

From: Murphy, Mollie
To: crwispelwey@gmail.com; mossvineyards@gmail.com; candacedeloach@gmail.com
Cc: Werner, Jeffrey B
Subject: BAR # 22-12-01
Date: Wednesday, December 21, 2022 3:21:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Certificate of Appropriateness Application

BAR # 22-12-01
300 Court Square, TMP 530096100
North Downtown ADC District
Owner: Eagle Tavern, LLC
Applicant: Candace DeLoach et al
Project: Exterior alterations

Ms. DeLoach:

The CoA request for the above referenced project was reviewed by the City of Charlottesville Board of Architectural Review on December 20, 2022. The following action was taken:

Mr. Schwartz moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations and rehabilitations at 300 Court Square satisfy the BAR's criteria and are 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 modifications and conditions:

- Approve the [lime] wash in concept, but want to review a physical sample. [BAR approved a wash. Staff will make a later recommendation should approval of the color require a separate, formal CoA request.]
- For the [exterior electric] lighting, all lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90, and lighting should be shielded to prevent glare to the sidewalk.
- For removal of the four windows [north elevation], infill the openings with brick, but have a grout line indicating where the windows used to be. Do not *tooth-in* the infill into the adjacent brick]. Infill panels to be set back ¼' to ½" [per applicant suggestion].
- All [setback] encroachments are subject to City zoning [specifically relative to the east portico, awning at the north entrance, and any projections out into the right of way, and anything in the sidewalk].
 - Staff note: Per prior discussions with the applicant, it is understood that any encroachments into the public right of way must be resolved with the City through the appropriate process; that design approval by the BAR does not prevail over setback and/or other zoning requirements.
- Separate signage package. [All signage will require a separate signage permit.]
- Mechanical units will be screened. [Applicant indicated locations at the rear: Beneath the rear trellis/deck and on the low roof area. See image below for clarity.]

Mr. Bailey second. Motion passed 6-0. CoA approved with conditions.

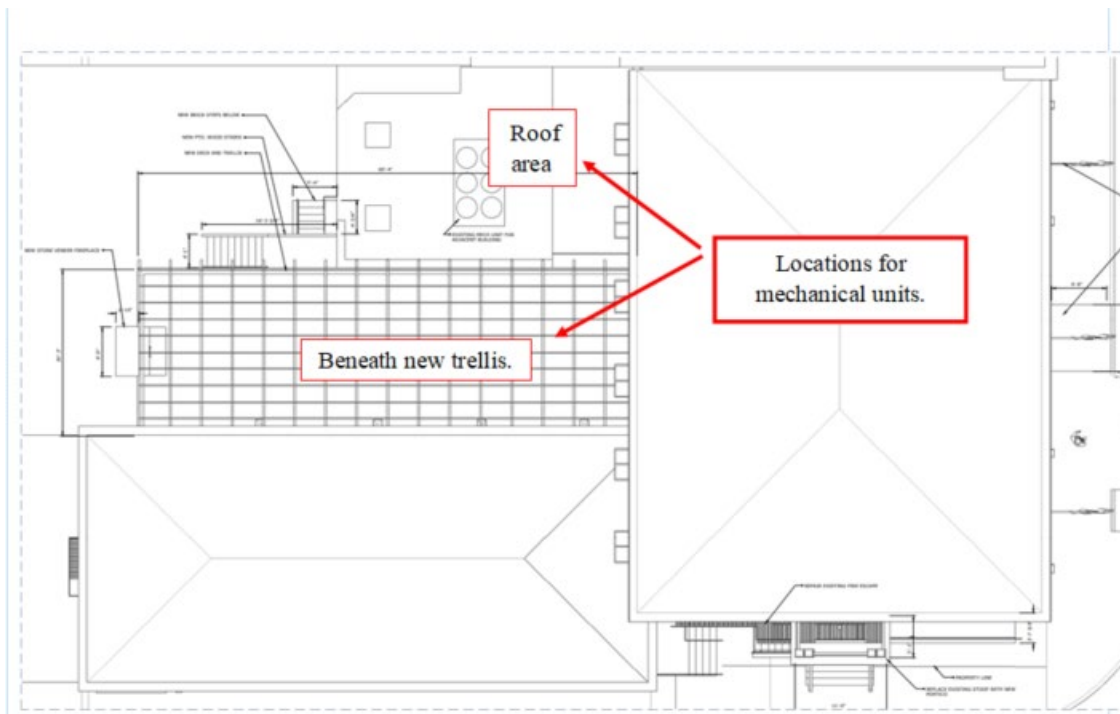
For specifics of the discussion, the meeting video is on-line at:
<https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=lmmnlcna1fcyb17u4xsr>
Discussion of this request begins at 01:15:00.

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))
If you have any questions, please contact me at murphymo@charlottesville.gov.

Sincerely,
Mollie



Mollie Murphy
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
City of Charlottesville
(434) 970-3515 | murphymo@charlottesville.gov





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300 Court Square, TMP 530096100
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Background

Year Built: Farish House 1854; Annex (south wing) c1880. (Historical surveys attached.)
District: North Downtown ADC District
Status: Contributing

Prior BAR Reviews

November 15, 2022 – Preliminary discussion of this request. BAR #22-12-01
Link to the BAR meeting video. Discussion begins at approx. 02:58:00.
<https://boxcast.tv/channel/vabajtzezyv3iclkl1a?b=zws6izrpegx6m7ox2o8i>
Link to November submittal. See page 142: [BAR meeting packet - Nov 15 2022](#)

Request

- Applicant’s submittal:
 - Site history and project narrative with photos. (8 pages)
 - Barry Moss, AIA drawings *300 Court Square Renovations, Zebra Carriage Hotel*, dated December 13, 2022. (4 sheets).
 - Renderings. (5 sheets)

CoA request for exterior rehabilitations and alterations to historic hotel, including reconstruction of historic east portico and construction of a two-story terrace over the rear courtyard.

From the applicant’s narrative, including responses to Nov 15, 2022 BAR comments:
300 Court Square – Front of building, North-Facing

- Remove four smaller windows, investigations point to these windows as not original, infill with brick. Remaining windows will be centered and symmetrical. We will provide additional close-

up photos of the brick and window interactions. We believe these [four windows] to not be original. (photos 1-4.)

