

From: Scala, Mary Joy
Sent: Friday, August 22, 2014 3:32 PM
To: 'Michael Freitas'
Subject: BAR Actions - August 19, 2014 - 409 E high Street

August 22, 2014

Michael Freitas
County of Albemarle
401 McIntire Road
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 14-08-05
409 East High Street
Tax Parcel 530033000
County of Albemarle, Virginia, Owner
Old Jail Fencing

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

The BAR approved (6-1) the application as submitted.

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, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 19, 2016), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

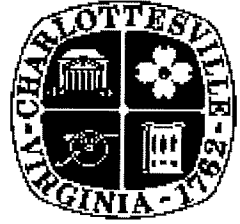
Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
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Department of Neighborhood Development Services
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2014**



Certificate of Appropriateness Application

BAR 14-08-05
409 East High Street
Tax Parcel 530033000
County of Albemarle, Virginia, Owner
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Background

The Old County Jail, surrounding wall, and Jailer's House are contributing resources in the North Downtown ADC District. The adjacent Juvenile and Domestic Relations Court complex includes an office building for court personnel and a parking structure, both to the rear, and a new park to the side that will allow a clear view from Jackson Park across East High Street to the Old Jailer's House.

For many years there has been discussion about a new use for the Old Jail complex. The maintenance and "mothballing" of the property has been a concern for many years. The last formal action by the BAR was in 2009. Over the years, concern and interest in the future of the Old Jail have been expressed by the Albemarle-Charlottesville Historical Society, the City Historic Resources Committee, and the County Historic Preservation Committee.

November 19, 2002 – Preliminary Discussion

July 15, 2003 – Informal BAR review, focusing on the two styles of facades

August 26, 2003 – Preliminary discussion of additions/renovations (on site)

September 16, 2003 – The BAR approved a demolition request for four structures; and approved the reconstruction of the jail wall tied to the garage, following demolition of the garage, provided the work is done to meet the Secretary of Interior's Standards for materials and quality of work.

December 16, 2003 – The BAR approved an application for the Juvenile and Domestic Relations (J&DR) Courthouse addition, annex building, and new parking garage, including the partial encapsulation of the former Elk's Club façade. The BAR withheld approval of certain aspects of the parking garage, because further details are needed for: the screen wall and stone, steel mesh screening panels, and the steel structure supporting the wood slats. They also look forward to review of the site plan, particularly how the area in front of the portico might change to include welcoming places to sit, possibly by making changes to the base of where the columns are sitting.

March 16, 2004 – The BAR approved a request for garage revisions and a "Base Bid" landscaping/courtyard plan.

July 20, 2004 - The BAR approved the site plan as submitted with the following stipulations: The planting plan should be examined in light of comments and resubmitted to City staff for final approval; and include the grass strip in front of the Court building on High Street as described. The BAR encourages the City to underground the utilities and include the planting of trees in front of

the Court building on High Street. The BAR approved unanimously 6-0 the garage detail with a substitution of precast concrete wall and spandrels as submitted in lieu of metal cable and/or grid.

October 10, 2006 – Meeting on site with City and County personnel and William Adams to review temporary stabilization measures on the wall.

January 16, 2007 - The BAR approved (9-0) demolition of the remaining rear 22 feet of the J&DR Courthouse building, with replacement windows specified as aluminum clad wood with SDL's with exterior muntins.

June 16, 2009 - The applicant will come back for BAR approval of the wall refurbishment and the porch replacement. The BAR encouraged the applicant to look at the remnants of the original porch roof to determine what the original was like; that attention should be focused on getting water away from the building; that it would be good to get rid of the concrete porch; that a wood porch with railing would be preferred.

Application

This applicant is seeking approval for the installation on an 8' tall security fence along a 40' section of wall on the east side of the facility. The County's intention is to keep the fence in place while corrective options are developed and repairs are completed.

According to the applicant, a recently completed engineering study has indicated a potential safety issue posed by falling brick. The purpose of the fence is to keep pedestrians approximately 3' from the wall.

The County is proposing to install an Amopanel welded wire fence. The proposed color is "Charlie Brown" and the fence is similar in appearance to the fence installed behind the City's Circuit Court building.

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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

Pertinent Design Review Guidelines for Site Design

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) Match old fencing in material, height, and detail.*
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) For new fences, use materials that relate to materials in the neighborhood.*
- 6) Take design cues from nearby historic fences and walls.*
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) Traditional concrete block walls may be appropriate.*
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) Fence structures should face the inside of the fenced property.*
- 14) Relate commercial privacy fences to the materials of the building. If the commercial Property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.*
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

Discussions and Recommendations

A structural report with recommendations regarding the wall was received in 2006 (jail wall assessment attached). It is not known if those stabilization measures were ever accomplished by the County. Staff has not received the recent engineering study referenced by the applicant.

However, the applicant has said that the proposed fence has been recommended by structural engineers for the public's safety.

While the fence may keep the public safe from falling brick, and the wall safe from vandalism, the larger issue that needs to be addressed is the structural integrity of the entire wall.

The proposed fence material was recommended by staff, rather than the applicant's earlier proposal to use chain link. A similar gridded wire fence material was successfully used by the City for a nearby installation behind the City Circuit Court building.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed fence satisfies the BAR's criteria and is compatible with this property and other properties in the historic district, and that the BAR approves the application as submitted (or with the following conditions....)

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Architectural And Historic Survey



Identification

<p>STREET ADDRESS: MAP & PARCEL: 53-33 CENSUS TRACT AND BLOCK: PRESENT ZONING: ORIGINAL OWNER: County of Albemarle ORIGINAL USE: Jail PRESENT USE: Vacant PRESENT OWNER: County of Albemarle ADDRESS:</p>	<p>HISTORIC NAME: Albemarle County Jail DATE / PERIOD: 1875 STYLE: HEIGHT (to cornice) OR STORIES: 2 storeys DIMENSIONS AND LAND AREA: CONDITION: SURVEYOR: Bibb DATE OF SURVEY: Summer 1985 SOURCES: County Records Alexander, <u>Recollections of Early Albemarle</u></p>
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ARCHITECTURAL DESCRIPTION

The Albemarle County Jail consists of two sections of similar size, the western section built of stone and the eastern of brick. Both are two storeys in height. The walls of the western section are constructed of coursed roughly cut stone. The stones are of uniform height, but of varying width. The walls have been painted white at the first storey level. The medium-pitched hip roof has projecting eaves and a boxed cornice and is covered with composition shingles. The facade is three bays wide. Windows at the second storey level are narrow, double-sash, 6-over-6 light, with vertical iron bars on the inside. The windows have cut stone lintels. The eastern section projects slightly beyond the western on both north and south elevations. Its walls are constructed of brick laid in 5-course American bond. The mortar joints have been penciled. Its hip roof is continuous with that of the western section, but it has more deeply projecting eaves and it is covered with slate. There are large exterior chimneys centered on the front and rear elevations and small interior chimneys at the eastern ends of the front and rear elevation, all with corbelled caps. There is also another exterior chimney, possibly newer. This section is four bays wide. Its 2-over-2 light windows are somewhat taller and wider than those in the western section, and they have exterior iron bars and stone sills and lintels.

