

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
July 26, 1983 — 4:00 p.m.
Community Development Conference Room

A. Minutes

1. June 28, 1983 — Regular Meeting
2. July 7, 1983 — Special Meeting

B. Applications for Certificate of Appropriateness

1. BAR 83-170 —Peyton Apartments
619 East High Street at 7th St., NE
Addition of two signs to existing
Mary Ester Lee - Applicant
2. BAR 83-171 —Duke House
616 Park Street
Repaint roof to match shutter
color - "Charleston Green"
Miss Helen Duke - owner/applicant
3. BAR 81-123 —Levy Opera House & Parsonage
Town Hall Square Complex
Park, E. High, E. Jefferson & 7 Streets
Landscaping additions
Henderson Heyward - Architect

C. Other Items

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

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
JUNE 28, 1983 - 4:00 P. M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

Present

Ted Oakey, Chairman
Stan Tatum, Vice Chairman
Doug Gilpin, Secretary
Elizabeth Booker
Jim Herndon
Robert Moje

Absent

Mike Bednar

Also Present

Ron Higgins, Planner

Mr. Oakey called the meeting to order at 4:01 and began with consideration of the minutes.

A. Minutes

1. May 24, 1983 - Regular meeting
2. May 31, 1983 - Special meeting

Mr. Tatum motioned to accept the minutes as presented, Mrs. Booker seconded the motion, and the minutes were accepted unanimously by the Board.

B. Applications for Certificates of Appropriateness

1. BAR 83-166

1st Virginia Bank Parking Lot
305 East Jefferson Street
New Branch Bank Building

Mr. William McFaddin and Mr. Robert Ambrogi of 1st Virginia Bank and Mr. Gerald Dixon of SLDC Architects presented the scheme to the Board. Mr. McFaddin explained that the bank had purchased the lot in 1980 with intent to construct a branch bank in the future. Due to circulation problems encountered on the corner lot adjoining the one way 4th Street, the logical location for the structure is directly on the corner facing East Jefferson; vehicular traffic enters the property from East Jefferson then exits via 4th Street. A large oak tree along the north property line produces an awkward transition for parking spaces, and creates one less parking space as required by code.

The bank wishes a structure semi-colonial in style, and explained that this scheme was one of several that had been developed by the architect. Due to the space requirements for administrative offices on the Second Floor, a typical story and a half Tidewater style was unacceptable. The present scheme with a continuous interior knee wall at the perimeter coupled with the round-headed dormers gave a second floor with excellent usable square footage.

Mr. Gilpin and Mr. Moje were concerned as to the number of varied architectural elements in the structure. The use of a predominantly Georgian entrance adjacent to a large show window under a mansard style roof with late French/Victorian dormers concerned some of the members. The cornice height also brought concern; it seemed too low, but its break into the dormer cheek walls added to the interrupted architectural element feeling. The board suggested the aspect of a full height second floor more in scale with buildings across the street.

Mr. Moje pointed out that the north side of the property would be visible from High Street and recommended that consideration should be given to the treatment of the drive up area.

Finally, some members were concerned as to the sheer length of facade along Jefferson Street. The bank board members expressed a desire to have a balanced symmetrical facade. Mr. Gilpin's suggestion, to relieve the flat planar facade and develop a more symmetrical facade, was to treat the right and central area as one balanced facade, and stop back 4" or 8" for the left edge of the main building (at one of the internal offices) similar to the treatment of the rear (north) elevation in reverse. This would attempt to reduce the scale at the structure and still allow gaining a full story on the second floor.

Mr. Oakey suggested that in light of all the suggestions, Mr. Dixon should study the exterior elevations and present revisions to the board at a later date. A special Review Board meeting was set for Thursday, July 7, 1983, at 4:00 p.m. in the Conference Room.

Regarding the parking situation, Mrs. Booker motioned to state for the record that the Board of Architectural Review was in favor of saving the large tree and ^{granting a} variance in the parking requirement to allow this. Mr. Gilpin seconded the motion and it was passed unanimously by the Board.

2. BAR 83-168

Revercomb House
116 West Jefferson Street
New wall sign for JABA
Jefferson Area Board for Aging - Applicant

Following review of the design and color of the proposed sign, which would be located on the wall opposite the existing Family Service sign, Mr. Tatum made a motion to approve the Certificate with the conditions that the same background and letter colors as the Family Service sign be used. Mr. Herndon seconded the motion, vote was taken and the motion passed unanimously.