- In response to concerns that board members have regarding the request to unevenly apply whitewash to the exterior of the building, there is evidence that the entire building was painted white; we would like to invite board members to look at the revised sample on the exterior near the tavern entrance. We have added red wash to the lime wash to warm it and make it blend the various mortars and brick repairs.
- Requesting to use a lime mortar on the brick repairs. [Staff note: In prior discussions with the applicants, staff noted that the repairs to the existing masonry would be considered maintenance and repair, provided the work would comply with the BAR design guidelines for Masonry, from Chapter IV-Rehabilitations.]
- Window mullions, casings, sashes, fascia, railing and door trim to be painted “Gray Owl” Benjamin Moore - 2137 60.
- Shutters, balcony railings, and upper eave to be painted “Braemer” No BS14C35 - by Fine Paints of Europe. Please see sample on actual building.
- All exterior doors to be painted - “Green” – BS 16C39 by Fine Paints of Europe.
- Install four handmade copper gas lanterns flanking both sides of ground-level windows: French Quarter Lantern by Bevelo. (photo 15)
- Install three handmade copper gas lantern pendants on the two balconies and above the front entry door. (photo 16)

Items to be submitted to the City of Charlottesville for approval – in all three instances, we are requesting to install a hotel amenity placed on city property:

- Install four flush-mounted landscape lights in sidewalk to up-light plantings and illuminate pilaster detail. Since this is city property, we will obtain their permission prior to installing. [Staff note: See *Discussion and Recommendations*.]
- Install black and white canvas awning with Greek Key pattern that extends from door to street. Awning is supported by copper poles and illuminated from within. Because this is city property, we will obtain their permission prior to installing the awning. [Staff note: See *Discussion and Recommendations*.]
- Install steps from the landing of the portico on the 6th Street side. May we suggest that we will not build anything until we have the city’s permission, which would hopefully happen during construction or offer up that we will build the steps such that they could be removed if not approved? [Staff note: See *Discussion and Recommendations*.]

East Side of building – 6th Street

- Please see dimensional drawings of the portico as designed. Because this is designed to incorporate the existing fire escape, we ask that it is approved as drawn for functionality. Please refer to dimensional drawings submitted. [Staff note: See *Discussion and Recommendations*.]
- We have elected to use electric lamps on the 6th Street side. We heard [Mr. Gastinger’s] concern and are reducing the number of gas lanterns used to only those on the North facing exterior (as previously submitted).
- All exterior doors to be painted “Green” No BS 16C39 – Fine Paints of Europe
- We will be installing an electric light fixture at the gift store entry.

Rear of the building – Not Visible from 6th Street

- A two-story trellised wall will be built against the neighboring equipment building [to west, rear of Monticello Hotel] to hide the AC chiller on top. Two-story terrace to be built over the courtyard to screen satellite dishes from the room views. Please see submitted dimensional drawings of this structure.
- Trellised terrace to be painted “Gray Owl” by Benjamin Moore – 2137-60.
- A wooden deck will be built to the same level as the first-floor ballroom.
- In consideration of the use of Bermuda Shutters, which garnered a lot of conversation, we will not use shutters on the south side of the annex building and would like to use Bermuda shutters only on the back side of the building which is not visible from the street.

Discussion and Recommendations

Staff commends that the BAR refer to the criteria in Chapter II - *Site Design and Elements*, of Chapter III - New Construction and Additions (specifically, Additions), and Chapter IV—*Rehabilitation* (including section L. Rear of Buildings).

Staff comments:

Removal of four windows, north elevation

Re removal: We cannot say when these windows were installed, only that three were there in 1915. Per the design guidelines: *Retain original windows when possible*. The Secretary’s Standards allows for *Removing windows from other historic period*, provided they are properly documented and a recommendation they be stored.

Re: infill of openings: If windows are removed, the BAR should determine how the masonry opening will be treated. (For example, if infilled with brick, should the it be toothed-in with matching bricks and coursing or in a manner that makes the infill evident?)

General Repairs (Wood trim, doors, windows, etc. and masonry).

See Appendix re: staff’s discussions with the applicant [from October 2022] re: work that could be completed without review as routine maintenance and repair.

Awning at the north entrance

Due to encroachment into the City right of way, a CoA should include a condition that construction requires resolution of that encroachment.

North entrance – replace doors

No issues. Existing doors and trim are not original. (See photos in Appendix.)

Trellis, terrace, deck at rear courtyard

No issues.

East Portico

The metal fire escape will be retained and incorporated into the portico, if constructed. Second, due to possible encroachment into the City right of way, a CoA should include a condition that construction requires resolution of any encroachment. Additionally, the CoA assumes the design will not require significant alterations due to building code requirements.

BAR should discuss the design options:

- Using available information and period examples, attempt to reasonably replicate the original. (See photos in Appendix.) BAR should discuss if [*non-historic*] upper section should mimic the lower or be distinct from it. (See also the photos included in the November submittal.)
- Treat the portico as a new element entirely and design accordingly.

Color palette (see photo in Appendix)

No issues with proposed palette or with similar variations, if there are changes.* The BAR should discuss the options regarding the masonry wash—red or white. Due to the necessary repairs to the brick and evidence that the walls had been painted, staff supports either wash. (* Per the design guidelines, colors for Greek Revival & Gothic Revival: Walls and trim are usually white with deep bright green trim or yellow walls with white trim and green shutters and doors.)

Light Fixtures (as luminaries)

Copper lanterns to match or be similar to those presented with the November 2022 submittal (photos 15 and 16).

For electrical lighting (including up- and down-lighting at the pilasters), staff recommends condition that all lamping be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferable not less than 90. (Staff is not aware of any lamping requirements--brightness, glare, etc.--that apply to gas fixtures.)

Re: up-lighting in the sidewalk. Approval should include a condition that installation requires resolution of any encroachment into the City right of way.

Decorative features (Wall lamps, flag poles, signage, railing planters, etc.)

Per the design guideline (Rehabilitation, under Entrances, Porches, and Doors): *Avoid adding decorative elements incompatible with the existing structure.* BAR should discuss appropriateness, including how the components will be anchored into the masonry.

Operable shutters

Extant hardware indicates there had been shutters. Staff finds the style/design appropriate and recommends a condition that the new shutters be wood, painted, have operable hardware, and must be properly sized for the openings.

Bermuda shutters

While not a traditional window treatment for Charlottesville, they will be only on the rear elevation. Additionally, installation is reversible and will not permanently alter the historic windows, nor obscure them any more than traditional shutters. (Note: Regardless of the latter, staff would not support these shutters on other elevations.)

