

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Downtown Board of Architectural Review (DBAR)
FROM: Satyendra Singh Huja, Director of Planning and Community Development **S.S.H.**
DATE: March 21, 1984
RE: **DBAR Meeting**

The purpose of this memorandum is to inform you that the next **DBAR Meeting** will be held on **Tuesday, March 27, 1984, at 11:00 a.m.**, in the **Community Development Conference Room**. We will be meeting to discuss a Certificate of Appropriateness application for 100 West South Street. Please find attached the following information:

- An application for Certificate of Appropriateness.
- Copies of photographs of the building as it now exists.
- Sketches of the front and rear of the building showing proposed alterations.
- A Historic Landmark Survey sheet for this building.

The applicant proposes to convert this building into offices and residential condominiums. Proposed alterations needing review by the Board include the following:

- Addition of windows to the second and third story at the rear of the building.
- Changes to the central entrance and the replacement of the small roof over the front doorways.
- Repainting the building a new color (color samples are available at our office for your review).

Please also find attached an agenda and the minutes of our last meeting. Should you have any questions, please call me or Glenn Larson at 971-3182.

GL/bgj
Attachments

MINUTES
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
MARCH 27, 1984 - 11:00 A. M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

Present

Jack Rinehart, Chairman
Michael Bednar, Vice-Chairman
Genevieve Keller
Stan Tatum
Carol Troxell

Absent

John Allen

Staff Present

Satyendra Singh Huja
Glenn Larson

Mr. Rinehart called the meeting to order at 11:05 a.m. and called for consideration of the minutes.

A. MINUTES

A motion was made by Mrs. Troxell, seconded by Mrs. Keller, for approval of March 2, 1984 minutes with correction of Mr. Troxell to Mrs. Troxell. The motion carried unanimously.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. DBAR 84-3-1

- C & O Warehouse
100 West South street
General Rehabilitation
Mrs. Roulhac Toledano, Applicant

Roulhac Toledano, the applicant, made a presentation of renovation plans using photographs and sketches.

The staff report recommended deferral of renovated elevation approvals pending submission of final detailed drawings.

The Board discussed various issues including facade colors, facade design, parking area along South Street, and canopy of materials.

A motion was made by Mr. Tatum, seconded by Mr. Bednar, for approval of Sierra Sand color, Martin-Senour paint, for the main body of the building. This motion was subsequently withdrawn.

A motion was made by Mrs. Troxell, seconded by Mr. Tatum, to approve the conceptual designs of the South elevation subject to submission of detailed drawings. The motion carried unanimously.

C. OTHER ITEMS

2. DBAR 84-3-2

- 215 Second Street, S. E.
Construction of deck and fence

Ann Memory, the applicant, made a presentation of plans for a backyard improvement plan, including a deck and fence.

Staff recommended approval of the deck and deferral of other items.

A motion was made by Mrs. Troxell, seconded by Mrs. Keller, for approval of rear deck construction, according to plans submitted, subject to subsequent construction of an approved fence within one year. The motion carried unanimously.

D. OTHER MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMEN'S REPORT

Mr. Rinehart requested that for future meetings the staff should make a determination as to whether the Board is conducting a preliminary hearing or a final approval.

F. BOARD MEMBERS REPORTS

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

Glenn Larson announced that a meeting in April was being set up with a representative of the Virginia Landmarks Commission.

Mr. Huja pointed out that since this was a new Board, it should be careful to establish proper precedent for submission requirements.

The meeting was adjourned at 12:35 p.m.

Respectfully submitted,

Michael Bednar, Secretary

Approved:

Jack Rinehart, Chairman

MINUTES
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW (DBAR)
March 2, 1984

Present

John Allen
Michael Bednar
Genevieve Keller
Jack Rinehart
Stan Tatum
Carol Troxell

Staff Present

Satyendra Huja
Glenn Larson

General Discussion

Mr. Huja opened the meeting with a review of why the Downtown Board of Architectural Review was created. He explained the distinctions between the various historic districts in Charlottesville, and went over the various responsibilities of the DBAR. It was stressed that the DBAR should be objective in its review, weighing the economic realities of rehabilitation with the need for historic preservation. He explained the educational role of the DBAR, as well as how DBAR members need to be "watchdogs" over changes to Downtown buildings that may need review.

In an election of officers, Mr. Bednar nominated Mr. Rinehart for the position of Chairman. This nomination was seconded by Mr. Troxell, and approved unanimously. Mr. Rinehart then nominated Mr. Bednar for the position of Vice-Chairman/Secretary. This nomination was seconded by Mrs. Keller, and approved unanimously. It was also agreed that the Board would meet at **11:00 a.m.** every **fourth Tuesday** of the **month**.

The meeting adjourned at 4:15 p.m.

AGENDA

DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
MARCH 27, 1984 -- 11:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

A. MINUTES

1. March 2, 1984 - Introductory Meeting

B. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. DBAR 84-1

--C & O Warehouse
--100 West South Street
--General Renovation
--Roulbac Toledano, Applicant

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

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 100 South St. West
2. Name of Applicant (Owner or Agent): Ben C. Toledano
3. Mailing Address of Applicant: P.O. Box 707
CHARLOTTESVILLE, VA. 22902
4. Phone Number of Applicant: (Business) 971-8087 (Home) 295-8775
5. Description of Proposed Work (Use back of form if necessary):

General: The approach to this rehabilitation is a conservative one with as little alteration to the existing building and decorative details as possible to provide residential use for the 2nd and 3rd levels and retail space at the 1st level. Throughout the cornice shall be repaired in place with new downspouts and gutters as needed. Existing plaster to be cleaned and painted. Existing windows on the front and side elevation, which are a major architectural feature, shall be repaired in place and reglazed where broken. These windows are 6 over 6 wood double hung windows, 36 x 64.

South Street Facade: All windows and three existing warehouse wood doors and other fenestration to remain as is, along with extant steps. The central 10 panel warehouse loading door with overlight (7' x 7') to be split down the middle between panels (3'6" each side) to create solid shutters or panelled reveals opening inward, with a recessed double door within, not visible from the street. Steps of concrete with 6 rises to be the width of doors (7 feet plus 18 inches either side for a low concrete retaining wall.) Steps to be similar in concept to existing steps on West end of the South Street facade. Front overhang: Existing front overhang frame to remain. The 2 x 4

PAINT CHIPS, 4 8 x 10 PHOTOGRAPHS SHOWING FRONT FACADE, EXISTING FRONT STEPS, 1ST STREET ELEVATION, REAR ELEVATION WITH NEW WINDOWS (6) at second and (6) at third levels INDICATED. SNAPSHOTS OF NEIGHBORHOOD.

6. ~~List of Enclosures:~~
7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: Ben C. Toledano Date: _____

FOR OFFICE USE ONLY

Received By: Ben Larson Approved: _____ Date: _____

Date: 3/20/84 Disapproved: _____ Date: _____

rafters of which four remain at East end, will be replaced to continue the existing East end appearance. Tongue and groove boards, perhaps beaded to be placed on top of rafters. These will be visible upon entering building, and shall be painted. Evidence indicates that tar paper was originally placed on top with mopped tar surface painted aluminum color to reflect light. That can be done or grey rolled asphalt roofing may be applied.

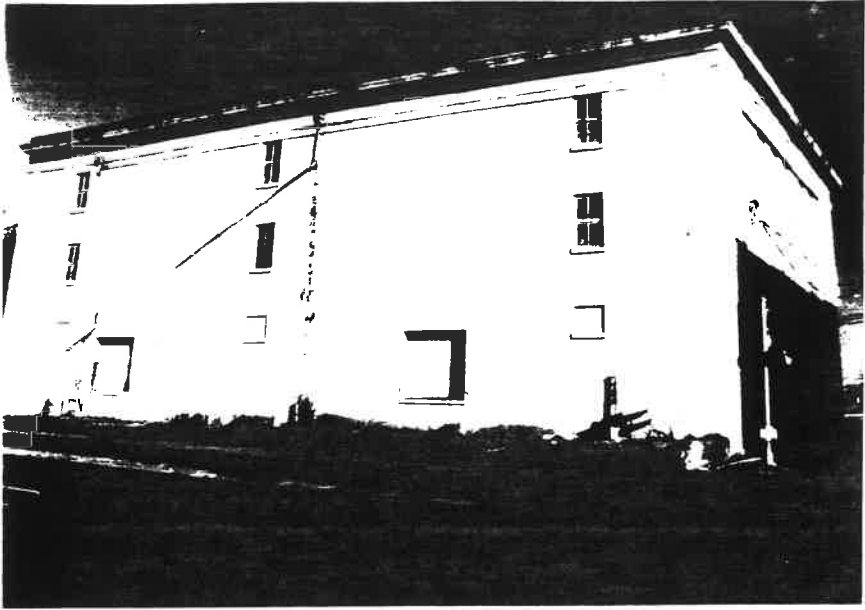
First Street Elevation: No alterations or replacements except general stabilization of all existing features.

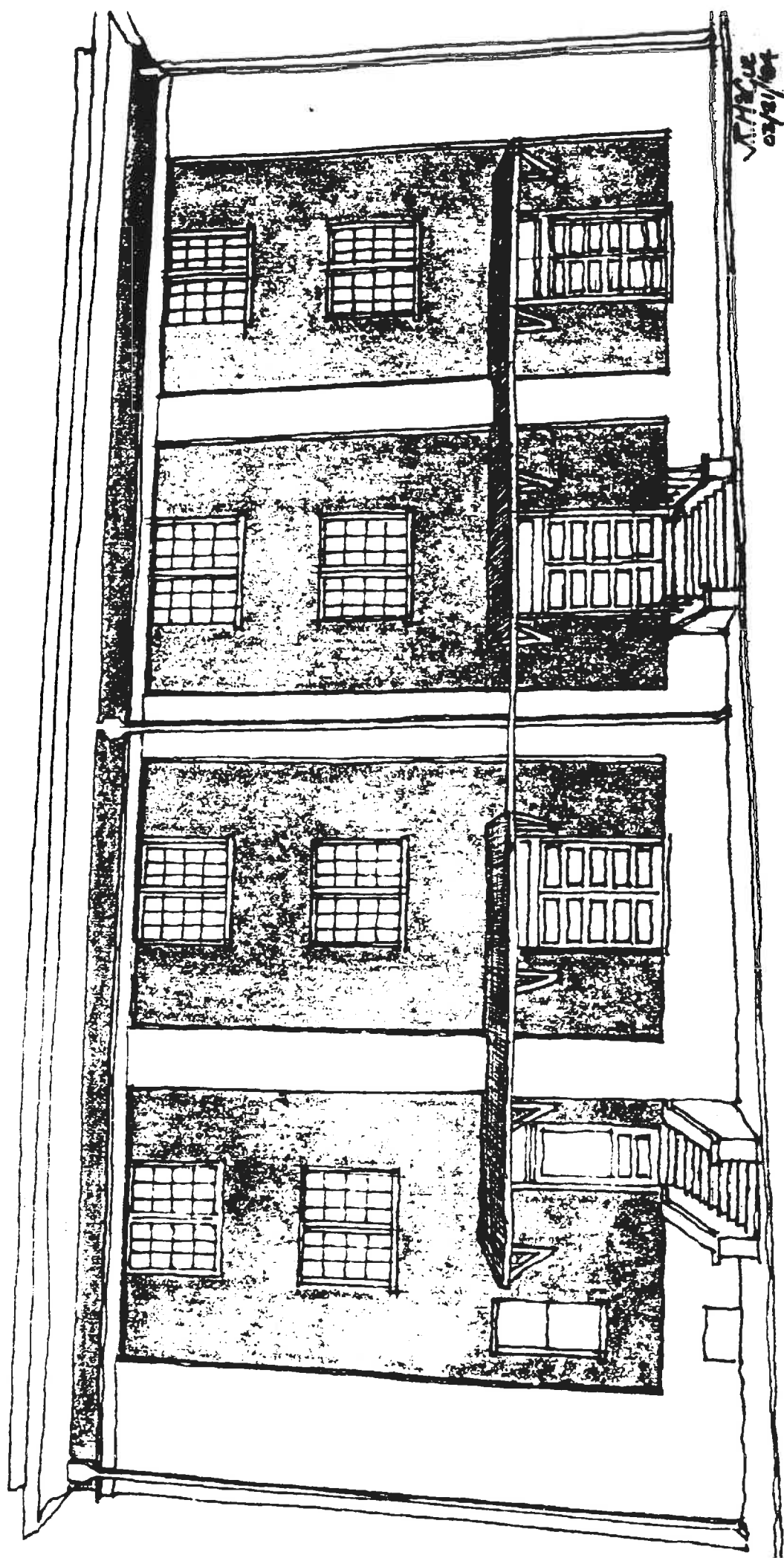
Rear Elevation: The rear elevation, facing the railroad track has two loading doors, two small square windows at the first level and three windows each at the 2nd and 3rd levels. These windows are 36"x71" of heavy steel frame and chicken wire glass. They open in with chain pulls. Judging from the frames and the wall penetration, the windows post date the building. This South Street elevation provides a potential means to introduce an aesthetically pleasing view of the mountains and to provide cross ventilation and fresh air for the proposed living quarters on the 2nd and 3rd levels. The rear elevation is to be articulated at the 2nd and 3rd level by the introduction of 6 additional windows of the same size as the present openings and aligned with them. The 6 new windows and 3 replacement windows for existing openings to be wood, one over one, thermopane, double hung windows. The rhythm of the fenestration to be adjusted to existing openings and resemble that of the First Street elevation in groupings of 2-3-3. The decision to use one over one double hung wood windows was based on air and heat and ventilation needs as well as a desire to get a full view of the mountains and greenery, introducing some open air environment into an otherwise urban, commercial and sometimes mutilated street scene. The windows are to be double glazed for sound insulation as well as climate control. They are wood because of the residential use of the windows. Thematically one over one windows tie the elevations together since there are one over one wood windows at the first level on the First Street elevation.

Paint: Building to be painted a warm tone with cadmium red, yellow as well as sienna and umber. Martin Senour or similar quality top of the line masonry paint 1) Waverly 2-17 or 2) Valencia 2-18 or a light ochre hue 1) Mango 36-6 2) meteor (my four children would like to see samples of these, since they will have to live in the warehouse) Woodwork, cornice and pilasters to be white or parchment, thus emphasizing the classical elements of the structure and articulating the restrained decorative detail of the neo classic revival warehouse.

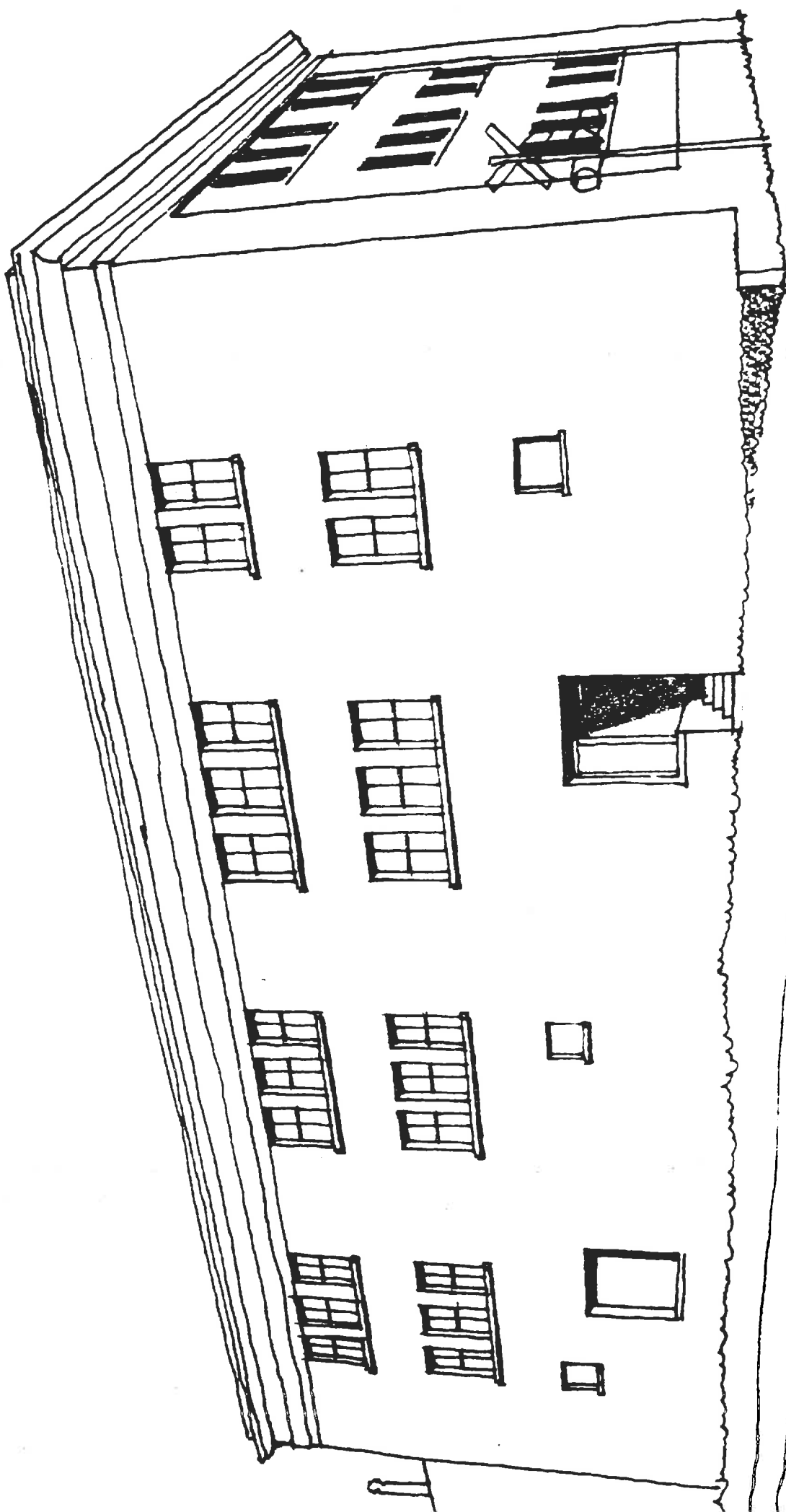
Outside Seating area: Twelve feet of hollow tile wall to be removed, from the window sill level to the cornice line (ceiling height) at the 2nd and 3rd level to introduce a roofed (covered) gallery or terrace, corresponding within the building to space delineated by a large load bearing wood beam and two pine columns or pillars. The introduction of an outside sitting area or fresh air space is thought to be essential to the marketing of the residential spaces since there is no courtyard, garden or outside space on the property. Owners made an effort to locate and purchase vacant space in the vicinity to create nearby or visible amenities such as landscaping, a green area or outside seating, but were unsuccessful. The rear elevation of the building is not mutilated by removal of the hollow tile at the window sill level upward because it may be infilled easily at any future time.

Rear First Level (Railroad elevation) One loading door 7' wide to the West to be divided in two to act as service entrance for commercial area. Two small windows to remain as is, glazed with one piece of glass each. East side service entrance with loading door to be divided in two. Half to be garbage disposal door leading to refuse room within. Half to be used as code required egress door. Since the property terminates at the edge of the building, the egress stair leading from the rear of the building towards the ground level atrium walk around, will be recessed into the building. The first rise will be flush with the face of the building, thence receding inward. Steps to be approximately 3'6" wide.





V. H. C. 1924



DISCUE
03/24/04

LANDMARK



SURVEY

1/20/74 / Feb 1977

IDENTIFICATION

Street Address: 100 South Street, West
Map and Parcel: 28-102
Census Tract & Block: 1-219
Present Owner: C & O Railway, Inc.
Address:
Present Use: C & O Warehouse
Original Owner: Hollis Rinehart
Original Use: Wholesale Grocery

BASE DATA

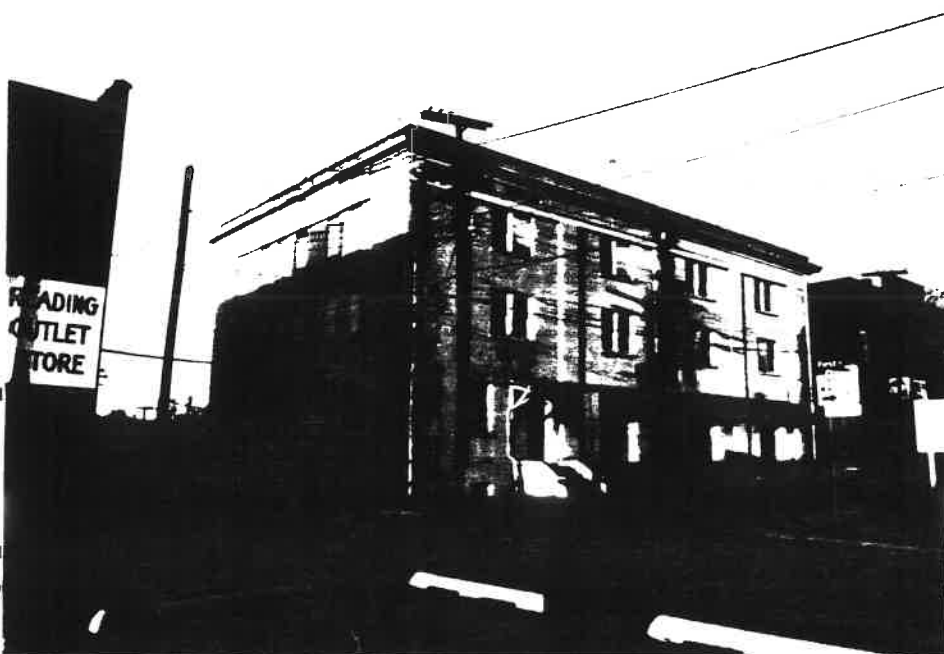
Historic Name: Albemarle Grocery Co. Warehouse
Date/Period: 1916
Style: No identifiable style
Height to Cornice:
Height in Stories: 3
Present Zoning: M-1
Land Area (sq.ft.): 14,480
Assessed Value (land + imp.): \$95,460

ARCHITECTURAL DESCRIPTION

The Albemarle Grocery Company Warehouse exhibits no identifiable style, unless one could say the presence of pilaster-like piers and classical style cornice indicate a Colonial Revival influence. The building fills the entire lot on the south-west corner of First and South Streets lying between South Street and the railroad tracks, creating a form square on three sides but conforming on the fourth to the run of the tracks. A basically industrial building, the structure shows a four-bay "facade" along South Street, three storeys in height. Wide piers define the corners with narrower ones between bays. Three bays of the ground floor consist of loading bays with continuous loading dock. A shed roof covers the dock. Construction is masonry covered with stucco, painted light grey. Paired windows, six-over-six-light sash type, are centered in each bay at second and third floor levels. Windows on other than the South Street elevation are somewhat randomly placed. A large, classical style entablature on a parapet wall encircles the top of all the elevations.

HISTORICAL DESCRIPTION

On March 6, 1916, A.P. Walker divided into two parcels and sold the lot he had purchased a mere two weeks before from R.P. Valentine (DB28-192). The lot on the south-west corner of South and First Streets, the larger of the two, was bought by Hollis Rinehart (DB28-303), whose deed noted an agreement to share a common party wall with the purchaser of the adjoining lot. Tax records of 1917 show the notation building added, with a new assessment for buildings of \$12,000. In August 1919, the Albemarle Grocery Company bought the warehouse that Rinehart had constructed (DB-33-311). Merging in 1929 with the Michie Grocery Company, Albemarle Grocery became the Albemarle-Michie Company and continued its operation from this warehouse and the one adjoining. The present owner, the Chesapeake and Ohio Railway Company bought the building from Albemarle-Michie in July 1959 (DB214-50).



CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 213 Second St. S.E. - 22901
2. Name of Applicant (Owner or Agent): Ann Memory
3. Mailing Address of Applicant: Same as above
4. Phone Number of Applicant: (Business) 296 3539 (Home) 296-7089
5. Description of Proposed Work (Use back of form if necessary):

A deck adjoining the two back walls of the house will be built of pressure treated wood. The demensions will be 17'2" x 17'9". A privacy fence along the northern, western and a short portion of the southern boundaries will be constructed. The fence may range in height from 8 to 4 feet. All wood will remain natural.

6. List of Enclosures:

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: Ann Memory Date: March 26, 1984

FOR OFFICE USE ONLY

Received By: Blair Lavin Approved: _____ Date: _____

Date: 3/26/84 Disapproved: _____ Date: _____

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Board of Architectural Review

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

DATE: March 20, 1984

RE: **Case #165 — Alterations to Proposed CAARC Facilities at 517 Park Street**

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

- A photocopy of the approved walkway to Parkway.
- A photocopy of the proposed revision to remove that walkway.
- A photocopy of the approved steps and entrance way on the Parkway elevation.
- A photocopy of the proposed alteration to that elevation.

The architect informs us that the original intent to have a center doorway was based on the proposal to introduce a new pedestrian access off of Parkway via new steps and a sidewalk. They have decided that this access is unnecessary for functional reasons and are requesting approval of the following changes. Staff has no objection to the proposed changes since it creates less of an impact on the Parkway elevation and the wall.

