

MINUTES OF THE  
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW  
SPECIAL MEETING - JULY 3, 1985 - 8:30 A.M.  
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jack Rinehart, Chairman  
Doug Gilpin  
John Allen  
Carol Troxell

ABSENT

Mike Bednar, Vice Chairman  
Genevieve Keller

STAFF PRESENT

Fred Boger

Mr. Rinehart called the meeting to order at 8:30 a.m.

A. Applications for Certificates of Appropriateness

- (1). DBAR 85-6-38 - 226 South Street - Repainting of Building  
Ms. Barbara Pilkey, Applicant

Ms. Barbara Pilkey was present and showed the Board samples of the proposed exterior colors for the building. After a brief discussion, Mr. Gilpin made a motion to approve the Certificate of Appropriateness subject to the following conditions:

- a. Trim is to be a standard white.
- b. Roof is to be black, black green, or charcoal.
- c. Porch is to be "Dutch Boy" Battleship Gray.
- d. Body of house is to be "Glidden" Dover Gray.

The motion was seconded by Mr. Allen and passed unanimously by the members present.

- (2). DBAR 84-7 - 413 East Market Street - Old Daily Progress  
Building - United Way, Applicant

Mr. Robert L. Vickery and Mr. Todd Bullard, Architects, representing United Way, were present and briefly explained why the colors were selected for the handrail and canopy for this building. Mr. Vickery informed the Board that the paint used on the handrail turned out lighter than shown on the sample from which it was selected. Mr. Vickery further stated that the United Way was willing to repaint the railings Midnight Blue #50-252, which is a darker blue.

It was the general consensus of the Board that the existing blue paint which was used on the handrails was too light and that the proposed Midnight Blue is an acceptable compromise.

Mr. Vickery also informed the Board that the canvas awning has been ordered and it will be Nogshire #9812, a dark blue. After considerable discussion, the Board deferred action on this application until July 9, 1985.

B. Other Business

There was a brief discussion on developing a list of colors which could be used by staff to administratively approve repainting of buildings within the District. The Board decided to have some detailed discussion on this matter at its next meeting.

There being no other business to consider, the meeting was adjourned at 9:20 a.m.

FMB:bk

MINUTES OF THE  
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW  
SPECIAL MEETING - JULY 9, 1985 - 8:15 A.M.  
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jack Rinehart, Chairman  
Michael Bednar, Vice Chairman  
Carol Troxell  
John Allen

ABSENT

Doug Gilpin  
Genevieve Keller

STAFF PRESENT

Fred Boger

Mr. Rinehart called the meeting to order at 8:20 a.m.

A. Applications for Certificates of Appropriateness

- (1). DBAR 84-7 - 413 East Market Street - Old Daily Progress  
Building - United Way, Applicant

Mr. Bob Moje, representing United Way, presented the awning color to the Board. Mr. Moje stated that he believed he had color approval from the Board, including an unspecified accent color, when the plans were originally approved. However, the DBAR elected to review the accent color. Mr. Moje stated that the awning had been ordered in the United Way Blue color and that it will arrive within the next several days.

After considerable discussion, a motion was made by Mr. Rinehart to approve the Midnight Blue (#50-252) and the blue canvas canopy (Nogshire #9812) with the stipulation that when the handrail is to be repainted, and when the canvas canopy is to be replaced, the Downtown Board of Architectural Review shall review and approve the colors. The motion was seconded by Mr. Bednar and passed unanimously by the members present.

B. Other Business

The Downtown Board of Architectural Review briefly discussed a method of giving applicants examples of color charts which would be compatible with the Downtown District. Mr. Boger will develop a proposal on this matter for the next meeting.

There being no further business to consider, the meeting was adjourned at 9:15 a.m.

DBAR

SPECIAL MEETING

JULY 9, 1985

PRESENT: ~~THE~~ RINEHART, BEDNAR, TROXELL, ALLEN

STAFF: BOGER.

