

The following projects will be reviewed at the May 2022 Board of Architectural Review Meeting:

Certificate of Appropriateness

BAR 21-10-04
310 East Main Street, TMP 28004100
Downtown ADC District
Owner: Armory 310 East Main, LLC
Applicant: Robert Nichols/Formworks
Project: Facade renovations/alterations

Certificate of Appropriateness

BAR 10-11-04
123 Bollingwood Road, TMP 070022000
Individually Protected Property
Owner: Juliana and William Elias
Applicant: Jeff Dreyfus, Bushman Dreyfus Architects
Project: Modifications to west elevation

Architectural And Historic Survey



259

Identification

STREET ADDRESS: 310 E. Main Street	HISTORIC NAME: Tilman Building (J.D. & J.S. Tilman's)
MAP & PARCEL: 28-41	DATE / PERIOD: 1916 and 1956
CENSUS TRACT AND BLOCK: 1-124	STYLE: Victorian
PRESENT ZONING: B-4	HEIGHT (to cornice) OR STORIES: 2 1/2, 3 storeys
ORIGINAL OWNER: J. Dean Tilman, Sr.	DIMENSIONS AND LAND AREA: 27' x 232' (6,140 sq. ft.)
ORIGINAL USE: Dry Goods Store	CONDITION: Good
PRESENT USE: Department Store	SURVEYOR: Bibb
PRESENT OWNER: J. Dean Tilman, Jr., G. McNeir Tilman, William T. Tilman	DATE OF SURVEY: Spring 1979
ADDRESS: 310 E. Main Street Charlottesville, VA	SOURCES: City Records William T. Tilman Holsinger's Charlottesville Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This 2-storey, 3-bay building with pointed-arched windows evokes the Gothic Revival style of a half century before. Construction is of pressed brick laid in stretcher bond on the facade. A 1956 remodelling gave the building an incongruous Colonial Revival storefront: Corner pilasters support an entablature and pediment above a recessed entrance loggia. The original storefront had a narrower loggia and simple entablature. Windows at the second level are double-sash, 8-over-8 light, with 4-light rectangular transoms. The center muntins are wider to give the appearance of narrow paired windows. Their pointed arches continue as window surrounds. The area above each window, under the arch, is faced with concrete and has a raised brick circle in its center. There is a low attic storey at the front of the building with tiny Gothic double-sash windows with pointed arches. These windows rest directly on a narrow concrete stringcourse. The parapet is topped by a simple concrete cornice. Behind it, a tar-&-gravel shed roof slopes to the rear. The flat-roofed, windowless, 3-storey rear addition is built of brick laid in 5-course American bond. It has a storefront entrance at the basement level framed by a band of stretchers.

HISTORICAL DESCRIPTION

J. D. & J. S. Tilman's was founded in 1905 and for several years occupied one of the Main Street store rooms in the magnificent old bank building on the northwest corner of Main and Fourth Streets. J. Dean Tilman, Sr., purchased the lot in 1915 (City DB 27-455) and completed the present building the next year (DB 28-82). A 2-storey brick house had once stood on the site, but it was destroyed in the 1909 fire. The building was completely remodeled and given a new storefront, and a large 3-storey rear wing with a basement entrance on Water Street was added in 1956. The Tilman family still owns the building and conducts their business there. Additional References: City DB 28-17, 375-149; WB 9-66.