Mechanical units

Applicant should indicate locations and appropriate screening of exterior mechanical units.

Misc.

BAR should require removal of obsolete wires, cables, and conduits from the exterior walls.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations and rehabilitations at 300 Court Square satisfy the BAR’s criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application [as submitted].

or [as submitted with the following modifications/conditions: ...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations and rehabilitations at 300 Court Square do not satisfy the BAR’s criteria and are not compatible with this property and other properties in the North Downtown, and that for the following reasons the BAR denies the application as submitted: ...

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;
- (7) Any applicable provisions of the City’s Design Guidelines.

Pertinent ADC District Design Guidelines

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

Appendix

Routine maintenance and repair items, as discussed with applicant October 2022.

Wood: Repair, paint wood trim, ceilings, flooring, doors, windows, and railings. If necessary, replacement of any trim will match existing profiles. Wood or cement board is acceptable, no vinyl. If all new material is necessary i.e. at the wood cornice—review with BAR staff.

Masonry: Point up and replacement of bricks, where necessary, will be consistent with the ADC District Design Guidelines for Rehabilitation (Chapter IV). With a significant amount of brick requiring replacement, staff recommended the new at least match the size, texture, and coursing of existing, acknowledging an exact match was unlikely and anticipating the brick walls will receive either a red wash or lime wash, subject to BAR approval.

Shutters: BAR will support re-installation (there is existing hardware); however, must be wood, painted, with operable hardware, and BAR must approve the type/style,

Doors and Windows: BAR approval required for any removals, replacements, or alterations.

East Portico: BAR approval required for design. Staff suggested a recreation should reflect the original (per old photographs) or a new design could be contemporary, so that it reads as a modern addition. Staff noted that the fire escapes are outside BAR purview.

General:

- Resolve if any property line and/or City right of way encroachments that might impact the new work.
- Obtain a sidewalk closure permit prior to beginning the work. (BP not required for maintenance and repair.)
- Staff encouraged removal of obsolete wires, cables, and conduits.

Holsinger photo (1915):

<https://search.lib.virginia.edu/sources/images/items/uva-lib:1043135?idx=0&x=0.388&y=0.401&zoom=1.146>







Color palette



The Zebra Carriage Hotel
A Luxury Boutique Hotel
300 Court Square, Charlottesville Virginia
BAR Submittal for review on November 15, 2022 – RESPONSES TO BAR COMMENTARY –
Requesting Design Approval at December 20, 2022 meeting

COURT SQUARE HISTORY

The original 300 Court Square building was a simple wooden framed building constructed around 1791 and housed The Eagle Tavern. The Eagle Tavern could seat 200 patrons. William P. Farish had already developed a stagecoach line in 1845 when he purchased the property and erected the current building in 1854. The Farish House Hotel soon thereafter became a major stagecoach stop. After the Civil War, federal occupying forces used it as a headquarters for two years. 300 Court Square has long been used as a gathering spot on court day for food and rest. Travelling peddlers sold products along the porch on monthly court days. Public dances and celebrations echoed through the large parlor halls. Operating as a hotel, also under the name, The Colonial Hotel, until the 1960's, 300 Court Square was later converted into offices and apartments.



PHOTO OF BUILDING AS IT EXIST CURRENTLY



HOLSINGER'S 1915 PHOTOGRAPH

Historic Court Square has long been the center of Charlottesville. The City's courthouse has been in continuous use for over 200 years and is one of America's most historic. No other courthouse has been used by three early American Presidents at the same time. Local elections were held here, and the County Court conducted business with the help of young attorneys and magistrates such as Thomas Jefferson and James Monroe. Mr. Jefferson and Mr. Monroe, along with James Madison later became Presidents and could at times be seen here together.



ARCHITECT'S RENDERING OF BUILDING

Amended Submittal – Responses to November 15, 2022 submitted proposal

300 Court Square – Front of building, North-Facing

- Remove four smaller windows, investigations point to these windows as not original, infill with brick. Remaining windows will be centered and symmetrical. We will provide additional close-up photos of the brick and window interactions. We believe these to not be original. See photos 1-4.
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PHOTOS 1 -4 ORIGINAL WINDOW – NOTE MORTAR AT EDGES



