

Werner, Jeffrey B

From: Werner, Jeffrey B
Sent: Wednesday, September 20, 2023 5:03 PM
To: Eric Amtmann
Cc: Murphy, Mollie
Subject: BAR action - Courts project - Sept 19, 2023

Certificate of Appropriateness Application

BAR 23-08-01

410 East High Street, TMP 530033000

North Downtown ADC District

Owner: City Of Charlottesville & County Of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: Albemarle County Courthouse, alterations to court entry

Mr. Amtmann.

The above referenced request was reviewed by the City of Charlottesville Board of Architectural Review on September 19, 2023. The following action was taken:

Motion to approve CoA by Mr. Zehmer. Timmerman second. Vote 5-0. Birle abstains. Motion passed 5-0. Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move the proposed alterations to the Albemarle County Court House satisfy the BAR's criteria and are compatible with the North Downtown ADC District, and that the BAR approves the application as submitted with the following modifications:

1. Alterations to the south entrance loggia and fenestration of the 1938 court building be submitted as a separate CoA. [Specifically, the five arched openings at the brick portico and the existing two windows and entry door that will be altered for the weather vestibule. (See plan on drawing labeled *First Floor – West Site.*)]
2. [For new exterior lighting] lamping will be dimmable, have a Color Temperature (CCT) not exceeding 3,000K, and a Color Rendering Index (CRI) not less than 80, preferably not less than 90.
3. [White window/trim] paint color to be similar to color approved by BAR in 1997.

Discussion begins at 00:35:00

<https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=jhtl4flziy6hdh2qzi6f>

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

If you have any questions, please contact me at wernerjb@charlottesville.gov.

Sincerely,
Jeff

Jeff Werner, AICP
Historic Preservation and Design Planner

City of Charlottesville
Neighborhood Development Services

Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
City Hall | P.O. Box 911
610 East Market Street
Charlottesville, VA 22902
Phone: 434.970.3130
Email: wernerjb@charlottesville.gov

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Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
September 19, 2023**



Certificate of Appropriateness Application

BAR 23-08-01

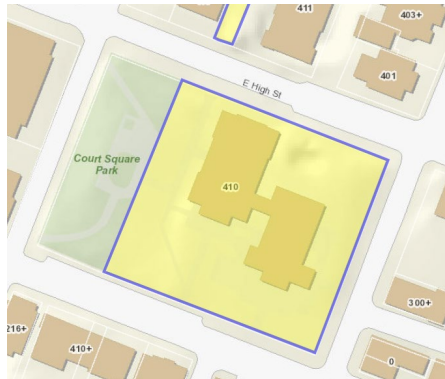
410 East High Street, TMP 530033000

North Downtown ADC District

Owner: City Of Charlottesville & County Of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: Albemarle County Courthouse, alterations to south entry, rear sallyport



Background

Court House

Year Built: 1803, modified 1859, c1870, 1938

District: North Downtown ADC District

Status: Contributing

Office Building

Year Built: 1939

District: North Downtown ADC District

Status: Contributing

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submitted: Fentress Architects drawing and presentation *Albemarle County & Charlottesville City General District Courts Complex*, updated submittal: September 19, 2023 (28 pages).

CoA request for: (briefly summarized in the Appendix.)

- At the north elevation, facing High Street, alterations to the sallyport (constructed in 2006) and construction of an enclosed hyphen linking the historic courthouse and 1939 office building.
- At the south portico of the 1939 office building install glazed panels at the five (5) arched openings and construct elevated entry plaza with an ADA accessible ramp.

The submittal package indicates areas of planned maintenance and repair on the courthouse and office building. This includes: repointing/repair of masonry; repairs to existing doors/windows of the 1803/1859/1865 and the 1980s hyphen; repair/replacement of roofing; repair/restoration of trim;

incidental landscaping; and etc. The BAR does not review routine maintenance and repair; however, should there be questions, the applicant will work with staff as necessary.

Additionally, similar to the rehabilitations of the Levy Building, the existing sash in the 1938 building will be replaced with new frame/sash inserts (Marvin or similar), with insulated glass and applied grilles with internal spacer bars; lite arrangement will match existing; exterior trim will remain. At the hyphen addition (north), the six new windows will be identical [and from the same manufacturer] as the new frame/sash inserts.

Note: Concurrent with reviewing the drawings, please review the following list of staff questions and the applicant's replies.

General:

- Sometime between 2017 and 2018 the trim on the complex was repainted from an off-white to a slightly less appropriate stark white. If repainting the entire complex, can we encourage using the off-white again?
 - Applicant: Previous paint colors will be used to inform the selection of new paint colors if sufficient evidence/samples can be discovered to provide clear direction.
- Is any new exterior lighting planned?
 - Applicant: Exterior, building-mounted lighting with full cut-off lamping at entrances required by code are shown on the drawings. Additional site lighting is not planned.
- Any chance at re-lamping the existing, for consistent lighting?
 - Applicant: Albemarle County will consider uniform relamping in conjunction with ongoing operational and maintenance procedures.

Rear hyphen/sallyport:

- What detail(s) would help differentiate new from the historic?
 - Applicant: The primary period of significance is the 1803/1859/1865 Circuit Court building. Areas of new construction will match brick, trim, and roofing from the 1983 hyphen connector, which are noticeably different from 19th century materials and detailing.
- Will the door and unused windows be retained and stored?
 - Applicant: Windows removed from the 1938 addition will not be reused. Doors and windows removed from 20th century construction will not be retained and stored.
 - 1803/1859/1865 [courthouse] windows will be restored, interior storm windows installed.
 - 1938 [office building] windows replaced with sash replacement kits/inserts. [See staff note above.]
 - 1983 [hyphen] arched windows will be restored.
- What feature is indicated on the east wall at the south end of the sallyport? (See plan view on sheet 12 and elevation on sheet 23.)
 - Applicant: It is a small areaway for ventilation to the sallyport. There will be a metal grate on top. See revised drawings.

- Sallyport roll-up door: Is it necessary to use a utilitarian garage door out at the street? What color will it be?
 - Applicant: The utilitarian door needs to provide detention-level security and function for daily operation of the courts. Dark bronze color.
- Sallyport cheek wall: On east side only. Assume it will match current, with stone cap.
 - Applicant: Correct.
- Elevation on sheet 20 and plan on sheet 12 shows stone cap beneath the new hyphen. Plan view on sheet 11 shows different wall alignment. Also shows at-grade steps at sallyport entrance door.
 - Applicant: Sheets 12 and 20 are correct, Sheet 11 has been adjusted to match.
- There has been a slow loss of trees along the High Street side of this building. Do they propose to replace any of them?
 - Applicant: Tree plantings along High Street are not planned.
- Will existing tree at the sallyport be retained?
 - Applicant: Relocation of the sallyport driveway requires removal of the tree directly to the east of the existing sallyport driveway.
- Plan on sheet 11 indicates a second tree east of the sallyport. Is this a planned, new tree?
 - Applicant: Tree plantings along High Street are not planned.

South entrance:

- Windows wells: Assume west window remains. If east remains, what is the detail at ramp?
 - Applicant: Window well at the east side of the south entrance will be infilled due to space constraints.
- Cheek walls: What is cap detail? Will they require railing?
 - Applicant: Cheek wall and cap will be all brick similar to adjacent stair cheek wall. Simple detailing, running bond for vertical and cap, small reveal/shadowline on cap. Currently, guardrail will be required on west side. The east side will have a railing along the ramp, will be guardrail height where necessary.
- West arch: What is detail at the small wall and at-grade?
 - Applicant: Same as described in wall comments directly above.
- Can the existing steps be reused?
 - Applicant: No, existing steps cannot be reused and will be encapsulated within the new construction.

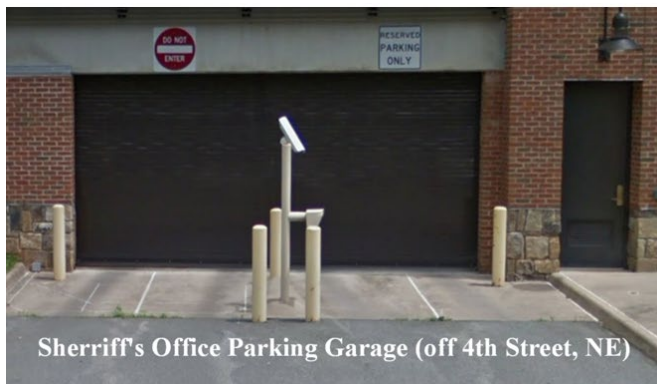
Discussion

Staff recommends approval of the CoA. The proposed work will not alter or impact the historic fabric of the 1803/1859/1865 courthouse.

Enclosing the arched portico will create an all-weather entry to the office building. The glazed panels will be similar those on the 1983 hyphen. The new plaza and ramp will allow ADA accessibility at the south entrance.

While obscuring part of office building's east elevation, the new hyphen and altered sallyport are necessary for the safe and secure use of this important public facility. The design respects the existing architecture, and the hyphen will reuse windows from the office building. (Due to size, the existing door, paneled transom, and entablature will not be reused.) The metal roll-up door at the sallyport will be similar to what was installed at the City courthouse sallyport and the entrance to the Sheriff's Department parking garage on 4th Street, NE. (Images below.)

Metal railing at the rear hyphen and the south entrance will match or be similar to existing at the 1983 hyphen, south elevation. At the rear hyphen and for any repairs on the existing buildings, the gutters will be half-round (no K-style) and downspouts will be full-round, both to match existing.



Sherriff's Office Parking Garage (off 4th Street, NE)



Sallyport at the City Courthouse (2017 submittal)

With a motion to approve, staff recommends the following conditions:

- New lighting fixtures at the south elevation (sheet 17): Lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move the proposed alterations to the Albemarle County Court House satisfy the BAR's criteria and are compatible with the North Downtown ADC District, and that the BAR approves the application as submitted[.]

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

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move the proposed alterations to the Albemarle County Court House do not satisfy the BAR's criteria and are not compatible with the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted: ...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

[Links to the guidelines](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 6 Public Improvements](#)

Chapter III – New Construction and Additions

P. Additions

1) Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.
- b. Limit the size of the addition so that it does not visually overpower the existing building.

2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3) Design

- a. New additions should not destroy historic materials that characterize the property.

- b. 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.
- 4) Replication of Style
 - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
 - a. Wherever 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 buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

APPENDIX

Prior BAR Reviews

July 20, 2004 - Preliminary discussion re: proposed prisoner sallyport at East High Street.

March 21, 2006 - BAR approved CoA (7-0, BAR 06-03-04) for prisoner sallyport at East High Street (including demolition of brick steps, opening in the breezeway wall, and perimeter wall at sidewalk), with details to come back to the BAR regarding the construction details of the patio, and lighting beneath the sallyport, and results of the archeological study.

June 20, 2006 - BAR approved CoA (9-0, BAR 06-03-04) for the details of prisoner sallyport at East High Street, subject to the following conditions:

- The brick opening at entrance is to be detailed consistent with the rest of the project;
- The lighting sources are to be recessed incandescent fixtures; and
- A trained archaeologist must be present on-site during excavation; any artifacts shall be documented and donated to the Albemarle-Charlottesville Historical Society.

February 19, 2008 - BAR approved CoA (7-0, BAR 08-02-03) for removal of two locust trees, replacing them with a Southern Red Oak. [Note: Later revised to a Bur Oak.]

June 17, 2008 – BAR approved CoA (9-0, BAR 08-06-01) for replacement of two masonry arches between the office building and the sallyport.

February 21, 2012 – BAR approved CoA (7-0, BAR 12-02-05) to construct an ADA accessible ramp and entry to the east elevation of the office building, at the 1983 addition of the courthouse.