The jail yard is surrounded by a brick wall seven bays long on the north and south elevations and three bays on the east and west. The brick is mostly in 7-course American bond. The brickwork at the eastern end of the northern wall is inferior to the rest. The piers have corbelled brick cornices and stepped caps. The wall between the piers has the same corbelled cornice and stepped cap above recessed panels. The western section of the wall is set on a high foundation of coursed fieldstone. The Jailor's House replaces the wall at the eastern end of the southern elevation. Entrance to the jail is through a shed-roofed wing at the western end of the house that covers the central bay of the jail wall. It is constructed of brick laid in 5-course American-with-Flemish bond on the facade and 7-course American bond on the side, with penciled mortar joints. Its medium-pitched shed roof is covered with standing-seam metal. A large round-arched entrance fills most of the facade. It has a circular-headed pair of board-&-batten doors. There is a circular-headed pair of wrought iron gates in the matching opening in the jail yard wall. There is a 6-over-6 light window with moulded surrounds in the western wall of this entrance wing.

HISTORICAL DESCRIPTION

When Albemarle County (then including the present counties of Fluvanna, Buckingham, Nelson and Amherst) was formed in 1744, orders were issued for the construction of a courthouse, prison, stocks, and pillory just west of Scottsville. The county seat was moved to Charlottesville in 1762, and a new jail was built on Court Square, probably by William Terrell. It was replaced about the end of the Revolution. There was dissatisfaction with the work of the builder, probably Henry Gambell, and that building was only used for a few years. A 1-storey stone jail, 16 feet square, was built in 1785 and was replaced by another stone structure in 1798. This jail, built by Thomas Whitlow, was renovated in 1846 and used until 1876. Alexander says it stood on the north side of the Public Square and that a high wall was built around it sometime between 1828 and 1876. New shipping post, stocks and pillory were built in 1820, and the whipping post is mentioned as late as 1857. When the County began making plans for a new jail in 1875, the City of Charlottesville requested that it not be built on the same site. In return for the brick jailor's residence in front of the old jail on Court Square, the City donated land for the new jail north of High Street (ACDB 72-42; 73-163, 172, 173 & 476; Supervisor's Minutes 9/3/1875). Construction began on 9/16/1875. G. W. Spooner was the architect, and J. J. Spooner was the contractor. It seems logical to assume that the two sections of the jail were not built at the same time and that the stone section is the older, but local histories do not mention it. It would not seem likely for the 1798 jail to have been moved and incorporated into the new building.

