

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 27, 1983 — 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

✓ A. MINUTES

✓ I. August 23, 1983 — Regular Meeting

✓ B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

✓ I. BAR 83-175

—G.W. Farish House
—337 Fifteenth Street, S.W.
—Demolition for University of Virginia
Health Services Foundation's
new ambulatory surgery facility
—William E. Carter, Jr., Applicant

✓ C. OLD APPLICATIONS - AMENDMENTS

✓ I. BAR 82-146

—Inges Grocery (Bull Alley)
—331-333 West Main Street
—Additions to front doorway
—Betty Jo Reyes - Applicant

✓ D. OTHER ITEMS

✓ E. OTHER MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

✓ F. CHAIRMAN'S REPORT

✓ G. BOARD MEMBERS' REPORTS

✓ H. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

Review form - Incl. Curran

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
AUGUST 23, 1983 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Ted Oakey, Chairman
Doug Gilpin, Secretary
Mike Bednar
Elizabeth Booker
Jim Herndon

ABSENT

Stan Iatum, Vice Chairman
Bob Moje

ALSO PRESENT

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

Mr. Oakey called the meeting to order at 4:01 p.m.

A. Election of Officers for 1983-1984

Mr. Oakey recommended that this item be deferred until the regular business had been conducted.

B. Minutes

1. July 26, 1983

Mr. Herndon recommended acceptance of the minutes as presented, Mr. Gilpin seconded and the motion passed unanimously.

C. Deferred Items

1. BAR 83-170

--Peyton Apartments
--619 East High Street at
7th Street, NE
--Addition of two signs to existing
--Mary Ester Lee -- Applicant.

Mrs. Lee was available during the meeting for consultation regarding the configuration and location of the new proposed signs. She explained that she wished the signs to be visible from the street near the sidewalk, but not on the building face. Mr. Huja suggested extending the existing sign post cross-arm to the other side of the post in order to hang the new signs. The signs would be at the same elevation as the existing signs and have the same form. Mr. Bednar then motioned to accept the single sign post arrangement ("t" shape) with the two new signs mounted from the new crossbar; the signs would have the same form, background and letter color and be suspended at the same height as the existing ones. Mrs. Booker seconded the motion and the vote was unanimous in favor of the motion.

D. Applications for Certificate of Appropriateness

1. BAR 83-172

--McCue House
--609 East High Street
--New Sign on Wall
--Landow & deBettencourt - Architects

Mr. Bednar indicated that he would have to abstain from voting due to his association on projects with the applicant. Mr. deBettencourt explained that the new sign would be positioned approximately 1" out from the brick

exterior wall of their building. The sign would be ½" thick clear plexiglass in order that the brick and mortar detail would provide a visual background to the white letters of the logo and name. Mr. Gilpin motioned to accept their proposal of 8/8/83 since the clear plastic material was used specifically to show the buildings historic brick architectural fabric. Mr. Herndon seconded the motion and the certificate passed unanimously with Mr. Bednar abstaining.

2. BAR 83-173

--Barksdale House
--510 Ridge Street
--New Addition to rear
--Stuart G. Burgh - Architect

Mr. Blake Caravati, owner and contractor for the structure was available to discuss the proposed modification of the rear of the building to include new kitchens and baths. The existing shed roofed structure would be removed in its entirety and be replaced by a new hipped roof structure with beaded siding and a roof to match the main house roof. Mr. Caravati explained the Ridge Street facade would be restored using the National Park Service Guidelines. The roof would be inspected, but it was doubtful that the existing roof could remain. Mr. Caravati would replace the roof with a new metal roof, extending over the new addition. Mr. Bednar recommended removal of an existing tree stump at the sidewalk. Mr. Bednar made the following motion: to accept the plan as presented with a new beaded siding addition, metal roof, restoration of the exterior as close to the original as possible and to restore the existing landscape, reseed the lawn and provide a new gravel driveway. The proposed colors were also accepted: metal roof - dark green; trim - white; and siding on addition - spanish white.