Summary of CoA request

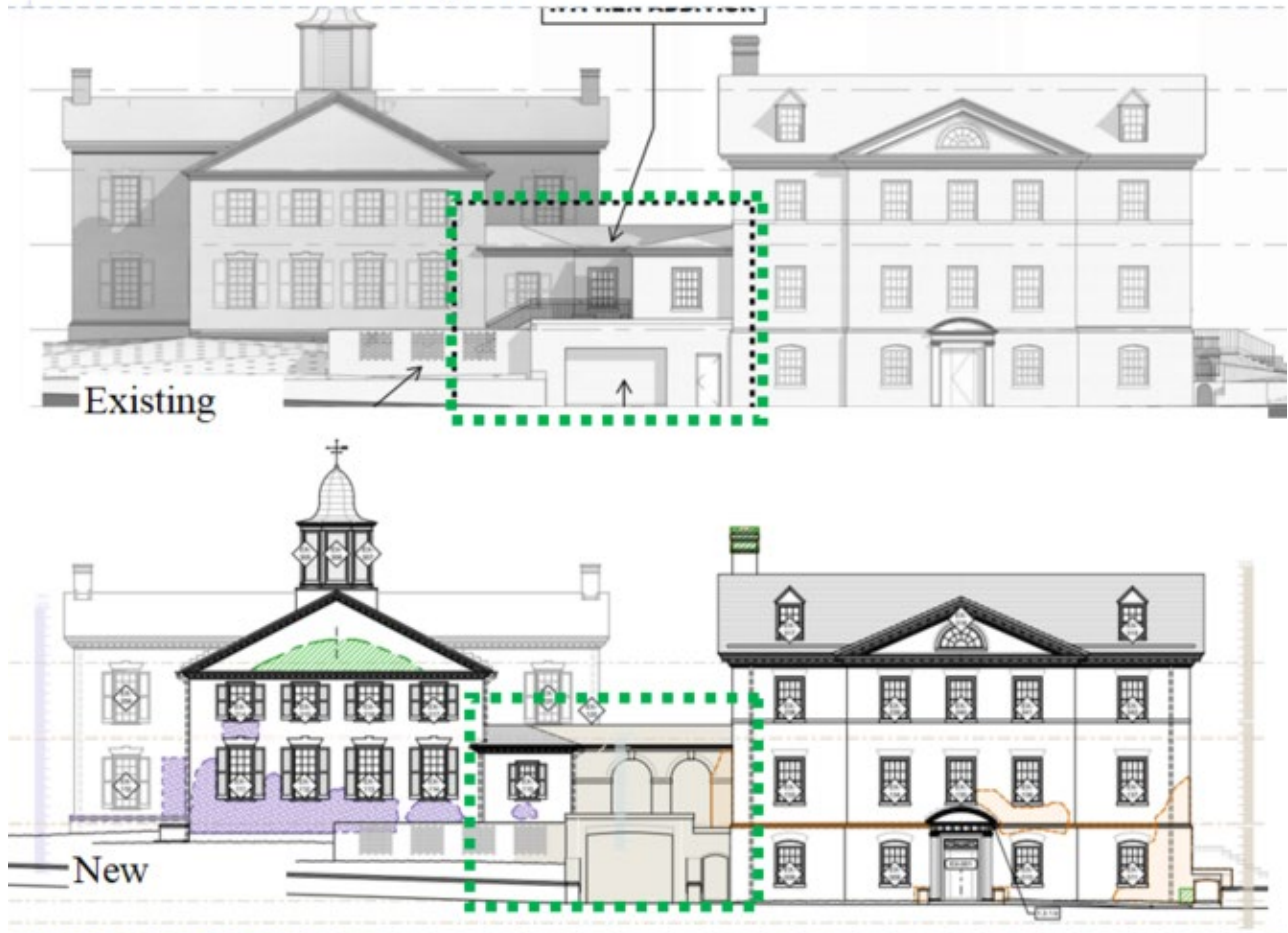
Alterations to sallyport and new hyphen

East Elevation - 1938 Building



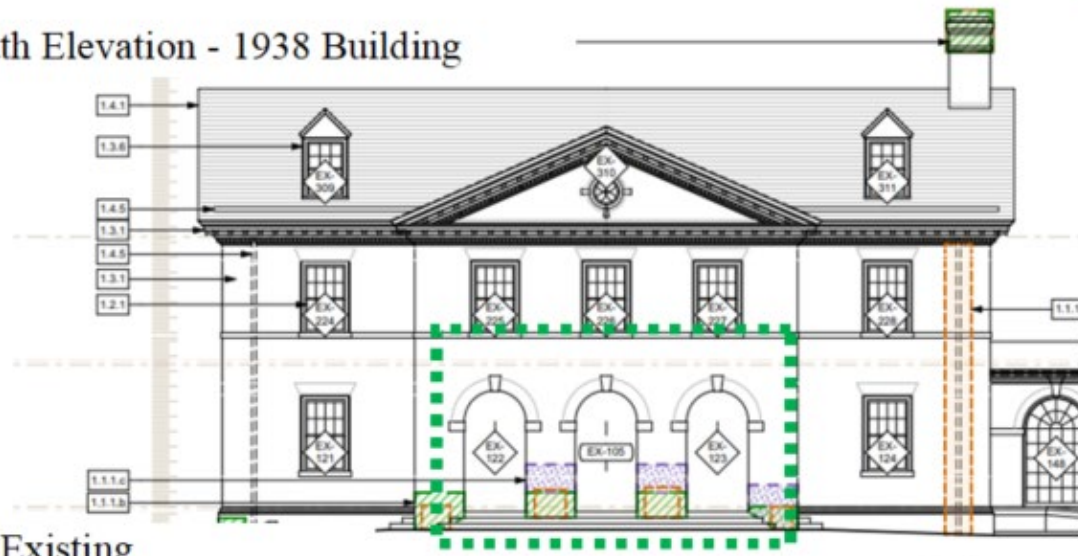
Alterations to sallyport and new hyphen

North Elevation - from High Street

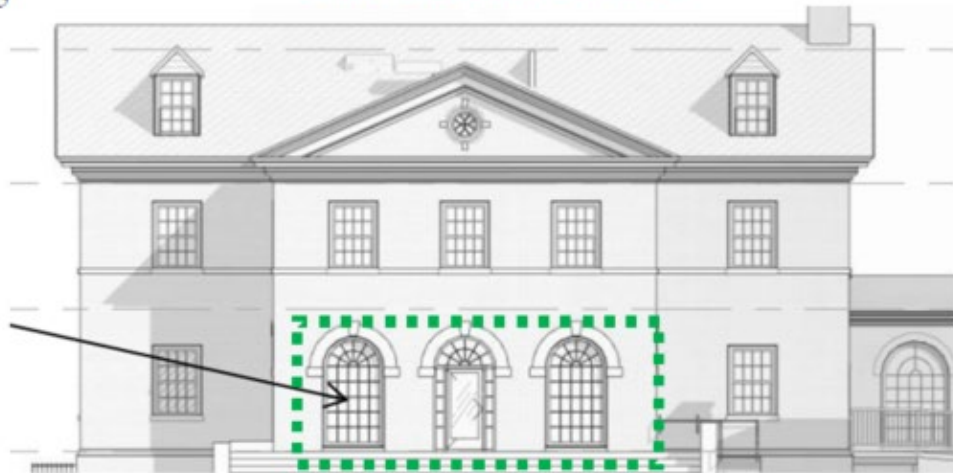


Alterations to south entrance of office building

South Elevation - 1938 Building



Existing



New



LANDMARK



SURVEY

IDENTIFICATION

Street Address: Court Square
 Map and Parcel: 53-39
 Census Track & Block:
 Present Owner: Albemarle County
 Address:
 Present Use: County Office Building
 Original Owner: Albemarle County
 Original Use: County Office Building

BASE DATA

Historic Name: Albemarle County Office Building
 Date/Period: 1939
 Style: Jeffersonian Revival
 Height to Cornice:
 Height in Stories: 3 1/2
 Present Zoning: B-1
 Land Area (sq.ft.): 260 x 220 (Total square)
 Assessed Value (land + imp.): 78,080 + 197,460 = 275,540
 (w/ Ct. House)

ARCHITECTURAL DESCRIPTION

Designed by the local architect Elmer Burrus and built in 1939 as a Works Progress Administration project, the Albemarle County Office Building is yet another example of the preference to continue using the Georgian Revival or Jefferson Revival style well into the twentieth century. The building's facade is a "tour de force" of Georgian motifs such as the projecting central pavilion, end gables, cornice with modillion blocks, jack arches above the double sash windows, and the segmental pediment on the western entrance. The building is nicely laid in Flemish bond above a water table of moulded brick. The high Georgian Revival style is overworked and reflects a style never indigenous to Charlottesville. The false chimney on the southern front is extraneous. Behind this lavish exterior is a bland, standard office space.

HISTORICAL DESCRIPTION

The building is on the site of the old Albemarle County clerks office.



CONDITIONS

Good

SOURCES

LANDMARK



SURVEY

IDENTIFICATION

Street Address: Court House Square
 Map and Parcel: 53-39
 Census Track & Block: 1-104
 Present Owner: Albemarle County
 Address:
 Present Use: Court House
 Original Owner: Albemarle County
 Original Use: Court House

BASE DATA

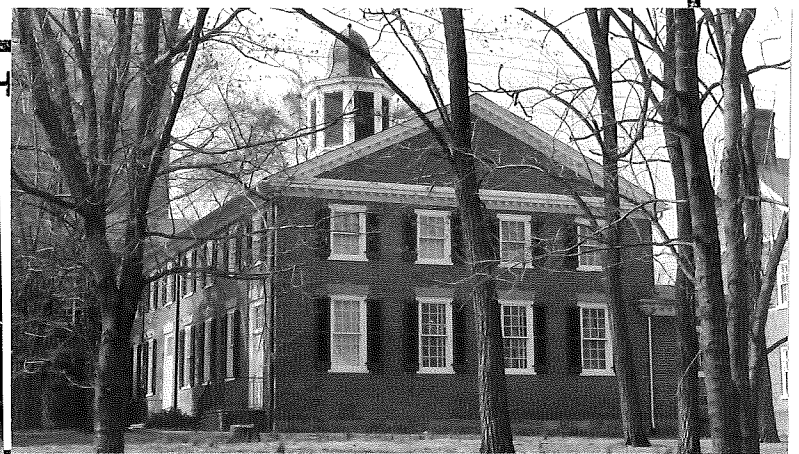
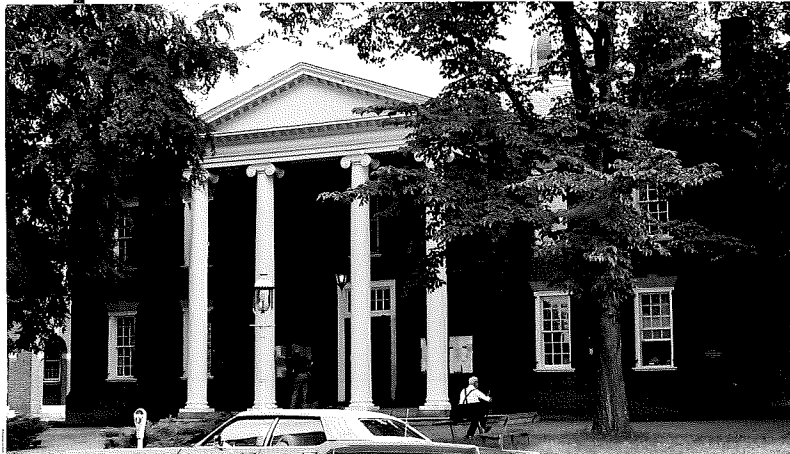
Historic Name: Albemarle County Court House
 Date/Period: 1803, 1859, c. 1865, 1938
 Style: Roman Revival with original Georgian
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-1
 Land Area (sq.ft.): 260 x 220
 Assessed Value (land + imp.): 78080 + 197460 = 275,540

ARCHITECTURAL DESCRIPTION

The Albemarle County Court House has, at one time or another, been an example of almost every architectural style known in Virginia. The 1803 section is Georgian, with its stucco jack arches and modillion cornice. The 1859 section was Gothic revival with towers and heavy lable molds. The post Civil War portico is Greek Revival. The whole sturcture was remodeled in 1938 to conform with Colonial Revivals tastes. The result is a very pleasant effect but wholly without architectural continuity. The interior has been so altered as to make its original appearance obscure.

HISTORICAL DESCRIPTION

When the county seat of Albemarle was moved in 1762, a small wooden structure was constructed as a court house. It was this building that briefly served as the capitol of Virginia in May, 1781. This building was also used by Jefferson and Monroe during the early years of their law practices. This structure was replaced in 1803 by the existing north wing. Jefferson referred to this building as the "common temple" which served the four denominations in the town as a church. In 1859 the south wing was designed by W. M. Pratt and built by George Spooner. After the War, the Ionic portico was installed and the Gothic towers removed.



CONDITIONS

Good

SOURCES

W. Sam Burnley, The Court House of Albemarle County,
 Mary Rawlings, Historical Guide.

Street Address: *Cent Square*

Historic Name:

Map & Parcel: *63-39*

Date/Period: *1802*

Census Tract & Block:

Style:

Present Owner:

Height to Cornice:

Address:

Height to Stories:

Present Use: *Albemarle Co. Court House*

Present Zoning: *B-Office*

Original Owner:

Land Area (s. ft.): *260 x 220*

Original Use:

Assessed Value (land+imp)

78,080 + 196,020 = 274,100

Architectural Description

Historic Description

Name of Persons Interviewed:

The finest - An example of the High Georgian Revival,
a style never indigenous to C'ville.

Projecting pavilion - arched loggia - entrance porch -
gables w/ tondo windows -

stone keystone - string course at window sill level -
cornice modillions + dentils.

Segmental ped w.

false chimney - Flem. bond -

jack arches -
moulded brick - cymas - table -

April 9, 1997

Ms. Marcia Joseph
 City of Charlottesville Zoning Administrator
 P.O. Box 911
 Charlottesville, VA 22902



Re: Albemarle County Courthouse Exterior Painting

Dear Marcia:

Albemarle County is planning to solicit bids next week for the exterior repainting of its Courthouse at 501 East Jefferson Street, Court Square. VMDO has prepared the contract documents for this project. I discussed the issue of paint colors with Mr. Huja last week and he confirmed my assumption that any changes to existing colors will need to be submitted to Community Development for review and approval. Therefore, please find attached the proposed color schedule for all exterior painted components along with referenced Duron color chips. The contract documents will require the painter to prepare an on-site mock-up of each color for final review and approval before commencing with final painting.

Proposed colors are quite close to the existing ones, but we are indicating some subtle changes. I did perform some limited archival research to see if I could determine anything about the building's original colors but did not uncover any conclusive evidence. Because the oldest part of the Courthouse dates to 1803, it seemed to me reasonable to assume that original pigments may have been similar to those first utilized on the University of Virginia's lawn. I spoke with Murray Howard, architect for the University of Virginia's historic grounds, to verify current understandings about colors utilized on early 19th century buildings in this area. My discussion with Mr. Howard forms the basis for the proposed treatment of the Courthouse.

Thank you for your attention to this matter. Please let me know if you have any questions.