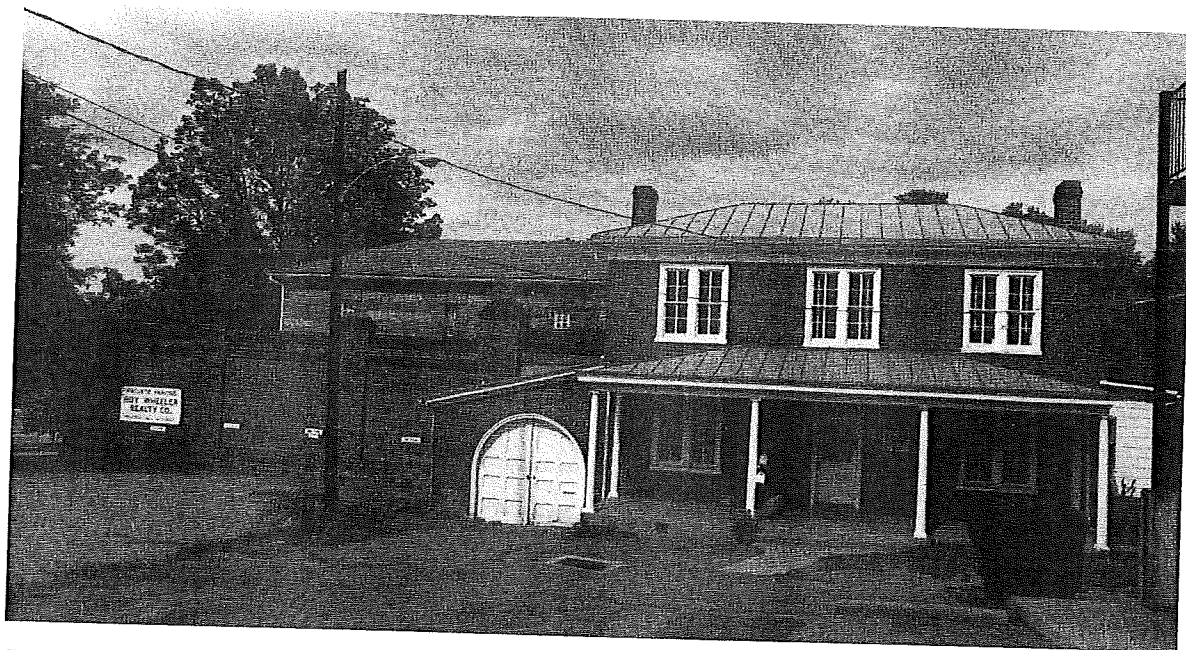


Fig. 292. Albemarle County Jail and Jailer's House, 1875-76, 1886

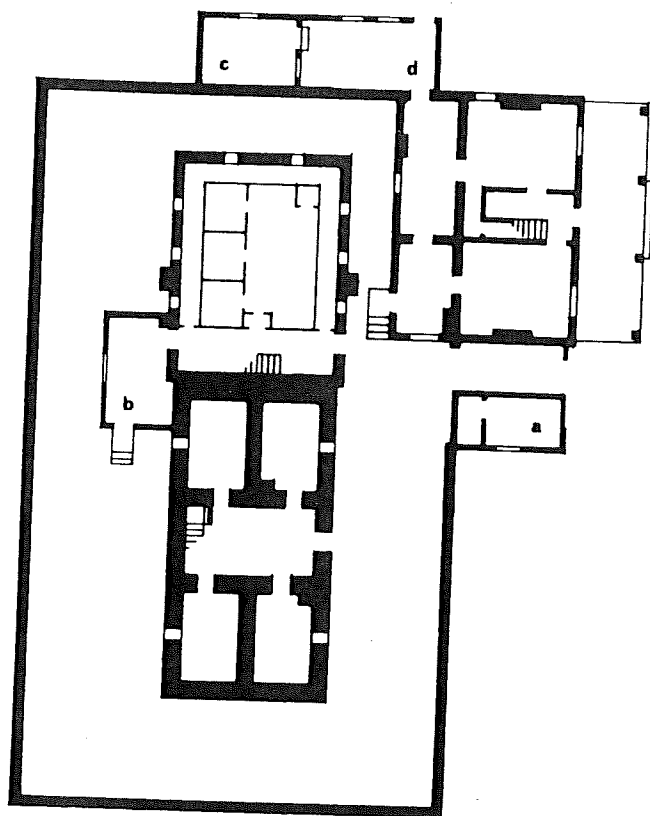


Fig. 293. Albemarle County Jail and Jailer's House, 1875-76, 1886, plan

Morven, the Birkhead property near Earlysville. In 1886 Spooner designed a two-story brick jailer's house that is attached to the jail. The jail was in use until 1974, when the county's sixth jail was constructed south of town. The northwest corner of the fifth jail's courtyard was the scene of the last public hanging in Albemarle County when the town's former mayor J. Samuel McCue was executed for the 1904 murder of his wife.³⁵

Ecclesiastical Buildings

CHURCHES

The Episcopal Church In April 1847 a foundation and cornerstone were laid for Grace Episcopal Church (fig. 294) north of Cismont, to replace Walker's Church. Commissioned by Judith Walker Rives of Castle Hill, it was designed in the Gothic Revival style and constructed of granite quarried at the convenient Rougemont estate. It is the only building in Virginia known to have been designed by architect William Strickland, who was trained by B. Henry Latrobe and designed such Greek Revival-style buildings as the Exchange, the Independence Hall steeple, and the Second Bank of United States, all in Philadelphia, and the Tennessee State Capitol in Nashville.

An English carpenter, E. S. McSparren, built the interior of Grace Episcopal Church and, later, the Riveses' nearby summerhouse, Cobham Park. In 1854 a bell was installed that was donated by David Sears, the father of Grace Rives (Mrs. William Cabell Rives Jr. of Cobham

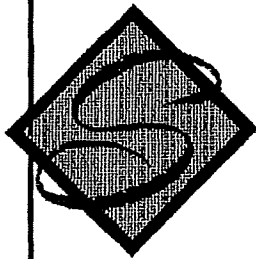
GENERAL CONDITION ASSESSMENT

**ALBEMARLE COUNTY'S
OLD JAIL, YARD WALL, AND JAILER'S HOUSE**

4th Street NE
Charlottesville, Virginia

Prepared September 13, 2006
for
Albemarle County Public Services
401 McIntire Road
Charlottesville, Virginia 22902-4596

Prepared by:



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Consulting Engineers
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Telephone: (434) 242-1768 Fax: (434) 979-5057

#0619

GENERAL CONDITION ASSESSMENT

ALBEMARLE COUNTY'S OLD JAIL, YARD WALL, AND JAILER'S HOUSE

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Additional Materials: Articles of Interest Addressing Similar Type Preservation

Brick Construction: General [Post Civil War]	8 pages
Historic Lighthouse Preservation: Masonry	28 pages
Historic Lighthouse Preservation: Interiors	4 pages



GENERAL CONDITION ASSESSMENT

ALBEMARLE COUNTY'S OLD JAIL, YARD WALL, AND JAILER'S HOUSE

Summary and Comments

The old Albemarle County jail and jailer's house are in generally good structural condition and could be adapted for alternative uses. The jailer's house could more readily be converted due to its more traditional structure and layout. For alternative uses, e.g., any use other than as an old jail curio, the old jail itself should be considered a two-story shell. Existing interior partitions could be reused or, after a comprehensive structural assessment, modified or possibly removed.

Three features at the facility that would have little or no alternative use are: (1) yard wall; (2) yard wall foyer; and (3) the mechanical room addition on the north side of the jail. Stabilization and renovation costs versus probable alternative use should be weighed early.

Two main environmental threats to the structural condition of the jail and jailer's house exist: (1) water entry, and (2) storm water runoff. Each is equally important, as their impact to structures is different. They do, however, have one major commonality: they both will contribute to and support mold growth. Storm water runoff poses the greatest threat to the structures, as its impact is on foundation stability. Foundation differential movement, often caused by bearing soil weakening due to water saturation, results in a multitude of adverse building conditions; among these is masonry cracking. Since the exterior walls at this facility are structural masonry, as opposed to masonry veneer, any cracking is a structural issue that must be dealt with. Control of storm water runoff is extremely important to the stabilization and longevity of the structures.

Water entry due to rain, snow, etc., pose the greatest threat to the buildings' roof structures and internal structural wood components. The most likely source of water entry is through the roof. Deterioration of the roof covering will always result in water entry. In the case of low slope/flat roofs, water entry through breached roofing is significant. At the jailer's house, low slope/flat roofs were used at the two additions at the back of the structure. The potential for significant damage, especially if the structure is unoccupied for an extended time, is high. The continued use of this type of roof structure for this application should be carefully reviewed.



The jail and jailer's house are currently in good structural condition and can, with work, be adapted for an alternative use. With future use of the structures anticipated, measures to eliminate water entry into the structures and to control storm water runoff need to be implemented. The jail needs to be cleaned and made more presentable, thus encouraging routine inspections and maintenance until such future use is implemented. As with any structure, care and maintenance are paramount to the longevity of the buildings. Also, as with any structure, habited uses lead to increased care and maintenance.



Recommendations and Order of Magnitude Costs to Renovate Jailer's House

Item No.	Recommendation	Order of Magnitude Cost
1	Perform all above measures for condition stabilization.	\$26,400
2	Remove all unused electrical components. Upgrade electrical capacity for intended use.	3500
3	Remove suspended ceilings. Re-install wiring and duct system as necessary for installation of drywall ceilings.	2500
4	Remove wood paneling. Repair/replace walls as necessary. Use drywall for replacement wall sections.	5000
5	Replace entire restroom. Delete shower. Depending on projected use, a second restroom may be warranted and can be installed below existing restroom.	3000 ea.
6	Repair all windows to operable status.	2000
7	Repair all fireplaces. Reline chimneys with stainless steel liners. Use of fireplaces is not intended.	5000
8	Replace stair railings to current Building Code requirements for intended use.	1500
9	Replace carpet or refinish existing floors.	4300
	Total	\$53,200

Note: If surface wiring is not acceptable, demo all interior wall surfaces, re-wire per Code, and resurface walls with drywall.