CURRENT STATE OF DEVELOPMENT



PREVIOUSLY SUBMITTED

INTERIM UPDATE ON THE DEVELOPMENT OF ELEVATOR SHAFT ORNAMENT

310 EAST MAIN STREET

CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

SUBMITTED SEPTEMBER 28, 2021

RESUBMITTED JANUARY 21, 2022

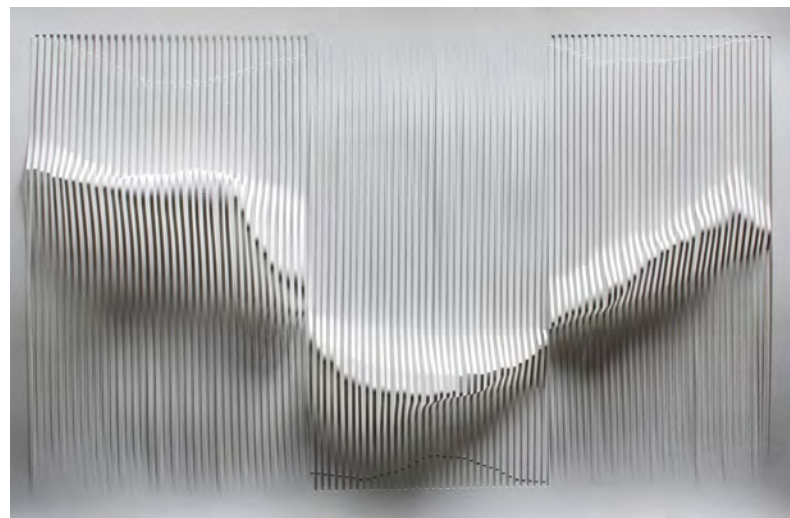
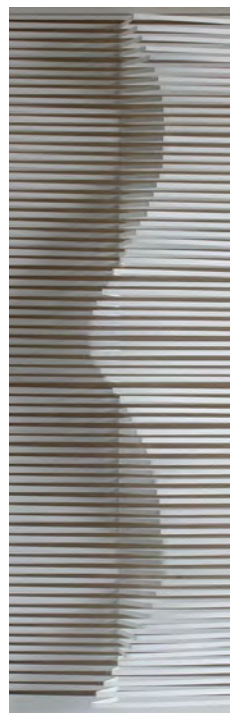
NON-AGENDA UPDATE ON ELEVATOR SHAFT ORNAMENT, APRIL 19, 2022



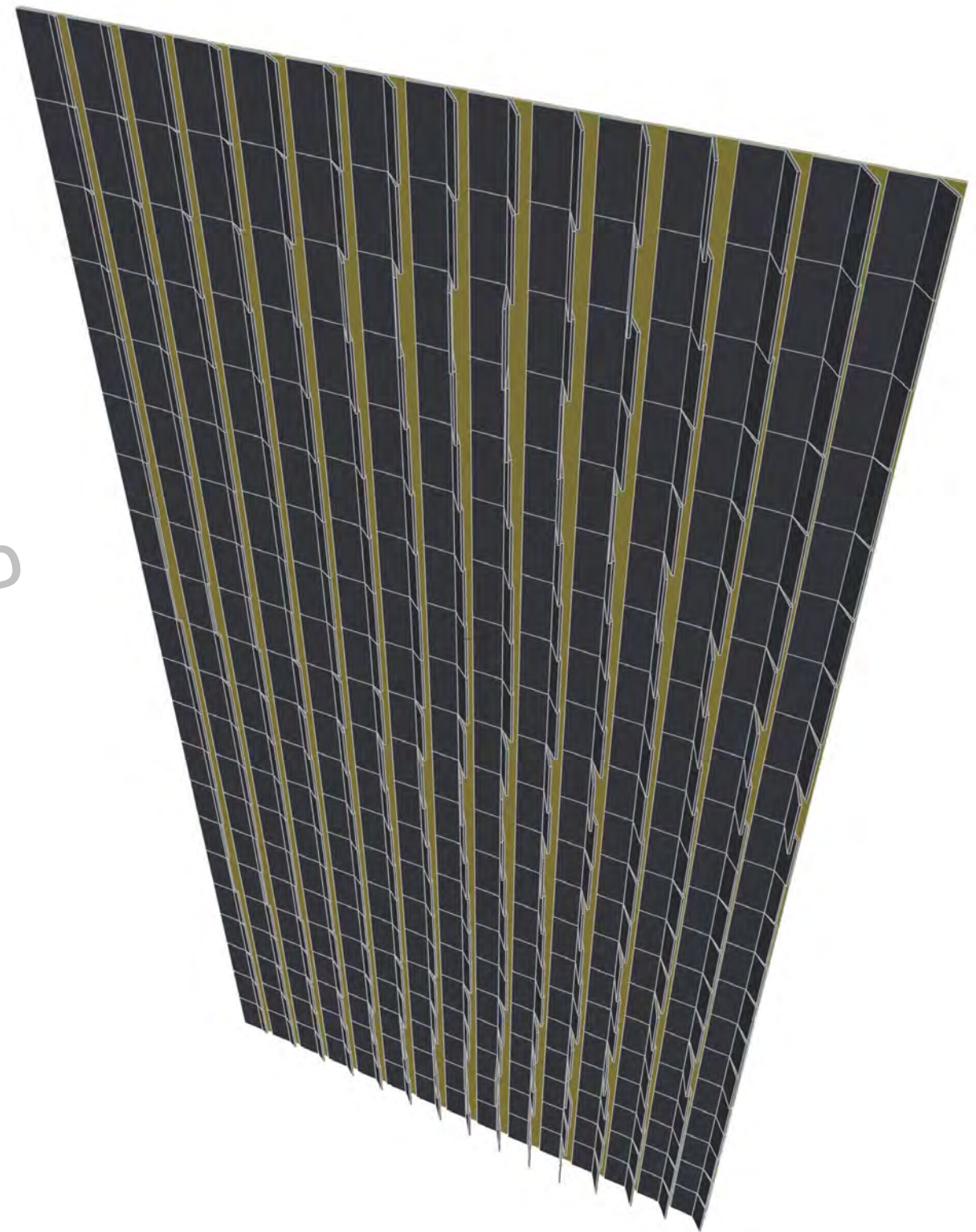
AN OPTICAL EFFECT SIMILAR TO "MOIRÉ", USING REPEATION OF MANY SMALL METAL "TILES", EACH WITH SLIGHT ADJUSTMENT IN GEOMETRY.

