

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



May 27, 2003

RBGC
206 East Market Street
Charlottesville, VA 22902
ATTN: Giovanna Galfione

BAR 03-05-04
632 and 622-624 W. Main Street
Tax Map 29 Parcel 1
Demolition of Rear Portion of First Baptist Church and
Preliminary Review of Proposed Addition
First Baptist Congregation, Applicant / RBGC, Architects

Dear Ms. Galfione,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2003.

The BAR voted 6-1 to deny your request to demolish the rear (6 ft. deep service stair/corridor) portion of First Baptist Church based on City Code Sec. 34-577b (1-7) and the Design Review Guidelines demolition criteria (1-5).

The BAR made generally positive comments regarding the preliminary plan for the proposed addition. The majority accepted the proposed plan for handicapped access that would alter the front east stained glass window. Concern was expressed that the changes should not jeopardize the National Register listing. The BAR also suggested that the church look into selling historic tax credits.

In accordance with Charlottesville City Code 34-584, this decision may be appealed to the City Council in writing within ten days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 970-3182 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Neighborhood Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 20, 2003**



BAR 03-05-04
632 and 622-624 W. Main Street
Tax Map 29 Parcel 1
Demolition of Rear Portion of First Baptist Church and
Preliminary Review of Proposed Addition
First Baptist Congregation, Applicant / RBGC, Architects

Background

The First Baptist Church (formerly Delevan Baptist Church) was completed in 1883. The congregation was formed in 1864.

The Holsinger-Thomas Building was built as a warehouse in 1915 by Rufus Holsinger on the former site of a two-story house. The building has two significant associations, with Holsinger and with one of Charlottesville's oldest continuously operating businesses, Standard Produce.

Both First Baptist Church and the Holsinger-Thomas Building (Priority Press) buildings are contributing buildings in the West Main Street ADC District. The applicant has provided extensive research on both buildings.

A preliminary BAR discussion was held on January 15, 2002 regarding the proposed expansion of First Baptist Church, including demolition of the Priority Press building.

On April 16, 2002 the BAR granted a COA to partially demolish all but the front 20 feet in depth of the Priority Press building. Staff had recommended denial of the demolition because it did not meet most of the review criteria for demolition. The BAR approved the partial demolition 6-1, with a suggestion that the east wall also be considered to be retained. This approval was extended by the BAR for one year, or until April 16, 2004.

Application

The First Baptist Church is requesting preliminary review of a proposed addition to the church for use as fellowship hall with a new courtyard, service/administration wing at the rear, and underground gymnasium. As part of this review they are also requesting a COA to demolish a small rear portion of the church that contains a service stair and corridor to make room for additional support spaces to the main sanctuary.

One of the stained glass windows on the church's east elevation is proposed to be modified for an additional entry to the church lobby from the courtyard.

The first five pages of the applicant's booklet detail the proposed changes to both buildings and the space between.

Discussion

The First Baptist Church is a contributing building within a major Architectural Design control District. Therefore, the criteria for demolition has been considered below:

Review Criteria and Guidelines for Demolition

When reviewing applications for certificates of appropriateness regarding any proposed demolition or removal of any building or site within a district, the BAR shall utilize the following criteria found in City Code section 34-577(b):

A. *The criteria for adding or removing properties from design control districts, or the designation of properties as landmarks, as set forth in City Code section 34-568(b), which criteria read as follows:*

(1) *The historic, architectural or cultural significance, if any, of the structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register.*

The First (Delevan) Baptist Church building is listed on the National Register.

(2) *The association of the structure or site with an historic person or event or with a renowned architect or master craftsman.*

The applicant notes that, since 1864, eighteen pastors have led this congregation in an outstanding leadership role in the life and history of the Charlottesville community. First Baptist members were in the forefront in the area of race relations as far back as 1931.

The First Baptist Church is the oldest continuous presence of a religious institution and its people in the West Main Street corridor.

(3) *The overall condition and aesthetic quality of the site or structure and whether it is or would be an integral part of an existing design control district.*

The brick church has been maintained in very good condition. It is an integral part of an existing design control district.

(4) *The age of the structure.*

The church was completed in 1883. The 1891 Sanborn map includes the brick rear portion, which appears to have been part of the original church.

(5) *Whether the structure is of such old or unusual design, texture and material that it can be reproduced only with great difficulty, if at all.*

The structure could be reproduced but it would not be historic.

(6) *The degree to which the original distinguishing character, qualities or materials of a structure have been retained.*

The brick church building appears to be intact.

(7) *Whether the structure or any of its features represent an infrequent or the first or last remaining example of a particular detail or type of architecture in the city.*

The National Register Inventory Nomination Form identifies the First Baptist Church as an example of the Romanesque revival style.

B. *Whether the structure is not capable of earning a reasonable economic return on its value in light of its overall condition.*

The church has been in continuous use since it was built in 1883. The applicant is now trying to accommodate the long-term expansion and outreach needs of their congregation.

C. *Whether the restoration and preservation of the property are not economically feasible because the owner, without good cause, failed to properly maintain the property.*

The owner is maintaining the property very well.

In addition, the Design Review Guidelines contain the following criteria:

1. *The public necessity of the proposed demolition.*

The church is lacking appropriate, handicap accessible accesses, connections and bathrooms. The purpose of the demolition is “any additional program needs and connections to the sanctuary are contained in the wing along the back of the site, which replaces and expands the church’s existing rear volume.” It is not clear that the demolition is required, or whether there may be other options that will provide the needed services without altering the church significantly.

2. *The public purpose or interest in land or buildings to be protected.*

The First Baptist Church is listed on the National Register of Historic Places. The rear portion appears to be original to the church, and has an attractive exterior design.

3. *The existing character of the setting of the structure or area and its surroundings.*

The setting is an prominent and active corridor in close proximity to downtown and the University.

4. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*

The rear portion of the church would lose context if it were relocated.

5. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*

The proposed demolition would detract from the original form of the church. It would impact the overall character of the district by the partial loss of one more structure.

6. *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.*

No study has been done.

Regarding the proposed removal of the stained glass window, the guidelines for rehabilitation recommend against altering the building in this manner:

A.5. *Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing a replacement sash that does not fit the window opening.*

In addition, the Guidelines for Additions should be followed:

When an addition is necessary, it should be designed and constructed so that it will not detract from the building’s character-defining features.

The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction. Several other considerations that are specific to new additions in historic districts are listed below:

• *A. Function*

Attempt to accommodate needed functions within the existing structure without building an addition.

• *B. Size*

Limit the size of the addition so that it does not visually overpower the existing building.

• *C. Location*

Attempt to locate the addition on rear or side elevations that are not visible from the street....

• *D. Design*

New additions should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- *E. Replication of Style*
A new addition should not be an exact copy of the design of the existing historic building.
- *F. Materials and Features*
Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- *G. Attachment to Existing Building*
Whenever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.

Recommendation

Staff suggests that the BAR discuss the proposed demolition and major design decisions at this time, and possibly defer discussion of additional details.

Staff has reviewed the previous files and cannot find mention of the proposed demolition of the rear of the church. Staff recommends that, based on the above criteria, the brick rear portion should not be removed. The applicant should investigate ways to incorporate this portion of the church into the overall design.

In the files there is also no specific mention of the removal of a stained glass window in the east elevation. However, there is a sketch that shows a side connection to the lobby of the church. Staff does not know if the removal of the window was ever discussed. Staff recommends against this alteration of the building.

Staff commends the applicant for the stated goal of restoring the façade of the warehouse to recapture some of its historical character.

180

Architectural And Historic Survey



Identification

<p>STREET ADDRESS: 632 West Main Street MAP & PARCEL: 29-1 CENSUS TRACT AND BLOCK: 1-303 PRESENT ZONING: M-1 ORIGINAL OWNER: Delevan Baptist Church ORIGINAL USE: Church PRESENT USE: Church PRESENT OWNER: First Baptist Congregation ADDRESS: 632 West Main Street Charlottesville, Virginia 22901</p>	<p>HISTORIC NAME: Delevan/First Baptist Church DATE / PERIOD: 1877-1883 STYLE: Victorian Romanesque HEIGHT (to cornice) OR STORIES: 1 storey DIMENSIONS AND LAND AREA: 12,980 sq. ft. CONDITION: Good SURVEYOR: Thomsen/Bibb DATE OF SURVEY: 1977/1985 SOURCES: City/County Records Alexander, <u>Recollections of Early Ch'ville</u> Richard T. McKinney, <u>Keeping the Faith</u></p>
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ARCHITECTURAL DESCRIPTION

First Baptist Church is an excellent example of Victorian Romanesque style. The building is rectangular in form, three bays wide by six bays long. A high single-storey facade fronts on Main Street, but because of ground slope, the main floor is raised above a full-storey basement at the sides and rear. Construction is brick, common bond on the facade, American elsewhere. A square, projecting tower of brick forms the central bay on the entrance facade. Above the peak of the roof gable, the tower supports a large octagonal lantern on a square base, both of wood. The lantern is decorated with attenuated corner pilasters and is covered with a domed roof. Matching projecting towerlets stand at the facade corners and rise slightly above the roof eaves. The main structure is covered with a gable roof of red, composition shingle. Eaves are finished with a white-painted projecting wood cornice above a corble-arch supported brick overhang. Projecting piers suggestive of pilasters separate the bays along the side wall of the main floor and serve to buttress the high walls. A corbelled brick water table separates the basement from main floor. Main floor windows, one each bay, are high, semi-circular headed, double-hung sash with leaded stained glass. Basement windows are large, six-over-nine-light, double-hung sash. Main entry is through paneled, double doors, with segmental-arch lintel, in the base of the tower. A single window like other main-floor windows is located in the tower above the door. A low, wrought iron fence, with alternating tall and short piles, and gothic-motif gateposts, surrounds the church yard.

HISTORICAL DESCRIPTION

In 1863, the 800 black members of the Charlottesville Baptist Church petitioned for, and were granted, approval to separate from the church and form their own congregation. They conducted services in the parent church for awhile and later in the basement of the old Delevan Hotel, taking its name for the congregation. Built in the 1820's by General John H. Cocke of Bremo as a temperance hotel, the building had later housed a classical school and had been used as a military hospital during the Civil War. A free school for blacks had been conducted there since the War. The hotel was popularly known as "the Mudwall" because of the terre pise wall that enclosed the property. The congregation purchased the hotel building in 1868 (ACDB 68-76). When the deteriorating old building was condemned in 1876, it was demolished, and work was begun immediately on the present church building. The cornerstone was laid on November 7, 1877, and Builders and Mechanics Liens give December 12, 1883 as the date of completion (ACDB 82-458, 83-76). It was dedicated on January 2, 1884, but apparently was not yet quite ready for occupancy, as there is a record of the first service being held there in the basement on July 3, 1884. With the completion of the new building the congregation changed its name from "the Delevan Baptist Church of Charlottesville" to "the First Colored Baptist Church of Charlottesville".

RBGC

Architecture · Research · Urbanism

Board of Architectural Review
Dept. of Neighborhood Planning
and Development Services
City Hall
Charlottesville, Virginia 22902

April 29, 2003

Attn. Mary Joy Scala

Re: First Baptist Church - 623 West Main Street
REQUEST FOR CERTIFICATE OF APPROPRIATENESS - PRELIMINARY REVIEW

Dear Ms. Scala,

Please accept on behalf of First Baptist Church the enclosed presentation package for the BAR Preliminary Review (10 copies). We are requesting a preliminary review of our proposed addition to the church to be considered at your May 20, 2003 meeting. As a part of this review we are requesting a certificate of appropriateness to demolish a small rear portion of the church which contains a service stair and corridor to make room for additional support spaces to the main sanctuary.

The package includes a narrative of the proposed project with the attached additional information:

HISTORIC RESEARCH	Narratives, Maps and Photographs
CURRENT CONDITIONS	Photographic and Site Survey, Plans and Elevations
PRELIMINARY DESIGN	Plans, Elevations, Sections, 3-D Drawings and Studies

We look forward to your input and support.

Sincerely,



Giovanna Galfione
RBGC, partner

RECEIVED
MAY 20 2003
CITY HALL



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Neighborhood Planning and Development Services
P. O. Box, 911, City Hall
Charlottesville, Virginia 22902
Telephone (804) 970-3182; Fax (804) 970-3359

A. Information on Property Applied For:

Address: 632, 622-624 W. MAIN ST.
CHARLOTTESVILLE, VA 22903

City Tax Map No.: 29 Parcel: 1

C. Property Owner Information (If not applicant)

Name: FIRST BAPTIST CONGREGATION

Address: 632 W. MAIN ST.
CHARLOTTESVILLE, VA 22903

Phone: (B) 434-979-0952 (H) _____

B. Applicant Information

Name: GIOVANNA GALFIONE
RBGC Architecture, Research, Urbanism

Address: 206 E. MARKET ST.
CHARLOTTESVILLE, VA 22902

Phone: (B) 434-295-8352 (H) _____

D. Federal Tax Credits: Do you intend to apply for Federal Historic Preservation tax credits for this project? ____ (y) ____ (n) (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.)

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval.

SEE ATTACHED

F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Neighborhood Planning and Development Services before submission to the board.

SEE ATTACHED

G. Property Owner Permission (If Not Applicant)

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

H. Signature of Applicant

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

Anthony G. Brooks 4/29/03
Signature Date

[Signature] 4/29/03
Signature Date

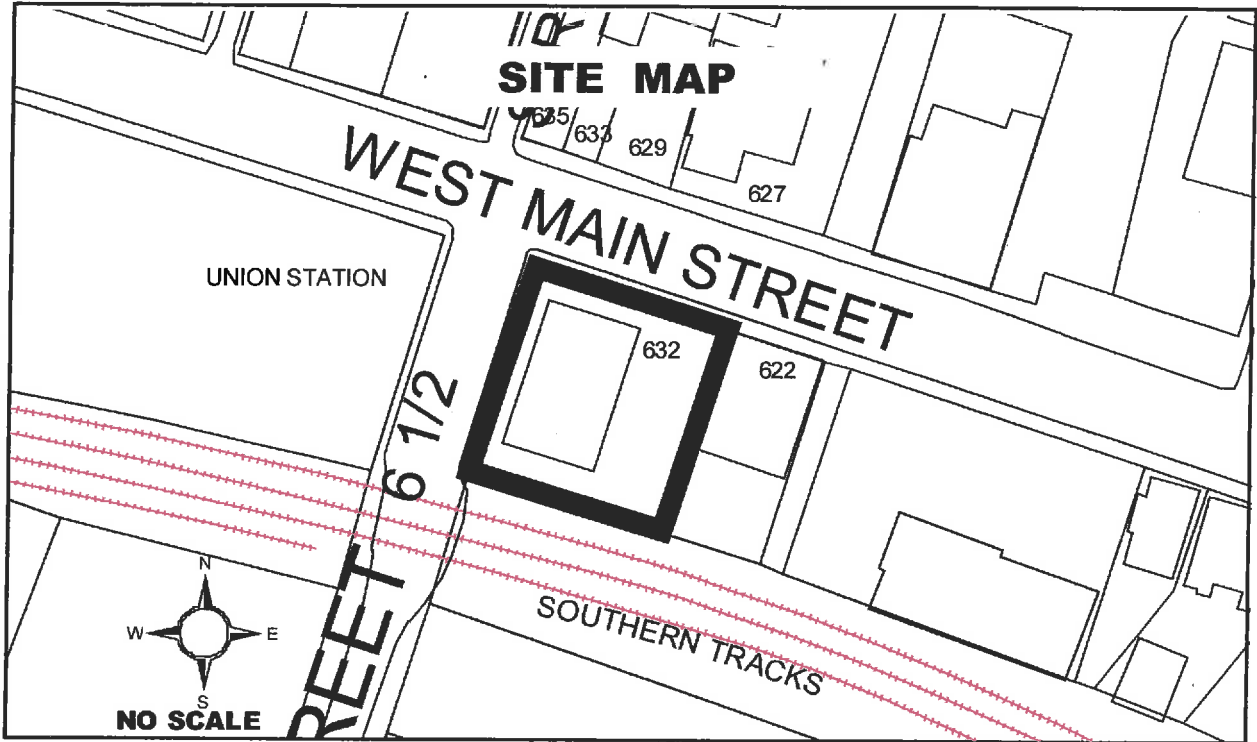
FOR OFFICE USE ONLY

Received By: _____
Date: _____

Approved: _____ Disapproved: _____
Conditions of Approval: _____

PLEASE NOTE THAT ADDITIONAL PERMITS (BUILDING, SIGN, ETC.) MAY BE NECESSARY

632 West Main Street – First Baptist Church



Fluvanna County. The building, called the Delevan Hotel, was surrounded by a pisé wall of rammed earth, which gave the property its soubriquet, Mudwall. The hotel was razed in 1876, and the cornerstone for the new church was laid the following year. But it was not until 1883 that John C. Sinclair finished the brick church (fig. 300) at a cost of a little more than \$6,000. The next year, the first services were held, and the congregation changed its name to the First Colored Baptist Church of Charlottesville.⁴⁹

Ebenezer Baptist Church, also in Charlottesville, was built in 1894 by a congregation founded two years earlier. Robert C. Vandegrift and Sons constructed the brick building. On Thanksgiving Day in 1907, the interior burned; it was rebuilt the next year.⁵⁰

The Roman Catholic Church The earliest-known Catholic church in the county was a log structure built about 1825. The first one in Charlottesville, the brick Church of the Holy Paraclete, later called Holy Comforter Catholic Church (fig.

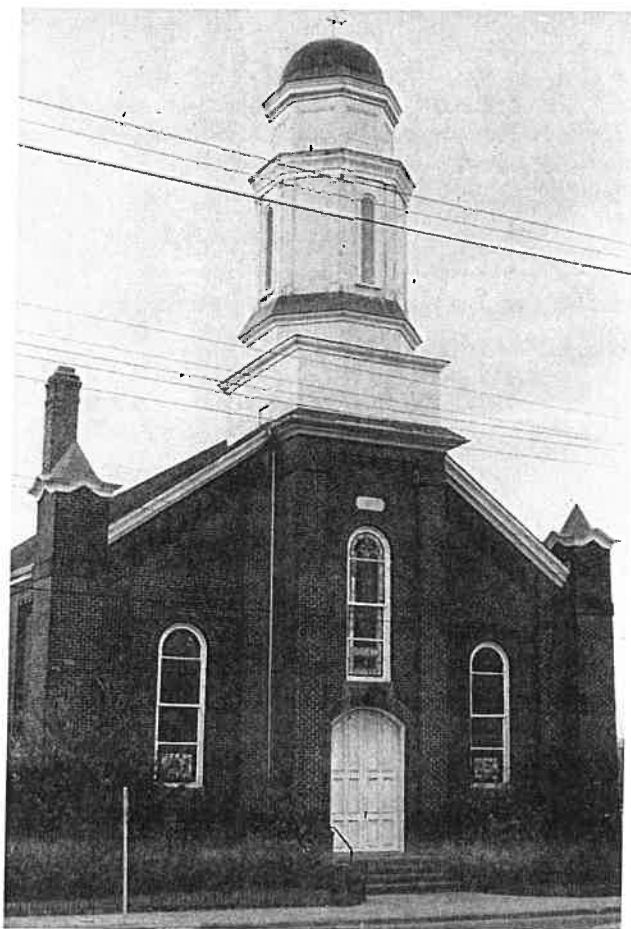


Fig. 300. Delevan Baptist Church, Charlottesville, 1883

301), was built in 1880 on the southwest corner of Second and East Jefferson Streets. In 1925 it was replaced by the present church designed by Stanislaw Makielski and based on Alberti's San Andrea in Mantua, Italy. Local architect Jacob Rinehart, a graduate of the University of Virginia, designed an addition in the 1970s. The most recent Catholic chapel built in the county is at Albemarle House; it was designed about 1985 by David Easton of New York for Patricia Kluge.

The Jewish Synagogue The earliest record of Jews in Albemarle County is a patent issued to Michael and Sara Israel in 1757 for eighty acres between North Garden and Batesville; to this day the land features here are called Israel's Gap and Israel's Mountain. Isaiah Isaacs moved to Charlottesville from Richmond before 1800, and another Jew, Commodore Uriah Phillips Levy, purchased Monticello from Dr. James Turner Barclay in 1836. Despite the existence of a growing Jewish community, it was not until 1882, largely through the efforts of the Leterman family that George Wallace Spooner built the first brick Beth Israel Synagogue at Market Street and Second Street Northeast in Charlottesville. In 1904, to build the federal court and post office, it was dismantled and reassembled (fig. 302), reusing some of the original fabric, on its present site on the northeast corner of Third and East Jefferson Streets.⁵¹

Nondenominational Churches Several union and nondenominational churches were built in Albemarle County early in the nineteenth century. Later, in 1887, Henry Clay Marchant, president of the Charlottesville Woolen Mills, built a nondenominational chapel (fig. 303) for his employees and the community.⁵²

Jefferson once wrote that he had "recently been examining all the known superstitions of the world, and do not find in our particular superstition [Christianity] one redeeming feature. They are all alike, founded upon fable and mythologies." In *Notes on the State of Virginia*, he asserted that "it does me no injury for my neighbour to say there are twenty gods, or no god. It neither picks my pocket nor breaks my leg."⁵³ As Marie Kimball later observed in her biography of Jefferson, this statement probably caused him more difficulty than anything else he said or wrote in his lifetime.

When he established his university, Jefferson deviated from the usual scheme of affiliating a college with a religious denomination and placing the chapel at the physical center of the institution. Instead, the University



Fig. 298. Zion Baptist Church, Crossroads, 1871

churches in rural Albemarle County. In 1879, for example, a congregation built the frame Chestnut Grove Baptist Church northwest of Earlysville at the junction of Routes 663 and 665.⁴⁷

The Mount Zion Baptist Church in Charlottesville is a brick version of the typical rectangular frame church. The congregation was founded in 1867 by black members (both freeborn and former slaves) of Charlottesville's white First Baptist Church who had first petitioned the white church in 1864 for dismissal to form their own congregation. About 1875 the members built a frame church on Ridge Street that they called the Mount Zion First African Baptist Church of Charlottesville. In 1883 the frame church was razed, and by 1884 it was replaced with a brick edifice (fig. 299) designed by George Wallace Spooner with George A. Sinclair as brickmason. During the 1890s the steeple, stained-glass windows, and pipe organ were added.⁴⁸

Delevan Baptist Church on West Main Street in Charlottesville is another urban brick black church. This congregation was formed in 1864 from the white First Baptist Church as well, and in 1868 it purchased and occupied the cellar of a three-story brick student boardinghouse constructed by General John Hartwell Cocke of Bremono in



Fig. 299. Mount Zion Baptist Church, Charlottesville, 1884

Scala, Mary Joy

From: Marc Wagner [MWagner@dhr.state.va.us]
Sent: Friday, May 16, 2003 10:34 AM
To: Scala, Mary Joy
Cc: Ann Andrus; Jack Zehmer; Chris M. Stevenson; Bob Carter
Subject: RE: Alterations to First Baptist (Delevan) Church, Charlottesville

Thanks Mary Joy!

(I am copying our Capital Office staff to keep them in the loop--and Bob Carter who is working with Jefferson School folks)

I guess if they keep the scale of the front of the warehouse building without making it too large or too high, it may be visually acceptable. Of course we have no say in what happens with the warehouse--even if it was on the register (unless there was federal or state funds or permitting involved). We can just give you advice. I would worry more about the church. The plans as you have described them sound like significant alterations. Is there any important archaeology on the green space next to the church? As I recall, and you can correct me if I am mixing up my history, there was a Freedman's school in the 1820s Delevan Hotel (built by John Cocke of Bremon) that was on the 1870s-80s church site and maybe partially on the open site next to the church. You may want to do some quick confirmation of where these sites were and whether they might become part of the issue as the project proceeds. Since there is that grass parcel next to the church, I would not forget the potential for archaeology--and in this case some that might relate to Freedmen.

The Freedmen school at that site was interesting. I think it was started from some New England women in the late 1860s.

Keep in mind that the church has very fine brickwork--with nice corbelling, a very fine Classical Revival lantern-form steeple--and a lot of wrought iron Victorian period fence--that could be reused or carefully stored? I notice that the fine corbelling also occurs in the rear gable, if that's a feature that might get affected.

On JPA:

FYI-many years back Sue and I proposed a JPA Historic District and I gave a talk to the Frys Springs civic group (1991). They were somewhat interested in a district. When Sue worked at VDOT and surveyed the Frys Spring RR Bridge, she reported it as part of a potential district. If it's any help, there is a potential district there (probably even over to Highland), but it may make things more complicated.

Let us know if we can help.

Have a great weekend.

Sincerely,
Marc

-----Original Message-----

From: Scala, Mary Joy [mailto:scala@charlottesville.org]
Sent: Friday, May 16, 2003 8:01 AM
To: 'Marc Wagner'
Subject: RE: Alterations to First Baptist (Delevan) Church,

Charlottesville

I have an extra copy of their building program - I'll send that to you. They are still in the preliminary stages so nothing is set in stone except the rear of Priority Press (Holsinger Warehouse) coming down. It was a difficult decision for the BAR - the whole congregation came to the meeting and they threatened to move to another location if they couldn't expand here. And the Mayor's wife is the architect.

It was not his studio. It was used as a warehouse and apts. Holsinger was associated with 5 buildings in C'ville, all are gone but this one. Rufus Holsinger's studio was in 719 W. Main. This building is 622-24 W. Main.

There was a joint public hearing last night on the proposed zoning ordinance. Most of the 36 speakers were concerned about the high density zoning proposed on JPA. Including speakers from other neighborhoods.

Mary Joy

> -----Original Message-----

> From: Marc Wagner [SMTP:MWagner@dhr.state.va.us]

> Sent: Thursday, May 15, 2003 4:51 PM

> To: Scala, Mary Joy

> Cc: Jack Zehmer; Ann Andrus

> Subject: RE: Alterations to First Baptist (Delevan) Church,

> Charlottesville

>

> Hi Mary Joy:

>

> I spoke with Ann earlier, but I have not had a chance to talk about this with Jack.