Mr. Herndon seconded Mr. Bednar's motion and the vote was unanimous in favor of the plan.

E. Other Items

1. Mr. Caravati asked the Board of Architectural Review to see if could do anything to save the Barringer Mansion, slated for demolition at an undetermined time. Mrs. Booker proposed to have the Board speak in unison with the Landmarks Board to preserve the Barringer Mansion due to its history and unique architectural style. The boards recommendations would be sent to the Owners in conjunction with those of the Landmarks Commission. Mr. Oakey seconded the motion and there was a unanimous vote in favor of Mrs. Booker's motion.
2. Mr. Bill Lucy of 410 Second Street approached the Board to show some proposed changes to the landscape of his property. While he did show the "Master Plan", he explained that at this time he wished to plant 2-2"-3" caliper trees, install a fence and gate painted white and construct a brick walk that would extend to a proposed terrace of the rear of his property. Mr. Gilpin motioned for exceptance, Mr. Bednar seconded and the vote was unanimous in favor.
3. The new Downtown Board of Architectural Review requires a member of the present Board of Architectural Review on its Board. Stan Tatum was recommended - Mr. Gilpin motioned for his position on the Board, Mrs. Booker seconded and the motion was passed unanimously.
4. Mr. Huja pointed out that the Owners of the new restaurant "Bull Alley"

wished to paint the entrance door the same color as their canopy, forest green. Mr. Gilpin motioned for its acceptance, Mrs. Booker seconded and the motion passed unanimously.

5. The topic of election of officers was placed before the board; the following slate was recommended with Mr. Gilpin asking for a respite as Secretary.

Chairman - Ted Oakey
Vice Chairman - Stan Tatum
Secretary - Bob Moje

Mrs. Booker motioned for acceptance of the slate, Mr. Bednar seconded and the motion passed unanimously.

Without any further business, the meeting concluded at 5:15 p.m.

Respectfully Submitted.

W. Douglas Gilpin, Jr.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: The Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: September 20, 1983
RE: BAR 83-175--G. W. Farish House, 337 15th Street, S. W.--Demolition

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

- An Application for Certificate of Appropriateness with an accompanying letter from the applicant's representative.
- A schematic floor plan and site plan of the proposed ambulatory surgery facility planned for the G. W. Farish House site.
- The Historic Landmark Survey Sheet for this property with copies of photographs of the front and rear of the building.

As you are aware, the Health Services Foundation has been strongly considering the demolition of the Barringer Mansion at 1404 Jefferson Park Avenue in order to allow them to construct the ambulatory surgery facility in conjunction with their present office building at the corner of Jefferson Park Avenue and Lane Road. A great deal of concern has been expressed by a number of groups including the Charlottesville Historic Landmarks Commission, the Jefferson Park Avenue Neighborhood Association and the Board of Architectural Review among others. During the exchange of correspondence a number of alternative sites have been discussed. A number of these have been found to be inadequate in size or not feasible for various other reasons. However, the Health Services Foundation has been able to secure another property in the vicinity of the Barringer Mansion which appears to meet their criteria for the development. This site also happens to contain a structure which was constructed in 1870 and is subject to the Board's review.

In light of the situation and considering the strong feelings regarding the Barringer Mansion, we feel that the proposal to demolish the G. W. Farish House is a reasonable alternative to demolition of the Barringer Mansion for the following reasons:

- It will permit the saving of the Barringer Mansion and its renovation.
- Compared with the Barringer Mansion, this structure has little significance.
- Architectural elements of the G. W. Farish House, which are salvagable, will be reserved by the applicant upon request. The applicant has also indicated that the house itself could be salvaged if a responsible group could accomplish this within their time frame.