UNITED WAY

MR. MOJE PRESENTED THE AWNING COLOR

Previous submittals and approvals were reviewed. Mr. Moje believed he had color approval from the ~~board~~ DBAR including an unspecified accent color. ~~Now the DBAR~~ The DBAR expected to review the accent color. The awning had been previously approved. Now the awning has been ordered in a "United Way blue" color.

Chryshine

Motion by Rinehart to approve mid night blue for handrail and 9812 for awning color with stipulation that when repainting or replacement is needed the DBAR would review the colors. Bednar second.

COLOR SELECTION PROCEDURE

DBAR dismissed a method of giving applicants ~~some~~ examples of color charts, which would be compatible with the Downtown District. Mr. Boger would develop a proposal for the next meeting.

1. Case 1

don't bridge

flower boxes

accept of change & QUALITY of Vines, consistency

Plant

10 inch tall one pair between bollards

Bollard 3-6" tall

Chrom White

more compact

under trees better

Tall - show been grown up to eye

Troyall - Fund

~~Plant~~

Neck ① - white on top. color

long more all details dark

② Bottom of spines

③ Location of various details

Plant plain back hair

Tall - don't expect plants - magis be up

must be substantial plants

Between Bollard & chain show be blank - to blank in  
tower to in. the building

Pinchot - there is a situation must respect character of  
space

Tauxell - doesn't object to bollards planters - <sup>white</sup>  $\sqrt{\text{united}}$   
Need more detail

Pinchot - adjoin -

Pinchot 10/1 - <sup>pong</sup> Gary Glenn uprights?

Mr Keller - espalier glass is appropriate

(1) Allen

(2) Tauxell

Gilpin also

teller no

sets Pinchot

Bank -

Glenn - of all the regular

Building -

from - don't find

Phuket submit  
Bank + motor  
STW - color  
{ clean glass  
{ clean motor  
Dinning table

Send Gilpin

Enter STW  
Teele - set as the  
Gilpin

2 or 6.1p Bedon

Pay Tow  
Rounded  
forms

When — Bedon  
Allen  
allow expand

⑥⑥ New change - letter for Phuket  
to sign

Call Tim FITA - public deadline

6:00 P.M.  
July 1, 1985  
W.B. King Tom

CITY OF  
CHARLOTTESVILLE  
VIRGINIA

MEMO

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TO: Downtown Board of Architectural Review  
FROM: Satyendra Singh Huja, Director of Planning & Community Development S.S.H.  
DATE: July 18, 1985  
RE: July 23, 1985 Meeting

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The purpose of this memorandum is to inform you that the next DBAR meeting will be held on Tuesday, July 23, 1985, at 11:00 a.m. in the Community Development Conference Room. Please find enclosed the following materials:

- An agenda for the July 23, 1985 meeting
- Minutes of the meetings of June 25, July 3, and July 9, 1985
- Five Applications for Certificates of Appropriateness

Please visit the sites before the meeting, and call me or Fred Boger should you have any questions. Thank you.

FMB:bk

*Fred -  
Corrections  
made as indicated.*

*B.*



CITY OF CHARLOTTESVILLE  
DOWNTOWN BOARD OF ARCHITECTURAL REVIEW  
JULY 23, 1985 - 11:00 A.M.  
COMMUNITY DEVELOPMENT CONFERENCE ROOM

AGENDA

A. MINUTES

June 25, 1985 meeting  
July 3, 1985 meeting  
July 9, 1985 meeting

B. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

DBAR 85-3-29	Nook Cafe Richard Rebori, Applicant
DBAR 85-7-40	408 East Market Street Maclin Building Condominiums
DBAR 85-7-41	301 East Market Street Repainting Building People's Mortgage Corp, Applicant
DBAR 85-7-42	309-311 East Main Street Repainting Building Art Keyser, Applicant
DBAR 85-7-43	201 East Main Street Patty Kulman, Applicant

C. OTHER BUSINESS

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

E. CHAIRMAN'S REPORT

F. BOARD MEMBERS' REPORTS

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

FMB:bk

MINUTES OF THE  
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW  
SPECIAL MEETING - JULY 30, 1985 - 4:00 P. M.  
COMMUNITY DEVELOPMENT CONFERENCE ROOM

Present

Ted Oakey, Chairman  
Bob Moje  
Doug Gilpin  
Don Sours  
Rob Freer  
Elizabeth Booker  
Larry Herbert

Absent

None

Staff Present

Fred Boger

Mr. Oakey Called the meeting to order at 4:10 p.m.