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

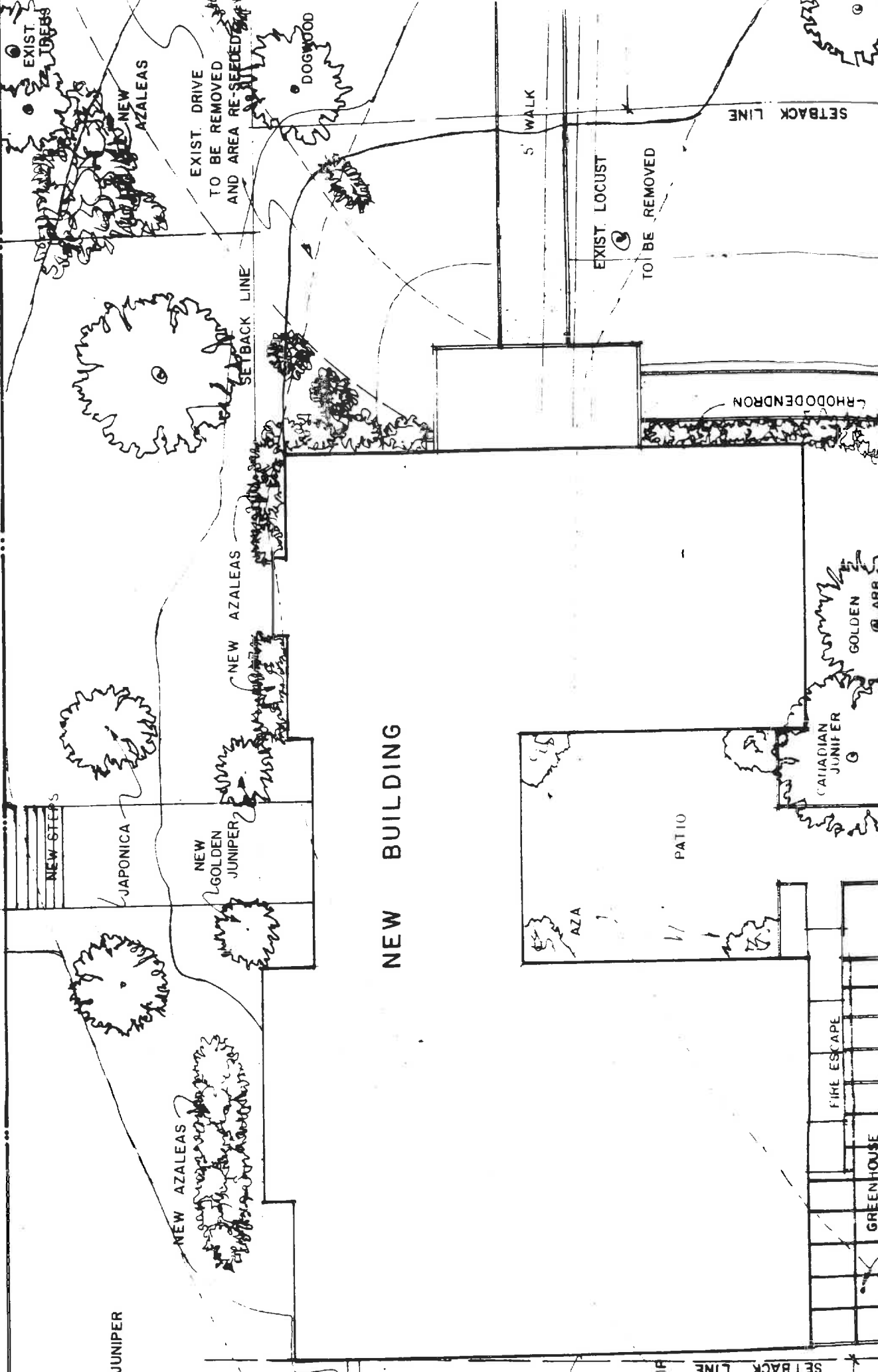
RLH/bgj
Attachments

E E T

PARKWAY

478

478



JUNIPER

JAPONICA

NEW GOLDEN JUNIPER

NEW AZALEAS

NEW AZALEAS

NEW AZALEAS

EXIST. DRIVE TO BE REMOVED AND AREA RE-SEEDED

DOGWOOD

5' WALK

EXIST. LOCUST TO BE REMOVED

PATIO

AZA

FIRE ESCAPE

GREENHOUSE

CALIFORNIAN JUNIPER

GOLDEN JUNIPER

RHODODENDRON

SETBACK LINE

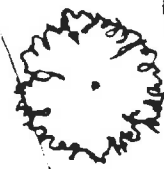
SETBACK LINE

T R E E T

P A R K W A Y

478 EXIST. RETAINING WALL 478

JUNIPER



JAPONICA

NEW AZALEAS



NEW GOLDEN JUNIPER



NEW AZALEAS



NEW AZALEAS



EXIST. LOCUST TO BE REMOVED AND AREA RE

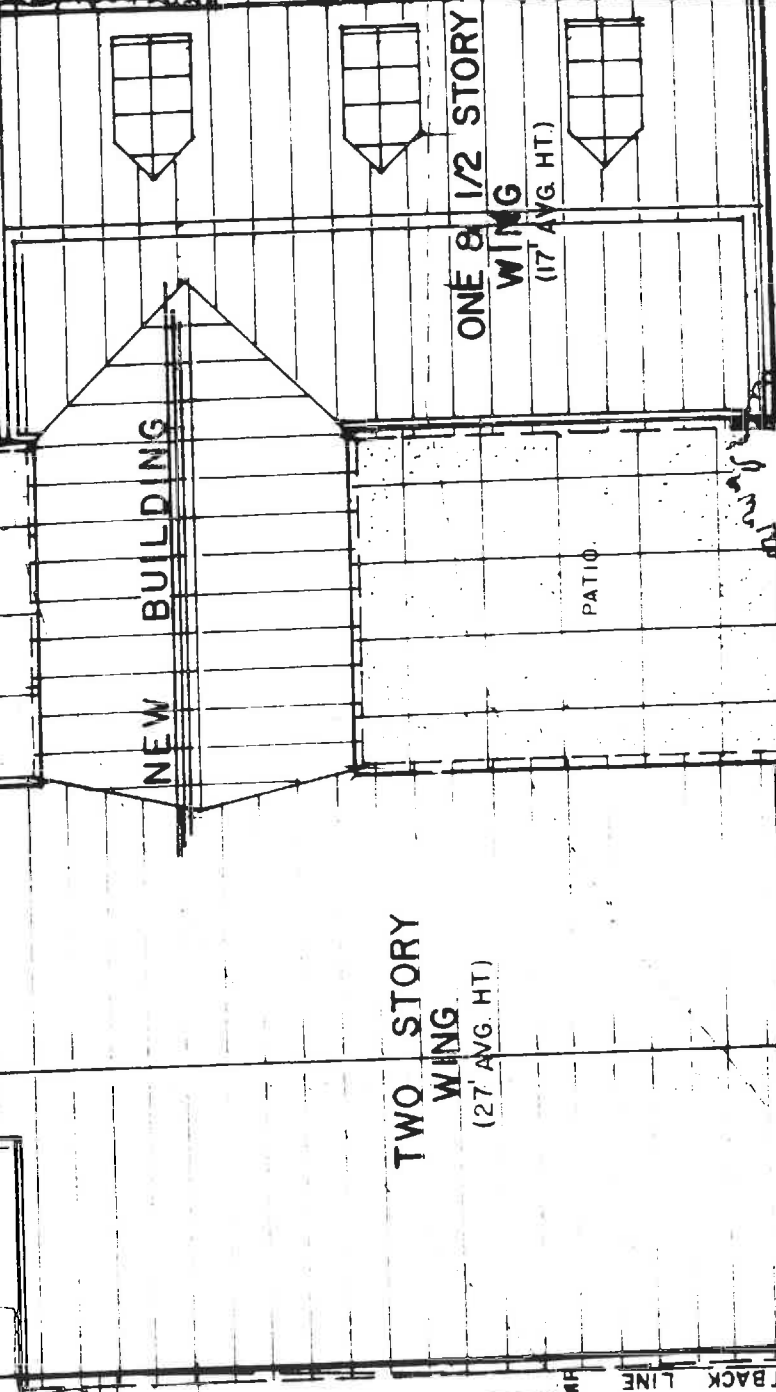
EXIST. LOCUST TO BE REMOVED AND AREA RE

SETBACK LINE

HVAC PAD



NEW BUILDING



TWO STORY WING (27' AVG. HT.)

ONE & 1/2 STORY WING (17' AVG. HT.)

PATIO

REINFORCED WALL

DN RAMP

SETBACK LINE

SETBACK LINE

RHODODENDRON



CANADIAN JUNIPER

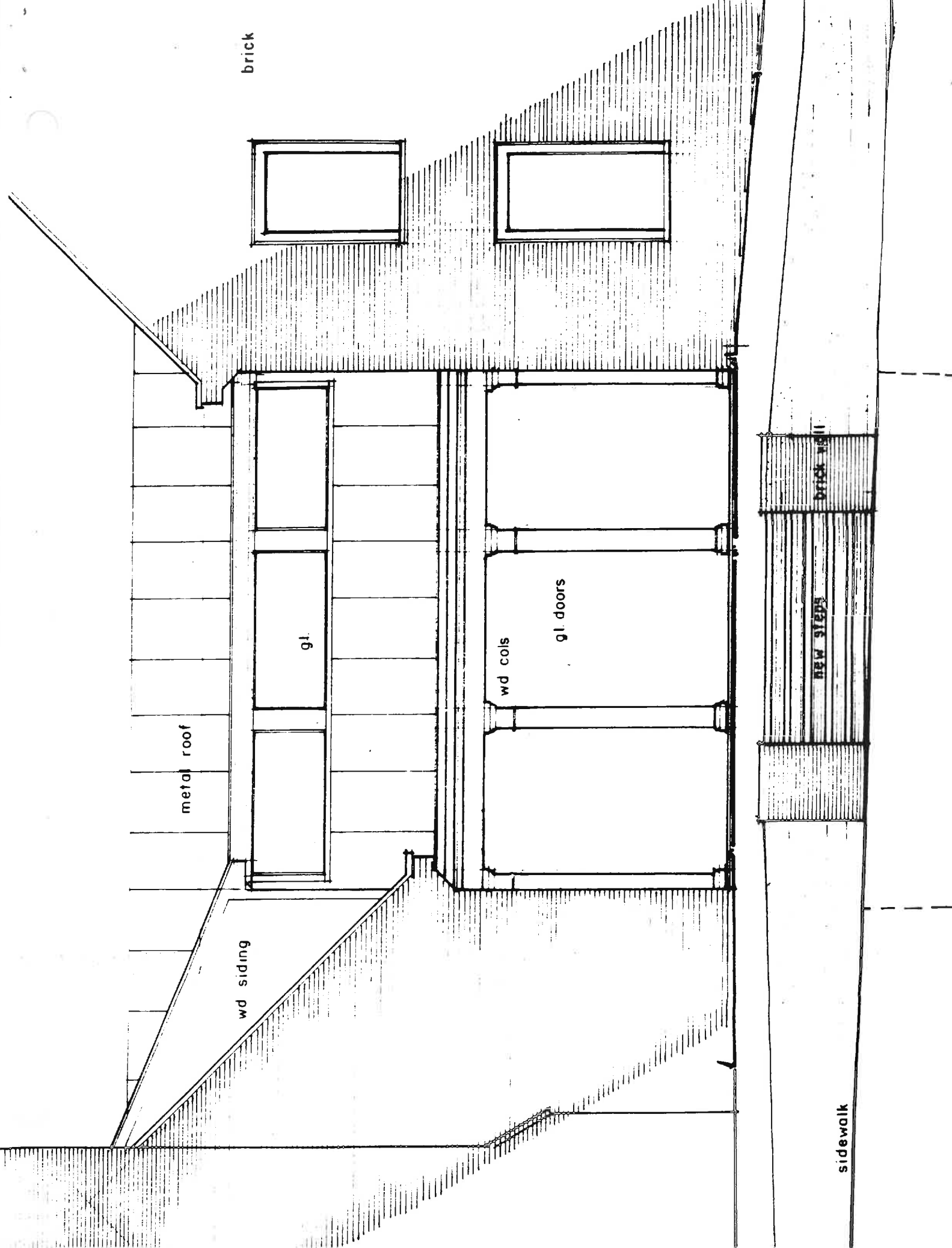
GOLDEN ARB.

EAVE-MTD FLD LTS.

FIRE ESC APL

GREENHOUSE (FUTURE)

1/27/2



brick

metal roof

wd siding

gl.

wd coils

gl. doors

brick wall

new steps

sidewalk

brick

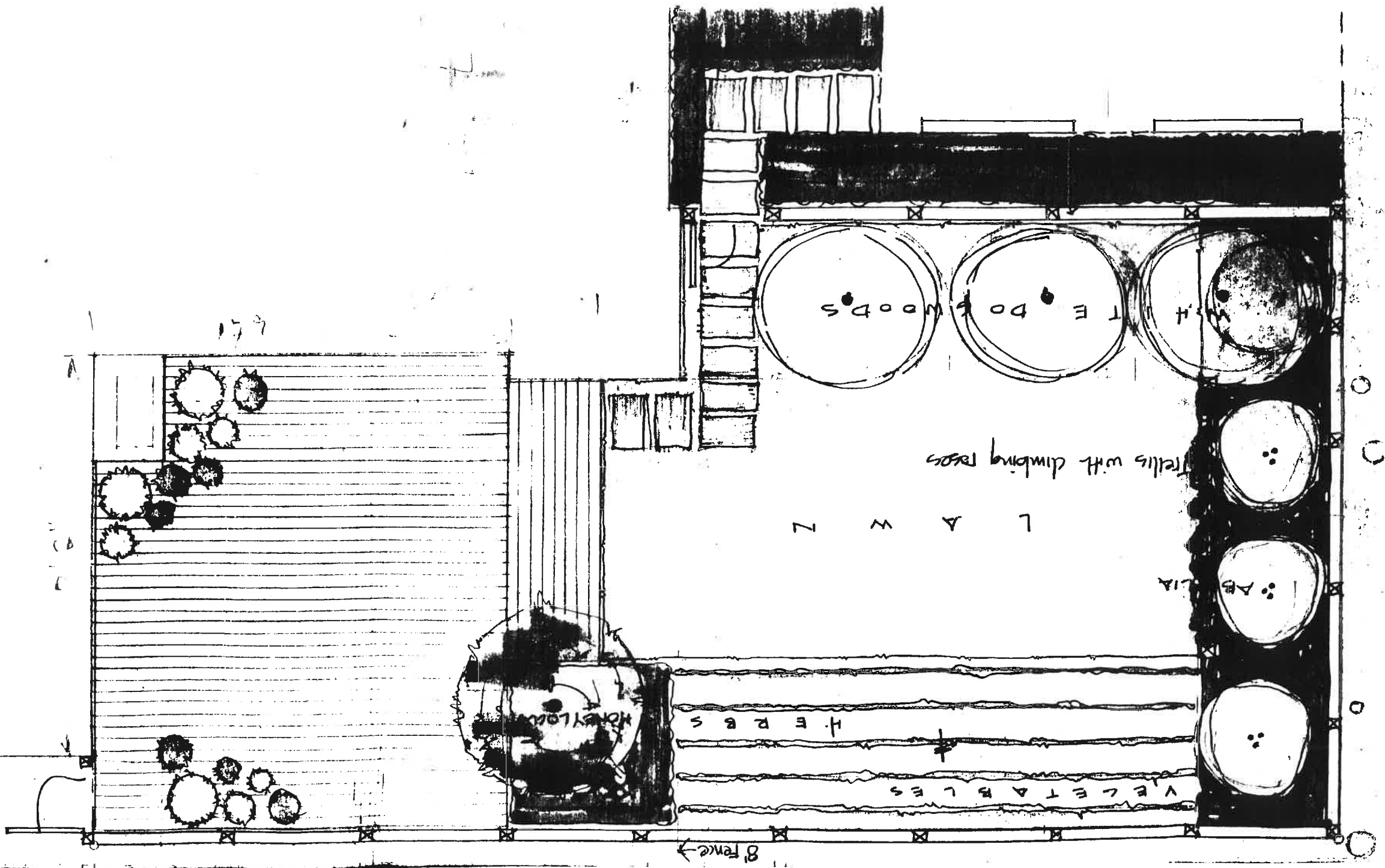
metal roof

wd. siding

brick wall

sidewalk





179

WOODS
TE DO
H

tables with dining room

L
A
W
N

AB
LIA
AB

HERBS

VEGETABLES

HONEY LIPS

8 fence →

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S. S. H.
DATE: March 20, 1984
RE: Case #132 — Paint Colors for the Proposed Additions/Alterations to 408-410 Park St.

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

— A letter dated March 7, 1984 from M. Jack Rinehart, Jr. to Mr. Neil R. Ackley which outlines in detail the proposed colors for the above referenced project.

The architect has informed us that since your reapproval of the proposed connection from the bank to this building, the developers have decided to apply for tax reformat benefits for the proposed construction and alterations. The colors which are being proposed have been discussed with the State Landmarks Commission's architect, Mr. Doug Harnsberger, and he has no problem with them.

The numbers encircled on the attached letter are keyed to the actual paint samples which we will have in our office until the meeting and which will be available at the meeting for your review.

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

RLH/bgj
Attachment

M. JACK RINEHART, JR. ARCHITECT
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

March 7, 1984

Mr. Neil R. Ackley
R. E. Lee & Son, Inc.
P. O. Box 7226
Charlottesville, Virginia 22906

Subject: Gilmer House Renovation
United Virginia Bankshares

Dear Neil:

Please note the following color selections for the subject building that I am recommending to the Architectural Review Board for their final approval. If you must proceed prior to their approval please proceed with only one coat (whether the primer, or the first coat).

Existing Building

- | | | |
|---|---|---|
| ① | Painted brick cornice,
window trim and (2) rear
and side doors: | Bracken House Biscuit W81-1064 by Martin
Senour lightened by adding white to the
value of Y352W Ceylon Ivory by Pratt and
Lambert. |
| ② | Porch Ceilings: | Navajo White by Benjamin Moore. |
| ③ | Iron Railings: | Gloss Black |
| ④ | Stucco: | To be selected <u>to match brick</u> when completed. |
| ⑤ | Front Doors: | Chowning's Tavern Brown W85-1070 by Martin
Senour. |

Connecting Covered Walk

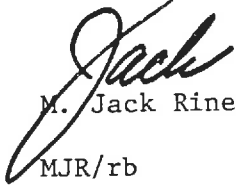
- | | | |
|---|---|--|
| ⑥ | Roof: | Light Red Tin-O-Lin by Calbar (to match
existing metal roof at bank buildings). |
| ⑦ | Columns, fascia, and
rafters (staining before
ceiling added): | IM11 Olympic Opaque Stain (to match existing
fencing at bank parking lot). |

Mr. Neil R. Ackley
page 2
March 7, 1984

⑧ Ceiling (pre-stain prior to installation): Y352W Ceylon Ivory stain by Pratt and Lambert.

Please let me know if you have any questions.

Sincerely,



M. Jack Rinehart, Jr.

MJR/rb

cc: John M. McElwee
~~Architectural~~ Review Board

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Board of Architectural Review

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

DATE: March 20, 1984

RE: **Case #93 — Reapproval of Addition to 433 North First Street**

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

- An application for Certificate of Appropriateness.
- A South elevation showing the proposed additions.
- An east elevation showing the proposed additions.
- A perspective drawing from the south-east.

A similar addition, approved in October of 1979, was never constructed. Mr. & Mrs. Bell plans to begin construction on this addition in April, if possible. The major changes proposed in this scheme involved the hipped roof instead of a shed roof and the re-use of double-home windows instead of new casement windows.

Mr. Bell will be asked to attend to answer any questions you may have. If you need further information until then, please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH/sdd

Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 433 North First Street
2. Name of Applicant (Owner or Agent): Malcolm and Ruth Bell
3. Mailing Address of Applicant: as above
4. Phone Number of Applicant: (Business) 924 3541 (Home) 293 8848
5. Description of Proposed Work (Use back of form if necessary):

Two story addition to rear of house, requiring removal of existing bathroom; the first floor will consist of kitchen and bath, the second of a bedroom/study. The design is similar to a proposal made in 1979 that received a Certificate of Appropriateness; major changes are the hipped roof and reused double hung windows in the new proposal. Colors as existing house.

6. List of Enclosures: s. elevation
e. elevation
perspective drawing

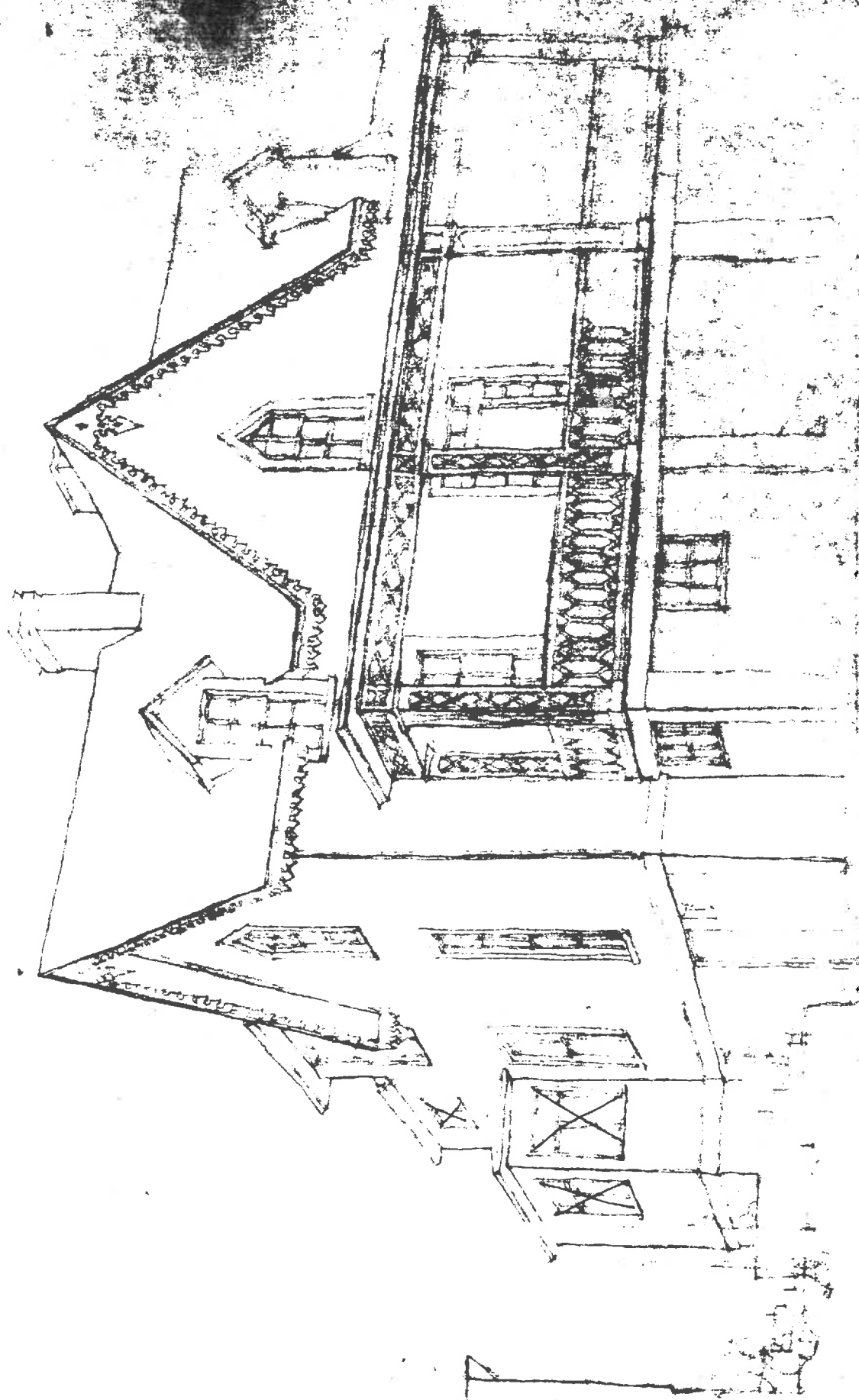
7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

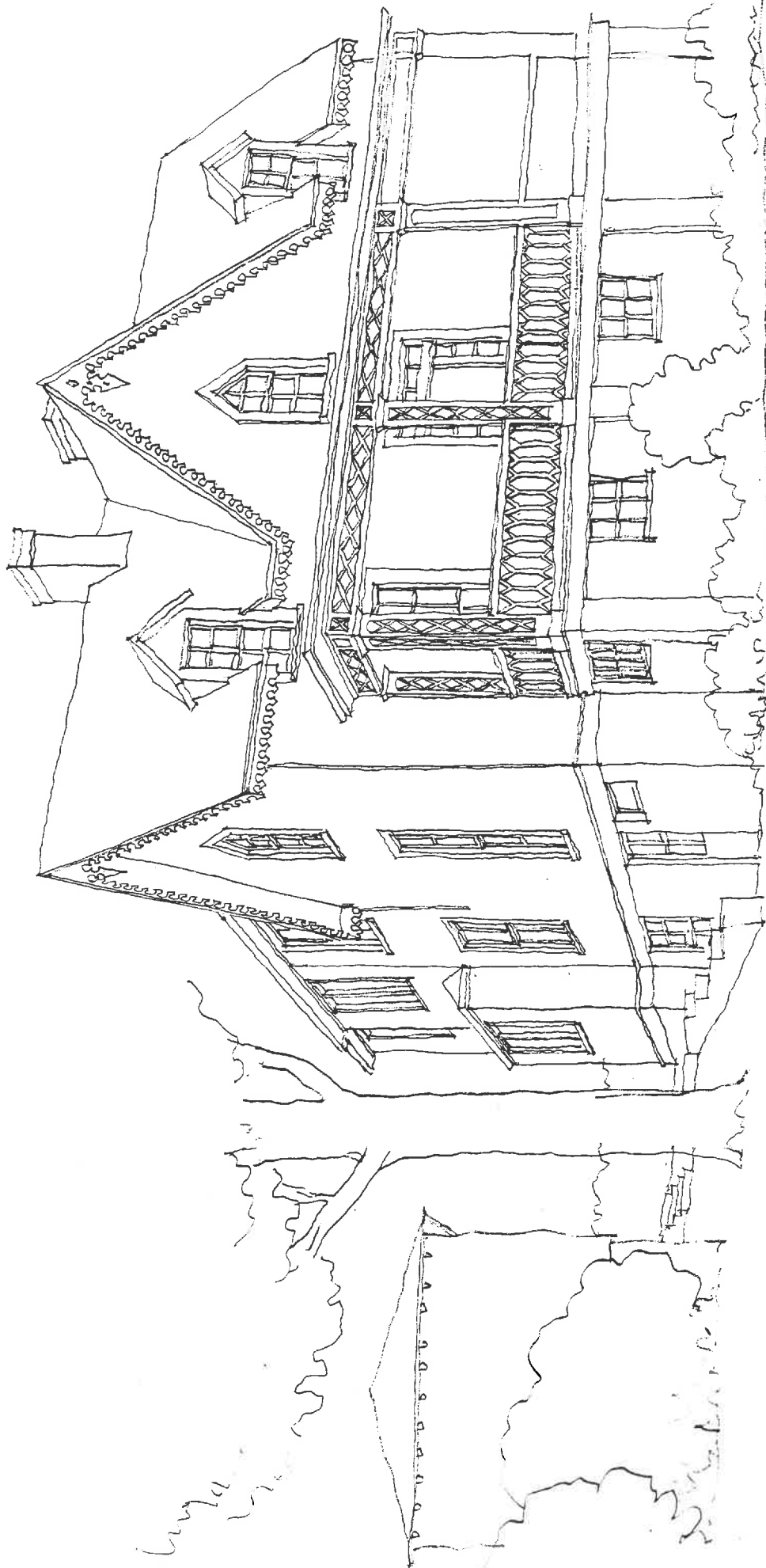
Signature of Owner or Agent: Malcolm Bell Date: 16 March 84

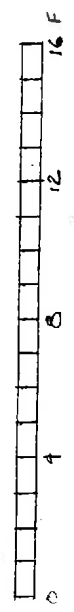
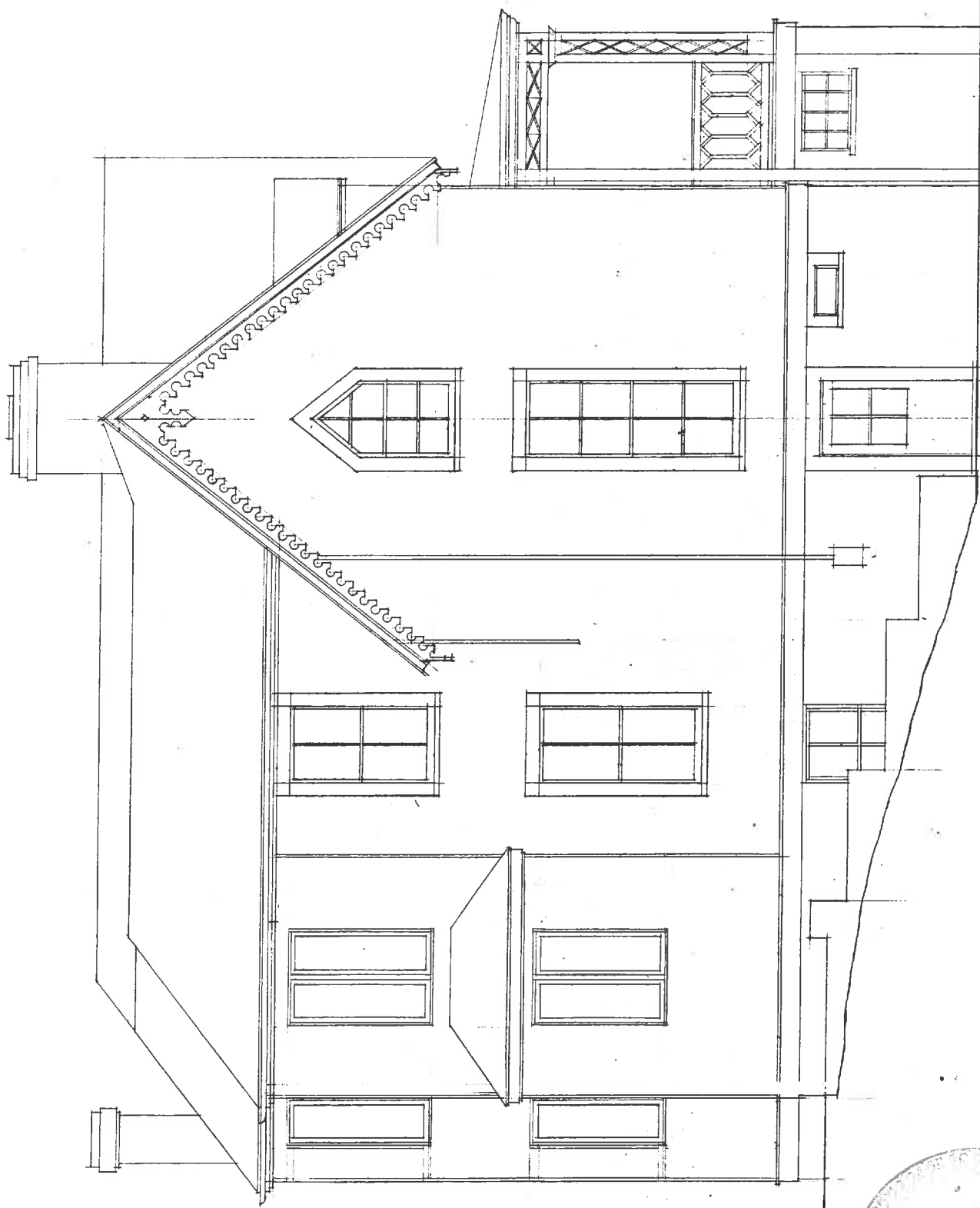
FOR OFFICE USE ONLY

Received By: Ronald J. Jumper Approved: _____ Date: _____
 Date: March 16, 1984 Disapproved: _____ Date: _____



NOTE:
EAST ELEVATION,
SOUTH ELEVATION AND
REVISED SKETCH TO BE
PROVIDED LATER.





CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: March 20, 1984
RE: **Case #184 — Painting and Alterations to 1118 East Market Street**

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

- An application for Certificate of Appropriateness.
- A drawing of the building from the northwest.
- 1982 Historic Landmarks Sheet.

Mr. Gilmer has provided us with a pastel drawing of the building with exterior colors shown. He has also provided us with paint samples and specifications on the proposed colors. These, of course, will be made available at the meeting for your review and action. Mr. Gilmer has told us that he also plans to replace the rotted gutters and downspouts, most of which has long since been removed. Other work is involving the replacement of some windows which are beyond repair. However, these will be wooden double home windows to match the old ones.

By copy of this memorandum we will ask Mr. Gilmer to be present to answer any questions you may have. If you need further information before then, please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH/sdd

Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 1118 East Market Street
2. Name of Applicant (Owner or Agent): George Gilmer, Jr.
3. Mailing Address of Applicant: 414 Park Street, Suite D
Charlottesville, Virginia 22901
4. Phone Number of Applicant: (Business) 295-3656 (Home) 973-3420
5. Description of Proposed Work (Use back of form if necessary):

Renovation of old house, converting inside to three separate offices, leaving to outside of building in original state, except for paint ~~and roof~~ and roof.

6. List of Enclosures:

Pastel drawing of building with the exterior colors.

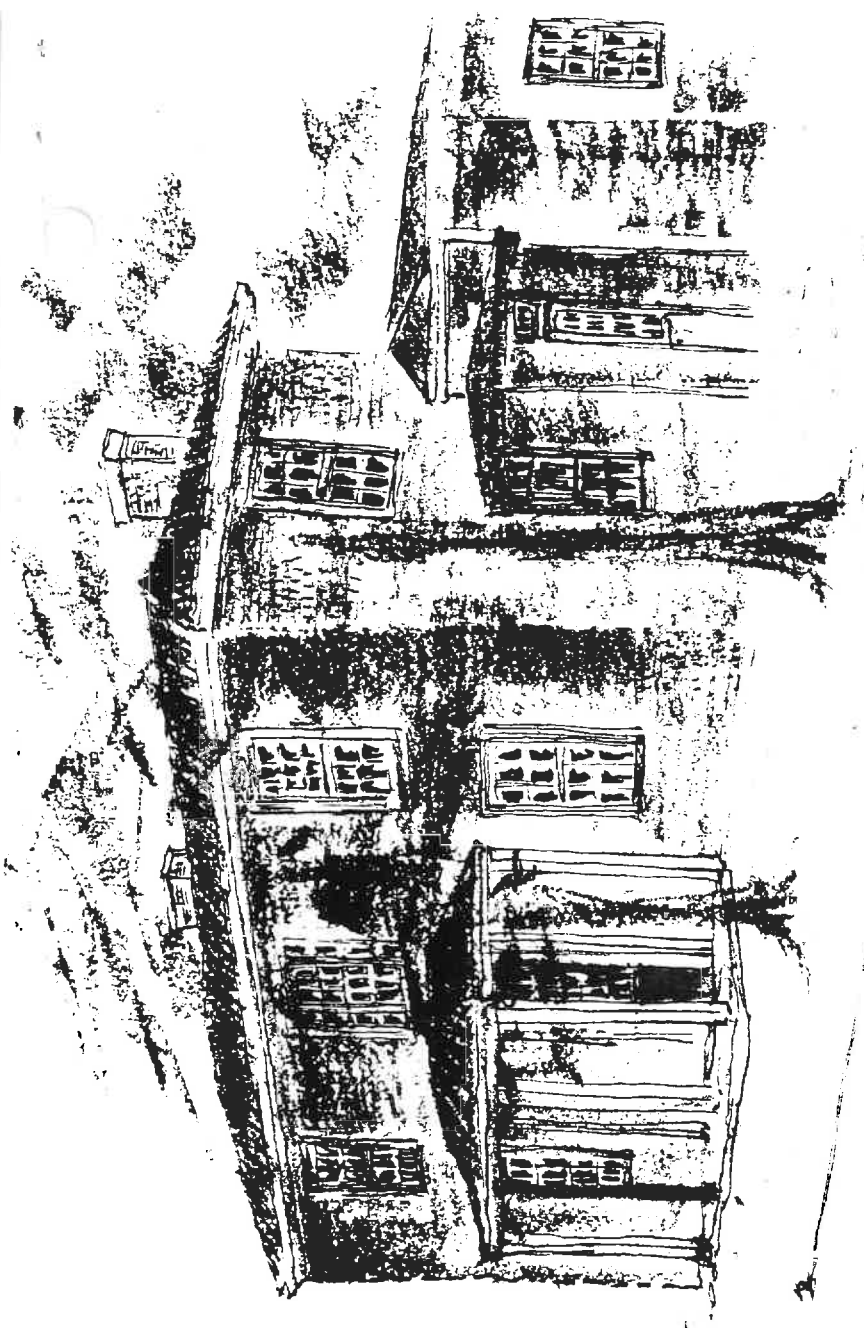
7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: *George Gilmer, Jr.* Date: March 12, 1984

FOR OFFICE USE ONLY

Received By: *Donald J. Johnson* Approved: _____ Date: _____
Date: March 14, 1984 Disapproved: _____ Date: _____



TIN ROOF - WIMSBURG DARK GREEN/BLK
WOOD TRIM - " LIGHT GREEN or
PUTTY TAN
BRICK - AS IS Wgimmel 1984
JMCA 52

Architectural And Historic Survey



Identification

STREET ADDRESS: 1118 East Market Street

MAP & PARCEL: 54-150

CENSUS TRACT AND BLOCK: 5-202

PRESENT ZONING: M-1 and M-2

ORIGINAL OWNER:

ORIGINAL USE: Residence

PRESENT USE: Rental Property (3 apartments)

PRESENT OWNER: Paul J. Bloch

ADDRESS: c/o B. P. Chamberlain

224 Court Square

Charlottesville, Virginia

HISTORIC NAME: The Willow Cottage House

DATE / PERIOD: c. 1855-57, c. 1871-75

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 103.1' x 300' (30,930 sq. ft.)

CONDITION: Fair

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1980

SOURCES: City/County Records

Sanborn Map Co. - 1896

Martin J. Romanac (rental agent)

ARCHITECTURAL DESCRIPTION

This house is a vernacular interpretation of the Greek Revival style which was modernized during the Victorian era. It is a two-storey, three-bay, single pile Virginia I-house, with a one-storey addition across the back making the first level double pile. A semi-octagonal pavillion was later added at the western end of the rear wing, projecting beyond the original section. The house is set on a low foundation. Construction is of brick laid in 5-course American bond with penciled mortar joints still visible on the porches. It has a low-pitched hip roof covered with standing-seam metal with projecting eaves and boxed cornice. There are two large rectangular interior chimneys with corbeled caps at the rear of the original section. The central entrance porch has a nearly flat hip roof with boxed cornice. Simple brackets have been added to the four square wooden pillars. Its concrete floor is at ground level. The Victorian entrance door has two lights over panels. Deeply recessed sidelights, also over panels, extend to the top of a rectangular stained glass transom. Windows are double-sash, 6-over-6 light, with wooden sills and plain surrounds, and are somewhat shorter at the second level. The window in the center bay at the second level of the facade, over the entrance, has matching sidelights. The one-storey addition is built of brick laid primarily in 7-course American bond. Roof and window details are the same as in the original section. There is a shed-roofed back porch. The semi-octagonal pavillion is also in 7-course American bond. It has 1-over-1 light windows. There is a quarter-circular porch in the corner between it and the main block of the house. It has a concrete floor, low-pitched quarter-conical roof, spindle frieze, Eastlake posts, and no balustrade. At one time there was an entrance into each section, but the one into the original section has been replaced by a window and a paneled spandrel. The interior of the house has been divided into three apartments. A two-flight dog-leg stair rises from the central hall.

HISTORICAL DESCRIPTION

William T. Early and John Wood, Jr., bought 7 3/4 acres of the "Hors de Ville" estate in 1854 and sold 2 1/2 acres to R. H. Carr in 1856 before receiving a deed (ACDB 54-431). Carr's deed made no mention of buildings, but several months later he sold the lot "with all improvements" to Drury Wood (ACDB 55-187). Wood sold it the next year to George L. Peyton at a substantial profit (ACDB 57-163). The house was probably built between 1855 and 1857 by either Carr or Wood. Peyton sold it to Thomas L. Farish of "The Farm" in 1871 (ACDB 66-113). He had bought an adjoining 4-acre tract from Peyton the year before (ACDB 66-85). An 1882 deed and an 1885 deed of trust refer to the combined tracts as "The Cottage" and "The Willow Cottage House" (ACDB 80-164, 86-4, 85-311). Tax records indicate that Farish probably built the rear addition c. 1871-75. It was sold to Bessie B. Blakey (Mrs. James Blakey) in 1890 as "the Maple Cottage Property" (City DB 1-403). They probably added the Victorian trim and the semi-octagonal pavillion, as they lived in the house until 1898 when it was sold to A. Russell Harris, Bessie E. Harris, and Ida A. Harris (DB 9-109). The Harrises sold it in 1905 to W. O. Watson (DB 16-297) who subdivided the tract as "The Maple Grove Lots" (DB 17-67). The house had seven owners between 1906 and 1933 when C. C. and Loretta A. Walker purchased it (DB 73-462). The present owner bought it from Mrs. Walker in 1963 (DB 245-446). The house has been used as rental property for many years. Additional References: City DB 17-331, 38-412, 48-70, 59-421, 62-200, 73-148.

SIGNIFICANCE

This house was most likely built by Drury Wood, Charlottesville's first mayor. It was later purchased by Thomas L. Farish, a local hero of the Civil War and owner of "The Farm" (Nomination #18), at the time the largest farm on the eastern side of Charlottesville. Its front's on East Market Street, at one time part of the Three Chopped Road. Three Chopped Road was the principal route throughout most of the 1800's between Charlottesville and the area around Thomas Jefferson's Monticello, as well as the woolen Mills community on the banks of the Rivanna River. It remains the oldest standing house between downtown Charlottesville and the Woolen Mills area.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review

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

DATE: March 20, 1984

RE: Case #185 — Walkway connection from parking to entrance at 411 East High Street

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

- An application for Certificate of Appropriateness.
- A sketch showing the proposed location of the walkway.
- A photocopy of the original elevation showing the approximate location of the sculpture and the proposed walkway.
- The 1975 Historic Landmark Survey Sheet.

The reason for this request to provide a direct access from the parking facility for the Juvenile & Domestic Relations Court to the front entranceway. This will require the removal of two of the evergreens which serve as a backdrop for the sculpture. It would also require the removal of the one bush at the corner of the front porch. It is not clear from the application what type of railings will be used. The railings on the ramp which was added to the west side of the front porch are of very simple flat metal. It is also not clear from the application why the connection is needed to the front sidewalk. The air conditioning unit behind the evergreens will be relocated to accommodate the steps.

We have no objections to the proposed additions except for the walkway connection out to the sidewalk on High Street. This will not relate to the existing statue and will duplicate other pedestrian connections.

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

RLH/sdd

Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 411 E. High Street
2. Name of Applicant (Owner or Agent): Juvenile & Domestic Relations Court
3. Mailing Address of Applicant: 411 E. High Street
Charlottesville, Virginia 22901
4. Phone Number of Applicant: (Business) 979-7165 (Home) -----
5. Description of Proposed Work (Use back of form if necessary):

Concrete walk from present front entrance, and from street sidewalk, along west side of building to rear side entrance.

6. List of Enclosures:

Diagram

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: 

R. V. Zenler, Jr., Judge

Date: 3-15-84

FOR OFFICE USE ONLY

Received By: 

Approved: _____

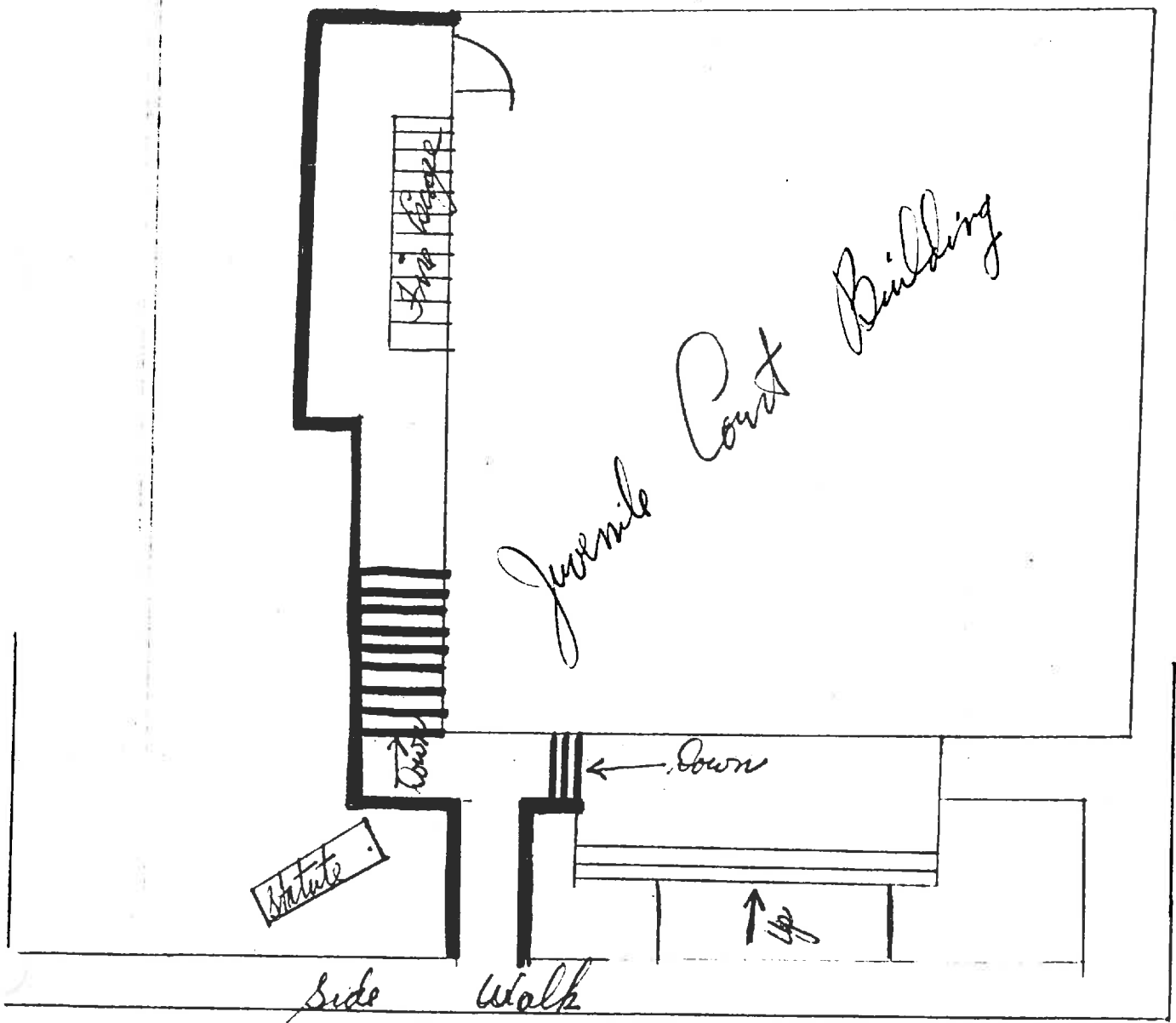
Date: _____

Date: March 15, 1984

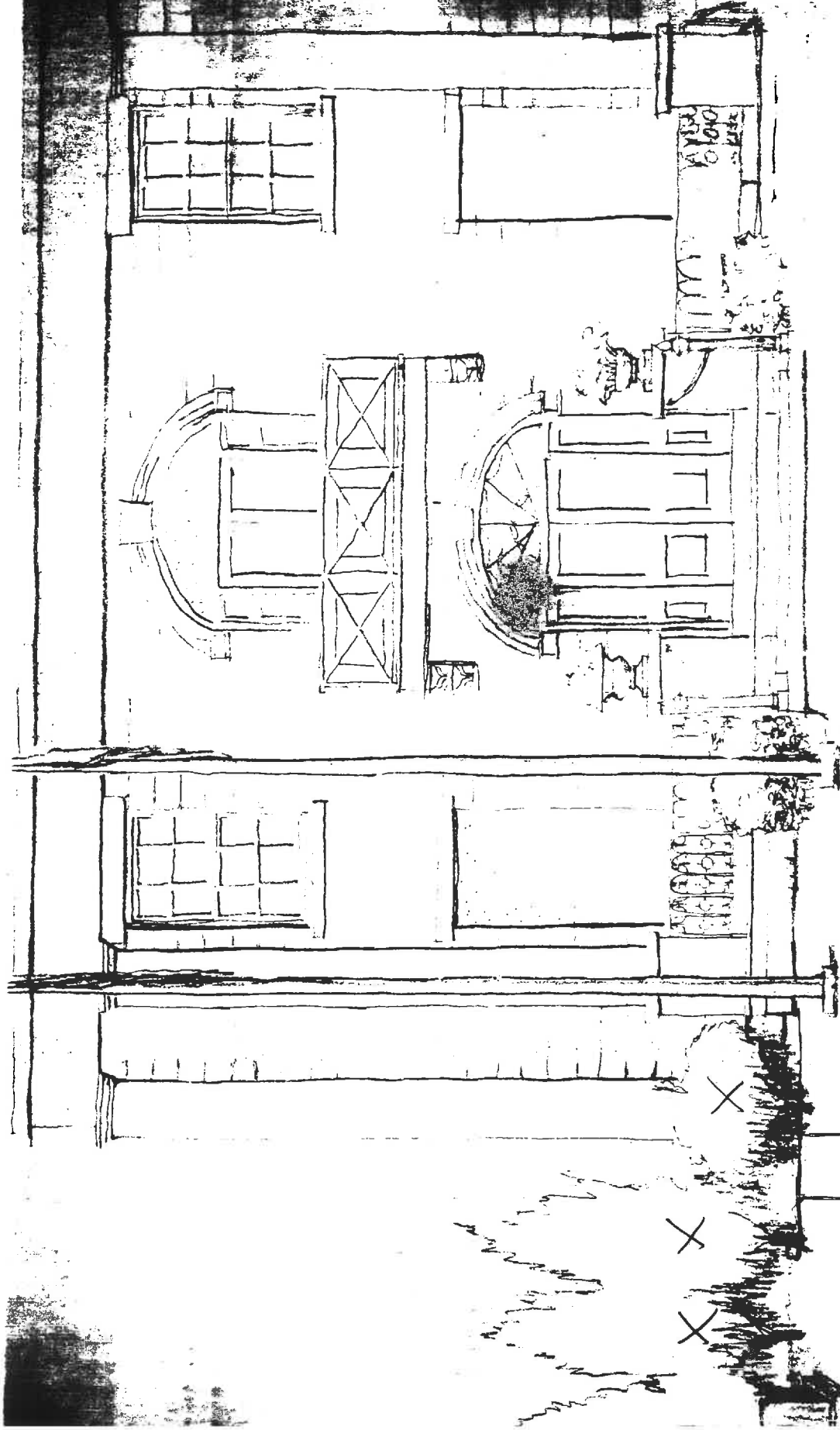
Disapproved: _____

Date: _____

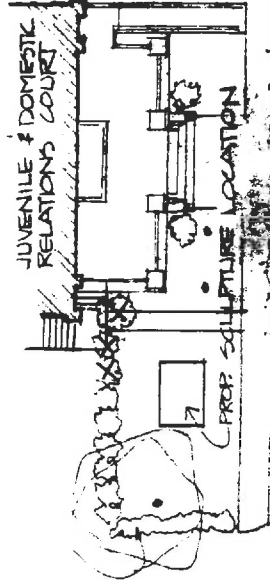
Red indicates new walk construction



High Street



ALLEY



DRIVE

PLAN

SCULPTURE
RELATIONS COURT

DATES

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 411-417 E. High Street
Map and Parcel: 53-32
Census Tract & Block: 3-501
Present Owner: Charlottesville City & Albemarle Co.
Address: 411 E. High Street
Present Use: Juvenile Court
Original Owner: The Elks Club
Original Use: Lodge Home

BASE DATA

Historic Name: Elk's Lodge Home
Date/Period: 1902-3
Style: Colonial Revival
Height to Cornice: 33
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 87 x 114
Assessed Value (land + imp.): 16,290 + 46,170 = 62,460

ARCHITECTURAL DESCRIPTION

The Elks Lodge Home is one of the most ambitious buildings on the Court Square. The facade is rusticated over its entire surface. The rustication is achieved by having every fifth brick indented. Two pilasters define the corners of the front and, before the portico was removed, corresponded with the Doric columns. Other notable features of the facade is the handsome wrought iron rail of the entrance and the double fan arches of the front door and the window above. It once had a handsome two story portico that was lost in a major fire after World War II. Floyd Johnson was the architect for the rebuilding.

HISTORICAL DESCRIPTION

The Elk's Lodge Home brought the property from George Shackelford in 1902 for one thousand dollars. The existing structure was begun after the date of the sale and was finished in 1903. Deed references: 7-346, 13-113.



CONDITIONS

Average

SOURCES

City 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: March 20, 1984
RE: Case #187 — New Sign for Children Montessori School Visible from High Street

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

- An application for Certificate of Appropriateness.
- A sketch of the sign and its proposed location on the rear building's facade.
- The 1975 Historic Landmark Survey Sheet.

Mrs. Abbott has supplied us with a proposed paint sample which will be available in our office and at the meeting. By copy of this memorandum we are asking her or a representative to be present at the meeting to answer any questions.

Some of you may recall that at the time of the original approval of the playground and fence for the Montessori School, a freestanding sign was discussed which was rejected in concept since freestanding signs already exist on the property. It was suggested at that time that a new sign be approved at a later date to be located on the rear wall as proposed in this application. The present sign was considered to be temporary until approval of a more permanent sign.

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

RLH/sdd

Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 109 E. JEFFERSON St.
2. Name of Applicant (Owner or Agent): BLISS BLUFORD WARBOT
3. Mailing Address of Applicant: 109 E. Jefferson St.
Charlottesville Va 22907
4. Phone Number of Applicant: (Business) 971-6744 (Home) 973-7528

5. Description of Proposed Work (Use back of form if necessary):
to paint and hang a sign on the high street side of our school building which is located in the rear yard of George Wilens office building at the above address. The sign will have the business name, The Children's Montessori School, in blue and white and be visible from high street.

6. List of Enclosures:
- color sample
 - sketch of sign
 - sketch of sign as it will appear on building

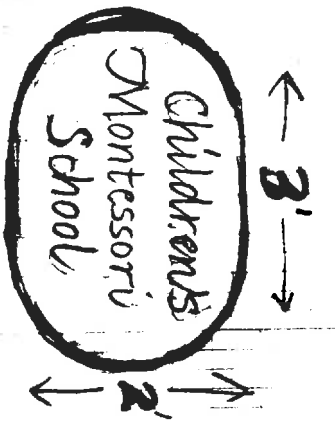
7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: Bliss Buford Warbot Date: 3/10/84

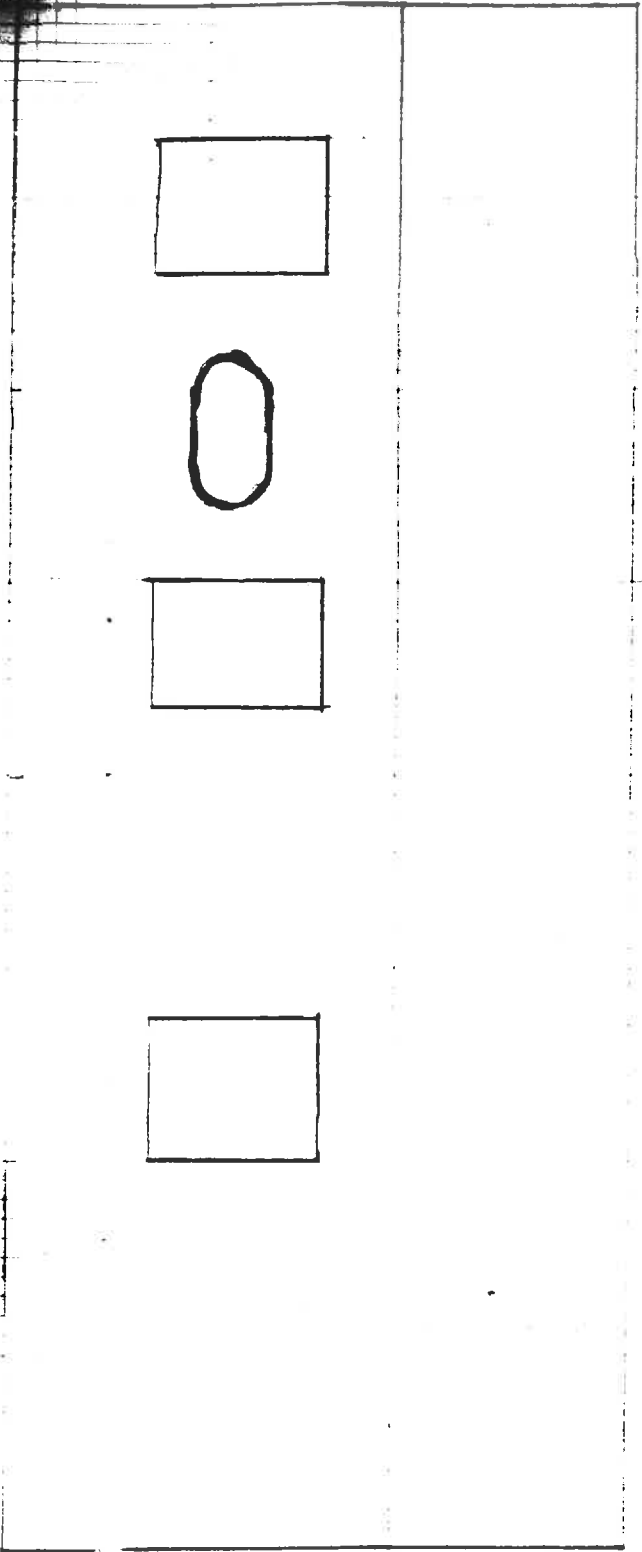
FOR OFFICE USE ONLY

Received By: Ronald S. Higgins Approved: _____ Date: _____
Date: March 16, 1984 Disapproved: _____ Date: _____



Letters approximately 4" high (small letters)
 class: "Purman's Blue" with
 "shate" letters

2nd St. NE.



