Blue Ridge Research Park Proposal
Adaptive Reuse of the Blue Ridge Sanatorium

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May 8, 2002
Imagine . . .

Remember . . .

Look . . .

Imagine . . .
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Section I
Executive Summary

Remember . . .

Look . . .

Imagine . . .
1.1 Proposal Overview

The following is a plan for the feasible and attractive redevelopment proposal for the 142 acre site of the former Blue Ridge Tuberculosis Sanatorium. We recommend that:

- significant structures be adaptively reused
- historic landscape features be preserved
- new development be located in designated infill sites
- historic buildings serve as models for new development
- the existing core campus serve as the site’s nucleus

Our redevelopment plan takes into account the Foundation’s needs and goals and the current growth trends in the Albemarle-Charlottesville region. The proposal revolves around the idea of reviving and re-imagining this historically rich site. The site is located within the County’s growth boundary and contains a mixture of uses, narrow streets, human-scale buildings and a pedestrian oriented center. The site’s historic fabric, properly incorporated into future development, would provide an authentic landscape that corresponds directly to the core concepts of the Neighborhood Model. These elements would not have to be built, as they already exist.

We propose that significant structures be rehabilitated and adaptively reused to serve the needs of prospective renters. Mature landscape features should likewise be retained and incorporated into the new site plan. In addition, custom new research space located in designated infill areas will meet the needs of the bio-medical community and further the site’s century-long connection to medicine and healing. Furthermore, should the Foundation decide to pursue its preliminary interest in entering the residential market, we also offer suggestions as to how housing for those affiliated with the research park may be incorporated which would ensure a truly vibrant live-work, mixed-use environment.

In terms of overall site design, this plan draws upon the recommendations outlined in the Neighborhood Model. As for architectural styling, the historic structures within the core campus will serve as models for all new research and office space. Thus, infill development will complement and enhance the character of existing buildings. Rather than creating a new central gathering place similar to the Lawn at the Fontaine Research Park or the Town Center at the North Fork Research Park, we propose to take advantage of the existing historic core of the Blue Ridge Tuberculosis Sanatorium. With its rich history of community interaction, this core campus will anchor the site. Furthermore, it will provide a tangible link to Blue Ridge’s history, while lending enhanced character, stability and
orientation to the entire project. Our intention, then, is to create a plan which effectively draws upon the past and looks towards the future. Thus, the Foundation will set a precedent for responsible development by infusing an existing site with new life and meaning.
1.2 Client Needs

The Foundation is charged with supporting the University through development, asset management and financial services. One of the ways in which it accomplishes this mission is through the creation of high-end research parks that, in addition to generating significant revenue for the University, provide research, laboratory and office space for professors, graduates and others associated with the University. The Foundation’s two current parks, North Fork and Fontaine, help to ensure the retention of local talent in the region by providing incubator space for start-up companies with ties to the University, as well as customized research and general office space.

In order to pursue its mission into the 21st century, the Foundation must continue to offer viable and profitable products. The Foundation has thus stated its intention to create a third research park comprising 760,000 square feet of office space on the 142 acre Blue Ridge site. As for the particular clients this research park would serve, Foundation representatives have indicated that, given its proximity to the University Hospital complex and the Foundation’s tradition of serving the needs of biomedical researchers, it is likely that this research park will be marketed to the medical and scientific communities. The Foundation has also noted that it is exploring the idea of expanding into the housing market.

In keeping with the standards of architectural and landscape excellence established by Thomas Jefferson, founder of the University, the Foundation seeks to provide aesthetically pleasing, yet highly functional, buildings and landscaping. In 1999, the Foundation was awarded the Elizabeth Cabell Dugdale Award for its efforts to preserve the natural landscape in its development of North Fork Research Park through the transplantation of 3,000 trees from building sites to the entry road. This example of responsible development serves as an important contribution to the surrounding Charlottesville-Albemarle community.