A. Application for Certificate of Appropriateness

- (1). BAR 85-6-225 - 331 Parkway - New Single-Family Dwelling -  
Mr. Samuel E. Darnell, Applicant

Mr. Oakey briefly explained to the Board the action taken at its July 23, 1985 meeting at which the petition was denied.

Mr. Sam Darnell, Mr. Robert Anderson, Chairman of the Board for Comyn Hall, Mr. Carl Van Fossen, Secretary/Treasurer for Comyn Hall, Mr. Laurence Brunton, and Mrs. Robert Anderson, Director of Comyn Hall, were present and briefly spoke in favor of the application.

The following people were present and spoke in opposition to the application:

Mrs. Mary Francis Walton	532 Park Street
Mr. Gib Akin	101 Park Hill
Mr. Raymond Ramsey	Rt 1, Box 139, Afton, Va.

The concerns expressed by the persons speaking in opposition are briefly presented below:

- a. Concern about the Board acting in ways to preserve the architectural integrity of the neighborhood.
- b. The proposed house is designed in a horizontal way, whereas the existing houses on Parkway are vertical with porches and columns.
- c. The design of the proposed house does not related with either Comyn Hall or the area as a whole.
- d. The property is historic and it should not be subdivided into two lots.

Mr. Gilpin stated that he has been down Parkway a number of times since the last meeting and he feels that the proposed house would fit into this area because a number of architectural styles have been used.

Mr. Moje said there are a number of architectural questions associated with the proposed design, and one of the more important issues is the scale of the home. It is massive when compared to the other structures on Parkway and it is not the solution that it could be. Another question is the proposed side yard setbacks and the closeness to the adjoining single-family dwelling on the left side.

Mr. Sours said that the house could be shifted to have a larger side yard on the left, creating more open area between the two structures.

Mr. Herbert stated that he has no problem developing a home on this lot, but would like to see several options to consider.

Mrs. Booker said the Board must protect the character of the neighborhood. Although this is a lovely home, it is too large for this area.

Mr. Freer said the design of the house does not architecturally fit into the area.

Mr. Oakey said there is too much controversy associated with this house. The way the lot is shaped, the house is too large for it.

After further discussion, Mr. Sours moved approval of the application as submitted and the motion was seconded by Mr. Gilpin. The motion was denied by the following vote of the Board: Ayes: Sours, Gilpin (2); Noes: Oakey, Freer, Booker, Herbert, Moje (5); Abstentions: (0).

#### B. Election of Officers

Following the conclusion of the regular business session, the Board then held election of officers for the coming year.

##### Chairman

Mr. Gilpin nominated Mr. Oakey for Chairman and the nomination was seconded by Mrs. Booker. The nomination was approved by the following vote: Ayes: Moje, Gilpin, Booker, Sours, Freer, Herbert (6); Noes: (0); Abstentions: Oakey (1).

Vice Chairman

Mr. Gilpin nominated Mr. Moje for Vice Chairman and the nomination was seconded by Mrs. Booker. The nomination was approved by the following vote: Ayes: Oakey, Gilpin, Booker, Freer, Herbert, Sours (6); Noes: (0); Abstentions: Moje (1).

Secretary

Mr. Gilpin nominated Mr. Herbert for Secretary and the nomination was seconded by Mr. Sours. The nomination was approved by the following vote: Ayes: Oakey, Gilpin, Booker, Freer, Sours, Moje (6); Noes: (0); Abstentions: Herbert (1).

C. Other Business

A brief discussion was held on the importance of attending the scheduled meetings of the Board. The consensus of the Board was that they would call the Department of Community Development if they are unable to attend a scheduled meeting.

