

**Packet Guide**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**September 19, 2023, 5:30 p.m.**  
**Hybrid Meeting (In-person at CitySpace and virtual via Zoom)**



**Pre-Meeting Discussion**

**Regular Meeting**

**A. Matters from the public not on the agenda [or on the Consent Agenda]**

**B. Consent Agenda**

1. Meeting minutes: August 15, 2023

**C. Deferred Items**

**2. Certificate of Appropriateness Application**

BAR 23-08-01

410 East High Street, TMP 530033000

North Downtown ADC District

Owner: City Of Charlottesville & County Of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: Albemarle County Courthouse, alterations to court entry

**D. New Items**

**3. Recommendation to City Council – Request to remove IPP designation.**

BAR 23-09-01

104 Stadium Road, TMP 160002000

Individually Protected Property

Owner: Woodrow Too, LLC

Applicant: Subtext Acquisitions, LLC

Project: Rezoning Application

**E. Other Business**

**4. Staff questions/discussion**

- Staff questions/discussion
- Design Guidelines updates

**F. Adjourn**

## BAR MINUTES

### CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

#### Regular Meeting

August 15, 2023 – 5:00 PM

Hybrid Meeting (In person at City Space & virtual via Zoom)



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom and in person at City Space. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

**Members Present:** Carl Schwarz, Ron Bailey, Tyler Whitney, Roger Birle, James Zehmer, Breck Gastering, Cheri Lewis, Kevin Badke, David Timmerman

**Staff Present:** Patrick Cory, Mollie Murphy, Jeff Werner, Remy Trail

#### Pre-Meeting:

Staff introduced the topic of the former Greyhound Bus Station. There is a potential project at the former Bus Station that could be coming in front of the BAR in the future. There was discussion surrounding a possible structure in place of the former Greyhound Bus Station. There is an interest in the property.

1116 East Jefferson will be approved administratively. Staff brought it to the BAR for a CoA that will be approved administratively by staff.

Staff did briefly go over the zoning ordinance draft. There are conflicts between the proposed zoning draft and the BAR Guidelines. Ms. Lewis did mention that the BAR should not be involved in rewriting the BAR Guidelines.

Mr. Gastering called the BAR meeting to order at 5:40 PM.

#### A. Matters from the public not on the agenda.

No Public Comments

#### B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

##### 1. Meeting Minutes – May 16, 2023, and June 21, 2023

**Motion to approve Consent Agenda for May minutes by Ms. Lewis. Schwarz second. Lewis abstains. Vote 7-0, motion passed.**

**Motion to approve Consent Agenda for June minutes by Ms. Lewis. Zehmer second. Bailey abstains. Vote 7-0, motion passed.**

The County Courts Project has been deferred to the September BAR meeting.

### **C. Deferred Items**

No Items

### **D. New Items**

#### **2. Certificate of Appropriateness**

BAR 23-08-02

605 Grove Avenue, TMP 510044000

Martha Jefferson HC District

Owner/Applicant: Erin and Gabe Schneider

Project: Side additions, construction of roof dormer

**Jeff Werner, Staff Report** – Request CoA for additions onto the north and south (side) elevations and at the east (front) façade alterations to the front porch, construction of a dormer, and installation of new windows at the basement. New cement board siding and trim (smooth, no faux grain) will match existing additions. Roof shingles, gutters, and downspouts to match existing.

**Gabe Schneider, Applicant** – We’re adding a dormer up there, possibly to have a second floor at some point. The usage right now is an attic. We may put an office up there. We’re putting a bigger side porch on, creating bigger bathrooms.

### **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

### **QUESTIONS FROM THE BOARD**

**Mr. Schwarz** – With the porch addition in the front, are you going to have some sort of railing in there?

**Mr. Schneider** – As of now, we’re not planning on it. Staff pulled up pictures. There was a porch there. It looks a lot different than it does now. I didn’t know that there was a porch there with railings that was there.

**Mr. Werner** – This is the house currently.

**Mr. Timmerman** – Can you occupy that attic as is? Does that addition make a difference?

**Mr. Schneider** – You can get in the attic now. We’re putting in real stairs inside. We will be able to access it. Right now, it is a pull-down climbing ladder. Eventually, the goal is to probably put an office up there. It is not climate controlled up there. There is a lot of boarding. There’s a lot of storage.

**Mr. Timmerman** – Once you access the attic space, is it a space that is usable?

**Mr. Schneider** – It is about 8 feet. I don’t know if I would want to up there a lot. I think it is going to be doable.

**Mr. Birle** – Projecting the dormer forward of the eave is so that you get enough space up there to make it worthwhile. It is a little bit unusual to see. I can see staff’s hesitation. I am not sure that falls within our purview.

**Mr. Whitney** – Can you talk through the side porch projecting out so far? It seems like there was an opportunity for the dormer to enlarge the front porch. The side porch is the one that is getting extended. Why was that the choice? Why is the side porch the larger porch?

**Mr. Werner** – I know that we don't look at the interior. The interior is playing a role in where these things are. There is this effort to join these spaces. One of the things that I had asked: Could this be separated? This new addition is coming out of the side. The location of this wall here is being driven by this effort to open these two spaces to join them together. As far as this projection, from the architect, that's why that wall is sitting there. It is slightly pushed back. It is the limitation of that opening that they want to achieve.

**Mr. Schneider** – That front porch is going to stay as is. It is not that big. Having something a little bit bigger; it is having a couple of chairs out there.

**Mr. Gastinger** – We don't review a lot of the Historic Conservation District projects. It is good to review that language. Specific for Martha Jefferson, their number one item is to encourage one-story front porches. In the general historic conservation district guidelines, it does suggest that if any of the contributing buildings on the same street have porches, then it is recommended in the design of new residences include a new porch or a similar form of or a porch of similar form similar width and depth.

## **COMMENTS FROM THE PUBLIC**

No Comments from the Public

## **COMMENTS FROM THE BOARD**

**Mr. Schwarz** – It is a historic conservation district. There are some things on here that are not typical of the more traditional houses. At the same time, I find nothing in the design that conflicts with our guidelines. Even with the side porch sticking out so far to the front, the house is still set further back than the average setback of the houses on the street. It is not encroaching on the street.

**Mr. Gastinger** – I agree with that. The only aesthetic recommendation I would make is that the brackets seem visually undersized for the mass of the dormer that is projecting. I think that would benefit the project to have it be a little bit stouter. I don't think, from my reading of the guidelines, there is anything that is problematic.

**Mr. Schwarz** – With our new zoning code, I believe that this house is wider than would be allowed by the new zoning code. It is something to keep in mind as we're reviewing the zoning code in terms of things that are different. This would be non-compliant because it is too wide.

**Motion – Mr. Schwarz – Having considered the standards set forth within the City Code, including the Historic Conservation District Design Guidelines, I move that the proposed alterations to 605 Grove Avenue satisfy the BAR's criteria and are compatible with the Martha Jefferson HC District, and the BAR approves the application as submitted.**

**Note: BAR recommends the dormer have larger brackets or columns. Second by Mr. Bailey. Motion passes 9-0.**

## **E. Other Business**

3. Discussion  
310 West Main Street (former Greyhound Bus Station)

- This was an informal discussion regarding a proposal for the former Greyhound Bus Station on 310 West Main Street.
- No decisions or actions were taken during the discussion.
- Paul Williams (Baywood Hotels) is looking at the property to develop the property.
- The site is designated as high density under the new zoning code. There is conflict between the new zoning and the guidelines.
- Mr. Williams is seeking feedback and thoughts from the BAR regarding potential development on the site.
- There was some concern regarding the building next to the site and the historic nature of that building.
- Staff mentioned history of what occurred at Trailways Bus Stations during the Civil Rights Movement; however, staff does not think this Charlottesville location was a stop because the structure was built after the historic event of voter registration drives.
- Ms. Lewis did go over the demolition guidelines.
- Members of the BAR did provide comments, suggestions, and feedback for the applicant to possibly consider in developing this site.
- The applicant said that there is no timeline for a possible development of the site due to the zoning ordinance rewrite.

#### 4. Staff Questions/Discussion

Zoning Rewrite Update

Design Guidelines updates

Windows – a lot of questions about repairing windows.

Café space, murals, Chapter 1

Plan for consultant work – Staff presented options for updating and reviewing the Design Guidelines. It has been since 2012 the Design Guidelines were last updated. The BAR is going to look at and provide comments regarding the Design Guidelines. There will be a future meeting/work session to go over the comments on the Design Guidelines.

#### Adjournment

The meeting was adjourned at 7:25 PM.

**Certificate of Appropriateness Application**

BAR 23-08-01

410 East High Street, TMP 530033000

North Downtown ADC District

Owner: City Of Charlottesville & County Of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: Albemarle County Courthouse, alterations to court entry

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
September 19, 2023**



**Certificate of Appropriateness Application**

BAR 23-08-01

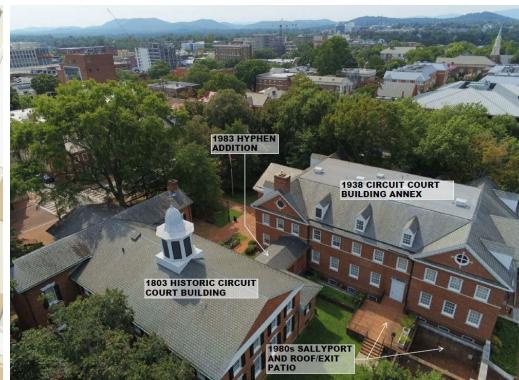
410 East High Street, TMP 530033000

North Downtown ADC District

Owner: City Of Charlottesville & County Of Albemarle

Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]

Project: Albemarle County Courthouse, alterations to south entry, rear sallyport



**Background**

Court House

*Year Built:* 1803, modified 1859, c1870, 1938

*District:* North Downtown ADC District

*Status:* Contributing

Office Building

*Year Built:* 1939

*District:* North Downtown ADC District

*Status:* Contributing

**Prior BAR Reviews**

(See Appendix.)

**Application**

- Applicant submitted: Fentress Architects drawing and presentation *Albemarle County & Charlottesville City General District Courts Complex*, updated submittal: September 19, 2023 (28 pages).

CoA request for: (briefly summarized in the Appendix.)

- At the north elevation, facing High Street, alterations to the sallyport (constructed in 2006) and construction of an enclosed hyphen linking the historic courthouse and 1939 office building.
- At the south portico of the 1939 office building install glazed panels at the five (5) arched openings and construct elevated entry plaza with an ADA accessible ramp.

The submittal package indicates areas of planned maintenance and repair on the courthouse and office building. This includes: repointing/repair of masonry; repairs to existing doors/windows of the 1803/1859/1865 and the 1980s hyphen; repair/replacement of roofing; repair/restoration of trim;

incidental landscaping; and etc. The BAR does not review routine maintenance and repair; however, should there be questions, the applicant will work with staff as necessary.

Additionally, similar to the rehabilitations of the Levy Building, the existing sash in the 1938 building will be replaced with new frame/sash inserts (Marvin or similar), with insulated glass and applied grilles with internal spacer bars; lite arrangement will match existing; exterior trim will remain. At the hyphen addition (north), the six new windows will be identical [and from the same manufacturer] as the new frame/sash inserts.

Note: Concurrent with reviewing the drawings, please review the following list of staff questions and the applicant's replies.

**General:**

- Sometime between 2017 and 2018 the trim on the complex was repainted from an off-white to a slightly less appropriate stark white. If repainting the entire complex, can we encourage using the off-white again?
  - Applicant: Previous paint colors will be used to inform the selection of new paint colors if sufficient evidence/samples can be discovered to provide clear direction.
- Is any new exterior lighting planned?
  - Applicant: Exterior, building-mounted lighting with full cut-off lamping at entrances required by code are shown on the drawings. Additional site lighting is not planned.
- Any chance at re-lamping the existing, for consistent lighting?
  - Applicant: Albemarle County will consider uniform relamping in conjunction with ongoing operational and maintenance procedures.

**Rear hyphen/sallyport:**

- What detail(s) would help differentiate new from the historic?
  - Applicant: The primary period of significance is the 1803/1859/1865 Circuit Court building. Areas of new construction will match brick, trim, and roofing from the 1983 hyphen connector, which are noticeably different from 19<sup>th</sup> century materials and detailing.
- Will the door and unused windows be retained and stored?
  - Applicant: Windows removed from the 1938 addition will not be reused. Doors and windows removed from 20<sup>th</sup> century construction will not be retained and stored.
    - 1803/1859/1865 [courthouse] windows will be restored, interior storm windows installed.
    - 1938 [office building] windows replaced with sash replacement kits/inserts. [See staff note above.]
    - 1983 [hyphen] arched windows will be restored.
- What feature is indicated on the east wall at the south end of the sallyport? (See plan view on sheet 12 and elevation on sheet 23.)
  - Applicant: It is a small areaway for ventilation to the sallyport. There will be a metal grate on top. See revised drawings.

- Sallyport roll-up door: Is it necessary to use a utilitarian garage door out at the street? What color will it be?
  - Applicant: The utilitarian door needs to provide detention-level security and function for daily operation of the courts. Dark bronze color.
- Sallyport cheek wall: On east side only. Assume it will match current, with stone cap.
  - Applicant: Correct.
- Elevation on sheet 20 and plan on sheet 12 shows stone cap beneath the new hyphen. Plan view on sheet 11 shows different wall alignment. Also shows at-grade steps at sallyport entrance door.
  - Applicant: Sheets 12 and 20 are correct, Sheet 11 has been adjusted to match.
- There has been a slow loss of trees along the High Street side of this building. Do they propose to replace any of them?
  - Applicant: Tree plantings along High Street are not planned.
- Will existing tree at the sallyport be retained?
  - Applicant: Relocation of the sallyport driveway requires removal of the tree directly to the east of the existing sallyport driveway.
- Plan on sheet 11 indicates a second tree east of the sallyport. Is this a planned, new tree?
  - Applicant: Tree plantings along High Street are not planned.

#### **South entrance:**

- Windows wells: Assume west window remains. If east remains, what is the detail at ramp?
  - Applicant: Window well at the east side of the south entrance will be infilled due to space constraints.
- Cheek walls: What is cap detail? Will they require railing?
  - Applicant: Cheek wall and cap will be all brick similar to adjacent stair cheek wall. Simple detailing, running bond for vertical and cap, small reveal/shadowline on cap. Currently, guardrail will be required on west side. The east side will have a railing along the ramp, will be guardrail height where necessary.
- West arch: What is detail at the small wall and at-grade?
  - Applicant: Same as described in wall comments directly above.
- Can the existing steps be reused?
  - Applicant: No, existing steps cannot be reused and will be encapsulated within the new construction.

## **Discussion**

Staff recommends approval of the CoA. The proposed work will not alter or impact the historic fabric of the 1803/1859/1865 courthouse.

Enclosing the arched portico will create an all-weather entry to the office building. The glazed panels will be similar to those on the 1983 hyphen. The new plaza and ramp will allow ADA accessibility at the south entrance.

While obscuring part of office building's east elevation, the new hyphen and altered sallyport are necessary for the safe and secure use of this important public facility. The design respects the existing architecture, and the hyphen will reuse windows from the office building. (Due to size, the existing door, paneled transom, and entablature will not be reused.) The metal roll-up door at the sallyport will be similar to what was installed at the City courthouse sallyport and the entrance to the Sheriff's Department parking garage on 4<sup>th</sup> Street, NE. (Images below.)

Metal railing at the rear hyphen and the south entrance will match or be similar to existing at the 1983 hyphen, south elevation. At the rear hyphen and for any repairs on the existing buildings, the gutters will be half-round (no K-style) and downspouts will be full-round, both to match existing.



Sherriff's Office Parking Garage (off 4th Street, NE)



Sallyport at the City Courthouse  
(2017 submittal)

With a motion to approve, staff recommends the following conditions:

- New lighting fixtures at the south elevation (sheet 17): Lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index not less than 80, preferably not less than 90.

## **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move the proposed alterations to the Albemarle County Court House satisfy the BAR's criteria and are compatible with the North Downtown ADC District, and that the BAR approves the application as submitted[.]

[...as submitted with the following conditions [or modifications]: ...

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move the proposed alterations to the Albemarle County Court House do not satisfy the BAR's criteria and are not compatible with the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted: ...

## **Criteria, Standards, and Guidelines**

### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

### **Pertinent ADC District Design Guidelines**

[Links to the guidelines](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

[Chapter 6 Public Improvements](#)

### *Chapter III – New Construction and Additions*

#### P. Additions

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.

- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

## **APPENDIX**

### **Prior BAR Reviews**

July 20, 2004 - Preliminary discussion re: proposed prisoner sallyport at East High Street.

March 21, 2006 - BAR approved CoA (7-0, BAR 06-03-04) for prisoner sallyport at East High Street (including demolition of brick steps, opening in the breezeway wall, and perimeter wall at sidewalk), with details to come back to the BAR regarding the construction details of the patio, and lighting beneath the sallyport, and results of the archeological study.

