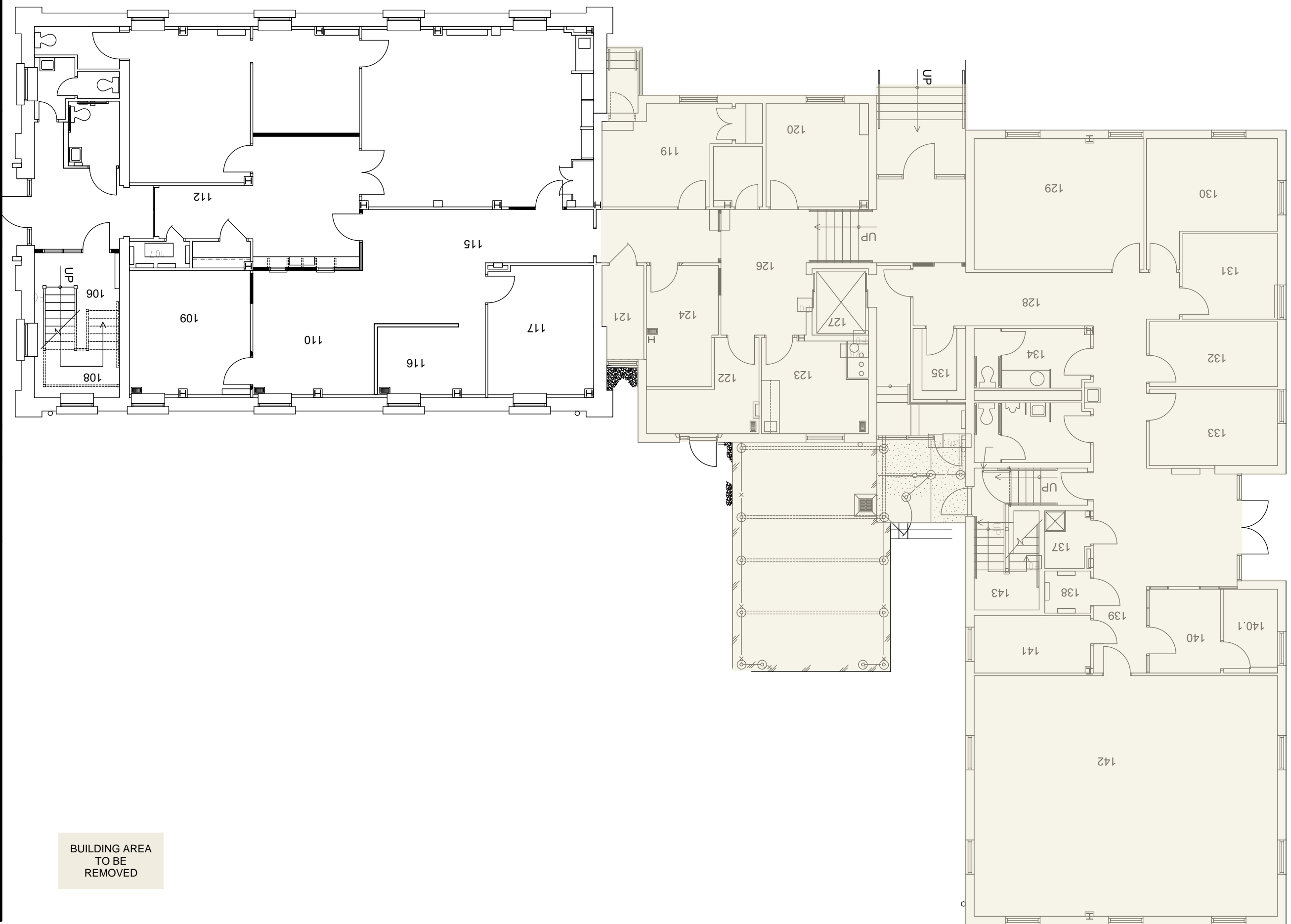


EAST ELEVATION



NORTH ELEVATION

BUILDING AREA  
TO BE  
REMOVED



BUILDING AREA  
TO BE  
REMOVED

Revision:

Date: February 28, 2018

A100-1st Floor Plan

Drawing:

Levy

Project:

Department of Public Works  
Facilities Development  
305 4th Street, N.W.  
Charlottesville, VA 22903