>

> It sounds to me like the work is approaching the point of delisting, but without seeing some of the graphics, I don't want to make a quick judgment.

> Can you send us plans or renderings?

>

> Mount Zion and Delevan are the two finest brick churches in that area of Charlottesville, and of the two, Delevan is the more striking landmark.

>

> Is the Holsinger-Thomas Warehouse, the place where the photographer had his

> studio located?

>

> I will catch up with Ann and Jack and we will discuss this further.

>

> Hope all is well in the JPA area!

>

> Sincerely,

> Marc

>

> -----Original Message-----

> From: Scala, Mary Joy [mailto:scala@charlottesville.org]

> Sent: Wednesday, May 14, 2003 10:24 AM

> To: 'Marc Wagner'

> Subject: RE: Alterations to First Baptist Church

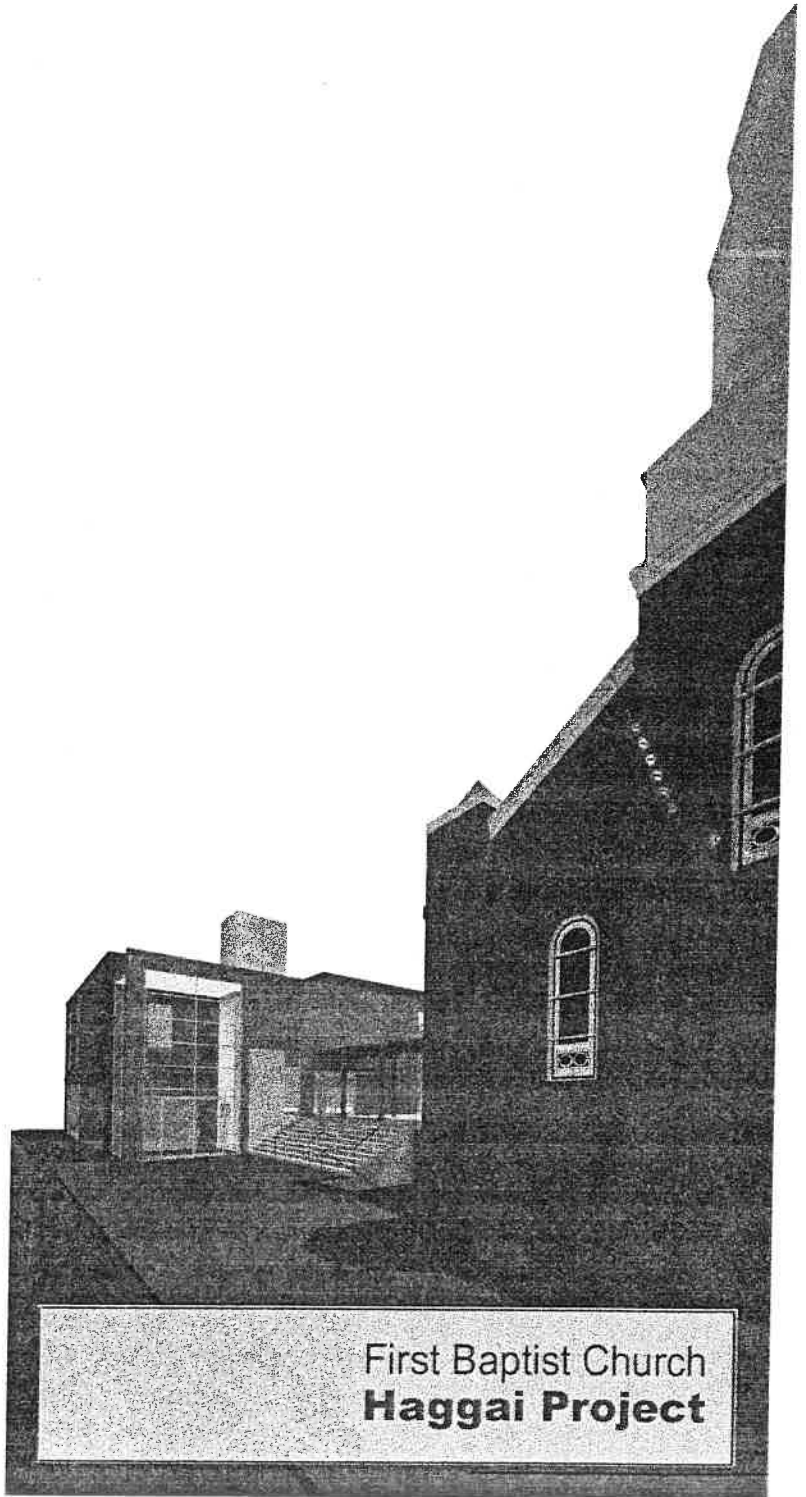
>

>

> Both properties are contributing structures in the West Main Street

> Architectural Design Control District (local).

> Thanks for your help.
>
>> -----Original Message-----
>> From: Marc Wagner [SMTP:MWagner@dhr.state.va.us]
>> Sent: Wednesday, May 14, 2003 10:06 AM
>> To: Scala, Mary Joy
>> Cc: Ann Andrus; Jack Zehmer; Chris M. Stevenson
>> Subject: RE: Alterations to First Baptist Church
>>
>> Hi Mary Joy:
>>
>> I will pull the file and take a look. I also need to coordinate with
>> Capital Region staff with this--so I am copying them. The changes sound
>> pretty significant. Is the Holsinger-Thomas Warehouse contributing to
> any
>> district?
>>
>> I will, or Jack Zehmer will call or email you back.
>>
>> Thanks for the heads up.
>> Marc
>> -----Original Message-----
>> From: Scala, Mary Joy [mailto:scala@charlottesville.org]
>> Sent: Wednesday, May 14, 2003 8:44 AM
>> To: 'Marc Wagner'
>> Subject: Alterations to First Baptist Church
>>
>>
>> Marc,
>> I have an application to demolish the rear portion of First (Delevan)
>> Baptist Church on West Main Street, which is a National Register
> property.
>> It appears to be original to the church, which was built in 1883. The
>> church already received permission to demolish the rear 2/3 of the
>> Holsinger-Thomas Warehouse (now Priority Press) next door. They are
>> planning to build a fellowship hall and gymnasium, with a plaza between
> the
>> two structures. The new area behind the church would be used for
>> services/administrative functions. The other direct impact on the church
>> is
>> a plan to remove the front stained glass window on the east side to
> enter
>> the church lobby from the plaza.
>>
>> The BAR will consider the demolition request on May 20; and are being
>> asked
>> to review the entire project for preliminary discussion.
>>
>> My question is, would these changes to the church jeopardize the
> National
>> Register listing?
>>
>> Thank you, Mary Joy
>>
>> Mary Joy Scala, Neighborhood Planner
>> Department of Neighborhood Development Services
>> City of Charlottesville
>> City Hall - P.O. Box 911
>> Charlottesville, VA 22902
>> PH 434-970-3182
>> FAX 434- 970-3359
>> scala@charlottesville.org



First Baptist Church
Haggai Project

FIRST BAPTIST CHURCH - HAGGAI PROJECT - PRELIMINARY REVIEW - NARRATIVE

LOCATION: 632 West Main St. (1st Baptist Church),
622-624 West Main St. (Priority Press/Holsinger-Thomas Warehouse)

RESEARCH:

The First Baptist Church at 632 West Main St. was built in 1883, and it is one of the most significant contributing buildings in the West Main Street Historic District, also recognized on the National Register of Historic Places. The congregation itself pre-dates the building by 15 years, dating back to 1868 when freed slaves founded a separate black Baptist congregation and purchased the Delevan Hotel at the corner of 7th and West Main streets. These historical events make First Baptist Church the oldest continuous presence of a religious institution and its people in the West Main Street corridor. Once the center of a thriving African American community on West Main Street, today the church represents the last remaining African American property owner on the corridor. *For further information, photos and maps refer to HISTORIC RESEARCH attachment.*

CURRENT CONDITIONS:

First Baptist Church's sanctuary level is accessed through main entrance on West Main St., and is situated about 5 feet above the sidewalk elevation. At the basement level, there are administrative and service spaces and the current fellowship hall, a multi-purpose larger space. This level is accessed through a side entrance along 7th St., about 5 feet below the sidewalk, and through a service entrance at the back. Vertical circulation between the church's levels is located in the main front lobby and in the volume at the back. In this volume are also included two small bathrooms which were added at a later time. Overall, the church is lacking appropriate, handicap accessible accesses, connections, and bathrooms. *For further information, photos and drawings refer to CURRENT CONDITIONS attachment.*

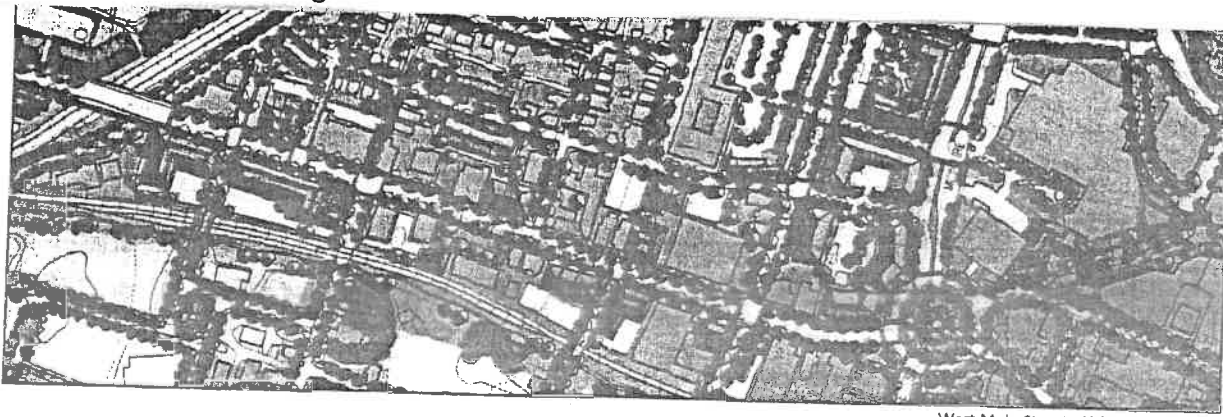
DESIGN CONCEPTS: *See PRELIMINARY DESIGN attachment*

- Urban Issues.

The siting of First Baptist Church as a free standing structure on the corner of West Main Street and 7th Street has historically highlighted the church's importance as prominent institutional anchor for the corridor. When approached from the west, the structure enjoys an uninterrupted view of its west side elevation across an open space, which today is a parking lot. Similarly, when approached from the east, the structure is separated visually from the Holsinger-Thomas Warehouse by a 48 ft. wide gap in the street wall, which allows the church to stand free from the surrounding fabric and allows pedestrians to see the church's east side elevation unencumbered. The importance of this gap in the street wall is one of the principal qualities that the proposed addition seeks to preserve.

- The Creation of a New Urban Plaza

The 2000 Torti-Gallas Economic Development Corridor Study for West Main Street recommends that future structures to the west of the church be set back at the corner of West Main and 7th to create a new urban plaza which would enhance the pedestrian life around the church and preserve the visual prominence of the church's western elevation. In further study, the 2003 WRT urban design recommendations for pedestrian improvements to West Main Street suggest the creation of a series of vest-pocket urban plazas along the length of the street to further animate the pedestrian life on the street and between buildings.



West Main Street : Urban Design Plan

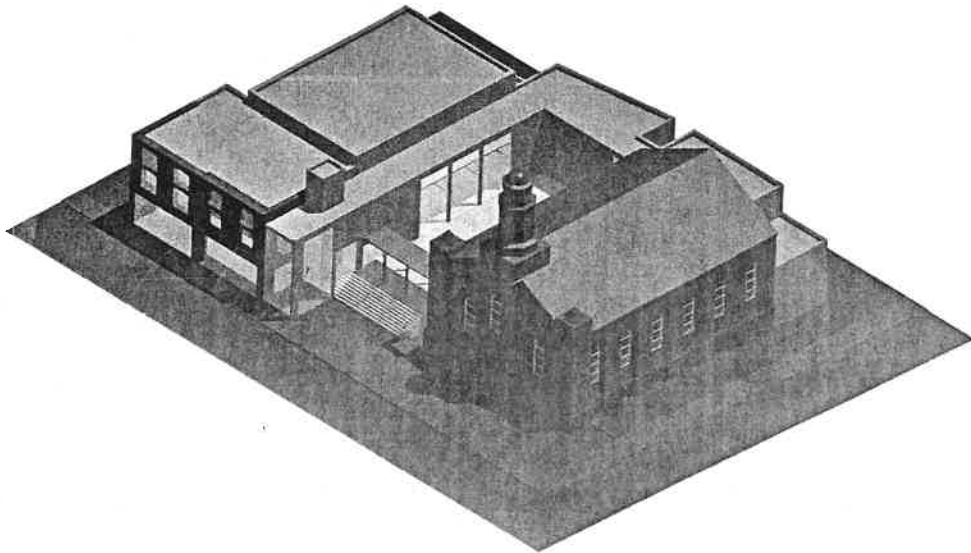
The urban proposal for First Baptist Church is to create a small urban plaza, 69 ft. x 29 ft. between the Holsinger-Thomas Warehouse addition and the east elevation of the church. The plaza stands 6 ft. free of the historic body of the church and allows the full length of the east elevation to be read from the street. The plaza, accessed by a broad set of steps, is raised 5 ft. from the sidewalk to create a consistent level with the main level of the sanctuary interior and the addition behind the original Holsinger-Thomas Warehouse facade. The raised plaza serves as semi-public, outdoor gathering space for church functions and is defined on three sides with the fourth side open towards the street. It serves as an additional, handicap accessible entry into the church lobby, an entry into the new fellowship hall and the principal entry into the new administrative wing at the rear of the site.

- **Massing/Scale:**

The major elements of the proposed FBC complex are: the Sanctuary with educational spaces in the basement, the new Courtyard, the Holsinger - Thomas Warehouse preserved front portion, the Fellowship Hall, the Service/Administrative wing at the rear, and the underground Gymnasium .

The main goal of keeping the integrity of the sanctuary is realized by the following strategies:

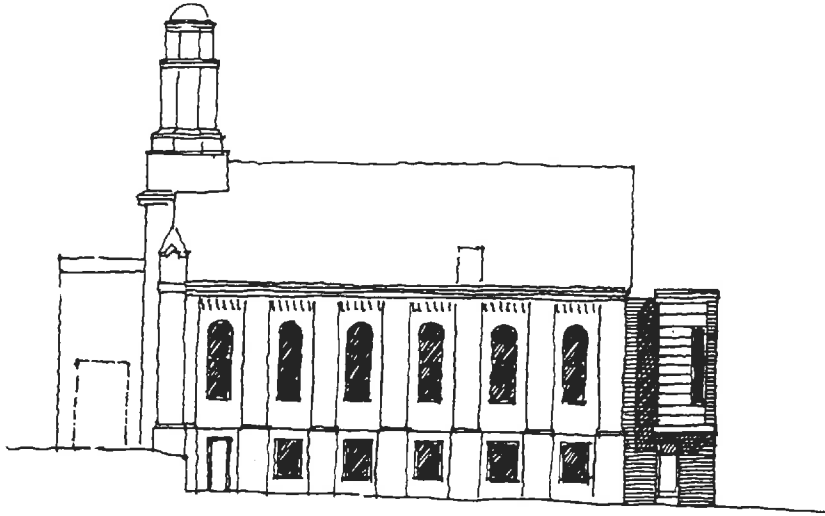
- new structures are clearly pulled away from the body of the church;
- their scale/height are secondary to the church,
- the interference with the church's east elevation is reduced to just one stained glass window modification for an additional entry to the church lobby from the courtyard;
- the largest massing component of the program, the Gym, is partially underground and becomes a plinth which marks the main level, similarly to the brick string course of the church.
- the courtyard as the new center, separates the various parts of the program from the sanctuary, the breezeway connection reinterprets traditional church complex elements;
- the new fellowship hall's main space maintains the width of the existing warehouse, while expanding its length southwards;
- any additional program needs and connections to the sanctuary are contained in the wing along the back of the site, part of which replaces and expands the existing church's rear volume;
- the proposed materials are limited to brick, as the main compatible material, with another, less expensive/complementary masonry material. Glass curtain wall segments will be used at critical breaks between old and new or between major layers.



- Facade development:

7th Street Elevation

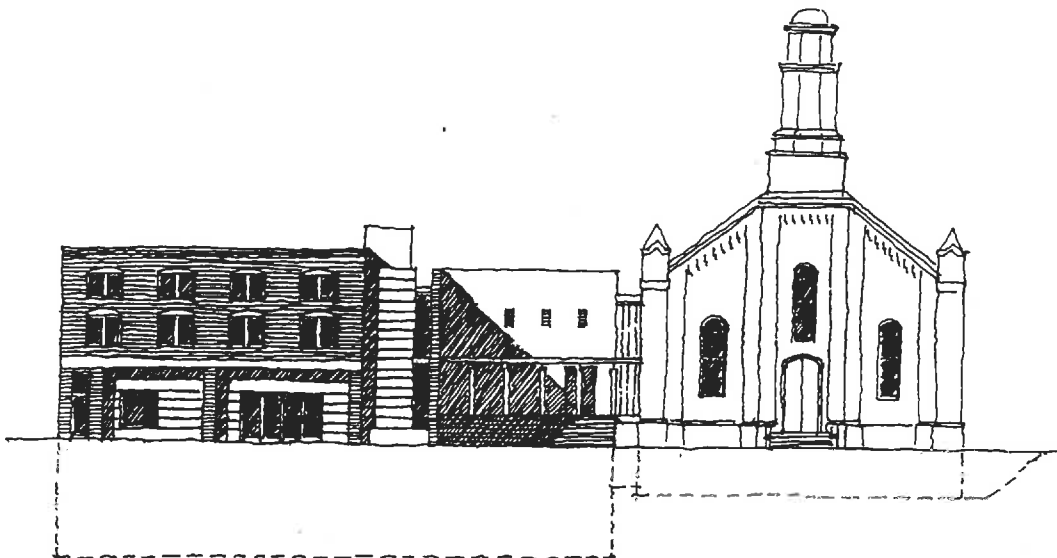
The elevation of the church along 7th street remains untouched, with the exception of a 16' wide addition replacing and doubling the existing volume to the back of the main body of the church. This new layer is separated from the main massing of the church by a set back, same as in the original volume, with a H/C service entrance from the street to the church basement level. This addition will provide for Choir Loft expansion, H/C bathrooms at the main level, and service-support spaces needed in direct relation to the church's functions.



West Main Street Elevation - Courtyard Elevation

This main elevation of the complex is characterized by the insertion of the new courtyard/stair/breezeway in between the two historic buildings. While the church's main facade remains unchanged, the warehouse's facade will be restored to recapture some of its historical character. The building's storefronts will be removed and the new wall/entry to lobby will be set back 3 feet to create deeper openings which recall the original carriage pull-ins. The windows on the second floor, and the ones on the third floor (now boarded up) will be replaced by new, historically appropriate windows.

The two new walls defining two sides of the courtyard will be in brick; the direct access from the street in the longer west facade becomes a very visible entry when approaching from west. At the courtyard level, the rhythm of the church's bays is mirrored in three large openings into the fellowship hall. The shorter facade at the south plays a secondary role, its main focus being the access to the administrative/service bar and a light, transparent bridge connecting back to the church.

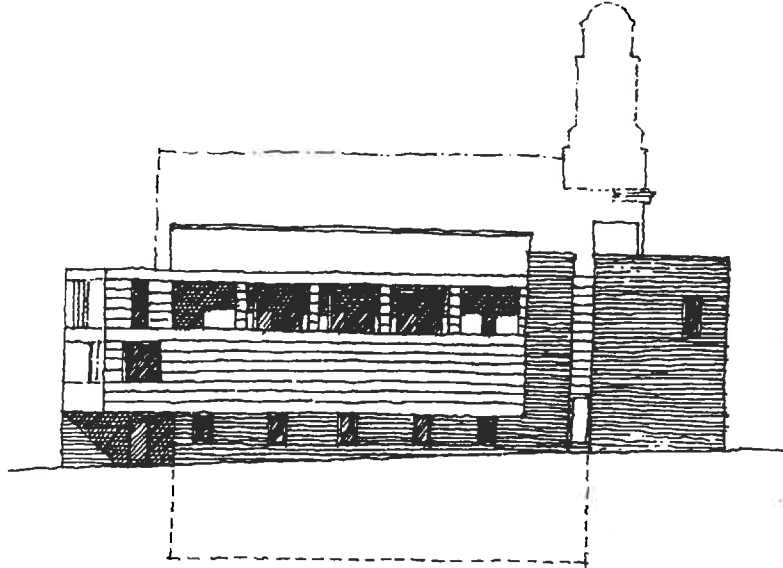


East Elevation

The addition of the new building is clearly expressed along the entire facade, from the glass break at the existing building, to the projecting/cantilevered bar at the rear.

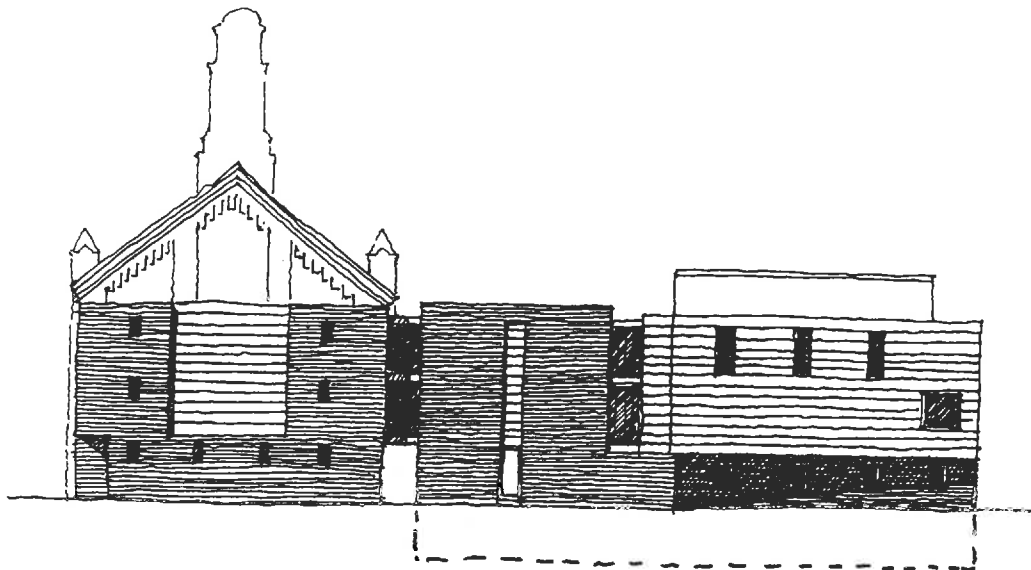
The window in the existing portion will be replaced and brick will constitute the "continuity" material for the base/plinth wrapping around the back. The fellowship hall double height space is expressed by a blank wall with a loggia on top which again reiterates the rhythm of the church's bays.

The south-end portion of this facade, corresponding to the service/adm. bar, is cantilevered to allow for service driveway to turn corner and for covered delivery access and trash collection area.



Rear Elevation

The south facing facade at the rear of the complex is articulated in three sections: the first corresponds to the width of the fellowship hall and its directly connected service spaces, is clad in complementary masonry and is cantilevered on top of the continuous brick base; the second refers to the width of the courtyard, is all in brick and is connected to the church by a two story bridge clad in glass and set back along circulation spine. The third part constitutes the new layer of the church's rear facade; it is simple in scale and the mainly brick facade gives space to one only central articulation to acknowledge the choir loft and central nave behind. The rhythm and scale of the windows along this south facade reflect the service uses of the spaces within.



Materials

Two main masonry materials, brick and block, will be used to enhance the intertwining of old and new, of main and secondary spaces, of representative or complementary functions. Alternatives will be studied towards the affordable level of details and articulation within and across the two main materials. Introduction of a third wall finish will also be investigated.

The replacements windows in the warehouse portion will be historically appropriate, all the other windows and doors will be in metal. Curtain wall solutions are proposed for critical breaks. Other changes in material happen at the base line.

Two stained glass windows in the existing rear volume, which are today blocked off from inside, will be reused and integrated in the facade of the new addition.

PROGRAM DESCRIPTION

see Floor Plans, Sections and Programmatic Plan Diagram in PRELIMINARY DESIGN

- Main Level :** Sanctuary main worship space, storage and new H/C bathroom at the rear; fellowship hall with related service spaces (H/C bathrooms, storage, stage, kitchen); new lobby/stair/elevator from street; courtyard; administrative/service spaces.
- First Level above:** Sanctuary balcony, choir/organ loft and choir support spaces; fellowship hall balcony, choir practice room and audio/video rm; pastor's office; east loggia;
- First Level below:** Sanctuary basement, classrooms and support spaces; balcony overlooking Gym, computer lab and administrative spaces;
- Second level below:** Gym with support spaces.
- Circulation:** Main entrances/exits > existing church stair/lobby, > new lobby/stair elevator in warehouse, > stair to courtyard, and access from courtyard to sanctuary, fellowship hall and administrative spaces.
Secondary entrances/exits: > existing church's basement side entrance, > new church's basement side entrance at rear, > stair from west main street sidewalk down to service entrances to gym, educational and administrative spaces, > east side exit stair discharge, > new service entrance at the back (covered), south exit stair discharge.
Main horizontal circulation is organized around courtyard; two main vertical circulation cores are at the courtyard north-east and south-west corners.