Sincerely,

Todd W. Bullard, AIA

TWB

Copy to: Joseph Letteri

3.7 COLOR SCHEDULE

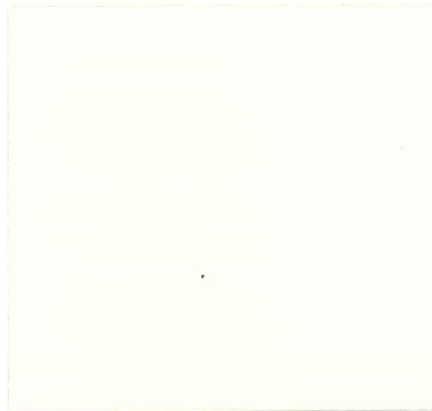
- A. Provide the following primer and finish coat colors (designations are Duron) for surfaces indicated; if surface or component is not specifically mentioned, match existing color:
1. Windows, doors, dormers, gable and cornice trim: *Off-white "Moon Mist"*
 2. Portions of cupola which are currently white: *Off-white "Moon Mist"*
 3. Metal roof and wood louvers of cupola: *"Charleston Green"*
 4. Wood shutters: *"Charleston Green"*
 5. Metal railings and lampposts: *"Charleston Green"*
 6. Miscellaneous conduit and boxes exposed and attached to exterior walls: *Match color of existing brick as closely as possible*
 7. Wall-mounted bulletin board cases at front portico: *Match color of existing brick as closely as possible*
 8. Stucco surfaces: *Off-white "Antique White"*

END OF SECTION 09900

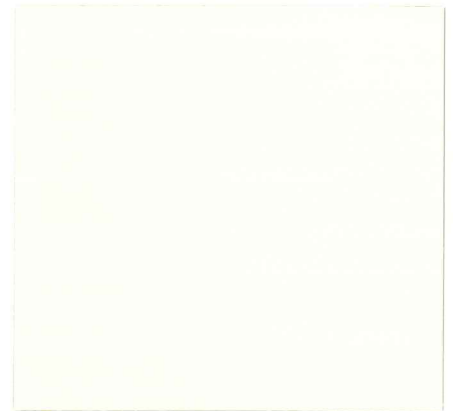
INTERIOR COLORS



Shell White



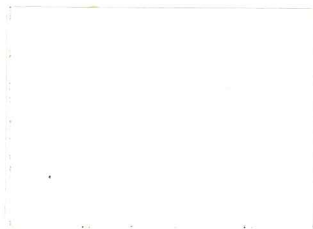
White Shadow



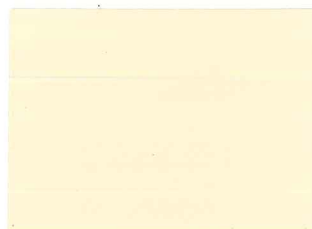
Moon Mist

WOOD TRIM, WINDOWS, DOORS

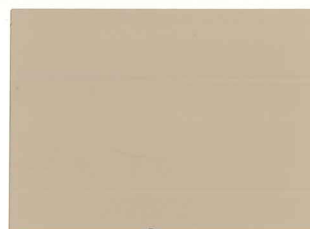
EXTERIOR COLORS



One Coat White



Wheat



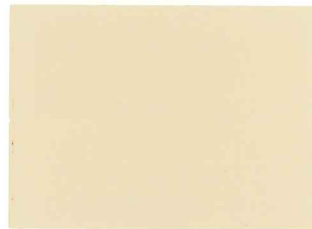
Woodland



Fairfax Brown



Colonial White



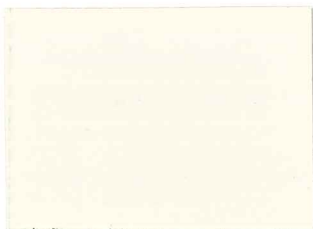
Greystone



Chadwicke Tan



Old Carriage Brown



Newport



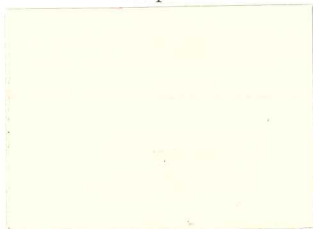
Harness Shop Tan



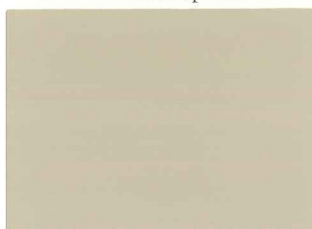
Fawn



Chestnut Brown



Amber White



Cypress



Yorktown Brown



Deep Forest Brown

Colors may vary slightly in actual use due to area, sheen, surface, application or lighting.

DURON®



Bone White

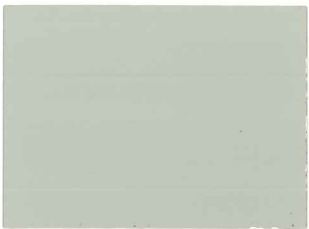


Antique White

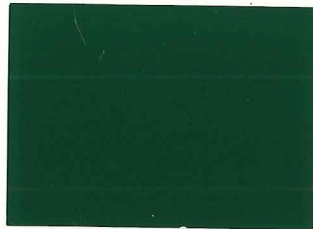


Cool Platinum

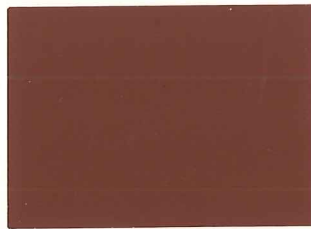
COLUMNS AND STUCCO



Incense



Forest Green



Persian Plum



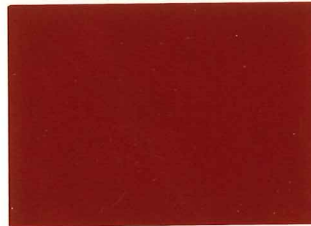
Hearthstone



Brush Grey



Foxhall Green



Redwood



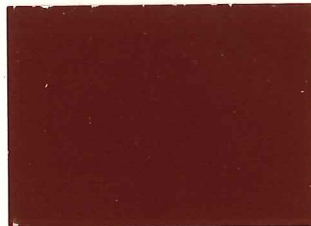
Aspiration



Tavern Beige



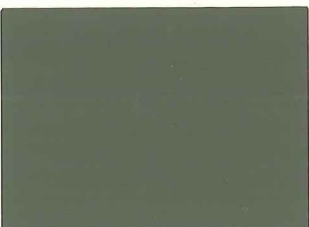
Georgetown Green



Farm House Red



Carolina Slate



Cobblestone Grey



Charleston Green



Old Colonial Red



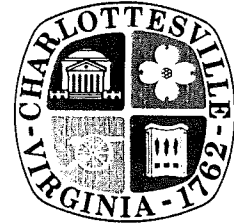
Black

WOOD SHUTTERS

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall • P.O. Box 911
Charlottesville, Virginia • 22902
Telephone 804-970-3182 (VOICE/TDD)
Fax: 804-970-3299



April 21, 1997

VMDO Architects, P C
116 Second Street, N.E.
Charlottesville, VA 22902

Re: Albemarle County Courthouse Exterior Painting

Dear Mr. Bullard:

The information (3.7 Color Schedule) you have sent concerning the paint proposed on the Courthouse is acceptable, and has been approved administratively. If you have questions please call me or Marcia Joseph at 970-3182.

Sincerely,

A handwritten signature in black ink, appearing to read 'Satyendra Singh Huja', is written over a horizontal line.

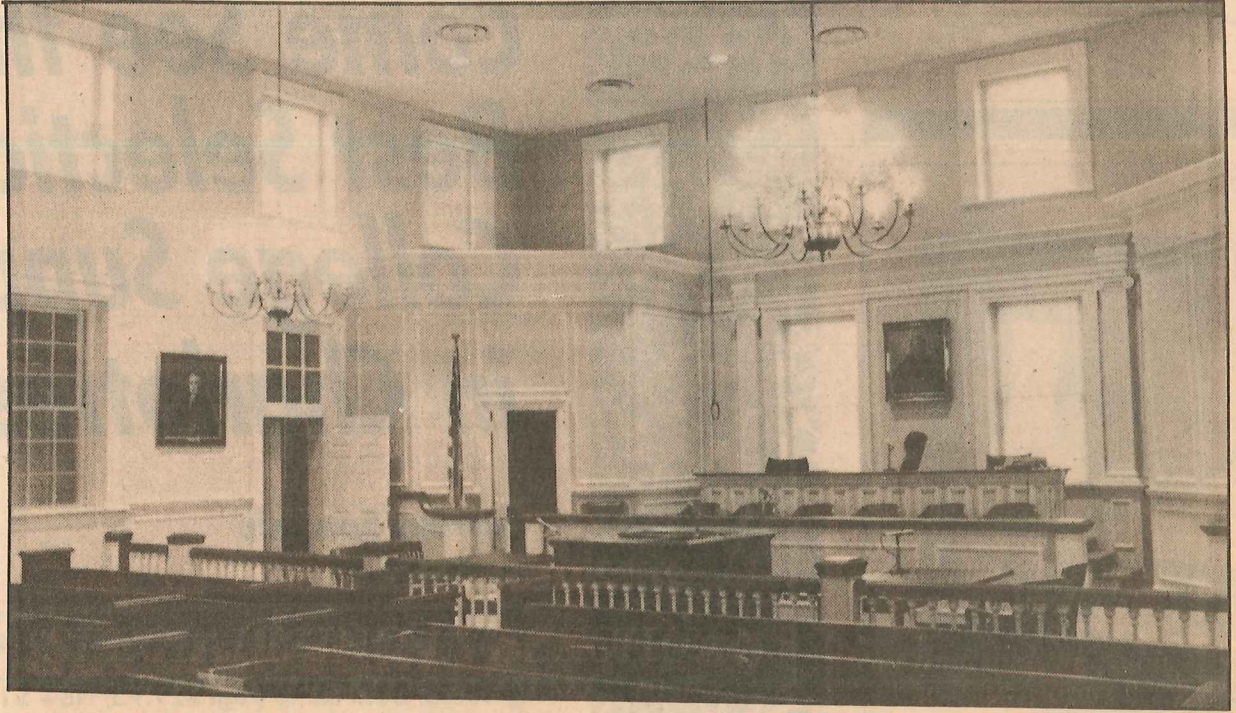
Satyendra Singh Huja
Director of Planning and Community Development

3.7 COLOR SCHEDULE

- A. Provide the following primer and finish coat colors (designations are Duron) for surfaces indicated; if surface or component is not specifically mentioned, match existing color:
1. Windows, doors, dormers, gable and cornice trim: *Off-white "Moon Mist"*
 2. Portions of cupola which are currently white: *Off-white "Moon Mist"*
 3. Metal roof and wood louvers of cupola: *"Charleston Green"*
 4. Wood shutters: *"Charleston Green"*
 5. Metal railings and lampposts: *"Charleston Green"*
 6. Miscellaneous conduit and boxes exposed and attached to exterior walls: *Match color of existing brick as closely as possible*
 7. Wall-mounted bulletin board cases at front portico: *Match color of existing brick as closely as possible*
 8. Stucco surfaces: *Off-white "Antique White"*

END OF SECTION 09900

ses Stratified In Regard To S



County Courtroom Hears Circuit Or District Cases, Depending On Case Severity

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: VIRGINIA	
COUNTY: CHARLOTTESVILLE (in city)	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	6/30/72

1. NAME

COMMON:
ALBEMARLE COUNTY COURT HOUSE HISTORIC DISTRICT

AND/OR HISTORIC:
ALBEMARLE COUNTY COURT HOUSE HISTORIC DISTRICT

2. LOCATION

STREET AND NUMBER:
(see continuation sheet page 1-A)

CITY OR TOWN:
Charlottesville (James Kenneth Robinson, Seventh District Congressman)

STATE: Virginia CODE: 51 COUNTY: (in city) CODE: 540

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input checked="" type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	County seat	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
varied - Public and Private

STREET AND NUMBER:

CITY OR TOWN: Charlottesville STATE: Virginia CODE: 51

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
City Hall

STREET AND NUMBER:

CITY OR TOWN: Charlottesville STATE: Virginia CODE: 51

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey Inventory

DATE OF SURVEY: 1967 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress

STREET AND NUMBER:

CITY OR TOWN: Washington STATE: D. C. CODE: 11

SEE INSTRUCTIONS

STATE: VIRGINIA
COUNTY: CHARLOTTESVILLE (in city)
ENTRY NUMBER
PS USE ONLY
DATE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE VIRGINIA	
COUNTY CHARLOTTESVILLE (in city)	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

2.

Western Boundary: eastern side of Fourth Street; southern boundary: the rear property lines of the lots facing into the south side of East Jefferson Street between Fourth Street and Sixth Street; eastern boundary: the rear property lines of the lots facing onto the west side of Park Street between E. Jefferson Street and High Street, including 220-224 Court Square; northern boundary: southern side of High Street between Park Street and Fourth Street.

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Situated near the center of present-day Charlottesville, the Court Square preservation zone is composed of a rectangular green bounded on the southern and eastern sides by streets lined with detached early and mid-nineteenth century brick houses and public buildings as well as structures of a later date. Unlike the crossroads formed by the other three corners of Court Square, the southeast corner included within the zone at the junction of Park and East Jefferson Street follows a different road pattern. East Jefferson Street extends east past the south end of Park Street and forms a dog-leg south along old Sixth Street.

The T-shaped Albemarle County Court House, located on the east side of the green, combines the Federal period northern wing with a late nineteenth century Greek Revival style portico. A brick terrace laid in panels of herring bone design paves the ground in front of the portico, and brick walkways wind through the Square, entered at three points by stone steps. The broad lawns of the green shaded by a variety of trees and shrubs are outlined by low stone retaining walls broken occasionally by end blocks serving to flank each stairway. To the left of the Court House stands a two-and-a-half story modern Clerk's Office built in the Colonial Revival style. An equestrian statue of Stonewall Jackson occupies the western region of the Square known as Jackson Park and a Confederate sentinel and cannons guard the southern facade of the Court House.

Along the east side of the Square on Park Street are found three distinctively different nineteenth century buildings. The old Levy Opera House on the northeast corner is built in an unusually robust interpretation of the Greek Revival style. Next to the Opera House stands the Redland Club, built in the second quarter of the nineteenth century. Across Old County Road in the southeast corner of Park Street is located a two story Federal duplex, characterized by its gable end facade. In addition, two rows of brick townhouses, the first along the top of Sixth Street and the second between 410 and 416 East Jefferson Street, have been preserved by the successful combination of elements of early and mid-nineteenth century buildings with later structural components.

The vista south down Park Street is closed by the three story annex of the Monticello Hotel. The old Eagle Hotel, as it was first called, has a recessed central bay suggesting an in antis effect with brick pilasters flanking the side units. The following is a descriptive list of some of the more prominent buildings included in the Court Square preservation zone.