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 109 East Jefferson Street
 Map and Parcel: 33-194
 Census Tract & Block: 1-107
 Present Owner: First Baptist Church
 Address: Second and Jefferson
 Present Use: Youth Building
 Original Owner: Colonel John R. Jones
 Original Use: Residence

BASE DATA

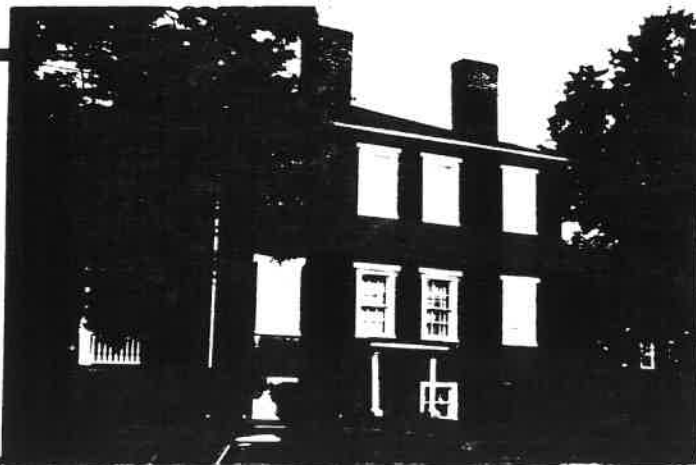
Historic Name: "Social Hall"
 Date/Period: 1814
 Style: Late Georgian
 Height to Cornice: 21
 Height in Stories: 2
 Present Zoning: B-1
 Land Area (sq.ft.): 112 x 119
 Assessed Value (land + imp.): 18,400 + 12,630 = 31,030

ARCHITECTURAL DESCRIPTION

This building is an important example of late Georgian architecture and one of the few remaining high style residences of the early period. Characteristic of the late Georgian style is the formal, symmetrical composition, five bays wide, two stories high with a low roof. The house is built of brick laid in Flemish bond on the Jefferson and Second Streets elevations and five course common bond on the remaining sides. Notable features of the exterior include a fine Federal fanlight doorway and blind windows (to preserve symmetry). The unfortunate additions of the Colonial Revival veranda and a small two story wing on the west side tend to disrupt the purity and grace of the original design. The interior has suffered alterations but much of the original woodwork remains intact.

HISTORICAL DESCRIPTION

John R. Jones, a merchant who occupied the southern half of Number Nothing, purchased lots 63 and 64 on April 28, 1814 from Chiles Brand for 136 pounds (ACDB 19-56). Jones, whose wealth came from his position as financial agent for several large planters in the county, set about to construct the mansion shortly after the land was bought. Jones continued to live on the property until April 1857, when it was sold to John H. Bibb, who held the title for 24 years. In 1881, Bibb sold the house to Hanna Kaufman who in turn sold it to Dr. J. Fulton Williams. It is from the Williams' estate that the present owners purchased the property. Deed References: ACDB 69-630, 79-61, City DB 31-22, 163-367.



CONDITIONS

Average

SOURCES

Mrs. Lucille Carr, City and County Records
 Alexanders Recollections, pp. 19-20.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review

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

DATE: March 20, 1984

RE: **Case #188 — New Freestanding Sign at 1000 West Main Street**

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

- An application for Certificate of Appropriateness.
- A sketch of the proposed sign.
- The 1975 Historic Landmark Survey Sheet.

The applicant, Mr. Arthur Bormann, Jr., will be a retail tenant in the above referenced structure. This structure is part of a group of three buildings which have been purchased by Allied Concrete Company for renovation and re-use. The other two buildings include the Door Store and "Shear Power" buildings, one of which is also within your perview (The Door Store Building). We have been told that the property owners plan to renovate and repaint all of the buildings. However, it is not clear what their final proposal will look like. By copy of this memorandum we will ask the building owners to address this issue.

Regarding Mr. Bormann's application, we feel that the proposed color scheme is not in keeping with the existing structure and, without knowing the final colors, may not be compatible with the structure when painted. We also feel that the freestanding sign should be discouraged. We would prefer a wall sign on the front of the building or a projecting sign from the building. This of course would have to relate to the proposed improvements to this building which are as yet unknown.

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

RLH/sdd

Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 1000 WEST MAIN STREET, CHARLOTTESVILLE, VA 22903
2. Name of Applicant (Owner or Agent): ARTHUR E. BORMANN, JR. DBA "ARTZ" LTD.
3. Mailing Address of Applicant: P.O. BOX 1888
CHARLOTTESVILLE, VA. 22903-0588
4. Phone Number of Applicant: (Business) 804-971-2091 (Home) _____
5. Description of Proposed Work (Use back of form if necessary):

TO ANNOUNCE RETAIL STORE NAME, LOGO & PROMO.

6. List of Enclosures:

SKETCH & PLAN OF SIGN IN QUESTION...

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: Arthur E. Bormann, Jr.

Date: 19 MARCH, 1984

FOR OFFICE USE ONLY

Received By: Donald J. Hyman

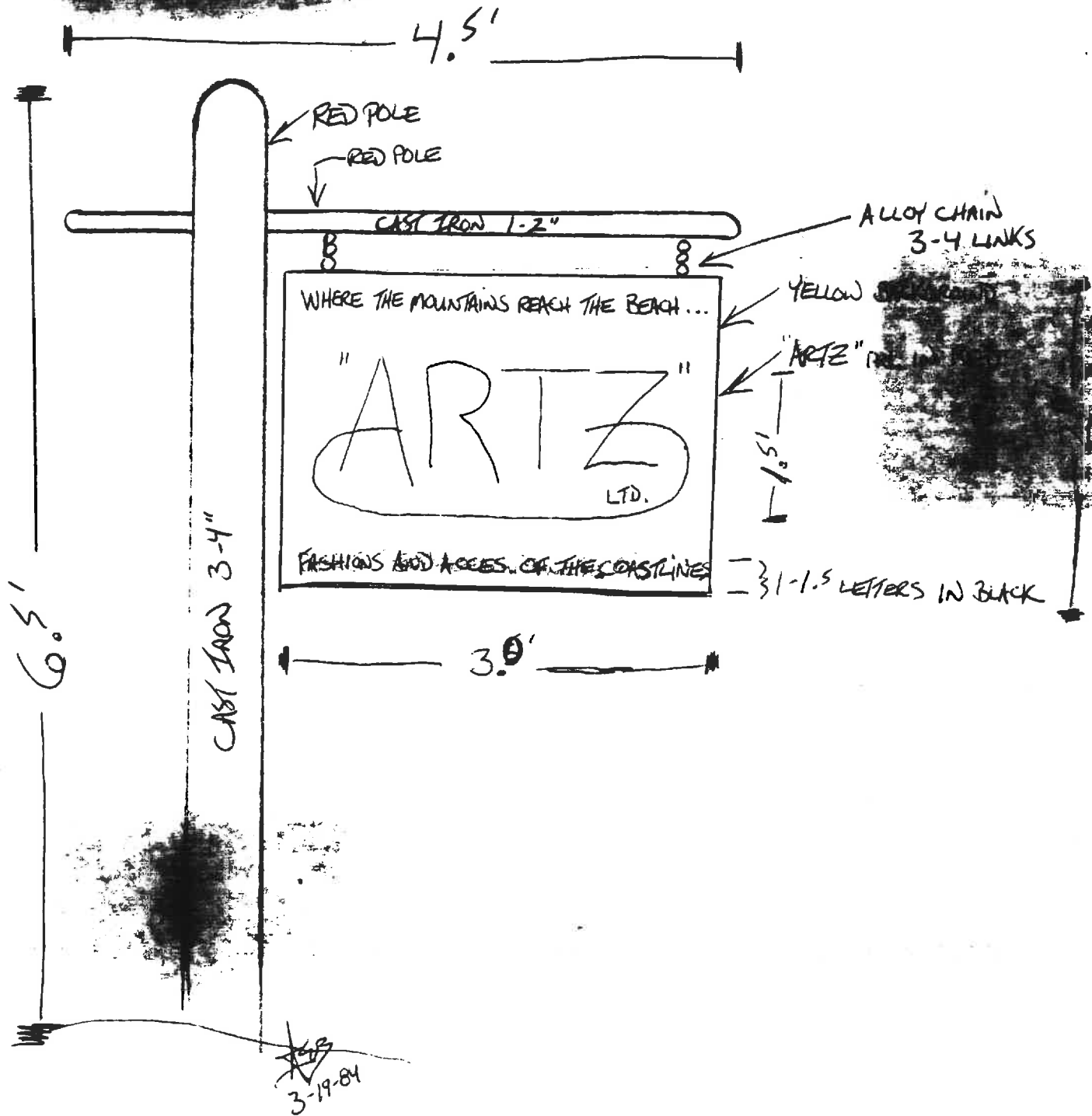
Approved: _____

Date: _____

Date: March 19, 1984

Disapproved: _____

Date: _____



Architectural And Historic Survey



Identification

STREET ADDRESS: 1000 West Main Street
 MAP & PARCEL: 10-71
 CENSUS TRACT AND BLOCK: 2-301
 PRESENT ZONING: B-3 and M-1
 ORIGINAL OWNER: Chiles M. Brand
 ORIGINAL USE: Dormitory
 PRESENT USE: Residence
 PRESENT OWNER: Ralph W. Holsinger, Jr.
 ADDRESS: 1000 West Main Street
 Charlottesville, Virginia

HISTORIC NAME: C. M. Brand Dormitory
 DATE / PERIOD: c. 1855
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 stories
 DIMENSIONS AND LAND AREA: 32' x 350' (10,880 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1980
 SOURCES: City/County Records
 Ralph W. Holsinger, Jr.
 Sanborn Map Co. - 1896

ARCHITECTURAL DESCRIPTION

This is a very simple vernacular building built as a two-unit dormitory. It is two stories tall, two bays wide, and single pile. A central capped chimney serves fireplaces in both rooms at the first level. The building is set on a low foundation which appears to be still lower because the level of the street and yard have been raised. Construction is of brick laid in 7-course American-with-Flemish bond, now painted yellow with white trim. The medium-pitched gable roof has close eaves and verges, and composition shingles have replaced the original metal. There is a rudimentary corbeled cornice on the east side, but none on the west. A beaded cornice board runs around the whole building. Windows are double-sash, 6-over-6 light, with wooden sills and louvered shutters. They are the same height on both levels. There are no windows on the facade (west side), two at the second level having been filled in. Those on the east side have plain trim and lintels extending beyond the windows. Those on the north and south ends have architrave trim; it is possible that they were added later. The two entrance doors on the facade have architrave trim and louvered shutters. Each originally had a small entrance porch. To make the building appear to face West Main Street, a cornice, an additional architrave surmount extending to floor level, and door-sized shutters have been added to the window at the first level on the north north side.

HISTORICAL DESCRIPTION

This building was part of a small dormitory complex built in the 1850's. William W. Brand purchased a 100 ft. lot on the south side of the street leading from Charlottesville to the University in 1852 when a five-acre tract was subdivided (ACDB 51-172). He deeded it to Chiles M. Brand in 1855 (ACDB 55-443). Tax records show that buildings were erected in 1855 and 1856 and a smaller one or an addition in 1858. When this eastern third of the lot was sold by Brand's estate in 1862, the deed stated that it contained "a brick dormitory" (ACDB 60-118). (The western two-thirds of the lot contained a "double dormitory.") This building apparently faced the others across a narrow court. Later the lane between them was designated Tenth Street S. W., but it was never made a public street and is now a private driveway. Peter Harmon purchased this building in 1863 (ACDB 60-141). He left it to his granddaughter Lillian Funkhauser Dabney in his will (ACWB 29-498, 1885). She built two small frame houses behind it and used them all as rental property. The present owner purchased the house from Mrs. Dabney in 1945 (City DB 120-283). He removed one stair and connected the two units.

SIGNIFICANCE

This vernacular structure was built c. 1855 as a privately owned dormitory for rental to University students.



ARCHITECTURAL REVIEW BOARD

<u>Appointed by Council</u>	<u>Phone #</u>	<u>Date Appointed</u>	<u>Term</u>	<u>Date of Expiration</u>
Lawrence M. Herbert 208 2nd Street, N.E.	(o) 295-1131 (h) 977-0879	3/5/84	1st Full	1/1/88
Elizabeth Booker (Citizen) 2028 Barracks Road	(h) 293-3043	06/16/80 (02/19/80)	2nd Full	01/01/88
W. Douglas Gilpin, Jr. AIA (Architect) 112 Monte Vista Avenue	(o) 977-4480 (h) 293-3391	05/03/82	1st Full	01/01/86
R. Stedman Oakey, Jr. (Citizen) 1803 Blue Ridge Road	(o) 295-0671 (h) 293-9880	02/19/80	2nd Full	01/01/88
Robert W. Moje, AIA (Architect) 1522 Dairy Road	(o) 296-5684 (h) 296-4952	9/7/82	1st Full	01/01/86
Stan Tatum ASLA (Citizen) 609 Northwood Avenue	(o) 296-2108 (h) 977-0978	12/21/81	1st Full	01/01/86
Michael Bednar 1872 Winston Road	(o) 924-3715 (h) 293-3411	1/03/83	1st Full	01/01/88

Date: 4th Tuesday (held only when needed)
Time: 4:00 p.m.
Place: Community Development Conference Room
Term: 4 years = full term

Membership: 7 members

- (2) Certified Architects
- (1) Planning Commission member
- (1) Established licensed Real Estate Broker
- (3) Other Persons

Appointed by: City Council in these categories

Purpose: The Board of Architectural Review considers proposed construction in the Historic Preservation and Architectural Design Control District (ADC) to preserve and protect the old, historic or architecturally worthy structures, spaces and neighborhoods and their environs and settings which serve as visible reminders of the history and the cultural and architectural heritage of the city, state and nation. The Board establishes requirements to ensure that any new development or alteration of existing structures and spaces is in harmony with the historic or architectural character of the area.

* Chairman of the Board

NOTIFY: DEPARTMENT OF COMMUNITY DEVELOPMENT
CHAIRMAN OF ARCHITECTURAL REVIEW BOARD

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: March 20, 1984
RE: Case #186 — Painting of Trim at 211 4th Street, N.E.

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

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

The applicant and his wife have purchased the above referenced structure which they plan to renovate in the future. In the meantime they would like to paint the door and trim. They have provided us with paint samples which are in our office and will be available at the meeting for your review and action.

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

RLH/sdd

Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 211 4th ST
2. Name of Applicant (Owner or Agent): PETER J. TALTY
3. Mailing Address of Applicant: P.O. BOX 3185
CHARLOTTESVILLE, VA
4. Phone Number of Applicant: (Business) _____ (Home) 979 8737
5. Description of Proposed Work (Use back of form if necessary):

REPAIR THE WINDOWS AND DOOR OF THE FACADE,

- TRIM - ASH GRAY

- SILL - DUNE GRAY

- DOOR - STAINES - 21 - FLANNEL

6. List of Enclosures:

- #704 PAINT CHIPS

- EXTERNA PHOTOGRAPHS

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: _____

Peter J. Talty

Date: 3-16-84

FOR OFFICE USE ONLY

Received By: _____

Thomas J. Geyer

Approved: _____

Date: _____

Date: _____

March 16, 1984

Disapproved: _____

Date: _____

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 211 Fourth Street NE
Map and Parcel: 33-217
Census Tract & Block: 1-110
Present Owner: Mr. & Mrs. Charles Smith
Address: 211 Fourth Street, N.E., City
Present Use: Residence
Original Owner: Hardin Massie
Original Use: Residence - Rental Property

BASE DATA

Historic Name: 211 Fourth Street
Date/Period: cir. 1830
Style: Federal
Height to Cornice:
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 42 x 55.7
Assessed Value (land + imp.): 4360 + 3780 = 8140

ARCHITECTURAL DESCRIPTION

This house and the one at 215 Fourth Street NE are the most outstanding examples of Federal domestic architecture surviving in the Court Square area. Less stylish than the house at 215 Fourth Street, 211 was probably built by Hardin Massie as rental property. The two structures were not originally linked and were conveyed as separate properties after 1848 when Massie's will divided them. A very simple two bay, two story brick structure that was originally but one room deep, it has a tin roof and parapet on the southern gable. The house retains its original entrance and six over six double sash windows.

HISTORICAL DESCRIPTION

Lots 5 and 6 in the original town were purchased by Hardin Massie and John Cochran in 1828 (ACDB 27-300). Later Massie became the sole owner of the property, and he probably erected the two brick structures around 1830. 215 was his residence while 211 was probably used as rental property. In Hardin Massie's will dated 1848, he left the northern half of lots 5 and 6 to his nephew N. H. Massie, and the southern half (including the structure at 211) to his sister Sally Ragland (ACDB 13-453). The pump on the property served as the east-west boundary for the division. In 1853, Sally Ragland conveyed her property to John C. Hughes who built his fine house at 307 East Market Street. In 1877, J. H. Bowman bought the section of the Hughes' property on the corner of East Market and Fourth Streets which included the frontage on Fourth Street from the Hughes estate (ACDB 71-490). The small, brick house has had many owners since the later part of the nineteenth century. The present owner, the local artist Charles Smith purchased the property in 1944 (DB 118-104).

GRAPHICS



CONDITIONS

Good

SOURCES

City/County Records
Alexander, Recollections, p. 56-53

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
MARCH 27, 1984 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

A. MINUTES

1. February 7, 1984 -- Regular Meeting

B. OLD APPLICATIONS -- AMENDMENTS/ADDITIONS

1. BAR 83-165 -- CAARC Adult Facility
517 Park Street
Removal of proposed side steps
and walkway/relocation of side
door panel
2. BAR 81-132 -- Tower House/Gilmer Building
408-410 Park Street
Paint colors for approved
connections/alterations for
United Virginia Bankshares
Jack Rinehart, Architect
3. BAR 79-93 -- Perkins House
433 North First Street
Reapproval of addition with changes
Malcolm and Ruth Bell -- Owners/Applicant

C. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. BAR 84-184 -- The Willow Cottage House
1118 East Market Street
Painting of trim and renovation
George Gilmer, Jr. -- Applicant
2. BAR 84-185 -- Juvenile and Domestic Relations Court
411 East High Street
Walkway connections from parking
to entrance
Judge R. P. Zehler -- Applicant
3. BAR 84-186 -- 211 4th Street, N. E.
Painting of trim
Peter J. Talty, Applicant
4. BAR 84-187 -- "Social Hall"
Rear of 109 East Jefferson Street
New sign replacement for Children's
Montessori School - from High Street
Bliss Buford Abbot -- Applicant
5. BAR 84-188 -- C. M. Brand Dormitory
1000 West Main Street
New freestanding sign
Arthur E. Borman, Jr. -- 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

1. Downtown Board of Architectural Review (D.B.A.R.)
2. Joint Session of B.A.R., D.B.A.R. and Landmarks Commission

**NOTE: PLEASE CALL PRIOR TO THE MEETING DAY IF YOU CANNOT ATTEND.
THANK YOU.**

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
FEBRUARY 7, 1984 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Ted Oakey, Chairman
Stan Tatum, Vice-Chairman
Bob Moje, Secretary
Doug Gilpin

ABSENT

Mike Bednar
Elizabeth Booker
Jim Herndon

ALSO PRESENT

Ron Higgins, Planner

Mr. Oakey called the meeting to order at 4:08 p.m. and called for consideration of the minutes.

A. Minutes

Mr. Tatum moved that the minutes be approved as presented. Mr. Gilpin seconded the motion, and the motion passed unanimously.

B. Applications for Certificates of Appropriateness

1. BAR 84-183

-- Dr. John C. Hughes House
307 East Market Street
New fence on E. property line
Dr. V. H. Marshall -- Applicant

After a brief discussion of the fence's purpose and design by Dr. Marshall, the Board took the following action:

Mr. Tatum moved that the application be approved with the following two conditions:

1. The top of the fence shall be level. Stepping down of sections would be acceptable to accomplish this.
2. After six months a bleaching agent shall be applied to even the color of the fence as it weathers gray.

Mr. Gilpin seconded the motion. The motion passed unanimously.

2. BAR 84-182

-- Gilmer House
611 Park Street
New storm windows
James Treacle -- Owner/Applicant

Mr. James Treacle explained that the request is for the upper windows only, and that they will match trim color as closely as possible. He added that the old wooden storm windows are in place on the lower level and have been used wherever possible, especially on the Wine Street elevation. There was a brief discussion on this.

Mr. Moje moved for approval of the applicants report to install aluminum triple-track storm windows with the color to match existing trim color as close as possible.

Mr. Tatum seconded the motion. The motion passed unanimously.

C. Old Applications - Amendments

I. BAR 83-165

— CAARC Adult Facility
517 Park Street
Approval of brick sample and
mortar color

After some discussion, Mr. Tatum moved approval of the mortar color in the sample marked "C-79" which was viewed at the site among others. Mr. Gilpin seconded the motion. The motion passed unanimously.

There was a brief discussion of the process for selecting such things as brick, mortar color, other colors, etc. It was pointed out that the Board shall require the applicants to provide more information, research and justification for approval. The Board would then not have to make such selections for them.

D. Other Items

There were none.

E. Other Matters Brought by the Public Not on the Agenda

There were none.

F. Chairman's Report

There was none.

G. Board Members' Reports

There were none.

H. Department of Community Development Report

Mr. Higgins reported that the Downtown Architectural Design Control District legislation is expected to be adopted within the next month. He also reported that Mr. Oakey, Mr. Bednar and Mrs. Booker had been reappointed for 4-year terms on the B.A.R. Mr. Herndon is not seeking reappointment.

There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Robert Moje, Secretary

Approved:

Ted Oakey, Chairman

NEED ENVELOPES FOR:



B.A.R.
AGENDA + MEMO

- Mr. Connie Cochran, Director
CAARC
509 Park Street
C'ville, VA 22901

- Mr. Joseph C. Laramore, Jr.
% NLK ARCHITECTS
3046-A Berkmar Drive
C'ville, VA 22901

- Mr. Neil R. Ackley
% R.F. Lee & Son, Inc.
P.O. Box 7226
C'ville, VA 22906

- Mr. M. Jack Reichart, Jr. Architect
407 Water Street
C'ville, VA 22901

- Mr. ... Bill Bell

- Mrs. Bliss Buford Abbot
Children's Montessori School
% 109 East Jefferson Street
C'ville, VA 22901

Mr. George F. Allan, PC.
% 109 East Jefferson Street
C'ville, VA 22901

- Mr. Wayne Murphy
% Allied Concrete Company
1000 Harris Street
C'ville, VA 22900

- Mr. Arthur E. Barmann, Jr.
P.O. Box 1888
C'ville, VA 22903-0588

Betty or Sharan

More envelopes please:

For B.A.R

"Action Taken" notices

3/21/84 + 4/3/84

- Mrs. Bliss Buford Abbot
% The Children's Montessori School
109 East Jefferson Street
- Mr. ~~Joseph~~ C. Lammie, Jr., AIA
% NLK Architects
3046-A Barkman Drive
Clville, VA 22901
- Mr. George Gilman, Jr.
408 Park Street
Clville, VA 22901
- Mr. Malcolm Bell
433 North First Street
Clville, VA 22901
- Mr. Jack Rinehart, Jr., AIA
407 Water Street
Clville, VA 22901

MINUTES

Charlottesville Mountain Board of
Architectural Review

April 24, 1984 - 11:00 A.M.

Community Development Conference Room

Present

John Allen

Mike Bedran

Carol Troxell

Jack Rinehart

Stan Tatum

Genevieve Keller

Absent

none

Staff Present

Glen Larson

Mr. Rinehart called the meeting to order at 11:03 a.m. and called for consideration of the minutes.

A. MINUTES

A motion was made by Mr. Tatum and seconded by Mr. Allen for approval of March 27, 1984 minutes with correction of one typographical error. The motion carried unanimously.

B. APPLICATIONS FOR CERTIFICATE OF
APPROPRIATENESS

1. OBAR 84-3-2

213 Second St., S.W.
New fence addition
Ann Memory, Applicant

The staff report outlined the ~~applications~~ and supported the proposal.

Mr. Humehart questioned the details of the structure including the rhythm of posts and whether the structure could be on the outside or inside.

A Motion[✓] for approval of fence design as drawn with structure to the inside, posts approximately 6'-0" on center and an opagal verde green stain. Motion made by Mrs. Keller, seconded by Mr. Tatum. Approved unanimously.

2. PBAR 84-3-1

C & O Warehouse
101 West Santa St.
General rehabilitation
Ben C. Tolodano, Applicant

Staff report outlined the proposal for the South elevation. Mr. Larson reported on his discussion ~~to~~ with the Virginia Landmarks Commission regarding the window type and placement.

Mrs. Tolodano made a presentation of the facade design for the third floor only.

Mrs. Boxell made ~~a~~ a motion to approve the ~~face~~ south facade design, third floor only, as drawn with subsequent changes to be approved by the Board. Mr. Allen seconded. Approved unanimously.

Mr. & Mrs. Toland then presented a proposed color scheme for the building for preliminary review. The scheme was discussed and the general direction commended.

~~North facade canopy materials and construction were discussed.~~

Mrs. Tuxell made a motion to approve the reconstruction of the north facade canopy with a standing seam ~~metal~~ metal roof ~~and~~ ~~cover~~ ~~with~~ ~~double beaded~~ ~~insulated~~ ~~sheathing~~. Mr. Padua ~~seconded~~. and ~~with~~ a wood strip ceiling (4" x 6" o.c.) with colors to be approved at a subsequent meeting. ~~Seconded~~ by Mr. Padua. Approved unanimously.

3. DBAR 84-4-3

Old M.C. Thomas
Exchange Store
201-207 West Main St
General rehab., Tatum
Keith Woodward, Applicant

Mr. Lusk presented the application with staff support.

Motion by Mr. Bederman to approve the design of the facade as submitted pending ~~submission~~ final approval of facade materials, construction details and colors, including submissions of detailed drawings. Mr. Tatum seconded. Unanimously approved.

C. Other items

There were none

D. Matters brought by the public not on the agenda

There were none.

E. Chair man's report

Discussion of means to ~~Discussion Proposals~~ facilitate the ~~by~~ consideration of proposals so that meetings would proceed smoothly. Staff should continue to present the application and a recommendation.

F. Board Members Reports

There were none

G. Report of Community Development Report

Reminders of Tax Incentives workshop on April 25, 1984

An application procedure notice has been prepared for distribution to applicants.

The meeting was adjourned at 12:30 p.m.

Approved:

Jack Renhart, Chairman

Respectfully submitted,

Michael Bednar, Secretary

NEXT DBAR 5/22
NOTICE BY

M.C. THOMAS - FIFTH ST.

DBAR - 4/24

Minkus ST - mod JA record unanimous

213 record JA sub

6 foot gap? color - darker green

- GK - mod ST record
or enter
- ✓ 1 6 foot spacing (approx) - call back if different
 - ✓ 2. structure inside
 - 3. darker color - color of shutter (wider green)
 - 4. with dimensions as is drawn

unanimous

100 W. South Street MILLIONS

- CT - mod JA - record
design
- 1. ~~design~~ as drawn on third floor unanimous
 - 2. further work subject to review

discussion of colors

SP - darker or white a little too pink?

MB - pink color muted

too much contrast white - dark note pink?

plating - no request

overhang - put it back the way that it was before

BT - put new sleepers and cover with tarpaper until final design?