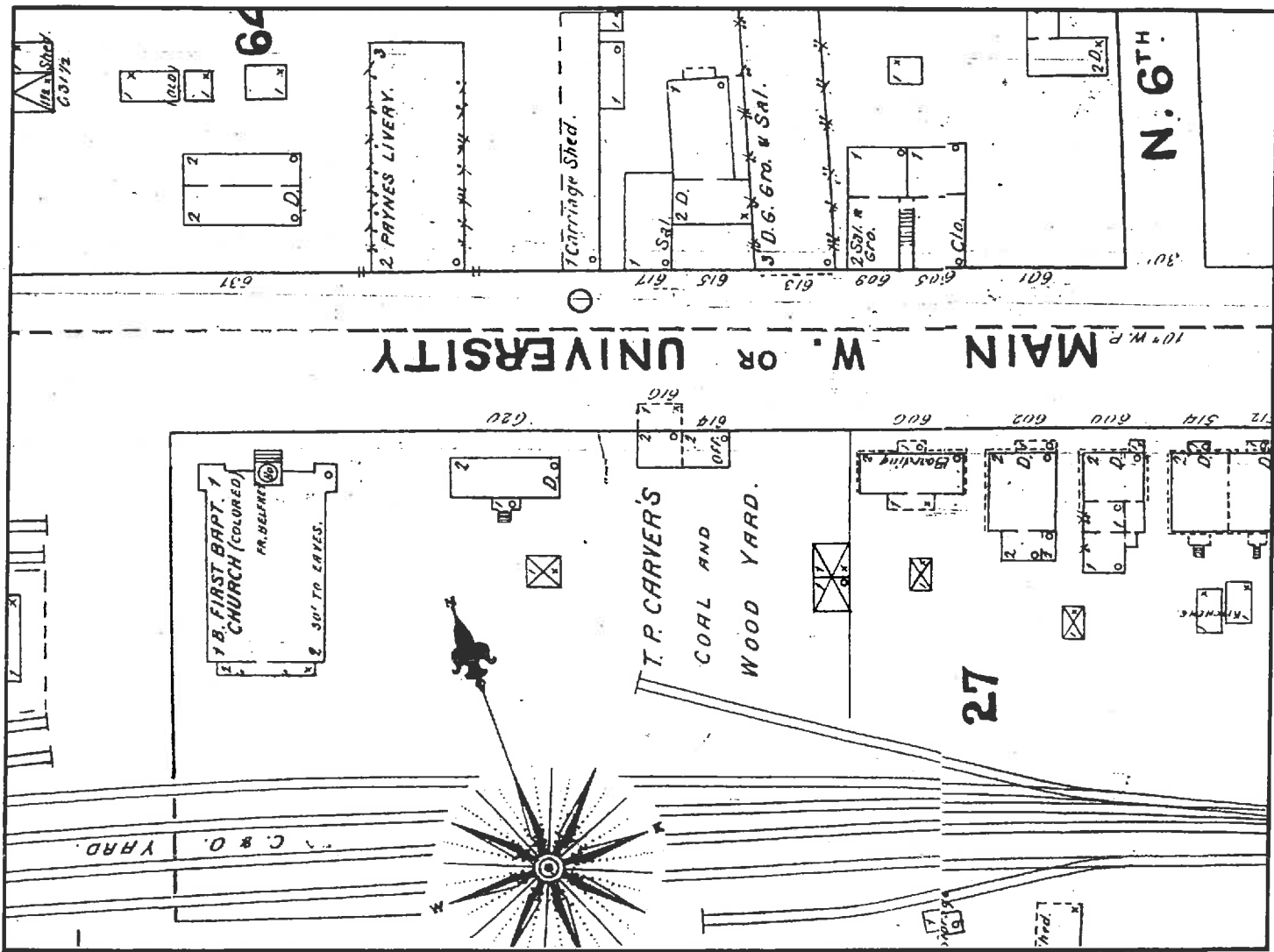
PRELIMINARY OVERALL DATA

- New construction 25,000 SF
- Renovation, church basement only 4,000 SF
- Outdoor Paved Areas, courtyard and loggia 3,000 SF

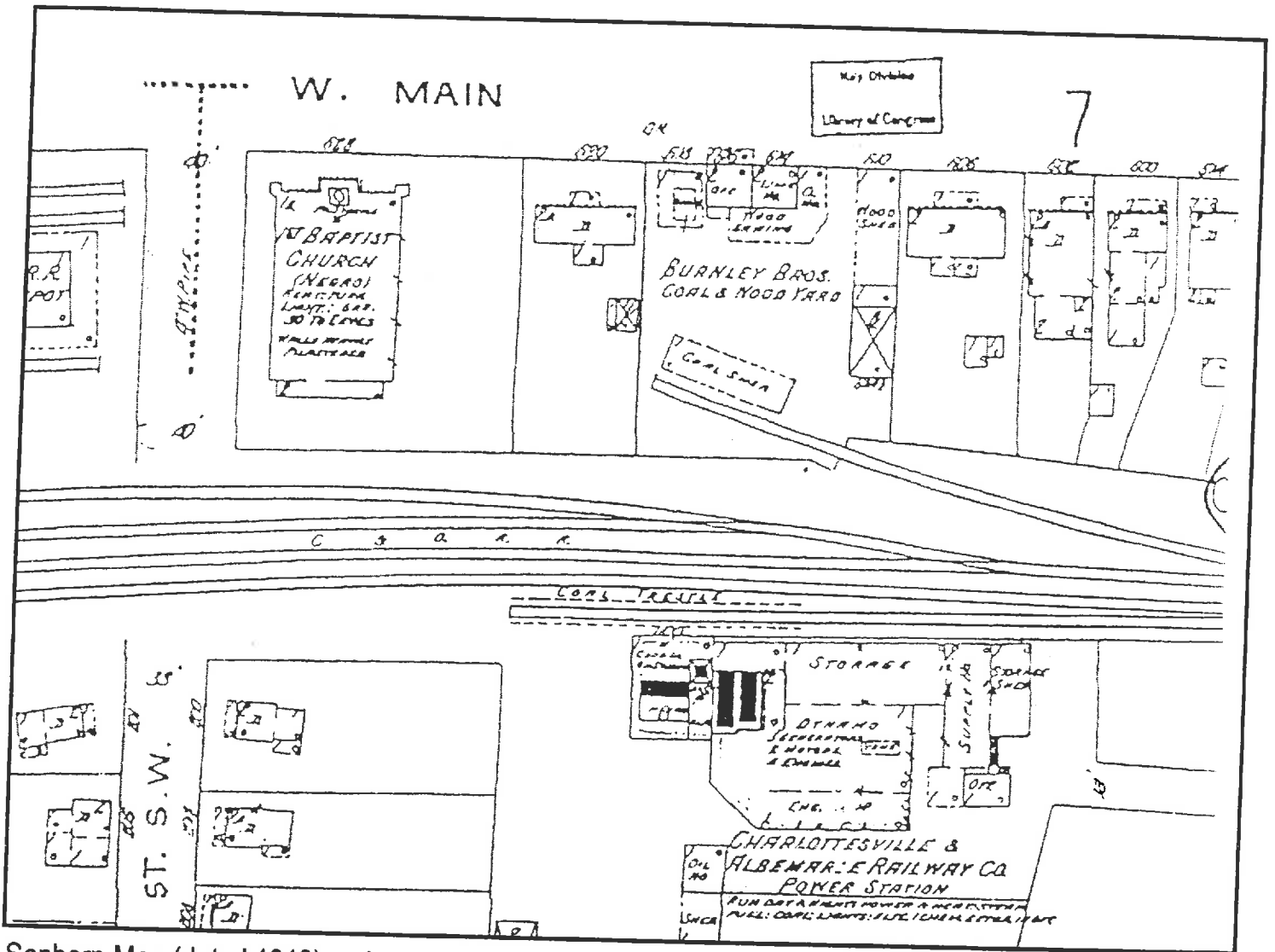
HISTORIC RESEARCH

1. Sanborn Map, 1891
2. Sanborn Map, 1913
3. Sanborn Map, 1920
4. Photographs w/ First Baptist Church, 1917 and 1919
(Holsinger Collection)
5. Photograph of Standard Produce Company (Annex Bldg.)
6. Landmark Survey Description
7. National Register of Historic Places Inventory
8. Brief History of First Baptist Church
9. Holsinger-Thomas Warehouse Architectural Description

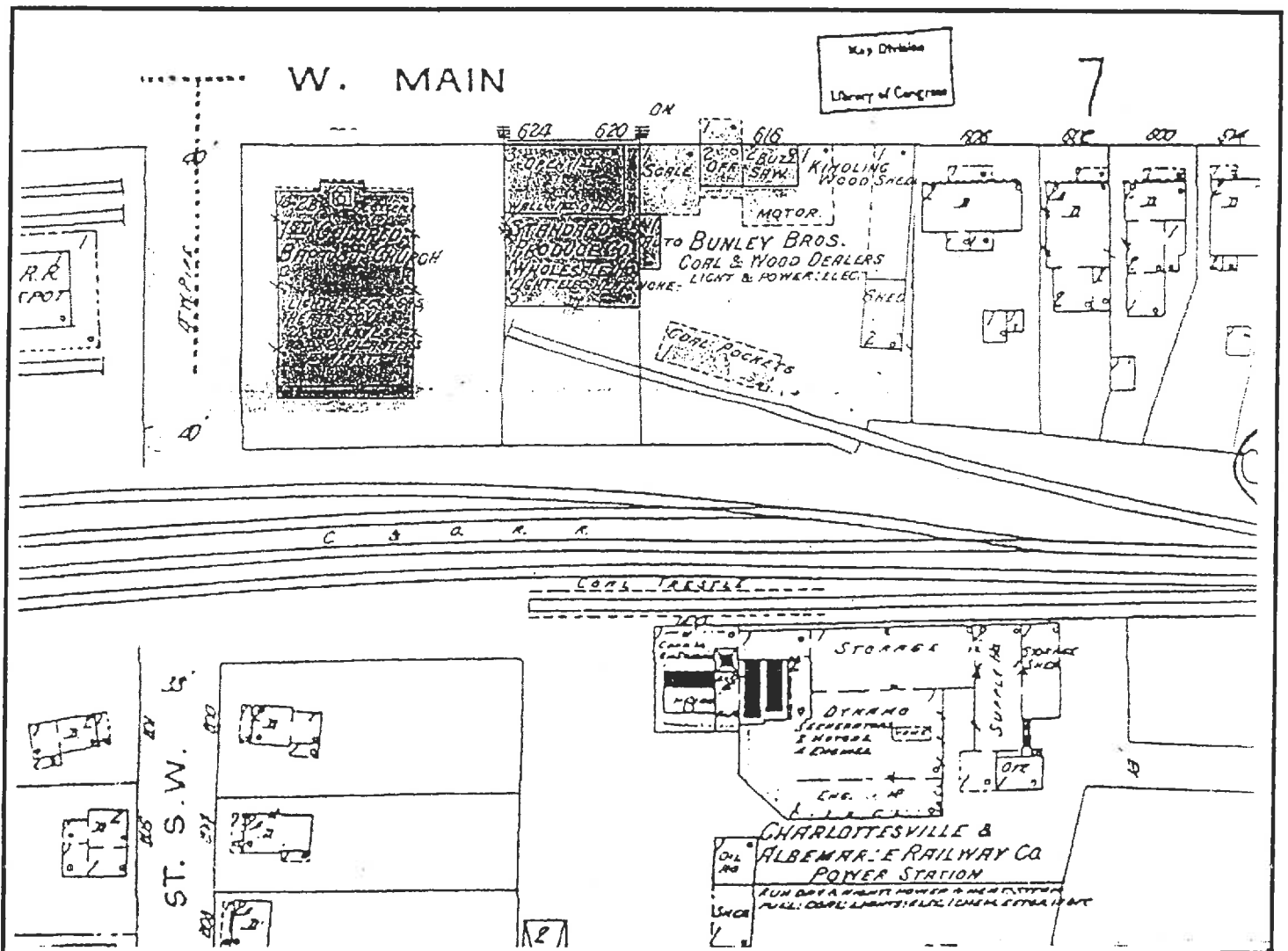
JULY 1891
CHARLOTTESVILLE
VA.



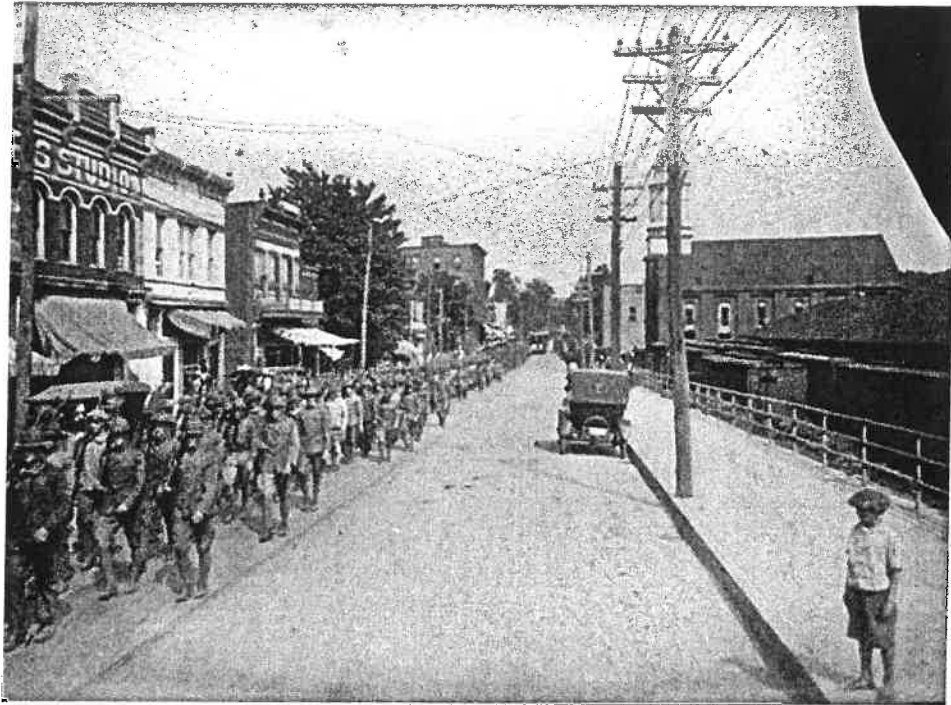
Sanborn Map (dated 1891) noting the presence of First Baptist Church at 632 West Main Street. This is the earliest Sanborn documentation of the First Baptist Church.



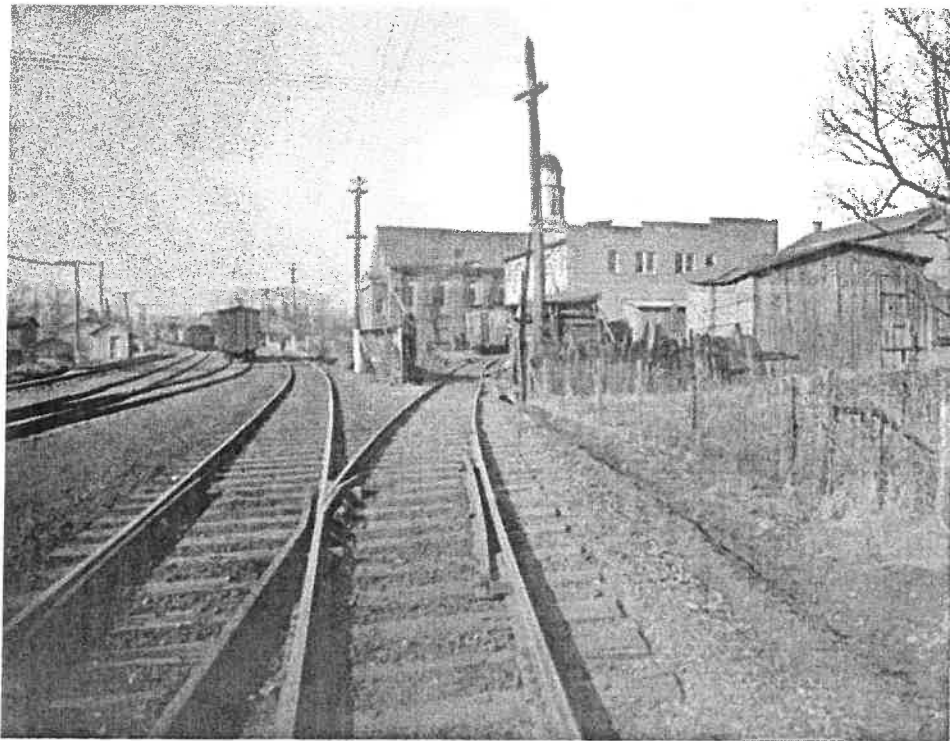
Sanborn Map (dated 1913) noting the single family house at 620-624 West Main Street that was purchased and demolished by Holsinger to construct Standard Produce Warehouse



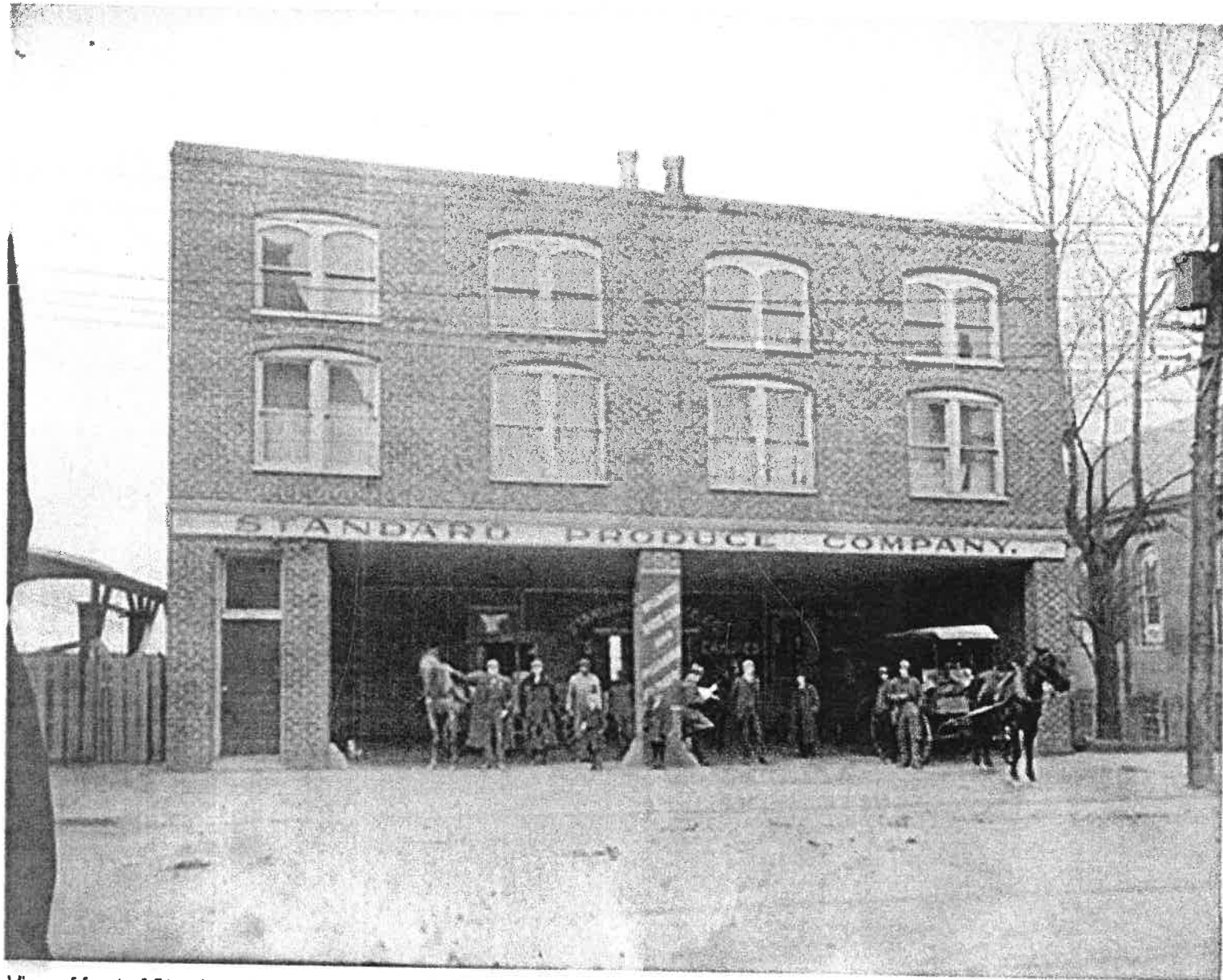
Sanborn Map (dated 1920) noting the presence of Standard Produce Warehouse (Holsinger Warehouse) at 620-624 West Main Street. Note expansion of rear secondary volume at basement level.



View of First Baptist Church and Annex/Priority Press Bldg., 1917



View of First Baptist Church and Annex/Priority Press Bldg., 1919



View of front of Standard Produce Company at 622 West Main Street, date unknown (also known as Annex/Priority Press Building)

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 632 West Main Street
Map and Parcel: 29-1
Census Tract & Block: 1-303
Present Owner: First Baptist Congregation
Address: 632 West Main Street
Present Use: First Baptist Church
Original Owner: Delevan Baptist Church
Original Use: Church

BASE DATA

Historic Name: Delevan Baptist Church
Date/Period: 12 October 1883
Style: Victorian Romanesque
Height to Cornice:
Height in Stories: 1
Present Zoning: M-1
Land Area (sq. ft.): 12,980
Assessed Value (land + imp.): \$71,500

ARCHITECTURAL DESCRIPTION

First Baptist Church is an excellent example of Victorian Romanesque style. The building is rectangular in form, three bays wide by six bays long. A high single-storey facade fronts on Main Street, but because of ground slope, the main floor is raised above a full-storey basement at the sides and rear. Construction is brick, common bond on the facade, American elsewhere. A square, projecting tower of brick forms the central bay on the entrance facade. Above the peak of the roof gable, the tower supports a large octagonal lantern on a square base, both of wood. The lantern is decorated with attenuated corner pilasters and is covered with a domed roof. Matching projecting towerlets stand at the facade corners and rise slightly above the roof eaves. The main structure is covered with a gable roof of red, composition shingle. Eaves are finished with a white-painted, projecting wood cornice above a corbel-arch-supported brick overhang. Projecting piers suggestive of pilasters separate the bays along the side wall of the main floor and serve to buttress the high walls. A corbelled-brick water table separates the basement from main floor. Main floor windows, one each bay, are high, semi-circular headed, double-hung sash with leaded stained glass. Basement windows are large, six-over-nine-light, double-hung sash. Main entry is through paneled, double doors, with segmental-arch lintel, in the base of the tower. A single window, like other main-floor windows is located in the tower above the door. A low, wrought iron fence, with alternating tall and short pikes, and gothic-motif gateposts, surrounds the church yard.

HISTORICAL DESCRIPTION

Builders and Mechanics Leins (Co. DB82-458 and 83-76) give the date of completion of the Delevan Baptist Church as October 12, 1883 and its cost \$6,098.60 plus \$120.00 for extra ceiling work. John C. Sinclair was the builder. In 1864, 800 black Baptists were dismissed from the old Baptist Church in town, and in August 1868, the black Baptist congregation purchased lot #6 of the Delevan property (Co. DB68-76) for their place of worship. Their church was the old Delevan Hotel, built in the 1820's by General John H. Cocke as a temperance hotel and named after a certain Delevan, an "eminent reformer of Albany, N.Y." The hotel had also been called "Mudwall", from either an abode or terre pise wall surrounding the property or from the clay-like appearance of its stucco walls. (Plat, DB64-172).

GRAPHICS

CONDITIONS

SOURCES

City and County Records
Early Charlottesville

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

#3A

ITEM NUMBER 7

PAGE 6A

F-1 Second Empire: This style is based on that of the Second Empire in France, and is identified by the use of Mansard roofs, bracketed cornices and towers. Examples are The Armstrong knitting mill off Preston Avenue and the Peyton House at 205 Fourteenth Street. The Brooks Museum on the University Grounds is also of this style.

F-2 Romanesque Revival: The Romanesque Revival was generated by H. H. Richardson, who practically invented the style. Great sloping roofs banked with windows and towers, usually for stairs, along with natural materials including brick and stone, are hallmarks of this style which was present in the First Baptist Church and on Delevan Baptist Church at 632 West Main Street.

F-3 Italianate Styles: The nineteenth-century's love of exotic, foreign design led to the widespread acceptance of the architecture of other countries, that of Italy being the most enthusiastically adopted. Characteristic of the Italianate style is the tall tower, or campanile, low roof with a wide eave supported by brackets, arched windows and verandas, and heavy rustication (rough surfaced stone work.) The Tower House (c. 1850) at 408 Park Street is a good domestic example as is the Judge Robertson House at 705 Park Street in the Downtown Historic District. A more simple interpretation using Italianate characteristics is "Hard Bargain" at 1105 Park Street.

F-4 Victorian Gothic: This style is characterized by verticality, board and batton siding, steeply pitched gables, wall dormers and elaborate detailing, often called "gingerbread." Perhaps the best example of this style in Charlottesville is the Pendleton House at 526 North First Street in the Downtown Historic District. The Woolen Mills Chapel (1819 East Market Street) is a good example of Victorian gothic ecclesiastical architecture.

F-5 Queen Anne: The Queen Anne style gained popularity in this country in the late 1870's. Steep roofs, vertical and irregular facades, prominent chimneys, intricate lathework and towers characterize the Queen Anne style. Numerous types of materials are also used. The King-Runkle House (201 Fourteenth Street, N. W.), the Dabney-Thompson House (1602 Gordon Avenue) and the Turner-LaRowe House (#1 University Court) show many Queen Anne characteristics. A later Queen Anne style is called Chateausque named this because steep hipped roofs and cylindrical towers are dominant features. Queen Anne Chateausque style structures in the City include the McConnell-Neve House (228 Fourteenth Street, N. W.,) and Barringer Mansion (1404 Jefferson Park Avenue) and

F-6 Shingle Style: Dwellings of this style are usually large, spreading low against the ground on a stone foundation. The style's chief characteristic is the use of wood shingles that appear to flow across surfaces, though similar qualities are also achieved through the use of stone or clapboard. The Rugby House (908 Cottage Lane) and White Cross/Hurtley Hall (Stribling Avenue.)