THE FABRICATION PROCESS USES COMPUTATIONAL METHODS TO PRODUCE MANY UNIQUE TILES IN A QUICK AND EFFICIENT MANNER.

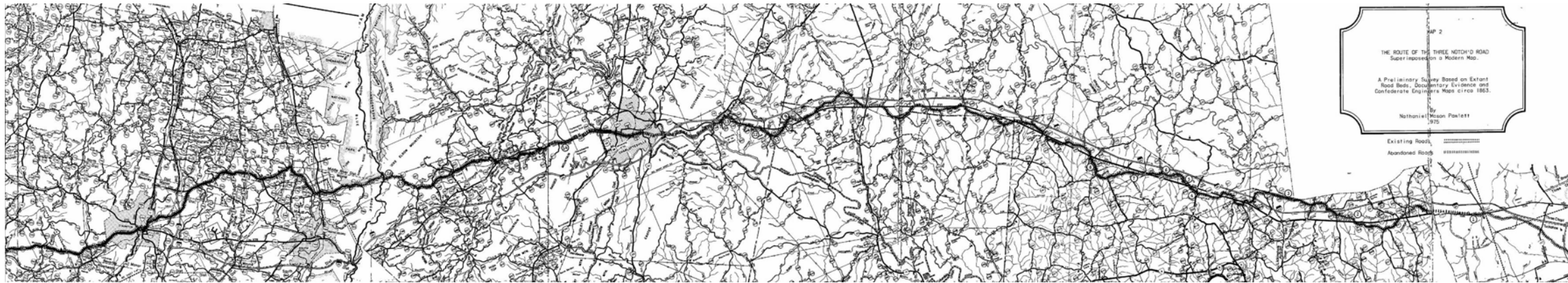
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DESIGN PROPOSAL