MOTION - CT MB - record unanimous

^{restructure} standing seam metal roof overlay with facade

part decided at a later date

wood strip ceiling (1/2")

~~horizontal of wood floorboard base outside (double beaded board ceiling)~~

work with existing frame

201-7 NW Main Street

MB - need more detail

MB - motion
conditional

ST - record unanimous

detailed drawing
details, materials + part
part

conditional approval condition on detailed drawing (approx. design)

side OK

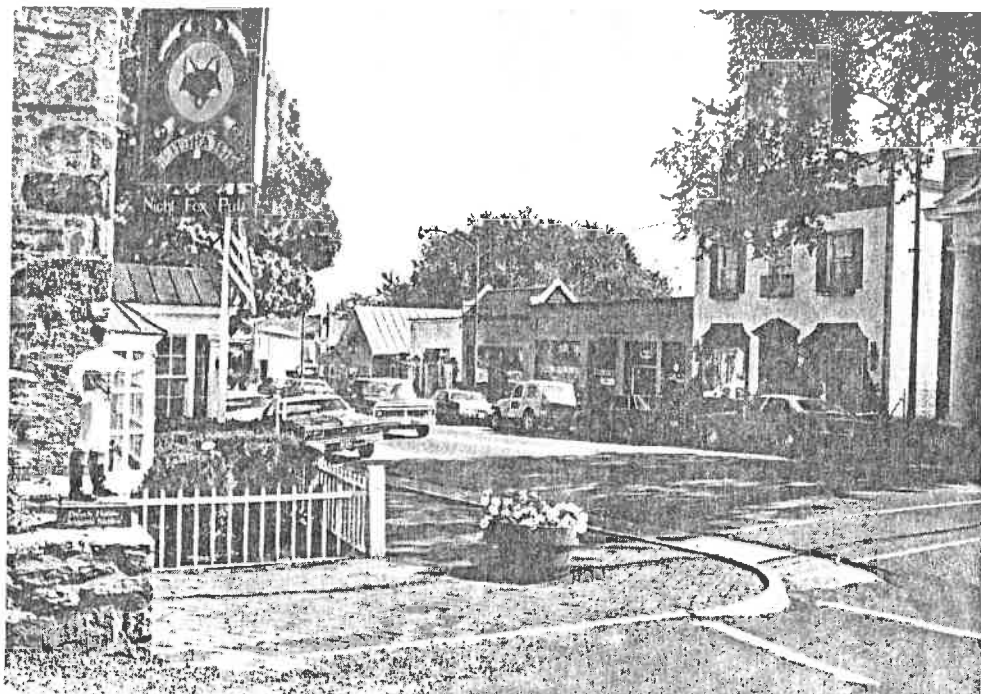
back - contact or bringy back better window design

SR - clear, historic complex

SR - meet Friday before - possibly get more information

12:00

In the Community



What you don't notice in Middleburg is a street vista cluttered with commonplace signs. The town has a strict sign ordinance that keeps the village image intact. The Red Fox Tavern, an old inn and restaurant, is appropriately identified with a sign that's in keeping with the establishment.

No Neon in Middleburg

To preserve its English cottage community appearance, the town of Middleburg, Virginia, enforces a strict sign ordinance that has not only helped preserve the town's village image, but has also revived an old English tradition—the use of colorful painted signs.

The ordinance, enacted in 1973, was directed toward traditional outdoor advertising. The ordinance specified that there be no artificial lighting as part of

the display (hence, no neon) and that signs for night service establishments be illuminated with only 20 footcandles of light.

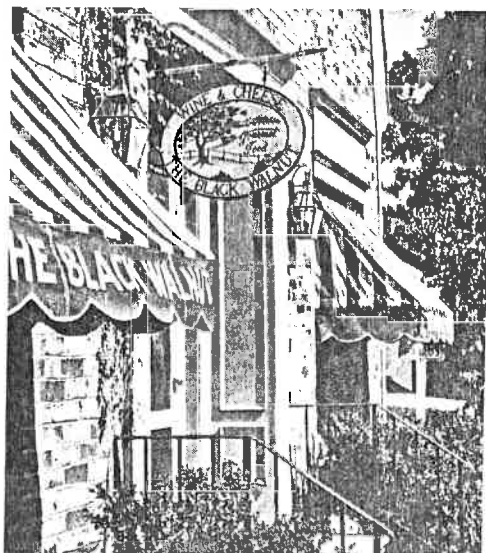
In addition, all signs are reviewed prior to installation by a member of the town council. If the member does not approve the sign, then the entire council will be asked to review it.

The use of painted signs in place of traditional advertising signs was insti-

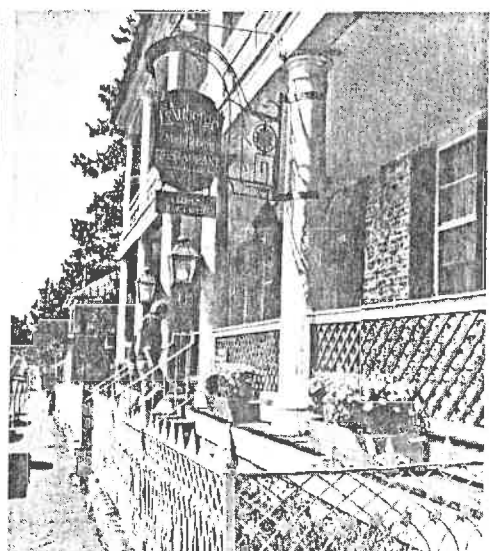
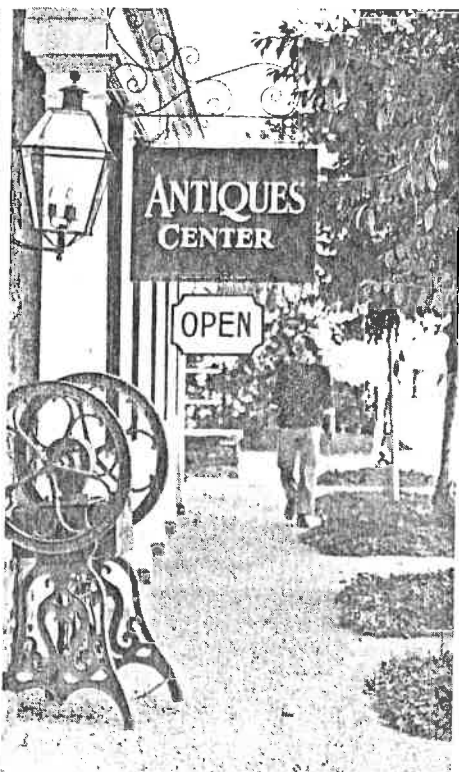
gated by two artists, Ann Lackman and Emily Sharp, who offered their services to local merchants.

Ann Lackman succeeded in getting one merchant to try an individual painted sign, and other merchants in town have followed suit.

The result is a charming streetscape with a fascinating array of signs that hover above shop entrances like welcoming handshakes.



Lettering varies throughout the town, creating interest and displaying individuality. Photographs: Van Chaplin



Wrought iron and beautiful lettering identify the restaurant L'Auberge. The sign is simply and functionally downlighted for night use.

CITY OF CHARLOTTESVILLE

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



April 26, 1984

Mr. and Mrs. Ben C. Toledano
P. O. Box 707
Charlottesville, Virginia 22902

Re: 100 West South Street

Dear Mr. and Mrs. Toledano:

Thank you for your presentation to the Downtown Board of Architectural Review concerning 100 West South Street. At that meeting, the board voted to issue a Certificate of Appropriateness for the following:

1. Replacement and/or installation of third floor windows on the south facade of 100 West South Street as shown on the attached drawing, with any subsequent proposed changes to be reviewed by the board.
2. Reconstruction of the north facade canopy with the following conditions:
 - a. The roof be of standing seam metal
 - b. All work is done within the existing frame
 - c. The ceiling be constructed of wood strips (4"-6")
 - d. The color of the roof be decided by the board at a later date

We look forward to working with you on any additional changes that may be proposed for the outside of this building. Should you have any additional questions, please call me or Glenn Larson. Thank you.

Sincerely,

Satyendra Singh Huja
Director of Planning
and
Community Development

GL/bgj

cc: Richard Pace, Inspections

CITY OF CHARLOTTESVILLE

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



May 3, 1984

Mrs. Ann Memory
213 Second Street, S. W.
Charlottesville, Virginia 22901

Re: 213 Second Street, S. W.

Dear Mrs. Memory:

Thank you for your presentation to the Downtown Board of Architectural Review concerning 213 Second Street, S. W. The board voted to issue a Certificate of Appropriateness for the proposed fence as drawn on the plans you submitted with the following conditions:

1. The fence's posts be spaced approximately six feet on center.
2. The structure of the fence faces to the inside.
3. The fence be stained an opaque color similar to that of your building's shutters (verde green).

Please call me or Glenn Larson should the spacing of the fence posts need to be changed from the approximate six feet proposed. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Satyendra Singh Huja'.

Satyendra Singh Huja
Director of Planning
and
Community Development

GL/bgj

c: Richard Pace, Inspections

CITY OF CHARLOTTESVILLE

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



May 3, 1984

Mr. Keith Woodard
Office 1
1982 Arlington Boulevard
Charlottesville, Virginia 22903

Re: 201-207 West Main Street

Dear Mr. Woodard:

Thank you for your presentation to the Downtown Board of Architectural Review concerning 201-207 West Main Street. The board voted to issue a Certificate of Appropriateness for the design of the facades as submitted, with the following conditions:

1. Detailed drawings must be submitted for approval.
2. Proposed facade materials, construction details and paint colors must be approved by the board.

We look forward to working with you on this project. Please keep in mind that the submission deadline for review at the next meeting is May 11, 1984. Should you have any additional questions, please call me or Glenn Larson. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Satyendra Singh Huja".

Satyendra Singh Huja
Director of Planning
and
Community Development

GL/bgj

cc: Richard Pace, Inspections

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Downtown Board of Architectural Review

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

DATE: April 17, 1984

RE: **April 25, 1984 Meeting**

The purpose of this memorandum is to inform you that the next DBAR meeting will be on **Tuesday, April 24, 1984, at 11:00 a.m.** in the Community Development Conference Room. Please find enclosed the following material:

- An agenda for the April 24th meeting
- Minutes of the March 27th meeting
- Three applications for Certificates of Appropriateness

In the future, assuming that we receive applications ten days before the scheduled meeting date, you will receive a packet similar to this for each meeting. A cover memorandum will be prepared by my staff for each application outlining details of each proposal and possible areas of concern.

Please review this material and visit each site before the meeting. Should you have any questions, please feel free to call me or Glenn Larson at 971-3182. Thank you.

GL/bgj
Enclosures

CITY OF CHARLOTTESVILLE
DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
APRIL 24, 1984 — 11:00 A. M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

A. MINUTES

1. March 27, 1984 — Regular Meeting

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

- | | |
|----------------|---|
| 1. DBAR 84-3-2 | —213 Second Street, S. W.
New fence addition
Ann Memory, Applicant |
| 2. DBAR 84-3-1 | —C & O Warehouse
101 West South Street
General rehabilitation
Ben C. Toledano, Applicant |
| 3. DBAR 84-4-3 | —Old M. C. Thomas Exchange Store
201-207 West Main
General rehabilitation
Keith Woodard, Applicant |

C. OTHER ITEMS

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

E. CHAIRMAN'S REPORT

F. BOARD MEMBERS' REPORTS

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

MINUTES
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
MARCH 27, 1984 - 11:00 A. M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

Present

Jack Rinehart, Chairman
Michael Bednar, Vice-Chairman
Genevieve Keller
Stan Tatum
Carol Troxell

Absent

John Allen

Staff Present

Satyendra Singh Huja
Glenn Larson

Mr. Rinehart called the meeting to order at 11:05 a.m. and called for consideration of the minutes.

A. MINUTES

A motion was made by Mrs. Troxell, seconded by Mrs. Keller, for approval of March 2, 1984 minutes with correction of Mr. Troxell to Mrs. Troxell. The motion carried unanimously.

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. DBAR 84-3-1

- C & O Warehouse
100 West South street
General Rehabilitation
Mrs. Roulhac Toledano, Applicant

Roulhac Toledano, the applicant, made a presentation of renovation plans using photographs and sketches.

The staff report recommended deferral of renovated elevation approvals pending submission of final detailed drawings.

The Board discussed various issues including facade colors, facade design, parking area along South Street, and canopy of materials.

A motion was made by Mr. Tatum, seconded by Mr. Bednar, for approval of Sierra Sand color, Martin-Senour paint, for the main body of the building. This motion was subsequently withdrawn.

A motion was made by Mrs. Troxell, seconded by Mr. Tatum, to approve the conceptual designs of the South elevation subject to submission of detailed drawings. The motion carried unanimously.

C. OTHER ITEMS

2. DBAR 84-3-2

- 213 Second Street, S. E.
Construction of deck and fence

Ann Memory, the applicant, made a presentation of plans for a backyard improvement plan, including a deck and fence.

Staff recommended approval of the deck and deferral of other items.

A motion was made by Mrs. Troxell, seconded by Mrs. Keller, for approval of rear deck construction, according to plans submitted, subject to subsequent construction of an approved fence within one year. The motion carried unanimously.

D. OTHER MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There were none.

E. CHAIRMEN'S REPORT

Mr. Rinehart requested that for future meetings the staff should make a determination as to whether the Board is conducting a preliminary hearing or a final approval.

F. BOARD MEMBERS REPORTS

There were none.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

Glenn Larson announced that a meeting in April was being set up with a representative of the Virginia Landmarks Commission.

Mr. Huja pointed out that since this was a new Board, it should be careful to establish proper precedent for submission requirements.

The meeting was adjourned at 12:35 p.m.

Respectfully submitted,

Michael Bednar, Secretary

Approved:

Jack Rinehart, Chairman

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Downtown Board of Architectural Review

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

DATE: April 17, 1984

RE: **Staff Report - DBAR #84-3-2, Proposed Fence at 213 Second Street, S. W.**

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

- An application for Certificate of Appropriateness
- A sketch of the proposed fence
- A survey plat showing the location of the fence in relation to the entire property
- A detailed plan showing fence location

At your last meeting, you approved a deck for this property with the provision that an application for the fence be made within one year. This application is for that fence, and staff is supportive of its design. A sample of the proposed wood stain color will be available in our office. The applicant has been asked to attend your meeting to answer any questions you may have.

Should you have any additional questions, please call me or Glenn Larson at 971-3182.

GL/bgj
Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 213 Second St. S.W.
2. Name of Applicant (Owner or Agent): Ann Memory
3. Mailing Address of Applicant: above
4. Phone Number of Applicant: (Business) 296-3539 (Home) _____
5. Description of Proposed Work (Use back of form if necessary):

A picket fence is to be constructed around the rear of the house. An 8 foot fence will extend along the Northern side of the yard for 34 feet. Along the western boundary the fence will become 6 feet high extending for 24.6 feet. Along the southern boundary the fence decreases

6. List of Enclosures: to 4 feet and will extend 28.5 feet. The boards will be 3 1/4 inches wide of pressure treated wood stained dark green.

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

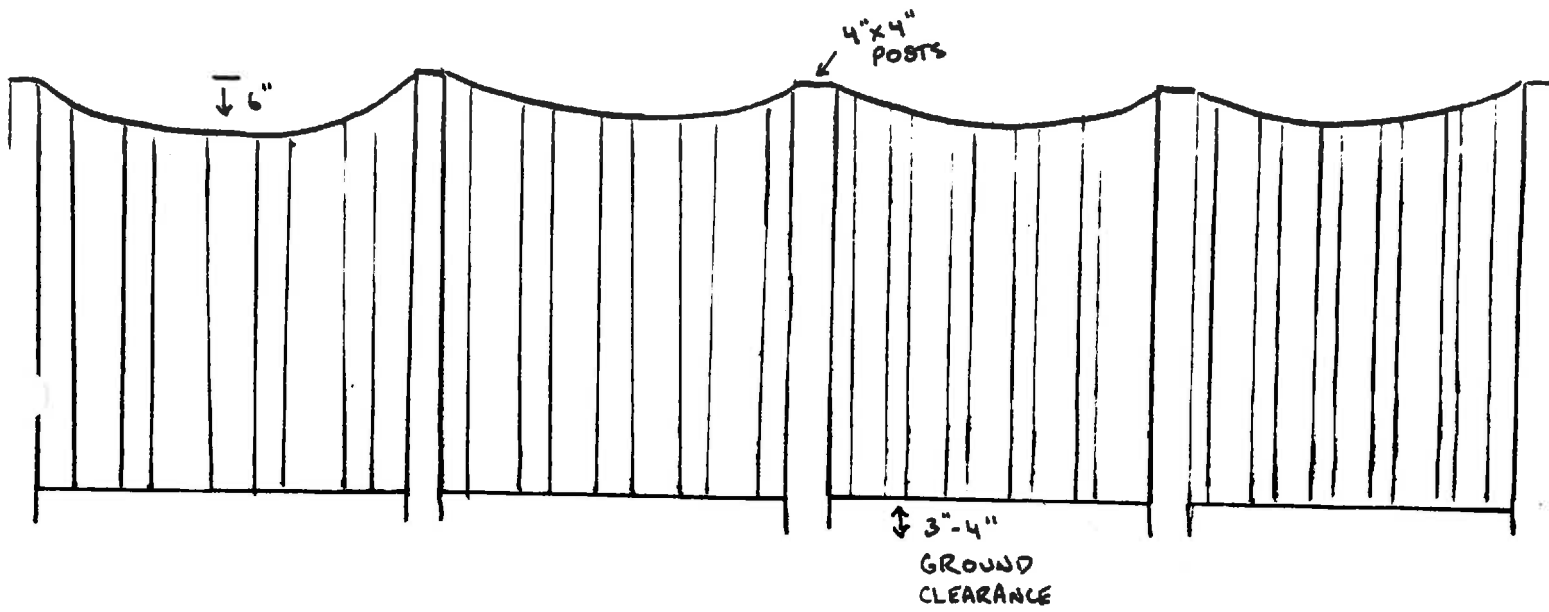
Signature of Owner or Agent: Ann Memory Date: Apr: 11, 1984

FOR OFFICE USE ONLY

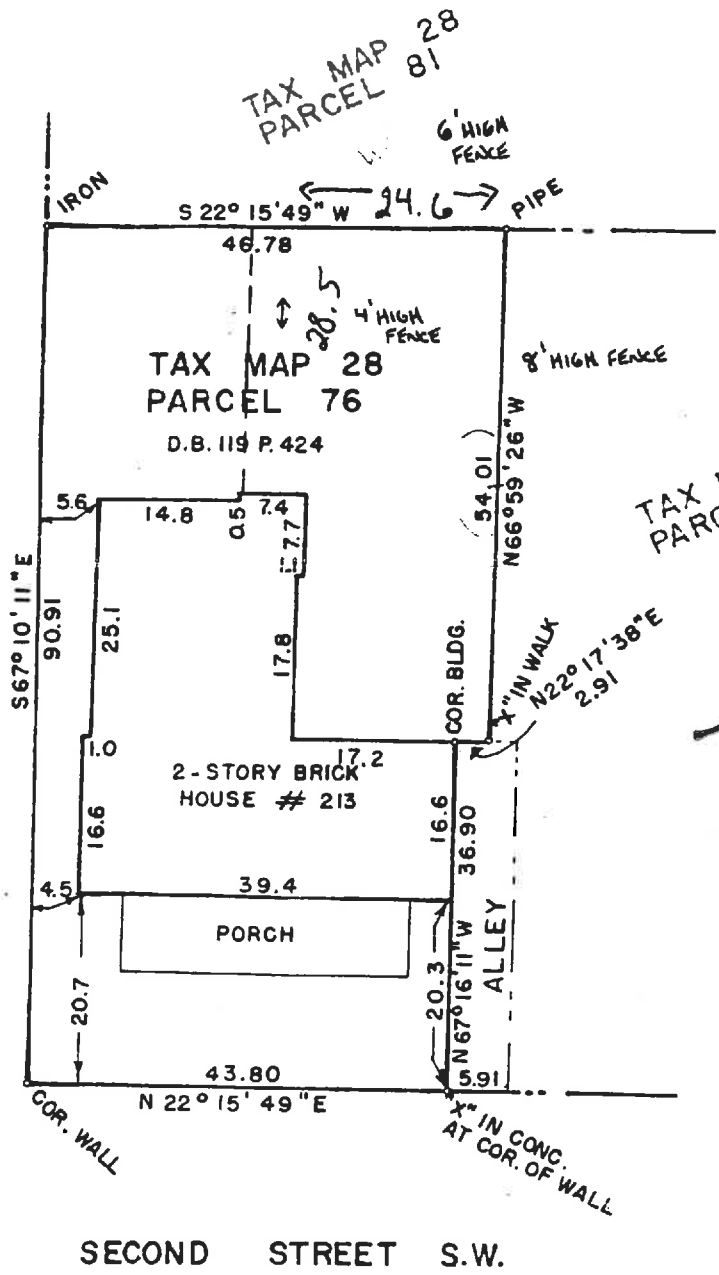
Received By: _____ Approved: _____ Date: _____
Date: _____ Disapproved: _____ Date: _____

PROPOSED FENCE
213 SECOND ST., SW
ANN MEMORY - APPLICANT

EXAMPLE DIMENSIONS
3/4" WIDE SLATS
3/8" GAP BETWEEN



SOUTH STREET (WEST)



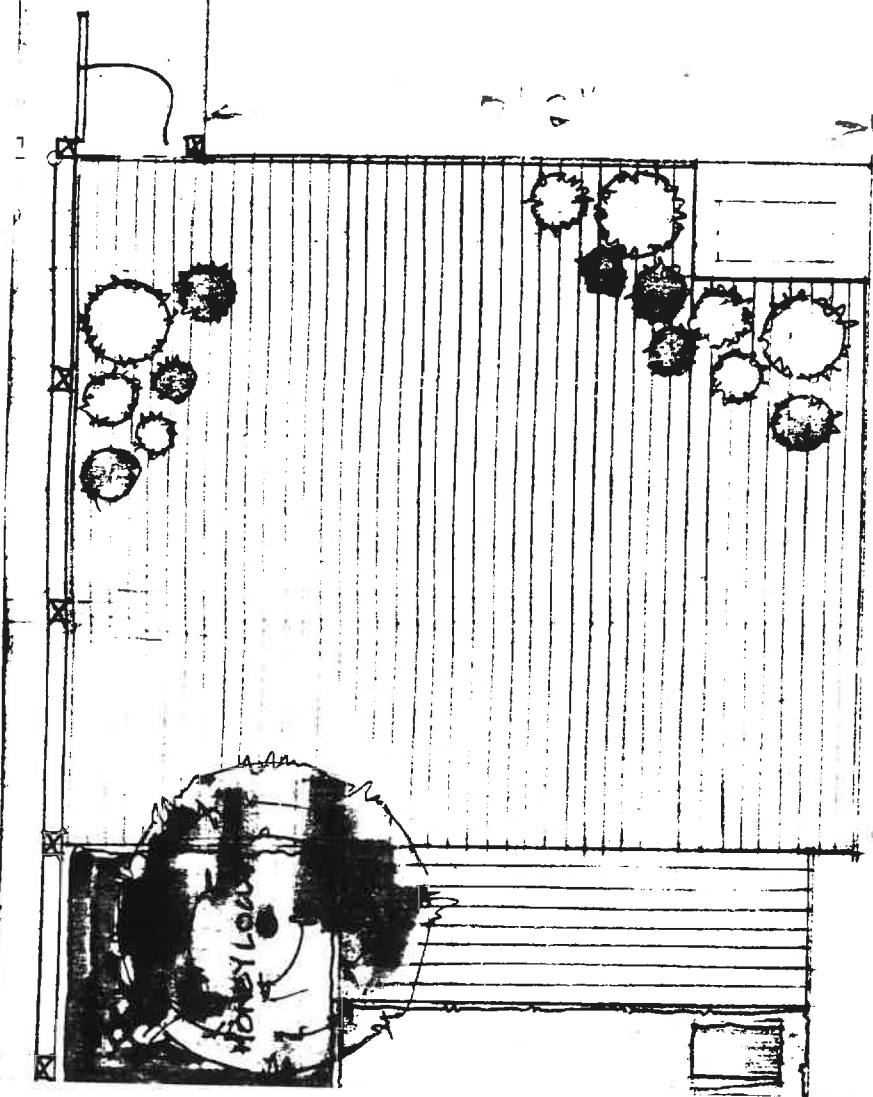
TAX MAP 28
PARCEL 77

SECOND STREET S.W.

PHYSICAL SURVEY
 PROPERTY LOCATED AT 213 SECOND STREET
 S.W. SHOWN ON TAX MAP 28 AS PARCEL 76
 SCALE: 1"=20' CHARLOTTESVILLE, VIRGINIA DECEMBER 1981



FRANK A. GREGG
 CERTIFIED LAND SURVEYOR



179

7

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Downtown Board of Architectural Review

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

DATE: April 17, 1984

RE: Staff Report - DBAR #84-3-1, 100 West South Street (C & O Warehouse)

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

- An application for Certificate of Appropriateness
- Elevation drawing of the rear of the building
- Photographs of the rear of the building
- Historic survey sheets

At your last meeting, the board approved the conceptual design of the building's south elevation subject to the submission of more detailed drawings. Subsequent to this meeting, Mrs. Toledano, the applicant, has requested that the board review only the proposed addition and/or replacement of windows on the third floor of the south elevation. The Toledano's are currently rehabilitating this floor for their own residence, and would like to move in before any work is started on the first two floors. An application proposing changes to the exterior of the first two floors would be submitted after the needs of any prospective tenants for these floors is determined.

The latest drawing submitted shows one-over-one windows of standard size with equal spacing within each grouping. For tax certification purposes, the staff of the State Landmarks Commission would like to see the existing windows retained as two-over-two. On the issue of paint, Mrs. Toledano would like further guidance from the board. Samples of possible colors are available in our office, and the applicant has been asked to attend your meeting to answer questions.

Should you have any questions, please call me or Glenn Larson at 971-3182.

GL/bgj
Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 100 South St. West
2. Name of Applicant (Owner or Agent): Ben C. Tolledano
3. Mailing Address of Applicant: P.O. Box 707
CHARLOTTESVILLE, VA. 22902
4. Phone Number of Applicant: (Business) 971-8087 (Home) 295-8775
5. Description of Proposed Work (Use back of form if necessary):

General: The approach to this rehabilitation is a conservative one with as little alteration to the existing building and decorative details as possible to provide residential use for the 2nd and 3rd levels and retail space at the 1st level. Throughout the cornice shall be repaired in place with new downspouts and gutters as needed. Existing plaster to be cleaned and painted. Existing windows on the front and side elevation, which are a major architectural feature, shall be repaired in place and reglazed where broken. These windows are 6 over 6 wood double hung windows, 36 x 64.

South Street Facade: All windows and three existing warehouse wood doors and other fenestration to remain as is, along with extant steps. The central 10 panel warehouse loading door with overlight (7' x 7') to be split down the middle between panels (3'6" each side) to create solid shutters or panelled reveals opening inward, with a recessed double door within, not visible from the street. Steps of concrete with 6 rises to be the width of doors (7 feet plus 18 inches either side for a low concrete retaining wall.) Steps to be similar in concept to existing steps on West end of the South Street facade. Front overhang: Existing front overhang frame to remain. The 2 x 4

PAINT CHIPS, 4 8 x 10 PHOTOGRAPHS SHOWING FRONT FACADE, EXISTING FRONT STEPS, 1ST STREET ELEVATION, REAR ELEVATION WITH NEW WINDOWS (6) at second and (6) at third levels INDICATED. SNAPSHOTS OF NEIGHBORHOOD.

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: Ben C. Tolledano Date: _____

FOR OFFICE USE ONLY

Received By: Sharon Larson Approved: _____ Date: _____
Date: 3/20/84 Disapproved: _____ Date: _____

rafters of which four remain at East end, will be replaced to continue the existing East end appearance. Tongue and groove boards, perhaps beaded to be placed on top of rafters. These will be visible upon entering building, and shall be painted. Evidence indicates that tar paper was originally placed on top with mopped tar surface painted aluminum color to reflect light. That can be done or grey rolled asphalt roofing may be applied.