Jail Yard and Wall

Visual inspections of the jail yard wall were performed on July 25, 2006 (exterior) and August 5, 2006 (interior).

The jail yard wall is a structural brick wall atop a mortared rubble foundation. Excavation along the entire north and east walls has been done as part of the Juvenile Court building project. Retention of founding soils beneath the wall along the excavation is via a shotcrete wall. Temporary bracing of the yard wall has been installed by the contractor.

The wall is in poor condition with:

1. Severe deterioration of mortar joints
2. Deteriorated and loose bricks



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3. Cracking at the northwest corner caused by the growth of an existing tree at that location
4. Cracking at the northeast corner; and
5. Cracking near the center of the east wall at the top of the foundation.

The latter cracking is indicative of differential movement of the wall foundation. Such movement may be the result of mortar deterioration within the rubble foundation, or a result of the recent excavation.

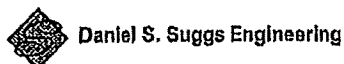
The west side addition to the jailer's house serves as a foyer to the jail yard entrance. Inside the foyer is a side anteroom currently used for storage. Across from the anteroom is the crawl space access door for the jailer's house main building section.

An inspection of the foyer yielded the following observations:

1. Deterioration of brick mortar joints and loose brick on the exterior wall surface.
2. Doors rotting along bottom edge.
3. Rotting door jambs and header on inside wall face.
4. Cracking plaster on inside walls.
5. Falling plaster-on-lath ceiling.
6. Concrete slab cracking.
7. Excessive peeling paint.

Recommendations and Order of Magnitude Costs for Stabilization of Jail Yard Wall and Yard in Current Condition

Item No.	Recommendation	Order of Magnitude Cost
1	Remove tree and roots at NW corner.	\$2000
2	Repair cracks caused by tree and foundation settlement.	4500
3	Re-point mortar in rubble foundation on interior and exterior faces.	15,000
4	Re-point brick mortar on interior and exterior wall faces. Replace missing and deteriorated brick. Level top of wall sections. Construct a mortar cap over entire top of wall surface.	60,000
5	Install storm drains for parking lot runoff.	6000
6	Install soil strip drains to remove rainwater from inside yard.	3000



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7	Establish grass cover over yard. Mow regularly.	1000
8	Foyer: Remove trash, peeling paint and falling ceiling	2000
	Re-point brick mortar joints and re-set bricks as necessary.	1600
	Re-paint windows, doors, trim, and gate.	1000
	Remove toilet and sink in anteroom. Plug drain lines.	300
	Total	\$96,400

Note: Use lime-based mortar for all re-pointing and re-setting of brick, and for construction of wall mortar cap.

Recommendations and Order of Magnitude Costs to Renovate Jail Yard Wall and Yard

Item No.	Recommendation	Order of Magnitude Cost
1	Perform all of the above stabilization measures.	\$96,400
2	Remove wall mortar cap and re-build top of wall.	20,000
3	Repair or replace concrete slab in foyer.	1000
4	Repair or replace concrete entrance slab to jail building.	4500
5	Replace ceiling in foyer and anteroom.	500
6	Re-build foyer doors, doorframe, and header. Replace door to anteroom.	2500
7	Repair window to operable service condition.	300
8	Sandblast interior walls of foyer and anteroom and paint.	1000
	Total	\$126,200

Old Jail

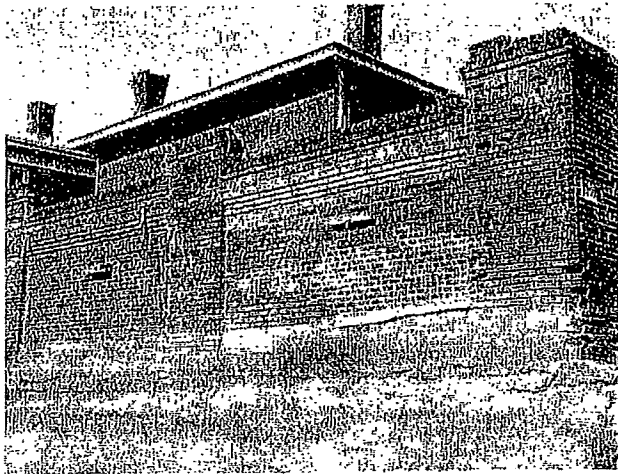
Visual inspection of the old jailhouse was performed on August 5, 2006.

The old jailhouse is a two-story granite block and brick structure located within the confines of the jail yard wall. The jailhouse was constructed in two phases, with the granite block section constructed first. The granite block and brick sections are two individual sections without a connecting internal passageway. They do, however, share a common slate tile roof. Both sections have glassed windows with heavy bars, and heavy iron doors, most of which have been made so they will not close. A shed-roofed mechanical room is attached to the north side of the jailhouse sections. The mechanical room is accessible from the yard and the brick section only.

