

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW DOCKET
November 18, 1981 -- 7:45 p.m.
Basement Conference Room

A. Minutes

1. October 28, 1981 -- Regular Meeting

B. Applications for Certificates of Appropriateness

1. BAR 81-137
Jones-Wood Building
118 East Main Street
New sign, paint and lanterns
Finance One - Applicant

C. Other Items

1. Consideration of Certificate of Merit Awards - Recognition Awards

D. Other Matters Brought by the Public not on the Agenda

E. Chairman's Report

F. Board Members' Reports

G. Department of Community Development Report

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SIGN	Color	Lanterns
OPACAT memo Denied Hornan 5-0	OPACAT memo TO MATRIML turnt all Booker 2 5-0	Booker must send Hornan 5-0

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1. Public AA

2. Reqs for Hist Desn

— PRAERND will receive notice to Prep ans AGAN

3.

Adjourned 9:00

taken
down
immediately

to Dr H.A. or for bldg
 Hornan memo THAT
 The PUB HOTEL PROJ
 RE GRANT ADAPTR USE
 Rec. Award. ~~Booker 2~~
 Booker 2
 5-0

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
November 18, 1981 -- 7:45 p.m.
Basement Conference Room

MEMBERS PRESENT

John Farmer, Chairman
Ted Oakey, Vice-Chairman
Elizabeth Booker, Secretary
Jim Herndon
Lucie Vogel

MEMBERS ABSENT

Ed Lay
Ashlin Smith

CITY OFFICIALS PRESENT

Satyendra S. Huja, Director of Planning and
Community Development
Ron Higgins, Planner

John Farmer called the meeting to order at 7:45 p.m. and called for consideration of the minutes.

A. Minutes

1. October 28, 1981 -- Regular Meeting

These minutes were approved unanimously with minor typographical corrections. Mrs. Booker and Mr. Herndon abstained.

B. Applications for Certificate of Appropriateness

1. BAR 81-137

Jones-Wood Building
118 East Main Street
New sign, paint and lanterns
Finance One - applicant

Mr. Huja gave a summary of the background for this item as contained in the packet sent to the Board members on November 11, 1981.

After considerable discussion about the building, colors around it, meaning of "off-white", details and ordinance provision, the Board members took the following votes on the individual items in the application:

- a. The Proposed Sign: Since the sign exceeded the limits of square footage allowed on historic structures, and since it was incompatible, Mr. Oakey moved that the Board deny the application for certificate of appropriateness and that the sign be removed immediately. Mr. Herndon seconded the motion. The motion passed unanimously.
- b. The Color: Mr. Oakey moved that the Board approve the painting of the entire building, trim and all, to the color which matches the adjacent structure (Memory Lane upper floors). Mrs. Booker seconded the motion. The motion passed unanimously.

- c. The Lanterns: Mrs. Booker moved that the Board deny the certificate of appropriateness for the lanterns, but thank the applicant for his sentiment. Mr. Herndon seconded the motion. The motion passed unanimously.

C. Other Items

1. Consideration of Certificate of Merit Awards - Recognition Awards

Mr. Huja explained that he had been thinking about the significance of the Albemarle Hotel renovation to the development of Starr Hill and to preservation efforts in Charlottesville. He listed the following reasons for reconsidering the Albemarle Hotel for a recognition award:

- a. This is the biggest and most important building on West Main Street.
- b. This has been one of the most important renovation and preservation efforts in the last few years.
- c. It is an architecturally significant building.
- d. It has a historical significance in that it is the last surviving hotel building of the railroad era left in Charlottesville.
- e. Its renovation meets the Secretary of the Interior's criteria for the improvement of old buildings, and the improvements have been done in consultation with the State Landmarks Commission.
- f. Renovation of this building was the key to success of the Starr Hill neighborhood revitalization effort, and to the improvement of West Main Street.

As we understand the purpose of the recognition program was not only to commend people for significant efforts in preservation, but also to encourage such efforts in the future. For this reason, we feel that a major effort such as this should not go unrecognized.

After considerable discussion on the demolition which took place around the Albemarle Hotel, the quality of the work and the importance of being able to find an adaptive use for this structure, Mr. Herndon moved that the Board of Architectural Review recommend that the Albemarle Hotel be given a recognition award for adaptive use with Dr. Charles Hurt as the responsible person. Mrs. Booker seconded the motion. The motion passed unanimously.