RLH/bgj
Attachments

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

Date September 16, 1983

Application is hereby made by:

William E. Carter, Jr. for the University of Virginia Health Services Foundation
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 337 15th Street, S. W. known as the G. W. Farish House
under Chapter 31, Article 16, Section 140.1 of the Charlottesville City
Code.

Description of the proposed work is as follows:

Demolition of the structure to make way for a planned ambulatory
surgery facility as described in the attached letter.

List of Enclosures:

Accompanying letter of explanation and schematic floor plan and
site plan of the proposed facility.

Received by:

Date

Approved: _____

Date

Disapproved: _____

Date

William E. Carter, Jr.
Signature of Owner or Agent

P. O. Box 3874
Address
Charlottesville, VA 22903

295-0191
Telephone

UNIVERSITY OF VIRGINIA HEALTH SERVICES FOUNDATION

Charlottesville, Virginia 22903

P. O. Box 3874

Telephone 804 / 295-0191

September 16, 1983

Mr. Satyendra Singh Huja
Director, Planning & Community Development
Department of Community Development
Charlottesville City Hall
Post Office Box 911
Charlottesville, VA 22902-0911

Dear Mr. Huja:

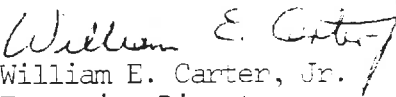
I believe you are already aware that the University of Virginia Health Services Foundation intends to build and operate an ambulatory surgery facility near the University of Virginia Hospital. We have considered several locations and at this time have narrowed our interest to two parcels of land. One is 1404 Jefferson Park Avenue, which is the site of the Barringer Mansion, the other is parcel 98 on Tax Map 11 of the City of Charlottesville. After considering both sites, we have now decided to try to build the new facility on parcel 98. We believe there are some operational advantages to this site and the public will probably prefer it over destruction of the Barringer home.

On parcel 98, there is an old house which is in severe disrepair. I understand this house is approximately 100 years old. If we build on parcel 98, it will be necessary to remove the house. If feasible within our time schedule, we would be glad to consider a proposal by a responsible group, to salvage the house.

I have attached some sketches of the proposed facility. Elevation drawings are not yet complete but I will send them to you when we receive them.