F-7 Vernacular Victorian: Many buildings in Charlottesville constructed during the Victorian period exhibit vernacular features. Vernacular style buildings in the City take local styles such as the basic Virginia-I house, and adopt other types of Victorian style to them. Generally, Victorian Vernacular style buildings are simple and compact in layout with detailing at the eaves or around the doors. This detailing

Transformation Ministries

First Baptist Church

612 West Main St.
Charlottesville, Virginia

A Brief History of First Baptist Church

The story of First Baptist Church is a story of a people in a continuing struggle for the realization of the Kingdom of God in their community. Since 1864, eighteen pastors have led this congregation in an outstanding leadership role in the life and history of the Charlottesville community. Its motto: "The Church Where Values Become Personal," expresses the commitment of the Church to see that the moral and spiritual values inherent in the Christian faith are not mere abstractions read in the Scriptures. Rather, it is interpreted as a resolution that each member of the Church should experience the transforming power of the Gospel not only in his or her own life, but also in their relationship with other persons.

Prior to the Civil War, slaves and free blacks worshipped with whites under segregated conditions. In the case of the original members of First Baptist Church, blacks worshipped in the "white" First Baptist Church, where they were allowed to sit in the balcony. On March 6, 1863, shortly after the Proclamation, approximately 800 black members presented an application to form their own church and the request was granted several months later.

Initially, this group elected to hold services in the "white" First Baptist under the pastorship of Reverend John T. Randolph, who served as a pastor for both the black and white congregations. Reverend Randolph was succeeded by two additional white ministers, the last of whom, the Reverend John W. George, was instrumental in acquiring the old "Mudwall" building which preceded the present structure on this site. This building was called the Delevan Hotel, and the church came to be known as the Delevan Baptist Church. The first black pastor, Reverend William Gibbons, succeeded Reverend George. Since 1870, First Baptist has had fifteen black pastors.

In 1873, the members received clear title to this property and the building was razed in 1876 to make room for the new church. The new building was completed on October 12, 1883, at a cost of \$6,218.60, but the sanctuary was not ready for use until 1884. Since the old Delevan no longer existed, a new name was in order. The Delevan Baptist Church became the First Colored Baptist Church of Charlottesville. It is not known when the term "colored" was officially dropped.

After the Civil War, education became a necessity and First Baptist was instrumental in holding instructions within its walls, whereby hundreds of freedmen were educated.

First Baptist members were in the forefront in the area of race relations as far back as 1931. More recently, it was instrumental in establishing the local chapter of the NAACP and the integration of patients at the University of Virginia Hospital. From among its congregation came the first black member on the Board of the Welfare Department and the first black member on the Charlottesville School Board. In 1979, First Baptist joined the Southern Baptist Convention, becoming the only black church in Charlottesville or Albemarle County to

hold membership in this organization.

First Baptist joined the Baptist General Convention of Virginia almost immediately after its inception and has had numerous members on its executive boards. First Baptist Church was designated a Historic Landmark in 1982.

On April 18, 1993, Reverend Bruce A. Beard was installed as the eighteenth pastor of First Baptist Church. He continues to build on the illustrious history of the church. His vision runs full circle from separation to unity. In keeping with Reverend Beard's vision an annex, The Christian Education Building, was purchased with the view of expanding the knowledge and practice of Christian love throughout the church and community; and where the Church motto: "Where GOD Is Praised and Disciples Are Made" will bear more fruit.

Originally published, 133rd anniversary : one hundred thirty three years in his hands : remembering the past, shaping the future, keeping the faith : the First Baptist Church, November 10, 1996,

Additional Sources: *Keeping the faith : a history of the First Baptist Church, 1863-1980, in light of its times, West Main and Seventh Streets, Charlottesville, Virginia / Richard L. McKinney.*

"Beloved, let us love one another. for love is of GOD, and he who loves is born of GOD and knows God He who does not love does not know GOD; for GOD is love. "
I John 4:7-8

Home | Vision | Ministry Teams | Purpose

Holsinger- Thomas Warehouse, 622-624 West Main St.

EXCERPTS from the Partial Demolition Request Application presented to the BAR in 2002

Historic and Architectural Description

The two story brick warehouse structure (plus fenestrated attic) was built circa 1915 for mercantile use. It was erected by Rufus W. Holsinger and became the West Main Street home of Standard Produce Company for 25 years. The building has a total of 5750 sq. ft. divided equally between two floors and occupies 50 linear feet of street frontage. Today, the street front is composed of two storefronts that historically were open, yet covered, for carriage storage and retail use. There is an independent street entrance to access four second floor apartments that are a result of a later conversion from storage space. The building is freestanding with blank side walls on the ground floor and upper level windows into the residential units. It is flanked on the east by an 11 foot wide side alley driveway to access the rear parking lot. The immediate context, east of First Baptist Church, is comprised of a single family, residential scale building fabric that has been converted over time to commercial uses. Given this, the building was never been part of a larger assembly of warehouse/commercial structures on the south side of the street. It has undergone a series of minor remodelings by former owners but has largely been unaltered except for the original exterior brick color and the upper level attic windows, which are currently boarded up. The building is classified as a contributing structure in the West Main Street Design Control District as it represents an example of a typical early 20th century mercantile warehouse building. Its ownership and association with the locally renowned photographer, Rufus W. Holsinger is also of significance.

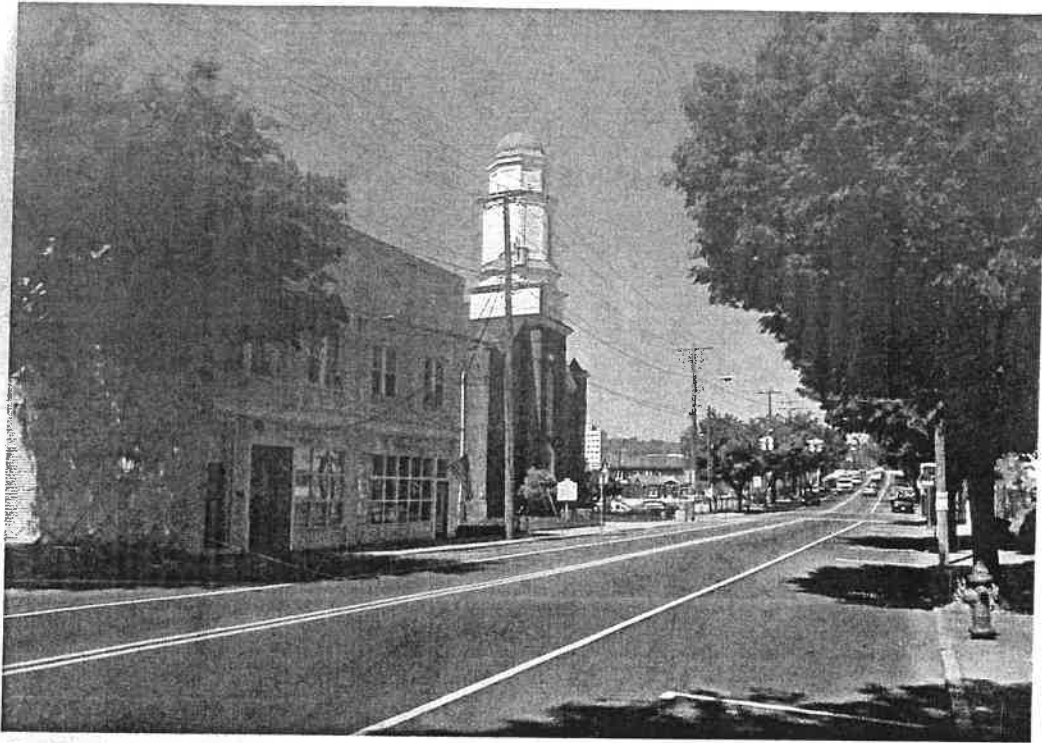
Current Use

The building at 622-624 West Main Street was purchased by First Baptist Church in 1995 to allow for the future expansion of their administrative, educational and fellowship program needs. The church currently occupies 1250 sq. ft. of the street level commercial space (known by church members as "the Annex"). They currently lease out the remaining 1250 sq. ft. of the street level space to Priority Press Printing, which has been a tenant for the past 14 years. The second floor level contains four rental units managed on behalf of the church by Wade Properties.

Note: Partial Demolition Request was approved by the BAR on 04.16.02,
One-year Permit Extension Request was approved by the BAR on 04.15.03.

CURRENT CONDITIONS

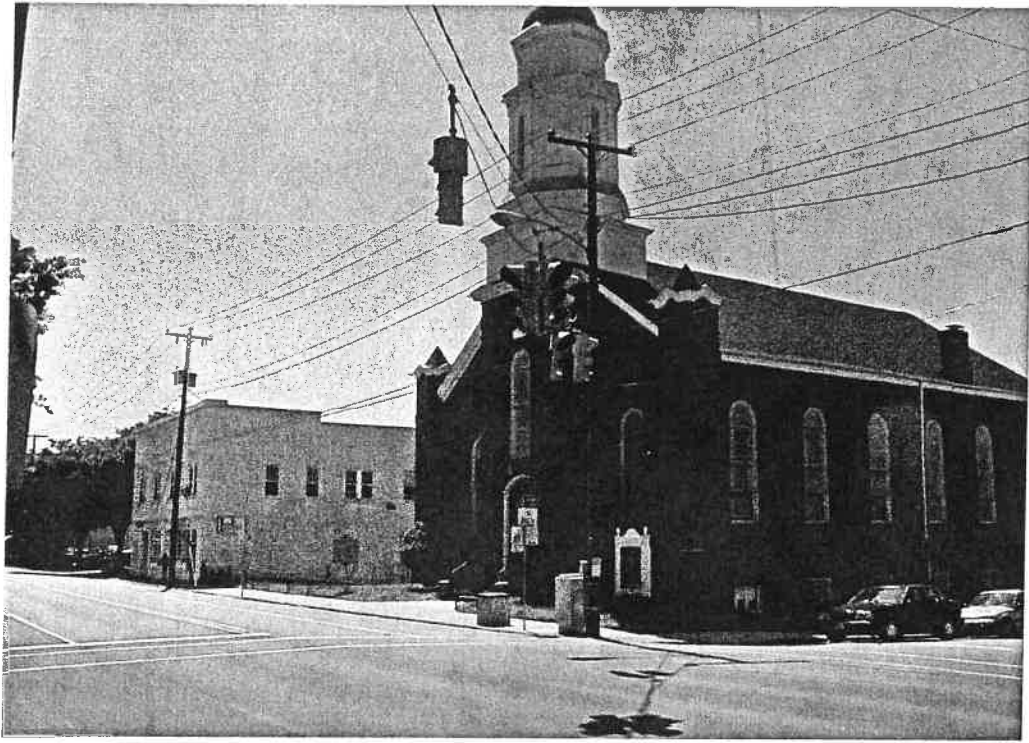
1. West Main Street Photographs- west and east views
2. First Baptist Church Photographs- front elevation and east view
3. First Baptist Church Photographs- rear elevation views
4. Holsinger-Thomas Warehouse Photographs- front and west elevations
5. West Main Street Photomontage
6. Aerial Photograph- existing site condition
7. Topographic and Parcel Survey (Roudabush, Gale, and Assoc.)
8. Existing Floor Plan- Level 0 (1/16"=1'-0")
9. Existing Floor Plan- Level -1 (1/16"=1'-0")
10. Existing North Elevation (1/16"=1'-0")
11. Existing East Elevation (1/16"=1'-0")
12. Existing South Elevation (1/16"=1'-0")
13. Existing West Elevation (1/16"=1'-0")



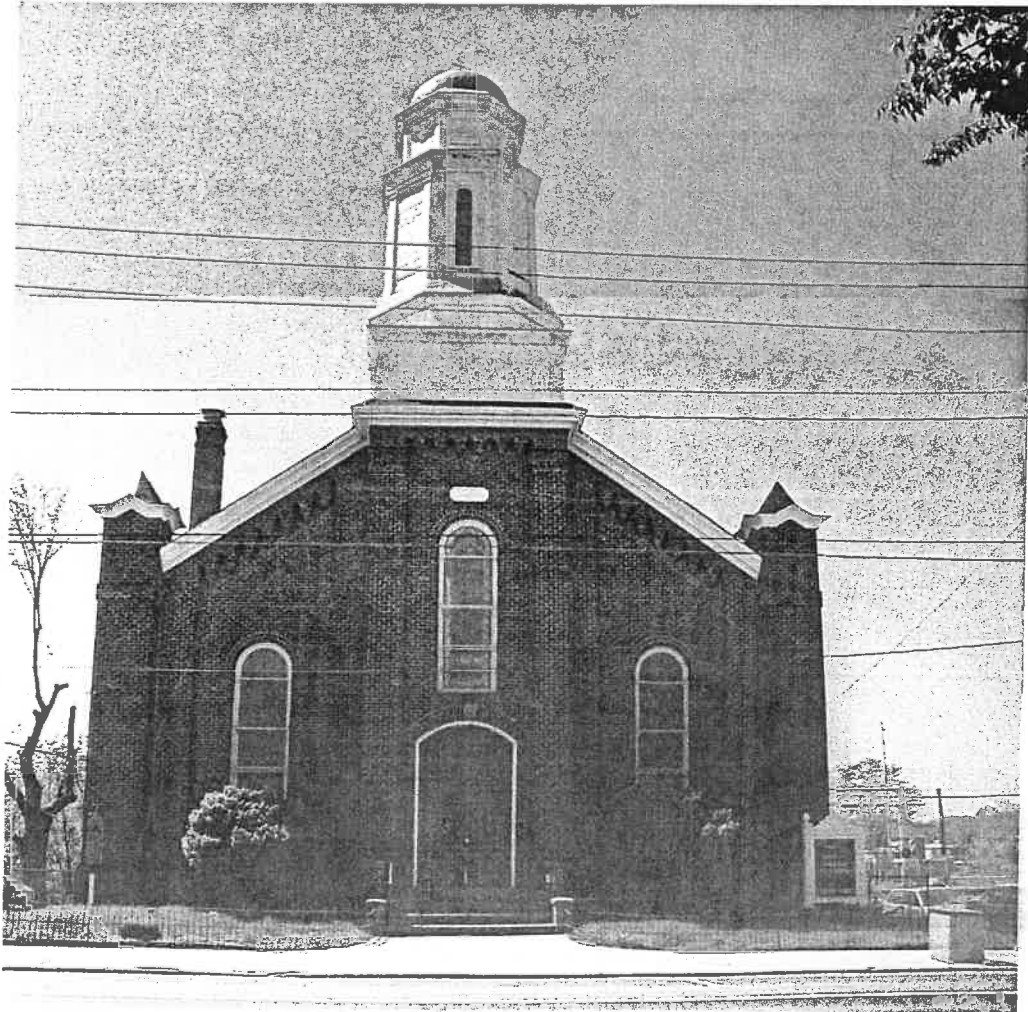
View of Main Steet looking west



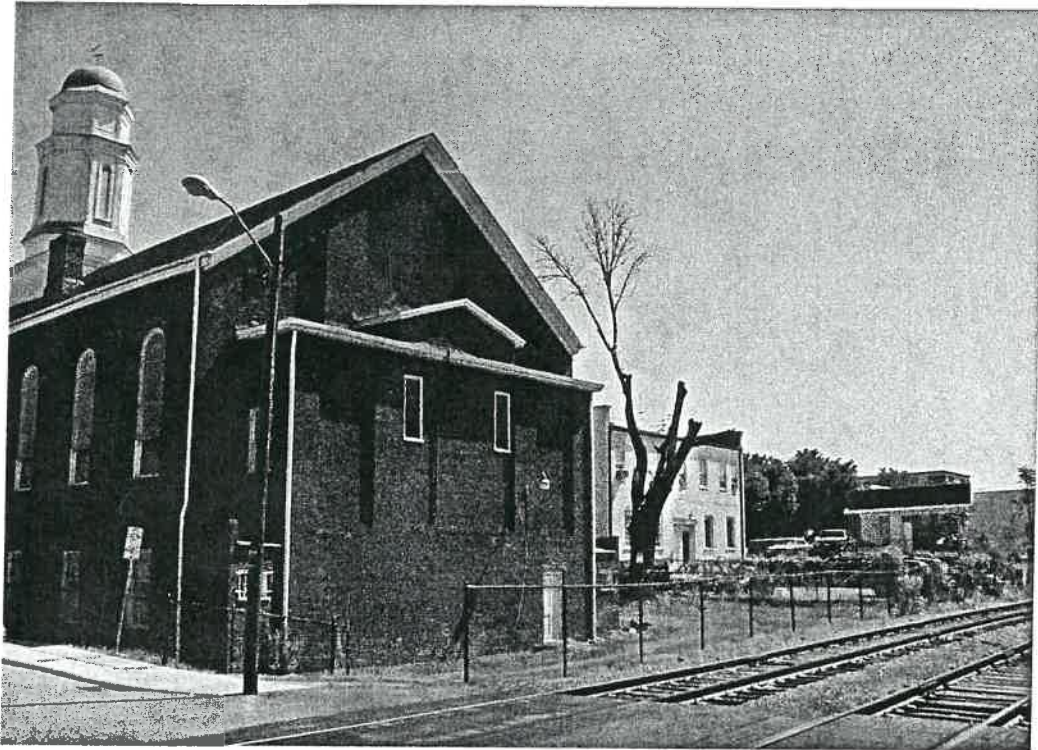
View of Main Steet looking east



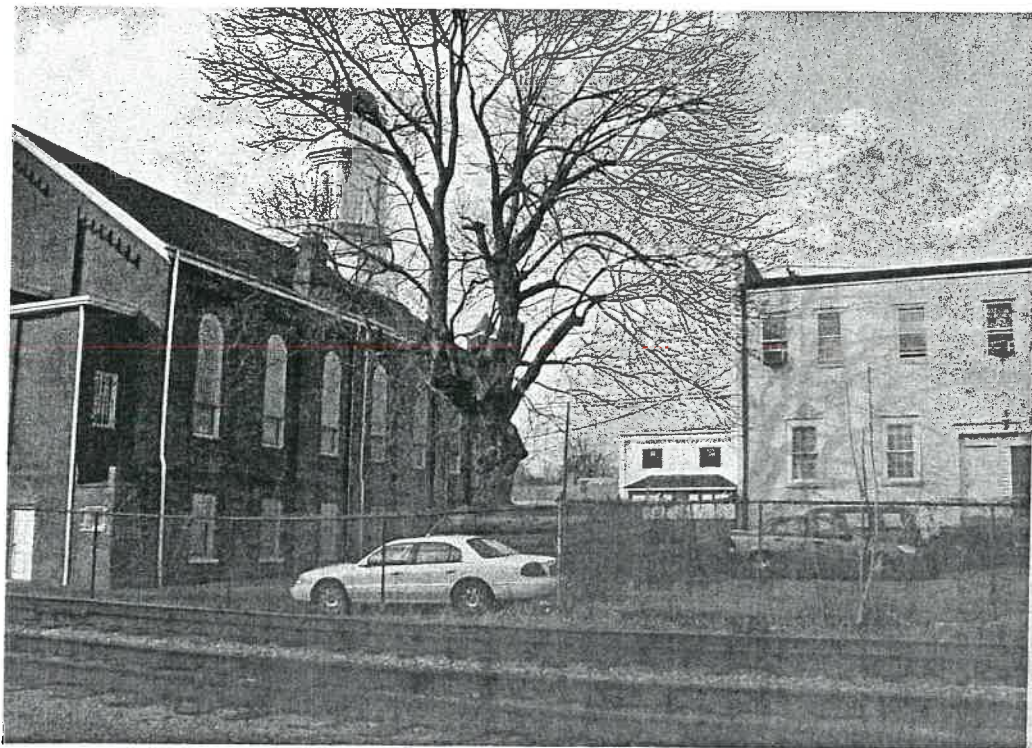
View from Main Street of First Baptist Church and Annex/ Priority Press Building



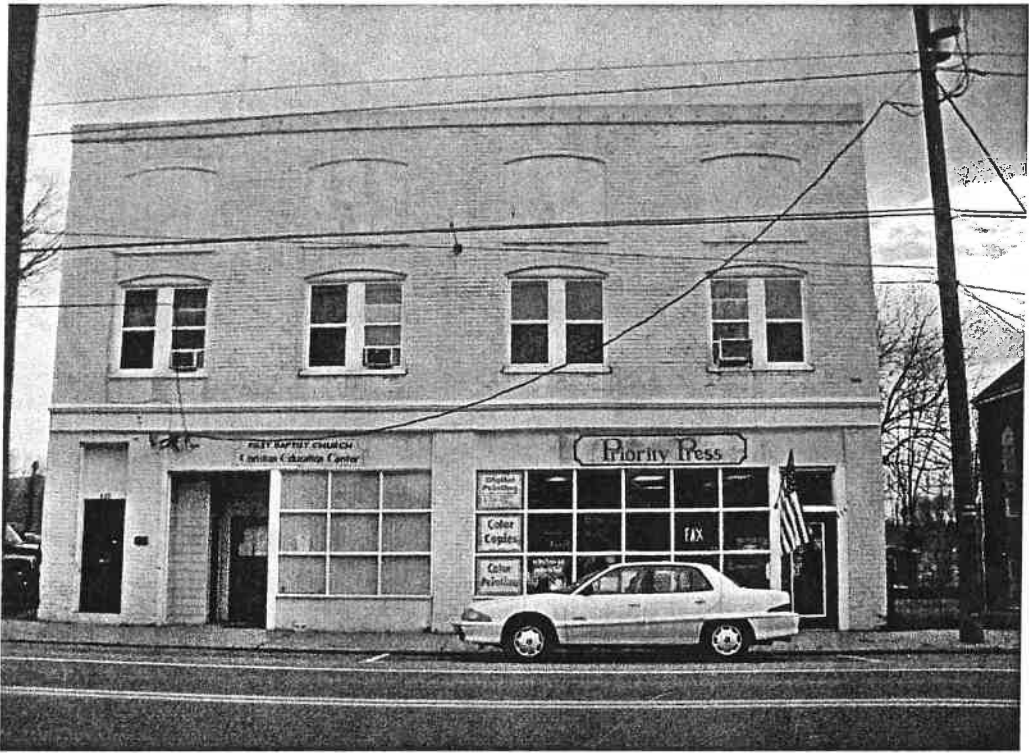
View from Main Street of First Baptist Church north facade



View from 7th Street of rear (south) facade of First Baptist Church and Priority Press / Annex Building



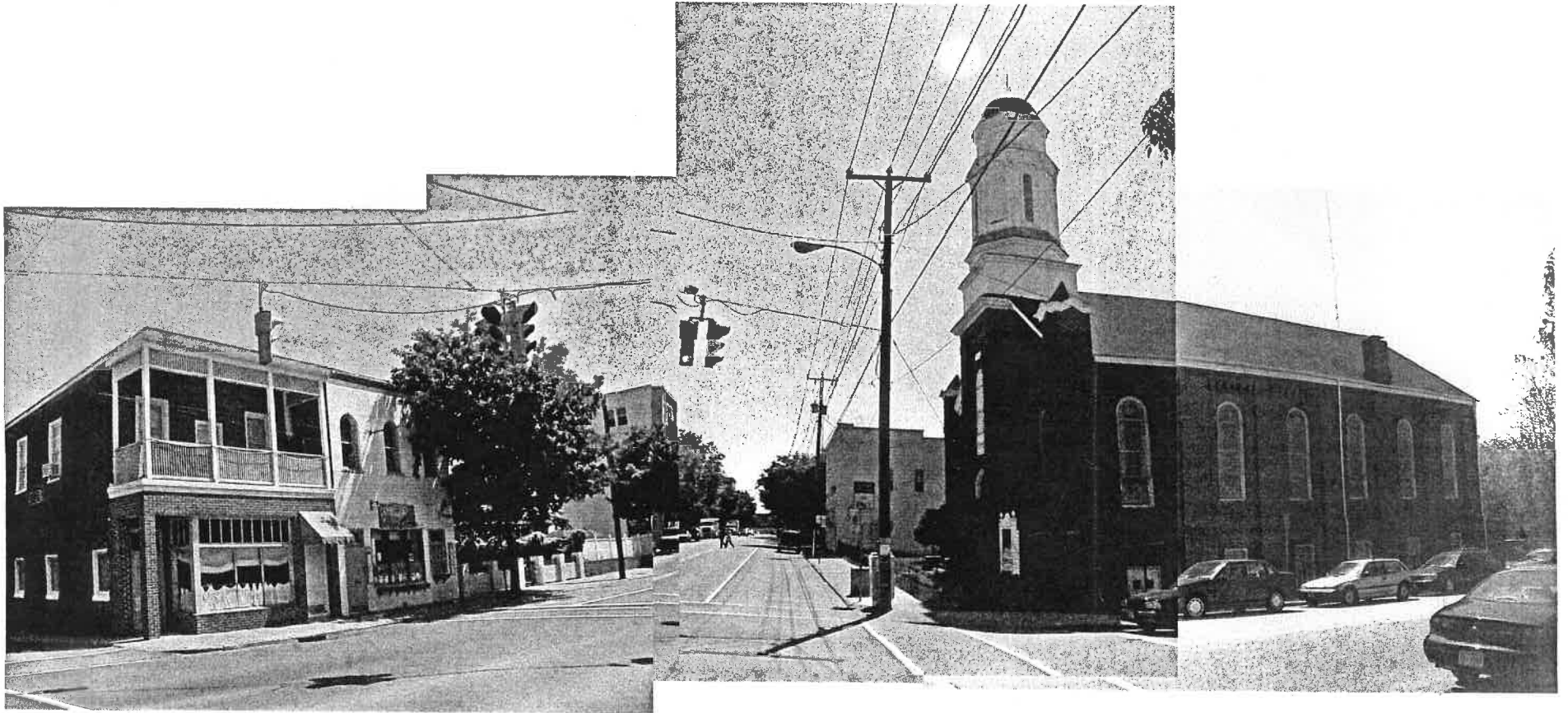
View of First Baptist Church and Priority Press / Annex Building highlighting vacant slot between two buildings