June 20, 2006 - BAR approved CoA (9-0, BAR 06-03-04) for the details of prisoner sallyport at East High Street, subject to the following conditions:

- The brick opening at entrance is to be detailed consistent with the rest of the project;
- The lighting sources are to be recessed incandescent fixtures; and
- A trained archaeologist must be present on-site during excavation; any artifacts shall be documented and donated to the Albemarle-Charlottesville Historical Society.

February 19, 2008 - BAR approved CoA (7-0, BAR 08-02-03) for removal of two locust trees, replacing them with a Southern Red Oak. [Note: Later revised to a Bur Oak.]

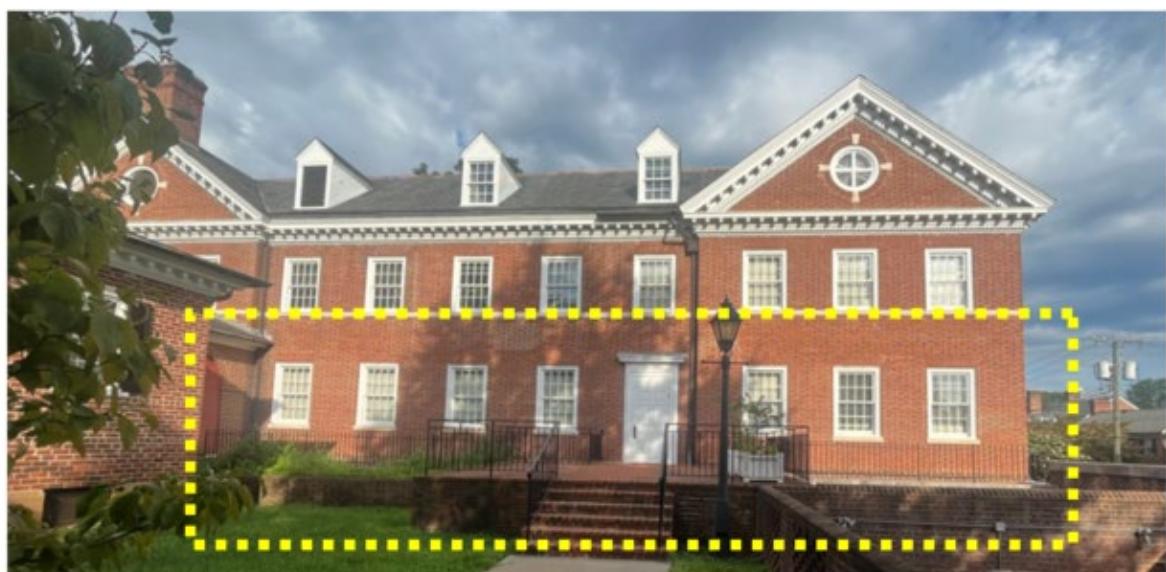
June 17, 2008 - BAR approved CoA (9-0, BAR 08-06-01) for replacement of two masonry arches between the office building and the sallyport.

February 21, 2012 - BAR approved CoA (7-0, BAR 12-02-05) to construct an ADA accessible ramp and entry to the east elevation of the office building, at the 1983 addition of the courthouse.

## Summary of CoA request

Alterations to sallyport and new hyphen

East Elevation - 1938 Building



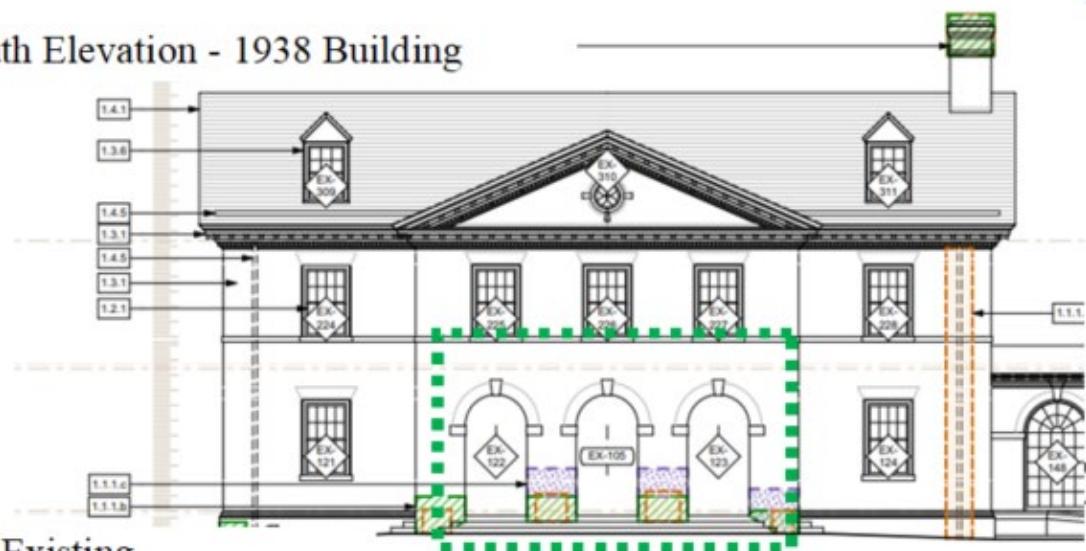
Alterations to sallyport and new hyphen

### North Elevation - from High Street

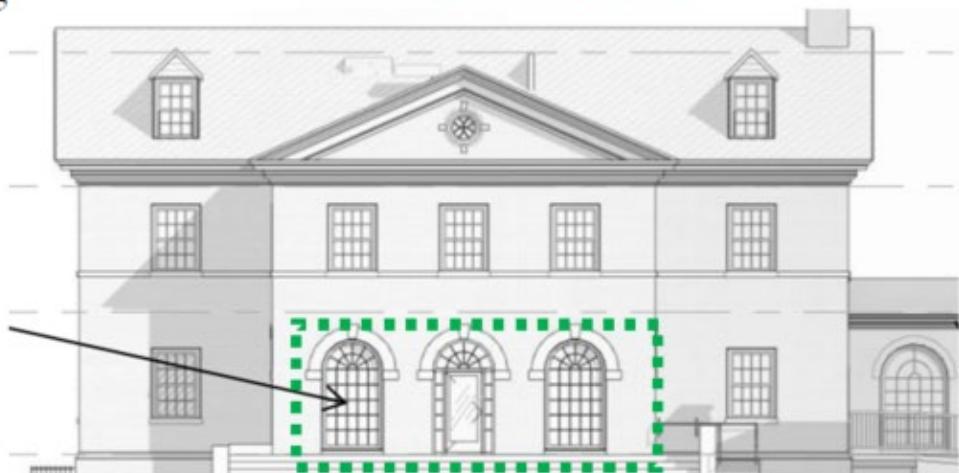


Alterations to south entrance of office building

South Elevation - 1938 Building



Existing



New



# LANDMARK



# SURVEY

## IDENTIFICATION

Street Address: Court Square  
 Map and Parcel: 53-39  
 Census Track & Block:  
 Present Owner: Albemarle County  
 Address:  
 Present Use: County Office Building  
 Original Owner: Albemarle County  
 Original Use: County Office Building

Historic Name: Albemarle County Office Building  
 Date/Period: 1939  
 Style: Jeffersonian Revival  
 Height to Cornice:  
 Height in Stories: 3 1/2  
 Present Zoning: B-1  
 Land Area (sq.ft.): 260 x 220 (Total square)  
 Assessed Value (land + imp.):  $78,080 + 197,460 = 275,540$   
 (w/ Ct. House)

## ARCHITECTURAL DESCRIPTION

Designed by the local architect Elmer Burrus and built in 1939 as a Works Progress Administration project, the Albemarle County Office Building is yet another example of the preference to continue using the Georgian Revival or Jefferson Revival style well into the twentieth century. The building's facade is a "tour de force" of Georgian motifs such as the projecting central pavilion, end gables, cornice with modillion blocks, jack arches above the double sash windows, and the segmental pediment on the western entrance. The building is nicely laid in Flemish bond above a water table of moulded brick. The high Georgian Revival style is overworked and reflects a style never indigenous to Charlottesville. The false chimney on the southern front is extraneous. Behind this lavish exterior is a bland, standard office space.

## HISTORICAL DESCRIPTION

The building is on the site of the old Albemarle County clerks office.



## CONDITIONS

Good

## SOURCES

# LANDMARK

# SURVEY



## IDENTIFICATION

Street Address: Court House Square  
Map and Parcel: 53- 39  
Census Track & Block: 1-104  
Present Owner: Albemarle County  
Address:  
Present Use: Court House  
Original Owner: Albemarle County  
Original Use: Court House

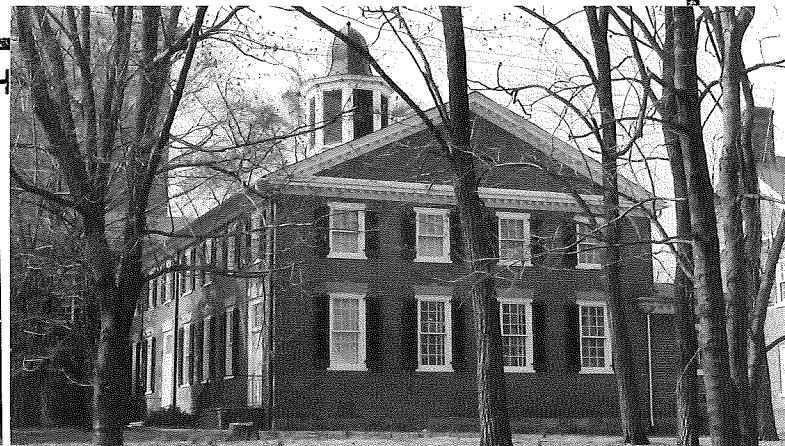
Historic Name: Albemarle County Court House  
Date/Period: 1803, 1859, c. 1865, 1938  
Style: Roman Revival with original Georgian  
Height to Cornice:  
Height in Stories: 2  
Present Zoning: B-1  
Land Area (sq.ft.): 260 x 220  
Assessed Value (land + imp.): 78080 + 197460 = 275,540

## ARCHITECTURAL DESCRIPTION

The Albemarle County Court House has, at one time or another, been an example of almost every architectural style known in Virginia. The 1803 section is Georgian, with its stucco jack arches and modillion cornice. The 1859 section was Gothic revival with towers and heavy lable molds. The post Civil War portico is Greek Revival. The whole sturcture was remodeled in 1938 to conform with Colonial Revivals tastes. The result is a very pleasant effect but wholly without architectural continuity. The interior has been so altered as to make its original appearance obscure.

## HISTORICAL DESCRIPTION

When the county seat of Albemarle was moved in 1762, a small wooden structure was constructed as a court house. It was this building that briefly served as the capitol of Virginia in May, 1781. This building was also used by Jefferson and Monroe during the early years of their law practices. This structure was replaced in 1803 by the existing north wing. Jefferson referred to this building as the "common temple" which served the four denominations in the town as a church. In 1859 the south wing was designed by W. M. Pratt and built by George Spooner. After the War, the Ionic portico was installed and the Gothic towers removed.



## CONDITIONS

Good

## SOURCES

W. Sam Burnley, The Court House of Albemarle County,  
Mary Rawlings, Historical Guide.

Street Address: *Court Square* Historic No.:

Op & Parcel: *63-39* Date/Period: *1802*

Census Tract & Block:

Present Owner:

Address:

Present Use: *Albemarle Co. Court House* Style:

Original Owner:

Original Use:

Height to Cornice:

Height to Stories:

Present Zoning: *B-Office*

Land Area (a. ft.): *260 x 220*

Assessed Value (land+imp):  
*78,080 + 196020 = 274,100*

Architectural Description

Historic Description

Number of Persons Interviewed:

The finest 20 An example of the High Georgian Revival,  
a style never indigenous to C'ville.

Projecting pavilion - arched loggia - entrance porch -  
gables w/ tondo windows -  
stone keystones - string course at window sill level -  
cornice modillions + dentils.  
Segmental ped-W.

False chimney - Flem. bond -  
moulded brick - jack arches -  
cymas - H2O table -

April 9, 1997

Ms. Marcia Joseph  
City of Charlottesville Zoning Administrator  
P.O. Box 911  
Charlottesville, VA 22902



**Re: Albemarle County Courthouse Exterior Painting**

Dear Marcia:

Albemarle County is planning to solicit bids next week for the exterior repainting of its Courthouse at 501 East Jefferson Street, Court Square. VMDO has prepared the contract documents for this project. I discussed the issue of paint colors with Mr. Huja last week and he confirmed my assumption that any changes to existing colors will need to be submitted to Community Development for review and approval. Therefore, please find attached the proposed color schedule for all exterior painted components along with referenced Duron color chips. The contract documents will require the painter to prepare an on-site mock-up of each color for final review and approval before commencing with final painting.

Proposed colors are quite close to the existing ones, but we are indicating some subtle changes. I did perform some limited archival research to see if I could determine anything about the building's original colors but did not uncover any conclusive evidence. Because the oldest part of the Courthouse dates to 1803, it seemed to me reasonable to assume that original pigments may have been similar to those first utilized on the University of Virginia's lawn. I spoke with Murray Howard, architect for the University of Virginia's historic grounds, to verify current understandings about colors utilized on early 19th century buildings in this area. My discussion with Mr. Howard forms the basis for the proposed treatment of the Courthouse.

Thank you for your attention to this matter. Please let me know if you have any questions.

Sincerely,

Todd W. Bullard, AIA

TWB

Copy to: Joseph Letteri

### 3.7 COLOR SCHEDULE

- A. Provide the following primer and finish coat colors (designations are Duron) for surfaces indicated; if surface or component is not specifically mentioned, match existing color:
1. Windows, doors, dormers, gable and cornice trim: *Off-white "Moon Mist"*
  2. Portions of cupola which are currently white: *Off-white "Moon Mist"*
  3. Metal roof and wood louvers of cupola: *"Charleston Green"*
  4. Wood shutters: *"Charleston Green"*
  5. Metal railings and lampposts: *"Charleston Green"*
  6. Miscellaneous conduit and boxes exposed and attached to exterior walls: *Match color of existing brick as closely as possible*
  7. Wall-mounted bulletin board cases at front portico: *Match color of existing brick as closely as possible*
  8. Stucco surfaces: *Off-white "Antique White"*

END OF SECTION 09900

## INTERIOR COLORS



Shell White



White Shadow



Moon Mist

WOOD TRIM, WINDOWS, DOORS

## EXTERIOR COLORS



One Coat White



Wheat



Woodland



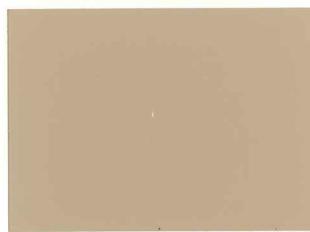
Fairfax Brown



Colonial White



Greystone



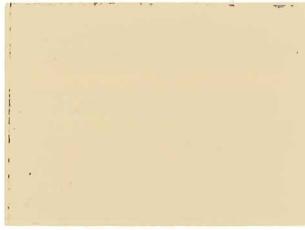
Chadwicke Tan



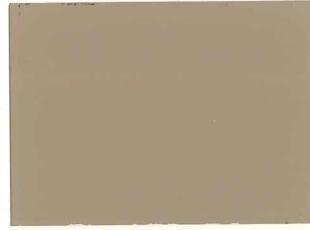
Old Carriage Brown



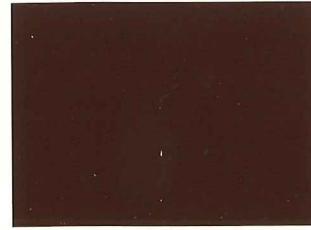
Newport



Harness Shop Tan



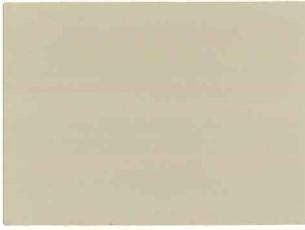
Fawn



Chestnut Brown



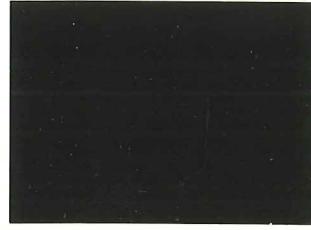
Amber White



Cypress



Yorktown Brown



Deep Forest Brown

Colors may vary slightly in actual use due to area, sheen, surface, application or lighting.

# DURON®



Bone White



Antique White



Cool Platinum

## COLUMNS AND STUCCO



Incense



Forest Green



Persian Plum



Hearthstone



Brush Grey



Foxhall Green



Redwood



Aspiration



Tavern Beige



Georgetown Green



Farm House Red



Carolina Slate



Cobblestone Grey



Charleston Green



Old Colonial Red



Black

## WOOD SHUTTERS

# CITY OF CHARLOTTESVILLE



## Department of Community Development

City Hall • P.O. Box 911  
Charlottesville, Virginia • 22902  
Telephone 804-970-3182 (VOICE/TDD)  
Fax: 804-970-3299

April 21, 1997

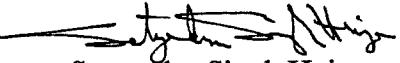
VMDO Architects, P C  
116 Second Street, N.E.  
Charlottesville, VA 22902

Re: Albemarle County Courthouse Exterior Painting

Dear Mr. Bullard:

The information (3.7 Color Schedule) you have sent concerning the paint proposed on the Courthouse is acceptable, and has been approved administratively. If you have questions please call me or Marcia Joseph at 970-3182.