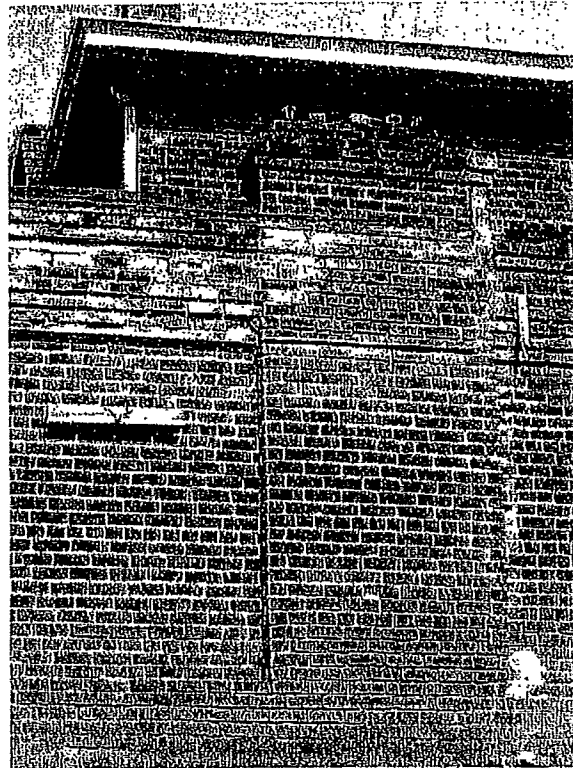


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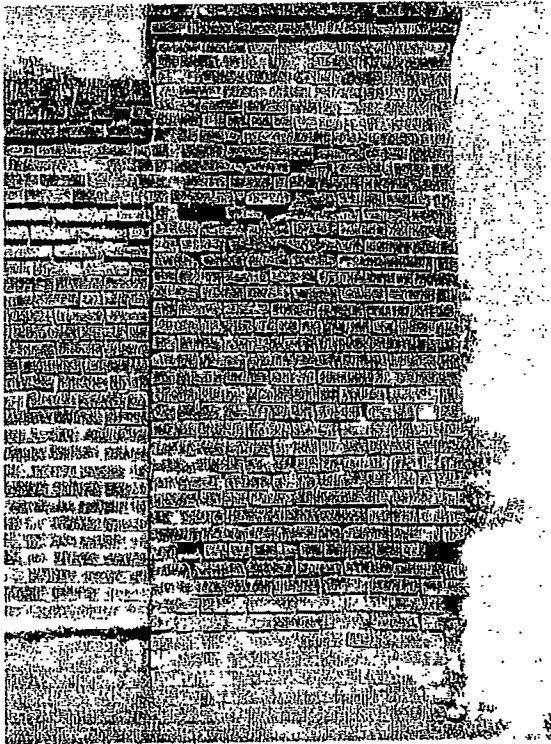
Selected Photo Log
Yard Wall



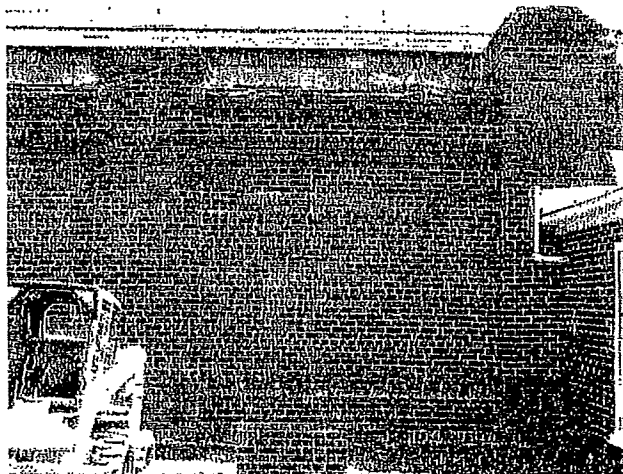
East Yard Wall



Close Up View of Center Pilaster, East Yard Wall



Close Up View of Northeast Corner

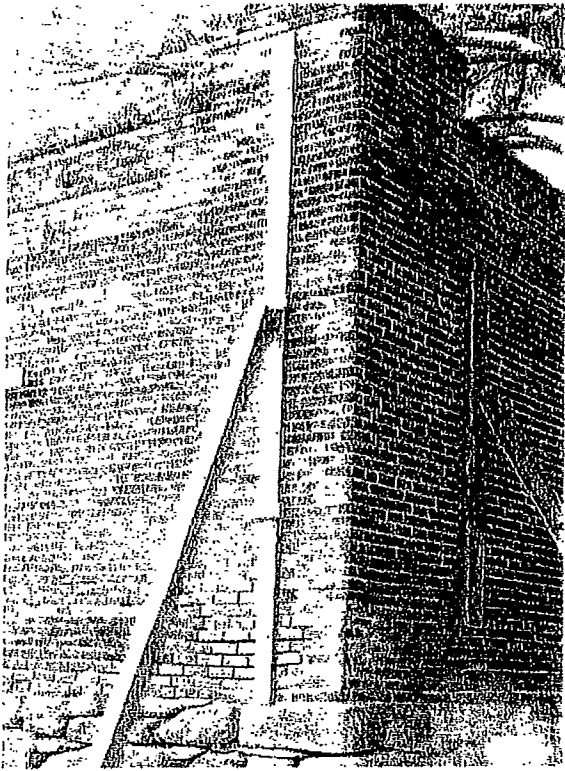


South Wall--Typical of Wall Condition
(Note Lime Leachate Caused by Water Penetration from Top of Wall)

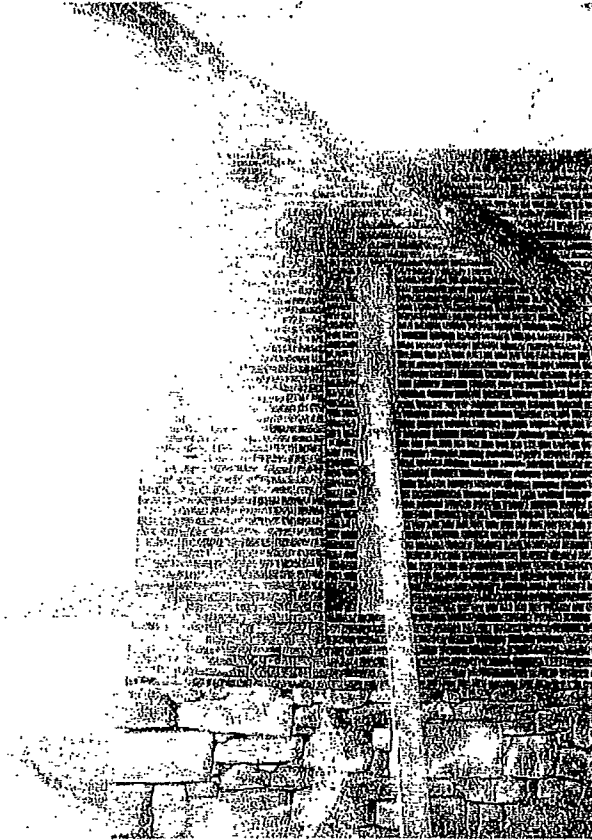


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Selected Photo Log
Yard Wall

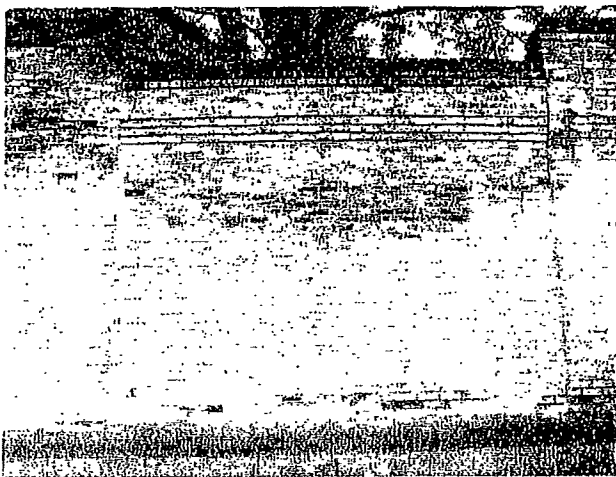


North View of Northwest Pilaster--Note
Mortar Deterioration in Foundation and Wall



Crack at Northwest Pilaster Caused
by Tree

9



Inside View of Cracking Caused by Tree
(Note: Extent of Water Penetration from Top
of Wall)



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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 16, 2009**



Discussion

BAR 09-06-02

411-417 East High Street

Tax Map 53 Parcel 32

City of Charlottesville and County of Albemarle, Owners

Old County Jail – replace porch roof on Jailer’s House; Jail/Wall Maintenance

Background

The Old County Jail, surrounding wall, and Jailer’s House are contributing resources in the North Downtown ADC District. The adjacent Juvenile and Domestic Relations Court has been undergoing a major rehabilitation, with “bookend” additions, a new office building for court personnel and a new parking structure to the rear, and a new park to the side that will allow a clear view from Jackson Park across East High Street to the Old Jailer’s House.