We offer here a redevelopment proposal in keeping with the Foundation’s specific mission and its tradition of excellence in high quality construction. The Foundation significantly shapes both the University of Virginia and the Albemarle-Charlottesville community. Our redevelopment proposal thus takes into consideration both the identified goals and preliminary musings of the Foundation, creating a framework for what we believe to be an attractive and economically viable new product.
The former Blue Ridge Hospital site, future home of the Foudation’s third research park.
1.3 *Mission Statement*

Our mission is to present a plan for the feasible and attractive redevelopment of the 142 acre site of the former Blue Ridge Tuberculosis Sanatorium. This beautiful site can be put to new use by drawing upon its architectural, cultural and historic resources. This site is an ideal place to implement the Neighborhood Model, Albemarle County’s progressive growth management policy. It is located within the one of the County’s Designated Growth Areas and has a pedestrian-oriented compact core containing a mixture of uses, narrow streets and human-scale buildings. The proposal works with the models and precedents established by the site’s owner, the University Real Estate Foundation. It applies each of the Neighborhood Model’s twelve points to the future design of the research park that the Foundation wishes to create on this site. This new development will function as a pedestrian oriented and sustainable center, providing a high-quality working environment for employees and residents. It will achieve Albemarle County’s dual goals of preserving its natural and cultural resources while creating livable communities in its designated growth areas. The adaptive reuse of historic buildings and the preservation of mature landscape features will distinguish this high-end research park as a significant site of local and state history. It is hoped that the Foundation will set a precedent for responsible development by infusing an existing site with new life and meaning.
Section II
Site Overview

Remember . . .

Look . . .

Imagine . . .
2.1 Background

The Commonwealth of Virginia opened the doors of its premier public tuberculosis sanatorium on the Blue Ridge site in 1920. In an innovative architectural and landscape setting, patients followed a strict regimen of bed rest, fresh air, and good nutrition. Combating a deadly epidemic, patients and staff built a community of strength and perseverance. With the success of antibiotic treatments, the sanatorium closed in 1978.

From the middle of the nineteenth century until well into the twentieth century, tuberculosis was the leading cause of death in the United States. Prior to the discovery of the tubercle bacillus by Dr. Robert Koch as the cause of the disease in 1882, victims of consumption, as tuberculosis was then known, had little hope of recovery. In 1884 Dr. Edward Trudeau, himself a sufferer of tuberculosis, pioneered a treatment which consisted of continual fresh air, bed rest and nutritious foods. The cure, as it came to be known, was eagerly adopted and implemented by State Boards of Health across the United States at specially designed sanatoriums. Most sanatoriums, including the Blue Ridge Tuberculosis Sanatorium, were constructed in salubrious, pastoral settings isolated from society. This isolation was intended to benefit both the afflicted and the healthy by simultaneously providing the optimal environment for the cure and protecting the general populace from contagion.

Blue Ridge was the last of the three state-funded sanatoriums established in Virginia, providing the most advanced care with the least expense to patients. It was intended to serve white residents of Central Virginia. The sanatorium opened on April 26, 1920 with three patients, but by the end of the year the number had increased to 198 patients. In the early years, the Commonwealth struggled to keep pace with the rapidly growing numbers.

In accordance with the principles of the cure, the site selected for the sanatorium provided the desirable conditions of natural beauty and southern exposure. The first structures on the site, three frame cure cottages with southern-facing open porches, took advantage of the natural amenities of the site. Winter, spring, summer and fall, patients lay in their beds on the open porches hoping the fresh air and sunshine would improve their condition. The sanatorium’s prize herd of dairy cows supplied abundant fresh milk, one of the key components of the tuberculosis cure, to the patients. Over time, as patient waiting lists grew longer and treatments grew more sophisticated,
additional facilities were erected. Such facilities included staff housing, an infirmary, a two-story pavilion funded by the Masons of Virginia, a chapel and a Depression-era Art Deco hospital building. As treatment progressed from the homeopathic approach of the early years to surgery and antibiotics by the 1950s, later buildings reflected medical practices increasingly less reliant on qualities of landscape and fresh air. Even in the midst of these architectural and medical advancements, however, elements of the cure cottages, specifically the sun porches, continued to influence building design.

Staffed by numerous former patients, Blue Ridge was a community of hope. The picturesque arrangement of the buildings coupled with a meticulously maintained landscape created a home away from home for patients whose length of stay often exceeded a year. Accounts of holiday celebrations, pavilion gossip and graduation ceremonies reveal a lively group of patients and staff who look back on their time at Blue Ridge with great fondness.

The Blue Ridge Tuberculosis Sanatorium operated from 1920 to 1978, at which time it was acquired by the University of Virginia and transformed into a medical facility for the treatment of a wide variety of medical problems, not just tuberculosis. In 1988 the tuberculosis unit at what was then known as the Blue Ridge Hospital closed its doors, signaling the end of the site’s long connection with the disease. Seven years later, the University relocated its operations to the new hospital complex in downtown Charlottesville, turning the Blue Ridge site into a medical surplus storage facility. Today, the site is abandoned, awaiting the latest chapter in its long history of adaptive reuse.