Sincerely,

  
Satyendra Singh Huja  
Director of Planning and Community Development

### 3.7 COLOR SCHEDULE

- A. Provide the following primer and finish coat colors (designations are Duron) for surfaces indicated; if surface or component is not specifically mentioned, match existing color:
1. Windows, doors, dormers, gable and cornice trim: *Off-white "Moon Mist"*
  2. Portions of cupola which are currently white: *Off-white "Moon Mist"*
  3. Metal roof and wood louvers of cupola: *"Charleston Green"*
  4. Wood shutters: *"Charleston Green"*
  5. Metal railings and lamposts: *"Charleston Green"*
  6. Miscellaneous conduit and boxes exposed and attached to exterior walls: *Match color of existing brick as closely as possible*
  7. Wall-mounted bulletin board cases at front portico: *Match color of existing brick as closely as possible*
  8. Stucco surfaces: *Off-white "Antique White"*

END OF SECTION 09900

# ses Stratified In Regard To S



*County Courtroom Hears Circuit Or District Cases, Depending On Case Severity*

VLR- 1/18/72 NRHP- 6/30/72

Form 10-300  
(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: VIRGINIA	
COUNTY: CHARLOTTESVILLE (in city)	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE 16/30/72

1. NAME
COMMON: ALBEMARLE COUNTY COURT HOUSE HISTORIC DISTRICT
AND/OR HISTORIC: ALBEMARLE COUNTY COURT HOUSE HISTORIC DISTRICT

2. LOCATION
STREET AND NUMBER: (see continuation sheet page 1-A)

CITY OR TOWN: Charlottesville	(James Kenneth Robinson, Seventh District Congressman)		
STATE Virginia	CODE 51	COUNTY: (in city)	CODE 540

3. CLASSIFICATION				
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC	
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment		<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>County seat</u>
<input type="checkbox"/> Comments				

4. OWNER OF PROPERTY		
OWNER'S NAME: varied - Public and Private		
STREET AND NUMBER:		
CITY OR TOWN: Charlottesville	STATE: Virginia	CODE 51

5. LOCATION OF LEGAL DESCRIPTION		
COURTHOUSE, REGISTRY OF DEEDS, ETC: City Hall		
STREET AND NUMBER:		
CITY OR TOWN: Charlottesville	STATE	CODE 51

6. REPRESENTATION IN EXISTING SURVEYS		
TITLE OF SURVEY: Historic American Buildings Survey Inventory		
DATE OF SURVEY: 1967	<input checked="" type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local	
DEPOSITORY FOR SURVEY RECORDS: Library of Congress		
STREET AND NUMBER:		
CITY OR TOWN: Washington	STATE: D. C.	CODE 11

 STATE: VIRGINIA  
 COUNTY: CHARLOTTESVILLE  
 CITY: (in city)  
 ENTRY NUMBER  
 DATE

PS USE ONLY

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM  
(Continuation Sheet)

STATE VIRGINIA	
COUNTY CHARLOTTESVILLE (in city)	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

2.

Western Boundary: eastern side of Fourth Street; southern boundary: the rear property lines of the lots facing into the south side of East Jefferson Street between Fourth Street and Sixth Street; eastern boundary: the rear property lines of the lots facing onto the west side of Park Street between E. Jefferson Street and High Street, including 220-224 Court Square; northern boundary: southern side of High Street between Park Street and Fourth Street.

## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
(Check One)			(Check One)			
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

## DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Situated near the center of present-day Charlottesville, the Court Square preservation zone is composed of a rectangular green bounded on the southern and eastern sides by streets lined with detached early and mid-nineteenth century brick houses and public buildings as well as structures of a later date. Unlike the crossroads formed by the other three corners of Court Square, the southeast corner included within the zone at the junction of Park and East Jefferson Street follows a different road pattern. East Jefferson Street extends east past the south end of Park Street and forms a dog-leg south along old Sixth Street.

The T-shaped Albemarle County Court House, located on the east side of the green, combines the Federal period northern wing with a late nineteenth century Greek Revival style portico. A brick terrace laid in panels of herring bone design paves the ground in front of the portico, and brick walkways wind through the Square, entered at three points by stone steps. The broad lawns of the green shaded by a variety of trees and shrubs are outlined by low stone retaining walls broken occasionally by end blocks serving to flank each stairway. To the left of the Court House stands a two-and-a-half story modern Clerk's Office built in the Colonial Revival style. An equestrian statue of Stonewall Jackson occupies the western region of the Square known as Jackson Park and a Confederate sentinel and cannons guard the southern facade of the Court House.

Along the east side of the Square on Park Street are found three distinctively different nineteenth century buildings. The old Levy Opera House on the northeast corner is built in an unusually robust interpretation of the Greek Revival style. Next to the Opera House stands the Redland Club, built in the second quarter of the nineteenth century. Across Old County Road in the southeast corner of Park Street is located a two story Federal duplex, characterized by its gable end facade. In addition, two rows of brick townhouses, the first along the top of Sixth Street and the second between 410 and 416 East Jefferson Street, have been preserved by the successful combination of elements of early and mid-nineteenth century buildings with later structural components.

The vista south down Park Street is closed by the three story annex of the Monticello Hotel. The old Eagle Hotel, as it was first called, has a recessed central bay suggesting an in antis effect with brick pilasters flanking the side units. The following is a descriptive list of some of the more prominent buildings included in the Court Square preservation zone.

## 1. Albemarle County Court House

(104-9) Brick laid in Flemish bond, two stories, gable roof, five-bay front, three-bay Ionic portico, modillioned cornice, molded watertable, flat arch stucco lintels, molded architraves and sills, interior end chimneys. North ell: octagonal cupola with bell roof, six-panel doors with eight-light transoms, flat molded stone steps, diminution of the fenestration, fieldstone foundation. Built in Federal period with Greek Revival style portico; north ell built 1803; southern facade built post Civil War.

## 2. Levy Opera House

(104-7) Brick laid in American bond with a Flemish bond variant, three stories, hipped roof, three-bay front, heavy entablature supported by monumental stuccoed pilasters on brick pedestals, crossette architraves,

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	VIRGINIA	
COUNTY	CHARLOTTESVILLE (in city)	
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ENTRY NUMBER	DATE	

Page 1.

(Number all entries)

7.

## Levy Opera House (cont.)

brick watertable. Greek Revival; built circa 1851; three-bay entrance porch with double-tiered back porch added.

## 3. Redland Club

(104-30) Brick, two stories, gable roof, four-bay second story front, parapet wall and connected double interior end chimneys on south gable end, brick corbeled cornice, simple molded architraves, six-panel double door with four-light transom. Built circa 1832; front windows changed to eight-over-eight sash, four-bay porch with turned posts added in the rear.

## 4. No. "Nothing"

(104-32) (104-32) Brick laid in Flemish bond, two stories, gable roof, four-bay pedimented gable end front with fanlight, flat arch lintels, three-paneled solid and two-paneled louvered shutters, nine-over-six sash, six-panel doors with three-light transom and stone steps, paneled door reveals. Built circa 1823; later addition on the east side.

## 5. Eagle Tavern

(104-30) (104-30) Brick, three stories, hipped roof, three-bay first floor front with five-bay upper floors, recessed central bay suggests in antis motif with brick pilasters flanking the two-bay sides, molded cornice and brick frieze, cast iron balustrade along the central bay balconies, double doors centrally located. Greek Revival style; built mid-nineteenth century; rear wing addition.

100 Court St. S.?

## 8. SIGNIFICANCE

## PERIOD (Check One or More as Appropriate)

- Pre-Columbian       16th Century       18th Century       20th Century  
 15th Century       17th Century       19th Century

## SPECIFIC DATE(S) (If Applicable and Known)

## AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| Abriginal  | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____     |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     |  |  |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        |  |  |

## STATEMENT OF SIGNIFICANCE

Court Square in Charlottesville was not only an area regularly frequented by such noteworthy figures of history as Presidents Jefferson, Madison and Monroe and the brave rider Jack Jouett, Jr. but was the focal point from which the entire town developed and grew. Although transition was inevitable, the court house and grounds have been the stabilizing forces helping to preserve the character of the area for over two hundred years. Today because of the maintenance of the building scale and size it is still possible without an undue use of the imagination to recapture the image of former days when in 1779, Captain Anbury, a Bristish prisoner, wrote, "On our arrival at Charlottesville, this famous place we had heard so much of consisted of a courthouse, one tavern and about a dozen houses."

The town of Charlottesville was established with the intention of bringing the seat of county government north from Scottsville to a more centrally located region of Albemarle County and the Court House Square became the center of the early town's attention. In 1761 one thousand acres were purchased from Colonel Richard Randolph of Henrico, and Doctor Thomas Walker was appointed as trustee of the title and was therefore authorized to sell the land of the new town. The Court House, being the property of the county, was located outside the original town limits, adjacent to its northern boundary. Initially Court Square was laid out to imitate an English Green, encircled by houses not streets. The impracticality of the plan proved too great and streets were soon cut along each of the four sides.

The first Albemarle Court House in Charlottesville was commissioned to be built in 1762 by William Cabell. Built to be the exact size as that of Henrico County, the building was however of such slight construction that it was torn down and in 1803 the north ell or earliest portion of the present court house was constructed. This north wing was the heart of public life in early Charlottesville and it was here that Thomas Jefferson worshipped on Sunday since the churches of the community used the building in rotation, as Mr. Jefferson put it, for their "Common temple". The court house attracted many citizens to the area and it was not unusual to find Mr. Jefferson conversing with James Madison and James Monroe in the area of the Court Square.

In the north corner of the east side of the Square the town Battery was located until in 1851 the land was purchased and a town hall was built. Occupying one of the most prominent positions on the Court Square, the town hall was actively used and well suited for many forms of public entertainment. Recognizing the potential of the building, the town

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE		
VIRGINIA		
COUNTY		
CHARLOTTESVILLE (in city)		
FOR NPS USE ONLY		
ENTRY NUMBER	DATE	

Page 2  
(Number all entries)

8. cont.

hall was purchased in 1887 by Mr. Jefferson M. Levy and converted into the Levy Opera House.

In its day the Levy Opera House attracted some of the best entertainment in the South to Charlottesville. Crowds were lured by such contemporary entertainers as Joseph Jefferson who appeared in "Rip Van Winkle" and John Bunny whose performance in "The Old Homestead" was equally popular.

Taverns also played a vital role in the early days of the town. Next to the Levy Opera House stands the men's Redland Club, built in the second quarter of the nineteenth century on the location of the earlier Swan Tavern which was first constructed about 1773. The proprietor of the tavern was none other than Jack Jouett, Sr. whose son made the eventful ride in 1781 from Cuckoo Tavern in Louisa County to Charlottesville in order to warn the Legislature and Governor Thomas Jefferson of the approach of Colonel Banastre Tarleton's raiders. Although the Swan Tavern has disappeared, the Eagle Tavern built in the early nineteenth century remains as the east wing annex of the Monticello Hotel located on the south side of the Square.

## 9. MAJOR BIBLIOGRAPHICAL REFERENCES

- Alexander, James, Early Charlottesville, The Michie Company, Charlottesville, Virginia, 1942.
- Burnley, W. Sam, The Court House of Albemarle County, Charlottesville, Virginia, 1939.
- Rawlings, Mary, The Albemarle of Other Days, The Michie Company, Charlottesville, Virginia, 1925.
- Woods, Rev. Edgar, Albemarle County in Virginia, C. J. Carrier Co., Bridgewater, Virginia, 1964.

## 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	O	LATITUDE	LONGITUDE
NW	Degrees Minutes Seconds 38° 01' 57"	Degrees Minutes Seconds 78° 28' 45"	R	Degrees Minutes Seconds 0° ' ' "	Degrees Minutes Seconds ° ' ' "
NE	38° 01' 57"	78° 28' 35"			
SE	38° 01' 50"	78° 28' 35"			
SW	38° 01' 50"	78° 28' 45"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than 10 acres.

## 11. FORM PREPARED BY

## NAME AND TITLE:

Virginia Historic Landmarks Commission Staff

## ORGANIZATION

Virginia Historic Landmarks Commission

## DATE

January, 1972

## STREET AND NUMBER:

Room 1116, Ninth Street State Office Building

## CITY OR TOWN:

Richmond

## STATE

Virginia

## CODE

51

## 12. STATE LIAISON OFFICER CERTIFICATION

## NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local Name James W. Moody, Jr.Title Va. Historic Landmarks CommissionDate JAN 18 1972

I hereby certify that this property is included in the National Register.

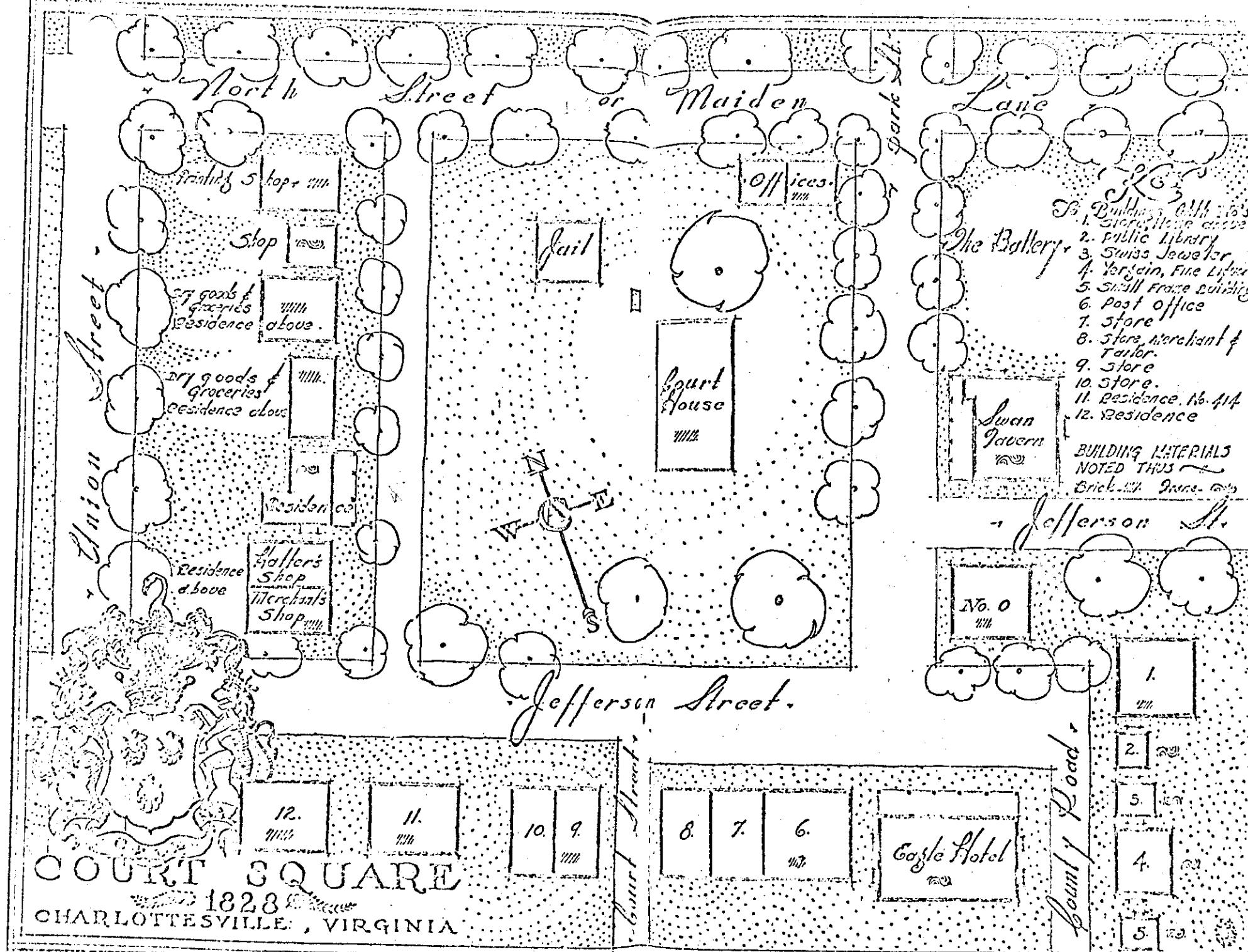
Chief, Office of Archeology and Historic Preservation