D. Other Matters Brought by the Public not on the Agenda

There were none.

E. Chairman's Report

There was none.

F. Board Members' Reports

There were none.

G. Department of Community Development Report

Mr Huja pointed out that in response to the Board's action concerning the review of public art, he had prepared a memorandum for their benefit which explained the procedures which had been adopted as administrative procedures by City Council for acceptance of such work.

Mr. Huja reported that the Federal Register this week contained the regulations for acceptance of nominations to the National Register of Historic Places. This means that nominations will begin being accepted. It will require renotification of all property owners by the state. This will take place hopefully in the near future.

There being no further business, the meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Elizabeth Booker, Secretary

Approved,

John Farmer, Chairman

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Board of Architectural Review

FROM: Satyendra Singh Huja, Director of Planning and Community Development **S.S.H.**

DATE: November 11, 1981

RE: CHANGES AT 118 EAST MAIN STREET

The purpose of this memorandum is to convey to you an application for exterior modifications of the above building. The applicant has requested the placement of a sign, white paint in place of the blue paint, and the installation of night lamps, which are the same as the Glassner Jewelers' lamps.

This issue was considered by the Planning Commission at its regular meeting on Tuesday, November 10, 1981 as it is in the B-4 district, which allows them or me the option to approve signs. I chose to refer the matter to the Planning Commission and the Planning Commission has decided to defer the action to you as you have the jurisdiction as to this building because of its age. To facilitate your decision-making, please find the following information for your reference:

1. Application for Certificate of Appropriateness.
2. Copy of an old photograph of this building and a photograph of the existing facade.
3. The Historic Landmarks survey sheet for this property.
4. Copy of the sign ordinance pertaining to your review.
5. Copy of a memorandum to the Planning Commission dated November 3, 1981 explaining the situation prior to our discovery of this buildings true age.
6. Copy of the Planning Commission minutes pertaining to this item.

Please feel free to contact me or Ron Higgins at 295-4177 if you have any questions. Thank you.

SSH/jmw

cc: Frank Muse, Chief of Inspections
George Roach, Applicant

Attachments

BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date 11/6/81

Application is hereby made by:

Ferguson Co.
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 118 E Main Street
under Chapter 31, Article 16, Section 14.0 of the Charlottesville City
Code.

Description of the proposed work is as follows:

- Paint the front of building off-white.
- Install sign (same type as Barnett's Jewel Box).
- Install Night Lamps (Same as Glassner Jewelry).

List of Enclosures:

Copy of Photo w/ sign

Received by:

Raymond H. Hays

Date November 6, 1981

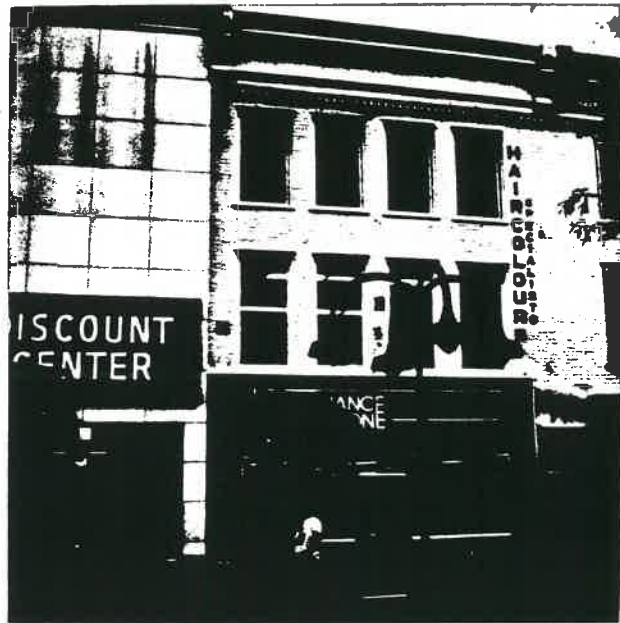
Approved: _____
Date

Disapproved: _____
Date

W. D. F...
Signature of Owner or Agent

Address

Telephone





Survey

Identification

STREET ADDRESS: 118 E. Main Street	HISTORIC NAME: Jones - Wood Building
MAP & PARCEL: 28-25	DATE / PERIOD: 1843
CENSUS TRACT AND BLOCK: 1-122	STYLE: Vernacular
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 3 Storeys
ORIGINAL OWNER: Robert S. Jones	DIMENSIONS AND LAND AREA: 22' x 141' (3,102 sq. ft.)
ORIGINAL USE:	CONDITION: Good
PRESENT USE: Women's Clothing Store	SURVEYOR: Bibb
PRESENT OWNER: Hoff Motor Co., Inc.	DATE OF SURVEY: Spring 1979
ADDRESS: P.O. Box 256, Charlottesville, VA	SOURCES: City/County Records Lee H. Hoff, Jr. Charlottesville City Directories Alexander, Recollections of Early Charlottesville

Sanborn Map Co. -1886, 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This and 114 E. Main Street constitute the oldest building still standing on the Main Street Mall. Basically, this is a 3-storey, 4-bay, double-pile, gable-roofed duplex building. A 3-storey shed-roofed rear addition, which dates back beyond 1886 at least, and may be original, makes the building triple pile. A common central stair between the storefronts divides the building and gives access to the former living quarters above. There are individual stairs in each section between the second and third storeys. The medium-pitched gable roof was originally covered with wooden shingles. These were replaced with slate after a few years, and the whole roof is now covered with standing-seam metal. Separate and matching pressed tin parapet cornices were added to each half of the building around the turn of the century to conceal the gable roof and modernize the facade. Wall construction is of brick laid in Flemish bond on the facade. This half of the building is painted white. As late as the turn of the century, there was a rear veranda overlooking a private yard that reached to Water Street. The storefronts have periodically been remodeled. Main currently has a glass and metal storefront with deeply recessed central entrance and a flat metal awning projecting over the sidewalk. At the second and third levels, the two original windows have been replaced with four single-light revolving-sash windows with wooden sills and flat arches. Part of the original corbelled cornice of the building with brick dentils can be glimpsed below and behind the decorated pressed tin cornice with cornice tops and dentil moulding. The outlines of the old letters "J. EDWIN WOOD CO." are still visible on the frieze. The rear windows are double-sash, 2-over-2 light. There are two pairs and a single window at each level and an additional wall window in the center of the building. The lower part of the rear elevation is covered by a large one-storey addition built of brick laid in 6-course American bond. On its rear elevation there are two 8-over-8 light windows and two quarter-sized windows, all segmental-arches, at the first level, and a warehouse door and two wider 8-over-8 light windows at the basement level. Fenestration on the side elevation of the wing is similar.

HISTORICAL DESCRIPTION

Robert S. Jones bought Lot 37 of the original plan of the town in 1844 from his brother Jesse W. Jones, who the year before had purchased it from the estate of David Issacs (ACDB 42-253). According to Alexander, Robert S. Jones had erected this "large 3-storey brick building" in 1843. It is now the oldest building still standing on the Main Street Mall. In 1863 Jones sold an undivided half interest in the building to W. G. R. Frayser and agreed to replace the gable roof with a slate one (ACDB 60-98, 99). Charles H. Sterling purchased Frayser's half in 1866 (ACDB 62-125), and they divided the building, with Jones taking the eastern half and Sterling the western. Then in 1871 they reversed roles, and Sterling took the eastern half (ACDB 67-178). He was Jones's son-in-law and a partner in Sterling & Wood, a jewelry store in this building. A chancery suit led to the property's being returned to the Jones family in 1890 (DB 93-163, City DB 1-448). They sold it in 1903 to J. Edwin Wood (DB 14-130) who operated a hardware store there about a quarter century. He added the metal cornice and in 1906 built a large one-storey rear addition. Wood sold the building to Hawkins Brothers & Co. in 1935 (DB 85-288). The Charlottesville Candy Kitchen (later the CK Restaurant), which had formerly occupied 114 E. Main, moved into this store room in the late 1920's and occupied it until the late 1950's. It housed the Singer Sewing Center in the 1960's. The Hawkins family sold the building in 1974, and it changed hands several times before being purchased by the present owners in 1974 (DB 208-59, 225-278, 361-489).

Sec. 31-147.1. Appeals.