View of Priority Press Building/Annex from Main Street



View of Priority Press Building/Annex and adjacent vacant slot from Main Street

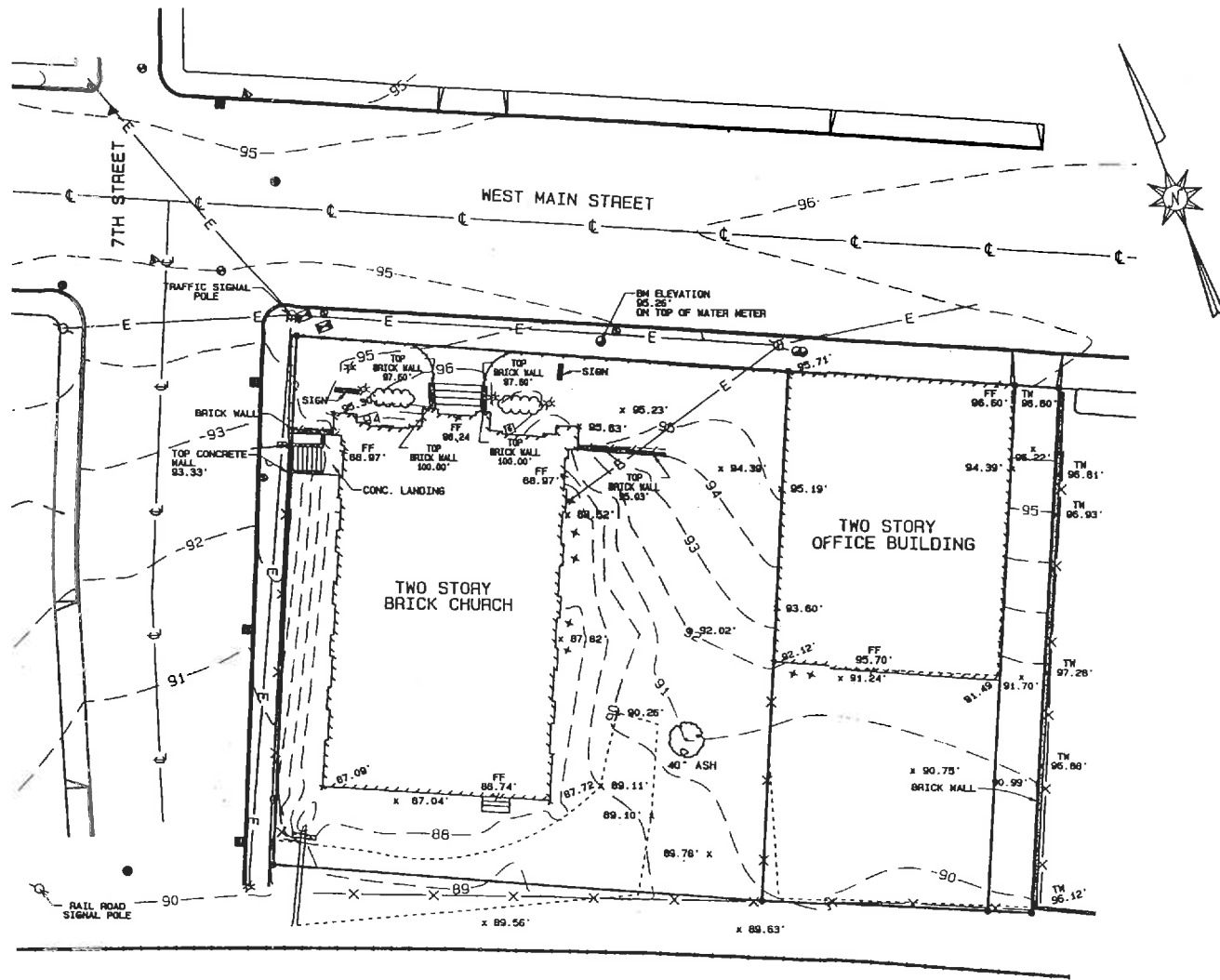


View from West Main Street of First Baptist Church



EXISTING SITE CONDITION

RBGC Architecture . Research . Urbanism 206 East Market Street Charlottesville, Virginia . 22902

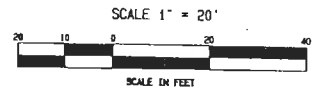


POINT LABELS

WATER METER	○
WATER VALVE	◉
GAS METER	◻
GAS VALVE	▲
TREE	○
SHRUB	☁
TRAFFIC BOX	◻
HEAT PUMP	✕
UTILITY POLE	⊕
STORM GRATE	○
MAN HOLE	●
LAMP POST	✕
SIGN	○
GUY	

LINE TYPES

BUILDING LINE	———/———/———
CHAIN LINK FENCE	—x—x—x—
ROD IRON FENCE	———/———/———
EDGE OF GRAVEL	- - - - -
PROPERTY LINE	———●———
RAIL ROAD TRACKS	—————

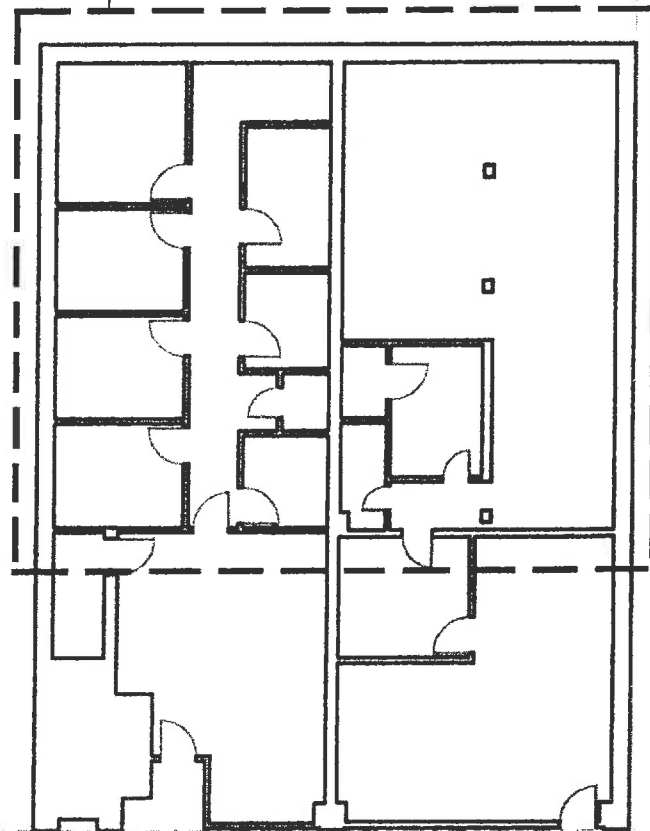


TOPOGRAPHIC SURVEY
 PARCELS 1, 2, & 3.1 OF
 TAX MAP 29
 CORNER OF MAIN STREET AND
 7TH STREET SOUTHWEST
 CHARLOTTESVILLE, VIRGINIA

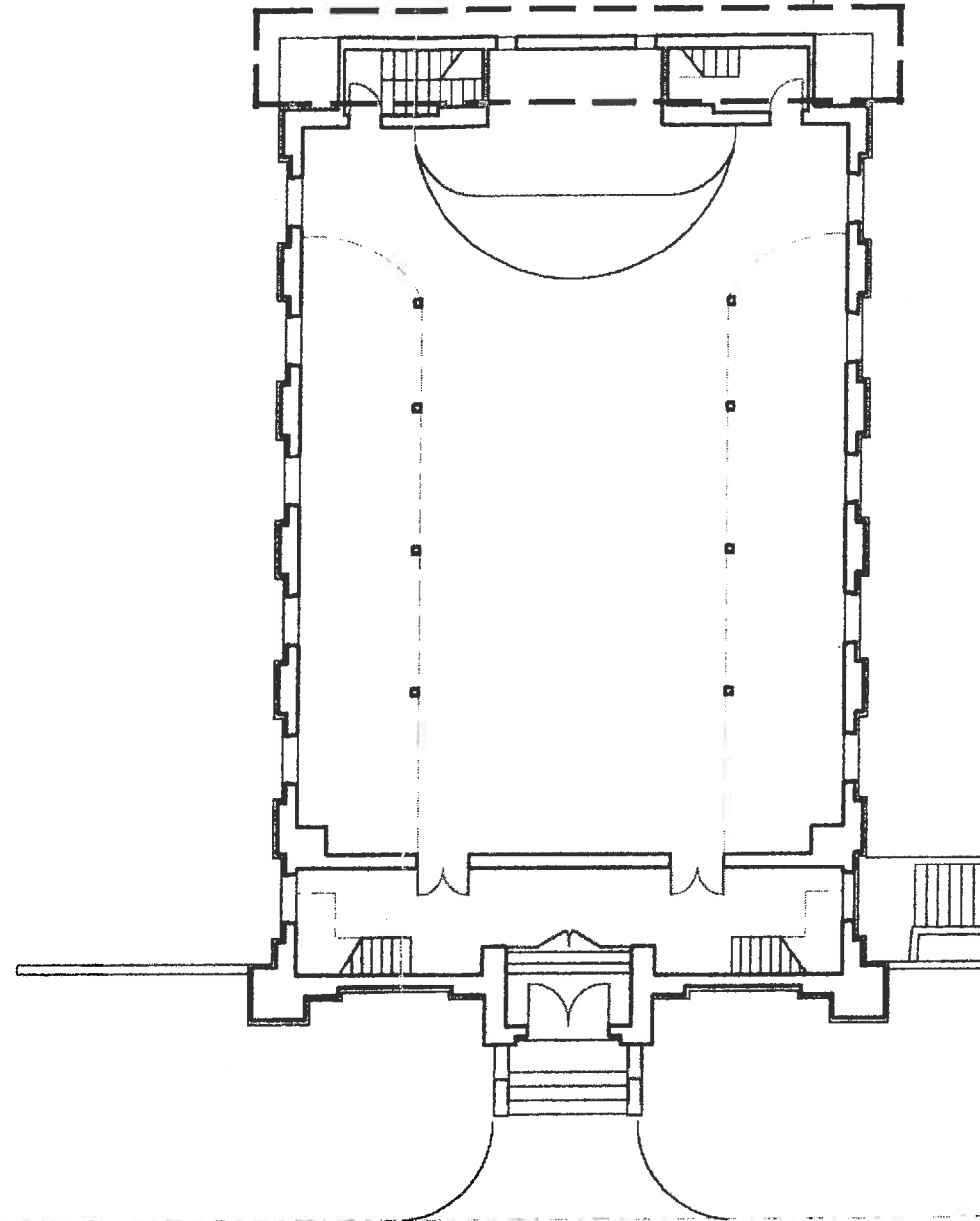
ROUDABUSH, GALE AND ASSOCIATES
 A PROFESSIONAL CORPORATION
 SURVEYING, PLANNING, ENGINEERING
 914 MONTICELLO ROAD
 CHARLOTTESVILLE, VIRGINIA

JANUARY 08, 2003 SHEET
 SCALE: 1" = 20'
 1/1
 FILE: #8106

APPROVED PARTIAL DEMOLITION PER
CERTIFICATE OF APPROPRIATENESS [BAR 02-3-8]
ISSUED 04.16.02 EXTENDED 04.15.03



PROPOSED PARTIAL DEMOLITION



EXISTING LEVEL 0 FLOOR PLAN - ELEVATION



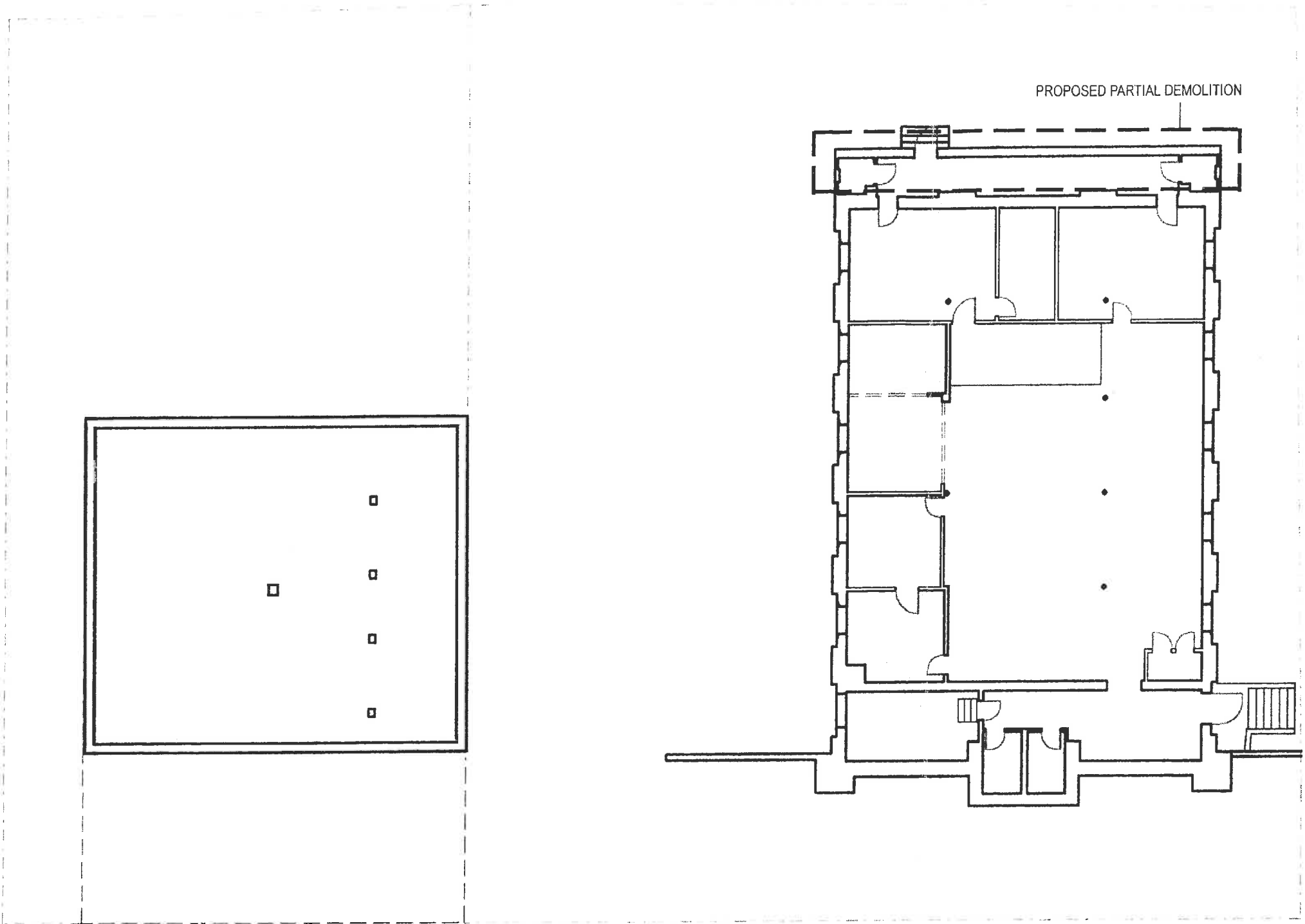
100

1/16" = 1'-0"

04.29.03

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Haggai Project
Preliminary BAR Review



EXISTING LEVEL -1 FLOOR PLAN - ELEVATION

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1/16" = 1'-0"

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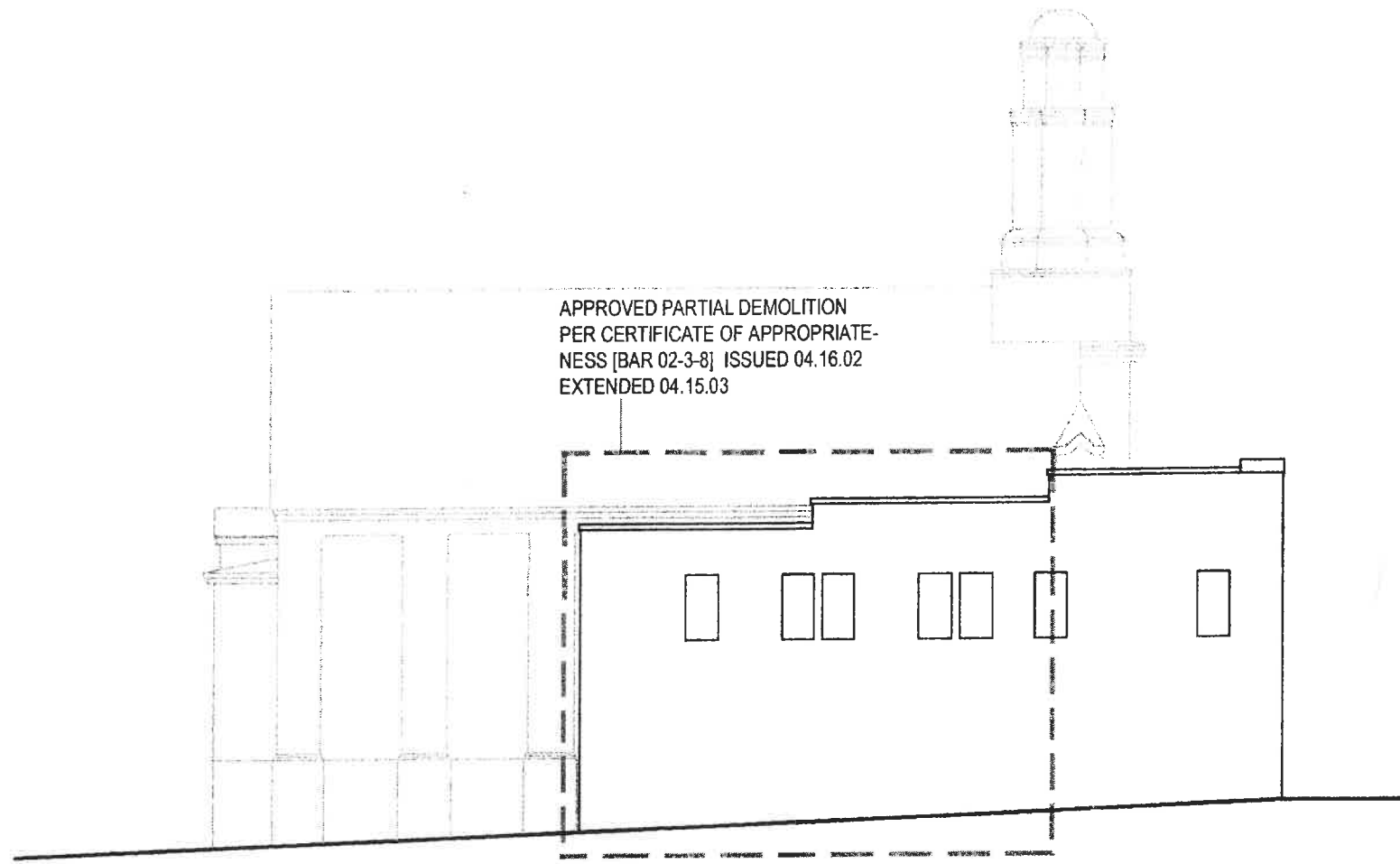
EXISTING NORTH ELEVATION

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1/16" = 1'-0"

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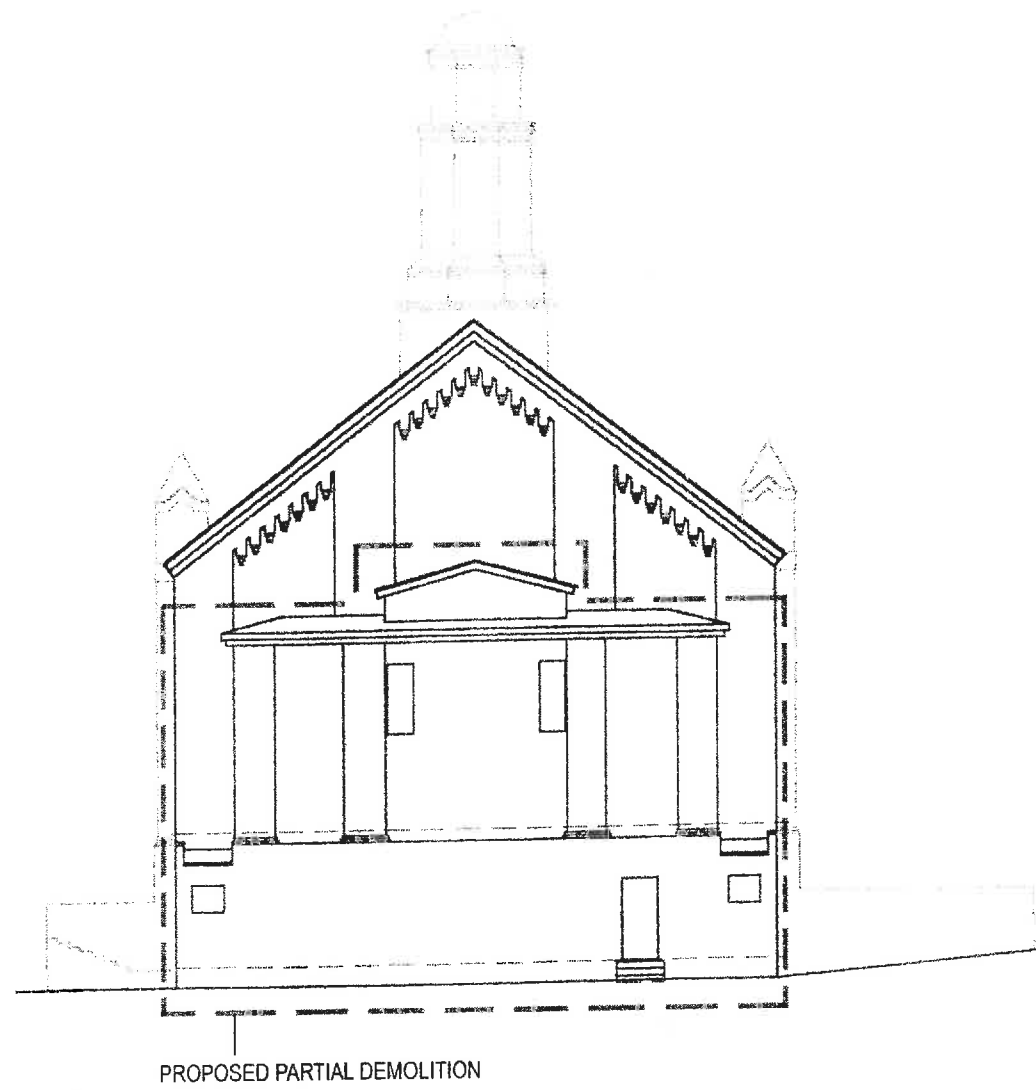
EXISTING EAST ELEVATION

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1/16" = 1'-0"

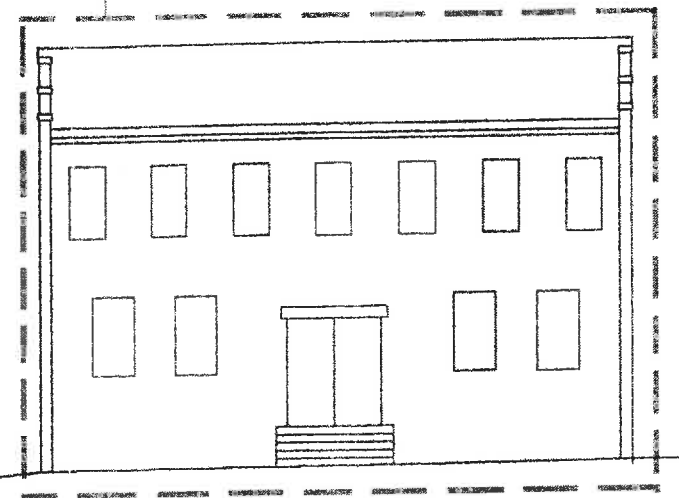
04.29.03

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PROPOSED PARTIAL DEMOLITION

APPROVED PARTIAL DEMOLITION
 PER CERTIFICATE OF APPROPRIATE-
 NESS [BAR 02-3-8] ISSUED 04.16.02
 EXTENDED 04.15.03



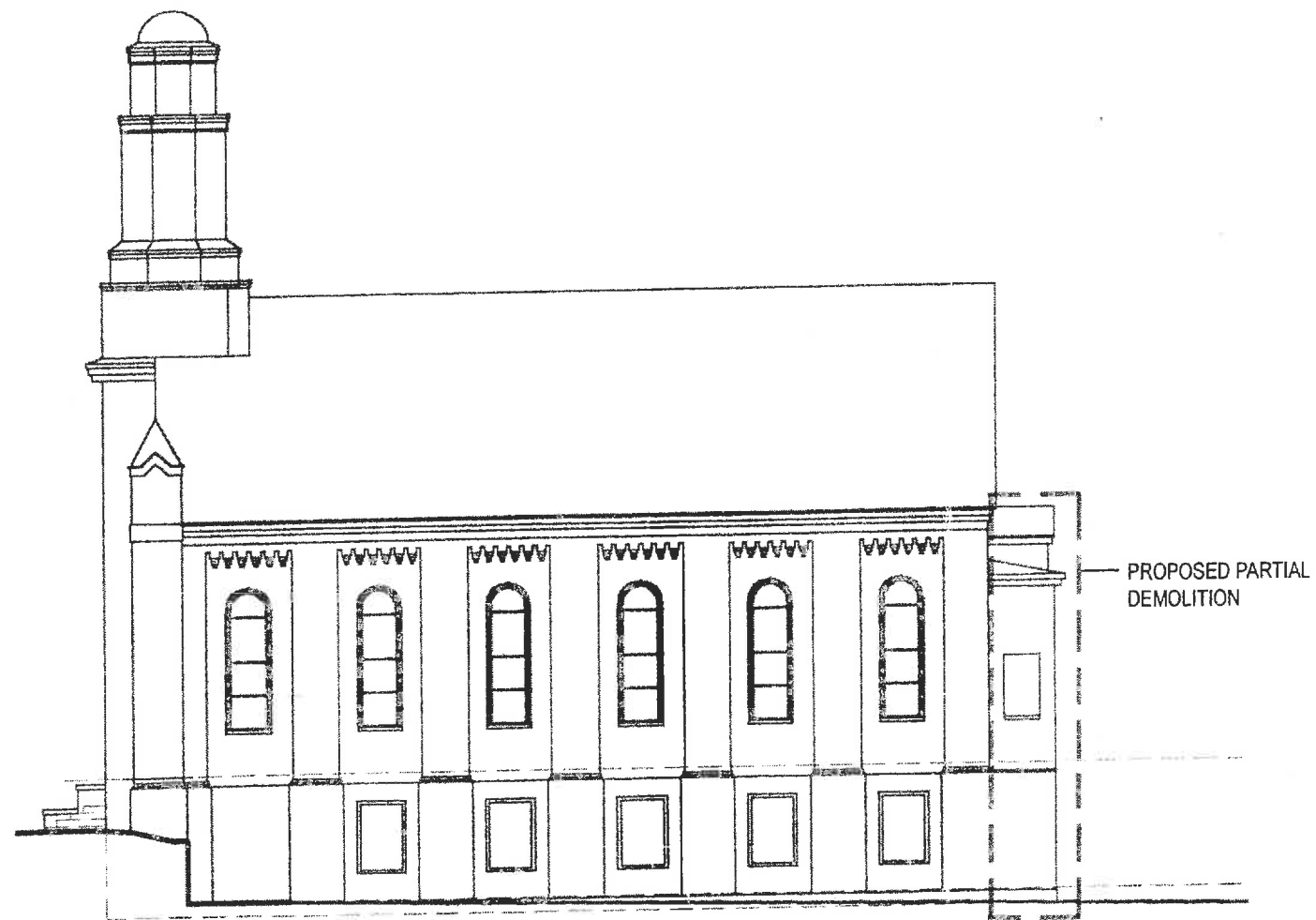
EXISTING SOUTH ELEVATION

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EXISTING WEST ELEVATION

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1/16" = 1'-0"