For many years there has been discussion about a new use for the Old Jail complex. The County is currently conducting a study to help determine a future use. In the meantime, there are concerns about the maintenance and “mothballing” of the property. The City has a building maintenance code that needs to be addressed, in addition to BAR concerns about demolition by neglect.

This discussion is intended to give direction to the County in order to address these concerns.

In addition, during construction, the front porch of the Jailer’s House was knocked down. The County is requesting direction regarding the replacement structure.

November 19, 2002 – Preliminary Discussion

July 15, 2003 – Informal BAR review, focusing on the two styles of facades

August 26, 2003 – Preliminary discussion of additions/renovations (on site)

September 16, 2003 – The BAR approved a demolition request for four structures; and approved the reconstruction of the jail wall tied to the garage, following demolition of the garage, provided the work is done to meet the Secretary of Interior’s Standards for materials and quality of work.

December 16, 2003 – The BAR approved an application for the Juvenile and Domestic Relations (J&DR) Courthouse addition, annex building, and new parking garage, including the partial encapsulation of the former Elk’s Club façade. The BAR withheld approval of certain aspects of the parking garage, because further details are needed for: the screen wall and stone, steel mesh screening panels, and the steel structure supporting the wood slats. They also look forward to review of the site plan, particularly how the area in front of the portico might change to include welcoming places to sit, possibly by making changes to the base of where the columns are sitting.

March 16, 2004 – The BAR approved a request for garage revisions and a “Base Bid” landscaping/courtyard plan.

July 20, 2004 - The BAR approved the site plan as submitted with the following stipulations: The planting plan should be examined in light of comments and resubmitted to City staff for final approval; and include the grass strip in front of the Court building on High Street as described. The BAR encourages the City to underground the utilities and include the planting of trees in front of the Court building on High Street. The BAR approved unanimously 6-0 the garage detail with a substitution of precast concrete wall and spandrels as submitted in lieu of metal cable and/or grid.

October 10, 2006 – Meeting on site with City and County personnel and William Adams to review temporary stabilization measures on the wall.

January 16, 2007 - The BAR approved (9-0) demolition of the remaining rear 22 feet of the J&DR Courthouse building, with replacement windows specified as aluminum clad wood with SDL's with exterior muntins.

Application

The following statements were submitted by the applicant:

Porch roof:

I am attaching a photo of the porch canopy that was in place up until Monday, May 4th, and a photo of the existing situation.

The canopy was inadvertently removed when the site contractor (associated with the adjacent J&D Court Project) pulled away the front columns. I believe it was expected that the diagonal supports that would remain would support the canopy (see Nov 11 photo), but the attachment to the house wall turned out to be surprisingly weak, and the canopy fell off and has been discarded.

As you've noted, I learned at that point that the collapsed canopy was different from the original design and that any replacement was subject to BAR approval. Thus far, I have not been able to verify the original design, but am continuing to look for definitive documentation (the only image that I'm aware of is far from definitive). An outline on the now-exposed facade of what is likely the original portico is reasonably apparent in the existing situation photo, but more will be needed to establish that design.

Our intent is to determine the original design, which may well be more architecturally and historically suitable than the recently-collapsed design, and then determine the preferred design.

Old Jail:

With respect to wall maintenance and restoration, we are evaluating the longer-term use of the Old Jail, along with the cost of restoration involved in establishing its use. We hope to have that evaluation done before the end of this year.

The current tarp and bracing is based on the engineered design developed in the fall of 2007 which I relayed to you at the time, and installed early in 2008. The basis of the "neglect" concern is not clear. The interim approach seems to have been effective in stabilizing the wall, but is not particularly attractive. While our longer-term evaluation and restoration funding is pending, we plan to make the wall (and the enclosed yard – visible from the new J&D Annex) as presentable as we can, while keeping it stable and protecting it from water penetration, in time for the new J&D occupancy (by July 15).

It may be possible to provide an adequate moisture-barrier without the tarps, but that is not clear yet. If not, the current tarp coverings will be replaced with a uniform-colored tarp assembly (of

as decent a match with the wall as we can find), and having them as neatly wrapped over the top of the wall as we can make them. I expect to keep the “pinch-beam” (LVLs) in place to hold the tarp and to provide some support for the top of the wall. I think we’ll be able to do away with at least some of the bracing in the interior wall/yard area, since their purpose of helping to stabilize the wall during adjacent excavation and construction activity will have been served. That should help improve the view of the yard area. Along with that, further yard clean-up and maintenance will be done.

Given all of the above, we would like to defer any reconstruction, and BAR consideration thereof, until the completion of our Re-use Study, at which point we hope to be clear on intended design, use, and timelines.

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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city’s Design Guidelines (see Sec. 34-288(6)).*

Recommendations

The applicant should propose a roof design in keeping with the original roof, provided a photo can be found. If not, the recent roof should be replicated.

A plan with time line to repair the wall is needed now. The building rehabilitation could be delayed until a use is decided upon. The City’s Historic Resources Committee, the County’s Historic Preservation Committee, and the Albemarle Charlottesville Historical Society should be involved in the study for future use of the Old Jail complex.