(a) Any decision of the board of architectural review may be appealed to the city council. The decision of city council may thereafter be appealed to the Circuit Court for review by the owner (or his agent) of the property for which the decision was sought or any adjacent property owner. The appealing body shall file a petition at law, setting forth the alleged illegality of the action taken, and shall be filed within thirty days after the final decision has been rendered.

(b) Any decision of the city council designating areas to be protected according to the provisions of this article and of § 31-127.1 may be appealed to the circuit court for review by the owner, or his agent, of any property so affected, by any property owners, or agents notified in accordance with § 31-273. The appealing body shall file a petition at law setting forth the alleged illegality of the action taken, and shall be filed within thirty days after the final decision has been rendered.

(c) The filing of an appeal petition pursuant to subsections (a) and (b) shall stay the decision of the body pending the outcome of the appeal to the court, except that the filing of such petition shall not stay any decision which denies the right to demolish a historic landmark, building, structure, or site.

ARTICLE XVIII. SIGNS

Division 3. District Regulations.

Sec. 31-180. Historic Preservation and Architectural Design Control District.

The following regulations shall apply to signs in the ADC District, and on other properties subject to design controls under Section 31-127.2:

(a) The total area of all signs permitted for any establishment shall not be greater than twelve square feet.

(b) No single wall sign shall have an area greater than six square feet.

(c) No freestanding sign shall be higher than twelve feet.

(d) No such sign shall be erected until the style, location, materials, and design thereof have been awarded a certificate of appropriateness by the board of architectural review. Notwithstanding the provisions of sections 31-179 or 31-181, the board may approve the attachment or suspension of a sign from an existing freestanding or projecting sign, where the board determines that such an arrangement is in keeping with the architectural character of the property.

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Planning Commission

FROM: Satyendra Singh Huja, Secretary to the Planning Commission *S.S.H.*

DATE: November 3, 1981

RE: NEW SIGN AT 118 EAST ~~MAIN~~ STREET FOR FINANCE ONE

Attached for your consideration are the following items concerning the above issue:

1. The application for a sign permit for the above sign. This was filed on Friday, October 30, 1981 and received by us the same day.
2. A photograph of the sign as it was placed on the building and in the process of being covered with plastic, pending your decision.
3. A memorandum from me to Mr. Frank Muse which is self-explanatory.
4. A memorandum from Mr. Frank Muse to me in response to the above memorandum.
5. Architectural and Historic Survey Sheet for this structure.

As my memorandum to Mr. Muse dated October 30, 1981 indicates, Section 179(e) calls for "character of all signs shall be harmonious to the character of the structure on which it is to be placed". I feel it will be important for you to review this sign as I personally have doubts about this proposed sign meeting the above intent.

When I visited the site I indicated to the applicant that I needed to think about the sign, and I also indicated that the crew could do the necessary base work on the wall, but I would be back in a few minutes to give him my decision on this sign. The applicant took this to mean that I had approved the sign and he could put it up, which was not the case. He does not have any approved sign permit from me or the building inspector. As the applicant had already put up the sign, Mr. Muse thought it would be appropriate to just have it covered up until the Planning Commission comes to a decision. If the Planning Commission decides to approve the sign, it will be left alone. If the Planning Commission decides to deny the sign, it will be required to be taken down. Please keep in mind that the sign was not made by a local person but by a national office out of Philadelphia, and in our view could be re-used for some other office. The lower part of the building was painted blue by the applicant, but now as we understand he wishes to change that color to off-white and add two lanterns. This will result in the building having five different colors starting from light blue on the top, yellow on the 2nd and 3rd stories, white on the first story, and navy blue and black in the sign. The windows on the first floor have been replaced by the applicant to aluminum frame, whereas the windows on the 2nd and 3rd floors are wooden.

Since January, 1976 we have only approved one large plastic sign, which was for the Jewel Box. It was approved by the Planning Commission because the new sign was a significant improvement over the sign it was replacing. Most of the signs we have approved are low key and simple (e.g. Memory Lane, Hardware Store, Williams Corner Bookstore, Persimmon Corner, 30+30 Shop). The applicant indicated to me that he wanted a sign like

Woolworth and Roses. I conveyed to him that the City has been trying to phase out
ch signs, as large signs are not necessary anymore, because these signs are viewed
now by the pedestrians and not by people in fast moving vehicles.