3. BAR 83-169

Wertenbaker House (Wertland)
1301 Wertland Street
Restoration of House and new
construction in rear-landscaping
of front yard
George B. Jennings, III, Architect

Mr. Jennings explained that his client plans to restore the historic house and to convert its interior to office space. The exterior would have its brick cleaned with low pressure water and scrubbing, the roof painted, the porch to be repaired and restored to its present pre-1900 style. The wood trim work will be painted an off white known as "oyster white." All parking and drive areas will be exposed aggregate.

Mr. Jennings also explained that the entrance will be defined by two brick entrance posts (sketches will be provided to the Board members later.) A hedge of English boxwood was planned along the Wertland Street property line.

Mr. Tatum recommended an alternate of either juniper or holly for the hedge as English boxwood is such a slow growing material. Furthermore, the large mulch areas concerned Mr. Tatum as they are prone to attract weeds and suggested creeping juniper as an alternate low growing material.

The Board was pleased with Mr. Jemmings' treatment of the restoration of the house, and the proposed apartment complex behind the historic structure.

Mr. Herndon motioned for approving the Certificate to the house and new development, but to defer judgment on the landscaping until a time when more information would be available. Mrs. Booker seconded his motion and the vote passed unanimously in favor of Mr. Herndon's motion.

With no other business to discuss, the meeting ended at 5:08 p.m.

Respectfully submitted,

W. Douglas Gilpin, Jr.

Approved:

R. Stedman Oakey, Chairman

/bgj

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
July 7, 1985 -- 4:00 p.m.
Community Development Conference Room

PRESENT

Fed Oakey, Chairman
Doug Gilpin, Secretary
Jim Herndon
Bob Moje

ABSENT

Stan Tatum, Vice Chairman
Mike Bednar
Elizabeth Booker

ALSO PRESENT

Ron Higgins, Planner

The meeting was called to order at 4:12 p.m.

A. Old Applications

1. BAR 83-166

1st Virginia Bank Parking Lot
305 East Jefferson Street
New Branch Building
R. Gerald Dixon - Architect

The meeting opened with the Architect and Bank Officers presenting a new 2 story treatment to the previous plan. The Architect had successfully addressed all problems and concerns brought up by the Board at the previous meeting. While a slate roof had been discussed previously, it was not presented due to its extreme cost. An asphalt shingle, GAF Sovereign Premium, was substituted as the proposed floor shingle. Mr. Gilpin suggested the use of 18" Sawn Wood Shingles, dipped in a dark blue - black stain to resemble slates as an alternate. Mr. Robert Ambrogi of First Virginia Bank was interested in Mr. Gilpin's roofing alternate and wished to pursue the use of that material.

The Board suggested a detailed description of landscaping, but was satisfied with the building appearance. Mr. Herndon made a motion to accept the building as presented, in Scheme "D", dated July 7, 1983, with the dark stained wood shingle roof with brick, trim and mortar color as previously presented, to defer judgement on the landscaping until more detailed information was available and to allow the GAF Asphalt Shingles as an alternate roofing material. Mr. Moje seconded the motion, vote was taken, and the motion was passed unanimously.

Without any further discussion, the meeting adjourned at 4:41 p.m.

Respectfully Submitted

W. Douglas Gilpin, Jr.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review

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

DATE: July 19, 1983

RE: BAR 83-170 -- Two new sign additions -- 619 East High Street

Please find attached for your consideration of the above the following:

- An application for Certificate of Appropriateness
- A sketch of the existing approved sign with the two additional signs shown

We will notify the applicant of the meeting in order that she may be present to answer any questions. You will note when you visit the site that there are presently two temporary signs hanging from the existing approved sign. These will be removed and replaced with signs meeting your approval.

If you have any questions please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH/sdd

Attachment

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date 7-17-83

Application is hereby made by:


Mary Estlin Lee
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 619 East High Street, Charlottesville, Va.
under Chapter 31, Article 16, Section 140.1 of the Charlottesville City
Code.