LANDMARK



SURVEY

IDENTIFICATION	BASE DATA
Street Address: 409 East High Street	Historic Name: Albemarle County Jail
Map and Parcel: 53-33	Date/Period: 1875
Census Tract & Block: 3-501	Style: Vernacular
Present Owner: Albemarle County	Height to Cornice: 25
Address:	Height in Stories: 2
Present Use: Jail and Jailor's Residence	Present Zoning: B-1
Original Owner: Albemarle County	Land Area (sq.ft.): 15 x 114
Original Use: Jail and Jailor's Residence	Assessed Value (land + imp.): 23,490 + 35,700 = 59,190

ARCHITECTURAL DESCRIPTION

The Jailor's house (c. 1870) is a simple three bay, two story structure built on the traditional single pile plan. The cornice is decorated with brackets supporting a low tin roof. As with other houses of the period, the front entrance is sheltered by a single story veranda. The jail itself is reached through a wide arch connected to the west end of the residence. The arch has been partially filled to provide room for the jailor's office. The jail structure, naturally enough, is solidly built with walls three feet thick pierced with tiny splayed windows covered with thick iron bars. The interior houses seven cells originally floored in stone, now covered with cement. Fireproofing is assured with the vaulting of the roof to make the entire structure free of any wood members.

HISTORICAL DESCRIPTION

The construction of the county jail was begun on September 15, 1875. At that time the City of Charlottesville transferred the title of the Crusman and Simpsin lots to Albemarle County. The city had purchased the Crusman lot on September 3, paying \$1,000 for the house and lot. The jail was the scene of the last legal hanging in the state.

GRAPHICS

CONDITIONS

Average

SOURCES

City/County Records

Architectural And Historic Survey



Identification

STREET ADDRESS:	HISTORIC NAME:	Albemarle County Jail
MAP & PARCEL: 53-33	DATE / PERIOD:	1875
CENSUS TRACT AND BLOCK:	STYLE:	
PRESENT ZONING:	HEIGHT (to cornice) OR STORIES:	2 storeys
ORIGINAL OWNER: County of Albemarle	DIMENSIONS AND LAND AREA:	
ORIGINAL USE: Jail	CONDITION:	
PRESENT USE: Vacant	SURVEYOR:	Bibb
PRESENT OWNER: County of Albemarle	DATE OF SURVEY:	Summer 1985
ADDRESS:	SOURCES:	County Records Alexander, <u>Recollections of Early Albemarle</u>

ARCHITECTURAL DESCRIPTION

The Albemarle County Jail consists of two sections of similar size, the western section built of stone and the eastern of brick. Both are two storeys in height. The walls of the western section are constructed of coursed roughly cut stone. The stones are of uniform height, but of varying width. The walls have been painted white at the first storey level. The medium-pitched hip roof has projecting eaves and a boxed cornice and is covered with composition shingles. The facade is three bays wide. Windows at the second storey level are narrow, double-sash, 6-over-6 light, with vertical iron bars on the inside. The windows have cut stone lintels. The eastern section projects slightly beyond the western on both north and south elevations. Its walls are constructed of brick laid in 5-course American bond. The mortar joints have been penciled. Its hip roof is continuous with that of the western section, but it has more deeply projecting eaves and it is covered with slate. There are large exterior chimneys centered on the front and rear elevations and small interior chimneys at the eastern ends of the front and rear elevation, all with corbelled caps. There is also another exterior chimney, possibly newer. This section is four bays wide. Its 2-over-2 light windows are somewhat taller and wider than those in the western section, and they have exterior iron bars and stone sills and lintels.

The jail yard is surrounded by a brick wall seven bays long on the north and south elevations and three bays on the east and west. The brick is mostly in 7-course American bond. The brickwork at the eastern end of the northern wall is inferior to the rest. The piers have corbelled brick cornices and stepped caps. The wall between the piers has the same corbelled cornice and stepped cap above recessed panels. The western section of the wall is set on a high foundation of coursed fieldstone. The Jailor's House replaces the wall at the eastern end of the southern elevation. Entrance to the jail is through a shed-roofed wing at the western end of the house that covers the central bay of the jail wall. It is constructed of brick laid in 5-course American-with-Flemish bond on the facade and 7-course American bond on the side, with penciled mortar joints. Its medium-pitched shed roof is covered with standing-seam metal. A large round-arched entrance fills most of the facade. It has a circular-headed pair of board-6-batten doors. There is a circular-headed pair of wrought iron gates in the matching opening in the jail yard wall. There is a 6-over-6 light window with moulded surrounds in the western wall of this entrance wing.

HISTORICAL DESCRIPTION

When Albemarle County (then including the present counties of Fluvanna, Buckingham, Nelson and Amherst) was formed in 1744, orders were issued for the construction of a courthouse, prison, stocks, and pillory just west of Scottsville. The county seat was moved to Charlottesville in 1762, and a new jail was built on Court Square, probably by William Terrell. It was replaced about the end of the Revolution. There was dissatisfaction with the work of the builder, probably Henry Gambell, and that building was only used for a few years. A 1-storey stone jail, 16 feet square, was built in 1785 and was replaced by another stone structure in 1798. This jail, built by Thomas Whitlow, was renovated in 1846 and used until 1876. Alexander says it stood on the north side of the Public Square and that a high wall was built around it sometime between 1828 and 1876. New shipping post, stocks and pillory were built in 1820, and the whipping post is mentioned as late as 1857. When the County began making plans for a new jail in 1875, the City of Charlottesville requested that it not be built on the same site. In return for the brick jailor's residence in front of the old jail on Court Square, the City donated land for the new jail north of High Street (ACDB 72-42; 73-163, 172, 173 & 476; Supervisor's Minutes 9/3/1875). Construction began on 9/16/1875. G. W. Spooner was the architect, and J. J. Spooner was the contractor. It seems logical to assume that the two sections of the jail were not built at the same time and that the stone section is the older, but local histories do not mention it. It would not seem likely for the 1798 jail to have been moved and incorporated into the new building.

Brodhead, Read

From: Brodhead, Read
Sent: Friday, January 22, 2010 3:50 PM
To: Brodhead, Read
Subject: FW: Old Jail violation
Attachments: Old Jail 001.jpg

From: Scala, Mary Joy
Sent: Friday, December 18, 2009 4:39 PM
To: Brodhead, Read
Subject: Old Jail violation

At the June 16, 2009 BAR meeting, the County representative, Ron Lilley, explained in writing the following regarding the Old Jail wall:

Old Jail:

With respect to wall maintenance and restoration, we are evaluating the longer-term use of the Old Jail, along with the cost of restoration involved in establishing its use. We hope to have that evaluation done before the end of this year.

The current tarp and bracing is based on the engineered design developed in the fall of 2007 which I relayed to you at the time, and installed early in 2008. The basis of the "neglect" concern is not clear. The interim approach seems to have been effective in stabilizing the wall, but is not particularly attractive. While our longer-term evaluation and restoration funding is pending, we plan to make the wall (and the enclosed yard – visible from the new J&D Annex) as presentable as we can, while keeping it stable and protecting it from water penetration, in time for the new J&D occupancy (by July 15).