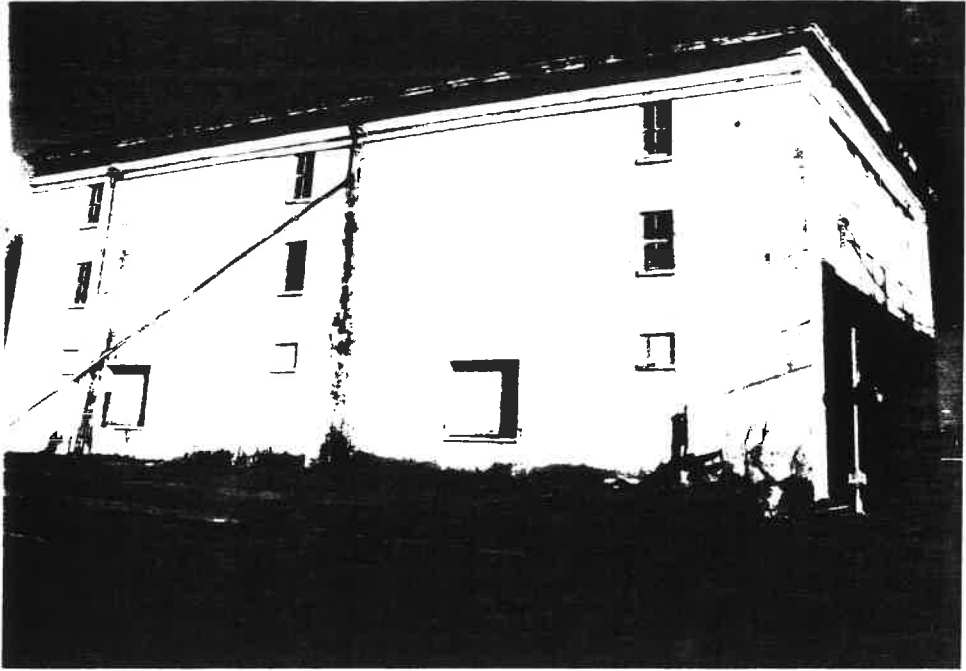
First Street Elevation: No alterations or replacements except general stabilization of all existing features.

Rear Elevation: The rear elevation, facing the railroad track has two loading doors, two small square windows at the first level and three windows each at the 2nd and 3rd levels. These windows are 36"x71" of heavy steel frame and chicken wire glass. They open in with chain pulls. Judging from the frames and the wall penetration, the windows post date the building. This South Street elevation provides a potential means to introduce an aesthetically pleasing view of the mountains and to provide cross ventilation and fresh air for the proposed living quarters on the 2nd and 3rd levels. The rear elevation is to be articulated at the 2nd and 3rd level by the introduction of 6 additional windows of the same size as the present openings and aligned with them. The 6 new windows and 3 replacement windows for existing openings to be wood, one over one, thermopane, double hung windows. The rhythm of the fenestration to be adjusted to existing openings and resemble that of the First Street elevation in groupings of 2-3-3. The decision to use one over one double hung wood windows was based on air and heat and ventilation needs as well as a desire to get a full view of the mountains and greenery, introducing some open air environment into an otherwise urban, commercial and sometimes mutilated street scene. The windows are to be double glazed for sound insulation as well as climate control. They are wood because of the residential use of the windows. Thematically one over one windows tie the elevations together since there are one over one wood windows at the first level on the First Street elevation.

Paint: Building to be painted a warm tone with cadmium red, yellow as well as sienna and umber. Martin Senour or similar quality top of the line masonry paint 1) Waverly 2-17 or 2) Valencia 2-18 or a light ochre hue 1) Mango 36-6 2) meteor (my four children would like to see samples of these, since they will have to live in the warehouse) Woodwork, cornice and pilasters to be white or parchment, thus emphasizing the classical elements of the structure and articulating the restrained decorative detail of the neo classic revival warehouse.

Outside Seating area: Twelve feet of hollow tile wall to be removed, from the window sill level to the cornice line (ceiling height) at the 2nd and 3rd level to introduce a roofed (covered) gallery or terrace, corresponding within the building to space delineated by a large load bearing wood beam and two pine columns or pillars. The introduction of an outside sitting area or fresh air space is thought to be essential to the marketing of the residential spaces since there is no courtyard, garden or outside space on the property. Owners made an effort to locate and purchase vacant space in the vicinity to create nearby or visible amenities such as landscaping, a green area or outside seating, but were unsuccessful. The rear elevation of the building is not mutilated by removal of the hollow tile at the window sill level upward because it may be infilled easily at any future time.

Rear First Level (Railroad elevation) One loading door 7' wide to the West to be divided in two to act as service entrance for commercial area. Two small windows to remain as is, glazed with one piece of glass each. East side service entrance with loading door to be divided in two. Half to be garbage disposal door leading to refuse room within. Half to be used as code required egress door. Since the property terminates at the edge of the building, the egress stair leading from the rear of the building towards the ground level atrium walk around, will be recessed into the building. The first rise will be flush with the face of the building, thence receding inward. Steps to be approximately 3'6" wide.



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 100 South Street, West
 Map and Parcel: 28-102
 Census Tract & Block: 1-219
 Present Owner: C & O Railway, Inc.
 Address:
 Present Use: C & O Warehouse
 Original Owner: Hollis Rinehart
 Original Use: Wholesale Grocery

BASE DATA

Historic Name: Albemarle Grocery Co. Warehouse
 Date/Period: 1916
 Style: No identifiable style
 Height to Cornice:
 Height in Stories: 3
 Present Zoning: M-1
 Land Area (sq. ft.): 14,480
 Assessed Value (land + imp.): \$95,460

ARCHITECTURAL DESCRIPTION

The Albemarle Grocery Company Warehouse exhibits no identifiable style, unless one could say the presence of pilaster-like piers and classical style cornice indicate a Colonial Revival influence. The building fills the entire lot on the south-west corner of First and South Streets lying between South Street and the railroad tracks, creating a form square on three sides but conforming on the fourth to the run of the tracks. A basically industrial building, the structure shows a four-bay "facade" along South Street, three storeys in height. Wide piers define the corners with narrower ones between bays. Three bays of the ground floor consist of loading bays with continuous loading dock. A shed roof covers the dock. Construction is masonry covered with stucco, painted light grey. Paired windows, six-over-six-light sash type, are centered in each bay at second and third floor levels. Windows on other than the South Street elevation are somewhat randomly placed. A large, classical style entablature on a parapet wall encircles the top of all the elevations.

HISTORICAL DESCRIPTION

On March 6, 1916, A.P. Walker divided into two parcels and sold the lot he had purchased a mere two weeks before from R.P. Valentine (DB28-192). The lot on the south-west corner of South and First Streets, the larger of the two, was bought by Hollis Rinehart (DB28-308), whose deed noted an agreement to share a common party wall with the purchaser of the adjoining lot. Tax records of 1917 show the notation building added, with a new assessment for buildings of \$12,000. In August 1919, the Albemarle Grocery Company bought the warehouse that Rinehart had constructed (DB-33-311). Merging in 1929 with the Michie Grocery Company, Albemarle Grocery became the Albemarle-Michie Company and continued its operation from this warehouse and the one adjoining. The present owner, the Chesapeake and Ohio Railway Company bought the building from Albemarle-Michie in July 1959 (DB214-50).

GRAPHICS

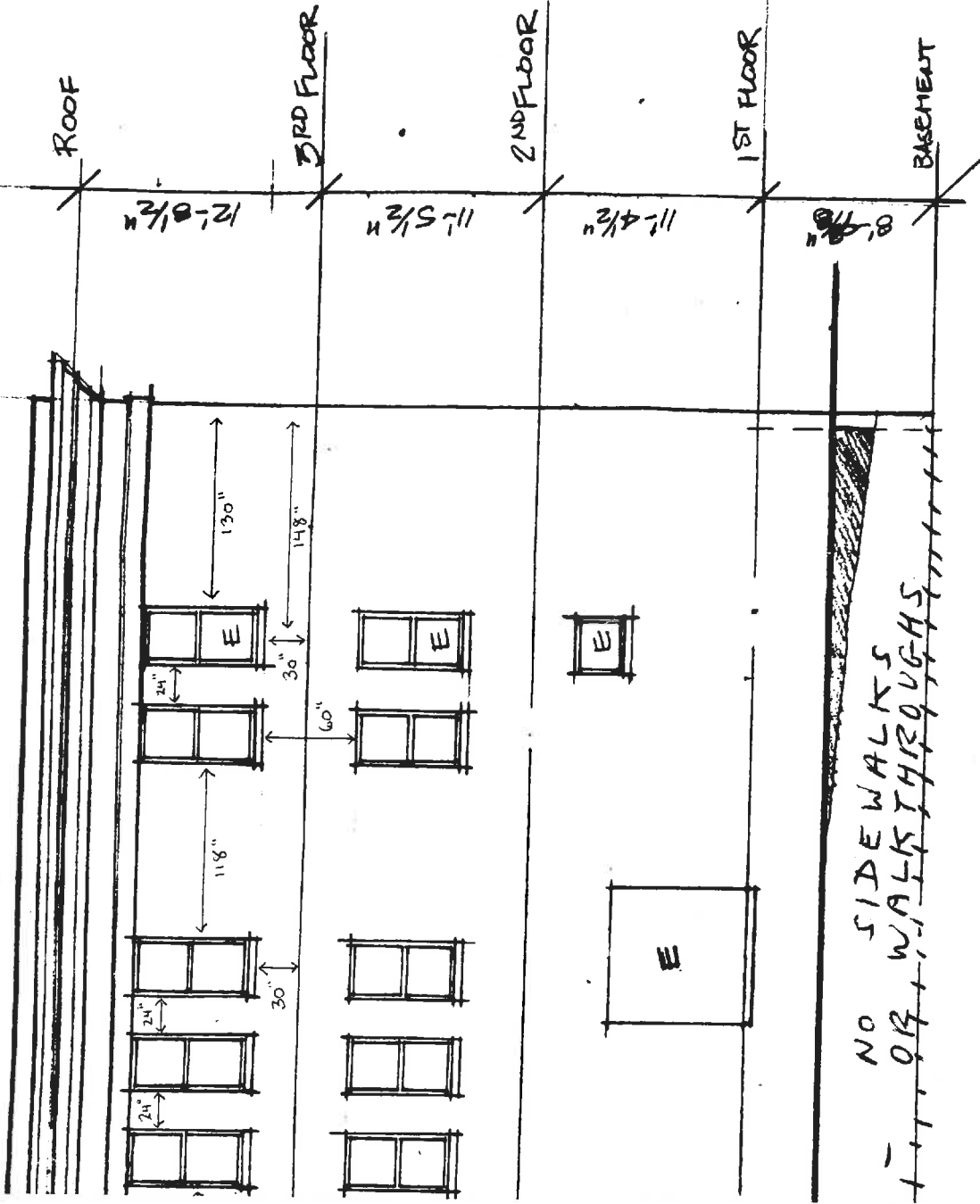
CONDITIONS

Fair

SOURCES

City Records

WINDOW DIMENSIONS: 36" X 71"



ROOF

3RD FLOOR

2ND FLOOR

1ST FLOOR

BASEMENT

12' 0 1/2"

11' 5 1/2"

11' 4 1/2"

8' 0 1/2"

130"

148"

E

E

E

E

NO SIDE WALKS
OR WALK THROUGHS

NEST
DOOR

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Downtown Board of Architectural Review

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

DATE: April 17, 1984

RE: **Staff Report —DBAR Case 84—4-3, 201-207 West Main street**

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

- An application for a Certificate of Appropriateness
- Drawings of the proposed rehabilitation
- A Historic Preservation Certification Application (Part II), outlining details of the proposed rehabilitation and including photographs
- Historic Landmark Survey sheets for 201-3 and 205-7 West Main Street

This project involves the rehabilitation of storefronts at 201-3 and 205-7 West Main Street (old M. C. Thomas Exchange Store), and the construction of a third floor on 205-7 West Main. The applicant has applied for historic preservation tax benefits, and has included part of his certification application for review by your board. Parts of this certification application that need to be reviewed by the DBAR are starred. Please also note that each part contains references to attached drawings and photographs.

Plans for the front of the building call for replacement of the existing glass first floor storefront with a new design, removing shutters from the second story windows, and repainting. While the new third floor addition to 205-7 may not be visible from the Mall, the board needs to pay special attention to its design as it will be visible from further away. Existing window covers on the side elevation will be removed and a new bricked up side entrance door will be reopened. At the rear of the buildings, a new addition is proposed, as is the removal of coverings from existing windows.

Staff supports this proposal. In an initial review, the staff of the State Landmarks Commission has indicated to us that the applicant's tax certification application should be acceptable. The applicant has requested that the board review paint colors at a later meeting pending further work on the front facade that will possibly give an idea of original colors. In addition, the applicant has been asked to attend the meeting to answer any questions. While the drawings we are sending you are reductions, an original to-scale set will be available at the meeting and will be placed in the file.

Please call me or Glenn Larson at 971-3182 should you have any questions. Thank you.

GL/bgj
Attachments

KEITH WOODARD
Office 1, 'The Graduate Centre'
1982 Arlington Boulevard
Charlottesville, Virginia 22903
(804) 971-8860

April 16, 1984

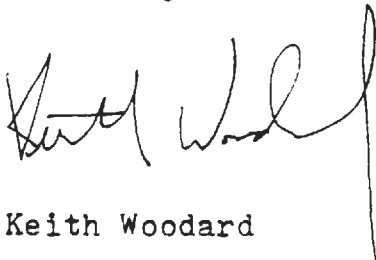
Downtown Board of Architectural Review
City Hall
Charlottesville, VA

To Whom it May Concern:

The application for certificate of appropriateness for 'The Exchange Centre' (formerly MC Thomas Furniture Exchange) is attached. Thank you for your time and attention in reviewing this. I am glad to see that your board has been formed-- I only wish it had been started long ago. If you need additional information on this proposed project, please let me know and I will provide whatever I can.

Again, thank you, and I look forward to working with you.

Sincerely,



Keith Woodard

KW:dm
enc.

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 201-207 W. Main St., Charlottesville, VA
2. Name of Applicant (Owner or Agent): Keith Woodard
3. Mailing Address of Applicant: Office 1, 1982 Arlington Blvd.
Charlottesville, VA 22903
4. Phone Number of Applicant: (Business) 971-8860 (Home) 973-1151
5. Description of Proposed Work (Use back of form if necessary):

In accordance with National Park Service historical rehabilitation guidelines:

- 1) Rehabilitate existing 13,360 square feet
- 2) Add 1,600 gross square feet on second floor of 205-207 West Main
- 3) Add 3rd floor (4,000 gross sq. ft.) to 205-207 West Main
(see attached Historical Rehabilitation application for complete details)

6. List of Enclosures: *1) Historic Preservation Certification Application - Part 2*
 - a) Narrative*
 - b) Photos*
 - c) Plans*
7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes X No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: _____

Date: 4/16/84

FOR OFFICE USE ONLY

Received By: _____ Approved: _____ Date: _____

Date: _____ Disapproved: _____ Date: _____



NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 2

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 2, attach additional blank sheets. Part 2 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY: The Downtown Exchange Centre (formerly M.C. Thomas Exchange)

Address of property: Street 201-203, 205-207 West Main Street

City Charlottesville County _____ State VA Zip Code 22901

If located in National Register historic district, local or State designated district, specify: Downtown Historic District

2. DATA ON EXISTING STRUCTURE:

Date of construction: 201-203:1911, 205-207:1895, 1905 Existing floor area: 13,300 sq. feet

Original use: Dry Goods Store

Type of construction: Masonry and wood frame

3. DATA ON REHABILITATION PROJECT:

Project starting date (est.): April '84 Project completion date (est.): Oct. 1984

Estimated cost of rehabilitation: \$600,000 Proposed use: Retail/Commercial on first level; offices on 2nd & 3rd

Number of housing units to be created (if applicable): 0

Has the property received Federal or State financial assistance? yes no

If yes, specify source: _____

Are architectural plans and specifications available for review? yes no (Preliminary)

Architect's or developer's name and address: Developer/Owner: Keith Woodard

Off. 1, 1982 Arlington Blvd., Charlottesville, VA 22903

Telephone Number: (804) 971-8860

4. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER	Architectural feature	Approximate date of feature
★ 1	<u>West Main St. Facade</u>	<u>1895-1911</u>

Describe existing feature Upper levels have retained original characteristics; ground level has been changed to a glass storefront (about 1960), with large white sign above. Brick's painted white over entire upper facade. Condition: 2) fair-needs repair
Windows have been covered with shutters.

Describe work and impact on existing features. Replace existing glass front with new storefront. Repaint original facade, in colors harmonious with new storefront.

Add 3rd story to 205-207 (not to be visible from Main Street) Remove shutters from windows.

★ **NUMBER** 2 Architectural feature 2nd Street Facade
 Approximate date of feature 1911

Describe work and impact on existing features:
 Remove coverings from windows and restore them to original quality. Replace store front at front corner, to match proposed front facade. Brick will not be painted except on the corner section. Door toward rear to be reopened.

Describe existing feature: Facade has retained original features, except windows have been covered. Some poor pointing up has been done. Original brick is secure, not painted. Original Exit door has been bricked closed. Condition: 1) Good.
 Photo no. 2, 3 Drawing no. 7

★ **NUMBER** 3 Architectural feature Rear Elevation
 Approximate date of feature 1896-1911; 1965

Describe work and impact on existing features:
 Remove coverings from windows. Point up brick where necessary, paint entire facade reddish color. New addition to 2nd & 3rd floor of 205-207 to be finished with Dryvit and will be off-white in color. Gutters to be replaced where necessary.

Describe existing feature: Facade has retained original features; 2 service doors added about 1965 to 201-203. Concrete block addition to 205-207 added about 1965. Poor masonry work exists over lower sect. of 201-203, which was painted onc. Condition: 2) fair-3) poor
 Photo no. 3, 4 Drawing no. 8

★ **NUMBER** 4 Architectural feature Side Elevation(also rear)
 Approximate date of feature 1960/1896

Describe work and impact on existing features:
 Add 2nd floor above one-story areas. Add 3rd floor to 205-207. Remove chimney. Brick up window facing adjoining property (per fire code). Windows on second floor of 205/207 to be retained as interior elements if possible.

Describe existing feature: Block addition has no historical value. Chimney on rear about to fall down. The side abutts the adjoining building and the only window (not visible in photo) covered. Condition: Poor
 Photo no. 4 Drawing no. -

★ **NUMBER** 5 Architectural feature Black Glass
 Approximate date of feature 1940?

Describe work and impact on existing features:
 Remove remaining pieces, preserve for use on interior, if possible.

Describe existing feature: Black glass discovered behind large white sign on front facade of 205/207. Condition: Unrestorable.
 Photo no. 5a, 5b Drawing no. -

Continuation sheets attached: yes no

Name and mailing address of owner:
 Name Keith Woodard
 Street Office One, 1982 Arlington Blvd.
 City Charlottesville State VA Zip 22903
 Telephone Number (during day): (804) 971-8860

I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.
 Social Security Number or Taxpayer Identification Number SS # 349-44-8075

Owner's Signature Keith Woodard Date 4/5/84

CONTINUATION SHEET

Historic Preservation Certification
Application — Part 2

Name of Property: The Downtown Exchange Centre
 Address of Property: 201-203, 205-207 West Main Street, Charlottesville, VA 22903
 Name of Owner: Keith Woodard

★

NUMBER	Architectural feature <u>Thermal Window</u>
6	Approximate date of feature <u>1911</u>

Describe work and impact on existing features
 Remove tin cover or shutters and restore window to original quality.

Describe existing feature
 (On 2nd Street Facade) Thermal window has been covered. Windows on 2nd floor covered with shutters. Condition: Unknown, presume to be fair.

Photo no 6 Drawing no 7

★

NUMBER	Architectural feature <u>Window Typical & Cornice (corner 201)</u>
7	Approximate date of feature <u>1911</u>

Describe work and impact on existing features
 Remove shutters and restore window to original quality.
 Repaint original facade, in colors harmonious with new storefront.

Describe existing feature
 Window has been covered. Entire brick area painted white. Good condition. Cornice needs paint, Good condition.

Photo no 1,2 Drawing no 6,7

★

NUMBER	Architectural feature <u>Windows (Rear of 205/207)</u>
8	Approximate date of feature <u>1896</u>

Describe work and impact on existing features
 This wall will be an interior wall between existing building and the new addition. If possible structurally, windows will be kept as an interior element or used as door openings.

Describe existing feature
 Windows are covered. Brick pointed up poorly. Condition: Poor.

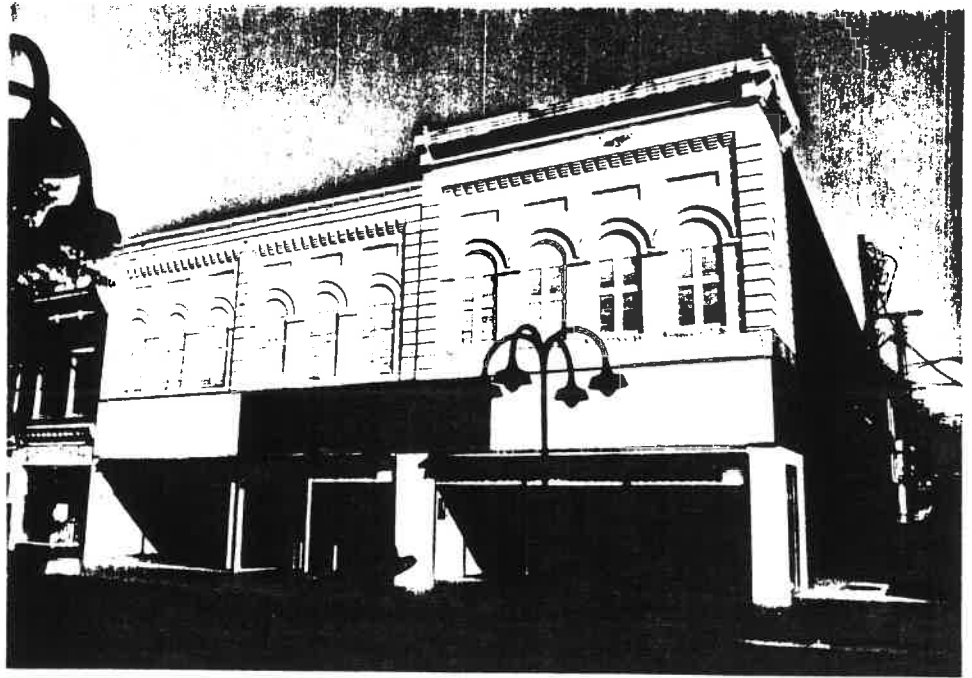
Photo no 8 Drawing no -

NUMBER	Architectural feature <u>Window (Interior)</u>
9	Approximate date of feature <u>1896</u>

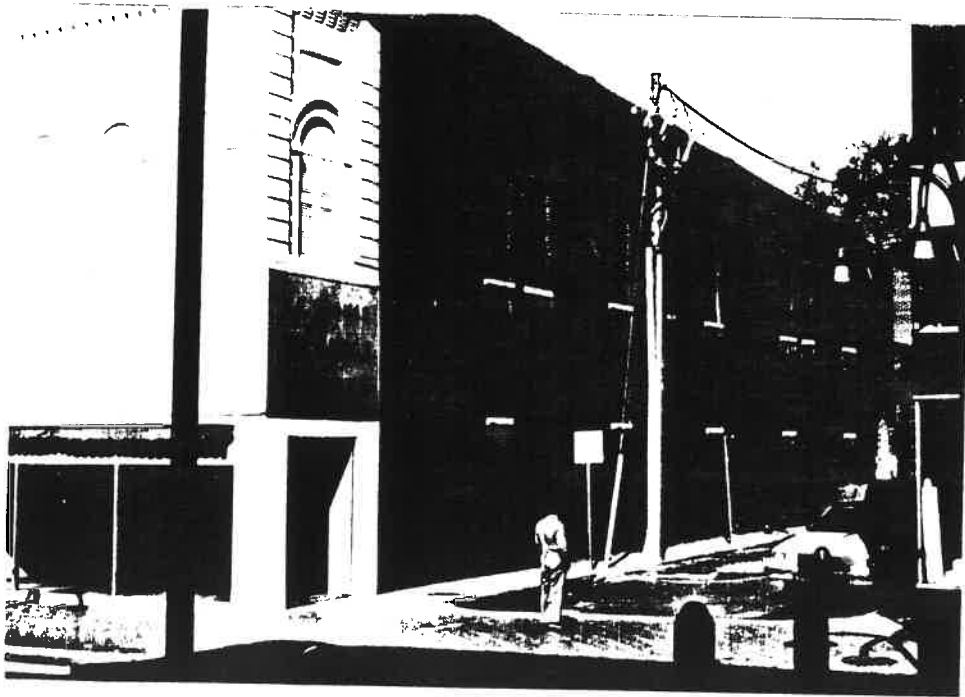
Describe work and impact on existing features
 Rout out sashes and replace glass with thermal-pane glazing. Restore sashes to good operating condition and repaint white. Install contemporary oak trim (S4S) and window sills stain golden oak & varnish.

Describe existing feature
 Wood sashes are in fair shape, many balances and some glass panes are broken. Windows were covered on the outside about 1960 with shutters and inside with plywood, and/or drywall and paper. All trim has been removed.