In conclusion, let me ask that you visit the Mall and see some of the signs we have
approved since 1976 and look at this sign and decide for yourself whether this will
add to the Mall, and the intent of the new sign ordinance. Regardless if there was a
misunderstanding between me and the applicant, the sign was already made the day he
came to get a permit and now it is already up and he has not been issued any permit
to date.

Please call if you have any questions about this or any other sign so that you can
make a decision on this issue at your next meeting.

Thank you.

MINUTES OF THE
~~CHARLOTTESVILLE PLANNING COMMISSION~~
November 10, 1981 -- 7:30 p.m.
City Council Chambers

The Regular Meeting of the Planning Commission was held this date with the following members present:

Mrs. Robert P. Carter, Chairman
Mr. F. Warren Martin, Vice-Chairman
Mr. Andrew B. Bolton, Jr.
Mr. Norman Lushbaugh
Mrs. Lucie Vogel

ABSENT

Mr. James Hicks

ALSO PRESENT

CITY COUNCIL MEMBERS PRESENT

Mr. Francis L. Buck, Mayor
Mrs. Elizabeth Gleason, Vice-Mayor
Mr. John Conover, Councilman
Rev. E. G. Hall, Councilman

Mr. Satyendra Singh Huja, Director of Planning
and Community Development
Mr. Roger Wiley, City Attorney
Mr. Ron Higgins, Planner

Mrs. Carter called the meeting to order at 7:30 p.m. and called for deferral of consideration of the minutes until later in the meeting after the joint public hearing. This was agreed to unanimously.

Mrs. Carter then explained the procedures which should be followed during the joint public hearing. She then opened the joint public hearing for the purpose of hearing item #1.

B. Joint Public Hearings

1. ZM--81-10-17: A petition to rezone from R-2 to B-1 the properties located at the northwest corner on St. Charles Avenue and Taylor Street. These properties are further identified of City Real Property Tax Map #53 as parcels 220.1 and 211.1, having 100 feet of frontage, collectively, on St. Charles Avenue, 125 feet of frontage on Taylor Street, and containing approximately 12,500 square feet of land or .29 acres.

Mrs. Carter called for the staff report.

Mr. Huja gave the staff report as follows:

- He described the property as being at the northwest corner of St. Charles Avenue and Taylor Street. If granted the rezoning the Hospital plans to redesign the existing parking lot to conform to current City standards.
- Using the map, he explained the uses in the area as being largely residential in the blocks north, northeast and northwest of Sycamore Street and Locust Avenue with residential uses along Lexington Avenue and Sycamore Street in the subject property block. He pointed out that office uses begin south of this property and to the east of Locust Avenue down beyond High Street. The Hospital is immediately south of this site.
- He gave a brief description of the zoning in the area, explaining that these

two properties, zoned R-2, are the only remaining back yards along either side of St. Charles Avenue not zoned B-1. He also explained that R-2 uses are along Lexington Avenue and Sycamore Street in this block, and continue north, northeast and northwest of this block. B-1 zoning occurs along Locust Avenue south to High Street and along both sides of High Street. The B-3 zoning of Martha Jefferson Hospital is immediately south of this site.

- Although the site fronts on two streets, its current and planned access will be from St. Charles Avenue.
- Adequate utilities exist for existing and proposed uses.
- The Land Use Plan of the Comprehensive Plan calls for these properties to be office in use.

Mr. Tom Maupin, of the Martha Jefferson Hospital, pointed out that the purpose of the rezoning is in fact to combine these lots with their other lots planned for parking lot development. He added that it will result in an identical plan to the corner proposal across St. Charles Avenue.

There being no further comments, Mrs. Carter then closed the joint public hearing and called for the staff recommendations.

Mr. Huja gave the staff recommendations as follows:

- Staff has reviewed this report and recommends its approval for the following reasons:
 - It is in harmony with the Comprehensive Plan.
 - It will not have a significant adverse impact on the surrounding neighborhood.
 - It will permit the improvement of a nonconforming parking lot to current City standards.