1. Albemarle County Court House
 (104-9) Brick laid in Flemish bond, two stories, gable roof, five-bay front, three-bay Ionic portico, modillioned cornice, molded watertable, flat arch stucco lintels, molded architraves and sills, interior end chimneys. North ell: octagonal cupola with ball roof, six-panel doors with eight-light transoms, flat molded stone steps, diminution of the fenestration, fieldstone foundation. Built in Federal period with Greek Revival style portico; north ell built 1803; southern facade built post Civil War.
2. Levy Opera House
 (104-7) Brick laid in American bond with a Flemish bond variant, three stories, hipped roof, three-bay front, heavy entablature supported by monumental stuccoed pilasters on brick pedestals, crossette architraves,

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

Page 1.

STATE	
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(Number all entries)

7.

Levy Opera House (cont.)

brick watertable. Greek Revival; built circa 1851; three-bay entrance porch with double-tiered back porch added.

3. Redland Club

(104-30)

Brick, two stories, gable roof, four-bay second story front, parapet wall and connected double interior end chimneys on south gable end, brick corbeled cornice, simple molded architraves, six-panel double door with four-light transom. Built circa 1832; front windows changed to eight-over-eight sash, four-bay porch with turned posts added in the rear.

4. No. "Nothing"

(104-32)

Brick laid in Flemish bond, two stories, gable roof, four-bay pedimented gable end front with fanlight, flat arch lintels, three-paneled solid and two-paneled louvered shutters, nine-over-six sash, six-panel doors with three-light transom and stone steps, paneled door reveals. Built circa 1823; later addition on the east side.

5. Eagle Tavern

(104-30)

Brick, three stories, hipped roof, three-bay first floor front with five-bay upper floors, recessed central bay suggests in antis motif with brick pilasters flanking the two-bay sides, molded cornice and brick frieze, cast iron balustrade along the central bay balconies, double doors centrally located. Greek Revival style; built mid-nineteenth century; rear wing addition.

100 Court Sporn ↑

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Court Square in Charlottesville was not only an area regularly frequented by such noteworthy figures of history as Presidents Jefferson, Madison and Monroe and the brave rider Jack Jouett, Jr. but was the focal point from which the entire town developed and grew. Although transition was inevitable, the court house and grounds have been the stabilizing forces helping to preserve the character of the area for over two hundred years. Today because of the maintenance of the building scale and size it is still possible without an undue use of the imagination to recapture the image of former days when in 1779, Captain Anbury, a British prisoner, wrote, "On our arrival at Charlottesville, this famous place we had heard so much of consisted of a courthouse, one tavern and about a dozen houses."

The town of Charlottesville was established with the intention of bringing the seat of county government north from Scottsville to a more centrally located region of Albemarle County and the Court House Square became the center of the early town's attention. In 1761 one thousand acres were purchased from Colonel Richard Randolph of Henrico, and Doctor Thomas Walker was appointed as trustee of the title and was therefore authorized to sell the land of the new town. The Court House, being the property of the county, was located outside the original town limits, adjacent to its northern boundary. Initially Court Square was laid out to imitate an English Green, encircled by houses not streets. The impracticality of the plan proved too great and streets were soon cut along each of the four sides.

The first Albemarle Court House in Charlottesville was commissioned to be built in 1762 by William Cabell. Built to be the exact size as that of Henrico County, the building was however of such slight construction that it was torn down and in 1803 the north ell or earliest portion of the present court house was constructed. This north wing was the heart of public life in early Charlottesville and it was here that Thomas Jefferson worshipped on Sunday since the churches of the community used the building in rotation, as Mr. Jefferson put it, for their "Common temple". The court house attracted many citizens to the area and it was not unusual to find Mr. Jefferson conversing with James Madison and James Monroe in the area of the Court Square.

In the north corner of the east side of the Square the town Battery was located until in 1851 the land was purchased and a town hall was built. Occupying one of the most prominent positions on the Court Square, the town hall was actively used and well suited for many forms of public entertainment. Recognizing the potential of the building, the town

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
VIRGINIA	
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FOR NPS USE ONLY	
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Page 2.

(Number all entries)

8. cont.

hall was purchased in 1887 by Mr. Jefferson M. Levy and converted into the Levy Opera House.

In its day the Levy Opera House attracted some of the best entertainment in the South to Charlottesville. Crowds were lured by such contemporary entertainers as Joseph Jefferson who appeared in "Rip Van Winkle" and John Bunny whose performance in "The Old Homestead" was equally popular.

Taverns also played a vital role in the early days of the town. Next to the Levy Opera House stands the men's Redland Club, built in the second quarter of the nineteenth century on the location of the earlier Swan Tavern which was first constructed about 1773. The proprietor of the tavern was none other than Jack Jouett, Sr. whose son made the eventful ride in 1781 from Cuckoo Tavern in Louisa County to Charlottesville in order to warn the Legislature and Governor Thomas Jefferson of the approach of Colonel Banastre Tarleton's raiders. Although the Swan Tavern has disappeared, the Eagle Tavern built in the early nineteenth century remains as the east wing annex of the Monticello Hotel located on the south side of the Square.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Alexander, James, Early Charlottesville, The Michie Company, Charlottesville, Virginia, 1942.
 Burnley, W. Sam, The Court House of Albemarle County, Charlottesville, Virginia, 1939.
 Rawlings, Mary, The Albemarle of Other Days, The Michie Company, Charlottesville, Virginia, 1925.
 Woods, Rev. Edgar, Albemarle County in Virginia, C. J. Carrier Co., Bridgewater, Virginia, 1964.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	38° 01' 57"	78° 28' 45"				
NE	38° 01' 57"	78° 28' 35"				
SE	38° 01' 50"	78° 28' 35"				
SW	38° 01' 50"	78° 28' 45"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than 10 acres.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Virginia Historic Landmarks Commission Staff

ORGANIZATION: Virginia Historic Landmarks Commission DATE: January, 1972

STREET AND NUMBER:
Room 1116, Ninth Street State Office Building

CITY OR TOWN: Richmond STATE: Virginia CODE: 51

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name James W. Moody, Jr.
 Director

Title Va. Historic Landmarks Commission

Date JAN 18 1972

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

 Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST: _____

 Keeper of The National Register

Date 6/30/72

SEE INSTRUCTIONS

North Street or Maiden Lane

Union Street

Park St

The Battery

Jefferson St.

Jefferson Street

Court Street

County Road

Reading Shop

Stop

dry goods & groceries Residence

dry goods & groceries Residence above

Residence

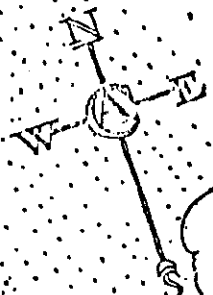
Residence above

Haller's Shop
Merchants' Shop

Offices

Jail

Court House



- 1828
1. Buildings with 20's
 2. Store, Home
 3. Public Library
 4. Swiss Jeweler
 5. Yergain, Fine Lumber
 6. Small Frame Building
 7. Post office
 8. Store, merchant & Tailor
 9. Store
 10. Store
 11. Residence, No. 414
 12. Residence

Swan Tavern

BUILDING MATERIALS NOTED THUS
Brick, Stone, etc.

No. 0

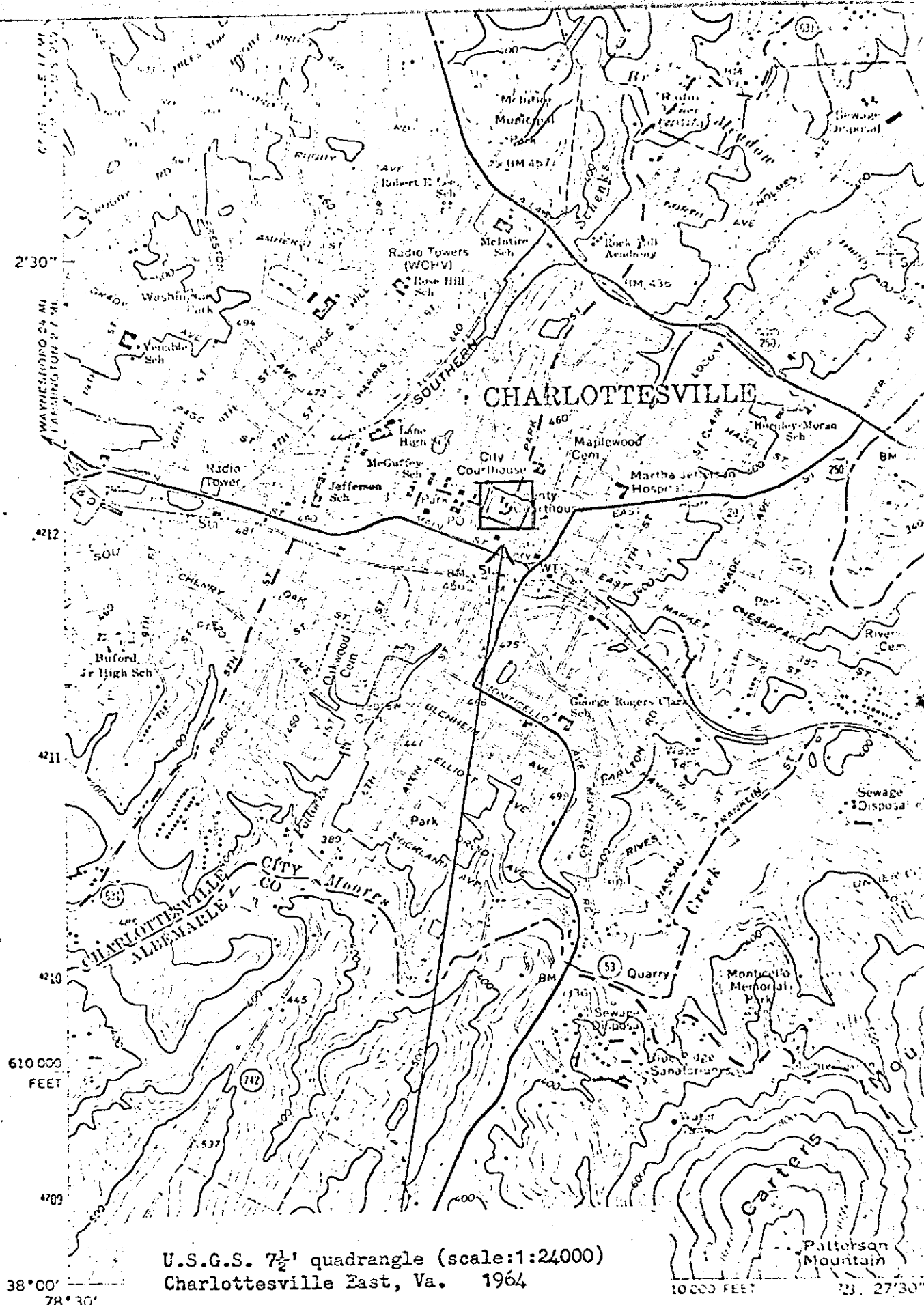
- 1.
- 2.
- 3.
- 4.
- 5.

COURT SQUARE
1828
CHARLOTTEVILLE, VIRGINIA

Eagle Hotel

- 12.
- 11.
- 10.
- 9.

- 8.
- 7.
- 6.



ALBEMARLE
 COUNTY

1 CM

Meadows F. 104-149

Key West 02-914

Med's Cafe 104-309
 Gibson's Radiator Serv. 104-308
 Carter Bldg II 104-307
 Carter Bldg I 104-306
 CR Auto Service 104-302 4215

Ebenezer Baptist Church 104-301
 Duke-Faulconer Bldg. 104-342

Burnley Tavern
 02-147 (OLD SITE)
 NEW ONE ON KESWICK
 Bldg. 104-343

Buena Vista, 02-10

Clark, G.R.,
 Museum 02-242

Cochran's Mill 02-64

Pen Park 02-190

Franklin, 02-37

Morris Tire Service 104-300
 Hawkins-Perry House 104-299
 Hartnagle-Perkins House 104-288
 Joseph Bldg. 104-305

Rugby Road & Univ-
 sity Corner H.D.
 104-133

Ray Hancy Motor Co. 104-316
 Christ Episcopal Church
 104-184
 Alex Sawyer House 104-339

Wertland St. H.D.