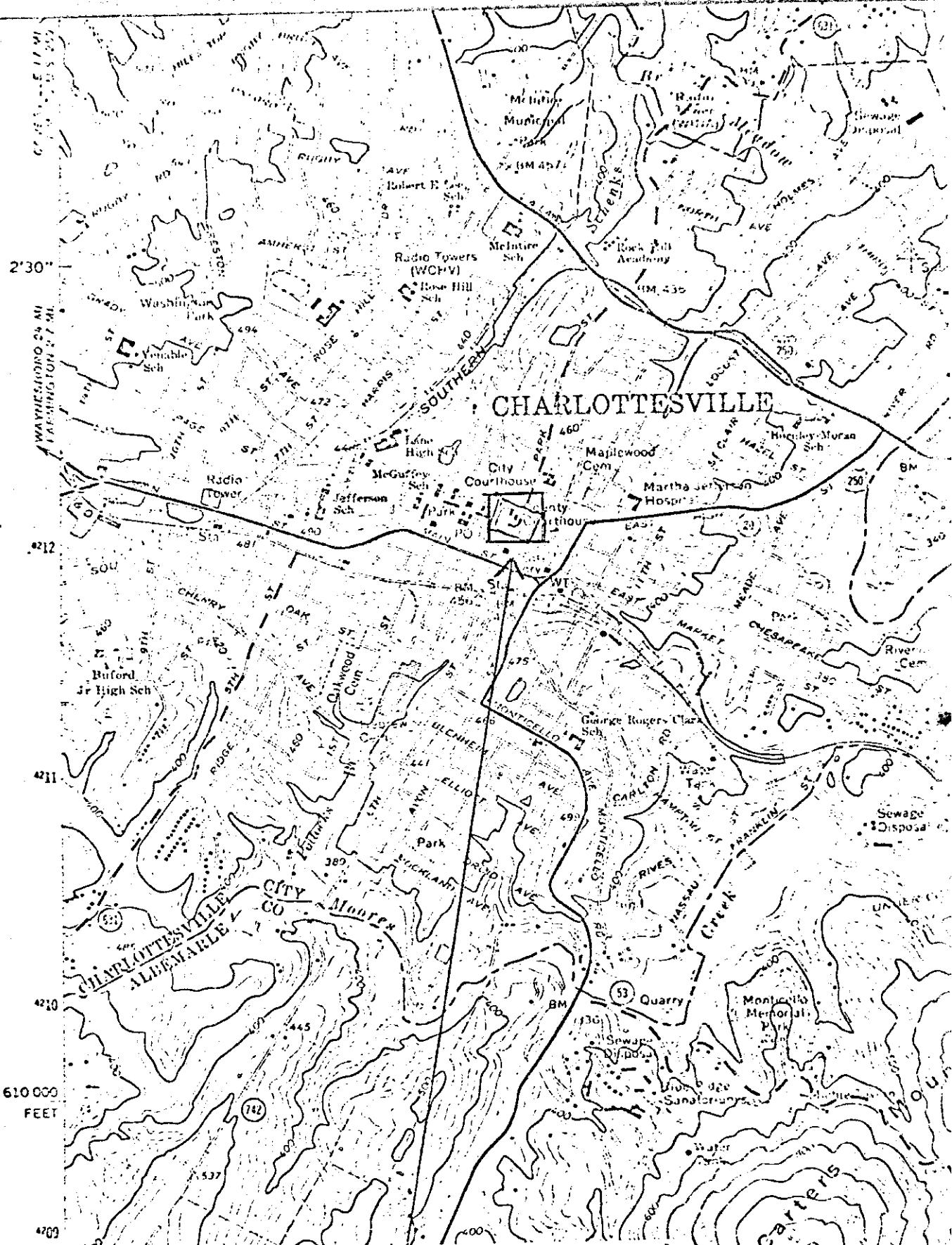
Date 

ATTEST:

Keeper of The National Register

Date 6/30/72





### ALBEMARLE COUNTY COURT HOUSE

longitude  
78°28'45"  
78°28'35"  
78°28'35"

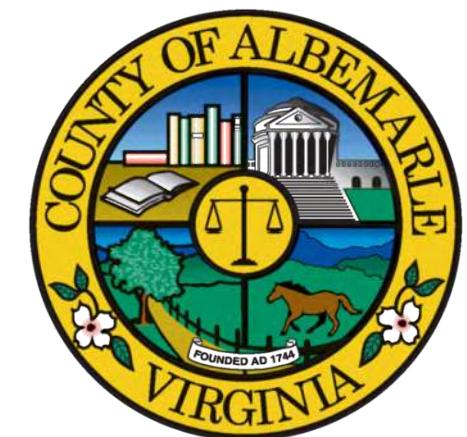
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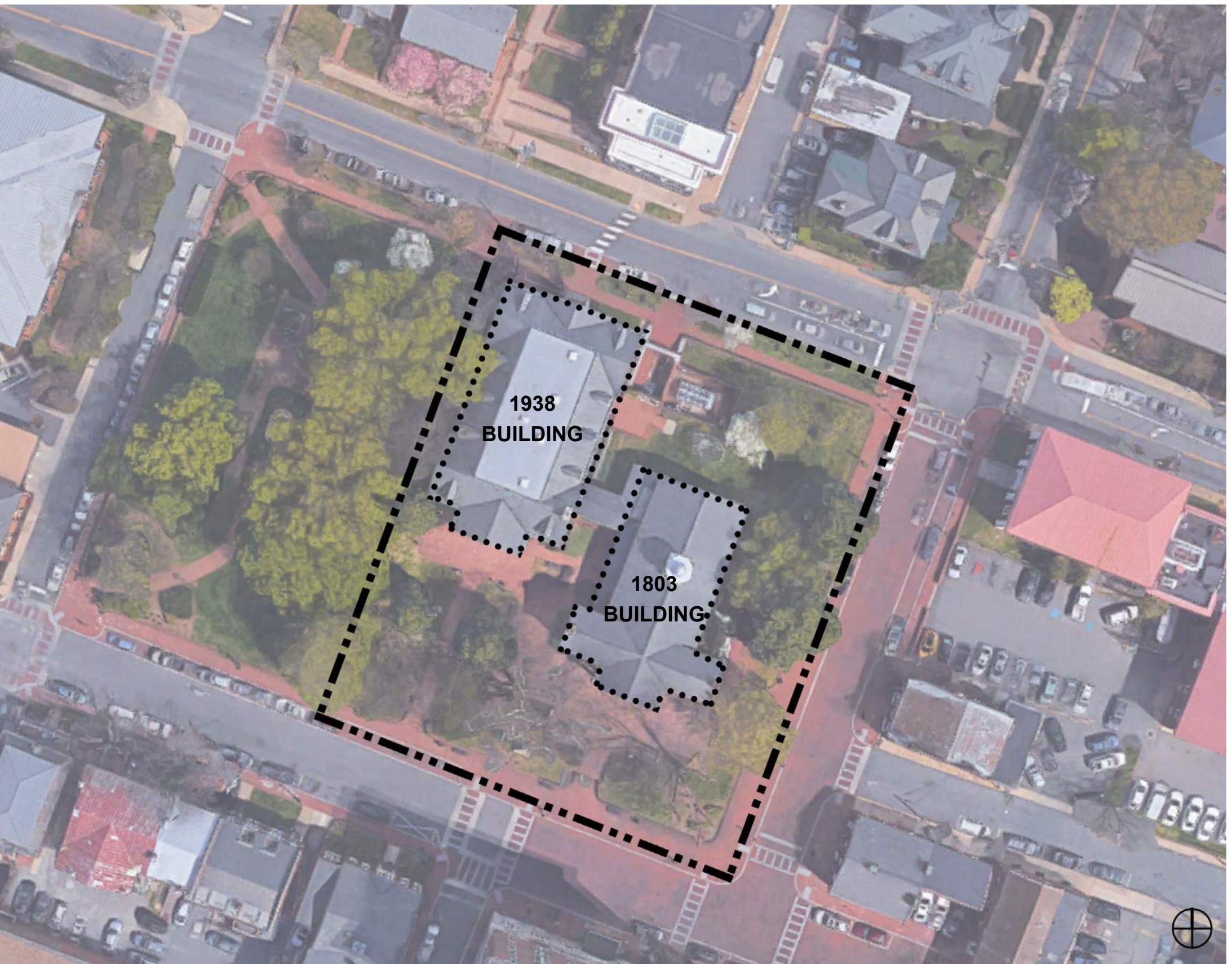


# **Albemarle County Circuit Court Complex - West Site**

City of Charlottesville  
Board of Architectural Review

September 19, 2023





**FENTRESS** | ARCHITECTS

## EXISTING SITE PLAN

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA

# SITE CONTEXT



**FENTRESS** | ARCHITECTS

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



FENTRESS | ARCHITECTS

## SITE AERIAL

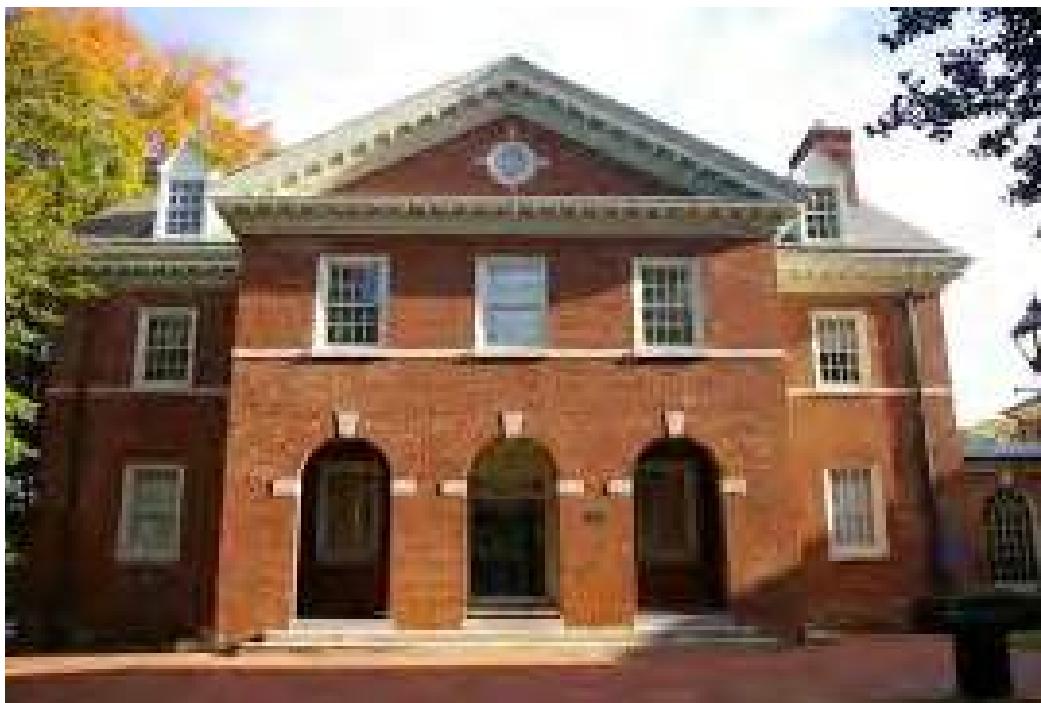
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**FENTRESS | ARCHITECTS**

**SITE AERIAL**

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**1938 CIRCUIT COURT BUILDING ANNEX**



**1803 HISTORIC CIRCUIT COURT BUILDING**

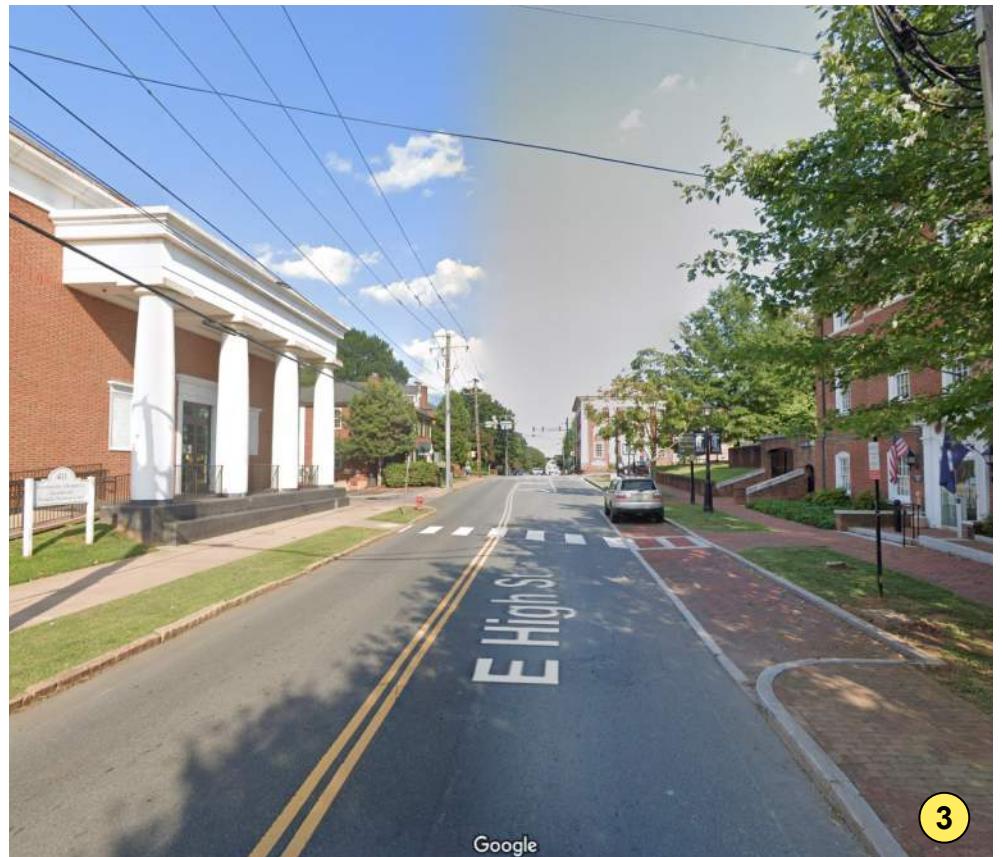


**1851 LEVY BUILDING**



**FENTRESS | ARCHITECTS**

## **EXISTING BUILDINGS**



## WEST SITE IMAGES



FENTRESS | ARCHITECTS

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



FENTRESS | ARCHITECTS

## EAST SITE IMAGES

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA

# WEST SITE - BUILDING DESIGN



**FENTRESS** | ARCHITECTS

WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA

## WEST SITE CIRCUIT COURT:

Phase 2 of the Albemarle County Courts Complex project consists of renovation and addition work on the West Site (area bounded by East Jefferson Street, Park Street, East High Street, and park fronting 4th Street NE). Work consist of the rehabilitation of the 1803 original Circuit Court Courthouse (with ancillary additions through the nineteenth and early twentieth centuries), rehabilitation of the 1938 original County Administration building, renovation of the 1983 hyphen addition, a small addition north of the hyphen, and a new accessible entrance plaza on the south. Total building area is approximately 48,729 square feet.

The newly renovated building and addition will house the Albemarle County Circuit Court, which consists of two courtrooms (including the restored and rehabilitated 1803 courtroom) and related support spaces and prisoner holding/circulation, Jury Assembly, Circuit Court Clerk, and Judges' Chambers. The new design will integrate 21st century technology and modern day security upgrades to maximize efficiency, safety, and comfort within the context of a culturally and architecturally significant resource.

Both the 1803 building (and additions) and the 1938 building will undergo exterior envelope rehabilitation, breathing life back into the structures for coming generations. Restoration includes repointing and repair of masonry brick and limestone, repair and/or replacement of sashes and repair of frames, replacement of roofing, and restoration of trim.

The small hyphen addition to the north closely matches the 1983 original hyphen with variegated Flemish bond brick, cast stone sills and copings, slate roofing, and copper gutters and downspouts.