Mrs. Carter asked if the Hospital plans for screening this lot were the same as their previous site plan indicated. Mr. Maupin and the engineer for these projects, Mr. Tom Blue, explained that they do intend to work with a landscape architect to develop planted screening which will meet the Planning Commission's previous approval.

Mr. Martin moved that the Planning Commission recommend to City Council approval of the rezoning of the lots at the northwest corner of St. Charles Avenue and Taylor Street from R-2 to B-1 for the following reasons:

- It is in harmony with the Comprehensive Plan.
- It will not have a significant adverse impact on the surrounding neighborhood.
- It will permit the improvement of a nonconforming parking lot to current City standards.

Mr. Lushbaugh seconded the motion. The motion passed with the following recorded vote: AYES: CARTER, MARTIN, BOLTON, LUSHBAUGH, VOGEL. NOES: NONE.

C. Site Plans

1. "Finance One" sign
118 East Main Street
New sign B-4 zone on the Mall

~~Mrs. Carter called for the staff report.~~

Mr. Huja gave the staff report by highlighting the point made in his memoranda to the Planning Commission dated November 3, 1981 and November 4, 1981. The first explained the reasons for Planning Commission review in that a sign has been placed on the building without approval or permits. He explained the events which led up to this. Mr. Huja added that in a B-4 sign review, he has three options: to approve, deny, or refer to the Planning Commission. He chose the latter, in this case. The second memorandum pointed out the recent discovery that the building is a prior to 1870 structure, which is subject to the Board of Architectural Review's approval. He explained that previous work had been done before the survey data was made known to the staff. Mr. Huja added that the City has invested alot of effort and resources in the downtown area, and for this reason he felt it important to have careful review, such as this.

Mr. Gary Waywright, representing Finance One as their office manager, explained the misunderstanding which caused the problem before the Planning Commission tonight. He did add that they had informed Mr. Higgins that they planned to paint the building off-white at the first floor level. They do realize that this is subject to approval by another Board.

Mrs. Vogel pointed out that the Board of Architectural Review comments would be useful in this case, even though she would not like to delay the applicant.

There was some discussion concerning the issue and the reasons previous work had been done on the building. Mr. Huja again explained that surveys are continuing to be done, and occassionally we discover another prior to 1870 building, which was the case in this situation. The discovery was after work had been done. However, the sign is not lawfully placed and is subject to this review. There was discussion on the authority for review and whether or not it was entirely in the Board of Architectural Review's purview.

Mrs. Vogel moved that the Planning Commission defer this decision to the Board of Architectural Review. Mr. Lushbaugh seconded the motion. The motion passed with the following recorded vote: AYES: CARTER, BOLTON, LUSHBAUGH, VOGEL. NOES: NONE. ABSTAINED: MARTIN.

There was some discussion on whether or not to uncover the sign while a decision is pending. It was pointed out that it might permit a better view of the sign for the purpose of the Board of Architectural Review's decision.

D. Other Major Planning Items

Mr. Huja reported on the following items:

- The 650 student housing unit at Stadium and Alderman Roads will be presented to the Planning Commission at a later date for their comments once they are further refined. He added that he has been involved throughout the development of this project.
- The Medical Center plan is expected to be released in the next few days. This will be presented to the Planning Commission for comment also.
- The CATS information presented to the Planning Commission has been received by the Highway Department and another meeting will be scheduled shortly. A number of

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review and Historic Landmarks Commission
FROM: Satyendra Singh Huja, Director of Planning and Community Development *v. s. h.*
DATE: November 11, 1981
RE: ALBEMARLE HOTEL

The purpose of this memorandum is to request your consideration of the Albemarle Hotel for its possible recognition as part of the City's recognition program for meritorious efforts relating to historic and architectural preservation. The following are the reasons why we think this building may deserve some recognition:

1. This is the biggest and most important building on West Main Street.
2. This has been one of the most important renovation and preservation efforts in the last few years.
3. It is an architecturally significant building.
4. It has a historical significance in that it is the last surviving hotel building of the railroad era left in Charlottesville.
5. Its renovation meets the Secretary of the Interior's criteria for the improvement of old buildings, and the improvements have been done in consultation with the State Landmarks Commission.
6. Renovation of this building was the key to success of the Starr Hill neighborhood revitalization effort, and to the improvement of West Main Street.