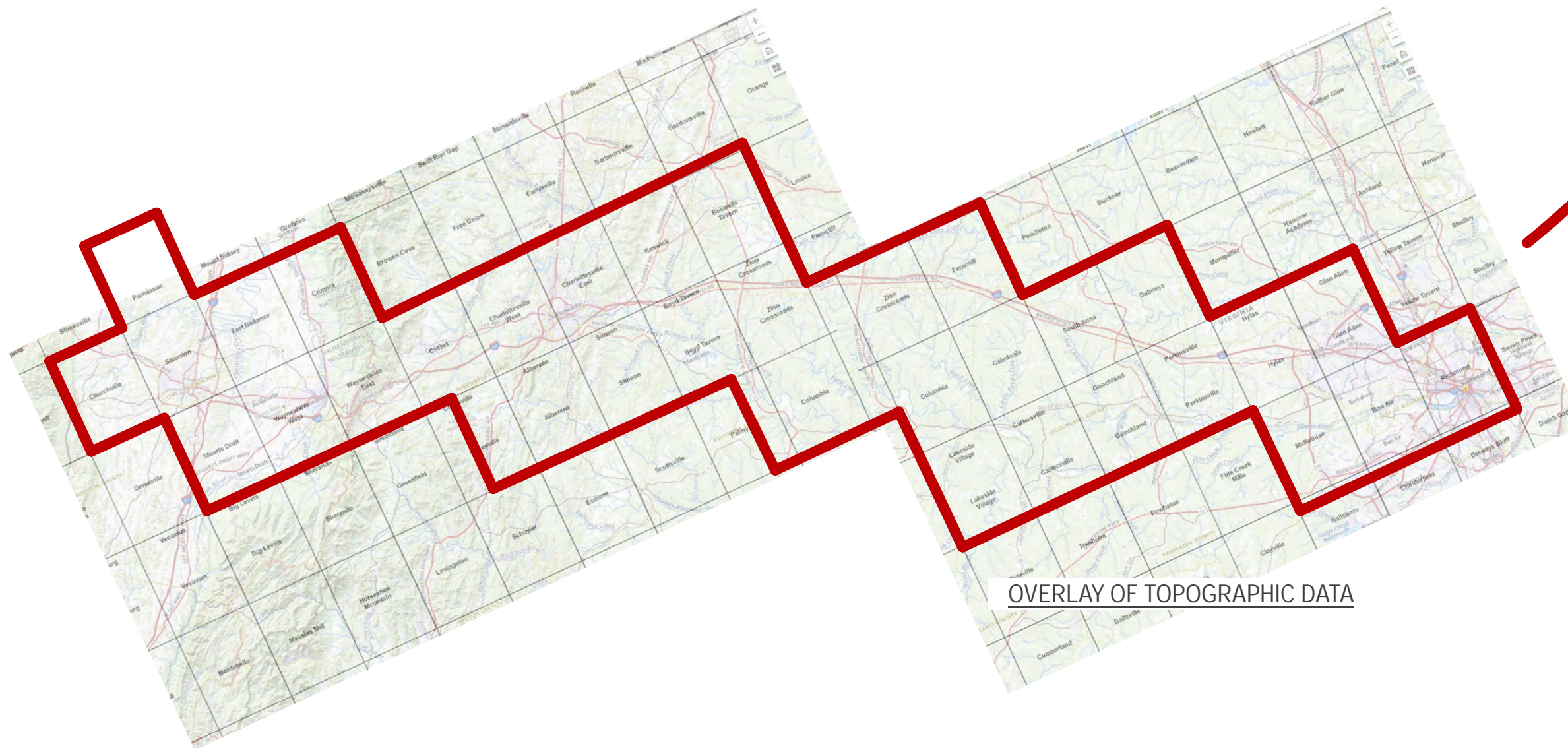
PRECEDENT IMAGES



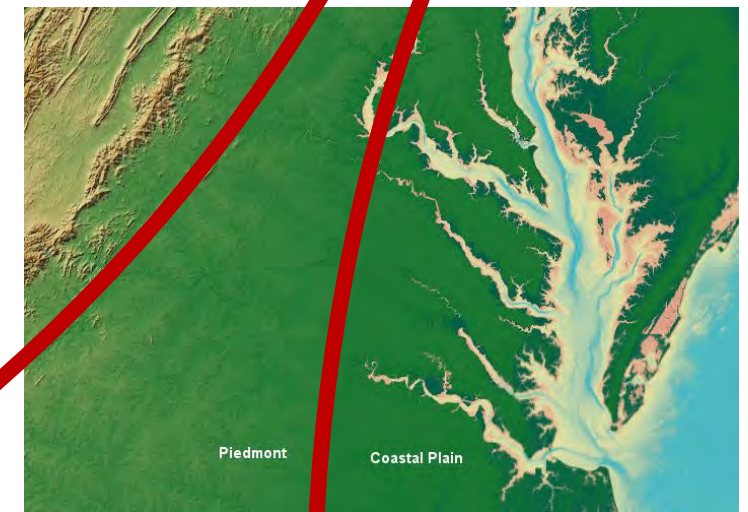