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PRELIMINARY DESIGN

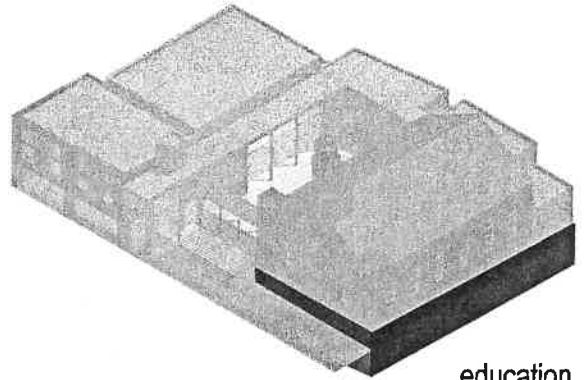
1. Proposed Site Strategy
2. Program Massing Diagrams
3. Perspective View- looking east
4. Perspective View- exterior courtyard
5. Axonometric Massing Studies
6. Axonometric Massing Studies (continued)
7. Courtyard Perspective Studies
8. Programmatic Plan Diagrams (1/32"=1'-0")
9. Floor Plan- Level 0 (1/16"=1'-0")
10. Floor Plan- Level +1 (1/16"=1'-0")
11. Floor Plan- Level -1 (1/16"=1'-0")
12. Floor Plan- Level -2 (1/16"=1'-0")
13. East/West Section- Fellowship Hall/Gym/Sanctuary (1/16"=1'-0")
14. East/West Section- Circulation/Courtyard/Sanctuary (1/16"=1'-0")
15. North/South Section- Fellowship Hall/Gym (1/16"=1'-0")
16. North Elevation Study (1/16"=1'-0")
17. East Elevation Study (1/16"=1'-0")
18. South Elevation Study (1/16"=1'-0")
19. West Elevation Study (1/16"=1'-0")



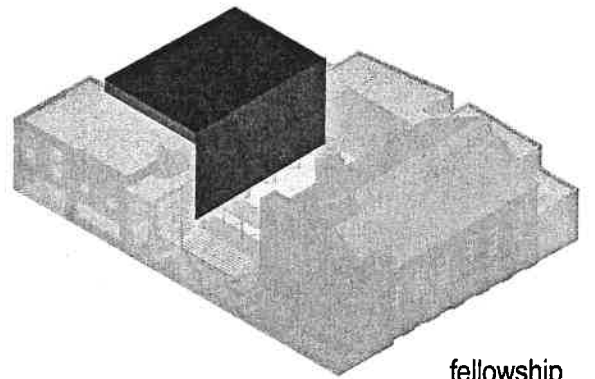
PROPOSED SITE STRATEGY

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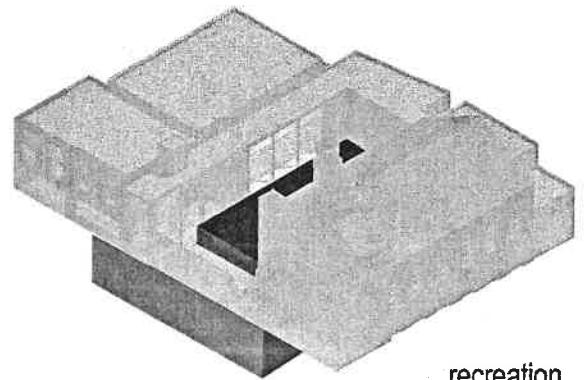




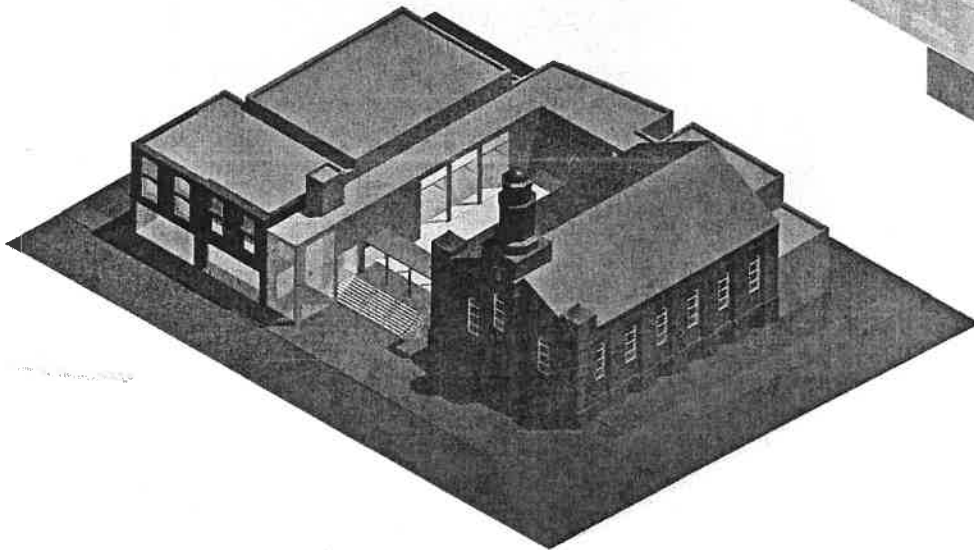
education
[classrooms]



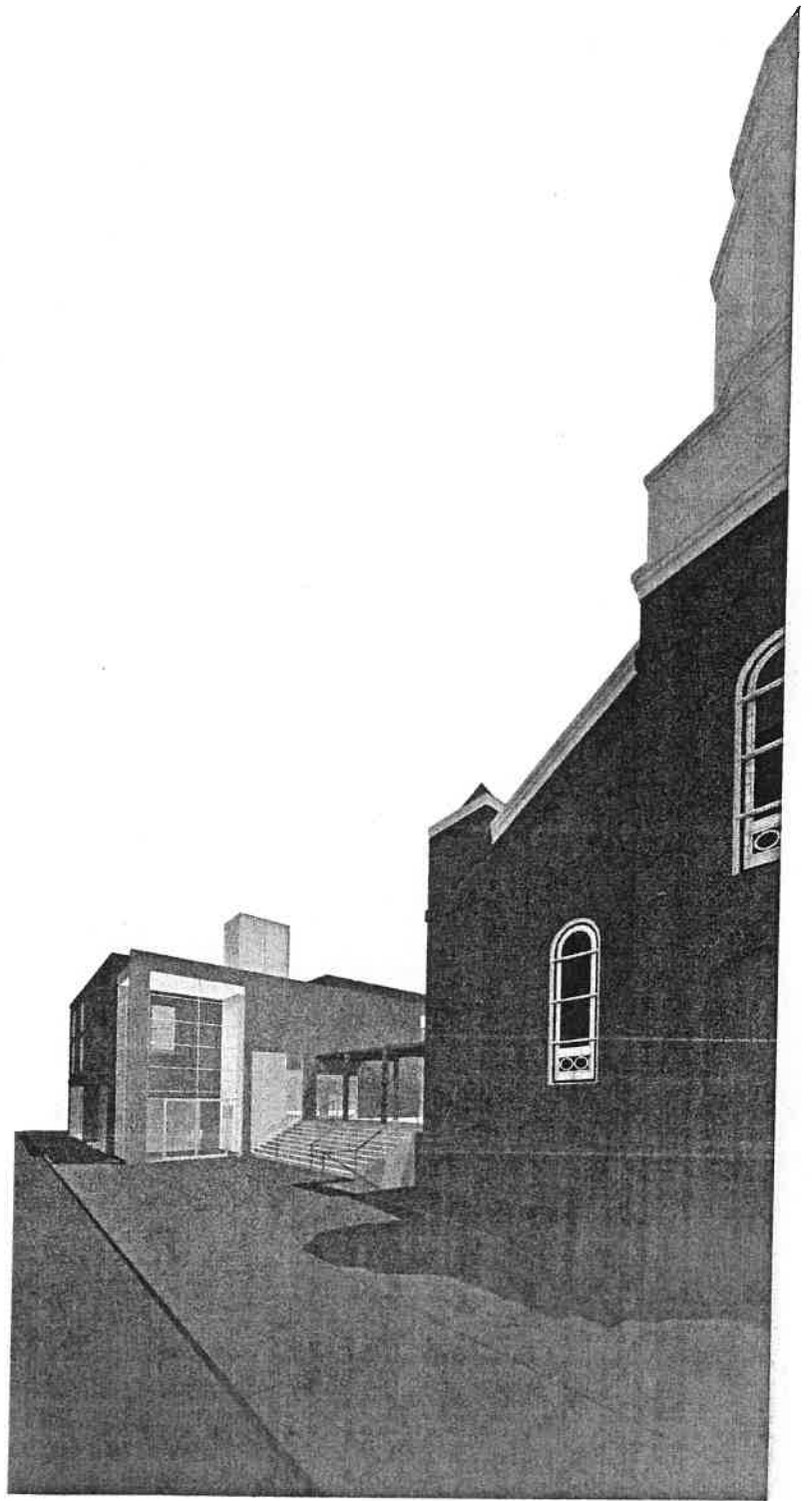
fellowship
[fellowship hall]



recreation
[gymnasium]

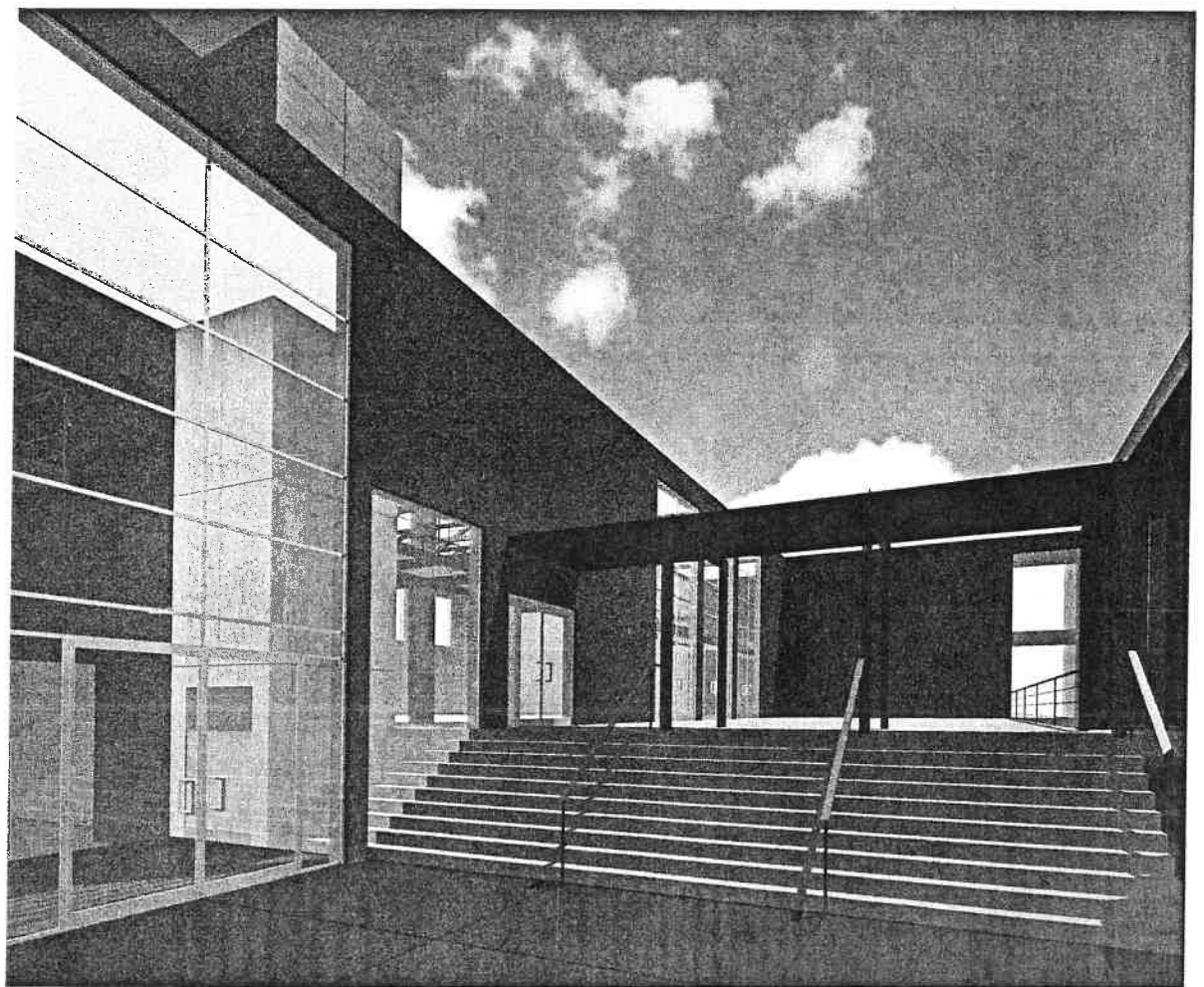


PROGRAM MASSING DIAGRAMS



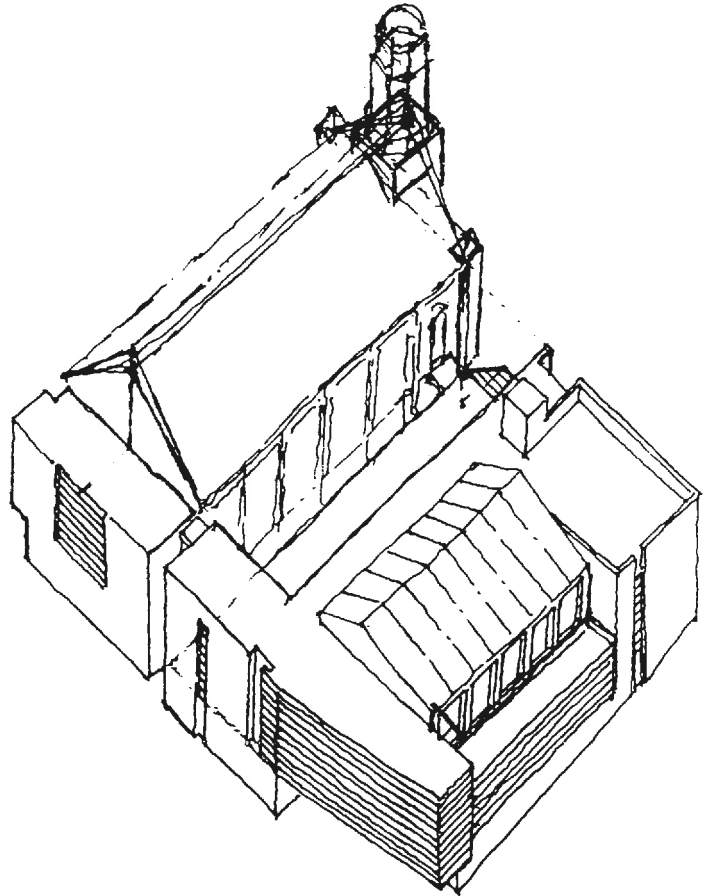
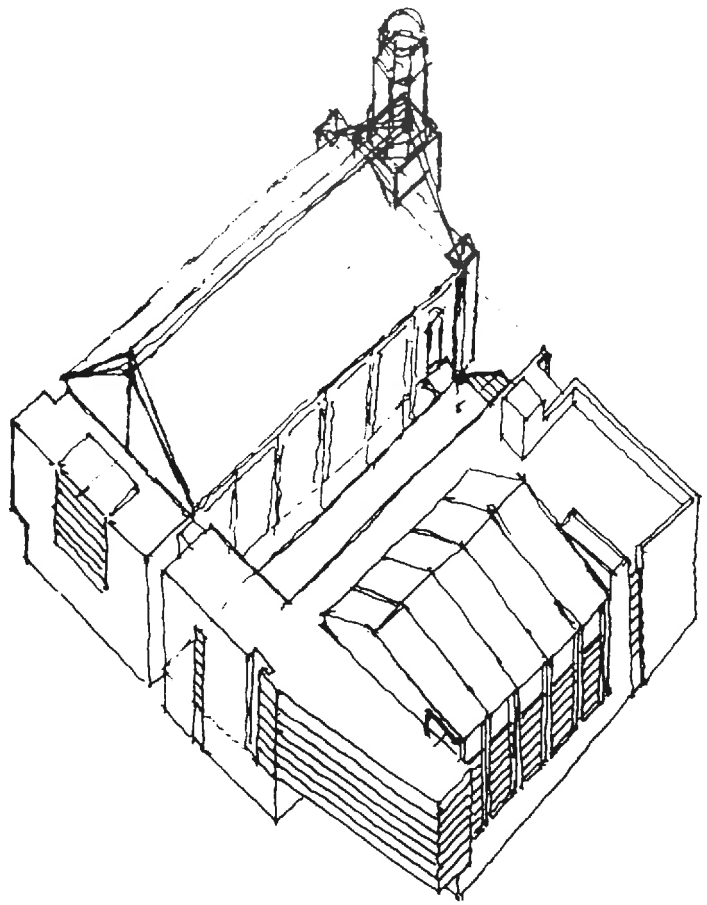
EXTERIOR PERSPECTIVE WEST MAIN STREET VIEW

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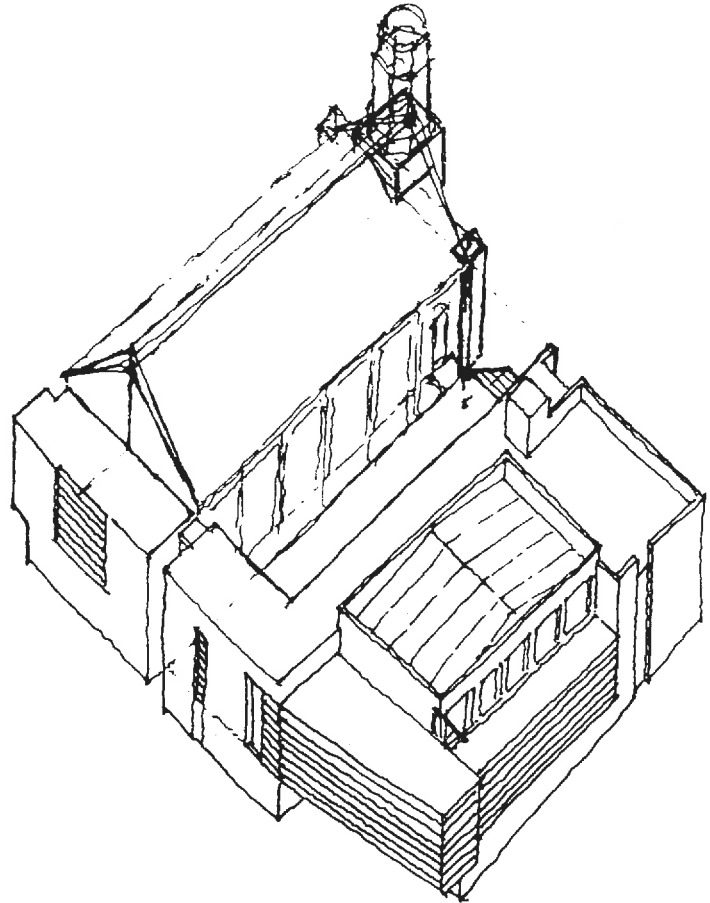
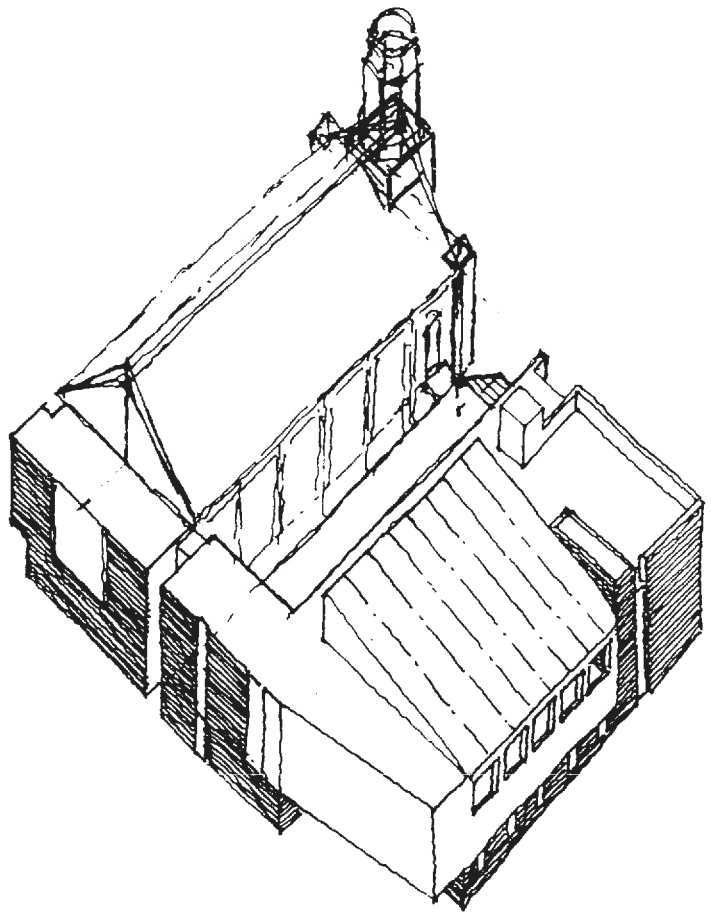