Description of the proposed work is as follows:

Same size as other signs now in
place - with lettering per the attached
card

List of Enclosures:

--Sketch of approved and existing sign w/ two proposed additions

Received by:

Robert J. Higgins

Date July 19, 1983

Approved: _____
Date

Disapproved: _____
Date

M. Estlin Lee
Signature of Owner or Agent

619 East High Street
Address

Charlottesville, Va

977-5331
Telephone

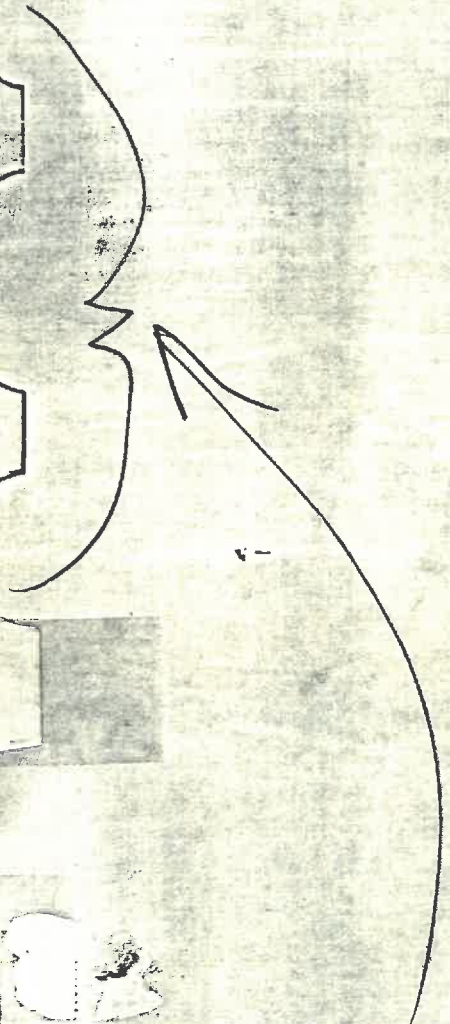
619

NORMAN LAMSON
ATTORNEY AT LAW

The
Nature
Conservancy
SIDE ENTRANCE

INSURANCE AGENCY
919 EAST JEFFERSON STREET
CHARLOTTEVILLE VA. 22901
LEE

CHARLOTTEVILLE
Ins. Agency, Fay P. Taylor



Revised Sign approved
by phone vote:

February 3, 1982

Randy [Signature]



CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Board of Architectural Review

FROM: Satyendra Singh Huja, Director of Planning and Community Development

DATE: July 19, 1983

RE: BAR 83-171 -- Repainting of Roof -- 616 Park Street

Please find attached for your consideration of the above the following:

- An application for Certificate of Appropriateness
- The 1975 Historic Landmark Survey Sheet

Miss Duke is in the process of having the roof repainted and would like to have it match the shutters which are dark or "Charleston Green". The existing roof was painted a lighter green which she would rather not match. Painting of the remainder of the house would be done in stages and will match existing colors.

We will have a sample of the paint color at the meeting and in our office, until the meeting. If you have any questions or wish to see the sample please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH/sdd

Attachment

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date July 19, 1983

Application is hereby made by:

Helene R. Duke

(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project

located at 616 Park St

under Chapter 31, Article 16, Section 140.1 of the Charlottesville City Code.

Description of the proposed work is as follows:

---Repainting of the roof "Charleston Green" to match the shutters

List of Enclosures:

---Sample of the paint on the original application

Received by:

Date

Approved:

Date

Disapproved:

Date

Helene R. Duke
Signature of Owner or Agent

616 Park St
Address

Charlottesville
Telephone

Virginia
295547

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 616 Park Street
Map and Parcel: 52-184
Census Track & Block: 3-405
Present Owner: Miss Helen Duke
Address: 616 Park Street
Present Use: Residence
Original Owner: Judge R. T. W. Duke
Original Use: Residence

BASE DATA

Historic Name: Duke House
Date/Period: 1884
Style: Victorian
Height to Cornice:
Height in Stories: 2 1/2
Present Zoning: R-3
Land Area (sq.ft.): 184 x 316
Assessed Value (Land + imp.): 10,470 + 10,290 = 20,760

ARCHITECTURAL DESCRIPTION

This white frame Victorian house is one of the most sophisticated examples of the style in wood the city of Charlottesville. Nestled among large shade trees and a rolling lawn, the finely detailed, picturesque house designed by the New York City architectural firm of S. B. Reed was built by John Waters. The house is characterized by asymmetrical massing with a projecting side pavilion and pedimented gables on the projecting pavilion, the balcony, which has been enclosed to accommodate a bath, the tripartite dormer window, and on the veranda. The handsome veranda with its segmental frieze, turned Victorian columns, and gazebo at the southern corner graces the front of the house and enhances its fanciful appearance. The interior arrangement is varied with several octagonal ended rooms and stained oak woodwork.