DIGITAL MOCKUP OF EFFECT



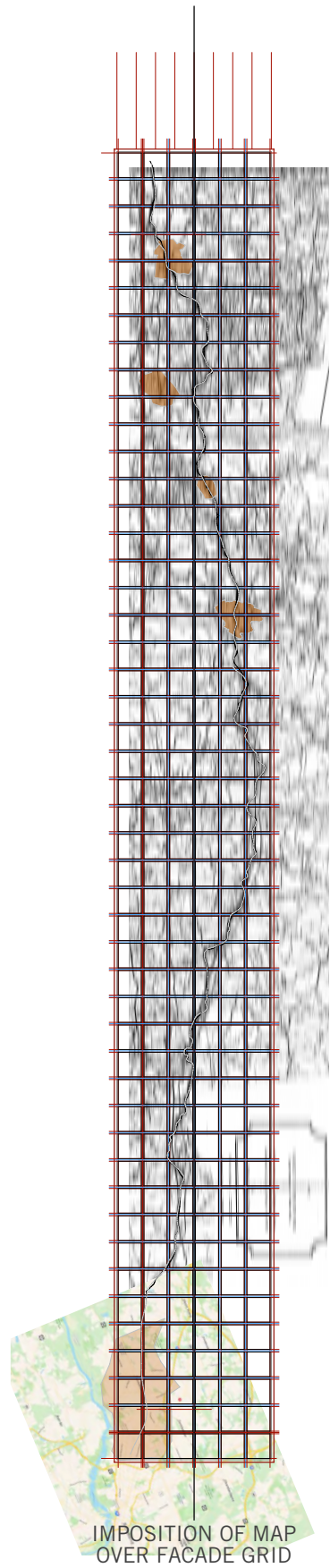
RECONSTRUCTED ROUTE OF THREE NOTCH'D ROAD