UNORIGINAL WINDOW – NOTE MORTAR AT EDGES









1 EAST ELEVATION
 A1 1/4"=1'-0"

300 COURT SQUARE RENOVATIONS
 ZEBRA CARRIAGE HOTEL
 DECEMBER 13, 2022
 BARRY MOSS, AIA

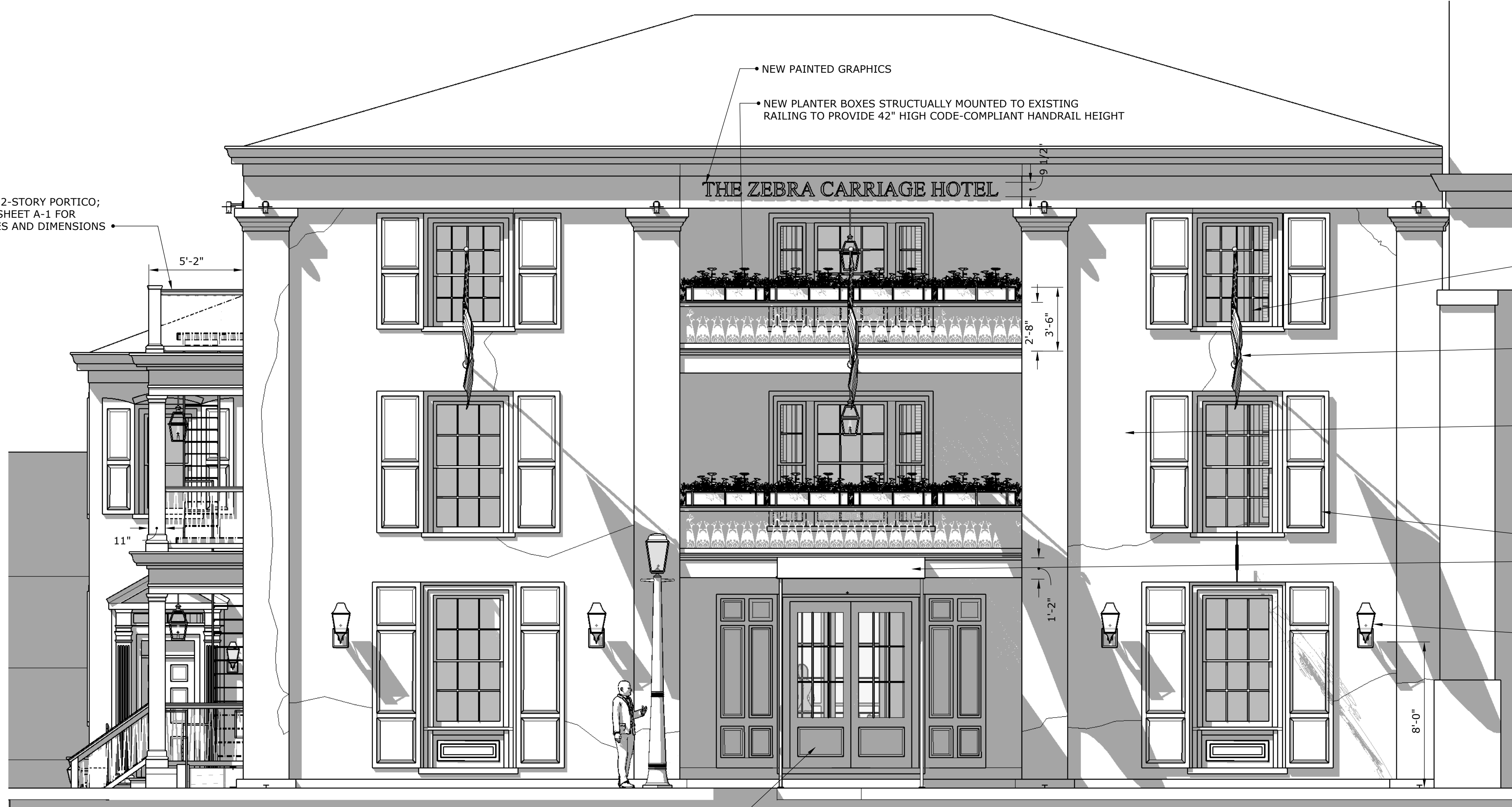
300 COURT SQUARE RENOVATIONS

ZEBRA CARRIAGE HOTEL

DECEMBER 13, 2022

BARRY MOSS, AIA

NEW 2-STORY PORTICO;
SEE SHEET A-1 FOR
NOTES AND DIMENSIONS



REPLACE EXISTING DOORS WITH HISTORIC FRENCH DOORS

1 NORTH ELEVATION
A2 1/4"=1'-0"

REFURBISH EXISTING WINDOWS, TYPICAL

(3) NEW SURFACE-MOUNTED FLAG POLES AND MOUNTING PLATE

REMOVE (4) NON-ORIGINAL EXISTING WINDOWS, REPAIR BRICK TO MATCH EXISTING

NEW CUSTOM PTD. WOOD SHUTTERS WITH HARDWARE

NEW CUSTOM AWNING WITH BLACK & WHITE GREEK WAVE PATTERN AND BRONZE/COPPER POLES. INTERNALLY ILLUMINATED.