104-136
 ABC Store 104-297

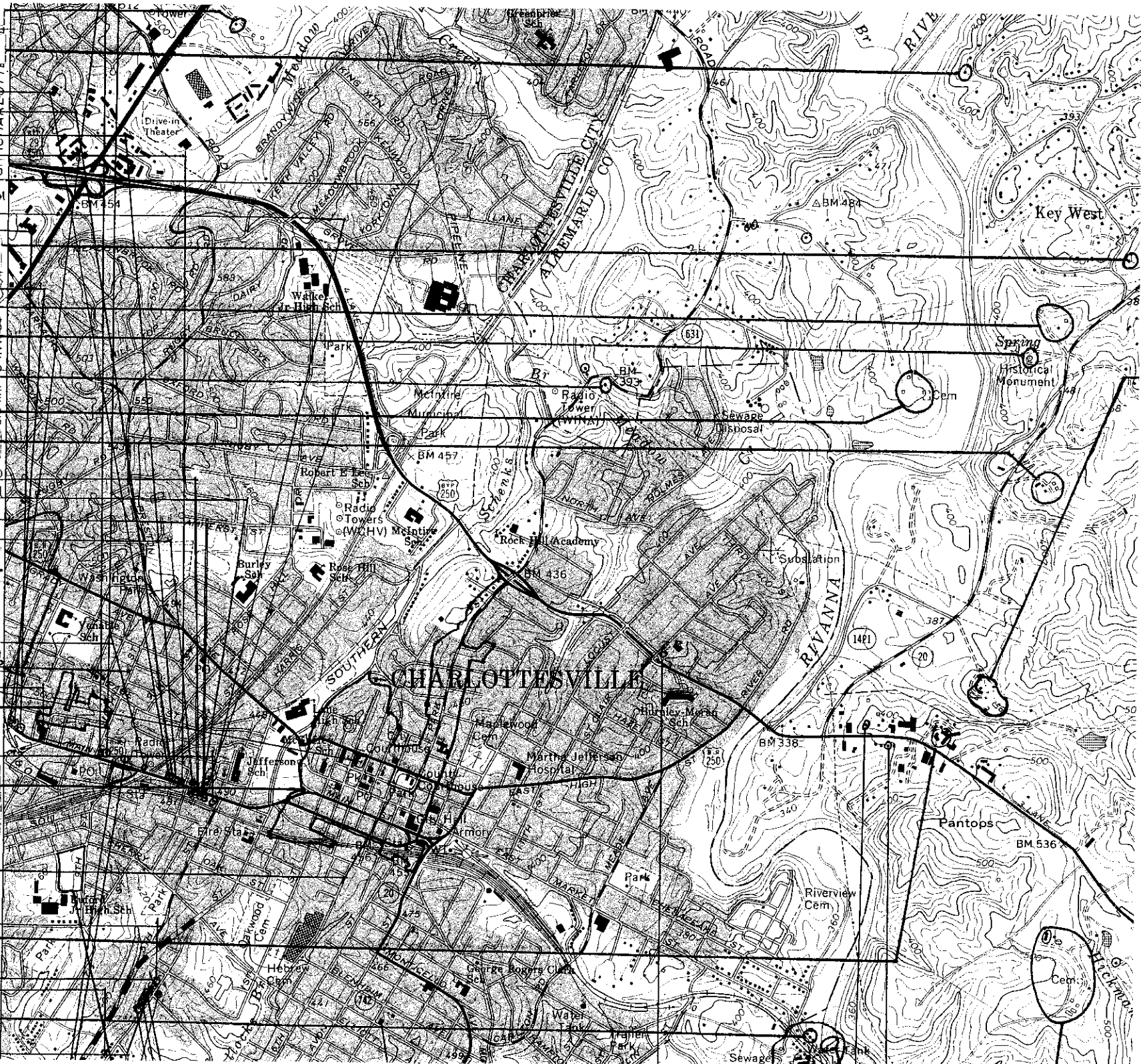
Charlottesville and
 Albemarle County
 Courthouse H.D. 104-72

Albemarle County
 Courthouse H.D.
 104-57

House 104-359
 Town & Country
 Motor Hotel 02-363

House 104-360
 House 104-346

C'ville Woolen Mill
 Workers Hs. 02-1160-6
 House 104-354

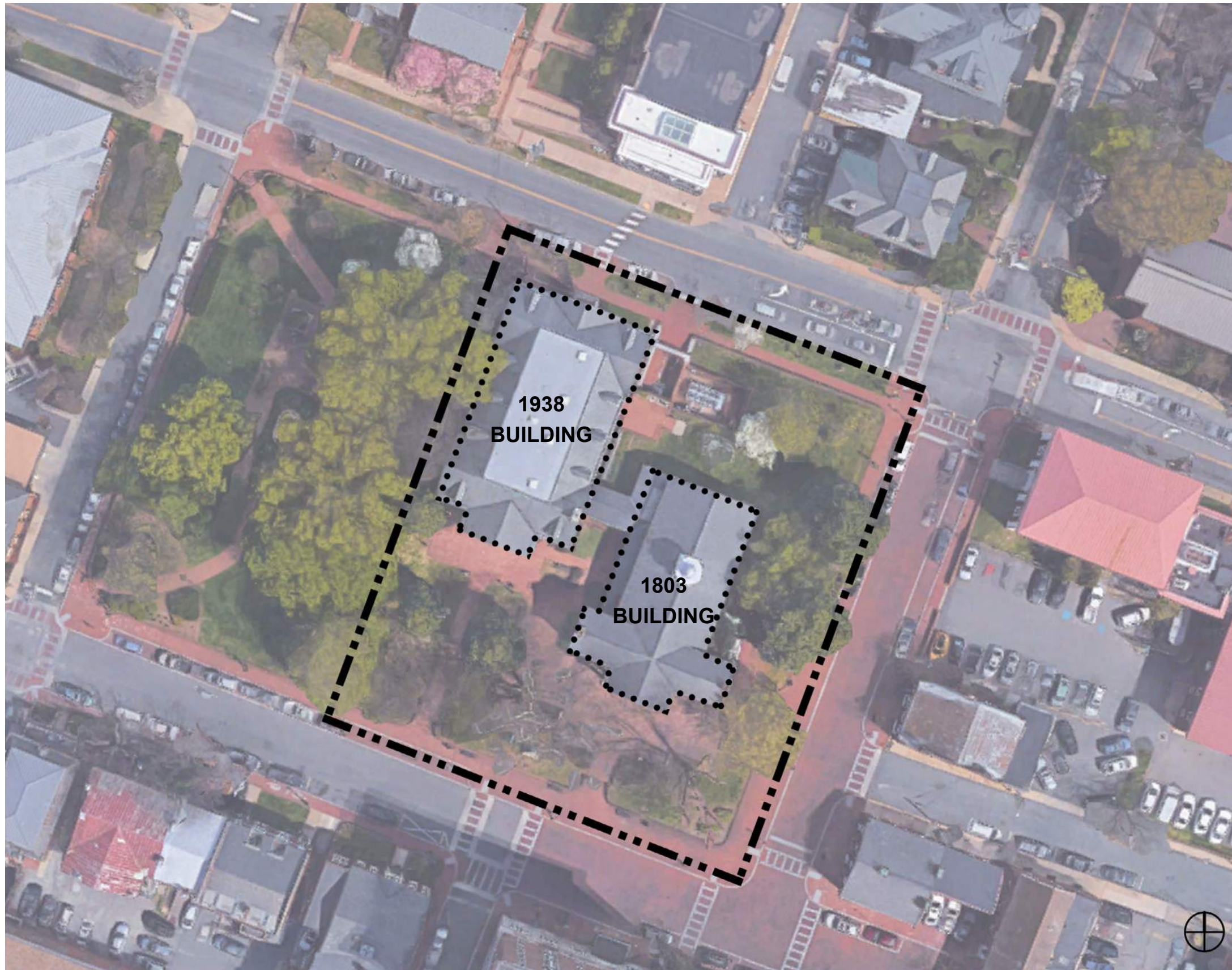


Albemarle County Circuit Court Complex - West Site

City of Charlottesville
Board of Architectural Review

September 19, 2023





SITE CONTEXT









1938 CIRCUIT COURT BUILDING ANNEX



1803 HISTORIC CIRCUIT COURT BUILDING



1851 LEVY BUILDING





WEST SITE - BUILDING DESIGN



WEST SITE CIRCUIT COURT:

Phase 2 of the Albemarle County Courts Complex project consists of renovation and addition work on the West Site (area bounded by East Jefferson Street, Park Street, East High Street, and park fronting 4th Street NE). Work consist of the rehabilitation of the 1803 original Circuit Court Courthouse (with ancillary additions through the nineteenth and early twentieth centuries), rehabilitation of the 1938 original County Administration building, renovation of the 1983 hyphen addition, a small addition north of the hyphen, and a new accessible entrance plaza on the south. Total building area is approximately 48,729 square feet.

The newly renovated building and addition will house the Albemarle County Circuit Court, which consists of two courtrooms (including the restored and rehabilitated 1803 courtroom) and related support spaces and prisoner holding/circulation, Jury Assembly, Circuit Court Clerk, and Judges' Chambers. The new design will integrate 21st century technology and modern day security upgrades to maximize efficiency, safety, and comfort within the context of a culturally and architecturally significant resource.

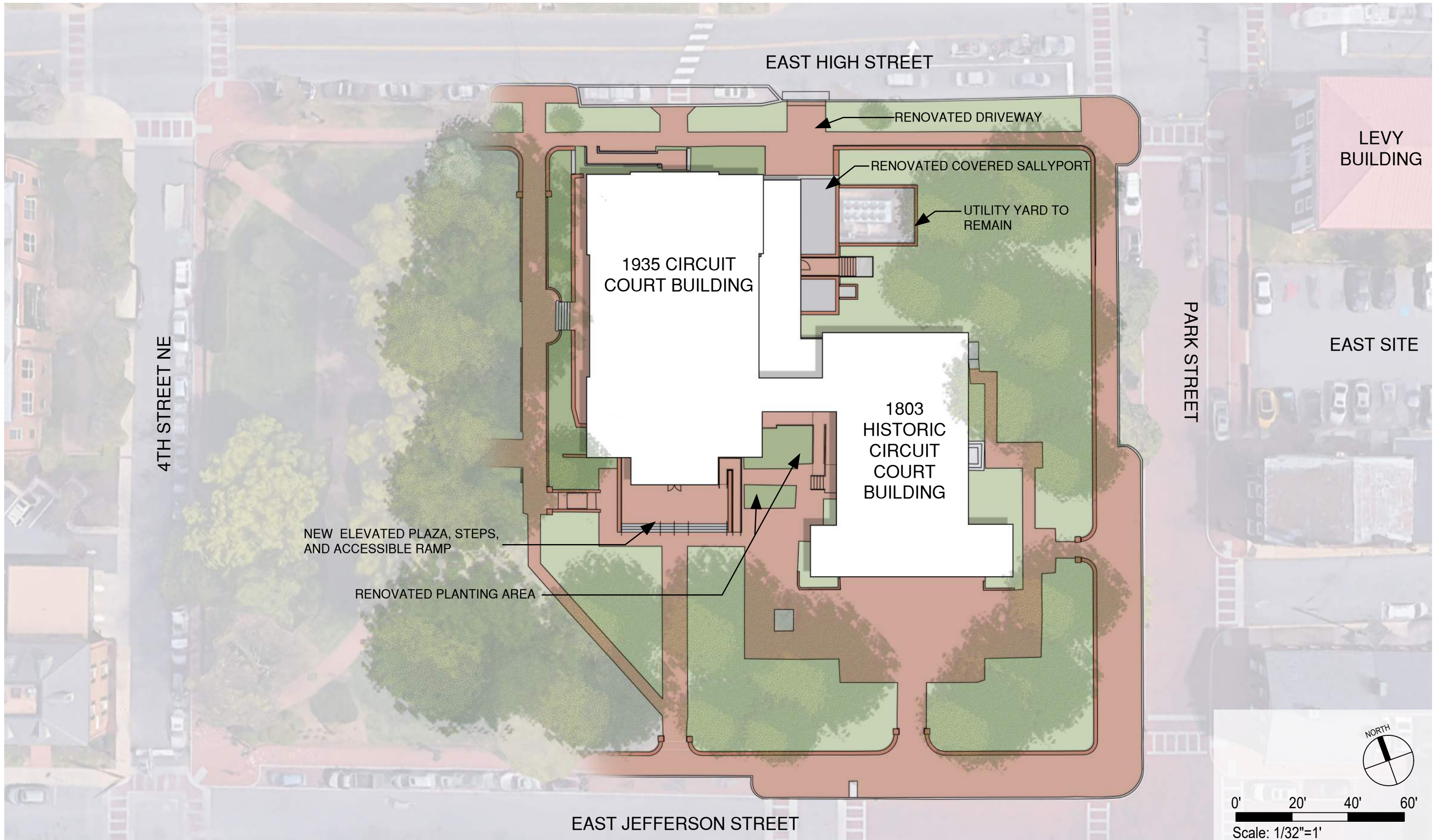
Both the 1803 building (and additions) and the 1938 building will undergo exterior envelope rehabilitation, breathing life back into the structures for coming generations. Restoration includes repointing and repair of masonry brick and limestone, repair and/or replacement of sashes and repair of frames, replacement of roofing, and restoration of trim.

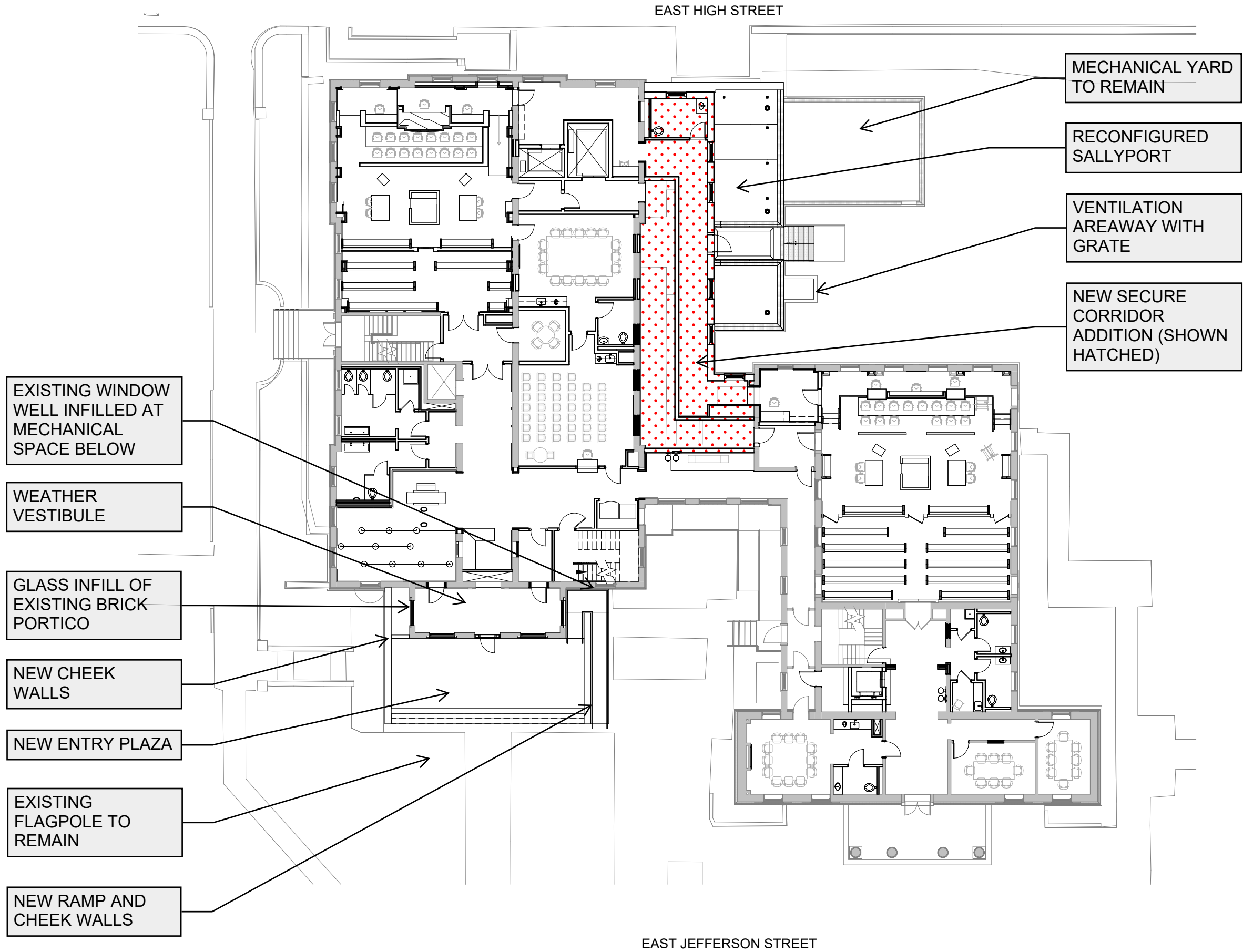
The small hyphen addition to the north closely matches the 1983 original hyphen with variegated Flemish bond brick, cast stone sills and copings, slate roofing, and copper gutters and downspouts.