EXTERIOR PERSPECTIVE COURTYARD VIEW

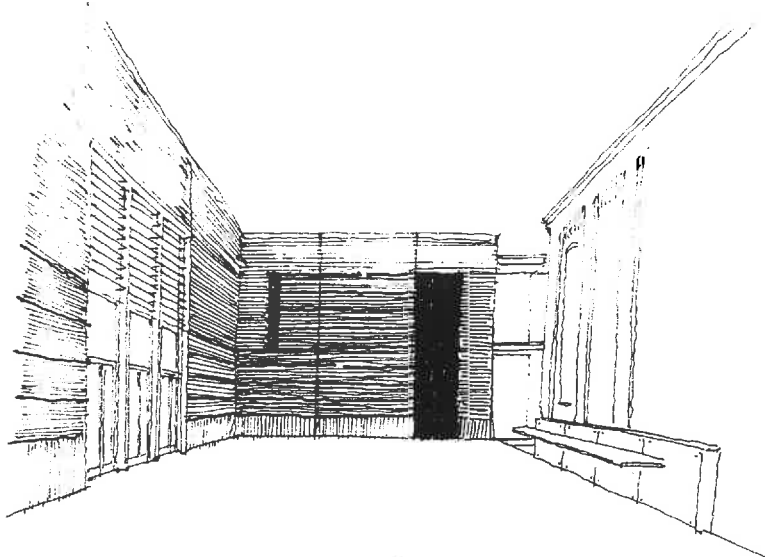
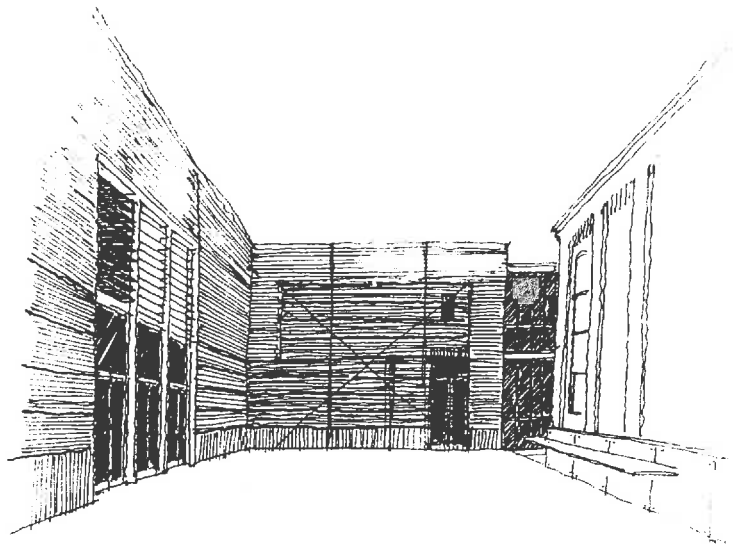
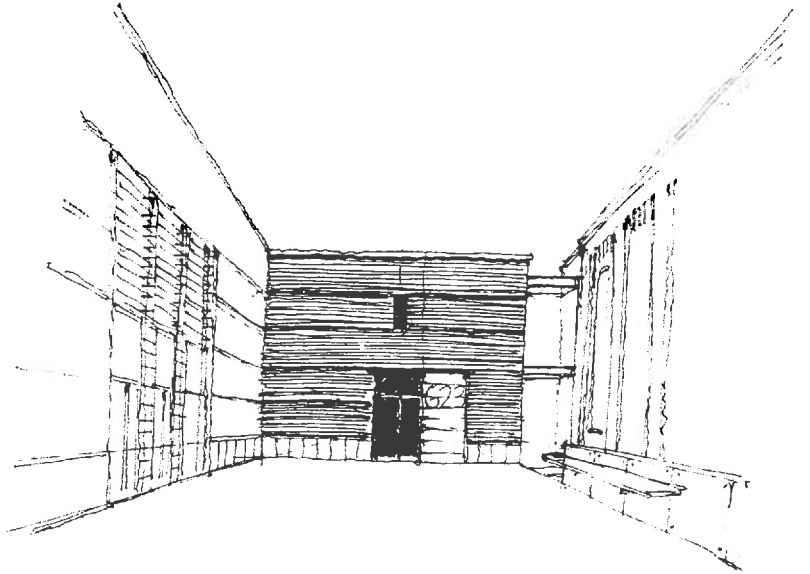
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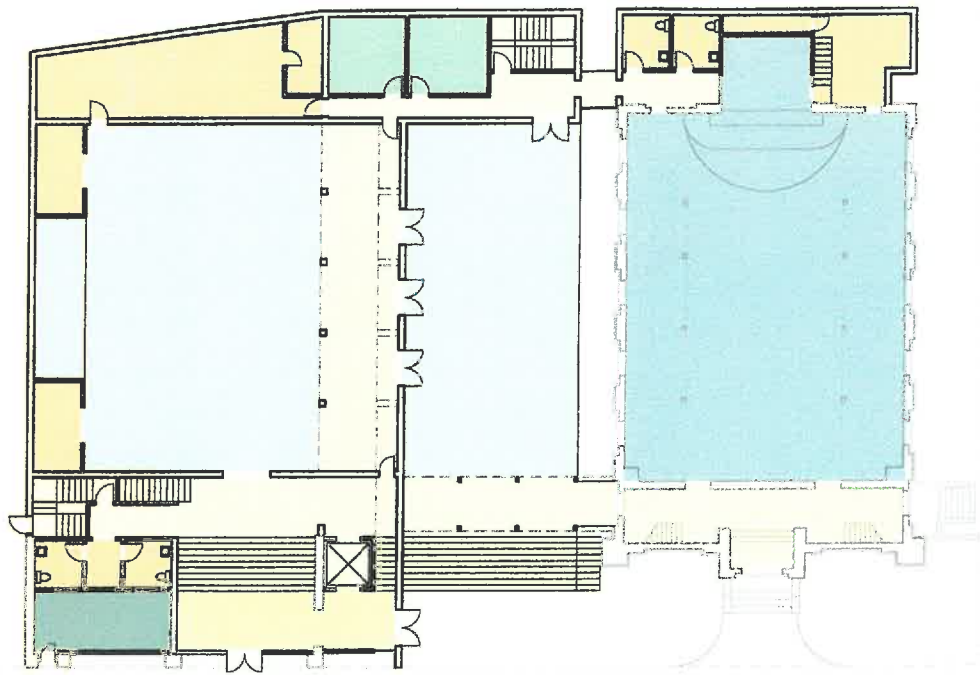
AXONOMETRIC MASSING STUDIES



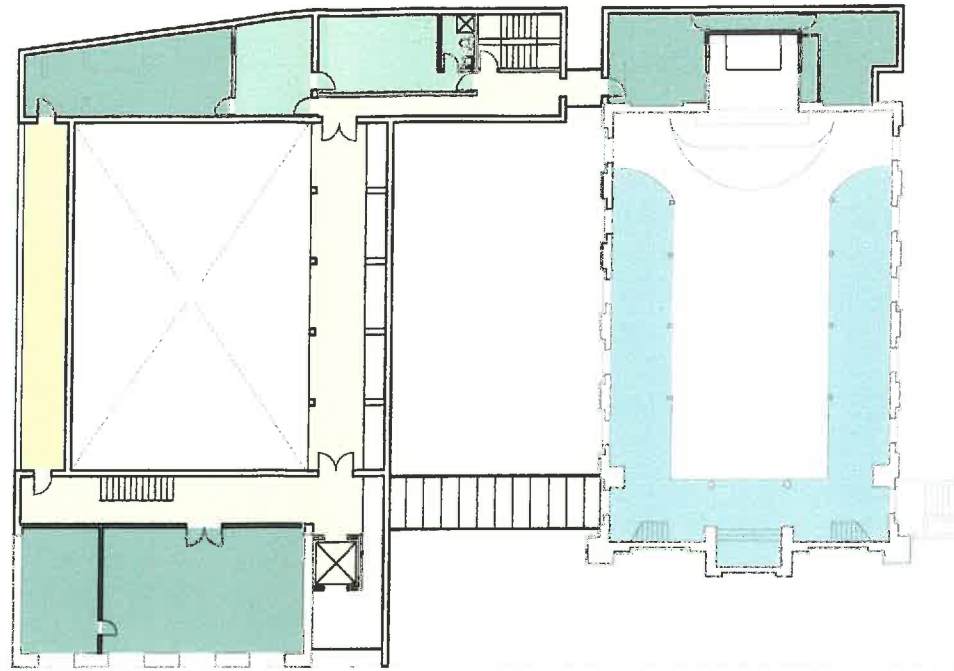
AXONOMETRIC MASSING STUDIES



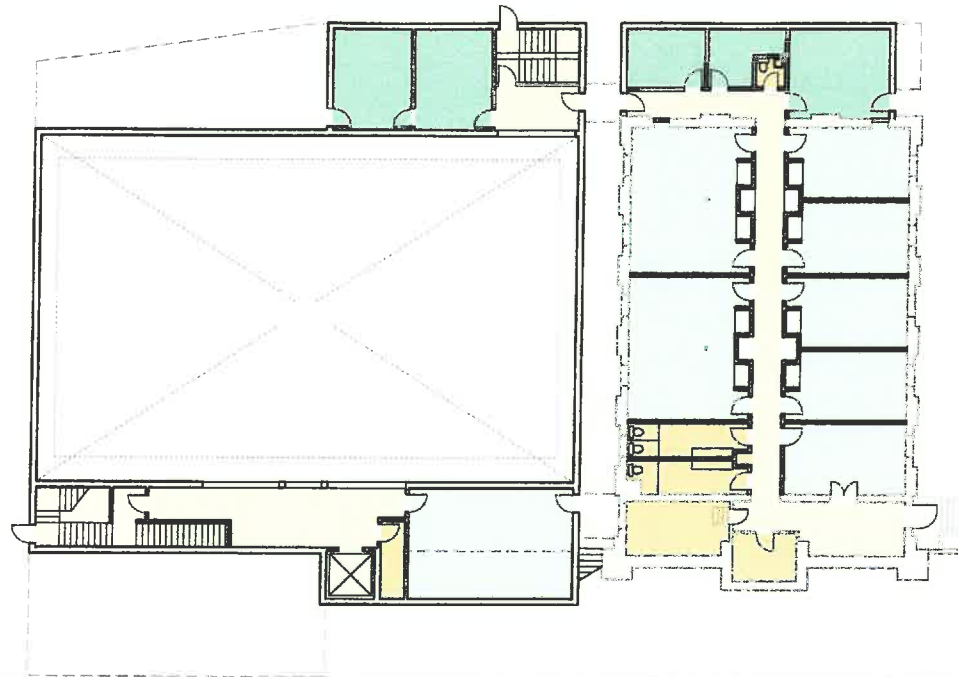
COURTYARD PERSPECTIVE STUDIES



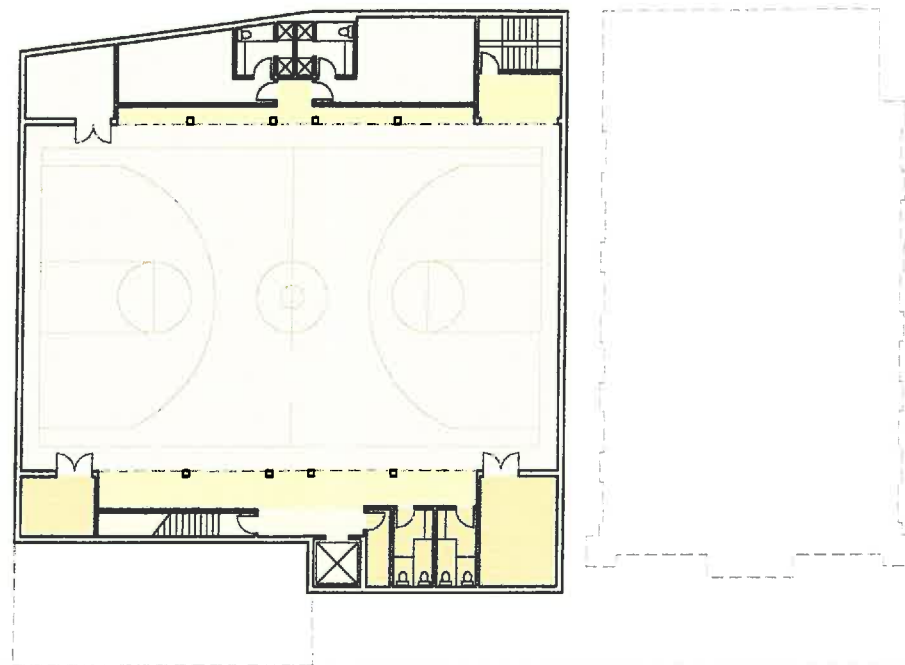
LEVEL 0



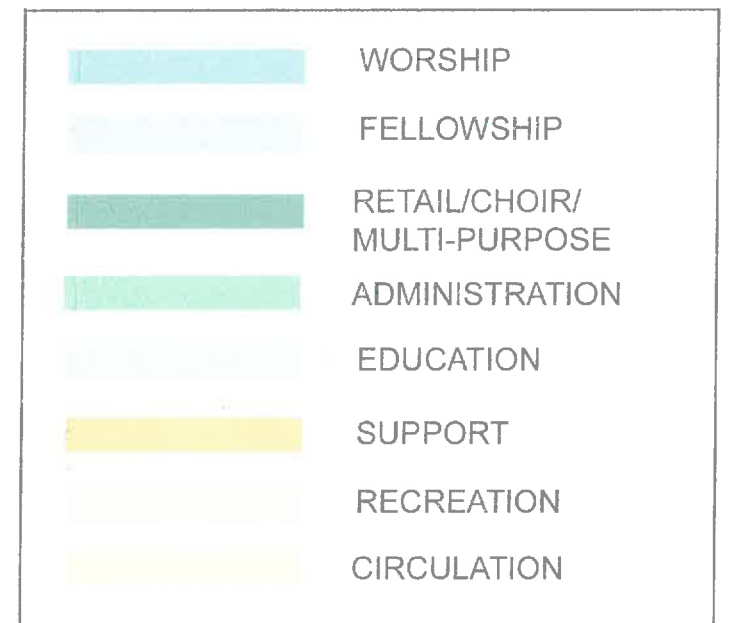
LEVEL +1



LEVEL -1

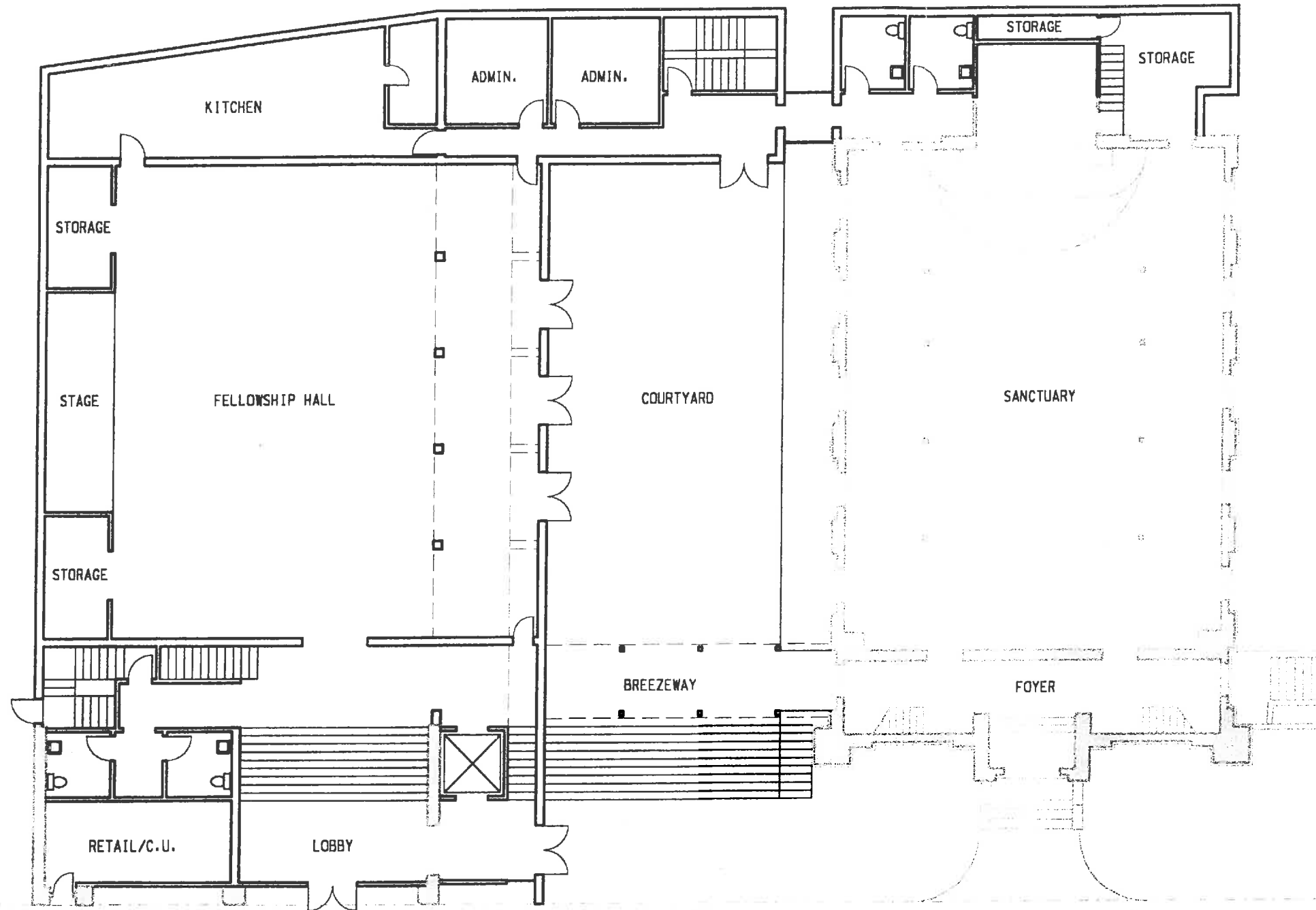


LEVEL -2



PROGRAMMATIC PLAN DIAGRAMS

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LEVEL 0 FLOOR PLAN - ELEVATION

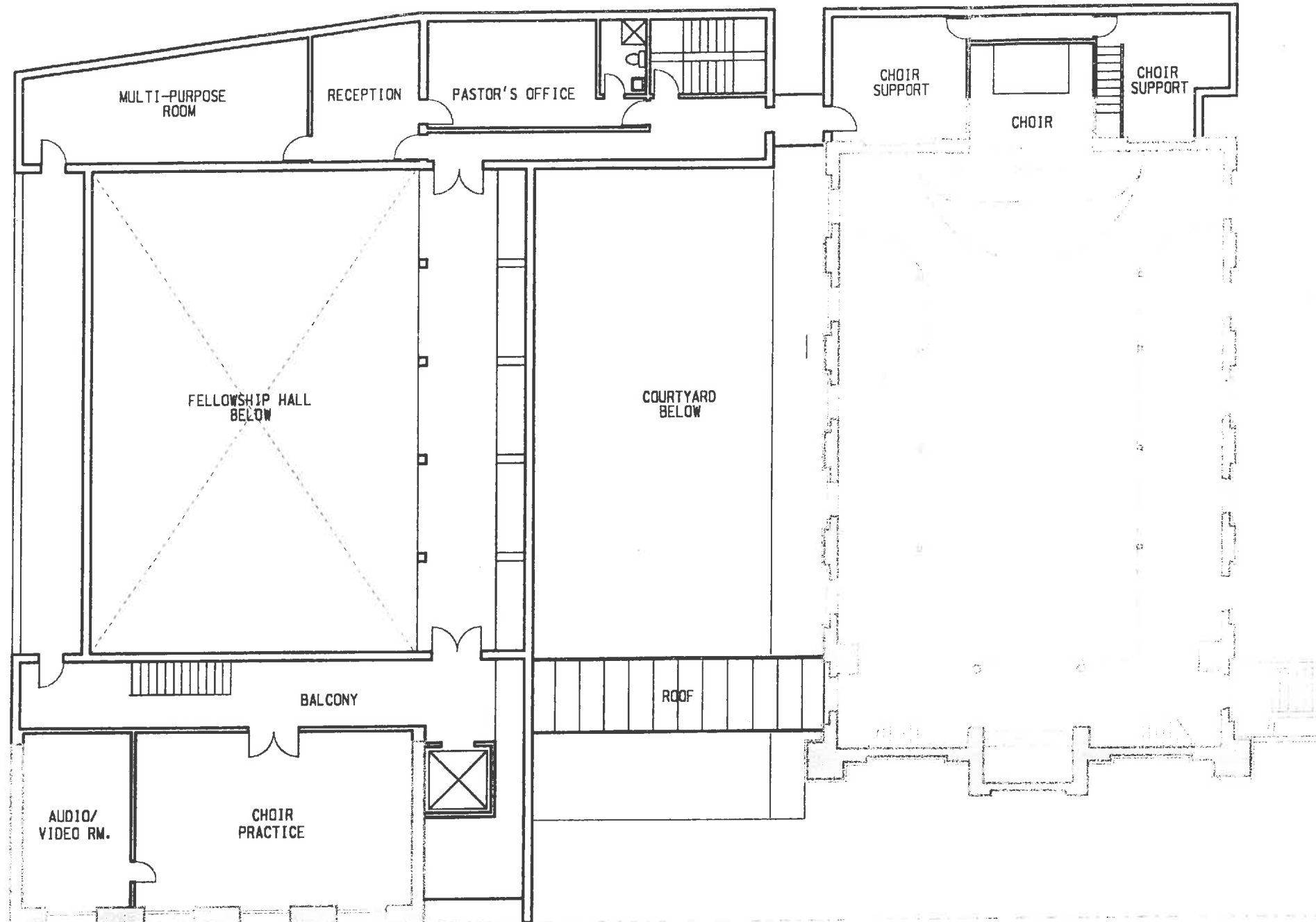


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1/16" = 1'-0"

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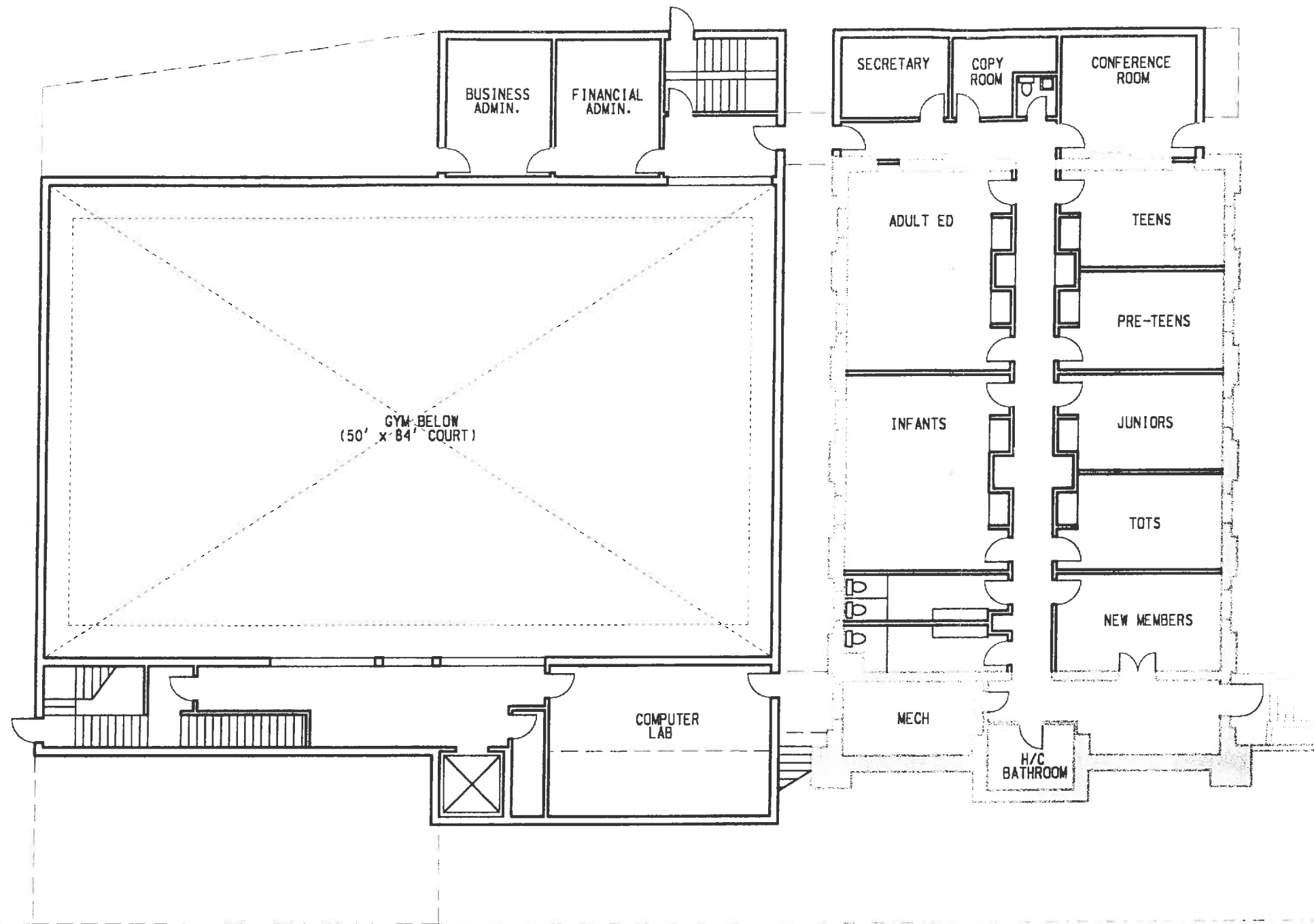
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LEVEL +1 FLOOR PLAN - ELEVATION



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LEVEL -1 FLOOR PLAN - ELEVATION