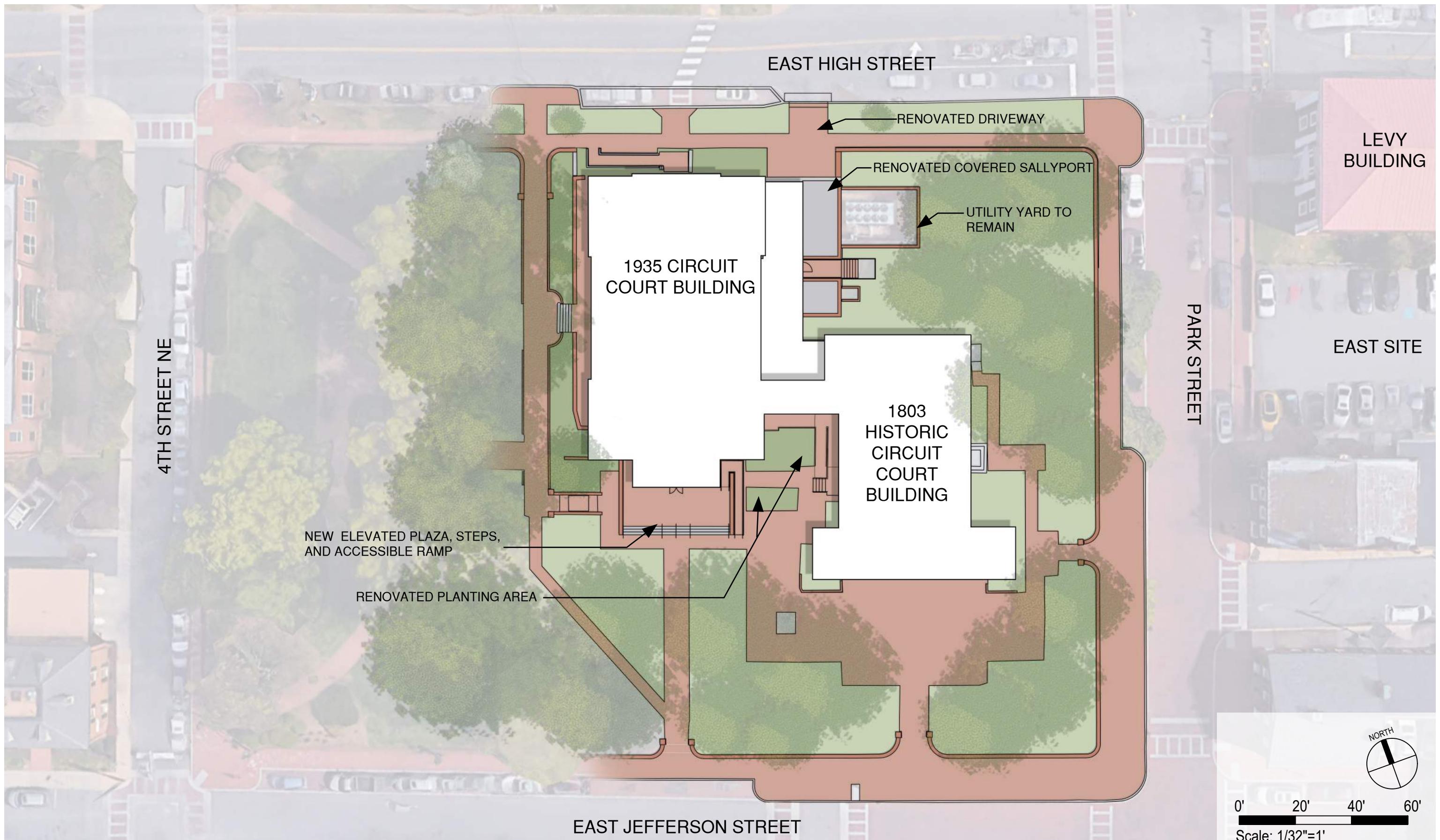
Addition includes a new prisoner vehicle sallyport door and two wood exit egress paneled doors. The landscaping in this area includes brick paved exit pathway and metal railing, a reworked brick paved vehicle apron, and protection of historic trees.

The main entrance will continue to be at the south portico of the 1938 building. The arched portico has been enclosed with glazing to allow for a weather lock to the building and additional queuing space as necessary on busy days. Infill glazing is sympathetic to the arched fenestration at the 1983 addition with muntined glazing pattern. The entrance plaza includes a ramp for equal accessibility and a forecourt space (entrance plaza) to both encapsulate the ramp and provide a raised plinth with cheek walls directly outside the courthouse.



**FENTRESS** | ARCHITECTS

**NARRATIVE**  
WEST SITE

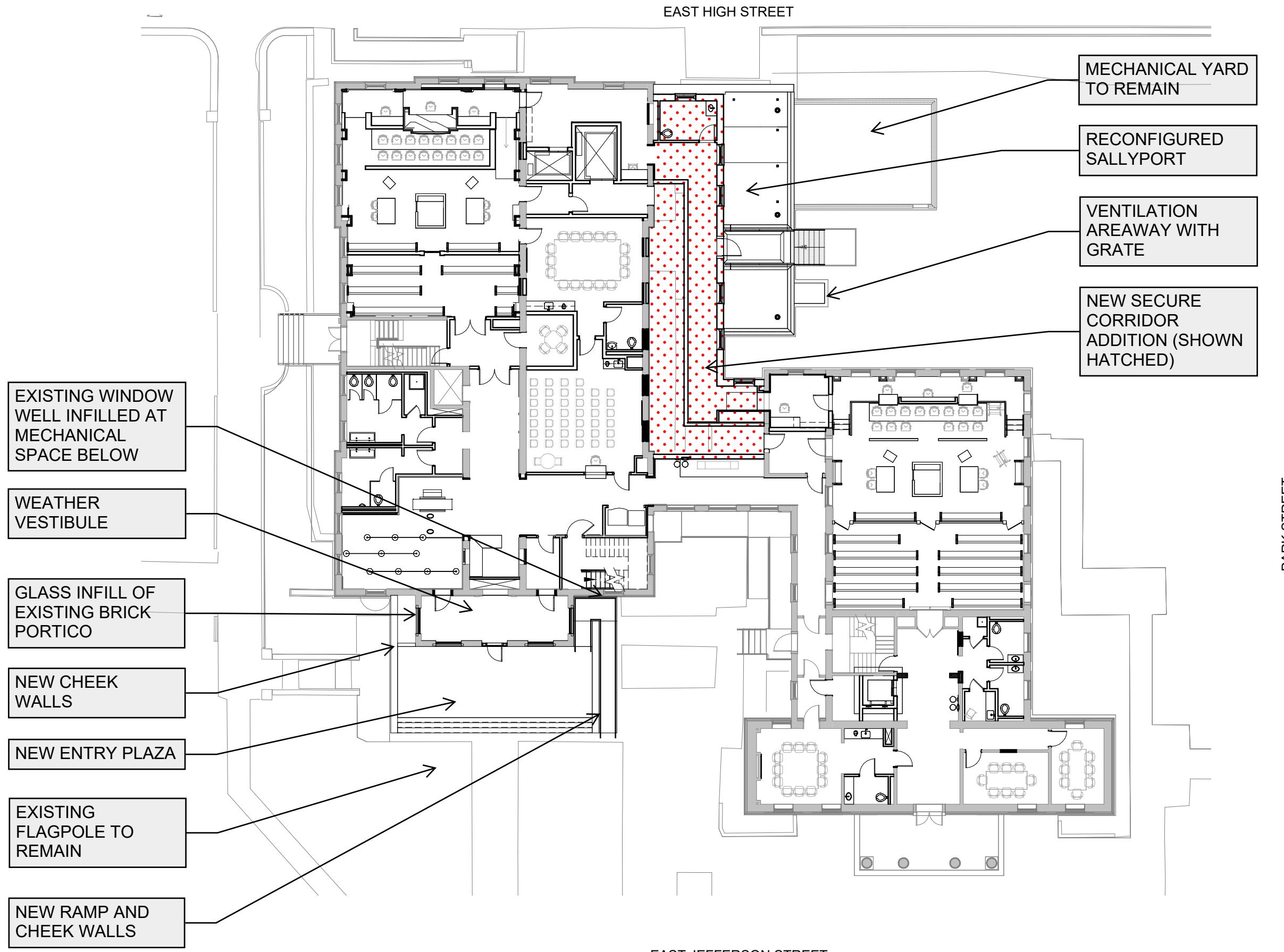


**FENTRESS | ARCHITECTS**



**SITE PLAN**  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



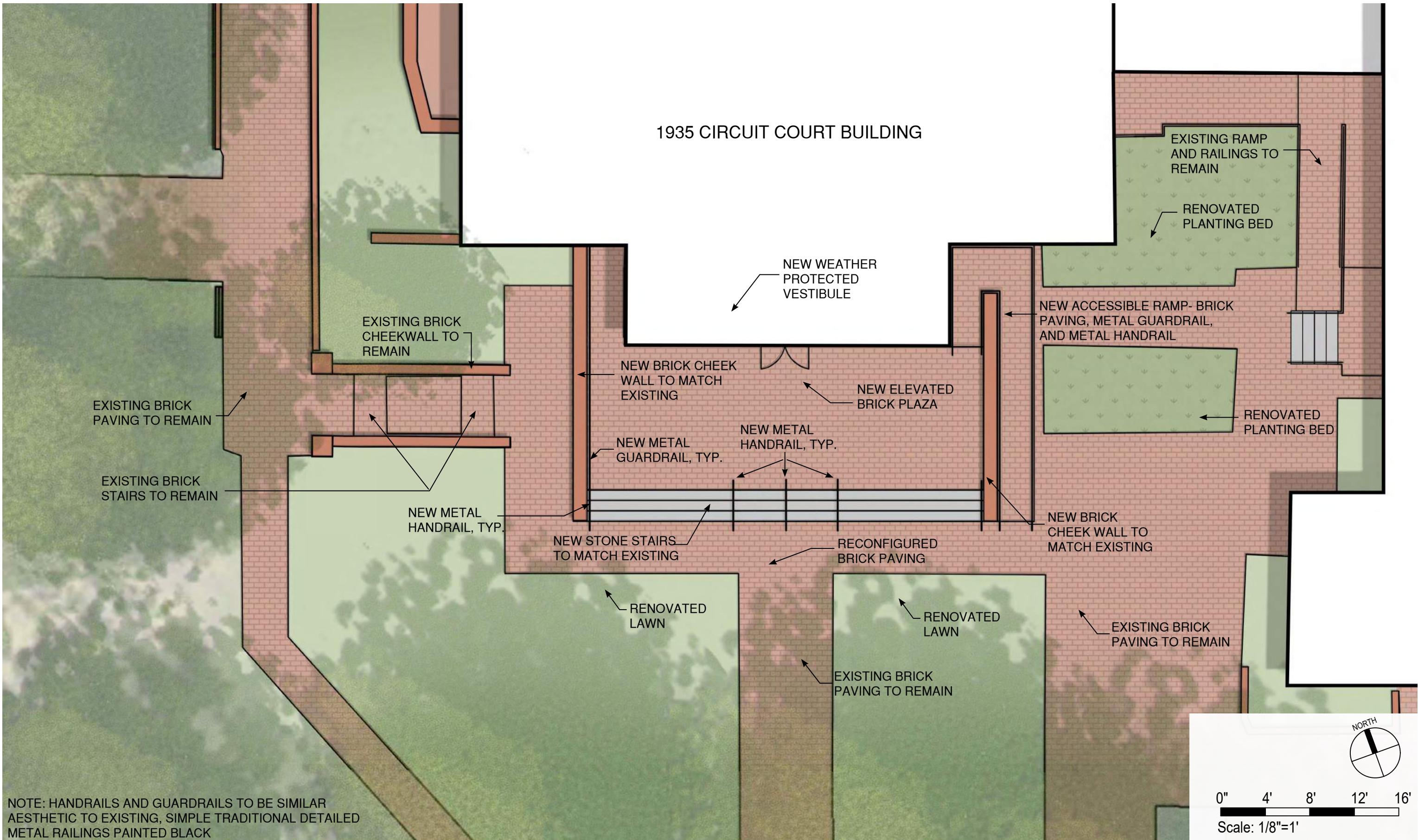
PLAN  
TRUE

0 10 20



FENTRESS | ARCHITECTS

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



FENTRESS | ARCHITECTS



ENLARGED SITE PLAN - SOUTH ENTRANCE AREA  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**FENTRESS | ARCHITECTS**

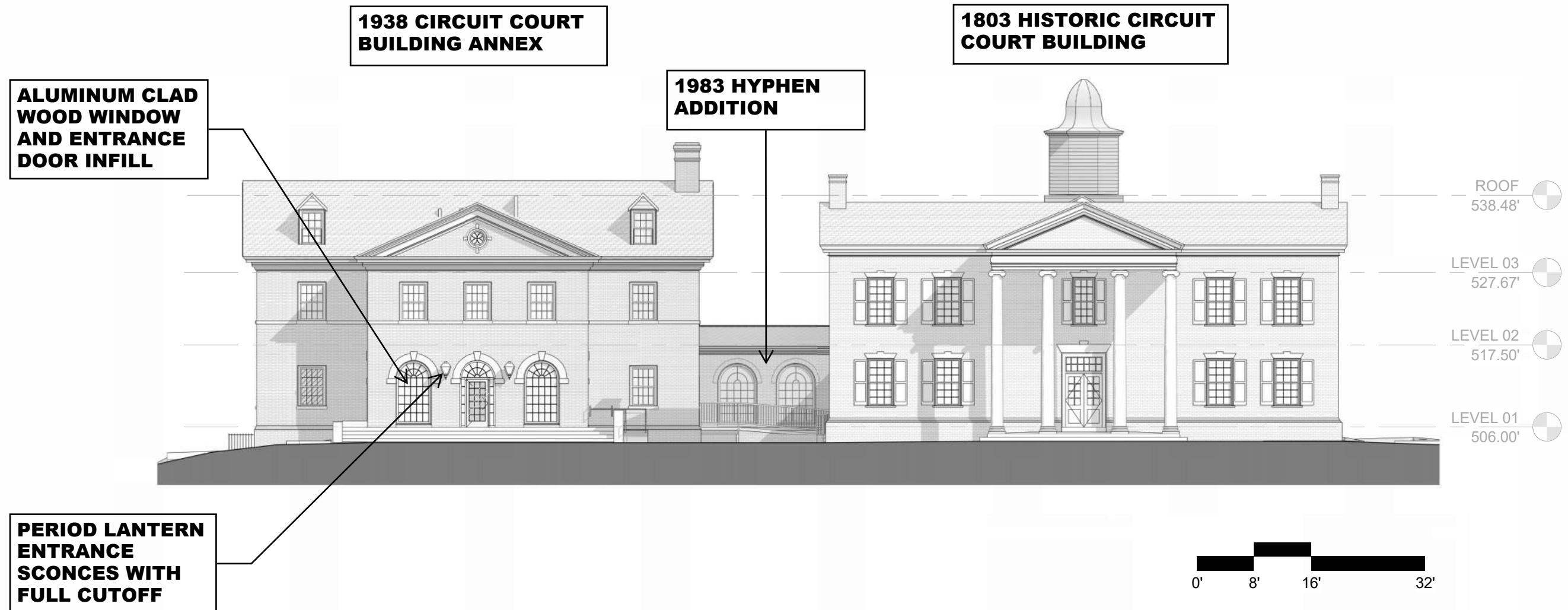
**EXISTING VIEW AT SOUTH ENTRANCE**  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA





**ELEVATION - EXISTING AT EAST JEFFERSON STREET**  
WEST SITE



**FENTRESS | ARCHITECTS**

**ELEVATION - EAST JEFFERSON STREET**  
WEST SITE

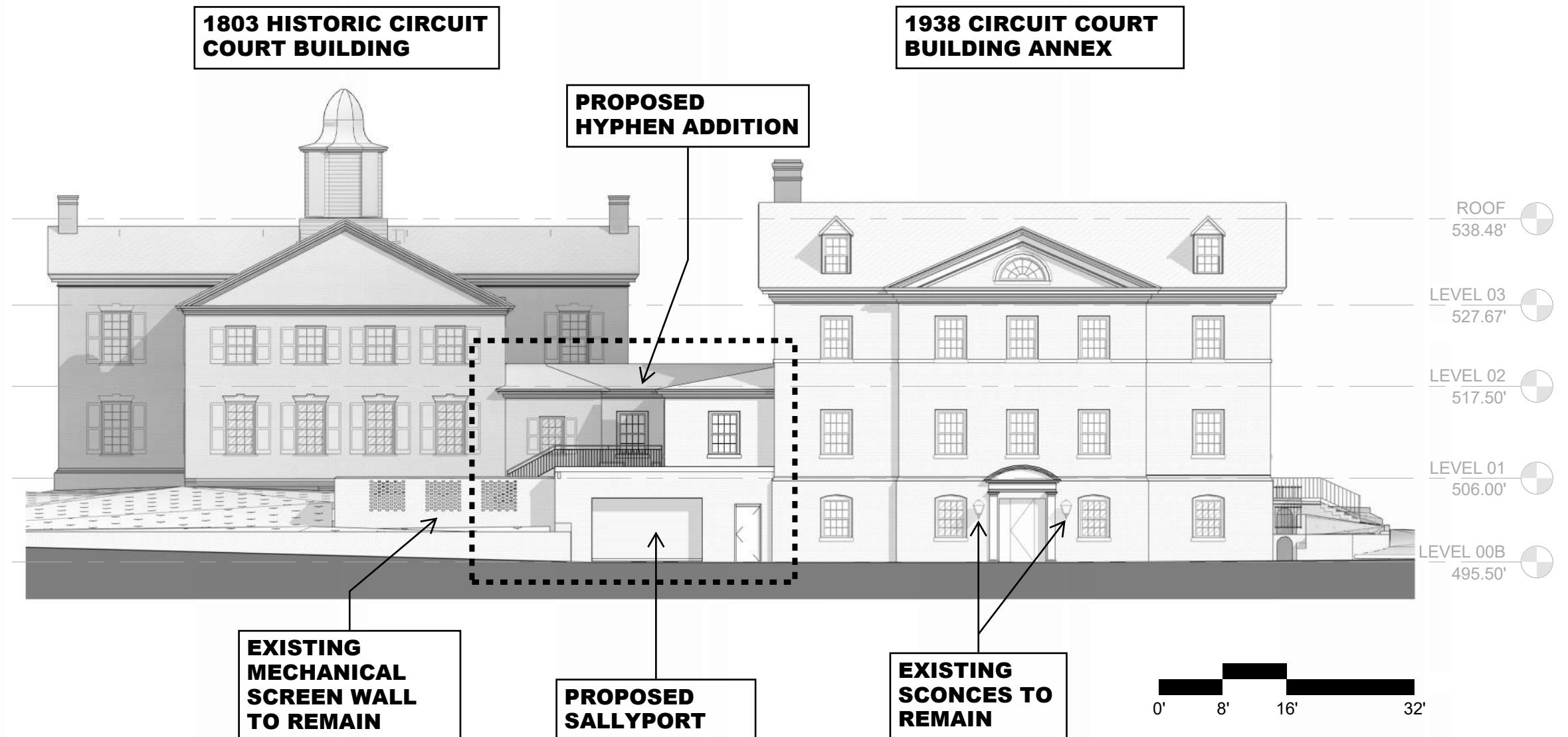
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**FENTRESS** | ARCHITECTS