NEW GAS LANTERNS

NEW CUSTOM PTD. WOOD BERMUDA SHUTTERS
ON REAR OF 300 COURT STREET ONLY



2 SOUTH ELEVATION
A2 1/4"=1'-0"

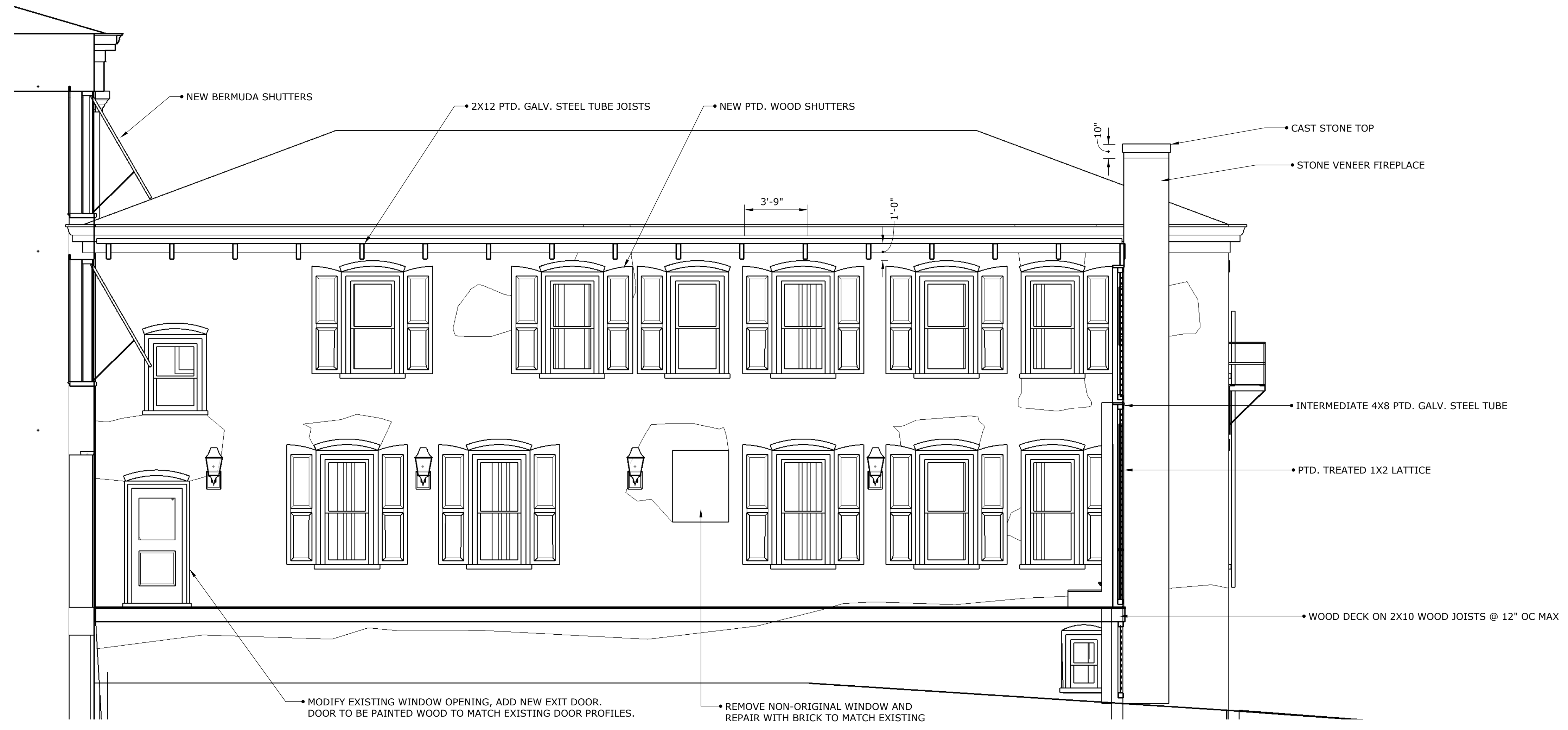
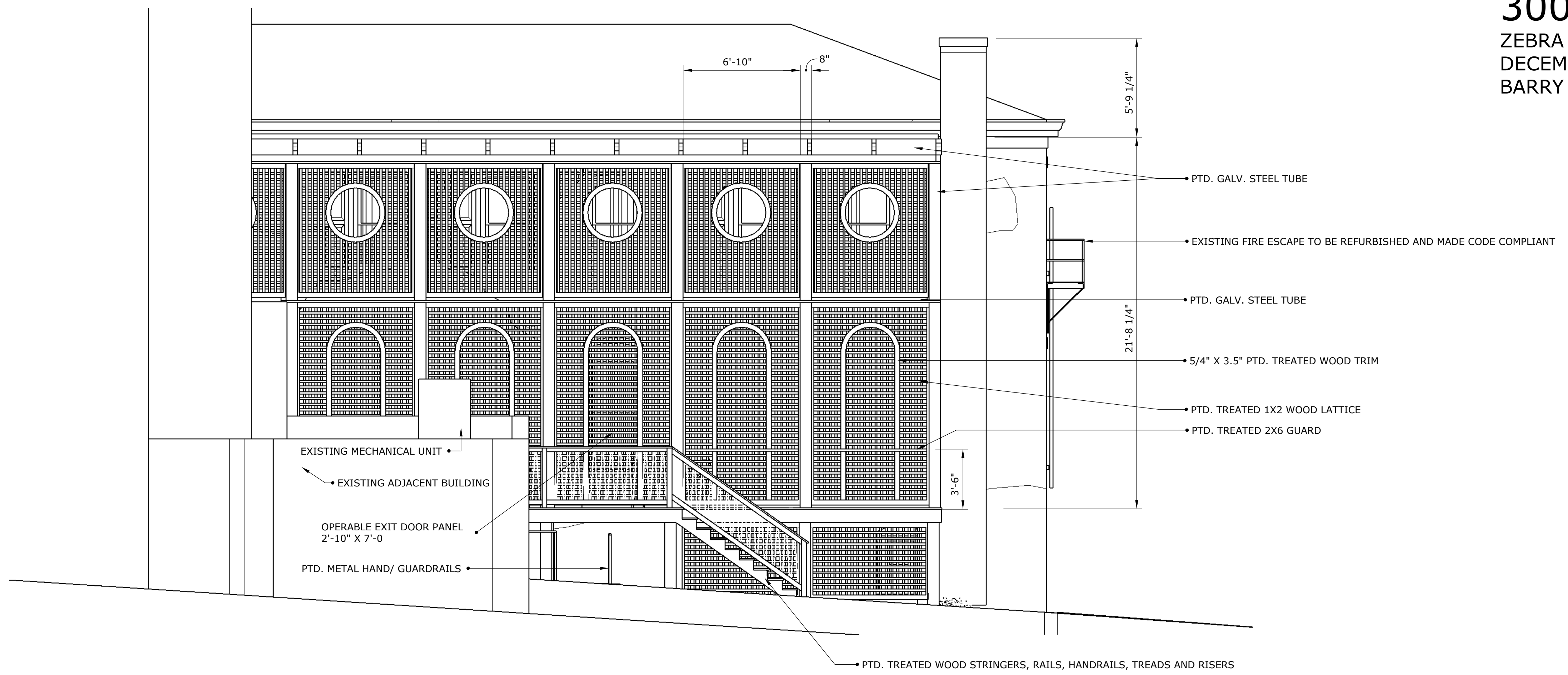
PAINTED STEEL TRELLIS JOISTS 2X12 GALV. STL. TUBE