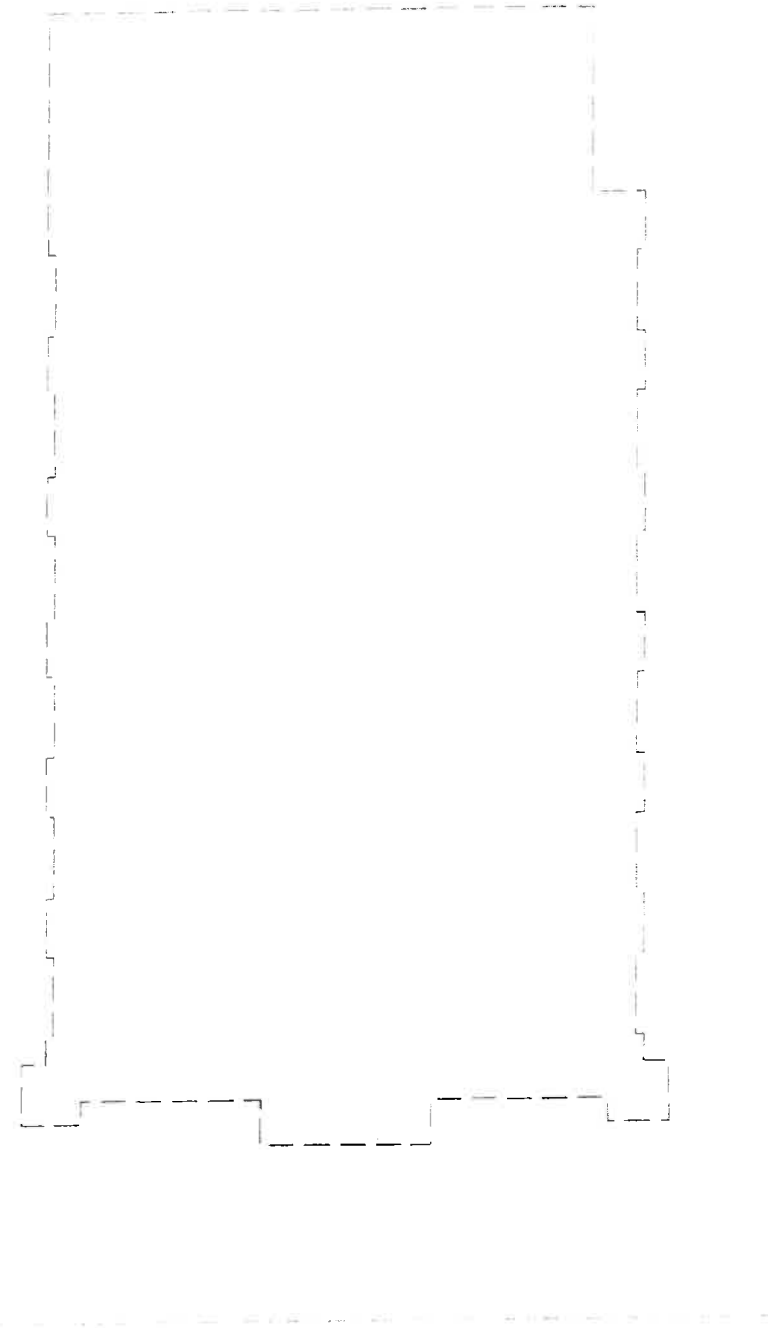
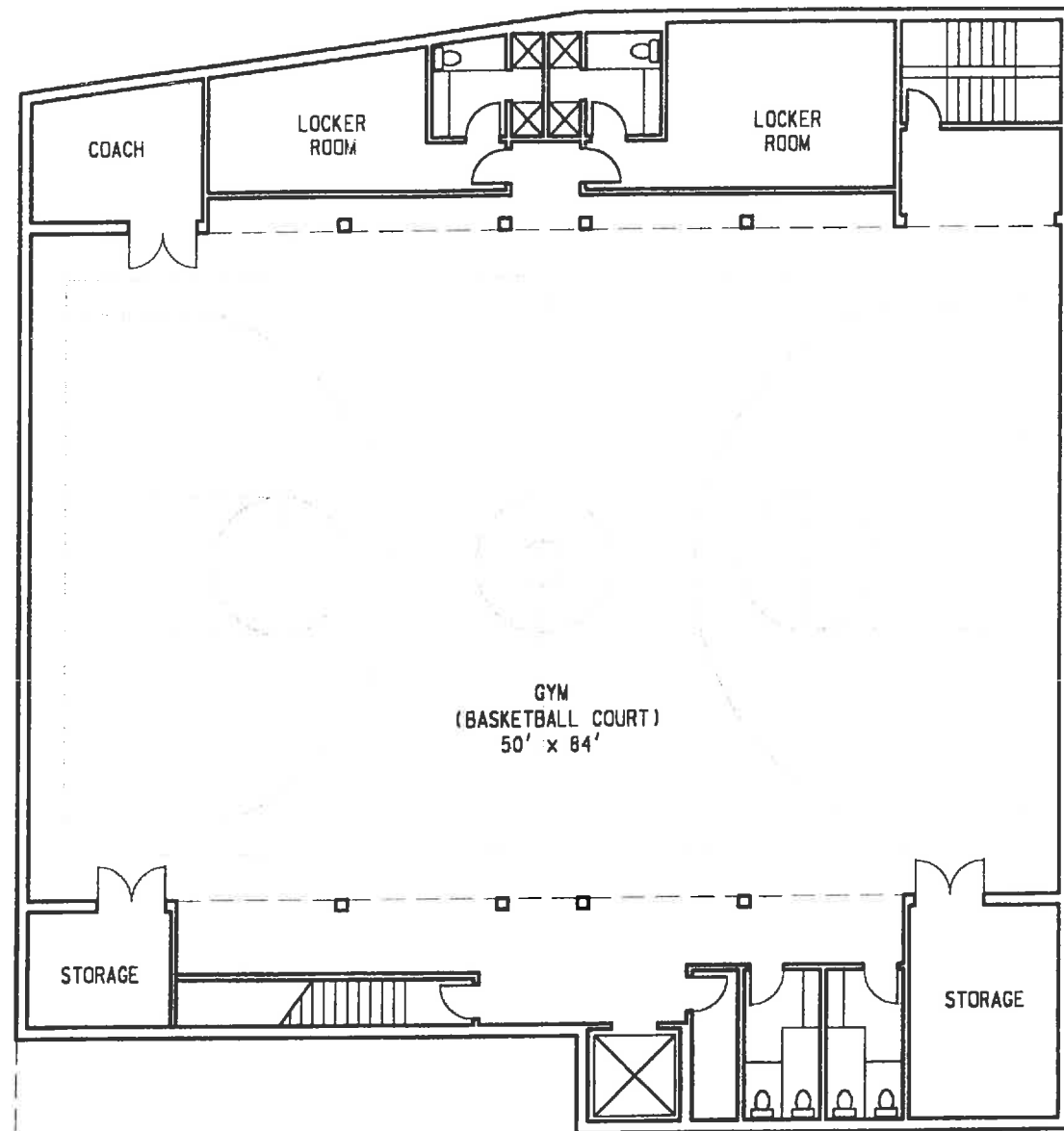


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1/16" = 1'-0"

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LEVEL -2 FLOOR PLAN - ELEVATION

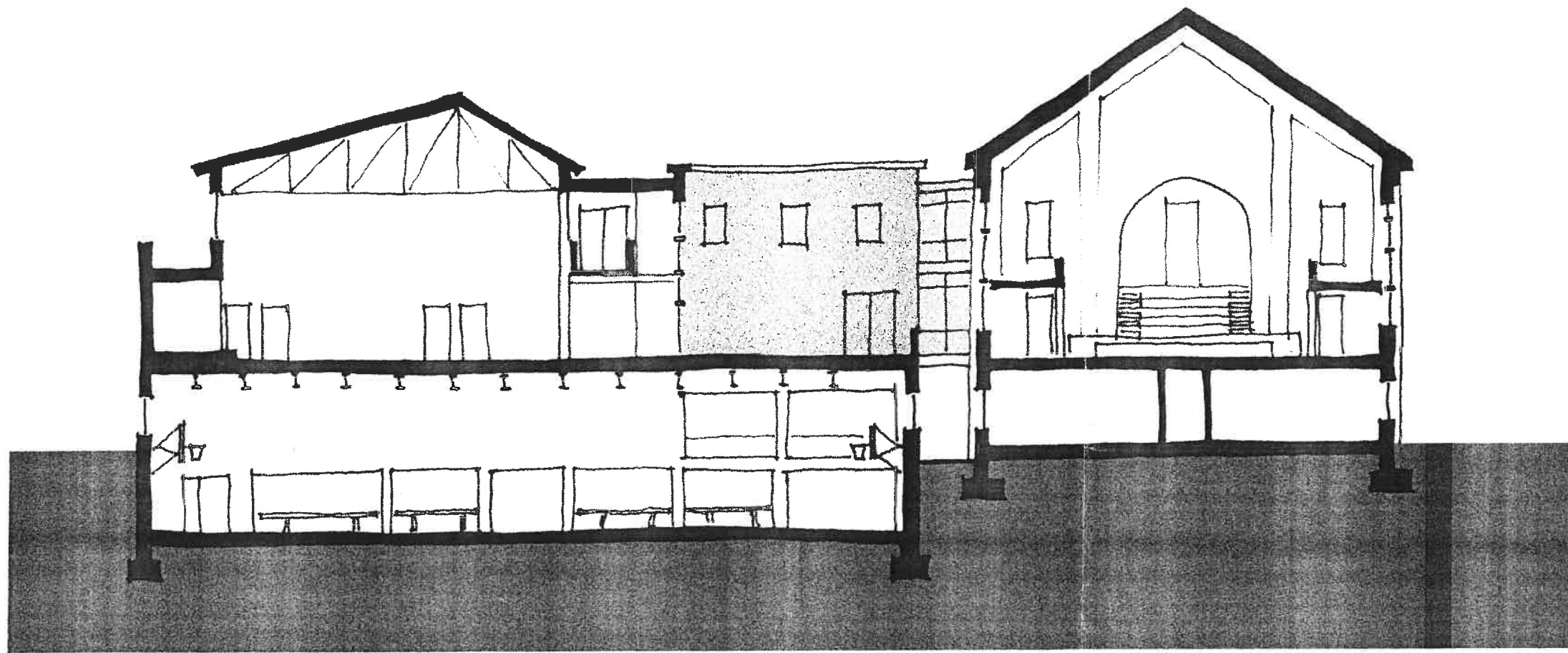


1/16" = 1'-0"

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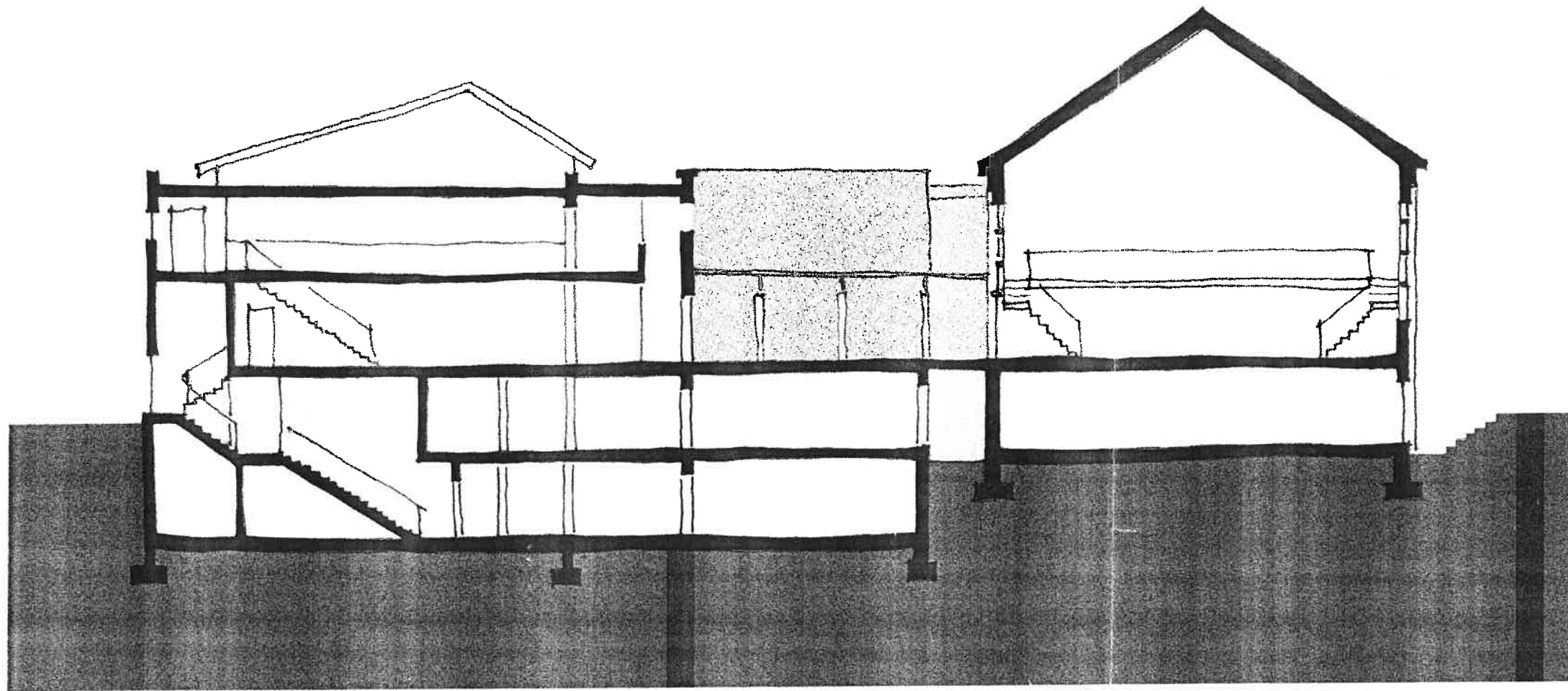
EAST/WEST SECTION THROUGH FELLOWSHIP HALL + GYMNASIUM

1/16" = 1'-0"

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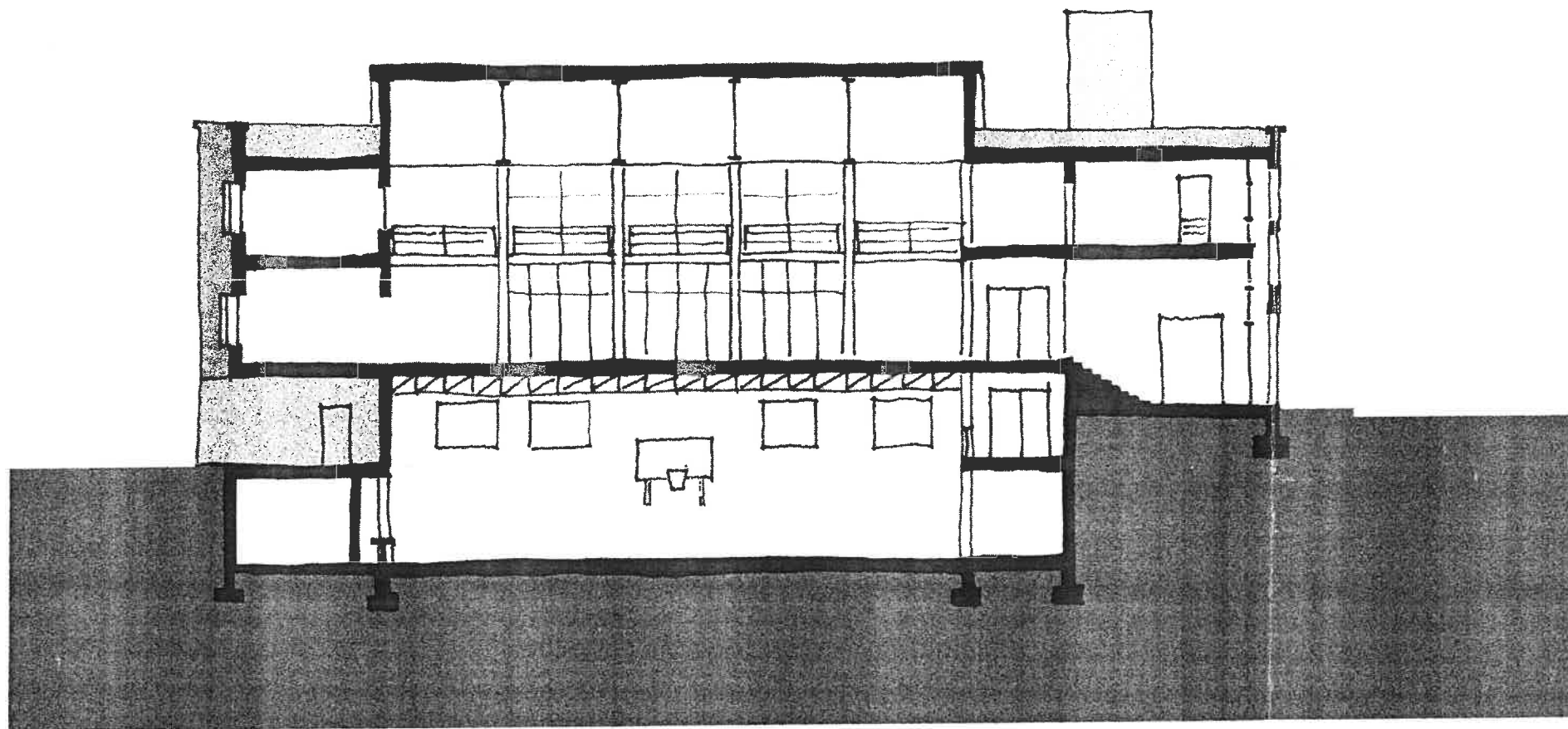
EAST/WEST SECTION THROUGH CIRCULATION + SANCTUARY

1/16" = 1'-0"

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NORTH/SOUTH SECTION THROUGH FELLOWSHIP HALL + GYMNASIUM

1/16" = 1'-0"

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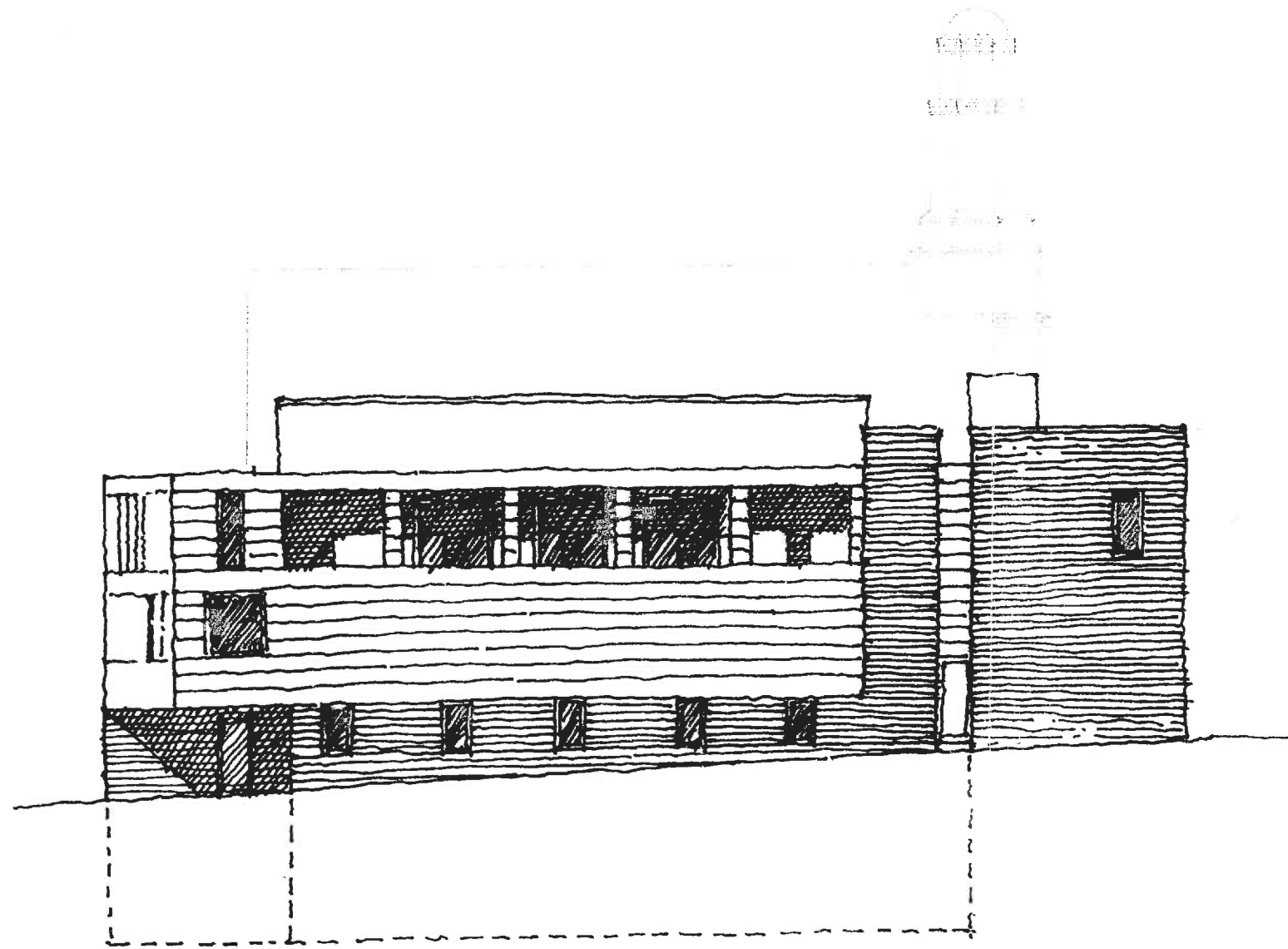
NORTH ELEVATION STUDY

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1/16" = 1'-0"

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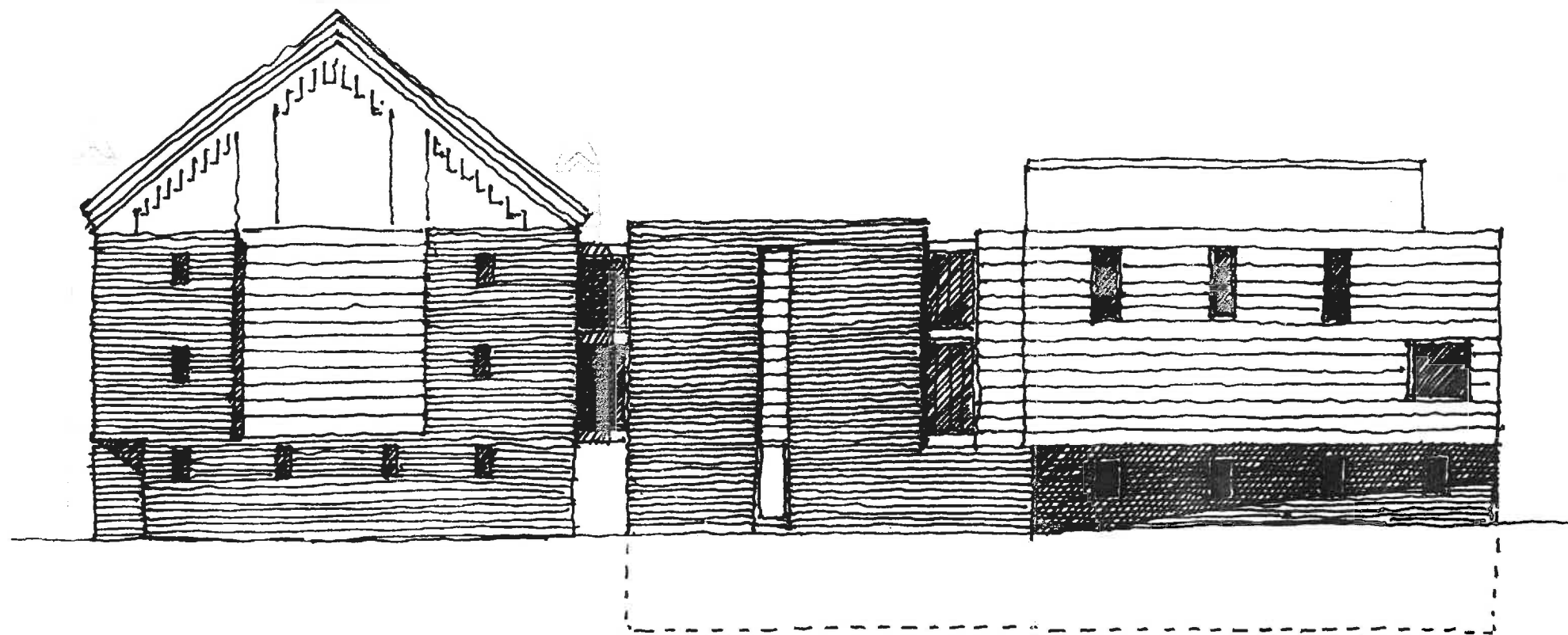
EAST ELEVATION STUDY

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1/16" = 1'-0"

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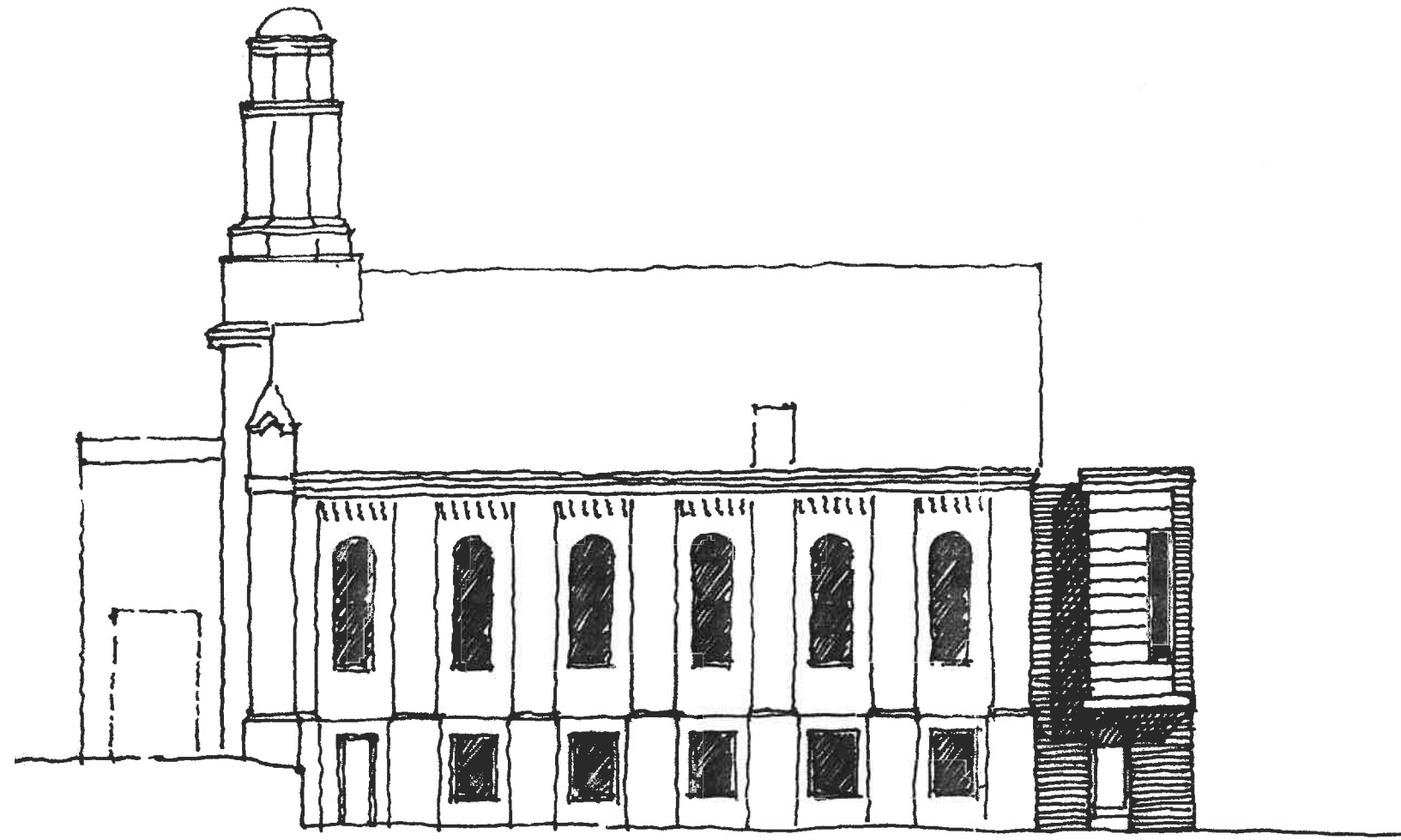
SOUTH ELEVATION STUDY

RBGC Architecture . Research . Urbanism

1/16" = 1'-0"

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WEST ELEVATION STUDY

RBGC Architecture . Research . Urbanism

1/16" = 1'-0"

04.29.03

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