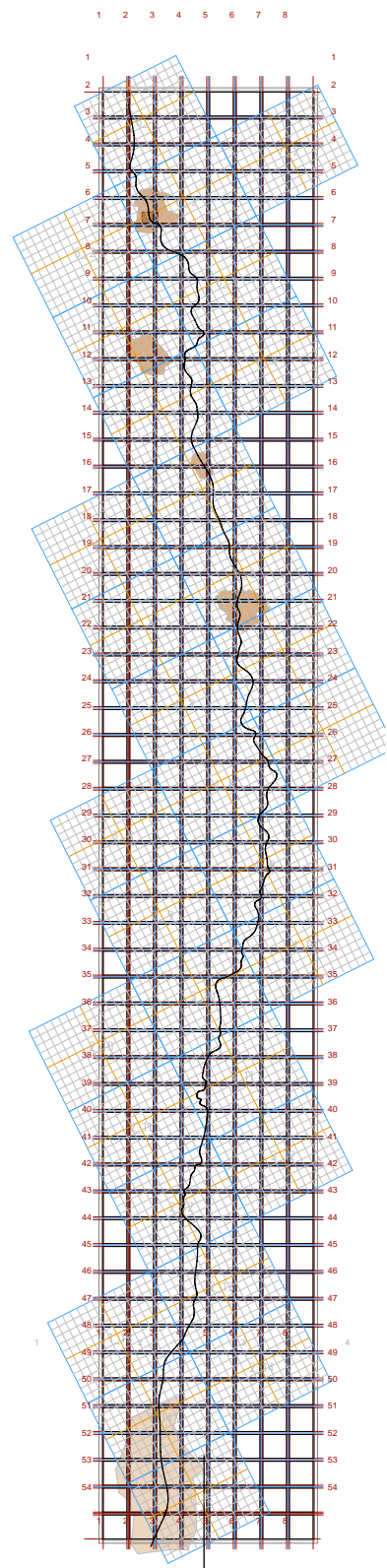
OVERLAY OF TOPOGRAPHIC DATA



BLUE RIDGE / PIEDMONT / COASTAL PLANE



IMPOSITION OF MAP OVER FACADE GRID



IMPOSITION OF TOPOGRAPHY OVER FACADE GRID





LANDMARK



SURVEY

IDENTIFICATION

Street Address: 123 Bollingwood Road
Map and Parcel: 7-22
Census Tract & Block: 7-218
Present Owner: Ellie Wood Page Keith
Address: 123 Bollingwood Road
Present Use: Residence
Original Owner: Frederick W. Disney
Original Use: Residence

BASE DATA

Historic Name: Disney-Keith House
Date/Period: 1884
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-1
Land Area (sq.ft.): 199.5' x 230'
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This large farmhouse faces north toward the Three-Notched Road (Rt. 250), with its side toward the newer Bollingwood Road. It is a basic two-storey, three-bay, double-pile house on a low brick foundation, with a long two-storey wing covering the central bay of the rear and giving it a T-shape. The wing appears to have been built in two stages, each one lower-ceilinged than the sections preceding it. The low gable roof is covered with standing seam tin and has a boxed cornice with returns. The original weatherboarding was covered with asbestos shingles about 1950. A simple Tuscan-columned veranda without balustrade extends across the entire front and halfway along the east side of the house. Apparently it once continued around to the rear wing, but the rear section was removed and the rear half of the side section enclosed many years ago as a sun parlor with a sleeping porch above. The four-paneled entrance door has a four-light rectangular transom and narrow sidelights over panels. The double-sash windows on the first level are single-light and have louvered shutters; those on the second level are two-over-two light and are somewhat shorter. Doors and windows have architrave trim. There are interior brick chimneys between the two rooms on each side of the central hall, and another in the wing. Fireplaces in the two front rooms on the first level have mantels with Ionic colonettes; the other rooms were originally heated by stoves. The wall between the parlor and the central hall has been removed. A single flight of open stairs rises from the hall.

HISTORICAL DESCRIPTION

When the Morea estate was divided in 1880, R.T.W. Duke purchased an unimproved tract of 48 $\frac{1}{2}$ acres west of the mansion (ACDB 77-127). He sold 20 acres of this in 1884 to Frederick William Disney who built this house the same year (ACDB 83-378). It remained in the Disney family until 1907 (ACDB 135-96), then changed hands several times in the next 16 years before being purchased from H. Guy Corbett and subdivided by Albert S. Bolling and David J. Wood in 1923 (ACDB 182-487). The rear wing was added, probably in two stages, sometime before then, but tax records give no indication of the year. The house stood in the midst of a large apple orchard. Ellie Wood Page Keith (Mrs. Arthur M. Keith) purchased Lot #14 of Ivy Terrace subdivision, including the Disney house, in 1923 (ACDB 183-372). The Keith family has now lived there for 55 years, and Mrs. Keith continues to operate a very popular riding stable there. Additional Deed References: ACDB 102-403, 137-125, 170-519, 183-342.