Addition includes a new prisoner vehicle sallyport door and two wood exit egress paneled doors. The landscaping in this area includes brick paved exit pathway and metal railing, a reworked brick paved vehicle apron, and protection of historic trees.

The main entrance will continue to be at the south portico of the 1938 building. The arched portico has been enclosed with glazing to allow for a weather lock to the building and additional queuing space as necessary on busy days. Infill glazing is sympathetic to the arched fenestration at the 1983 addition with muntined glazing pattern. The entrance plaza includes a ramp for equal accessibility and a forecourt space (entrance plaza) to both encapsulate the ramp and provide a raised plinth with cheek walls directly outside the courthouse.







EXISTING WINDOW WELL INFILLED AT MECHANICAL SPACE BELOW

WEATHER VESTIBULE

GLASS INFILL OF EXISTING BRICK PORTICO

NEW CHEEK WALLS

NEW ENTRY PLAZA

EXISTING FLAGPOLE TO REMAIN

NEW RAMP AND CHEEK WALLS

MECHANICAL YARD TO REMAIN

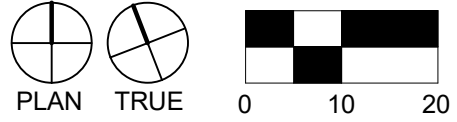
RECONFIGURED SALLYPORT

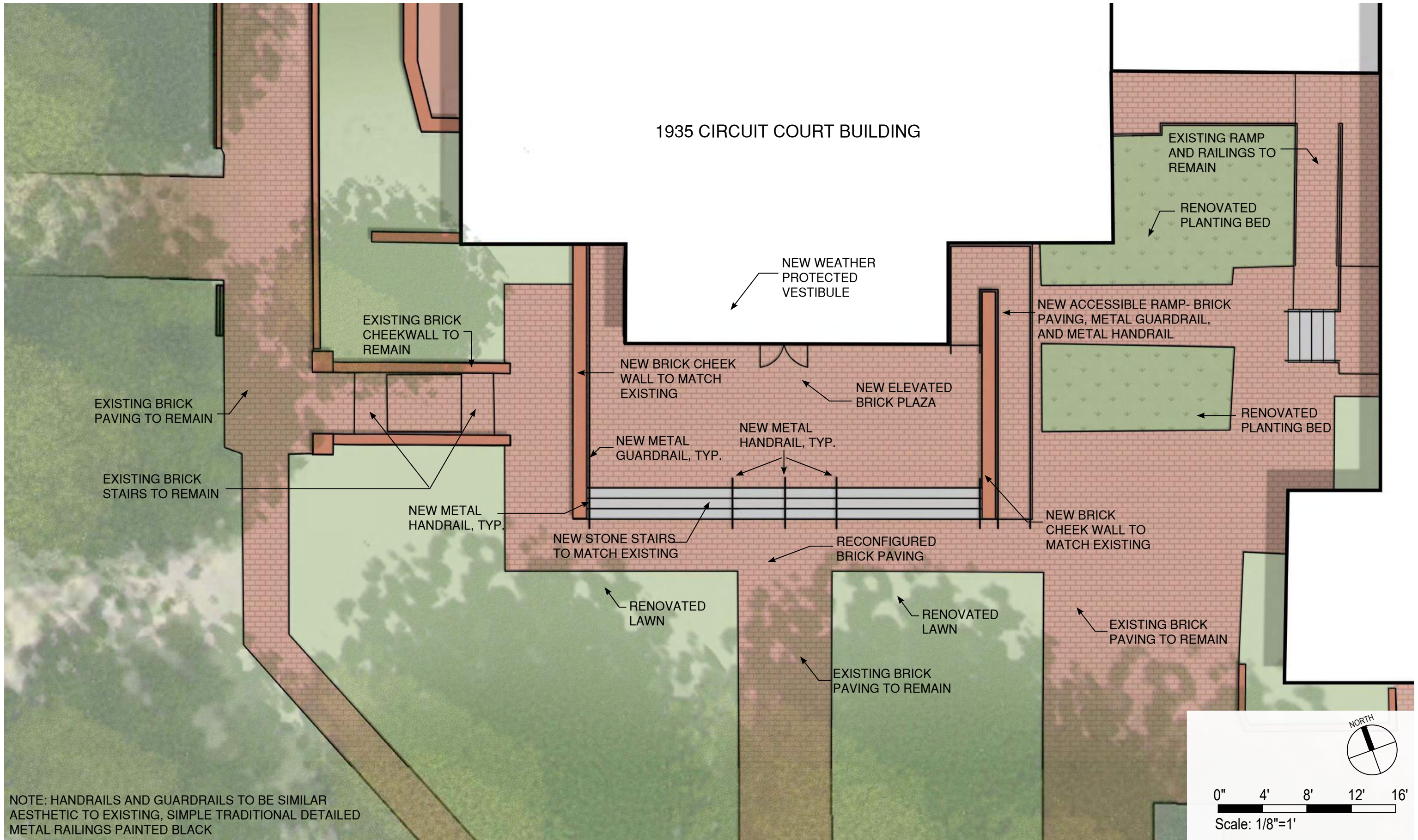
VENTILATION AREAWAY WITH GRATE

NEW SECURE CORRIDOR ADDITION (SHOWN HATCHED)