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

FMB:bk

MINUTES OF THE  
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW  
JULY 23, 1985 - 4:00 P. M.  
COMMUNITY DEVELOPMENT CONFERENCE ROOM

Present

Ted Oakey, Chairman  
Bob Moje  
Doug Gilpin  
Don Sours

Absent

Rob Freer  
Elizabeth Booker  
Larry Herbert

Staff Present

Fred Boger

Mr. Oakey Called the meeting to order at 4:10 p.m. and called for consideration of the minutes.

A. Minutes

Minutes of the June 25, 1985, Regular Meeting - Mr. Sours moved approval of the minutes and the motion was seconded by Mr. Gilpin. The motion was unanimously approved by the members present.

B. Applications for Certificates of Appropriateness

- (1). BAR 85-6-225 - 331 Parkway - New Single-Family Dwelling -  
Mr. Samuel E. Darnell, Applicant

Mr. Boger stated that Mr. Darnell is requesting a Certificate of Appropriateness to construct a single-family two-story home with a basement at 331 Parkway. Mr. Boger further stated that the Board reviewed this application at its June 25, 1985 meeting, but did not have a quorum to act on the request.

Mr. Darnell was present and briefly presented the application to the Board. The following residents of the area were present and spoke in opposition to the application:

Mrs. Mary Francis Walton	532 Park Street
Mr. Raymond Ramey	Rt 1, Box 139, Afton, Va.
Mr. Lucius Bracey	724 Northwood Avenue
Mr. James E. Treakle, Jr.	435 Park Street

The persons speaking opposition to the application had the following concerns:

- a. A forty foot wide house was not compatible with the area.
- b. The design of the house was not architecturally compatible with the area.
- c. This is a historic property and it should not be sub-divided into two lots.

After considerable discussion, Mr. Gilpin made a motion to approve the application as submitted with the stipulation that new trees be replanted to replace the ones being removed. The motion was seconded by Mr. Sours. The motion failed because of a tie vote (Ayes: Mr. Gilpin and Mr. Sours (2); Noes: Mr. Oakey and Mr. Moje (2)).

Mr. Sours made a second motion to call a special meeting on July 30, 1985, to reconsider this application with the full Board present. Mr. Moje seconded the motion and it was unanimously approved by the members present.

C. Other Business

There was none.

D. Matters Brought By the Public Not on the Agenda

There were none.

E. Chairman's Report

There were none.

F. Board Members' Reports

There were none.

G. Department of Community Development Report

There was none.

There being no further business, the meeting was adjourned at 5:43 p.m.

FMB:bk

CITY OF  
CHARLOTTESVILLE  
VIRGINIA  
MEMO

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TO: Downtown Board of Architectural Review  
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.  
DATE: July 15, 1985  
RE: DBAR 85 - 3 - 29 - Nook Cafe - Richard Rebori, Applicant

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Mr. M. Jack Rinehart, Jr, Architect, has requested the Board to amend the number of umbrellas for the Nook Cafe from six (6) to eight (8) (four #839 vanilla and four #844 putty by Brown Jordan).

Staff has no objections to this change. If you have any questions or need further information, please feel free to call me or Fred Boger. Thank you.

FMB:bk

CITY OF  
CHARLOTTESVILLE  
VIRGINIA  
MEMO

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TO: Downtown Board of Architectural Review  
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*  
DATE: July 15, 1985  
RE: DBAR 85-7-40 - 408 East Market Street, Maclin Building Condominiums

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

- Application for Certificate of Appropriateness
- A copy of the proposed plans for the Condominiums

Browne, Eichman Dagliesh and Gilpin, architects, has submitted an application to construct seven condominiums and one office space utilizing the existing third floor of the Maclin Building. Four of the residential condominiums and the one office space will include upper level lofts. Exterior finish materials include "Dryvit" (to match existing color of Market Street elevation), white-clad windows and trim, copper standing seam roof and ballasted (river gravel) membrane roof.

Staff has no objections to this application. If you have any questions or need further information, please feel free to contact me or Fred Boger. Thank you.