GRAPHICS

CONDITIONS

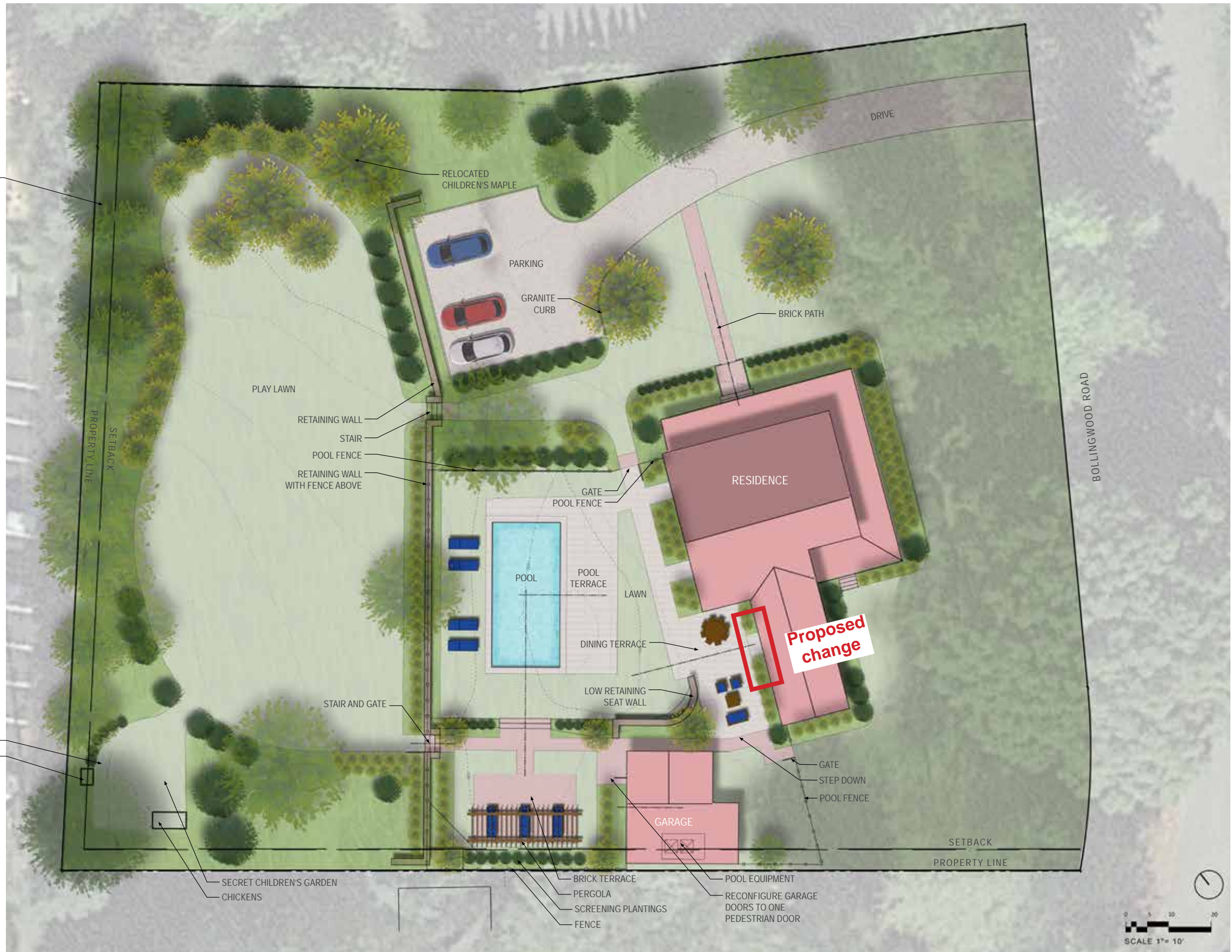
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SOURCES

City/County Records
Mrs. and Mrs. A.M. Keith







November 2, 2021

123 Bollingwood Road

Site Concept Plan



Limit of work outlined in red



November 2, 2021

123 Bollingwood Road

Existing Conditions



The property has been substantially altered over time. The enclosed sleeping porch on the left in these 2 images has been completely removed.



The rear additions have also been altered over time.





EXISTING ELEVATION

Exterior renovation would be limited to the southwest facade of the structure - a series of later additions to the original farm house, not visible from Bollingwood Road. The interior space at this location is the kitchen and family dining area, and the goal of the project is to connect the interior and exterior with better views and accessibility to the entertainment terrace. The design is intended to emphasize a distinction between the older building fabric and the modern renovation, not to pretend that this work was part of the historic fabric. Modifications would include:

- Removal of small roof over door.
- Replace door and 2 windows with single, three-panel sliding door with minimal frame and with metal surround encasing sliding door.
- Repair and replace all wood siding effected by the modification.



ELEVATION CONCEPT





Older, historic fabric with modern interventions