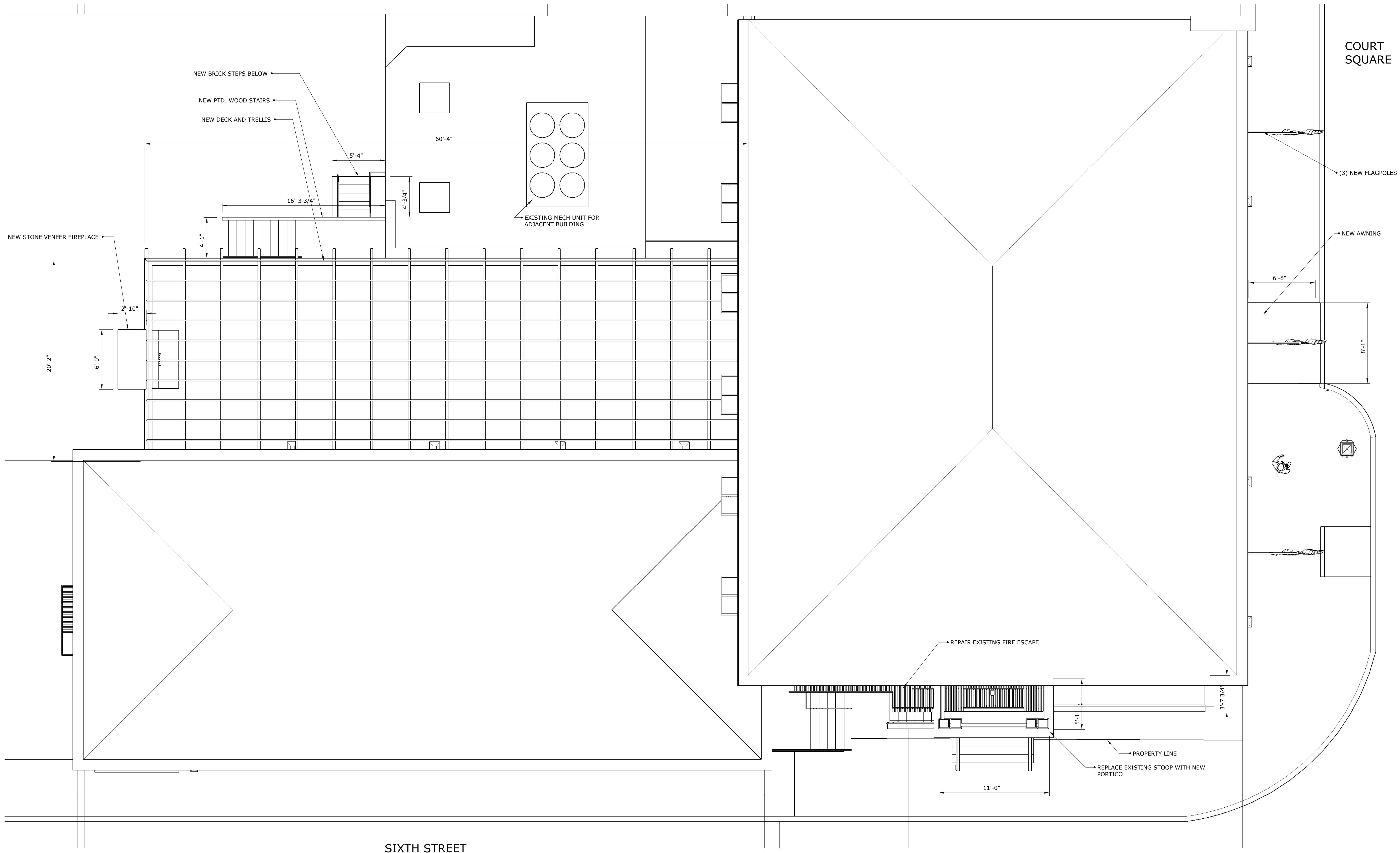


3 SOUTH SECTION
A2 1/4"=1'-0"

300 COURT SQUARE RENOVATIONS

ZEBRA CARRIAGE HOTEL
 DECEMBER 13, 2022
 BARRY MOSS, AIA















LANDMARK



SURVEY

NOTE:
1976 SURVEY
DATA.

IDENTIFICATION

Street Address: 500 East Jefferson Street
Map and Parcel: 53-96.1
Census Tract & Block: 1-112
Present Owner: Joseph T. Norris
Address: Box 591, City
Present Use: Offices and Hotel Annes
Original Owner: George L. Peyton
Original Use: Hotel

BASE DATA

Historic Name: The Farish House
Date/Period: 1854
Style: Greek Revival
Height to Cornice:
Height in Stories: 3
Present Zoning: B-3
Land Area (sq.ft.): 72 x 116
Assessed Value (land + imp.): 20,380 + 21,270 = 41,650

ARCHITECTURAL DESCRIPTION

The Farish House is an example of the Greek Revival style of architecture which characterized buildings of the 1850's. The structure is three stories high with a recessed pavilion providing a sheltered entrance. The pilasters are used to define and elaborate these changes in the wall plain. The capitals of the pilasters are formed out of molded brick, a refinement not seen at the Levy Opera House or the Abell-Gleason House. Typically, the windows are treated with paneled spandrels. The walls are constructed of American bond (i.e. all stretchers) brickwork, one of the first examples found in the city.

HISTORICAL DESCRIPTION

The site upon which the Farish House stands has always been used for public entertainment. Benjamin Brown and David Ross bought the lot from Thomas Walker and built the Eagle Tavern on this site prior to 1791. It was a typical eighteenth century tavern with a wide front veranda and four chimneys. The fate of the tavern is not known, but the existing structure is stylistically datable from the mid 1850's. When the Hotel was sold to William Farish in 1863, it was already known as the Farish House. Subsequently it has been known as the Hotel Colonial until 1925. Deed references: ACDB 47-206, 62-494, 63-489, City DB 1-309, 7-67, 11-350, 13-249, 13-331 (See Monticello Hotel for post 1924 deed references).



CONDITIONS

Average

SOURCES

City/County Records
Alexander, Recollections, p.27.
Illustrated Edition, Daily Progress,
1906.



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s).

SURVEY FORM

Historic name	Common name
County/Town/City ALBEMARLE/CHARLOTTESVILLE	
Street address or route number 100 CONY SQUARE ANNEX	
USGS Quad CHARLOTTESVILLE/EAST	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs **FAIR**

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no /

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK (7 COURSE AMERICAN BOND);
2 STORY; HIP ROOF; 6 BAYS. VERNACULAR. C. 1880. NORTH WALL
ADJUTS EAGLE TAVERN. ENTRANCE ON
NORTH FACE. COLONIAL REVIVAL
ENTRANCE WITH FLUTED PILASTERS,
PEDIMENT, 4-LIGHT TRANSOM. 6-PANEL
FLAT-PANEL DOOR. WINDOWS WEST
WALL: 1/1 SASH WITH SEGMENTAL
ARCHES. BOX CORNICE.

Interior inspected? **NO.**



associated with the property.)