## CHARLOTTESVILLE

### THE CITY OF

"A World Class City"



Revision:

Date: February 28, 2018

A200-2nd Floor Plan

Drawing:

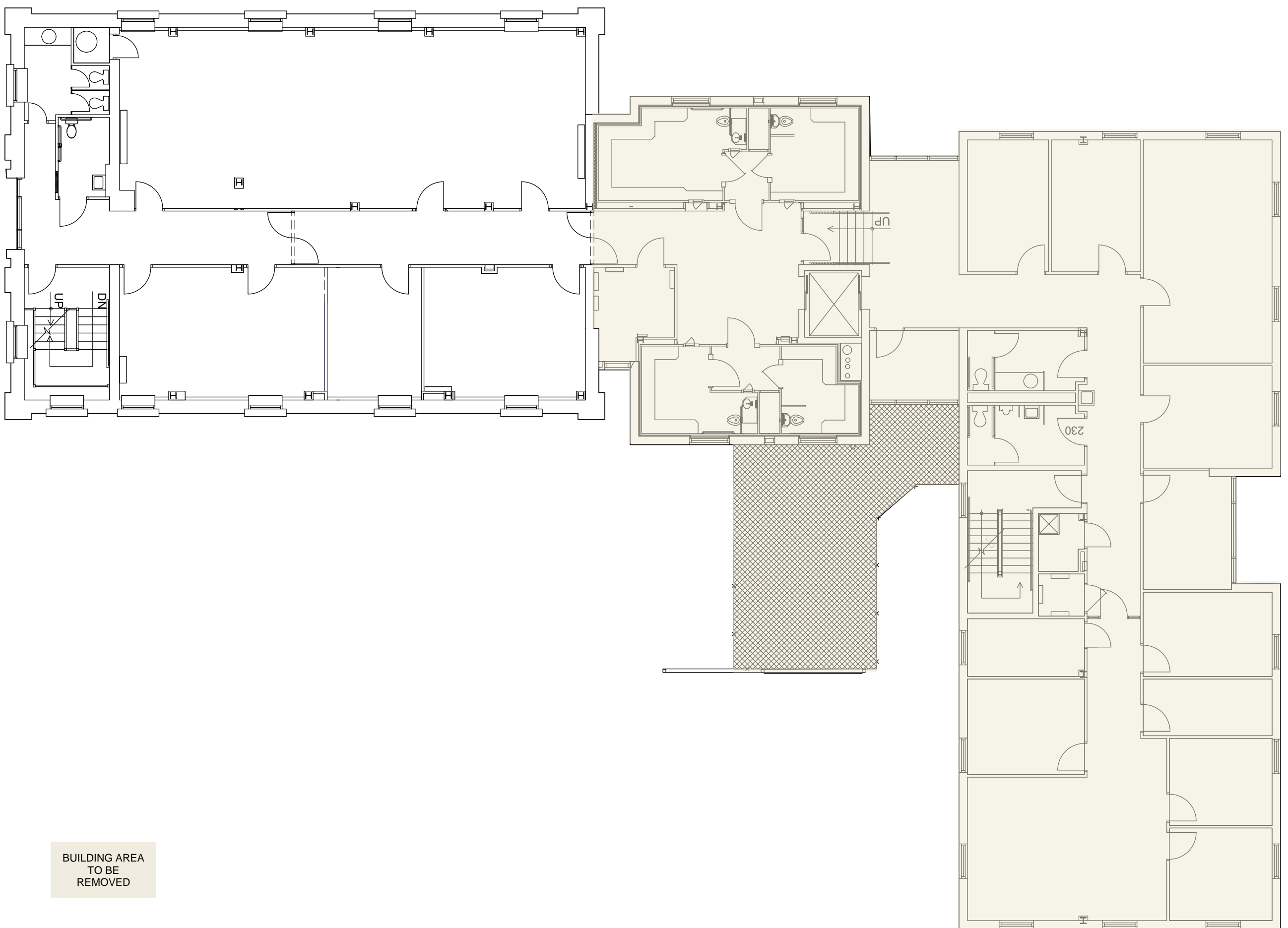
Levy

Project:

Department of Public Works  
Facilities Development  
305 4th Street, N.W.  
Charlottesville, VA 22903

**THE CITY OF  
CHARLOTTESVILLE**

"A World Class City"