FMB:bk

*white trim  
or dupli color*  
*exterior wood paint color  
for trim  
handrails decking materials  
Becker  
John*  
*plus like to  
basal enclosure  
on this handling  
equipment.*  
*supported  
Architectural treatment  
may be better than  
a 1077122 treatment*



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

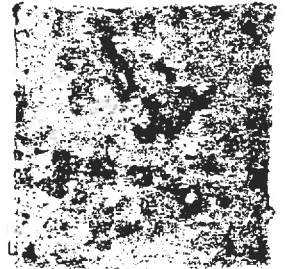
Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 408 EAST MARKET STREET
2. Name of Applicant (Owner or Agent): BROWNE, EICHMAN, DALGLIESH & GILPIN, P. ARCHITECTS
3. Mailing Address of Applicant: P.O. Box 2555  
Charlottesville, Virginia 22902
4. Phone Number of Applicant: (Business) 977-4480 (Home) \_\_\_\_\_
5. Description of Proposed Work (Use back of form if necessary):

Construction of seven residential condominiums and one office space utilizing existing third floor of above referenced property. Four of the residential condominiums and the one office space will include upper level lofts. Exterior finish materials include 'Dryvit' (to match existing color of Market Street elevation), white-clad windows and trim, copper standing seam roof and ballasted (river gravel) membrane roof.

6. List of Enclosures:

Architectural Drawings A-1 - A-5  
Exterior finish and color sample



7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes \_\_\_\_\_ No X. (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: 12 July 1985

FOR OFFICE USE ONLY

Received By: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF  
CHARLOTTESVILLE  
VIRGINIA  
MEMO

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TO: Downtown Board of Architectural Review

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

DATE: July 15, 1985

RE: DBAR 85-7-41 - 301 East Market Street - Repainting Building  
People's Mortgage Corp., Applicant

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

- Application for Certificate of Appropriateness
- 1975 Historical Survey Sheet

Frederick Watson, representing People's Mortgage Corporation, has submitted an application to repaint the exterior brick walls of the building at 301 East Market Street. Samples of the exterior paint, a light-medium gray, have been submitted for review.

If you have any questions, please feel free to contact me or Fred Boger. Thank you.

FMB:bk

# LANDMARK



# SURVEY

-26-

## IDENTIFICATION

Street Address: 301 Market Street  
Map and Parcel: 33-215  
Census Tract & Block: 1-110  
Present Owner: People's Mortgage Company  
Address: Third and Jefferson  
Present Use: Offices  
Original Owner: J. C. Hughes  
Original Use: Residence

## BASE DATA

Historic Name: Dabney House  
Date/Period: cir. 1870  
Style: Victorian Vernacular  
Height to Cornice:  
Height in Stories: 2  
Present Zoning: B-3  
Land Area (sq.ft.): 55 x 75  
Assessed Value (land + imp.): 10650 + 1440 = 12,090

## ARCHITECTURAL DESCRIPTION

This building has the unusual feature of twin projections on the facade instead of the more normal single bay. Also each projection is clipped on the outside face only instead of the more common semi-octagonal plan of most projections. All other features of the structure are quite plain; tin shingled gables, wide eaves supported by plain brackets, and a modern Colonial Revival pedimented door.

## HISTORICAL DESCRIPTION

The house was a part of the J. C. Hughes property and was sold from the estate in 1878. The house however is known to have been standing in 1873 when Dr. Hughes was still alive, as it was sold to W. D. Dabney in that year.  
Deed references: ACDB 76-210, City DB 7-489, 12-297, 23-301, 38-448, 85-39, 103-397, 331-414.