HISTORICAL DESCRIPTION

In 1884 R. T. W. Duke, Jr. purchased about three and a quarter acres of land on the east side of Park Street from John C. Patterson (ACDB 83-475). Three years later he added two and two thirds acres to the south of his holdings (ACDB 89-174). Judge Duke had S. R. Reed of New York City draw the plans for his house which was built in 1884. After Judge Duke's death the house passed to his children. His daughter Helen (WB 11-394) continues to reside in the handsome Queen Anne structure. Judge R. T. W. Duke, Jr. was the son of R. T. W. Duke of Sunnyside and became the first judge of the newly incorporated city of Charlottesville in 1888. About 1899, the Judge was the first to employ a female stenographer which raised some eyebrows among his peers on Court Square. A prolific chronicler, the Judge's recollections of nineteenth century Charlottesville are valuable not only for the information they contain but as an extremely well written example of gentlemen's journals.



CONDITIONS

Good

SOURCES

Miss Helen Duke
City/County Records

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*
DATE: July 19, 1983
RE: BAR 81-123 -- Landscaping additions to Town Hall Square -- Levy Opera House

Please find attached for your review of the above, a site plan showing:

- ✓ -- Additional landscaping along the edges of the new parking lot, along the walls of the Levy Opera House and Annex, along the East Jefferson Street Frontage and along the 7th Street frontage.
- ✓ -- The addition of small posts and chains to prevent foot traffic from crossing grassed or planted areas.
- ✓ -- A connection from the existing parking lot on Park Street to the Town Hall Square parking at East Jefferson Street.

Mr. Heyward has indicated that the drawings should be self-explanatory. The initial reason for the amendment was to improve circulation exiting the existing parking lot on Park Street and to add landscaping in areas where needed. We will notify Mr. Heyward of this meeting.

If you have any questions, please feel free to contact me or Ron Higgins at 971-3182.

RLH/sdd

Attachment

CITY OF CHARLOTTESVILLE

Department of Community Development
City Hall • Charlottesville, Virginia • 22902
Telephone 804-971-3182



July 18, 1985

Mr. George Roach
c/o Finance One
118 East Main Street
Charlottesville, VA 22901

Dear Mr. Roach;

Thank you for the opportunity to assist you in obtaining approvals to paint the structure at 118 East Main Street. At your request, we polled the current members of the Board of Architectural Review on the painting of the entire facade Pittsburgh Paints "Colonial White" with the upper window trim and cornice, Pittsburgh Paints "Coffee Brown". Of the four members that could be reached, the vote was unanimous in favor of the amendment to paint the building the colors specified.

We look forward to the completion of your improvements and feel this will result in a more unified and attractive facade on the Downtown Mall. If you have any questions please feel free to contact me or Ron Higgins at the above number.

Sincerely,

A handwritten signature in cursive script that reads "Satyendra Singh Huja".

Satyendra Singh Huja
Director of Planning
and
Community Development

RH/dz

cc: Board of Architectural Review
Richard Pace

Mary Ester Lee
% Lee Insurance Agency
619 East High Street
Charlottesville, VA 22901

Miss Helen Duke
616 Park Street
Charlottesville, VA 22901

Henderson Heyward, Architect
% 111 West High Street
Charlottesville, VA 22901



RON
10/1/78

HISTORIC RICHMOND FOUNDATION

2407 East Grace Street • Richmond, Virginia 23223-1100

804-643-7407



FROM: Pam White
Director of Education

FOR IMMEDIATE RELEASE

HRF SYMPOSIUM TO EXPLORE THE CLASSIC APPROACH TO BUILDING CITIES

"Urbane Renewal: The Renaissance of Civic Pride" will be the topic of Historic Richmond Foundation's fifth annual preservation symposium Saturday, Oct. 1, at the Virginia Museum of Fine Arts in Richmond.