Given this rich history, it is important to retain historically and culturally significant structures and notable landscape features to ensure that the spirit of hope, progress and community, which pervaded this site during its years as a sanatorium will endure. First an agricultural estate, then the private Moore’s Brook Sanatorium, later the Blue Ridge Tuberculosis Sanatorium and finally the University’s Blue Ridge Hospital can be put to new use once again, this time as a research park for the 21st century.
2.2 Location

The Blue Ridge site is located two miles from downtown Charlottesville at the southeast corner of the intersection of Virginia Route 20 and Interstate I-64. Surrounding the site are residential neighborhoods, such as Mill Creek, Willow Lake, Lakeside, Reynovia and Mill Creek South. In addition, institutions in the immediate vicinity include Piedmont Virginia Community College and the Thomas Jefferson Visitor Center.

2.3 Zoning

The site is located in Neighborhood Four, an area identified by Albemarle County as a Designated Development Area. The Blue Ridge sits is currently zoned RA, Rural Area. As such, it will need to be up-zoned to accommodate proposed changes to the site. Nevertheless, as it is located within the growth boundary identified in the Albemarle County Comprehensive Plan, this should not be difficult to accomplish given that this redevelopment proposal coincides with the intent of the Neighborhood Model.
2.4 Site Description

The 142 acre tract is located on land consisting of pastoral fields and wooded slopes with vistas of the Blue Ridge Mountains. As 32 acres have already been leased to Monticello for the creation of a new gateway center, the remaining 110 acres will be the focus of this study. There are a total of 23 buildings representing a variety of architectural styles located throughout the site. We, however, will focus on 14 structures, which cover a total of approximately 140,000 square feet, located within the core campus of the site.

2.5 Infrastructure

Water, sewer and electrical lines serve the site. However, their current service capacity may need to be upgraded to accommodate new development.
The 14 structures that comprise the core campus have square footages ranging from 1,000 to 54,000 square feet. All buildings situated within the core campus were constructed between the 1870s and 1940s. All of the structures were built of brick or stucco, with the exception of the chapel which is constructed of locally quarried stone. The buildings range in height from one to four stories, with the individual staff houses generally standing at two stories and the larger hospital buildings generally standing at four.

These buildings are significant for several reasons. As a whole, they create a wonderfully compact and friendly campus-like setting. Individually, the architectural design and placement of buildings within the core campus embody the progression of medical treatment that occurred within the site. The earlier buildings reflect a homeopathic approach of treatment, while later buildings reflect medical practices less reliant on qualities of landscape and fresh air. In the midst of these architectural and medical advancements, elements of the original cure cottages, specifically the sun porches, appear in modified form in many of the later buildings. Therefore, both collectively and individually, these buildings lend identity, character and unity to the site.
Several key buildings define and anchor the core campus. Many of these structures have been adaptively reused throughout the site’s history as it evolved from an agricultural estate to a private and later public sanatorium to a hospital and finally to office and storage space for the University of Virginia. This history of adaptive reuse provides a model for its future development as a 21st century research park. The adaptive reuse of historic buildings and the preservation of mature landscape features will distinguish this premier research park as a significant site of local and state history.
3.1 Lyman Mansion

Since its construction in the 1870s, the Lyman Mansion has served as the focal point of the Blue Ridge property. This Victorian house’s wraparound porch, spiral staircase, black mantels with gilded carving and ornate interior woodwork reflect its original role as the centerpiece of an agricultural estate. In 1903 the house was adaptively reused to house the Moore’s Brook Sanatorium, a privately run institution specializing in the treatment of mental and nervous disorders, as well as alcohol and drug addictions. In 1920 the house was again adaptively reused and added onto to serve the purposes of the Blue Ridge Tuberculosis Sanatorium. Throughout its history as part of the Blue Ridge Sanatorium, the Lyman Mansion served a variety of uses, housing administrative offices, staff quarters, patient housing and dining facilities. The unique multi-layered history of the Lyman Mansion provides the Blue Ridge property with an exceptional centerpiece.