## GRAPHICS

## CONDITIONS

Good

## SOURCES

City/County Records

**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: 301 E Market St.
2. Name of Applicant (Owner or Agent): Peoples Mortgage Corp, Frederick Watson
3. Mailing Address of Applicant: 3rd & Jefferson
4. Phone Number of Applicant: (Business) 296-7191 (Home) \_\_\_\_\_
5. Description of Proposed Work (Use back of form if necessary):

Repainting of exterior brick walls (301 E Market)

6. List of Enclosures: (1) Paper sample #GN-58 1st color choice  
(2) Paper samples various #'s alternative colors  
(3) Paint sample of existing trim color

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: Peoples Mortgage Corp, Frederick Watson Date: 7/2/85

FOR OFFICE USE ONLY

Received By: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF  
CHARLOTTESVILLE  
VIRGINIA

MEMO

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TO: Downtown Board of Architectural Review

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

DATE: July 15, 1985

RE: DBAR 85-7-42 - 309 - 311 East Main Street - Repainting Building  
Art Keyser, Applicant

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

- Application for Certificate of Appropriateness
- 1975 Historical Survey Sheet

Mr. Art Keyser has repainted the exterior of his building from a beige color to Moss Agate #BM-71-2 (Sherwin Williams). Mr. Keyser is requesting approval from the Board for this color change.

If you have any questions, please feel free to contact me or Fred Boger. Thank you.

FMB:bk

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: 309-311 E. MAIN ST.
2. Name of Applicant (Owner or Agent): ART KEYSER
3. Mailing Address of Applicant: 1113 W. MAIN ST.  
CHARVILLE, VA.
4. Phone Number of Applicant: (Business) 295-4112 (Home) 296-2635
5. Description of Proposed Work (Use back of form if necessary):

REPAINT EXTERIOR TRIM  
CHANGING COLOR SOMEWHAT FROM TAN TO GRAY  
BECAUSE DIAGONAL SIDING INSTALLED 9 YRS AGO  
IS WEATHERING FROM TAN TO GRAY.  
(COLOR ENCLOSED)

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: Art Keyser Date: 5 JULY 85

FOR OFFICE USE ONLY

Received By: \_\_\_\_\_ Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Date: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 309-311 E. Main Street  
 MAP & PARCEL: 33-230  
 CENSUS TRACT AND BLOCK: 1-119  
 PRESENT ZONING: B-4  
 ORIGINAL OWNER: Edward J. Timberlake  
 ORIGINAL USE: Grocery Store?  
 PRESENT USE: Stock Broker's Offices  
 PRESENT OWNER: Arthur B. & Sue C. Keyser  
 ADDRESS: W. Kline & Trena R. Bolton  
 1 Gildersleeve Wood  
 Charlottesville, Virginia

HISTORIC NAME: Timberlake-Newman Building  
 DATE / PERIOD: 1860-67, 1914, 1976  
 STYLE:  
 HEIGHT (to cornice) OR STORIES: 2 storeys  
 DIMENSIONS AND LAND AREA: 28.17' x 115.5' (3,254 sq. ft.)  
 CONDITION: Good  
 SURVEYOR: Bibb  
 DATE OF SURVEY: Spring 1979  
 SOURCES: City/County Records Arthur B. Keyser  
 Ch'ville City Directories Holsinger's Ch'ville  
 Alexander, Recollections of Early Charlottesville

Mrs. Herbert K. Arnette (Nancy Newman Arnette)  
 The Daily Progress, Ch'ville Bicentennial Edition,  
 Moore, Albemarle: Jefferson's County 4/13/62 →  
 Charlottesville Bicentennial Souvenir Program  
 Sanborn Map Co. - 1886, 1896, 1907, 1920, 1969

## ARCHITECTURAL DESCRIPTION

Although it has a 20th century facade and a modern storefront, an enclosed exterior stair attests to this building's age and sets it apart from others on Main Street. It is two storeys tall and two bays wide. Construction is of brick laid in English bond on the facade and in 7-course American-with-Flemish bond on the older side and rear elevations. Single-flight enclosed exterior stair rises along the western wall and gives access to the offices on the second level. Within a brick frame with mitered corners, a modern wood and glass flush storefront replaces one with a recessed entrance loggia. A moulded stone string-course at the top of this frame serves as the sill for the second storey windows. The facade is arcaded at the second storey level, with a pair of circular-headed windows in each bay. The round-arched shape is repeated again the glazing of the upper sashes of the windows. The windows' round arches spring from end blocks resembling stone capitals, creating the effect of brick pilasters flanking the windows. The brick is laid in herringbone pattern within the arcade, with a diamond design in stone in the center of each bay above the windows. A wooden-shingled hood supported by three pairs of brackets crowns the facade. A 1922 photograph shows a tall and slender circular cupola centered upon it. There is an interior end chimney (probably only decorative) at each end of the facade. Behind the parapet, a shed roof covered with standing-seam metal slopes to the rear. An old photograph shows the original facade as being two bays wide with a single rectangular window in each bay at the second level, and a heavy parapet cornice with brackets and finials. There is a one-storey rear addition, built of brick laid in 5 and 6-course American bond, with a shed roof covered with tar-&-gravel sloping to the west side.