Speakers for the all-day event will be Henry Hope Reed, president of Classical America in New York City; Howard M. Jennings, senior planner with the Richmond Department of Planning and Community Development; J. Randall Evans, executive director of Richmond Renaissance, and Adele Chatfield-Taylor, executive director of New York City's Landmarks Preservation Foundation.

These authorities in their respective fields of architectural criticism, urban planning and preservation will explore the classic approach to building cities -- viewing present development and design as a natural link to the past and the future.

Reed, author of The Golden City, will speak on "Civic Design: The Role of Art in the Embellishment of the City." An advocate of the revival of the classic tradition -- natural development based on respect for works of the past and symbolic embellishment expressing the spirit of the city -- he will use Richmond examples to contrast traditional civic design with the abstraction we call "urban planning" today.

more

Jennings will present the new Downtown Richmond Plan currently being developed with the focus on the role of historic preservation. His topic is "Downtown Richmond: The Past as Context and Catalyst." The discussion will afford an opportunity for comment on preliminary proposals.

Evans, formerly the deputy director of the Development Division of Baltimore's Department of Housing and Community Development, will speak on "The Image of Richmond and Spirit of Its Citizens." He will explore the implementation of projects proposed by Richmond Renaissance -- the working development partnership between Richmond's private and public sectors -- and their potential impact on the physical development of the city.

"Historic Preservation in the 1980s" will be Miss Chatfield-Taylor's topic. She will trace the evolution of historic preservation since the 1960s and the impact of current developments on the changing role of preservation organizations in the "80s.

"Last year the HRF Symposium dealt with the classic spirit as it has been and may be again expressed in individual buildings," said Michael W. Gold, HRF's managing director. "This year we turn to the greatest human creation of all -- the city, built link by link."

The registration fee, including coffee and lunch, is \$25 for members of HRF, \$30 for non-members and \$15 for students.

For further information, write Historic Richmond Foundation, 2407 E. Grace St., Richmond, VA 23223; or telephone (804) 643-7407.

#

#

#

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
SPECIAL MEETING
July 7, 1983 -- 4:00 p.m.
Community Development Conference Room

PRESENT

Ted Oakey, Chairman
Doug Gilpin, Secretary
Jim Herndon
Bob Moje

ABSENT

Stan Tatum; Vice Chairman
Mike Bednar
Elizabeth Booker

ALSO PRESENT

Ron Higgins, Planner

The meeting was called to order at 4:12 p.m.

A. Old Applications

1. BAR 83-166

1st Virginia Bank Parking Lot
305 East Jefferson Street
New Branch Building
R. Gerald Dixon - Architect

The meeting opened with the Architect and Bank Officers presenting a new 2 story treatment to the previous plan. The Architect had successfully addressed all problems and concerns brought up by the Board at the previous meeting. While a slate roof had been discussed previously, it was not presented due to its extreme cost. An asphalt shingle, GAF Sovereign Premium, was substituted as the proposed roof shingle. Mr. Gilpin suggested the use of 18" Sawn Wood Shingles, dipped in a dark blue - black stain to resemble slates as an alternate. Mr. Robert Ambrogi of First Virginia Bank was interested in Mr. Gilpin's roofing alternate and wished to pursue the use of that material.

The Board suggested a detailed description of landscaping, but was satisfied with the building appearance. Mr. Herndon made a motion to accept the building as presented, in Scheme "D", dated July 7, 1983, with the dark stained wood shingle roof with brick, trim and mortar color as previously presented, to defer judgement on the landscaping until more detailed information was available and to allow the GAF Asphalt Shingles as an alternate roofing material. Mr. Moje seconded the motion, vote was taken, and the motion was passed unanimously.