**ELEVATION - EXISTING AT EAST HIGH STREET**  
WEST SITE

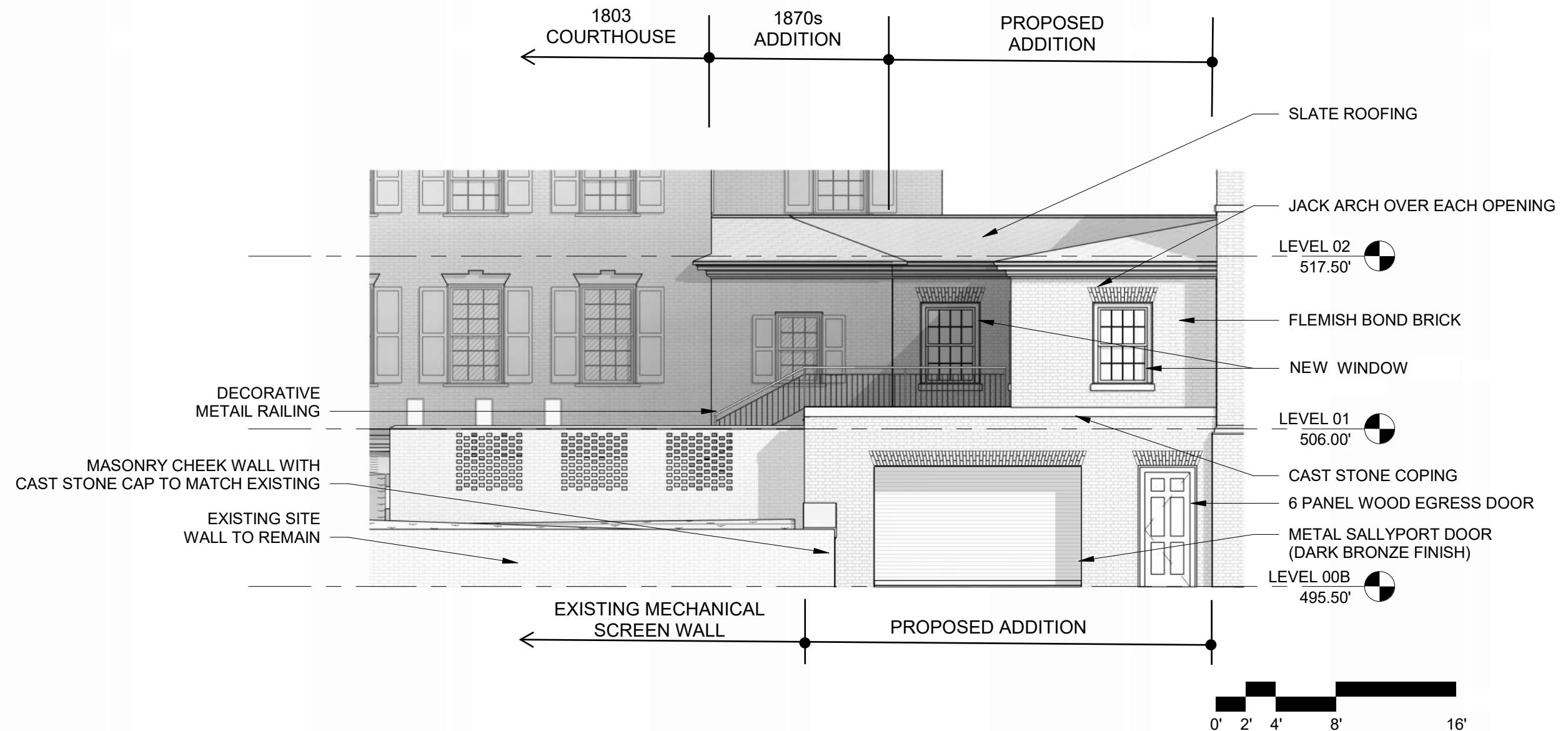
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**FENTRESS | ARCHITECTS**

**ELEVATION - EAST HIGH STREET**  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



FENTRESS | ARCHITECTS

ENLARGED ELEVATION - EAST HIGH STREET  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



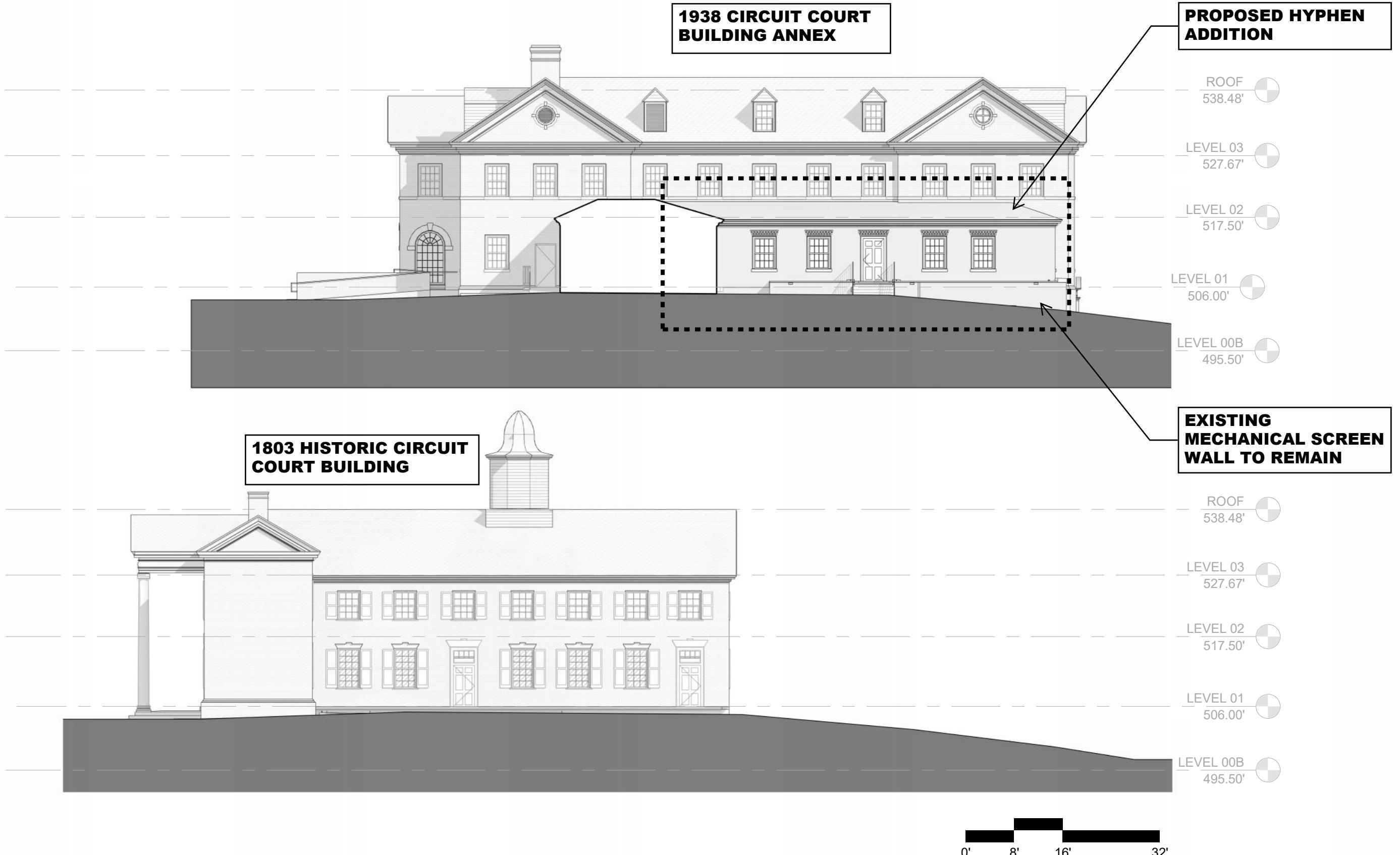
0' 8' 16' 32'



FENTRESS | ARCHITECTS

**ELEVATION - EXISTING AT PARK STREET**  
WEST SITE

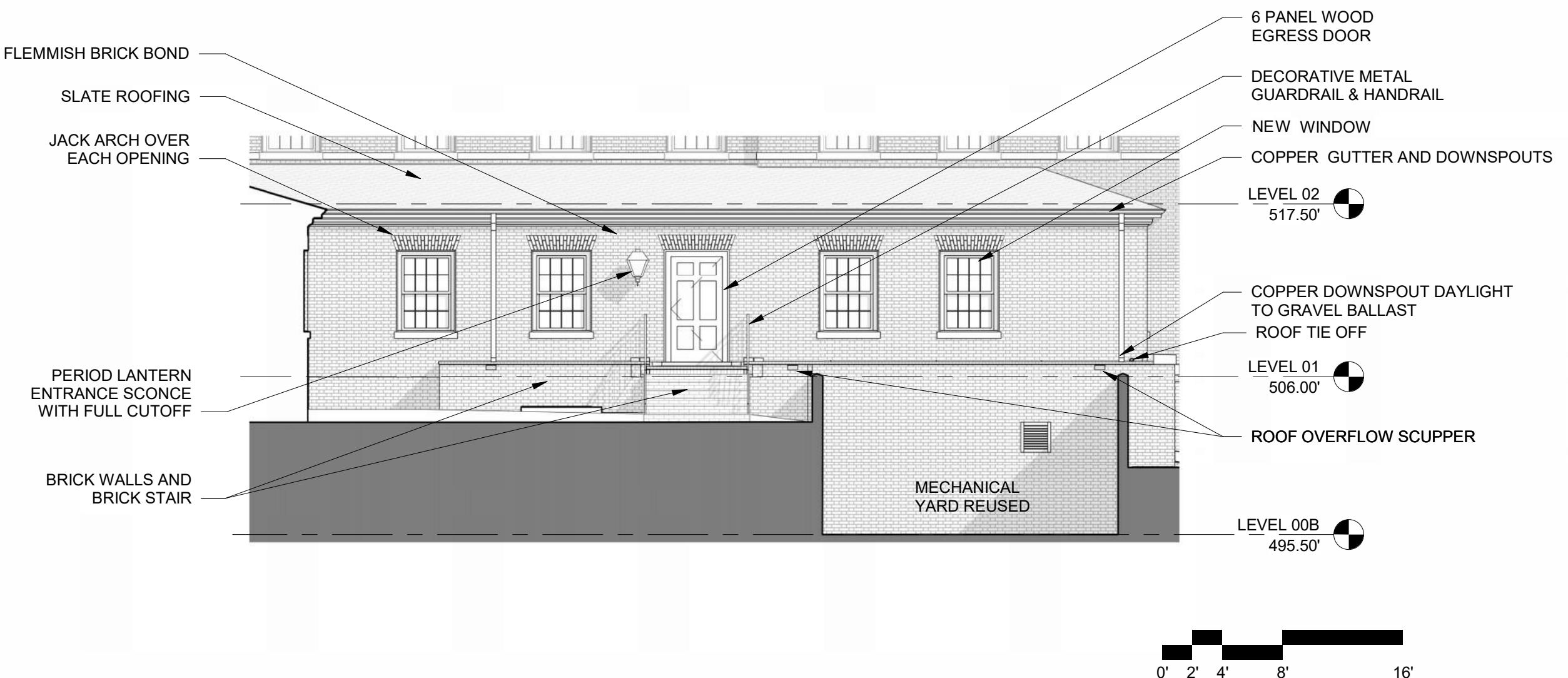
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**FENTRESS | ARCHITECTS**

**ELEVATION - PARK STREET**  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



FENTRESS | ARCHITECTS

**ENLARGED ELEVATION - PARK STREET**  
WEST SITE

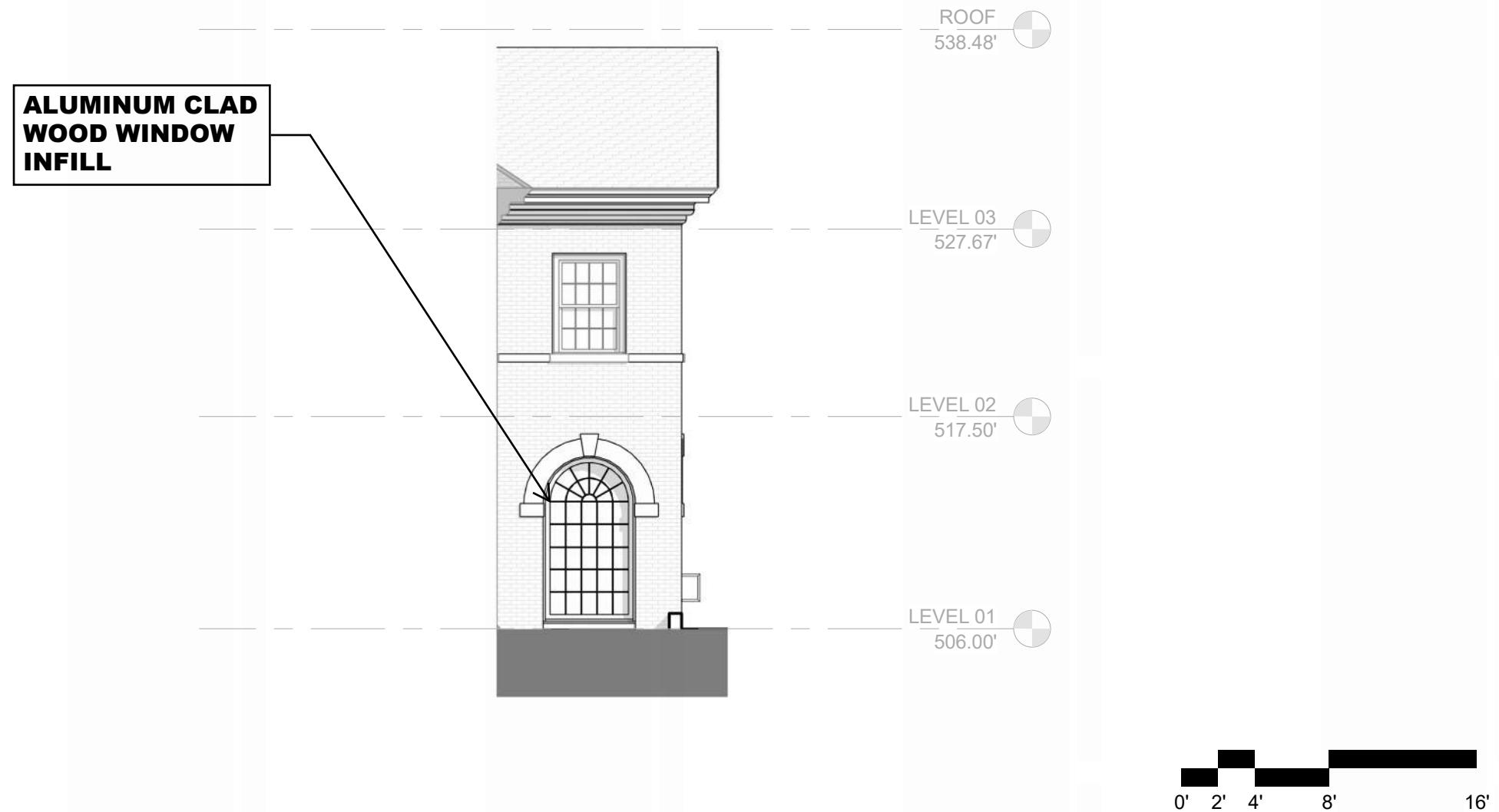
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**FENTRESS** | ARCHITECTS