PARK STREET

EAST JEFFERSON STREET







**1938 CIRCUIT COURT
BUILDING ANNEX**



**EXISTING VIEW AT SOUTH ENTRANCE
WEST SITE**



**1938 CIRCUIT COURT
BUILDING ANNEX**

**EXISTING
MECHANICAL SCREEN
WALL TO REMAIN**

**EXISTING SALLYPORT
GATE AND WALL TO
BE REMOVED**

**EXISTING SITE WALL
TO REMAIN**

**EXISTING CHEEK
WALL REMOVED AND
RECONSTRUCTED**

**EXISTING CHEEK
WALL REMOVED**



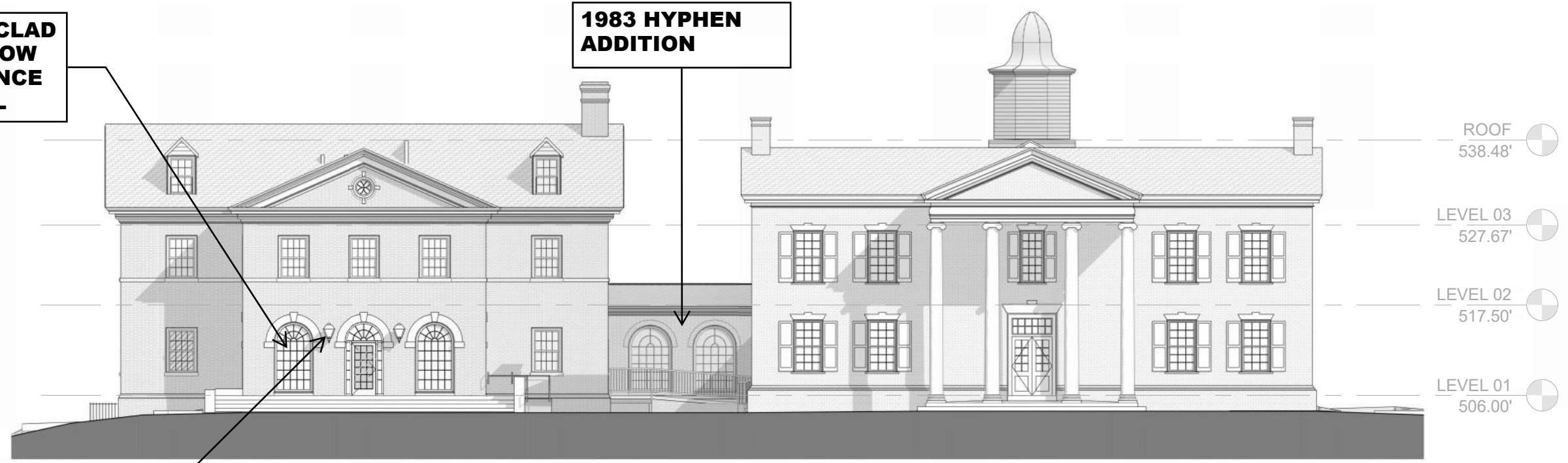


**ALUMINUM CLAD
WOOD WINDOW
AND ENTRANCE
DOOR INFILL**

**1938 CIRCUIT COURT
BUILDING ANNEX**

**1983 HYPHEN
ADDITION**

**1803 HISTORIC CIRCUIT
COURT BUILDING**



**PERIOD LANTERN
ENTRANCE
SCONCES WITH
FULL CUTOFF**

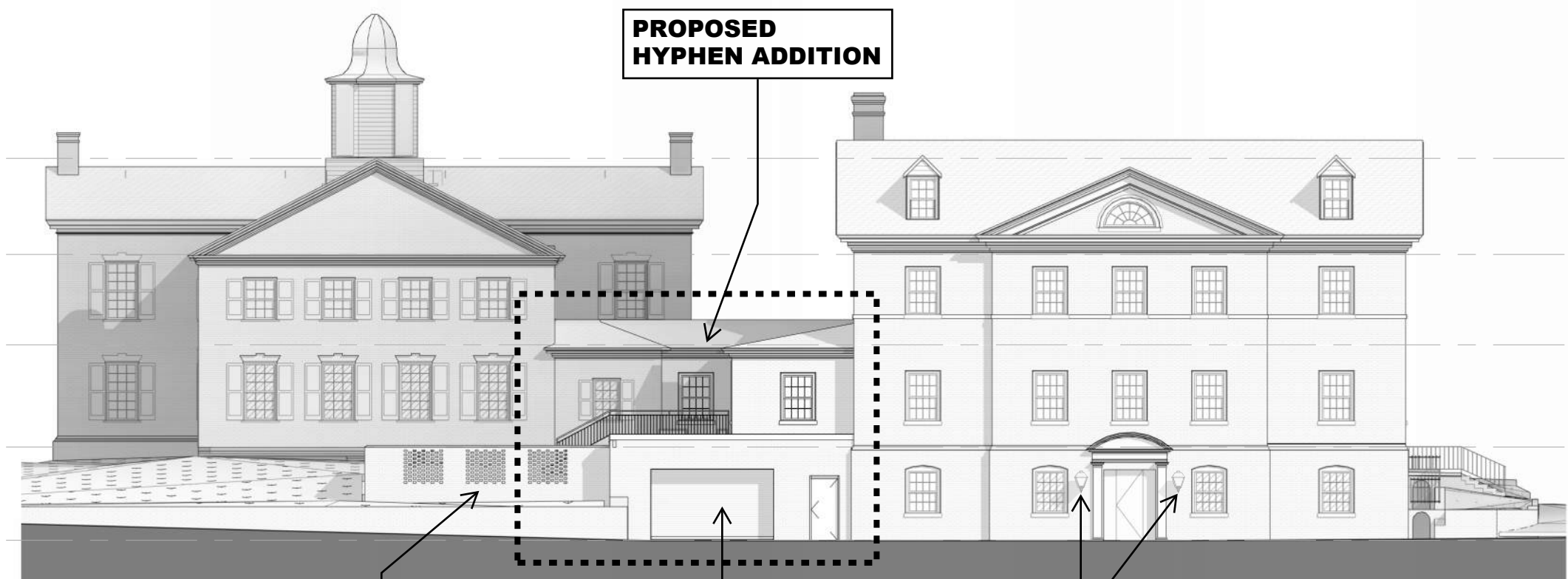




1803 HISTORIC CIRCUIT COURT BUILDING

1938 CIRCUIT COURT BUILDING ANNEX

PROPOSED HYPHEN ADDITION

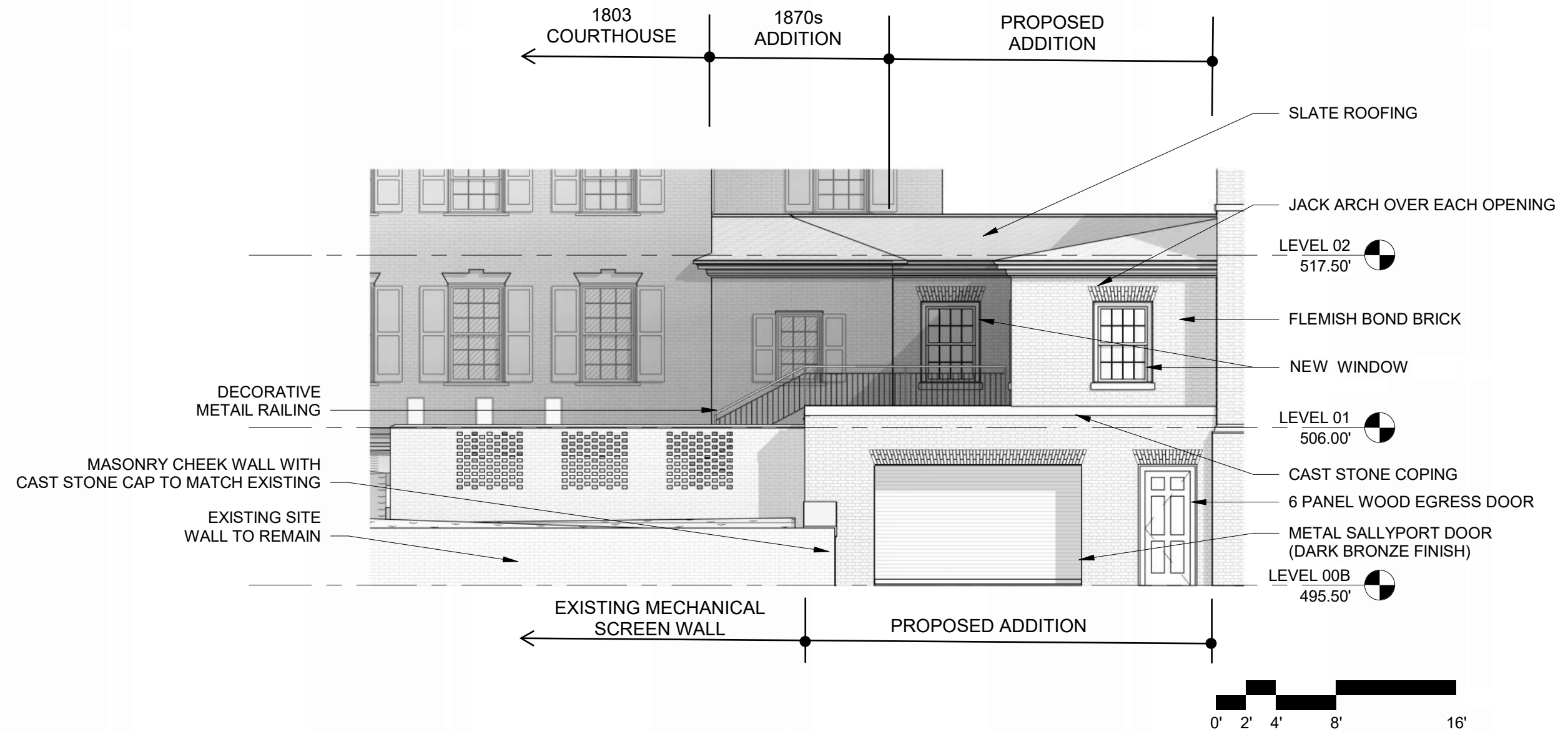


EXISTING MECHANICAL SCREEN WALL TO REMAIN

PROPOSED SALLYPORT

EXISTING SCUNCES TO REMAIN

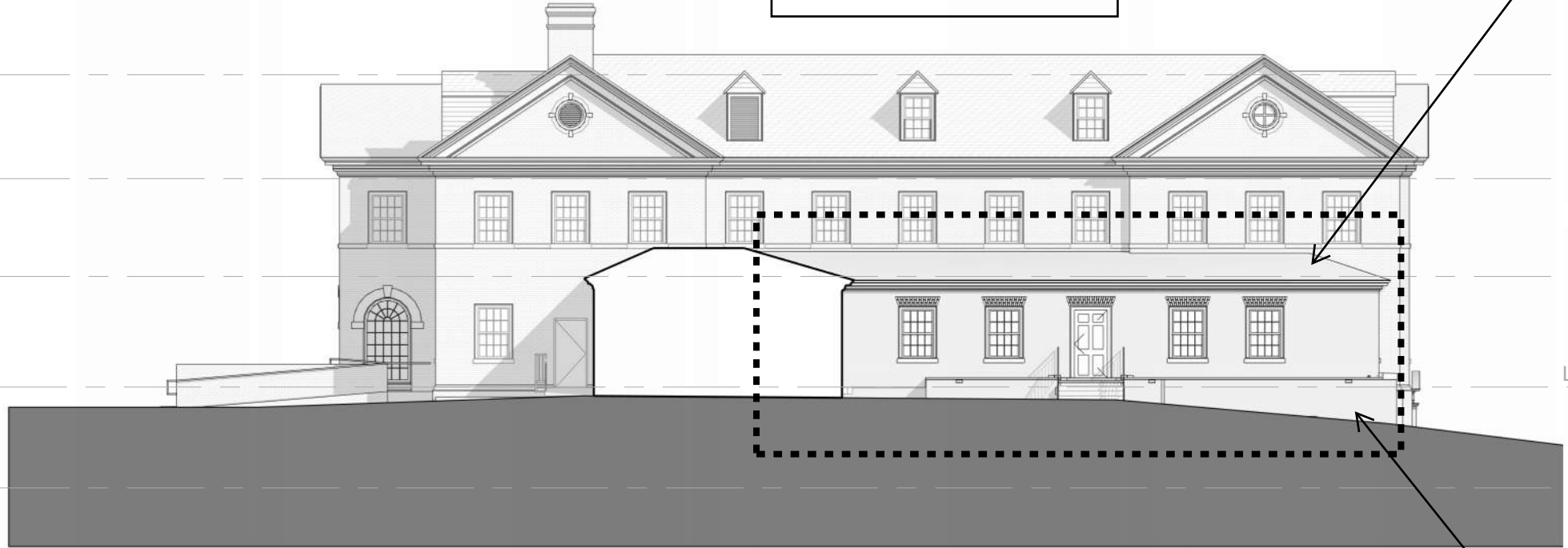






**1938 CIRCUIT COURT
BUILDING ANNEX**

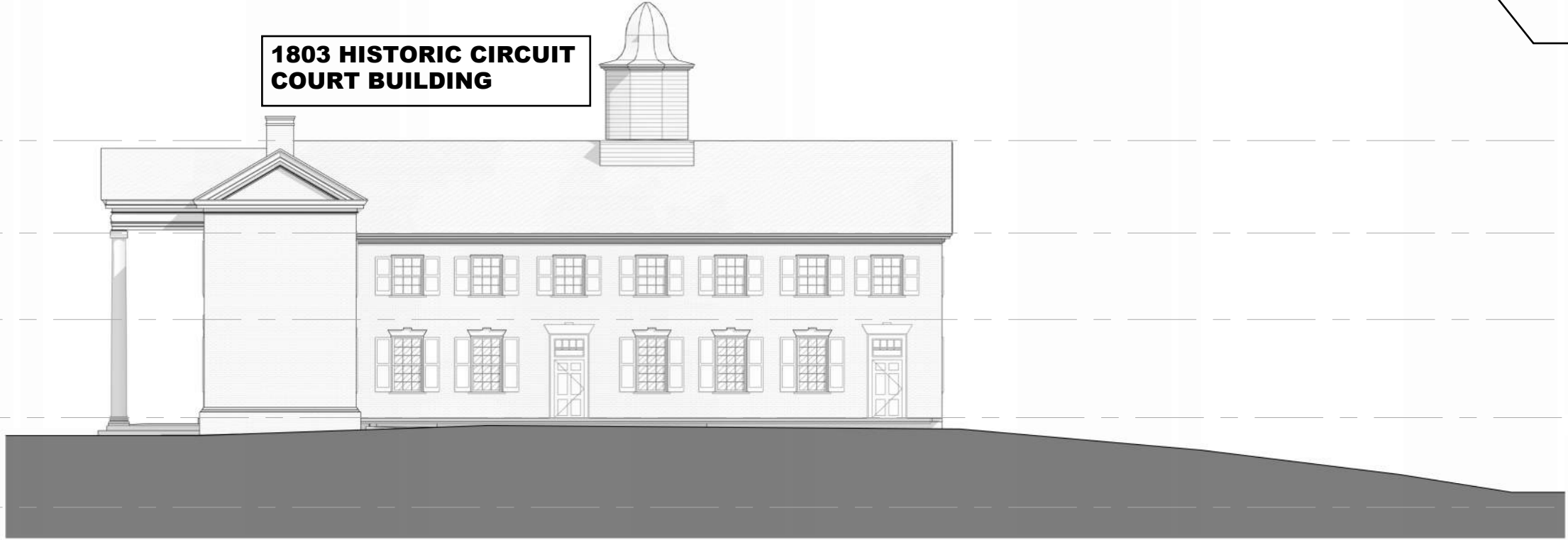
**PROPOSED HYPHEN
ADDITION**



- ROOF 538.48'
- LEVEL 03 527.67'
- LEVEL 02 517.50'
- LEVEL 01 506.00'
- LEVEL 00B 495.50'

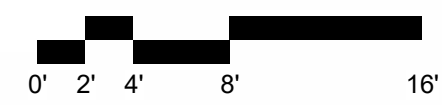
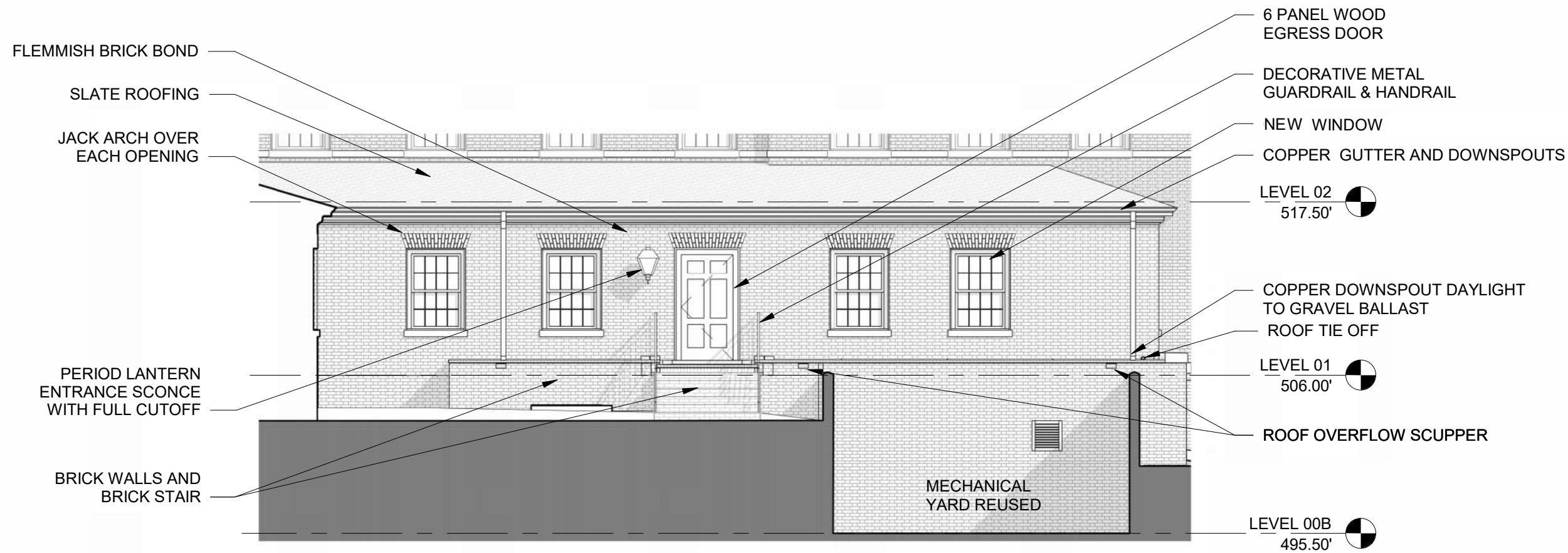
**EXISTING
MECHANICAL SCREEN
WALL TO REMAIN**

**1803 HISTORIC CIRCUIT
COURT BUILDING**



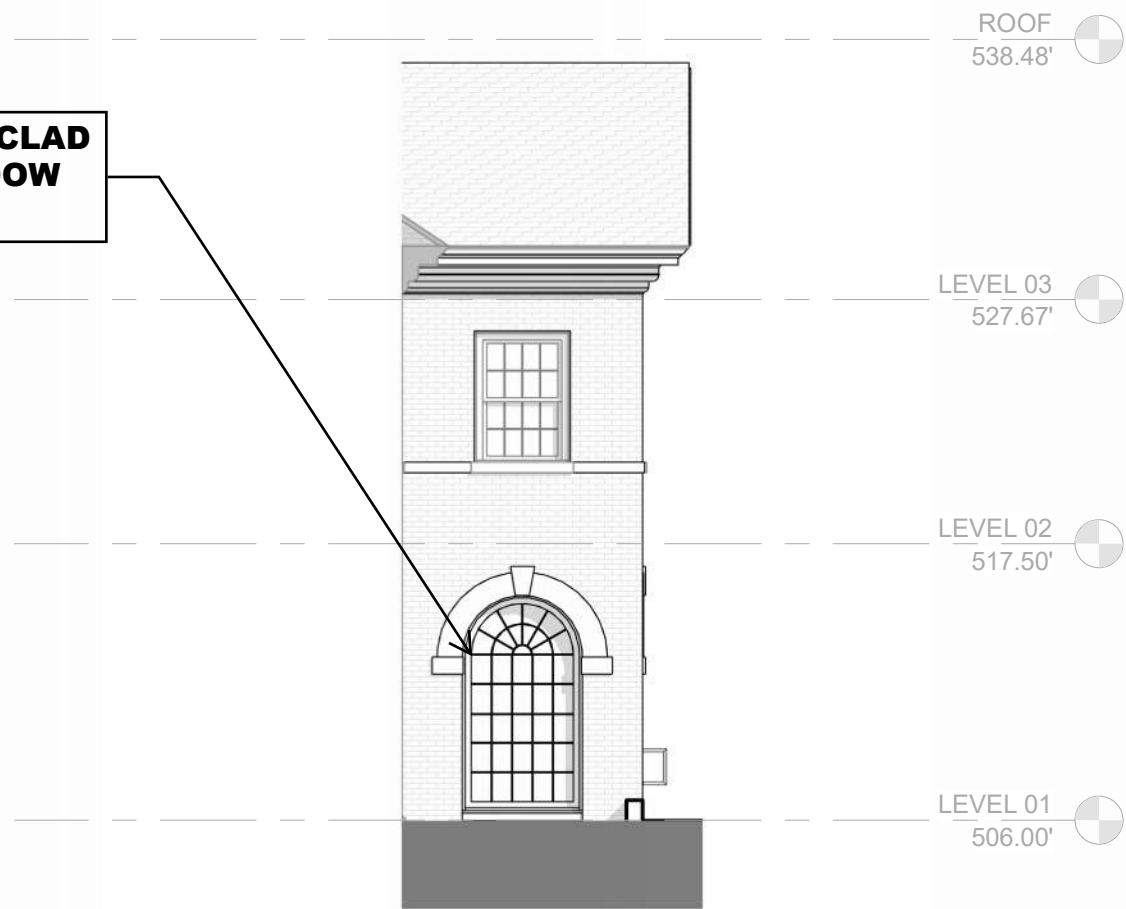
- ROOF 538.48'
- LEVEL 03 527.67'
- LEVEL 02 517.50'
- LEVEL 01 506.00'
- LEVEL 00B 495.50'