Proposal

Given its importance to the history of the site, its central location and beautiful interior detailing, the Lyman Mansion could become a showpiece for the research park with elegant conference and administration spaces for the Foundation and other groups using the site. While the building is currently in a state of disrepair, its restoration would be worthwhile from a historical, cultural and financial standpoint as it would enhance the character of the site, while providing unique, high-end space. Removing the later additions, which are the most deteriorated, would allow the original Victorian structure to reclaim its prominence and would make the restoration of the building more financially feasible. Given the historicity of the structure, federal and state historic preservation tax credits will help with rehabilitation expenses.
History

The houses that line Lyman Mansion Road evoke a neighborhood feeling and exist as a reminder that there is a rich history of residential inclusion on the Blue Ridge site. Four of these residences were designed by prominent Charlottesville architect Eugene Bradbury and combine functional floor plans with simple elegance. A greater level of architectural detail subtly signifies the prominence of the Director’s House with its pan-opticon window. The use of light-colored stucco on the exterior and minimal detailing on the interior was intended to impart a sense of hygiene. Bradbury also incorporated sleeping porches into the design of the houses, demonstrating the importance of integrating the fresh air regimen into the Sanatorium’s healthy community as well as its sick. The houses were originally designed without kitchens so as to accommodate the fact that both the healthy and sick ate in communal dining rooms. Later houses built along Lyman Mansion Road in the 1920s and 1930s reflect many of the same elements exemplified in Bradbury’s designs. The practical floor plans of the staff residences have enabled the structures to be adaptively reused over the years to house offices for the sanatorium, the hospital and most recently the University.

Proposal

Given their central location and village-like setting, the staff houses present a wonderful opportunity for adaptive reuse. The buildings could house individual offices, much as they did in recent years. The houses would be appropriate for counseling, psychiatric or law offices. They could also be returned to their original use, serving as residences for researchers or graduate students affiliated with research park projects. Service oriented businesses, such as a coffee shop, shipping center, photocopying service or barber shop, could be located on the first floor of certain houses, providing employees with immediate access to daily needs. Indeed, the staff houses could incorporate all of the above uses with live-work space and first floor retail, embodying the Neighborhood Model paradigm and providing a better quality of life for all connected with the site.
3.3 Blue Ridge Chapel

History

The chapel embodies the rich sense of community present at the Blue Ridge Sanatorium. Built in 1925 and funded by both the sanatorium and Charlottesville communities, the chapel was constructed of native stone from the abandoned University quarry and was adorned with a slate roof. With pointed arches and stained-glass windows, coupled with dark wooden beams defining the interior space, the chapel is typical of the neo-Gothic style and lends a picturesque quality to the landscape. The chapel was used for other purposes such as nurse graduations, children’s productions, holiday events and most recently wedding ceremonies. The chapel’s history as a community focal point will enable this important building to continue its role as a pivotal gathering place.

Proposal

The chapel has long served as a physical and spiritual center for the communities who have gathered on the site. With minimal restoration work, the chapel can continue to serve as a spiritual space as the site is reused as a research park. In addition, the chapel can easily take on the role of commemorating and recounting the rich history of the site. With a display of photographic images of the site over time, as well as the generations of people who lived or worked there, the chapel can begin to tell the Blue Ridge story. Furthermore, the chapel can serve as an appropriate location for visitors to obtain literature, such as self-guided walking tours, interpreting the historical, cultural and architectural significance of the site. Such low-cost measures will ensure the vitality of the chapel, a building which people have continued to seek out for weddings and other special events, even as the site around it has deteriorated.
History

Completed in 1927 and designed by prominent Richmond architect Marcellus Wright, the Wright Masonic Memorial Building represents the first stage of institutionalization in the sanatorium landscape. The building was funded by the Freemasons of Virginia to aid the state in addressing the tuberculosis epidemic. Functions that had previously been spread throughout the site were condensed into one multi-story building. The incorporation of sleeping porches represents a continued emphasis on fresh air treatment, while the state-of-the-art operating and treatment rooms exemplify the sanatorium’s move towards more advanced and institutionalized methods of tuberculosis treatment in the 1920s.

Proposal

The Wright Masonic Memorial Building, with its compartmentalized patient rooms and light-filled sun porches extending the length of the wings, could be reused as an office building. The patient rooms could serve as private offices, while the sun porches could provide generic office and cubicle space. Such adaptations would require few structural changes, though the building infrastructure would need to be modernized and upgraded.