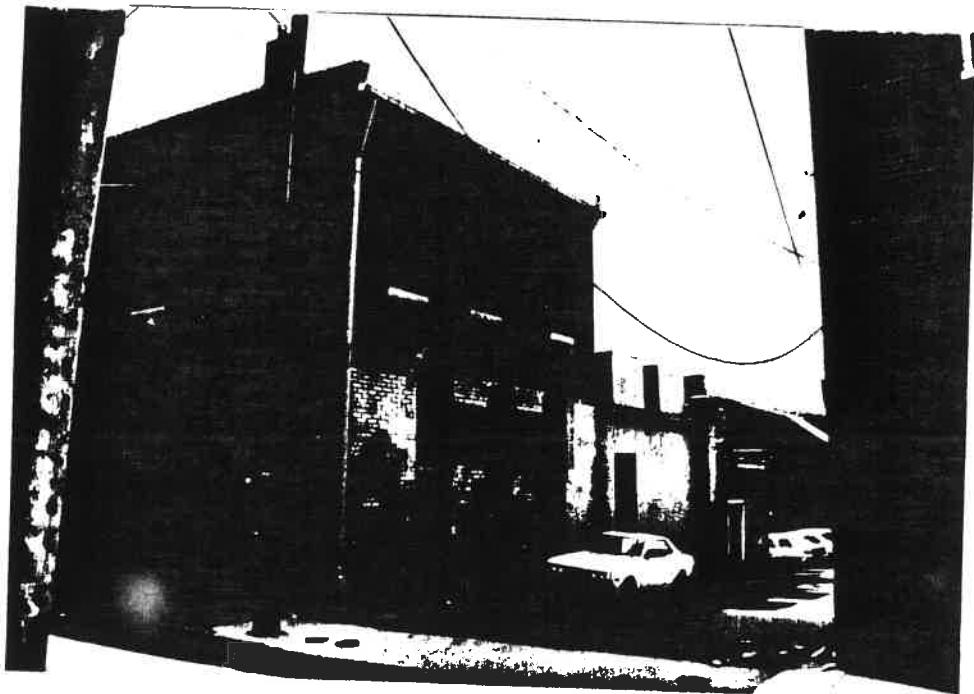
Photo no 9 Drawing no -



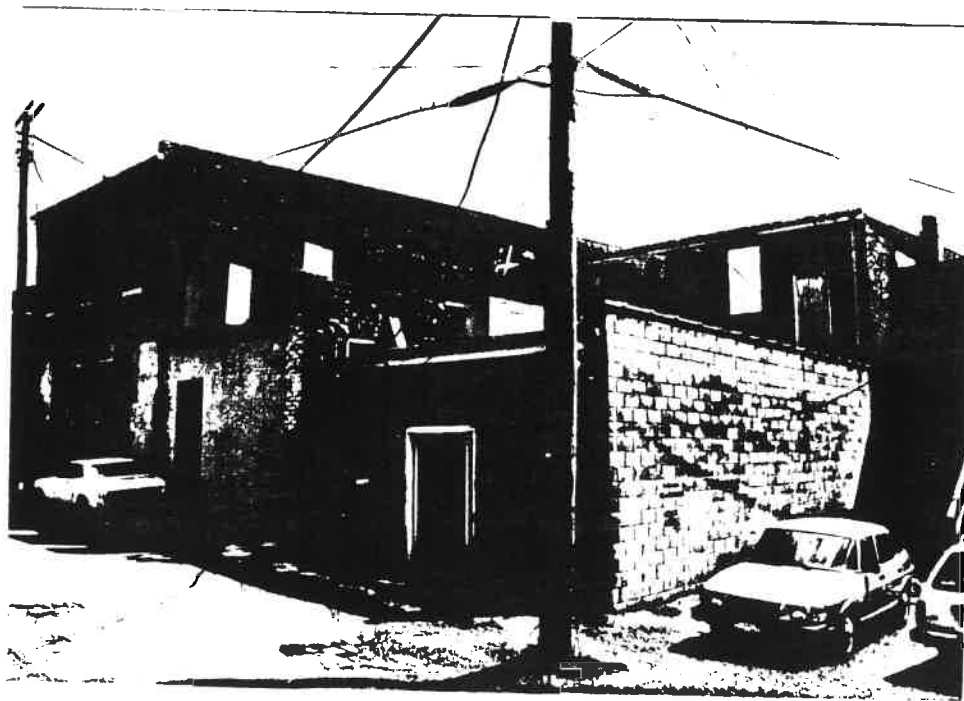
#1



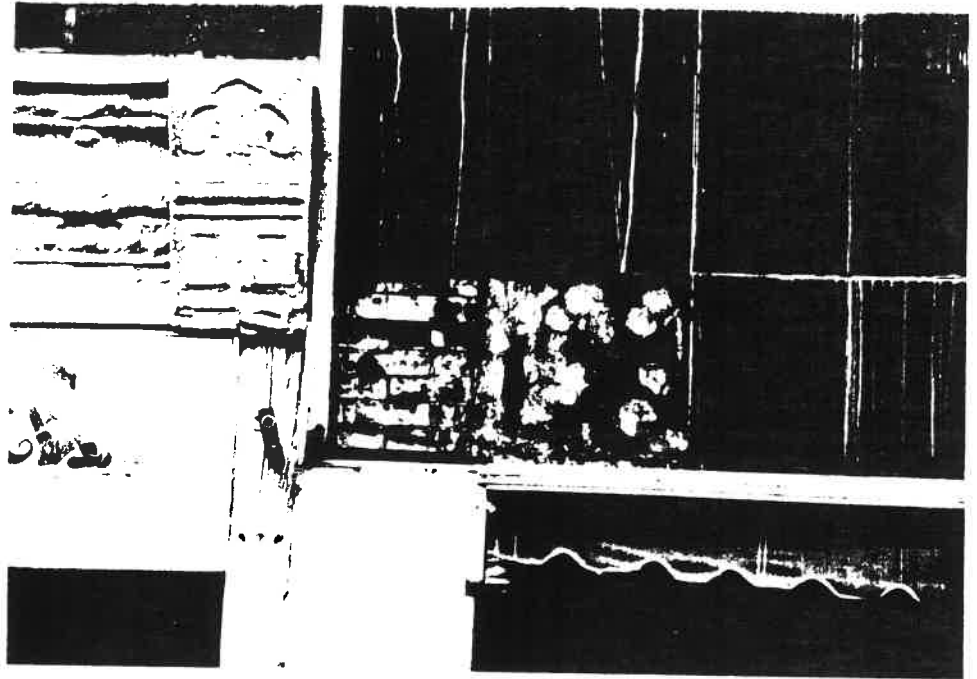
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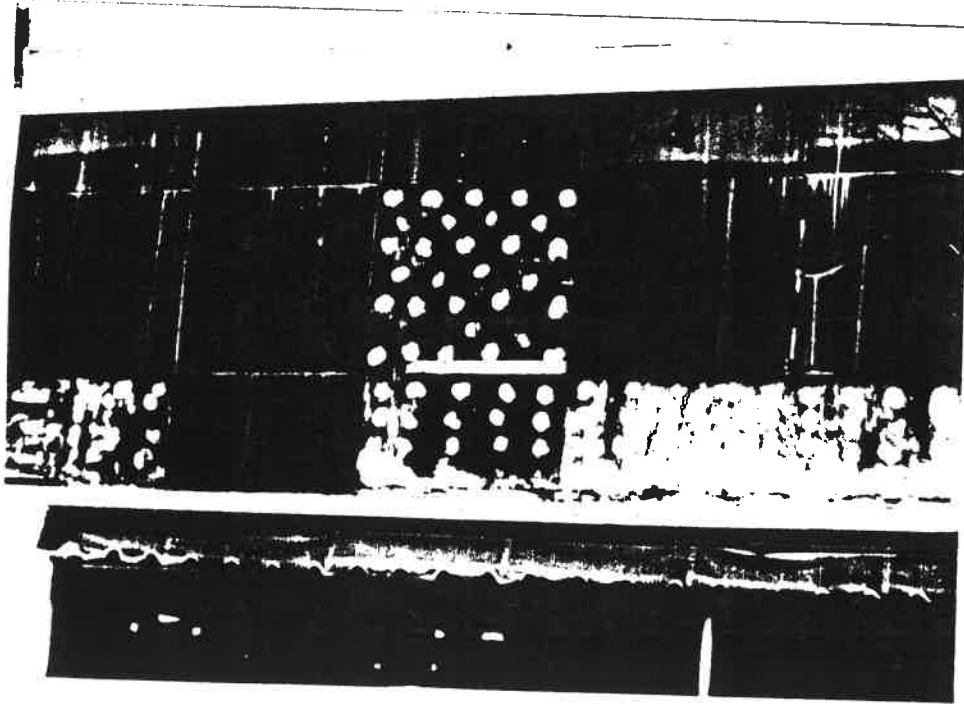
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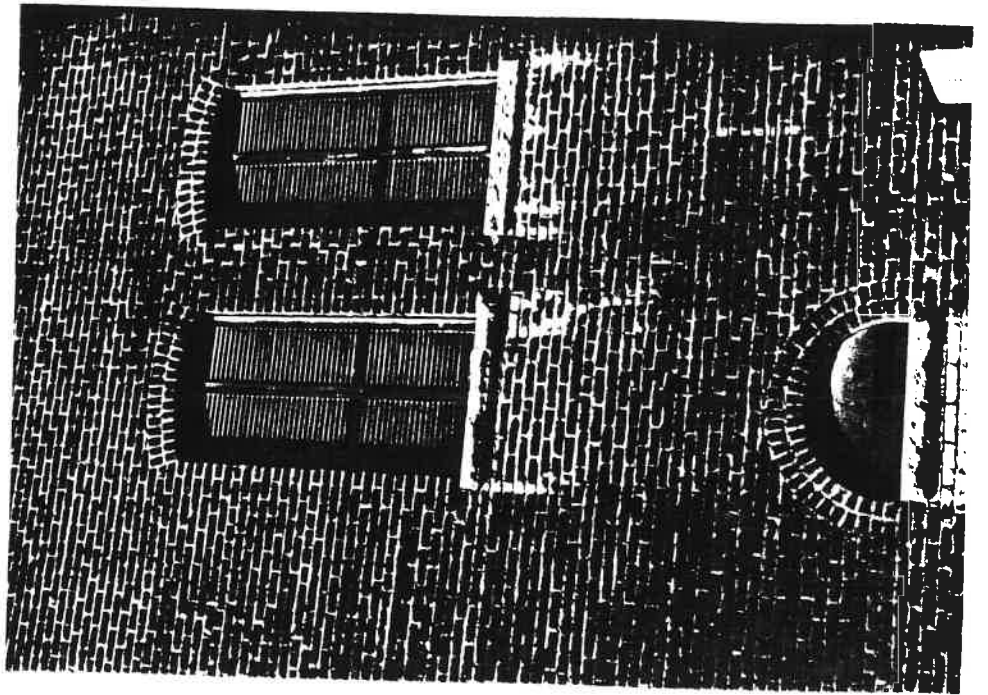
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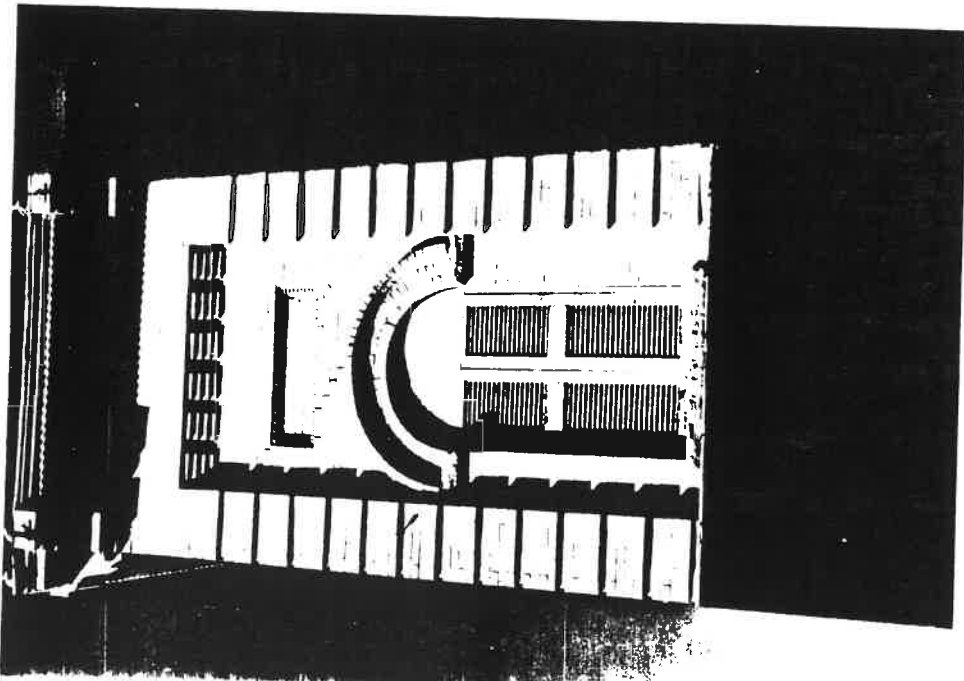
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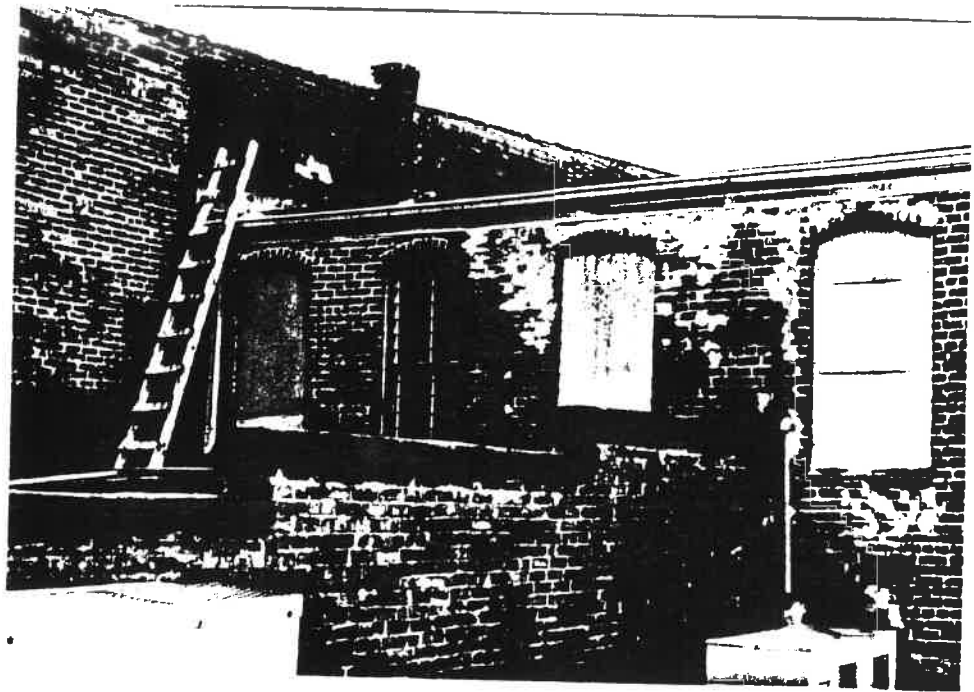
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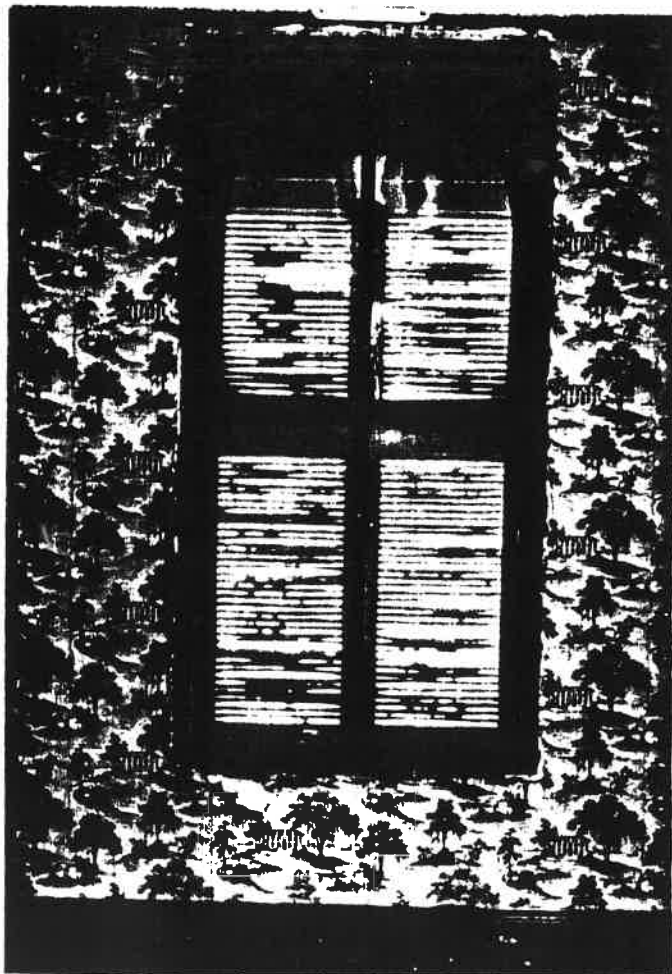
#6



#7



#8



#9

Architectural And Historic Survey



Identification

STREET ADDRESS: 201 West Main Street
 MAP & PARCEL: 33-266
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: B-4
 ORIGINAL OWNER: Louis Shapero
 ORIGINAL USE: Dry Goods Store
 PRESENT USE: Furniture Store
 PRESENT OWNER: Cecile C. Shapero, et al
 ADDRESS: c/o Joel M. Cochran
 810 East High Street
 Charlottesville, Virginia

HISTORIC NAME: Shapero Building
 DATE / PERIOD: 1911
 STYLE: Victorian
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 28' x 125.7' (3519.6 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1979
 SOURCES: City Records Sanborn Map Co. - 1896, 1920
 Alexander, Recollections of Early Charlottesville
 Holsinger's Charlottesville

Charlottesville City Directories

ARCHITECTURAL DESCRIPTION

This two-storey, four-bay building duplicates the details of the older one beside it, but is slightly taller as well as narrower. Construction is of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 7-course American bond elsewhere. There are piers of rusticated brick at each corner of the facade and between the first and second bays on the Second Street elevation. The facade and first side bay are now painted white. This building and the adjoining one are now used as a single store, and there is a single nearly central entrance in the larger building. A large sign giving the store name replaces the cornice above the storefront. The facade is recessed between the corner piers at the second-storey level, with corbelled brackets at the top of the recess. The tall windows are now covered by louvered shutters. They have rock-faced stone sills and round arches of moulded brick with stone end blocks that extend between arches as hyphens. There is an inset panel, outlined with egg-&-dart moulding, in each bay above the second storey level. The facade is crowned by a projecting cornice with egg-&-dart moulding, shaped modillions, cornice stops, and plain frieze. There are finials at the corners, and a 1917 photograph shows a pedimented center panel above the parapet for the name of the building. Behind the parapet, a tar-&-gravel shed roof slopes to the rear. The first bay of the Second Street elevation is identical to the facade. The other five bays have thermal windows (now closed) at the first level. There are eight irregularly spaced segmental-arched windows at the second level. All have rock-faced stone sills. The interior has an ornate patterned tin ceiling and cornice.

HISTORICAL DESCRIPTION

C.P. Benson operated a drug store for many years in a three-story brick house on this site. Photographs show it as a square Italianate structure, three bays wide, with circular-headed windows at the third level and a low pitched hip roof with deeply projecting eaves and bracketed cornice. Louis Shapero purchased it in 1910 (City DB 21-223,289) and erected this building in its place the following year. In most details, it matches the adjacent building in which Shapero had been operating a dry goods store for several years. He expanded his store into this building, then later rented it and conducted his business from the adjacent one. This building is still owned by the Shapero family. It housed the Piggly-Wiggly Grocery Store in the 1920's, the Sanitary Grocery Co. in the 1930's, the Safeway Store in the 1940's and early 1950's, and the Advance Store in the 1950's and 1960's. M.C. Thomas Exchange Store (furniture) expanded into it from the adjacent building in 1968. Additional References: City DB 85-39, 103-397, 347-72; WB 19-447.

LANDMARK



SURVEY

Bibb/Spring 1979

IDENTIFICATION

Street Address: 205-207 W. Main Street
Map and Parcel: 33-267
Census Tract & Block: 1-313
Present Owner: Florence S. Walters
Address: PO Box 1115, 10 Claridge Court
Palm Beach, Florida 32037
Present Use: Furniture Store
Original Owner: Peter Krulewitch
Original Use: Grocery; Men's Clothing Store

BASE DATA

Historic Name: Krulewitch-Walters Building
Date/Period: 1895, 1905
Style: Victorian
Height to Cornice:
Height in Stories: 2
Present Zoning: B-4
Land Area (sq.ft.): 40.5' x 125' (5034 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This 2-storey, 6-bay building was built as a duplex. A single store now occupies the entire building and also the adjoining one, with a single nearly central entrance in this larger building. A large sign giving the store name replaces the cornice above the storefront. Construction is of pressed brick laid in stretcher bond on the facade, and ordinary brick laid in 5-course American bond on the rear elevation. The entire facade is now painted white, and there are piers of rusticated brick at each end and in the center, defining the duplex division. The facade is recessed between the piers at the second-storey level, with corbeled brackets at the top of the recesses. The tall windows are now covered by louvered shutters. They have rusticated stone sills and round arches of moulded brick with rusticated stone end blocks that extend between the arches as hyphens. The building was originally three stories tall with windows at the third level somewhat shorter, but otherwise identical to those at the second level. There is now an inset panel outlined with egg-&-dart moulding in each bay above the second storey level. Before the third storey was removed, the facade was crowned by a heavy projecting cornice with ball finials and some sort of triangular-headed panel centered above each side of the duplex. A 1917 photograph shows that this two-storey version of the building once had a projecting cornice with cornice stops, sawn brackets, and finials. That has been removed, leaving a plain concrete-capped parapet, behind which a tar-&-gravel shed roof slopes toward the rear. The eastern store room still has its ornate patterned tin ceiling and cornice.

HISTORICAL DESCRIPTION

"A double one-and-half wooden tenement" stood on this site in 1828 and was still standing, "with modern front", in 1874. Peter Krulewitch purchased the property in 1895 (City DB 6-345, 362) and replaced it with a 3-story duplex store building. When he sold it to T. E. Powers in 1897, the deed stated that "Krulewitch has built two store rooms thereon" (DB 8-253). The building was damaged by fire in 1905, and apparently the third story was removed at that time. Louis Shapero's dry goods store had occupied the eastern store room since c. 1900. He built the adjacent building at 201 W. Main in 1911 and expanded his store into it, then later rented his own building and conducted his business from both sections of this one. His son-in-law and partner Isaac Walters (Shapero & Walters) bought the building from Powers's estate in 1940 (DB 104-386), and continued to operate the business after his father-in-law's retirement as I. Walters's or Walters's Department Store until the late 1950's. It is still owned by his widow (WB 8-433). M. C. Thomas Exchange Store has occupied this entire building since the early 1960's and the adjacent one since 1968.

GRAPHICS

CONDITIONS

Good

City Records
Alexander, Recollections
of Early Charlottesville
Magazine of Albemarle County History, vol. 33, pg. 49.
The Daily Progress, 1906 special edition
Charlottesville City Directories

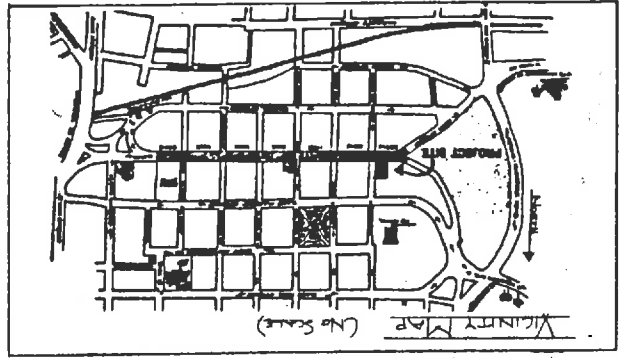
SOURCES Sanborn Map Co. -
1896, 1907, 1920
Holsinger's Charlottesville

SITE PLAN

OMAR L. THE GRANDE CONSULTANTS
1702 Arlington Boulevard
Suite 201, The Grande Center
Buckingham, Virginia 22804
804 871-0888

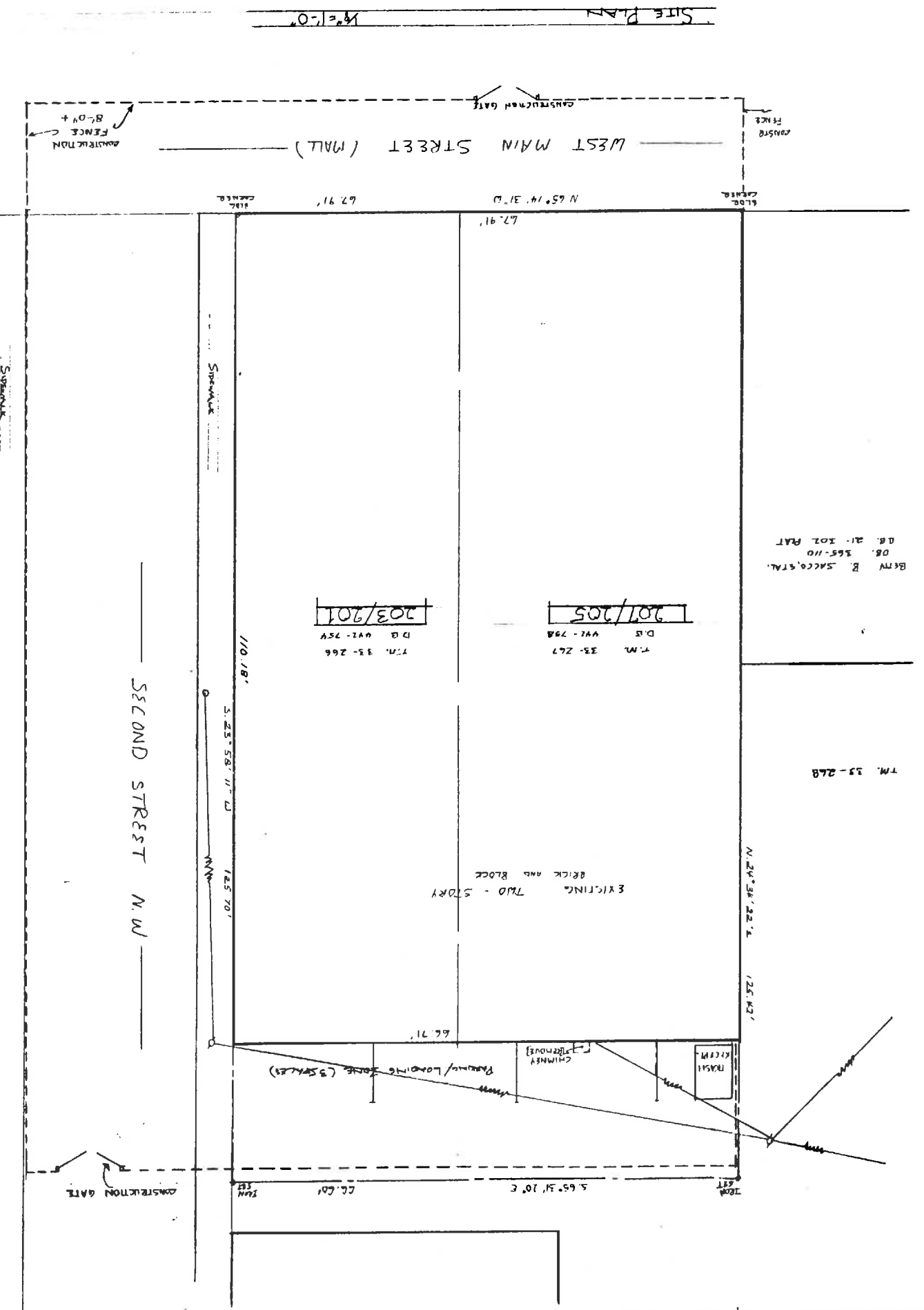
DESIGNED BY: 4/8/94
DRAWN BY: K
CHECKED BY: K
REVISED:

THE EXCHANGE CENTRE
ON THE MALL



Property Owner: Keith Woodard & Elaine A. Woodard
Legal Description: 201-203-205-207 West Main Street
Charlottesville, VA (Known as old M.C. Thomas Store)
Scope of Project: In accordance with National Park Service historical rehabilitation guidelines:
1) Rehabilitate existing 13,360 square feet
2) Add 1,600 gross square feet on second floor
3) Add 3rd floor (4,000 gross sq. ft.) to 205-207 West Main
Lot Area: 7482.32 square feet
Zoning: B-4
Proposed Uses: Retail & Office
Existing Gross Square Feet: 13,360
Maximum Net Square Feet allowed to remain parking exempt: (13,360 + 10%) = 14,996
Proposed Total Net Square Feet: 14,996
Required Parking: 0 (Parking Kempt)
Parking Provided: 3 spaces (also to be used as loading area)
Building Coverage: 7480 square feet (0.0%)
Fencing & Walkway Coverage: 1020 square feet (1.2%)
Open Space: 0 (Downtown Mall Frontage 60')
Building Height: 44'
Outdoor Lighting: Screened from adjacent properties
Trash Collection: Dumpster or Bin as shown
Signs: In accordance with National Park Service historical rehabilitation guidelines.