It may be possible to provide an adequate moisture-barrier without the tarps, but that is not clear yet. If not, the current tarp coverings will be replaced with a uniform-colored tarp assembly (of as decent a match with the wall as we can find), and having them as neatly wrapped over the top of the wall as we can make them. I expect to keep the "pinch-beam" (LVLs) in place to hold the tarp and to provide some support for the top of the wall. I think we'll be able to do away with at least some of the bracing in the interior wall/yard area, since their purpose of helping to stabilize the wall during adjacent excavation and construction activity will have been served. That should help improve the view of the yard area. Along with that, further yard clean-up and maintenance will be done.

Given all of the above, we would like to defer any reconstruction, and BAR consideration thereof, until the completion of our Re-use Study, at which point we hope to be clear on intended design, use, and timelines.

At that meeting the BAR decided the tarps were appropriate as a short-term fix, and the applicant would come back for BAR approval of the [long-term] wall refurbishment and the porch replacement.

Upon inspection of the property this week, the traps have been removed and water infiltration is occurring (attached photo) that could ultimately lead to demolition of the wall.

This is a violation of Sec 34- 281 (a). The County should take immediate steps to restore the previously approved moisture barrier.

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



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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name <u>County of Albemarle, Virginia</u>	Applicant Name <u>Michael Freitas</u>
Project Name/Description <u>Old Jail Fencing</u>	Parcel Number <u>530033000</u>
Property Address <u>409 E High Street, Charlottesville, VA 22902</u>	

Applicant Information

Address: 401 McIntire Road
Charlottesville, VA 22902
Email: mfreitas@albemarle.org
Phone: (W) 434-296-5816 (H) _____
FAX: 434-293-0294

Property Owner Information (if not applicant)

Address: _____

Email: _____
Phone: (W) _____ (H) _____
FAX: _____

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

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 28 June 2014
Signature Date

Property Owner Permission (if not applicant)

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

Signature Date

Description of Proposed Work (attach separate narrative if necessary): Installation of an 8' tall security fence along a 40' section of wall on the east side of the facility (see attachment A). A recently completed engineering study has indicated a potential safety issue posed by falling brick. The purpose of the fence is to keep pedestrians approximately 3' from the wall. The County is proposing to install an Amopanel welded wire fence (see attachment B). The proposed color is "Charlie Brown" (see attachment B). This fence is similar in appearance to the fence installed behind the City's Circuit Court building. The County's intention is to keep the fence in place while corrective options are developed and repairs completed.

Attachments (see reverse side for submittal requirements): aerial map of facility and surrounding property, photo example of proposed fencing, and color chart

For Office Use Only

Received by: D. Ebank
Fee paid: 12500 Cash/Ck. # cc
Date Received: 7/28/14

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

ATTACHMENT A

Legend



Feet



Title:

Date: 6/19/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlotteville is not responsible for its accuracy or how current it may be.



ATTACHMENT B



1-800-321-7042

Menu...



Amopanel

Home / Panel Types / Amopanel



WELDED WIRE FENCE

AMOPANEL DESIGN WELDED WIRE FENCE AT LENAWEE SCHOOL
IN MICHIGAN

Amopanel Design ...2" x 8" mesh,
3/16" dia. wire with folds for
strengthening

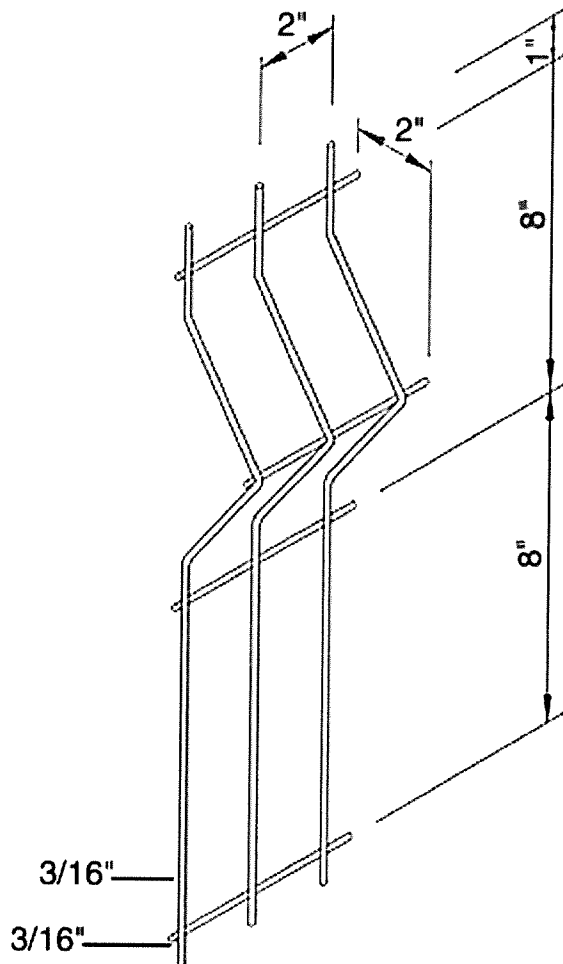
This fence type offers a wellbalanced price-performance ratio. Of all welded wire fence designs, Amopanel is the most economical. However, the need for security should not be very high. It is, though, an attractive perimeter fence.

Security Need: *Basic*

Features: Amopanel Design provides a high degree of stability due to the folds used for strengthening. This feature also makes Amopanel visually more attractive.

In short: Convincing arguments for Amopanel Design are its favorable cost-benefit ratio and its very attractive, inconspicuous visual design.

Technical data: 2" x 8" mesh with 3/16" vertical and horizontal wire—2 to 4 V-shaped stabilizing folds. Panel width 98-5/8", heights 48", 68" and 96" and special 2" square tube posts with K-fasteners.



- MESH: 2" x 8"
- CROSS BARS: 3/16"

CAD Drawings

Ametco provides CAD drawings in various formats to add to your project spec. Click the name or icon of the desired format to download.



1-800-321-7042

Menu...



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[Warranty](#)

Standard Colors



White



Moss Green



Light Ivory



Light Blue



Charlie Brown



Cal Gray



Red Barons



Black Velvet



Safety Yellow



Safety Orange



Cream



Bronze Mat



Pale Green



Blue Streak



+Silver



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



August 5, 2014

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 14-08-05
409 East High Street
Tax Parcel 530033000
County of Albemarle, Virginia, Owner
Old Jail Fencing

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, August 19, 2014, 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

Sincerely yours,

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

Mary Joy Scala, AICP
Preservation and Design Planner