In keeping with the mission of promoting a superior quality of life for employees and encouraging people to bike to work, showers will be located in the basement for the employees. Thus, this building with its sun porches will be a healthful and welcoming place to work, much as it was a light-filled and comforting place for patients to take the tuberculosis cure.
3.5 East Wing of Infirmary

History

Designed by the Richmond architectural firm of W.E. Stainback, Pruitt & Brown, the East Wing was completed in 1939 to accommodate growing patient numbers. Much larger than all earlier buildings, the East Wing dominated the landscape and became the new center of the sanatorium. Built with Works Progress Administration assistance, its design represents an important chapter in the evolution from the fresh air regimen towards an increasingly institutionalized approach of tuberculosis treatment. The building housed a number of uses, including patients’ quarters, specialized medical rooms and communal dining facilities. The four-story building is comprised of double loaded corridors with the patient rooms lining the southern side and surgical rooms lining the northern side. The exterior Art Deco detailing of the curvilinear balconies and streamlined ironwork, typical of federally funded WPA projects aimed at relieving unemployment during the Depression, contributes to the building’s historical significance.

Proposal

The East Wing has the potential to accommodate a variety of uses, including general office space, business incubator space, and even temporary housing for researchers or graduates affiliated with the research park. The small patient rooms along the broad corridors could easily serve as offices or dormitory-style rooms, requiring little renovation. Though the building systems will need to be upgraded and asbestos removed, this building is in good overall condition and rents could thus remain affordable for smaller businesses and start-up companies affiliated with the University. Eliminating the attached Culinary Building and West Wing will allow this Art Deco building to regain its pride of place, reduce the expense of rehabilitation and free up space for customized bio-medical research space.

Nonetheless, the East Wing is an optimal site for business incubator space. The inclusion of such space at Blue Ridge will further the Foundation’s goal of promoting and retaining talented people in the Charlottesville-Albemarle region. Through a partnership with the Batten Institute’s Progressive Incubator Program, which provides University students with the resources needed to build strong foundations for early-stage businesses, the Foundation could expand its tradition of providing space for University affiliates. The use of the East Wing as business incubator space for Batten program participants would establish a rapport with entrepreneurs who could later become long-term Blue Ridge tenants.
History

Built in 1939, the Old Boiler plant is constructed of brick in an industrial architectural style. With its 15’ translucent windows and glass block detailing, this simple building is cleverly built into the hillside. With the construction of a larger boiler plant between 1949 and 1951 to accommodate the needs of a growing patient population, the building had outlived its original purpose and, instead of being abandoned, was renovated in 1951 to serve as an activities building and auditorium. The structure was later adapted to serve as a daycare facility for the University’s Blue Ridge Hospital. This utilitarian structure has thus been adaptively reused over the years with great success.

Proposal

The Old Boiler Plant could easily be adapted to serve a variety of productive new uses. Due to its central location, this building is accessible by both those using the core campus and the proposed infill development. The adaptable open floor plan is potentially well-suited for a café serving breakfast, lunch and refreshments to employees. The inclusion of a café in this space would enhance the quality of life for all users of the site, providing them with services for which they must otherwise leave the site. Due to the building’s unique embankment construction, the Old Boiler Plant’s roof is at the same level as the core campus’ green space and would thus serve as an ideal place for outdoor dining. The shaded dell in front of the building could accommodate additional outdoor seating. These dining areas would develop into social gathering places, allowing occupants to take full advantage of the unique pastoral landscape of the site.

The Old Boiler Plant would also be appropriate for a recreational facility. The west wing of the building could house strength training and cardiovascular machines, as well as locker room facilities. The east wing, with its high ceilings, 15’ windows and recreational size basketball court, could once again serve as a gymnasium, continuing the building’s history of creative adaptive reuse. Although small, this workout facility would enhance the quality of life of those who use the site. Thus, whether adapted as a café or a workout facility, this building, with many years of useful life remaining, could easily become a new gathering or recreation center for the site.
Located on the outskirts of the core campus and built in the early 1940s, this building was originally used as the “Colored Servants’” Dormitory. Constructed of red brick with an attractive slate roof, the Servants’ Dormitory has a symmetrical floor plan. Both the interior plan and exterior design are reminiscent of the earlier Eugene Bradbury-designed staff houses. The dormitory’s simple floor plan enabled the University to adaptively reuse the structure in the 1980s to house psychiatric offices and will allow the Foundation to reuse the building once again to meet its goals.