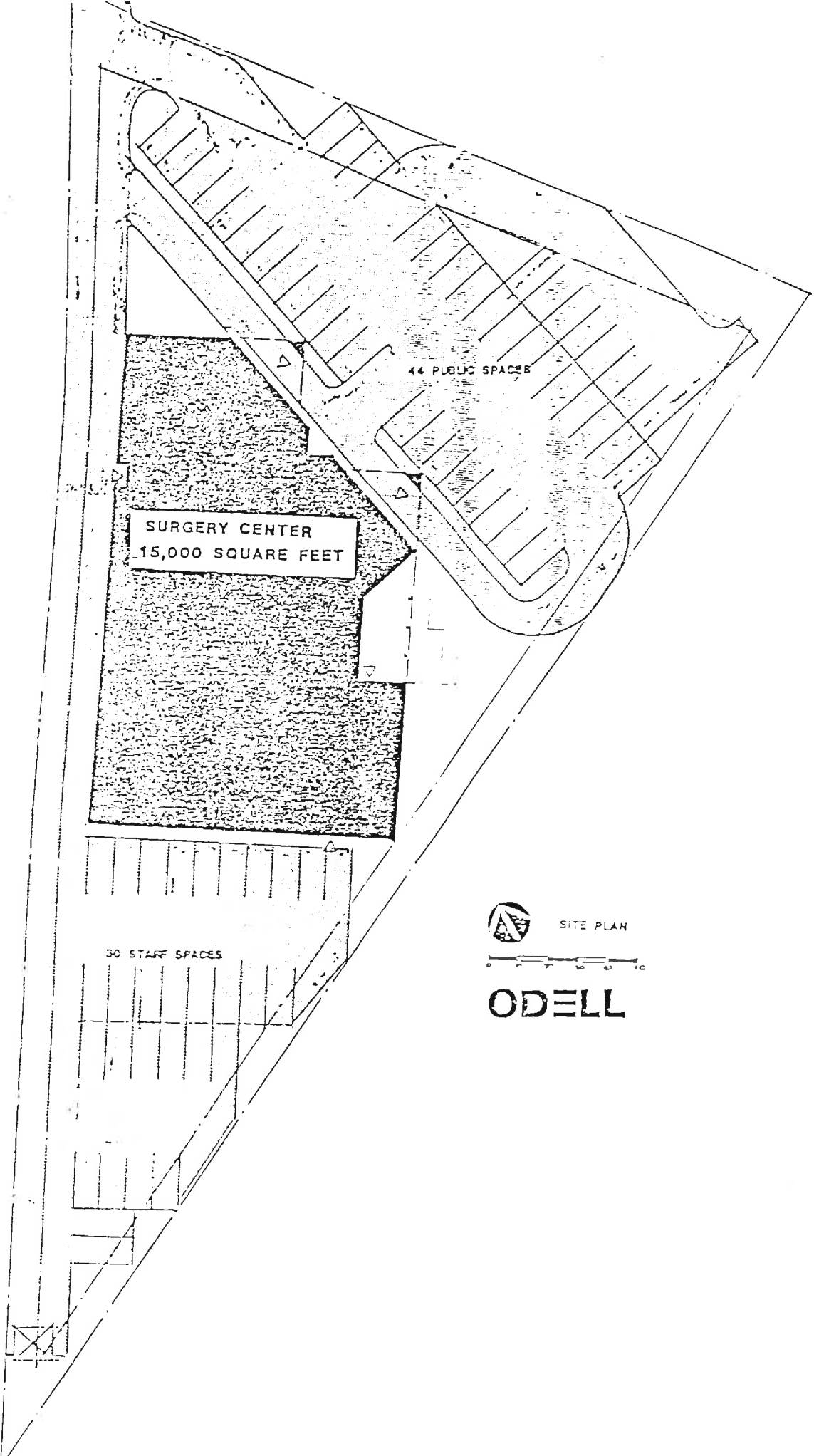
By this letter, I am applying for a Certificate of Appropriateness for Demolition for the structure on parcel 98. If you need additional information, I shall be pleased to provide it.

Sincerely,


William E. Carter, Jr.
Executive Director

WECjr/kal
Attachments

cc: Leigh B. Middleditch, Esq.



SURGERY CENTER
15,000 SQUARE FEET

44 PUBLIC SPACES

30 STAFF SPACES



SITE PLAN



ODELL

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 337 Fifteenth Street S.W.
Map and Parcel: 11-98
Census Tract & Block: 6-109
Present Owner: Park Lane Building, Inc.
Address: 1400 Jefferson Park Avenue
Present Use: Rental Property (residence)
Original Owner: George W. Farish
Original Use: Residence

BASE DATA

Historic Name: G.W. Farish House
Date/Period: 1870
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 64,491
Assessed Value (land + imp.): 83,900 + 1000= 84,900

ARCHITECTURAL DESCRIPTION

This is a typical three-bay, single-pile, white clapboard farmhouse, two stories above a high basement. A one-storey addition at one end forms an ell in the rear. The main section has a gable roof of standing seam tin; the wing has a hip roof ending in a rear gable. The brick end chimneys are unusual in that the eastern one is interior and the western one exterior. There is also a small central chimney between the two rooms in the wing. The windows have simple architrave trim and are six-over-six double sash, some six-over-one in the newer sections, and paired four-over-four in the basement of the wing. The one-story Victorian front porch has chamfered posts with brackets, sawn slat frieze, and plain balustrade. The half gables under the ends of the porch's shed roof are pierced in a feather design, and there are wooden shingles in the central gable. The entrance door has recessed sidelights. The floor plan is the familiar two rooms with central hall. The single flight of open stairs has a homemade railing, and the upstairs doors are board & batten.