As we understand the purpose of the recognition program was not only to commend people for significant efforts in preservation, but also to encourage such efforts in the future. For this reason, we feel that a major effort such as this should not go unrecognized. We fully understand the decision is yours and City Council's, but we would appreciate your consideration of this issue.

Thank you.

SSH/jmw

Attachment



IDENTIFICATION

Street Address: 617 W. Main Street
 619 W. Main Street
 Map and Parcel: 32-167
 Census Tract & Block: 1-325
 Present Owner: Charles W. Hurt
 Address: 1290 Seminole Trail, City
 Present Use: Shops and Apartments
 Original Owner: Michael S. Gleason
 Original Use: Hotel

BASE DATA

Historic Name: Hotel Gleason/Albemarle Hotel,
 Imperial Cafe
 Date/Period: 1896, 1911-13
 Style: Victorian
 Height to Cornice:
 Height in Stories: 4
 Present Zoning: M-1
 Land Area (sq.ft.): 31,017
 Assessed Value (Land + imp.): 137,500

ARCHITECTURAL DESCRIPTION

The "new" Hotel Gleason at 617 W. Main Street is Victorian Edwardian as was its predecessor at 611 W. Main Street. The building presents a three-bay, three storey pressed-brick facade raised above the ground-floor, recessed loggia. The loggia is supported on four Corinthian columns and covers a recessed display-window front (much altered). The loggia is covered with a pressed-tin, coved ceiling. The columns of the loggia support a simple cornice from which rise the three floors above. The two flanking bays are inset one-brick's depth from the plane of the central bay and the corners; and these recesses are lined with rounded brick on the sides and molded egg-and-dart bricks above the fourth floor. The central bay at second floor level consists of a portico-in-antis, with two square columns with inset panels standing on pedestals supporting an elaborately beswagged entablature of pressed tin. A smaller pressed-tin panel rests on this entablature just below the third floor windows. A wide, palladian window is located within the recess of the portico. Flanking windows on the second floor are one-over-one-light, double-hung sash with wide molded brick surrounds. Fourth floor windows match those of the second, with the central bay's being paired and slightly narrower. Third floor fenestration follows fourth, but window heads are semi-circular rather than square. A simple boxy, overhanging cornice crowns the facade. When the Imperial Cafe was purchased in 1911 to become part of the Hotel Gleason, the original building was either extensively remodeled or completely rebuilt so that its facade conformed -- although with lateral compression because of a narrower lot -- to the hotel facade.

HISTORICAL DESCRIPTION

In April 1896, Michael S. Gleason bought the lot immediately adjacent to his Hotel Gleason on the west from the executors of Caroline M. Hase (City DB 7-252). Gleason immediately sold the western 28 feet (frontage) of the lot to Henrietta H. Hase (DB7-117); and a June 1896 agreement with Hase (DB 7-253) to share the party wall indicates his new building under construction. 1897 tax records show new buildings on both lots: Gleason's "new" Hotel Gleason (\$12,000) and Hase's Imperial Cafe (\$3,000) - the latter described in a later reference (DB 10-350) as a new three-storey, pressed-brick-front store building. The years 1910 and 1911 saw the consolidation by J.L. Veal and George D. Smith of the Hotel Gleason (DB22-74) and the Imperial Cafe (DB22-207) into an expanded "New Hotel Gleason" (DB24-209). Improvements included on the Tax records of 1912 and 1914 note the extensive renovation of the Imperial Cafe (619 W. Main) to conform to the Hotel Gleason (617) facade and probably expansion of both buildings. In 1933 the Hotel Gleason, Inc. was sold for indebtedness (DB80-399), and in October 1934 ownership passed to the Albemarle Hotel Corp. (DB83-366). 611 West Main Street, a wing of the Hotel, was demolished in 1980.

SIGNIFICANCE

The hotel is an impressive example of the Victorian Edwardian style. It is the last survivor of a half dozen hotels and inns that once stood along West Main Street near Union Station.