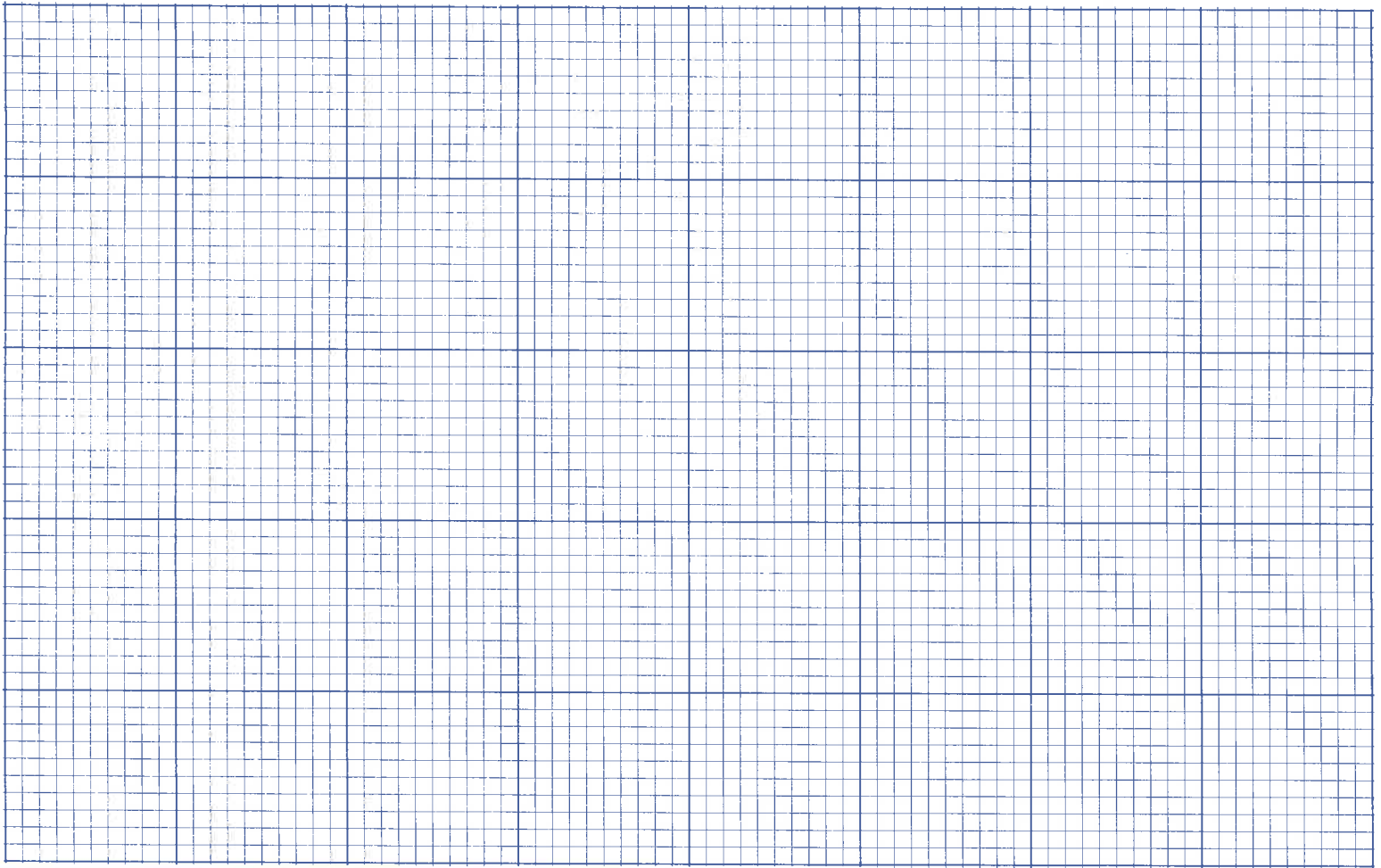
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

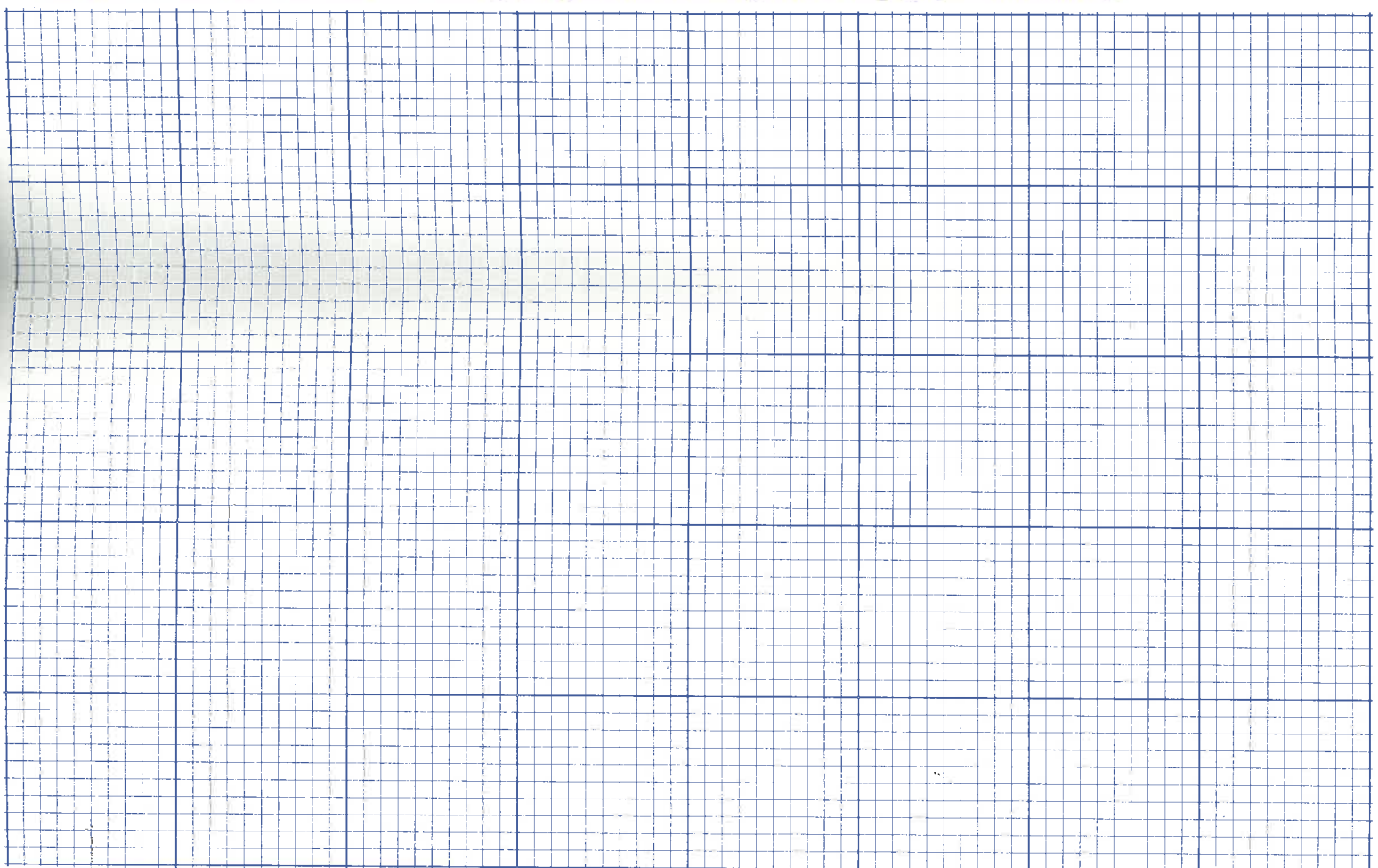
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