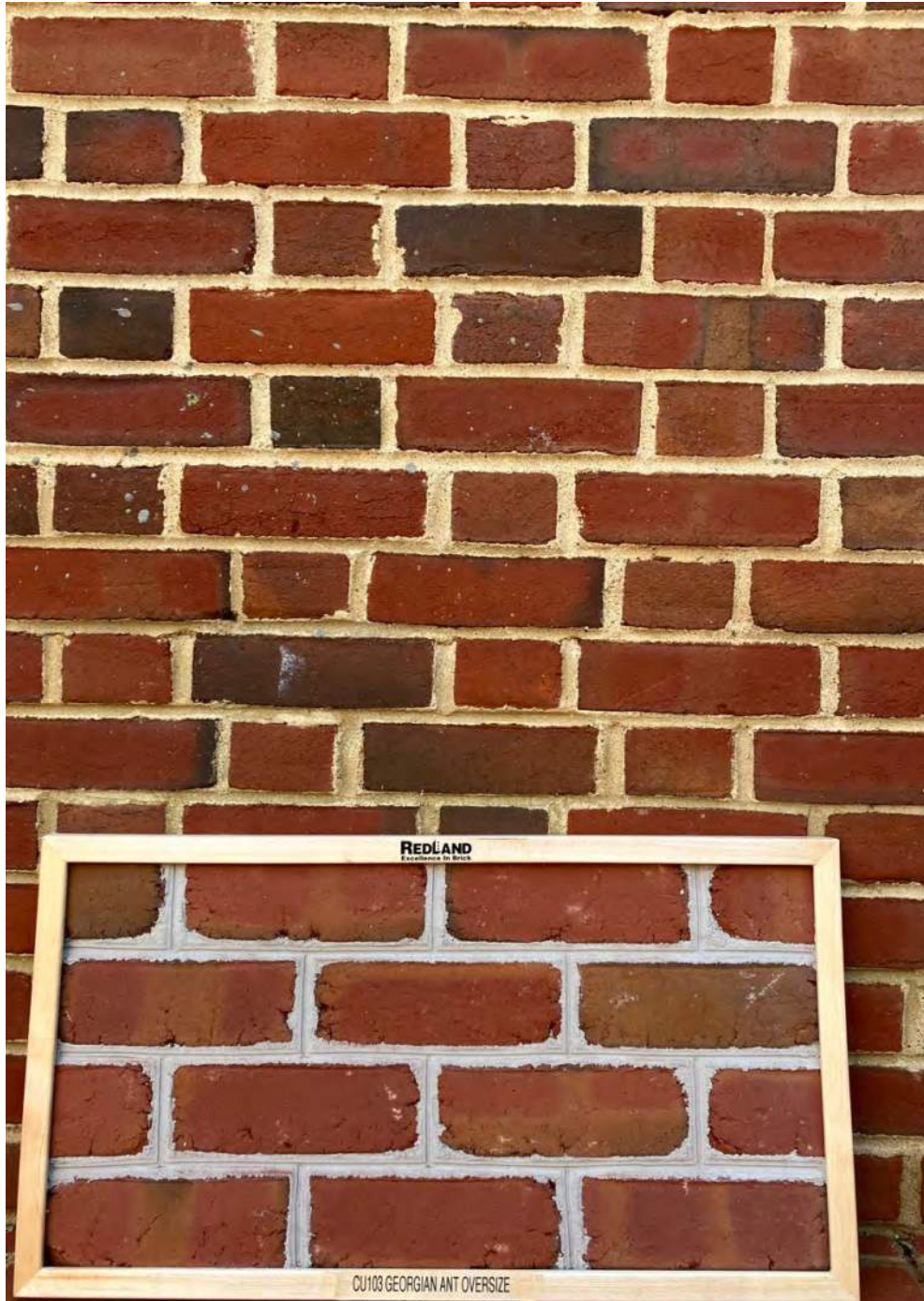






**ALUMINUM CLAD
WOOD WINDOW
INFILL**





BRICK SAMPLE



VIEW FROM NORTH ABOVE SALLYPORT



1983 FLEMMISH BOND BRICK



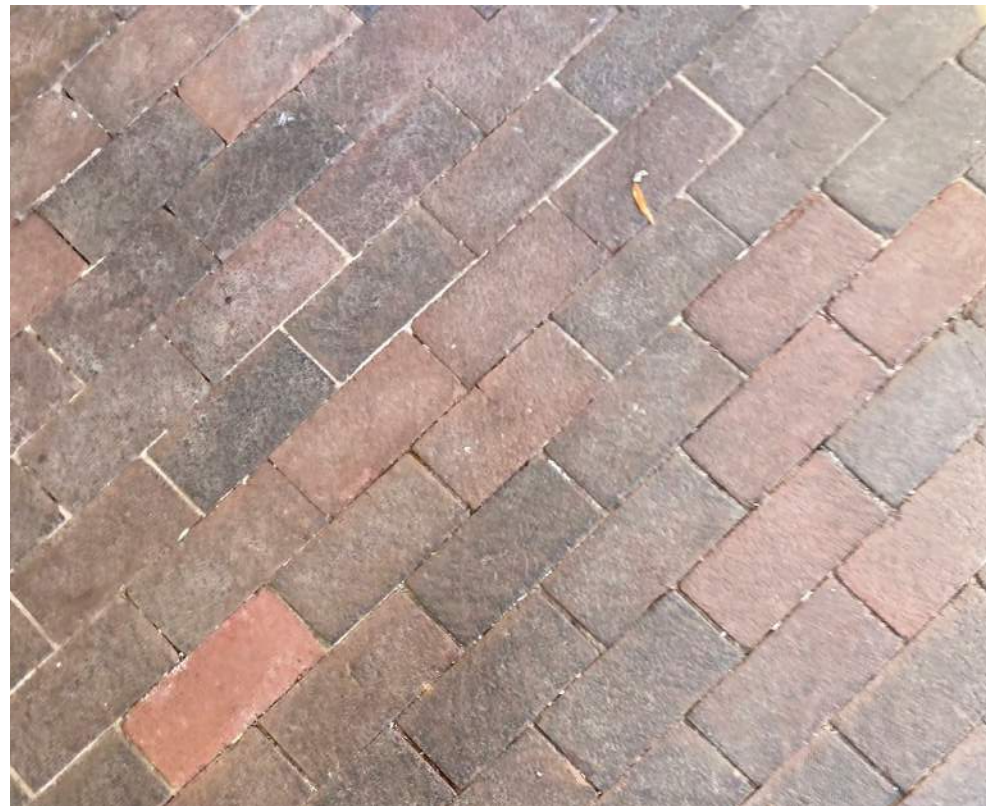
SLATE ROOFING AND COPPER GUTTER



PAVING AT SITE, 1803 PLAZA



PAVING AT SITE, PARK STREET



PAVING INSIDE PORTICO



SOUTH ENTRANCE PLAZA

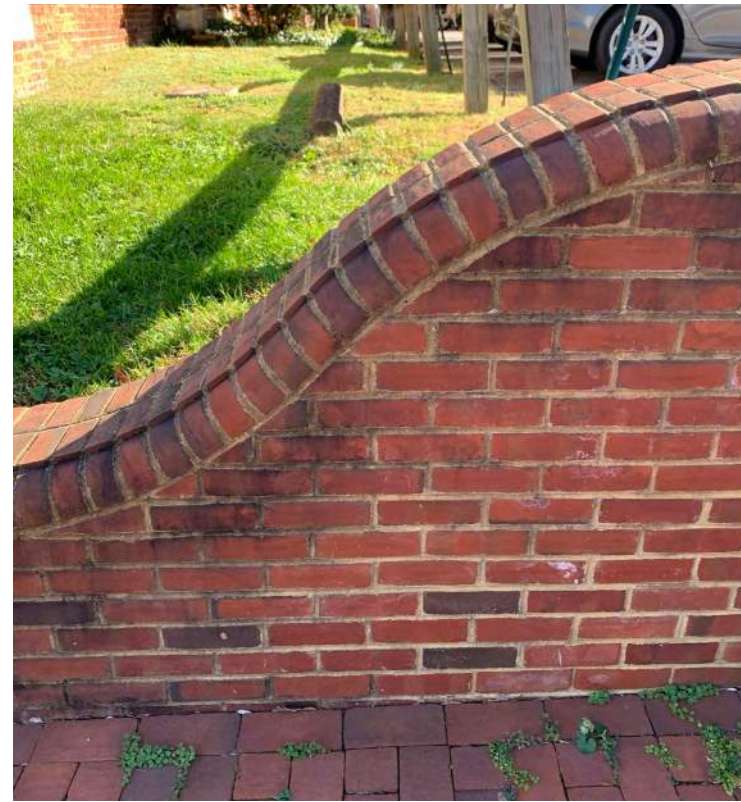




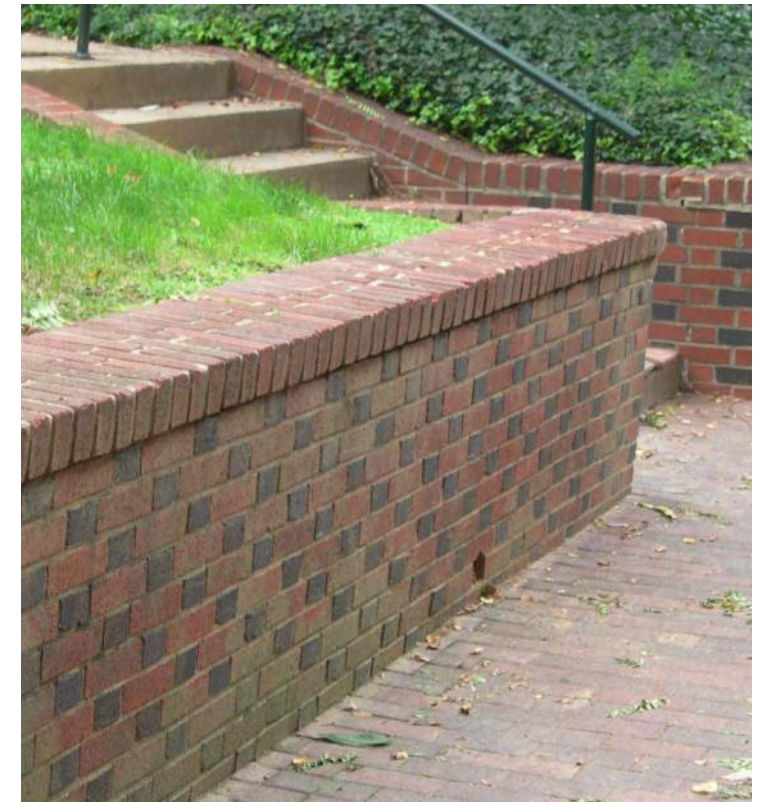
BRICK WALL - LEVY SITE PRECEDENT



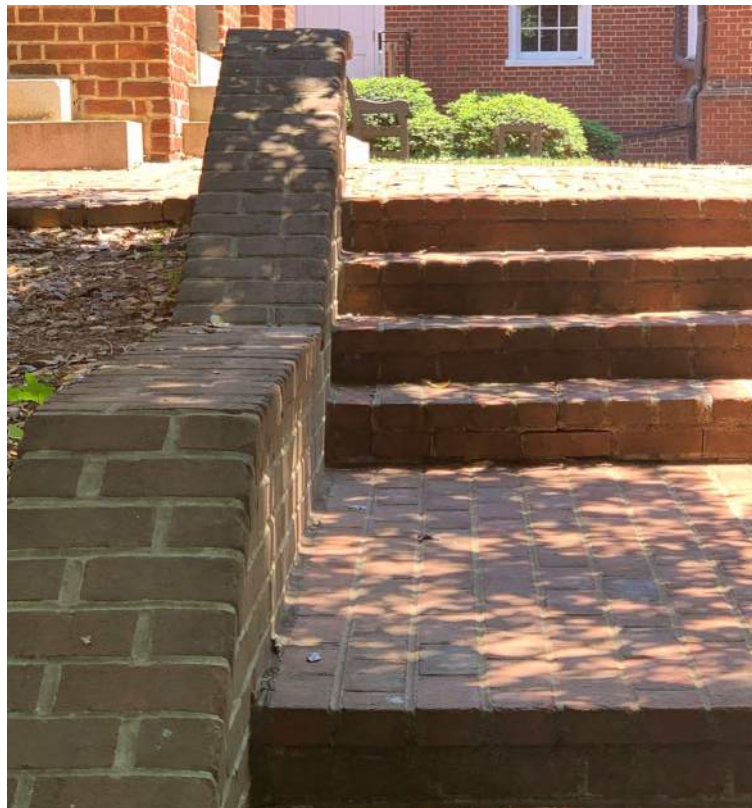
BRICK WALL - WEST SITE PRECEDENT



BRICK WALL - LEVY SITE PRECEDENT



BRICK WALL



BRICK CHEEK WALL - WEST SITE



BRICK RAMP AND ORNAMENTAL METAL HANDRAIL