HISTORICAL DESCRIPTION

George W. Farish purchased a 1.7 acre lot next to the Southern Railroad from Theodore A. Michie in April 1870 for \$150 and built his house the same year. A one-storey, two-room wing was added soon afterwards, possibly as early as 1875. He sold the property to his son Gilbert W. Farish in 1905. Sometime in the late 1920's Gilbert Farish raised the entire house -- wing, front porch, and all -- dug out the basement, built a new kitchen in the basement under the wing, and built a small two-storey addition (bath with bedroom above) covering the central bay of the rear facade, and a back porch between the two wings. In 1969 Farish's widow sold the property to Park Lane Building, Inc., a group of doctors who rent the house to students and use the yard for parking.
Deed References: ACDB 65-152, 131-377; City DB 307-192.

GRAPHICS

CONDITIONS

Poor

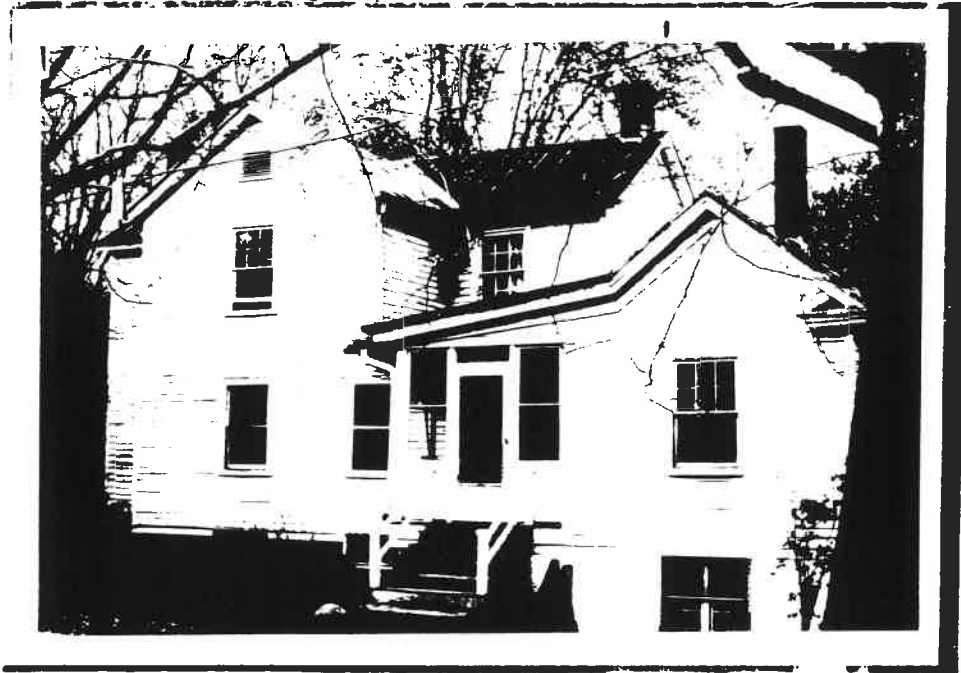
SOURCES

City/County Records
Mrs. Gilbert W. Farish, Sr.

*Architectural And Historic
Survey*



Graphics



CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: The Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*
DATE: September 20, 1983
RE: BAR 82-146--Inges Grocery Building (Bull Alley)--Front Doorway Changes

As you may recall, at your August 23, 1983 meeting I presented a request of the owners of the Bull Alley Restaurant to paint the front door the same forest green that their canopy is. This change was being requested since they are having some difficulty with the light color on the doorway from wear and dirt from the street. The Board approved this change at that time. Since then the owners have been considering alternatives to changing the color which they would like to discuss with you at your September meeting. This may involve the addition of an outer door of some type.

The owner or his representative will be present at your September 27, 1983 meeting to discuss this and present any drawings or information necessary for your review.

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

RLH/bgj