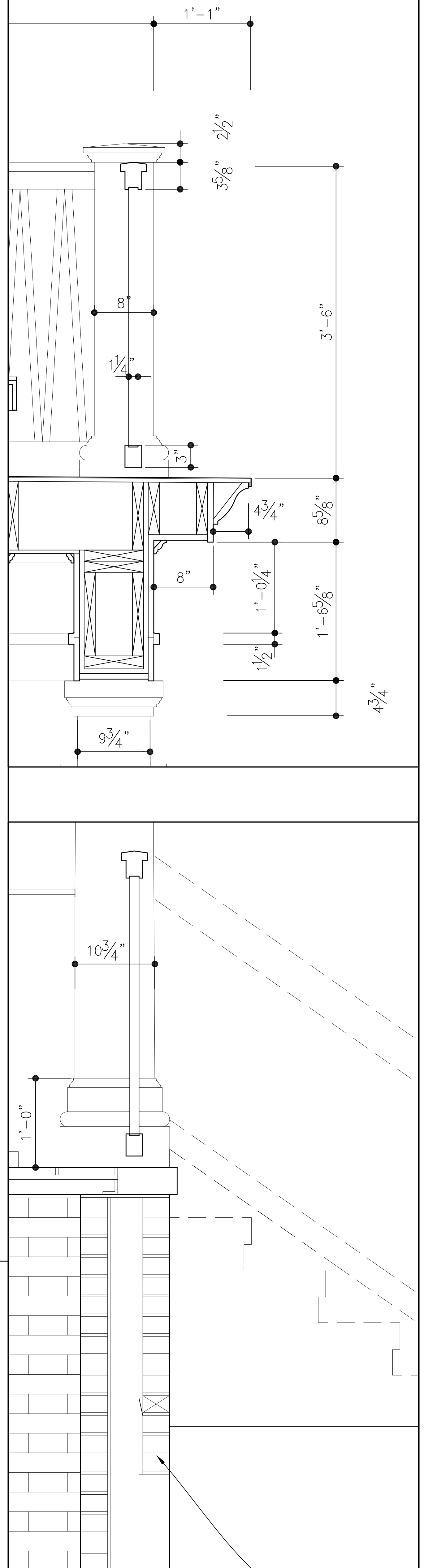
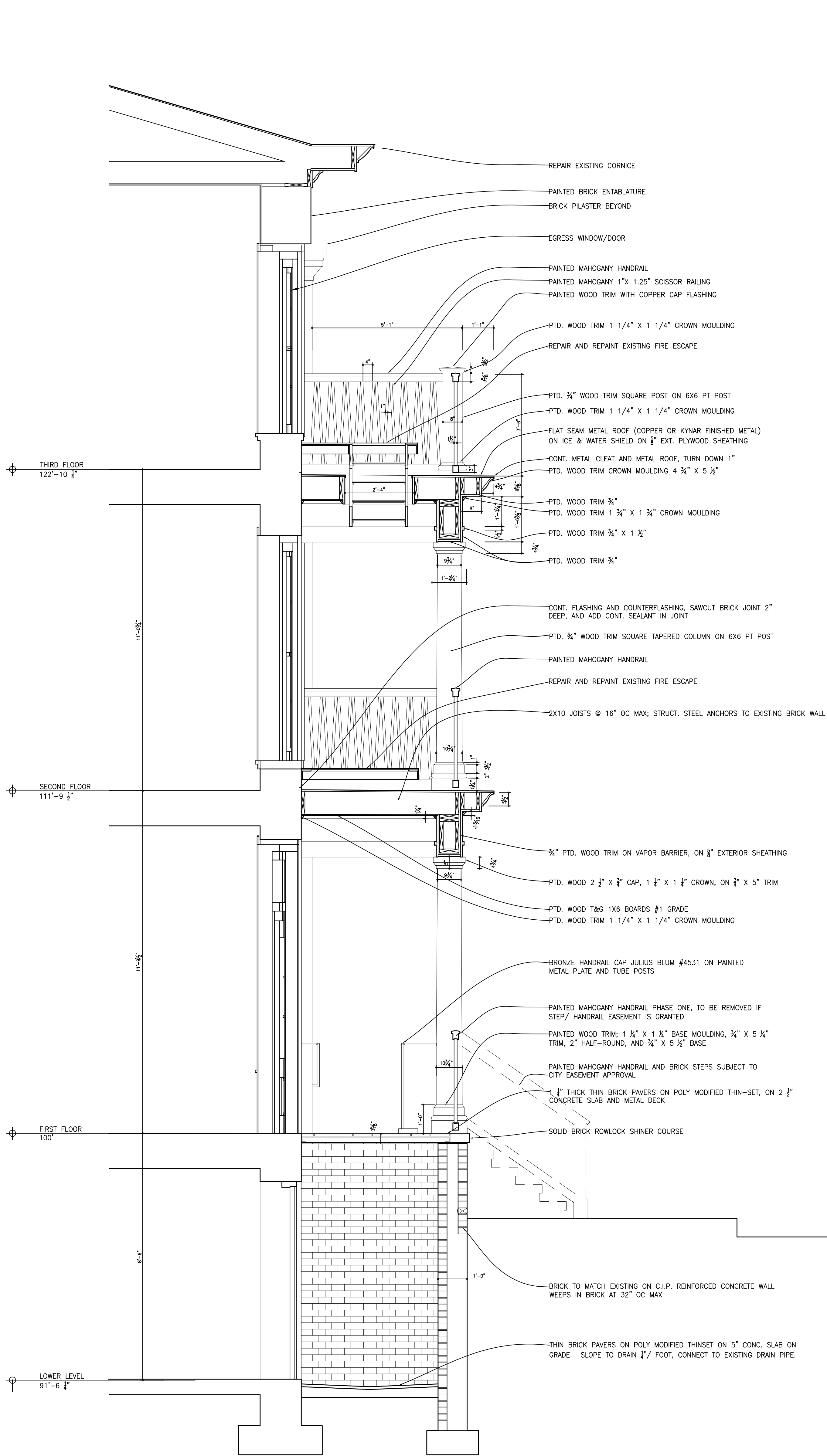
Name, address and title of recorder

MARGARET DAVIS

UVA

Date

APRIL 1980



1 SECTION THRU PORTICO
A5 1/2" = 1'-0"

2 DETAIL
A5 1 1/2" = 1'-0"