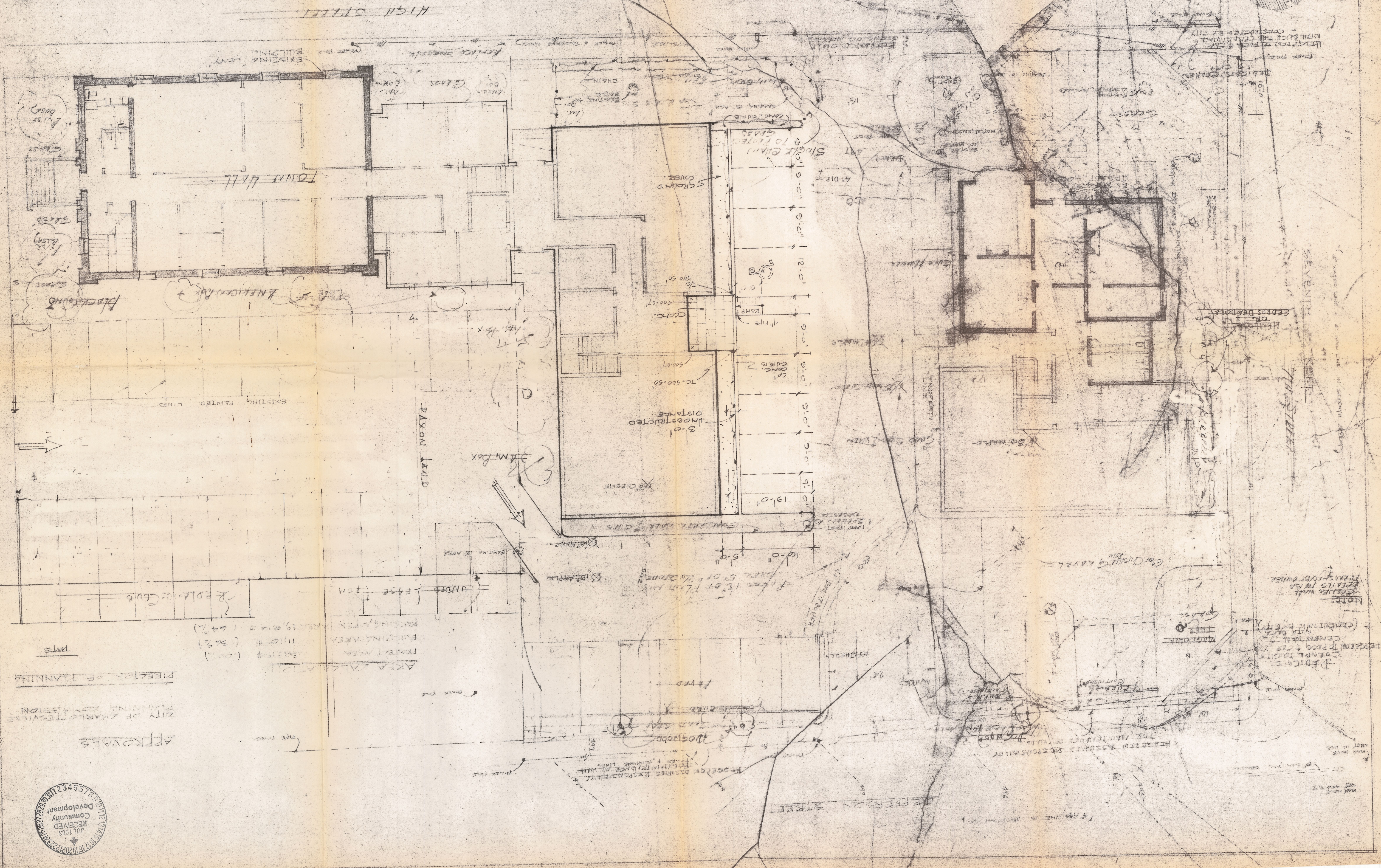
Without any further discussion, the meeting adjourned at 4:41 p.m.

Respectfully Submitted

W. Douglas Gilpin, Jr.

LOCATION MAP
MTS

PROJECT: THE TOWN HALL
ARCHITECT: HENDERSON HEYMAN & STANLEY & SCHEINER
DATE: 1981
REVISIONS:
JULY 19, 1982 (REVISION TO PARKING SPACES AT EAST BUILDING ENTRANCE)
JULY 13, 1983 (ADD PARKING LOT BETWEEN TOWN HALL & REPLANS CLUB)



APPROVALS
CITY OF CHARLOTTEVILLE
PLANNING COMMISSION
DIRECTOR OF PLANNING
AREA: ALPINE
PROJECT AREA: 3,313 sq. ft. (3%)
BUILDING AREA: 11,107 sq. ft. (3%)
PARKING: 19 SPACES (4%)
RATE