CONDITIONS

Poor

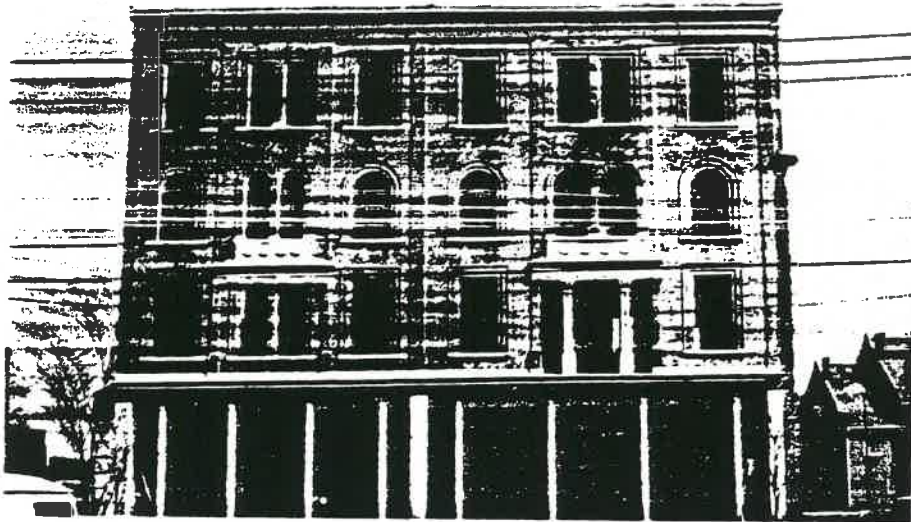
UTM: 17/720370/4212050

SOURCES

City Records

*Architectural And Historic
Survey*

Graphics



CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development
DATE: November 11, 1981
RE: REVIEW OF PUBLIC ART

S.S.H.

The purpose of this memorandum is to convey to you the procedures for acceptance of art projects accepted by the City Council, as you had indicated some interest at your last meeting on this general issue.

City Council has an ad hoc committee to review the acceptance of art projects. It is the same committee which was used for the Downtown Mall sculptures.

Any art object is still subject to review by you if it is in the historic district and visible from a public view based on the criteria listed in the zoning ordinance, but your review is in addition to any decision by the City as to whether or not to accept any art project.

Please feel free to contact me if you have any questions. Thank you.

SSH/jmw

PROCEDURES FOR ACCEPTANCE OF ART PROJECTS

- Initiation - A donation of money and sculpture project may be initiated by a private donor or an artist or by the City with the indication as to the City's willingness to accept donations for an art project with the appropriate conditions and location.
2. Offer - A formal written offer of a donation to the City with any appropriate conditions will be required.
 3. Review - The City Manager, in consultation with City Council, will appoint a committee of appropriate people to review the donation and make recommendations to City Council. The appropriate City staff would also review the technical issues relating to the donation.
 4. Criteria - A review of any project which include at least the following criteria and any other additional criteria which may be deemed appropriate:
 - a. Quality of the art object.
 - b. Harmony of the proposal to the surrounding environment.
 - c. Appropriateness of the proposed donation and conditions.
 - d. Implementability of the proposal within time and resource constraints.
 - e. Maintenance and operation of the proposed project.
 5. Recommendation - The Committee, after a review of the project, will make a recommendation to City Council with the appropriate conditions. The recommendations of the Committee shall be advisory.
 6. City Council Actions - City Council, based upon the advice of the committee and the City Manager, will decide upon whether or not to accept the donation and decide upon the appropriate conditions in the case of acceptance.
 7. Appropriation - City Council will adopt an appropriation resolution for the donation. This step may be combined with step six.
 8. Contract - The contract shall specify the nature and amount of the donation, timing and other appropriate conditions.
 9. Implementation - Implementation of this project would be monitored by the Department of Community Development in coordination with other departments in the City.
 10. Staffing - The Department of Community Development shall provide the staffing for these projects under the guidance of the City Manager.

ACCEPTED AS ADMINISTRATIVE POLICY

BY

CHARLOTTESVILLE CITY COUNCIL

May 1981

Art in Business and Industry

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IN WHICH GOOD DESIGN IS AN EVIDENT COMPONENT

NOV. 13-25

***Opening: Fri, Nov. 13, 7-9pm**

-EXHIBITORS-

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ANTEC, INC.

BROWNE EICHMAN & DALGLIESH

ALLIED CONCRETE

ROBERT PAXTON

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CLOCKWISE COMPANY, INC.

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