## HISTORICAL DESCRIPTION

Edward J. Timberlake purchased several lots in this block in 1860 (ACDB 64-352). According to Alexander, he removed an early 1½-storey frame house and erected this building and another east of it. Timberlake died in 1867, and this building was sold in 1870 to Benjamin R. Pace and George B. Marshall who conducted a grocery business there (ACDB 69-69). Pace bought Marshall's share in 1877 (ACDB 72-60) and sold the building in 1890 to W. J. Tyson, who continued the grocery business (City DB 2-76). Around 1910 this building housed the Rex Theatre, one of Charlottesville's first motion picture houses. The Meriwether Lewis Corporation purchased the building from Tyson's estate in 1912 (DB 23-460). Tax records indicate that it was probably in 1914, the same year the building was sold to Byron D. Newman and Elias R. Newman (DB 26-136), that the facade was rebuilt. Newman's Men's Wear occupied the store room for the next 56 years. The firm was founded by Nathan Newman in 1872 and had previously occupied the building that then stood at 400 E. Main Street. When Newman's closed after 98 years, Thirteen Inc. bought the building in 1971 (DB 323-106) and sold it in 1976 to the present owners (DB 371-178, 386-35), who built the new storefront, designed by Alan Scouten and Michael Bednar, the same year. Additional References: City DB 26-71; WB 4-271, 8-68, 12-488.

CITY OF  
CHARLOTTESVILLE  
VIRGINIA

MEMO

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TO: Downtown Board of Architectural Review

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

DATE: July 15, 1985

RE: DBAR 85 - 7 - 43 - 201 East Main Street - Patty Kulman, Applicant

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

- Application for Certificate of Appropriateness
- Sketch of the proposed sign

Ms. Kulman has applied for a permit to paint (already completed) a sign on the store front window of her business at 201 East Main Street. The sign will consist of blue lettering bordered in yellow.

Staff understands Ms. Kulman's problem, however, we are concerned about the color and size of the sign.

If you have any questions, or need further information, please feel free to contact me or Fred Boger. Thank you.

FMB:bk





# APPLICATION FOR A SIGN PERMIT

CHARLOTTESVILLE, VA.

June 24 19 85

PERMIT NO. \_\_\_\_\_

PROOWNER	Name _____	Zoning District _____
	Address _____	Electrical Inspector _____
	City _____	Date _____
SIGN OWNER	Name <u>Patty's Popcorn Protrade Inc.</u>	Planning Director _____
	Address <u>201 E. Main St (Central Place)</u>	Date _____
	City <u>Charlottesville Va 22901</u>	APPROVAL _____
CONTRACTOR	Name _____	REFUSAL _____
	Address _____	BZA Case No. _____
	City _____	Approval Date _____
LOCATION	Street <u>Central Place</u>	ADC Areas _____
	Between <u>2nd St and 3rd St.</u>	84- _____
	Land Parcel No. _____	APPROVED _____
	House No. _____	DENIED _____
DESCRIPTION	Type <u>Business Sign for customer knowledge</u>	MAKE A SKETCH ON BACK, SHOWING: FACE OF SIGN, DIMENSIONS, CLEARANCES, MATERIALS and WORDING OF SIGN.
	Material <u>Glass window</u>	
	Size <u>window size</u> Width <u>APP: 2 ft</u> Height <u>APP: 6 ft</u>	
	Area Square Feet <u>?? Come see it looks great!!</u>	
	Maximum Height _____	
	Minimum Clearance <u>on window doesn't bother anyone</u>	
Illuminated <u>No</u> Yes _____	I, the undersigned, owner of the property on which the above sign is to be erected, have read this application for an erection permit and do hereby give my consent for the above described sign.	