BUILDING AREA  
TO BE  
REMOVED



"A World Class City"

**THE CITY OF  
CHARLOTTESVILLE**

Department of Public Works  
Facilities Development  
305 4th Street, N.W.  
Charlottesville, VA 22903

Project:  
Levy

Drawing:  
A300-3rd Floor Plan

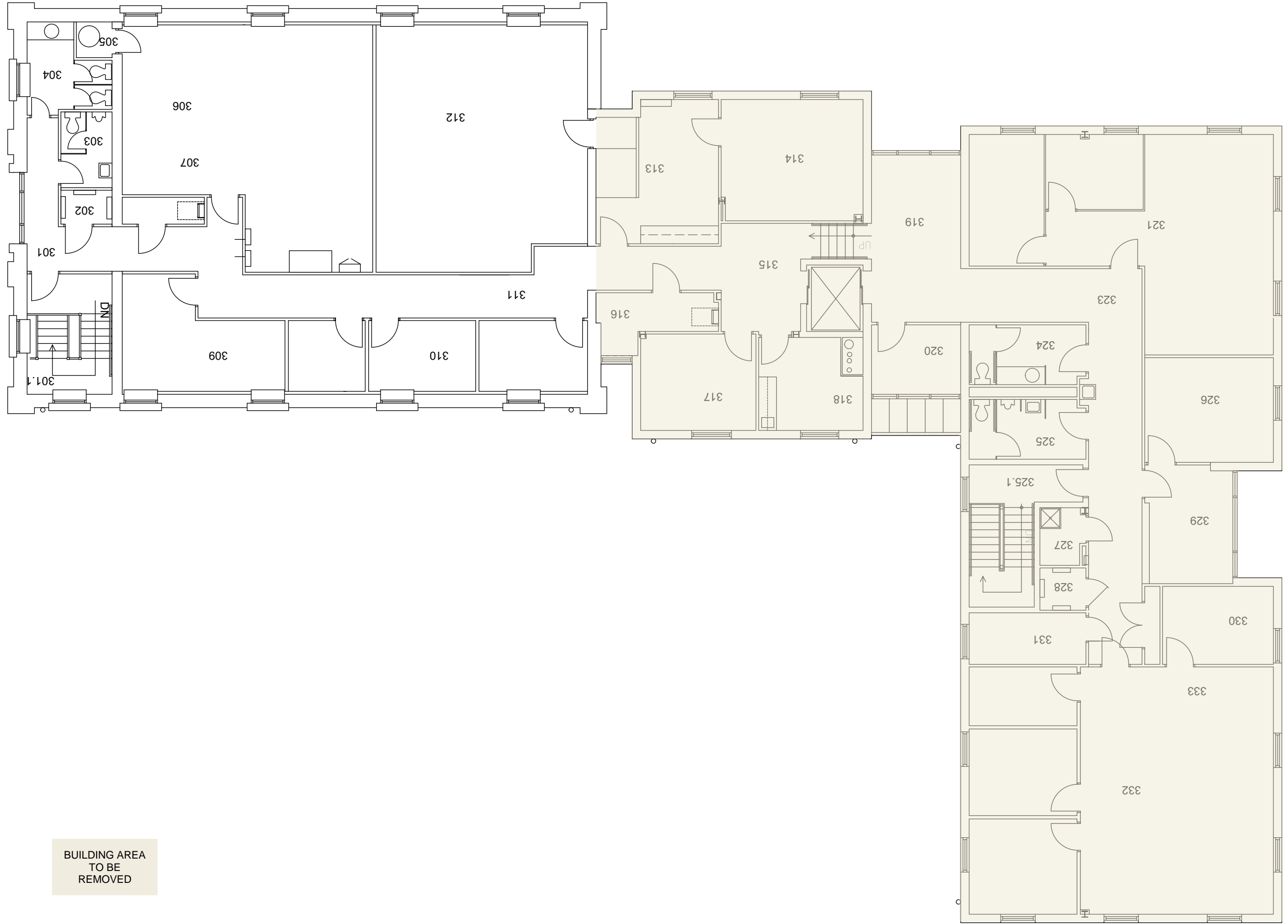
Date: February 28, 2018

Revision:

Page

**A300**

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BUILDING AREA  
TO BE  
REMOVED