EXISTING BUILDING



BTM B. SACCO, ETAL.
DB. 565-110
DB. 21-101 RAT

T.M. 33-268

T.M. 33-266
D.S. 441-754
103/201

T.M. 33-267
D.S. 441-758
101/205

EXISTING BRICK AND BLOCK
TWO - STORY

RAIL KITCHEN
CHIMNEY
PARKING/LOADING ZONE (5 SPACES)

5.65' 31' 10" E
66.60'

SUN SET

CONSTRUCTION GATE

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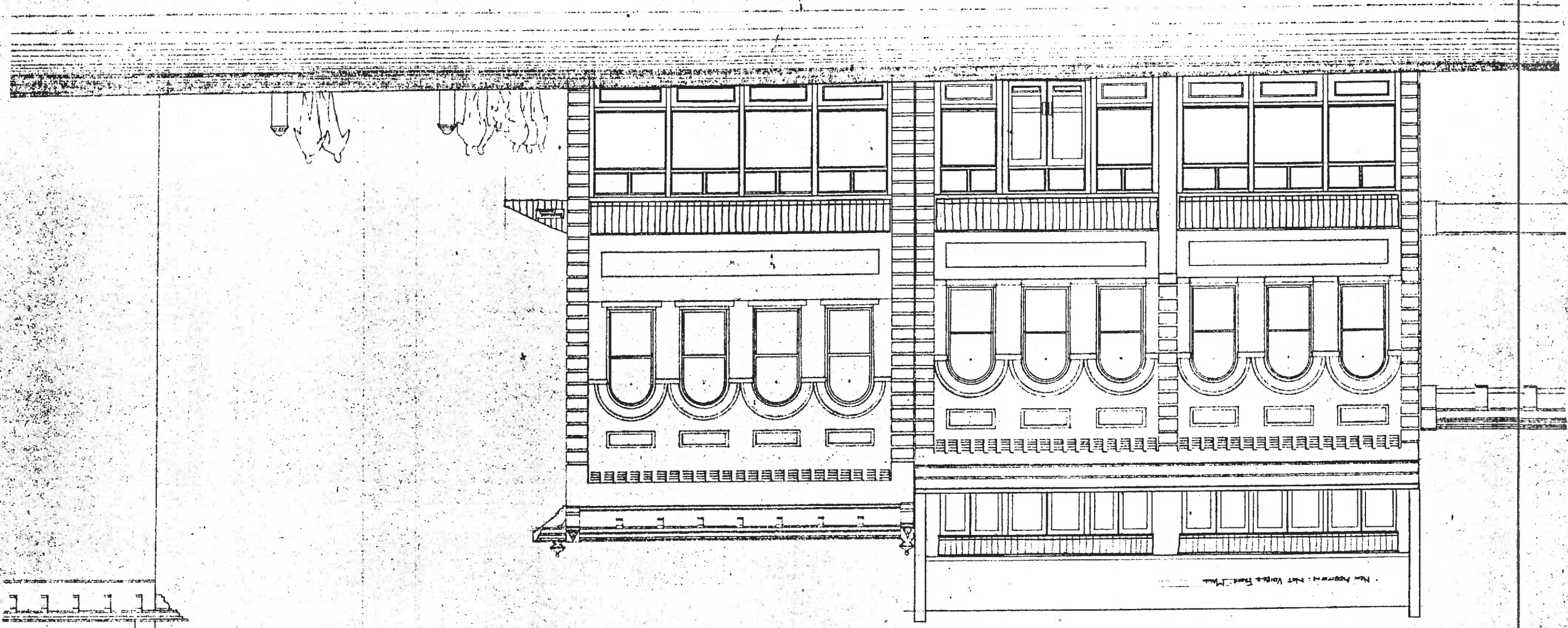
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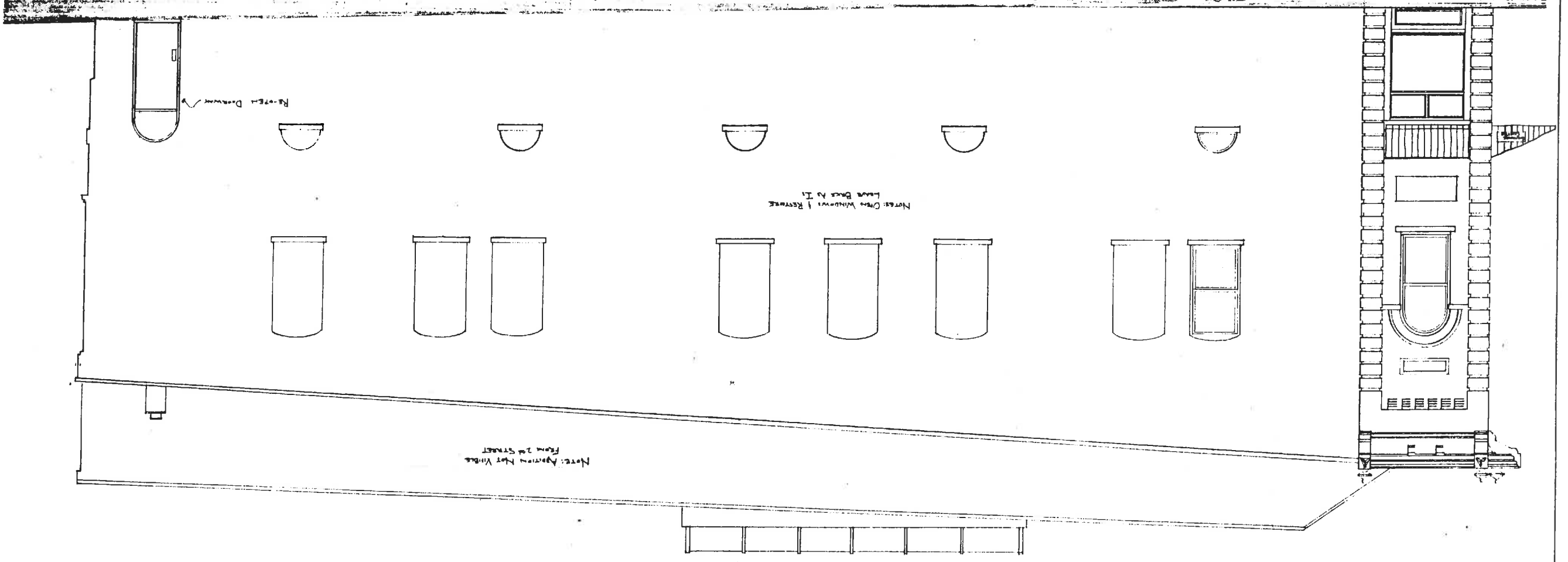
THE EXCHANGE CENTRE
ON THE MALL



Drawn by: K
Checked by: K
Revised:
Date: 4/2/84

DESIGNED BY:
DRAWN BY:
CHECKED BY:
REVISED:
DATE: 4/2/84

THE EXCHANGE CENTRE ON THE MALL



REAR ELEVATION

© 1984 The Exchange Centre
1000 Arlington Boulevard
Cherry Hill, Virginia 22021

KELLY WOODARD

REVISED:

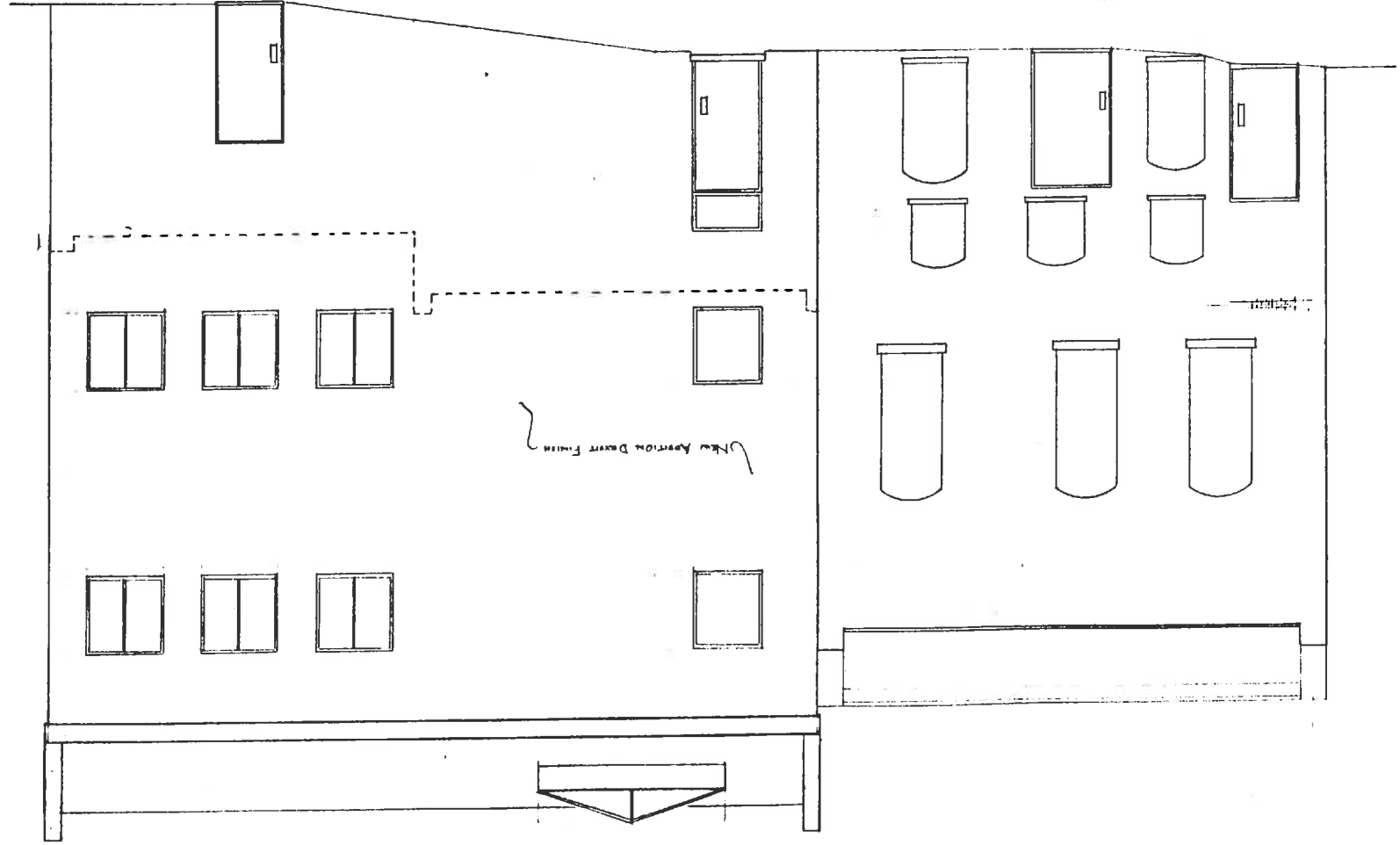
CHECKED BY:

DRAWN BY:

DESIGNED BY:

1/8/84

THE EXCHANGE CENTRE
ON THE MALL



MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
MARCH 27, 1984 — 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Ted Oakey, Chairman
Stan Tatum, Vice-Chairman
Bob Moje, Secretary
Michael Bednar
Elizabeth Booker
Larry Herbert

ABSENT

Doug Gilpin

ALSO PRESENT

Ron Higgins, Planner

Mr. Oakey called the meeting to order at 4:05 p.m. and called for consideration of the minutes.

A. Minutes

1. February 7, 1984 - Regular meeting

Mr. Tatum moved that the minutes be approved as presented. Mr. Moje seconded the motion. The motion passed unanimously with Mr. Bednar and Mrs. Booker abstaining.

B. Old Applications -- Amendments/Additions

1. BAR 83-165

--CAARC Adult Facility
517 Park Street
Removal of proposed side steps
and walkway/relocation of side
door panel

After a brief discussion, Mr. Bednar moved for approval of the change to eliminate the steps and walk from Parkway but that the elevation from Parkway should either remain the same as originally approved or a new design be resubmitted with consideration given to symmetry. The use of sliding door panels was discussed since the required fire door is already located on that level out of public view. Mrs. Booker seconded the motion. The motion passed unanimously.

2. BAR 81-132

--Tower House/Gilmer Building
408-410 Park Street
Paint colors for approved
connections/alterations for
United Virginia Bankshares
Jack Rinehart, Architect

Mr. Moje moved for approval of the paint samples and descriptions as submitted. Mr. Tatum seconded the motion. The motion passed unanimously.

3. BAR 79-93

--Perkins House
433 North First Street
Reapproval of addition with
changes
Malcolm and Ruth Bell --
Owners/Applicant

After a discussion to clarify the details of the drawings and to clarify the design of the bay window as a square projection from the wall, Mr. Moje moved approval of the additions as presented. Mr. Bednar seconded the motion. The motion passed unanimously.

C. Applications for Certificates of Appropriateness

1. BAR 84-184

—The Willow Cottage House
1118 East Market Street
Painting of trim and renovation
George Gilmer, Jr. — Applicant

After a brief discussion, Mr. Tatum moved for approval of the application as presented. Mrs. Booker seconded the motion. The motion passed unanimously.

2. BAR 84-185

—Juvenile and Domestic Relations
Court
411 East High Street
Walkway connections from parking
to entrance
Judge R. P. Zehler — Applicant

Mr. Bednar moved approval of the walkway and stair connection with the elimination of the connection of the sidewalk directly to High Street and the addition of railings to match the railings used on the existing ramp which would prevent people from cutting across the lawn. Mr. Tatum seconded the motion. The motion passed unanimously.

3. BAR 84-186

—211 4th Street, N. E.
Painting of trim
Peter J. Talty, Applicant

Mr. Tatum moved for approval of the painting of the trim as presented. Mr. Bednar seconded the motion. The motion passed unanimously.

Mr. Talty discussed some ideas for a possible addition to this structure into the court yard south of the building. Certain minor problems were pointed out which included minimum distance requirements between buildings. Mr. Talty said that as he develops new design schemes he would like to come back to the board on an informal basis prior to submitting a detailed application for approval. The board agreed that this would be acceptable.

4. BAR 84-187

—"Social Hall"
Rear of 109 East Jefferson Street
New sign replacement for Children's
Montessori School - from High
Street
Bliss Buford Abbot — Applicant

There was a brief discussion on the background involving this application with Mr. Higgins explaining that, several years ago, when the board approved the playground and picket fence for the school, they agreed to allow the temporary metal sign to be used until a final design and location could be submitted. The board members expressed some concern about the location of this sign on the wall between the first and second of three windows. They questioned whether or not the sign would serve any purpose at that point given that access to the school is directly from the Second Street walkway. This walkway serves the school, the Easter Seals office, and the Republican Headquarters. Certain members felt that it would be better to consolidate all of these signs into one freestanding sign in keeping with the design of the freestanding sign on the Jefferson Street frontage.

Mr. Bednar moved that they defer action on this application to allow Mrs. Abbot time to develop an alternative design consolidating all three signs into one freestanding sign adjacent to the Second Street walkway entry. Mr. Tatum seconded the motion. The motion passed unanimously.

5. BAR 84-188

—C. M. Brand Dormitory
1000 West Main Street
New freestanding sign
Arthur E. Borman, Jr. — Applicant

After discussion with the applicant, Mr. Borman and the representatives of the developers, Mr. Fisher, Mr. Herbert moved for approval of a projecting sign attached to the building's eastern corner with a pale yellow background similar to the existing building color and with black lettering only. Mrs. Booker seconded the motion. The motion passed unanimously. There was more discussion on this three building complex being renovated by Allied Construction. The board members encouraged Mr. Fisher to develop an overall painting scheme for the complex which would include the two buildings subject to BAR review as well as the third building. Mr. Fisher agreed to look into this and come back to the board at a later date.

D. Other Items

There were none.

E. Other Matters Brought by the Public Not on the Agenda

1. BAR 84-189

—Eagle Tavern - Farrish House
100 Court Square
2 new bronze signs
John Lowe -- Applicant

After a brief discussion, Mr. Bednar moved approval of the application as presented with the Jefferson Street frontage sign centered under the existing bronze sign at that location. Mr. Moje seconded the motion. The motion passed unanimously.

2. BAR 84-190

-- Watson-Wood House
415 Park Street
Repainting and reroofing building
Jim Summers -- Applicant

After a brief discussion, Mrs. Booker moved for approval of the application as presented with the following colors:

- Peyton Randolph Gray for the building walls
- White trim
- White front porch ceiling
- Black-green standing seam metal roof
- Dark gray porch floor

Mr. Tatum seconded the motion. the motion passed unanimously.

F. Chairman's Report

There was none.

G. Board Members' Reports

There were none.

CITY OF CHARLOTTESVILLE
 BOARD OF ARCHITECTURAL REVIEW
 MARCH 27, 1984 — 4:00 P.M.
 COMMUNITY DEVELOPMENT CONFERENCE ROOM

A. MINUTES

1. February 7, 1984 — Regular Meeting

B. OLD APPLICATIONS — AMENDMENTS/ADDITIONS

1. BAR 83-165

*Bednar moved approval of walk steps but keep doorway centered on rec part of new design
 Bookin 2nd 6-0*

2. BAR 81-132

*Maje
 Tassin 6-0*

3. BAR 79-93

*Maje
 Bednar 6-0*

C. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. BAR 84-184

*Tassin
 Bookin 6-0*

2. BAR 84-185

*Bednar who walk sign a double & vicinity to match carefully vicinity.
 Tassin*

3. BAR 84-186

*Tassin
 Bednar 6-0*

4. BAR 84-187

*Bookin
 Bookin 6-0*

5. BAR 84-188

*Bookin
 Bookin
 Herknot: primary sign of pole yellow background
 black lettering on earth can 6-0
 Maje*

— CAARC Adult Facility
 517 Park Street
 Removal of proposed side steps and walkway/relocation of side door panel

— Tower House/Gilmer Building
 408-410 Park Street
 Paint colors for approved connections/alterations for United Virginia Bankshares
 Jack Rinehart, Architect

— Perkins House
 433 North First Street
 Reapproval of addition with changes
 Malcolm and Ruth Bell — Owners/Applicant

— The Willow Cottage House
 1118 East Market Street
 Painting of trim and renovation
 George Gilmer, Jr. — Applicant

— Juvenile and Domestic Relations Court
 411 East High Street
 Walkway connections from parking to entrance
 Judge R. P. Zehler — Applicant

— 211 4th Street, N. E.
 Painting of trim
 Peter J. Talty, Applicant

— "Social Hall"
 Rear of 109 East Jefferson Street
 New sign replacement for Children's Montessori School - from High Street
 Bliss Buford Abbot — Applicant

— C. M. Brand Dormitory
 1000 West Main Street
 New freestanding sign
 Arthur E. Borman, Jr. — Applicant

D. OTHER ITEMS

E. OTHER MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA
John Lowe's sign at 100 Court St.
Jim Summer point at 415 Park St. w/ photo copy

F. CHAIRMAN'S REPORT

G. BOARD MEMBERS' REPORTS

H. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

1. Downtown Board of Architectural Review (D.B.A.R.)
2. Joint Session of B.A.R., D.B.A.R. and Landmarks Commission

NOTE: PLEASE CALL PRIOR TO THE MEETING DAY IF YOU CANNOT ATTEND.
THANK YOU.

H. Department of Community Development Report

I. Downtown Board of Architectural Review (DBAR)

Mr. Higgins reported that the Downtown Architectural Design Control District Ordinance has been adopted and Messrs. Bednar and Tatum have participated in two meetings of that board with Mr. Bednar being elected Vice Chairman of the new DBAR.

2. Joint Session of BAR, DBAR, and Landmarks Commission

Mr. Higgins reported that a presentation is being arranged to discuss Historic Preservation Tax Incentives which is being jointly sponsored by the City of Charlottesville, the Virginia Historic Landmarks Commission and the Charlottesville Planning Association. The tentative date for this may be Tuesday, April 24, 1984. A final notice will be sent to all board members giving the exact time and date for this conference. There was a brief discussion on this.

There being no further business, the meeting adjourned at 6:10 p.m.

Respectfully submitted,

Robert Moja, Secretary

Approved:

Ted Oakey, Chairman

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
APRIL 24, 1984 — 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

All present
except
Mrs. Becker

A. MINUTES

Return
Herbert
to committee
w/ADDITIONAL
AS NOTED

- ✓ 1. March 27, 1984 — Regular Meeting
- ✓ 2. April 3, 1984 — Special Meeting

B. OLD APPLICATIONS—AMENDMENTS/ADDITIONS

I. BAR 84-187

—"Social Hall"
109 East Jefferson Street
New sign replacement for: Children's
Montessori School, Easter Seals,
Republican Headquarters
Bliss Buford Abbot — Applicant

C. PRELIMINARY APPLICATIONS

I. BAR 84-186

—211 4th Street, N. E.
Discussion of possible addition
concepts
Mr. Peter J. Talty — 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'S REPORT

NOTE: PLEASE CALL PRIOR TO THE MEETING DAY IF YOU CANNOT ATTEND.
THANK YOU.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review

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

DATE: April 17, 1984

RE: Case #187 — New Sign for Children's Montessori School — 109 East Jefferson

Please find attached, for your re-consideration of the above application, the following:

- An application for Certificate of Appropriateness
- The 1975 Historic Landmarks Survey Sheet for this site

As you may recall, the board members, at your last meeting, requested the applicant to consult with the other tenants in the building, who use only the sidewalk entrance off of 2nd Street, N. E., about consolidating the signs into a single sign compatible with the existing sign out front on East Jefferson Street. The above application is in response to that deferral.

Mrs. Abbot has worked out a design with the other tenants (Easter Seals and Republican Headquarters) which matches the East Jefferson Street freestanding sign in shingle size, letter style, and background color. The new sign, however, is proposed to have blue lettering instead of dark brown. The existing metal post will have to be repainted also. The width of the shingles may have to be slightly reduced in proportion to the length of the freestanding sign arm on the Second Street side. Of course, existing signs for the three tenants included in this application will have to be removed once the new sign is placed. She will bring color samples to the meeting on the 24th for your review.

Some of you may recall that in past years a number of requests for additional signs on and around this building have either been withdrawn or denied as presented due to City Code limitations. In November 1982 an amendment was made to Section 31-80 of the City Code which may allow one additional freestanding sign for this property, for a total of two, if the board feels it is more in keeping with the architectural character of the building.

We will provide information from previous requests at the meeting if you so desire. If you have any other questions, please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH/bgj
Attachments

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 109 E. Jefferson St.
2. Name of Applicant (Owner or Agent): Bliss Buford Abhal
3. Mailing Address of Applicant: 109 E. Jefferson St.
Charlottesville 22907
4. Phone Number of Applicant: (Business) 971 6744 (Home) 973 7528
5. Description of Proposed Work (Use back of form if necessary):

to hang 3 shingles from the existing sign post on the 2nd street entrance to the property.
one each for: The Republican Headquarters (7"x30")
The Children's Montessori School (7"x30")
The Easter Seal Society (7"x30")

NOTE:

EXISTING METAL POST PAINTED WHITE, TO BE REPAINTED

6. List of Enclosures: none

I will bring a lettering & color sample with me to the meeting.

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No ✓ . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

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

Signature of Owner or Agent: Bliss Buford Abhal Date: 4/11/84

FOR OFFICE USE ONLY

Received By: Donald J. Higgins Approved: Date:
Date: April 11, 1984 Disapproved: Date:

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 109 East Jefferson Street
 Map and Parcel: 33-194
 Census Tract & Block: 1-107
 Present Owner: First Baptist Church
 Address: Second and Jefferson
 Present Use: Youth Building
 Original Owner: Colonel John R. Jones
 Original Use: Residence

BASE DATA

Historic Name: "Social Hall"
 Date/Period: 1814
 Style: Late Georgian
 Height to Cornice: 21
 Height in Stories: 2
 Present Zoning: B-1
 Land Area (sq.ft.): 112 x 119
 Assessed Value (land + imp.): 13,400 + 12,630 = 31,030

ARCHITECTURAL DESCRIPTION

This building is an important example of late Georgian architecture and one of the few remaining high style residences of the early period. Characteristic of the late Georgian style is the formal, symmetrical composition, five bays wide, two stories high with a low roof. The house is built of brick laid in Flemish bond on the Jefferson and Second Streets elevations and five course common bond on the remaining sides. Notable features of the exterior include a fine Federal fanlight doorway and blind windows (to preserve symmetry). The unfortunate additions of the Colonial Revival veranda and a small two story wing on the west side tend to disrupt the purity and grace of the original design. The interior has suffered alterations but much of the original woodwork remains intact.

HISTORICAL DESCRIPTION

John R. Jones, a merchant who occupied the southern half of Number Nothing, purchased lots 63 and 64 on April 28, 1814 from Chiles Brand for 136 pounds (ACDB 19-56). Jones, whose wealth came from his position as financial agent for several large planters in the county, set about to construct the mansion shortly after the land was bought. Jones continued to live on the property until April 1857, when it was sold to John H. Bibb, who held the title for 24 years. In 1881, Bibb sold the house to Hanna Kaufman who in turn sold it to Dr. J. Fulton Williams. It is from the Williams' estate that the present owners purchased the property. Deed References: ACDB 69-630, 79-61, City DB 31-22, 163-367.



CONDITIONS

Average

SOURCES

Mrs. Lucille Carr, City and County Records
 Alexanders Recollections, pp. 19-20.

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Board of Architectural Review

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

DATE: April 17, 1984

RE: **Case #186—211 4th Street, N. E.—Preliminary Proposal for Additions**

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

— 1975 Historic Landmarks Survey Sheet for this property

At your last meeting, after approval of the paint color for the trim on the above building, you briefly discussed the concept of an addition to this structure off of the rear and into the court yard. Mr. Talty was encouraged to come back with revised drawings before formal submittal of a final design. His original concept presented some problems as to building separations and square footage.

This item has been placed on your agenda, at Mr. Talty's request, as a preliminary discussion item only. Staff has had several discussions with him regarding this site. He has changed the concept to one of a second story addition in the rear with no projection into the court yard. He says the proposal includes alterations to the first floor south elevation where porch windows are now located. Mr. Talty will bring drawings to the meeting to discuss with you. He is doing all of this in preparation for a formal submittal to be considered at your May regular meeting.

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

RLH/bgj
Attachment

L



LANDMARK

SURVEY

IDENTIFICATION

Street Address: 211 Fourth Street NE
 Map and Parcel: 33-217
 Census Track & Block: 1-110
 Present Owner: Mr. & Mrs. Charles Smith
 Address: 211 Fourth Street, N.E., City
 Present Use: Residence
 Original Owner: Hardin Massie
 Original Use: Residence - Rental Property

BASE DATA

Historic Name: 211 Fourth Street
 Date/Period: cir. 1830
 Style: Federal
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-3
 Land Area (sq.ft.): 42 x 55.7
 Assessed Value (land + imp.): 4360 + 3780 = 8140

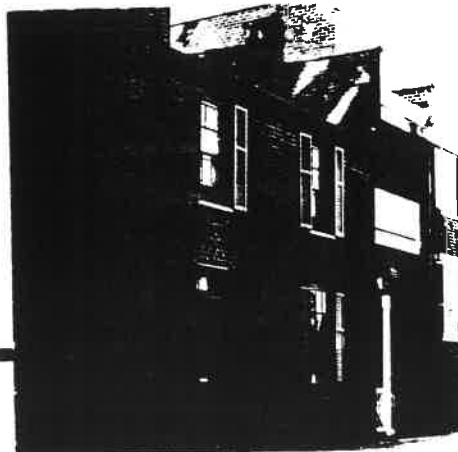
ARCHITECTURAL DESCRIPTION

This house and the one at 215 Fourth Street NE are the most outstanding examples of federal domestic architecture surviving in the Court Square area. Less stylish than the house at 215 Fourth Street, 211 was probably built by Hardin Massie as rental property. The two structures were not originally linked and were conveyed as separate properties after 1848 when Massie's will divided them. A very simple two bay, two story brick structure that was originally but one room deep, it has a tin roof and parapet on the southern gable. The house retains its original entrance and six over six double sash windows.

HISTORICAL DESCRIPTION

Lots 5 and 6 in the original town were purchased by Hardin Massie and John Cochran in 1828 (ACDB 27-200). Later Massie became the sole owner of the property, and he probably erected the two brick structures around 1830. 215 was his residence while 211 was probably used as rental property. In Hardin Massie's will dated 1848, he left the northern half of lots 5 and 6 to his nephew N. H. Massie, and the southern half (including the structure at 211) to his sister Sally Ragland (ACDB 18-453). The pump on the property served as the east-west boundary for the division. In 1853, Sally Ragland conveyed her property to John C. Hughes who built his fine house at 307 East Market Street. In 1877, J. H. Bowman bought the section of the Hughs' property on the corner of East Market and Fourth Streets which included 110 frontage on Fourth Street from the Hughes estate (ACDB 71-490). The small, brick house has had many owners since the later part of the nineteenth century. The present owner, the local artist Charles Smith purchased the property in 1944 (DB 118-204).

GRAPHICS



CONDITIONS

Good

SOURCES

City/County Records
 Alexander, Recollections, p.56-58

HISTORIC PRESERVATION TAX INCENTIVES

JOINTLY SPONSORED BY

THE CITY OF CHARLOTTESVILLE, THE VIRGINIA HISTORIC LANDMARKS COMMISSION
AND THE CHARLOTTESVILLE PLANNING ASSOCIATION

Purpose: To invite you to a presentation by Douglas Harnsberger, of the Virginia Historic Landmarks Commission, on Federal tax incentives for rehabilitating historic buildings. These incentives, including a 25 percent investment tax credit, are designed to encourage capital investment in historic commercial, industrial or rental residential property. Many older structures in Charlottesville, especially those in the Downtown area, are eligible because of their listing on the National Register of Historic Places or their location in a National Register historic district. Mr. Harnsberger's talk will focus on the eligibility criteria for tax incentives, historic rehabilitation standards and the certification application process. We encourage all property owners interested in rehabilitation, and anyone else concerned with historic preservation, to attend.

Date: Wednesday, April 25, 1984

Time: 7:15 - 8:45 p.m.

Place: The McIntire Room of the Jefferson-Madison Regional Library, 201 East Market Street

For more information, call Glenn Larson of the Charlottesville Department of Community Development at 971-3182.

Mr. Gib Akin
501 Park Hill
Charlottesville, VA 22901

Mary-Frances Walker
532 Park Street
Charlottesville, VA 22901

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