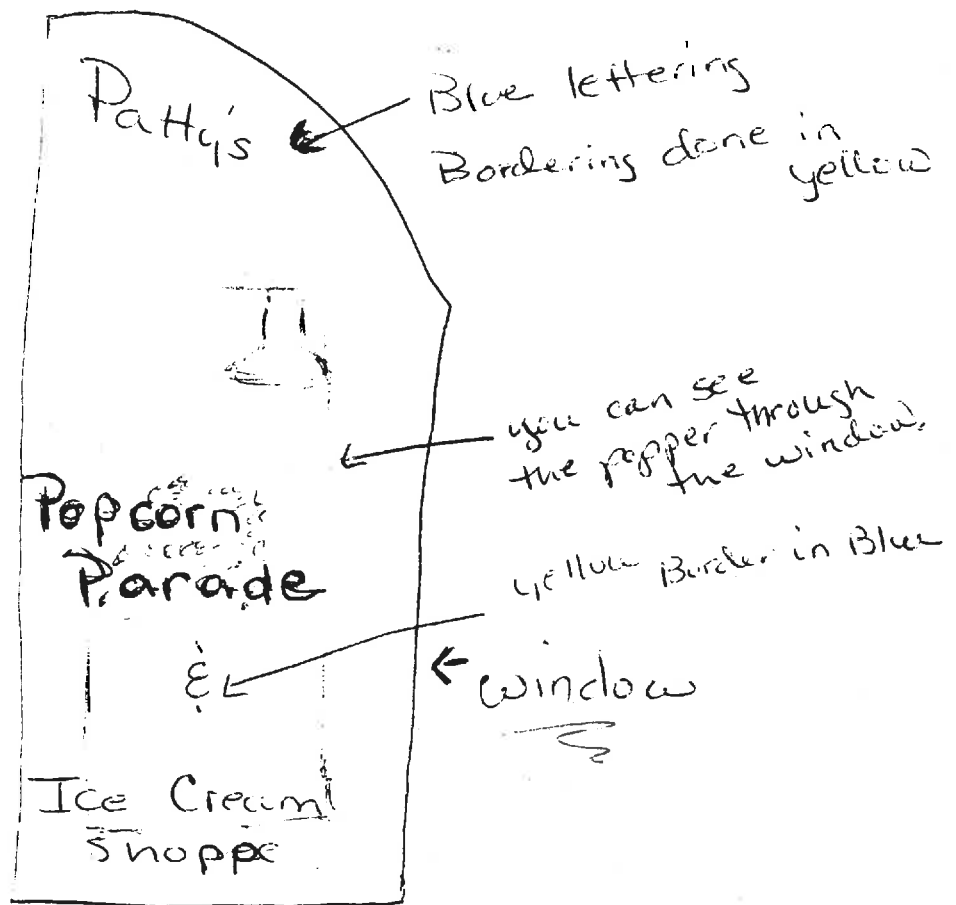
SIGNED: Patty A. Korman  
Phone 971-7936

The acceptance of the permit herein applied for shall constitute an agreement to abide by all the conditions of the SIGN ORDINANCE AND BUILDING CODE, and to comply with all other ordinances of the City of Charlottesville and the laws of the State of Virginia, relating to the work to be done thereunder.

It is distinctly understood and agreed that all rights and privileges acquired by the issuance of the permit herein applied for are revocable at any time by the Inspector for just cause.

APPLICANT Patty A. Korman  
Phone 971-7936

ON BACK → → → }



It looks great guys. I'm trying to make this MALL beautiful inspite of everyone (HoHoHo).

Come and look at it, it looks good + customers now can find me.

Patty Kulman  
(Popcorn)

P.S. Please let me have a permit, I'm hidden from the mall + need something!!