**ELEVATION - EXISTING AT 4TH STREET**  
WEST SITE

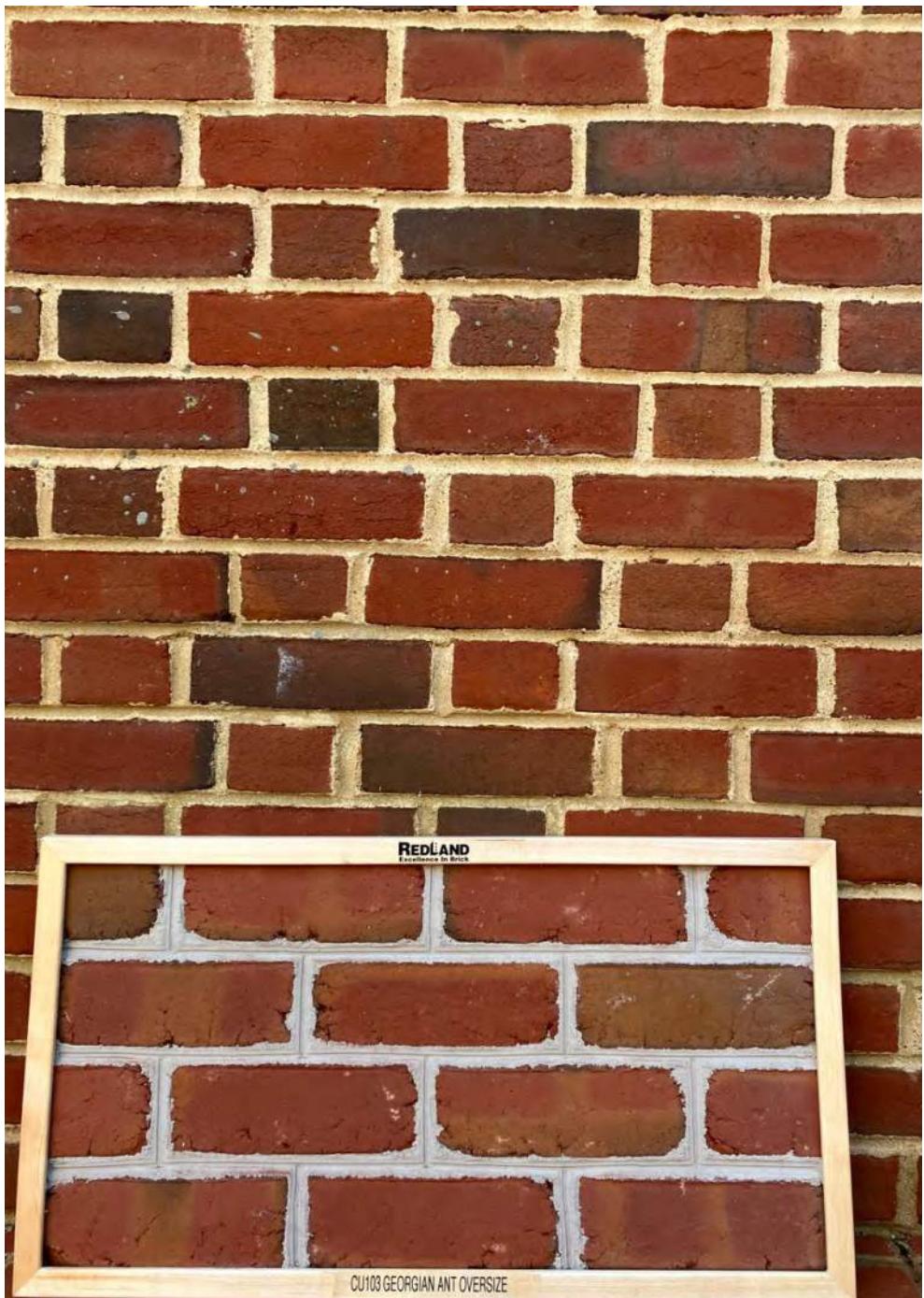
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



FENTRESS | ARCHITECTS

ENLARGED ELEVATION - 4TH STREET, PORTICO  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**BRICK SAMPLE**



**VIEW FROM NORTH ABOVE SALLYPORT**



**1983 FLEMISH BOND BRICK**



**SLATE ROOFING AND COPPER GUTTER**

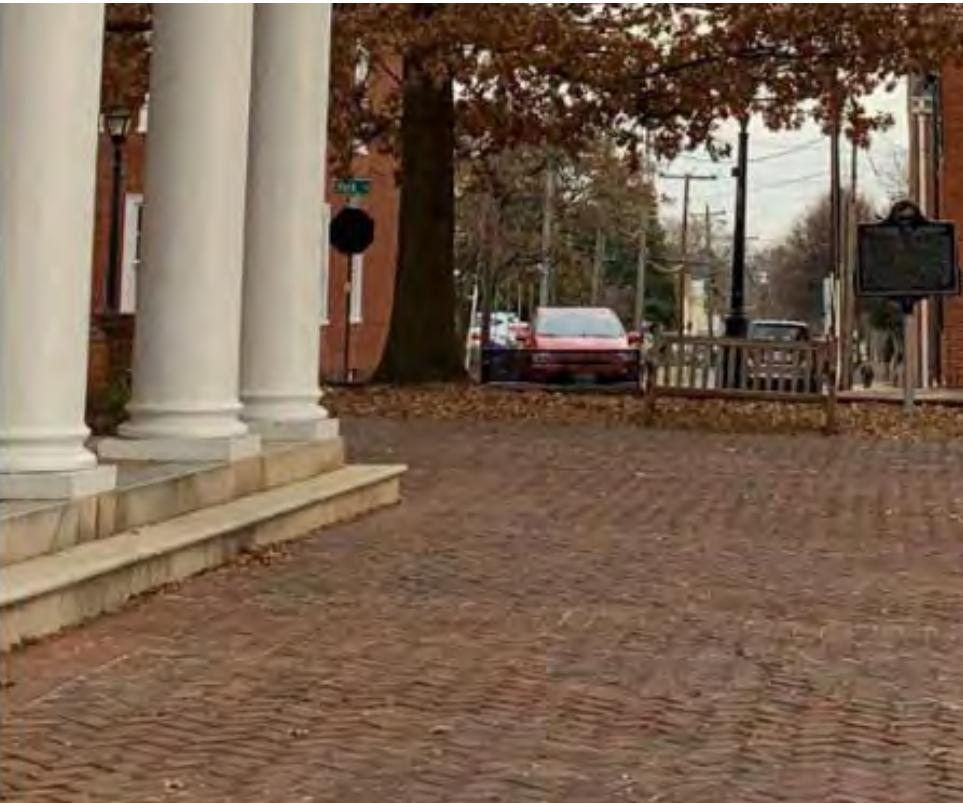


**FENTRESS | ARCHITECTS**

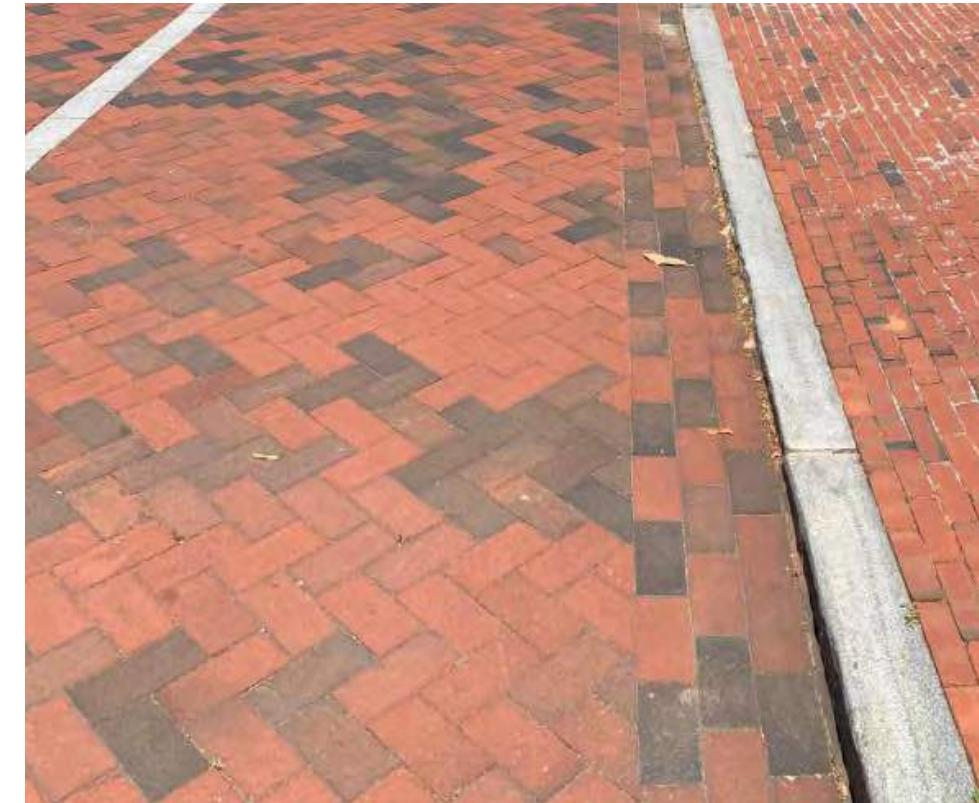


**EXTERIOR FINISHES**  
WEST SITE

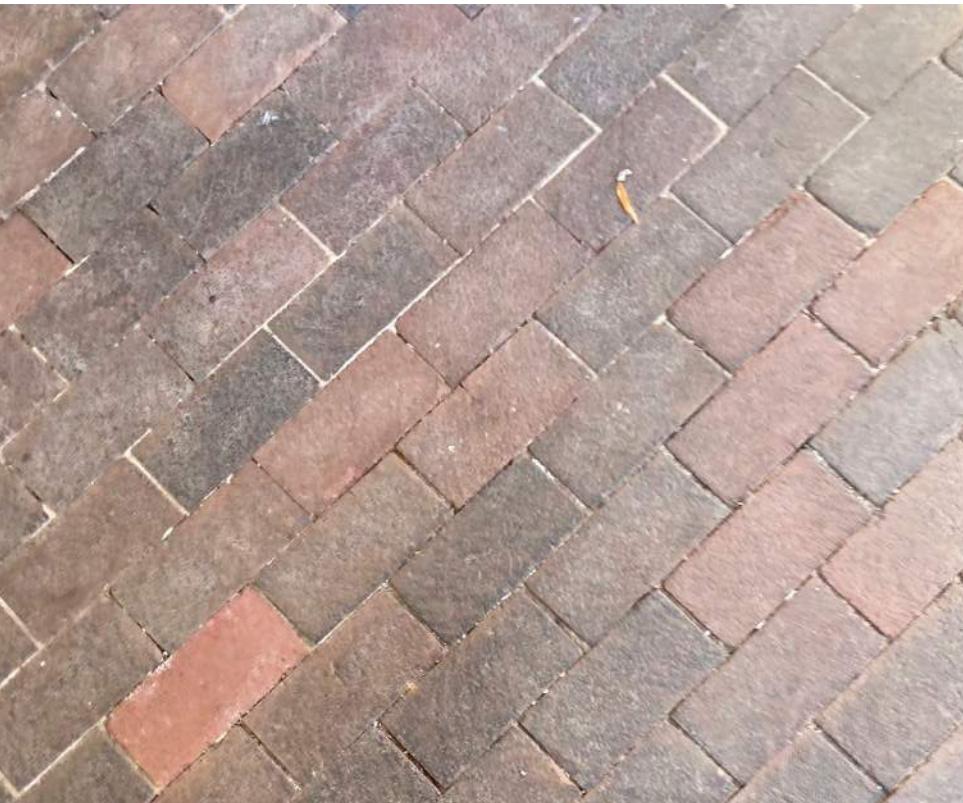
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



**PAVING AT SITE, 1803 PLAZA**



**PAVING AT SITE, PARK STREET**



**PAVING INSIDE PORTICO**



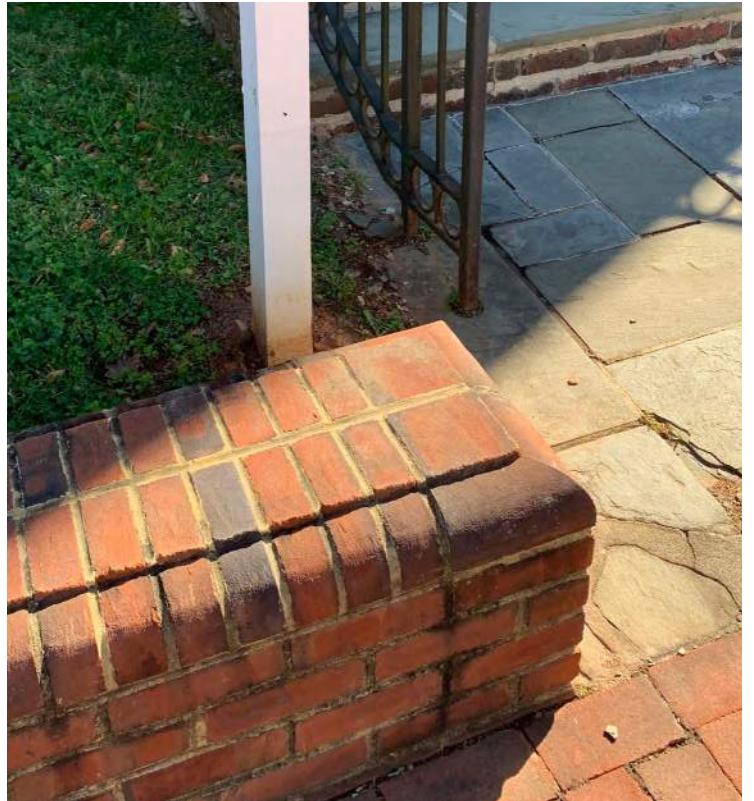
**SOUTH ENTRANCE PLAZA**



**FENTRESS | ARCHITECTS**

**EXTERIOR BRICK PAVING**  
WEST SITE

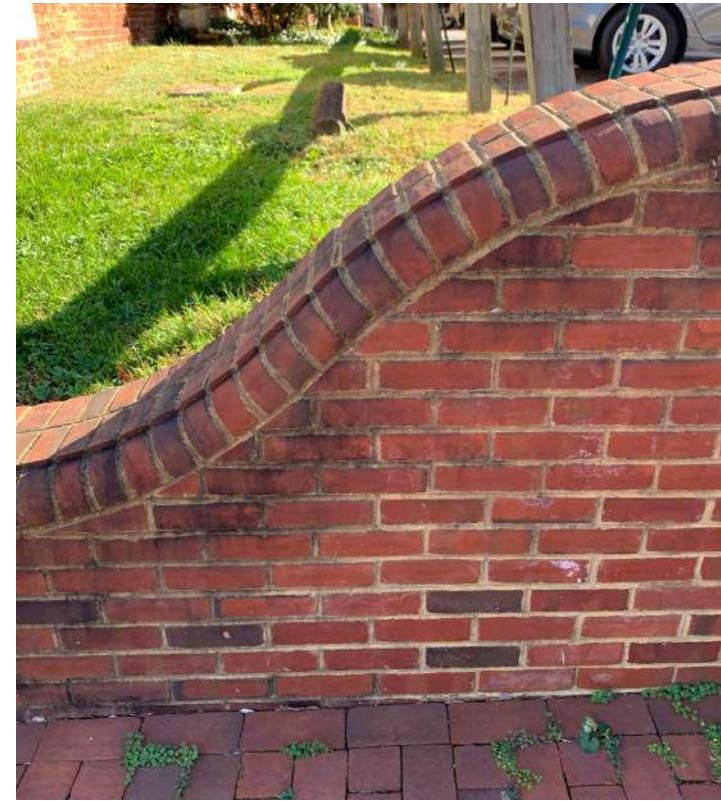
September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA



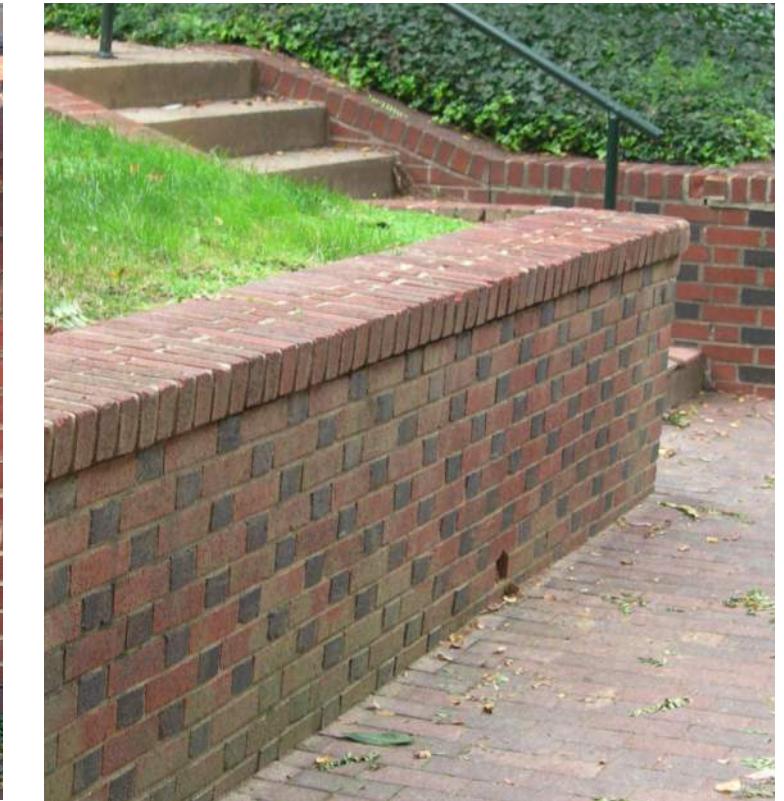
**BRICK WALL - LEVY SITE PRECEDENT**



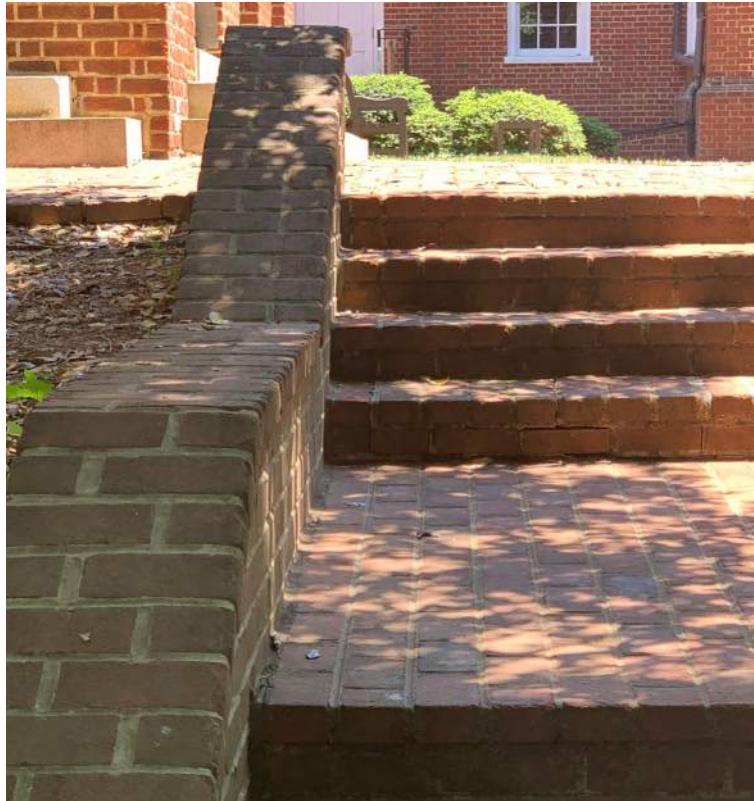
**BRICK WALL - WEST SITE PRECEDENT**



**BRICK WALL - LEVY SITE PRECEDENT**



**BRICK WALL**



**BRICK CHEEK WALL - WEST SITE**



**BRICK RAMP AND ORNAMENTAL METAL HANDRAIL**



**FENTRESS | ARCHITECTS**

**EXTERIOR MATERIALS PALETTE**  
WEST SITE

September 19, 2023  
Albemarle County Circuit Court  
Complex - West Site  
Charlottesville, VA

**Recommendation to City Council – Request to remove IPP designation.**

BAR 23-09-01

104 Stadium Road, TMP 160002000

Individually Protected Property

Owner: Woodrow Too, LLC

Applicant: Subtext Acquisitions, LLC

Project: Rezoning Application

Application components (please click each link to go directly to PDF page):

- Staff Report

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
September 19, 2023**



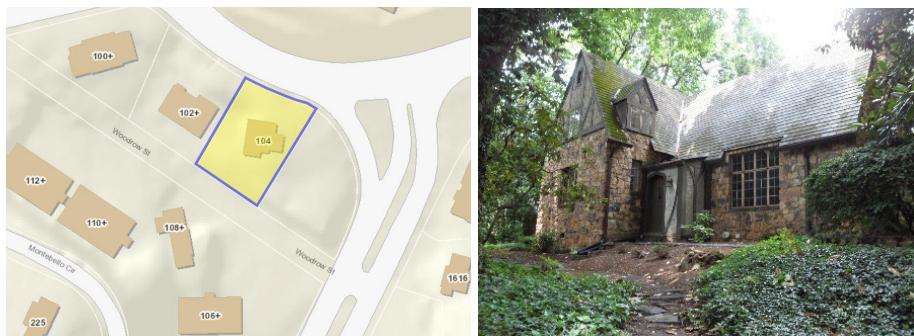
**Recommendation to City Council – Request to remove IPP designation.**

BAR 23-09-01

104 Stadium Road, TMP 160002000

Owner: Woodrow Too, LLC

Applicant: Subtext Acquisitions, LLC



**Background**

Year Built: 1927

District: Individually Protected Property (designated by City Council in 2011)

The MacLeod house (or *Stone House*, as it is referred to by prior owners) is an Individually Protected Property (IPP). The property is not listed on the VLR or NRHP.

**Prior BAR Reviews**

- July 19, 2011: BAR recommended City Council designate 104 Stadium Road an Individually Protected Property. (TMP 160002000; 0.22-acres)
- February 22, 2023: BAR denied CoA for demolition, On June 5, 2023, City Council, on appeal of the BAR denial, approved the demolition CoA. (See Appendix for BAR action and City Council action.)

**Request**

Note: There is no formal BAR application or submittal for a ZMA/ZTA request. To review the City's historical survey and additional documentation provide by the applicant, see the February 15, 2023 submittal and staff report: [BAR review - 104 Stadium Road - Feb 2023](#)

Applicant has requested City Council approve a ZMA/ZTA that would remove the IPP designation of 104 Stadium Road (TMP 160002000). In reviewing such a request, City Code requires that Council consider the recommendation of the BAR, with that recommendation based on the criteria found in City Code Section 34-274. (See the Discussion below.)

Proposed revisions to Sec. 34-273. - Individually protected properties.

(b) Following is a list of landmarks, buildings and structures outside the city's major design control districts, which are deemed by city council to be of special historic, cultural, or architectural value (each, individually, a "Protected Property"). Each parcel containing a protected property is hereby designated a minor design control district.

[...]

69.1.	104	Stadium Road	Tax Map 16	Parcel 2
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### **Discussion**

Based on the criteria found in Section 34-274 (analysis below), staff recommends the BAR recommend that Council not remove the IPP designation. However, acknowledging Council's June 5, 2023 conditioned approval of a demolition CoA [on appeal of the BAR denial], staff recommends the BAR's motion—whether supporting or opposing this request—include the following:

Should Council approve the request, the BAR recommends a condition that within [period of months] or, if sooner, prior to application for a demolition permit, the property and building will be documented thoroughly through photographs and measured drawings according to the Historic American Building Standards, with that documentation submitted to staff for the BAR archive.

### **Suggested Motions**

*Recommend denial:* Having reviewed the criteria under City Code Section 34-274, I move the BAR recommend that City Council deny the request to remove the IPP designation of 104 Stadium Road. [proposed condition.]

or

*Recommend approval:* Having reviewed the criteria under City Code Section 34-274, I move the BAR recommend that City Council approve the request to remove the IPP designation of 104 Stadium Road. [proposed condition.]

### **Standard of Review – IPP Designation**

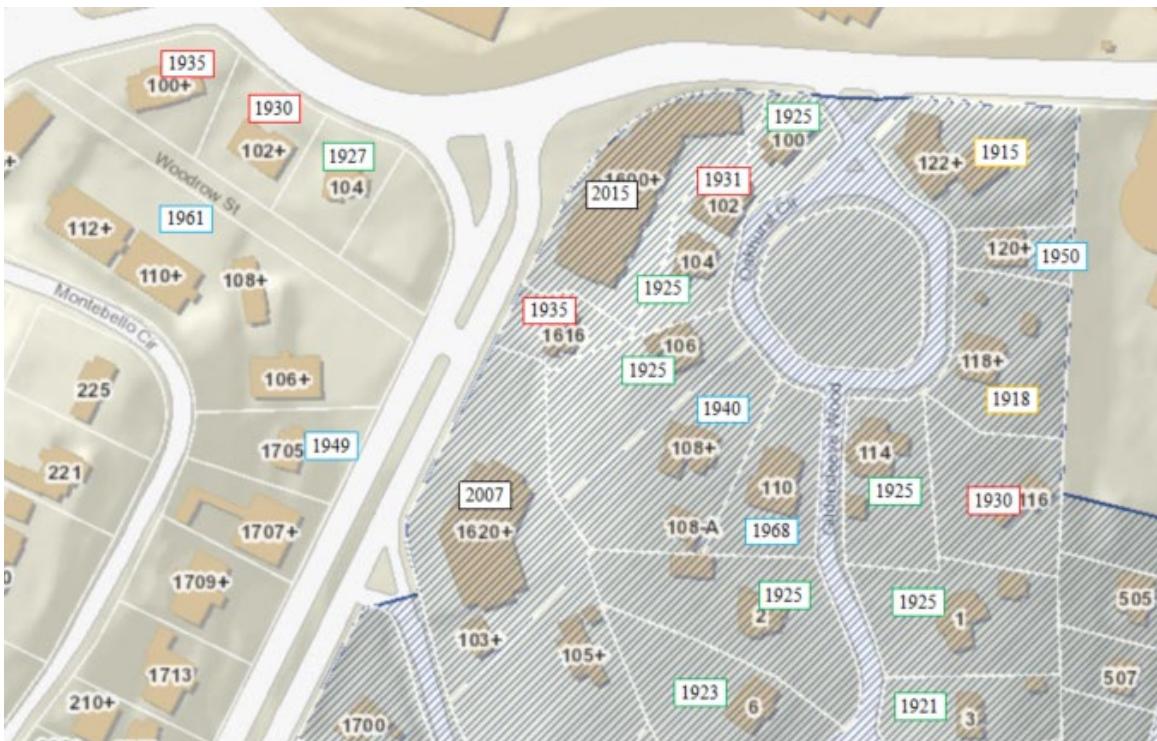
**Sec. 34-274.** - Additions to and deletions from districts or protected property list.

- a) City council may, by ordinance, from time to time, designate additional properties and areas for inclusion within a major design control district; remove properties from a major design control district; designate individual buildings, structures or landmarks as protected properties; or remove individual buildings, structure or landmarks from the city's list of protected properties. Any such action shall be undertaken following the rules and procedures applicable to the adoption of amendments to the city's zoning ordinance and zoning map.
- b) Prior to the adoption of any such ordinance, the city council shall consider the recommendations of the planning commission and the board of architectural review ("BAR") as to the proposed addition, removal or designation. The commission and BAR shall address the following criteria in making their recommendations: [listed below, with staff comments inserted]

**(1) The historic, architectural or cultural significance, if any, of a building, structure or site and whether it has been listed on the National Register of Historic Places (NRHP) or the Virginia Landmarks Register (VLR);**

Staff Comment: The structure was built in 1927. In 2011, the property was designated by the City an Individually Protected Property. The property is not listed on the VLR or NRHP, nor within a historic district listed on the VLR or NRHP.

104 Stadium Road was built in the same period as many of the houses in the Oakhurst-Gildersleeve Historic District (1920s-1930s). It is possible 104 Stadium Road was considered as part of the district, but staff found no evidence it was or was not.



**(2) The association of the building, structure or site with an historic person or event or with a renowned architect or master craftsman;**

Staff Comment: There are no known associations with historic events, architects, or master craftsmen. The house was built for Malcolm M. MacLeod, an English literature professor at the University of Virginia. MacCleod resided there until its sale in 1954. The house is also associated with Edward R. Stettinius, Jr., who attended UVA in the early 1920s, and later served as the U.S. Secretary of State [1944-1945] under President Franklin Roosevelt and in 1946 was named the country's first delegate to the United Nations. From 1946 through 1949, Stettinius served on the UVa Board of Visitors as UVa's rector. It is reported that Stettinius, being acquainted with MacCleod, was a frequent visitor to the Stone House. That said, there is no information regarding when Stettinius visited this

property, how long he stayed, or if those visits can be associated with historic events or activities.

**(3) The overall aesthetic quality of the building, structure or site and whether it is or would be an integral part of an existing design control district;**

Staff Comment: From the 2011 City survey: *The property at 104 Stadium Road is an example of a 1927 English Tudor Revival style. The terraces with rock steps and low walls are a rare example of historic landscape.*

JPA and a vacant lot separate the house and property from the Oakhurst-Gildersleeve ADC District and VLR/NRHP Historic District. (See #1, above.)

**(4) The age and condition of a building or structure;**

Staff Comment: Staff has not examined the site or structure; however, for the February 2023 demolition request, the applicant stated the building was “in good structural condition to the best of our knowledge, but there is deferred maintenance that would need to be addressed in the future.”

**(5) Whether a building or structure is of old or distinctive design, texture and material;**

Staff Comment: Stone buildings are not unusual in Charlottesville, but they are not frequent; stone site walls are more commonly found. Examples of similar period, stone homes within the Oakhurst-Gildersleeve ADC District include:

- 1 Gildersleeve Wood (1925, Dutch Colonial Revival)
- 3 Gildersleeve Wood (1928, Tudor Revival)
- 12 Gildersleeve Wood (1935, Colonial Revival)
- 700 JPA (1935, Colonial Revival)]
- 117 Maywood (1938, Vernacular Craftsman)
- 130 Maywood Lane (1940, Vernacular)
- 550 Valley Road (1935, Tudor Revival)
- 552 Valley Road (1937, Tudor Revival)

**(6) The degree to which the distinguishing character, qualities or materials of a building, structure or site have been retained;**

Staff Comment: Staff has not examined the site or structure. However, the 2011 BAR staff report noted the following: *The character-defining features of the main structure and site are intact. In addition to the main dwelling, the stone foundation of a one-story garage in place by 1929 remains today. The garage was removed by 1950. Surrounding the property are numerous trees. Two sloping terraces on the back of the property are marked with low stone walls. A stone planter sits at the head of a series of stone steps leading from the Woodrow Street entrance down the terraces. This terraced garden and stone steps are likely original as the stone matches the house.*

**(7) Whether a building or structure, or any of its features, represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city;**

Staff Comment: (See #5, above.) It is not an infrequent or the first or last remaining example of a particular style or design.

**(8) Whether a building or structure is part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exist a number of buildings or structures separated geographically but linked by association or history.**

Staff Comment: (See #4, above.) 104 Stadium Road is linked historically to a period of growth at the University of Virginia in the early twentieth century, which spurred the growth of residential neighborhoods near its campus to house professors and students, such as Oakhurst-Gildersleeve neighborhood.

## Appendix

### **From BAR Action on February 22, 2023.**

Motion to deny CoA by Mr. Whitney. Second by Mr. Zehmer. Vote 6-0, motion passed:  
*Denial:* Having considered the standards set forth within the City Code, including the BAR's design guidelines and the standards for considering demolitions, I move to find that the proposed demolition of the house and gardens at 104 Stadium Road does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties, and for the following reasons the BAR denies the application as submitted:

**From staff notes (For the specific discussion re: the motion to deny, refer to the meeting video, link below, beginning at approx. 01:14:00.)**

- *The house is almost 100 years and, while not being the only stone house in Charlottesville, it is a fairly rare example of this house type in Charlottesville. It is from the time [associated with the growth of the University]*
- *[The house] creates character of space where it exists.*
- *It is a unique remnant of a historic landscape.*
- *The [house/property] is in good condition there's no reason for demolition [as related to] its condition*
- *[Reference to] Review Criteria for Demolition, #3: The public purpose or interest in land or buildings to be protected. \* The last record that we have that would speak to [this criteria] is the designation of the property itself by City Council in 2011; it was clearly a desire for this building and the adjacent property to be protected, and the wording in that [2011] resolution is also that the adjacent parcel not be developed*
- *IPP & BAR have never voted to [approve demolition of] an IPP*
- *[The property's] historic landscape contributes to the context of JPA, could influence the buffer of JPA and built lots.*

- *[Reference] Design Guidelines #6 & #7: alternatives to demolition, rehabilitation and reuse of structure is possible.\**

\* Reference ADC District Design Guidelines, Chapter VII – Demolitions and Moving.  
Link: [Chapter 7 Demolition and Moving](#)

*Recommendations to Council:*

- *Building be documented thoroughly through photographs and measured drawings according to the Historic American Building standards, information should be retained by City of Charlottesville's Department of Neighborhood Development Services and Virginia Department of Historic Resources;*
- *CoA for demolition be contingent on BAR approval of building's replacement if it remains an IPP or approval of the building by the Planning Commission if it's an Entrance Corridor project [or a mechanism Council deems appropriate] to ensure that the building is not unnecessarily demolished if the project does not move forward.*

Link to the meeting video: (Discussion of 104 Stadium Road begins at approx. 00:10:00.)

<https://boxcast.tv/channel/vabajtzeuvv3iclkx1a?b=gy0e4cwtctvdvwijke2c>

**From the City Council resolution approved June 5, 203:**

[...]

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia that, pursuant to the conditions below, a Certificate of Appropriateness is hereby approved for the requested demolition at 104 Stadium Road.

Approval of certificate of appropriateness is expressly conditioned upon the occurrence of the following before issuance of a demolition permit:

1. Building and gardens be documented thoroughly through photographs and measured drawings according to the Historic American Building Standards, information should be retained by City of Charlottesville's Department of Neighborhood Development Services and Virginia Department of Historic Resources;
2. Approval of a design-review CoA for new construction on the parcel as a contiguous element of the proposed multi-lot development to ensure that the building is not demolished without an appropriate and City-approved replacement, and issuance of site plan and building permit for construction of such replacement.
3. After the foregoing conditions are accomplished, if the IPP designation has not previously been removed by appropriate action of Council, whether before or after demolition, but no later than 30 days after demolition, applicant will request City Council initiate a zoning ordinance amendment per City Code § 34-274 to delete the property from the protected property list by zoning text and map amendment.