Proposal

This handsome building, located along the current entrance corridor, is in fine condition and could become a gateway center for the site. As such, a law firm, doctor’s office or other small business could readily occupy the upper floors, while the first floor rooms could serve as conference space.

Another potential use for the Servants’ Dormitory is as a daycare center. As this building is slightly removed from the core campus, it could provide a quiet and tranquil site for children to learn and play. The grassy area surrounding the building could easily be fenced in to provide a safe outdoor recreation area. Parents employed at the research park could drop off their children on their way to work, visit them during the lunch hour and pick them up at day’s end. Using the building as a daycare facility would be in keeping with the site’s long history of providing care for children, beginning with the Children’s Preventorium and ending with the Blue Ridge Hospital daycare facility which was housed in the Old Boiler Plant.
**History**

Built between 1949 and 1951 to accommodate the escalating needs of the sanatorium, the Power Plant became a new landmark on the site with its imposing red tile smokestack. Located just outside the core campus, this building takes advantage of existing terrain, as it is built into the hillside, creating multiple levels of access to the plant. In addition to the towering smokestack, a prominent entrance ramp and high-bay interior space define this structure.

**Proposal**

Given its volumetric, open space, there are many different possibilities for the adaptive reuse of the Power Plant. Once the heavy equipment is removed and the interior is cleaned and painted, it will be an incredible, industrial-style space. Such a space could easily become a gymnasium complete with workout equipment and locker room facilities. To allow more light to enter the building, the rolling service doors could be replaced with large windows. In order to encourage use of this gymnasium, a footpath could connect the Power Plant with the core campus and a mural depicting the “fresh air, exercise and nutrition” treatment for tuberculosis would enliven the exterior ramp, inviting people to enter.

A second low-cost option is to reuse the Power Plant as a maintenance building for the heavy machinery needed to maintain the site. The high-bay space, access ramps and heavy-duty service doors are perfectly suited to such a use. The building would only need to be gutted of heavy equipment, cleaned and painted. Furthermore, the relative isolation of the building and its existing service road would enable maintenance vehicles to safely and easily access the Power Plant without infringing upon the pedestrian-friendly core campus.
Section Four
Redevelopment Proposal

Our redevelopment proposal is based on the Neighborhood Model and will also look to the Foundation’s previous office parks for inspiration. Albemarle County’s progressive growth management policy emphasizes compact and interconnected design as the building block for achieving high quality, high density and livable development within the County’s designated growth areas. The Blue Ridge site exists as an ideal place to implement the Neighborhood Model. This large intact tract of land located within the County’s Designated Development Areas has a pedestrian-oriented compact core at its center which contains a mixture of uses, narrow streets and human-scale buildings. By explaining how each of the Model’s twelve points can effectively be incorporated into the future design of the proposed research park, we can begin to paint a picture of how this new development will function as a unique, pedestrian oriented, sustainable and viable center, providing a high-quality environment for employees and residents. As such, this proposal will embody Albemarle County’s goals of preserving natural and cultural resources, while creating a livable community within a Designated Growth Area.

1 Neighborhood Centers
2 Redevelopment
3 Site Planning that Respects Terrain
4 Parks and Open Space
5 Pedestrian Orientation
6 Buildings and Places of Human Scale
7 Mixture of Uses
8 Neighborhood Friendly Streets
9 Interconnected Streets and Transportation Networks
10 Mixture of Building Types and Affordability
11 Relegated Parking
12 Clear Boundaries with Rural Areas
4.1 Neighborhood Centers

The Foundation has planned effective neighborhood centers for the Fontaine and North Fork Research Parks. At Fontaine, a central tree-lined lawn has been incorporated as the focal point of the site, while at North Fork there are plans to establish an urban town center.

At Blue Ridge, the core campus is already the nucleus of the site and will become even more important as new development is added. This neighborhood center will consist of adaptively reused historic buildings complemented by natural features, lending a positive cultural and aesthetic quality to the proposed research park.

The core campus will contain a mixture of uses, including service-oriented businesses and recreational spaces. The density of the development which will surround the core campus will ensure that the majority of structures are within five minute, or quarter mile, walking distance.

By using the Neighborhood Model to guide the development of this site, the Foundation will make a positive contribution to the sustainable growth of the region. Furthermore, the incorporation of existing architectural and cultural resources will create a high quality live-work environment, thus allowing the Foundation to command higher rents while preserving a unique site in Virginia’s history. (See Case Studies in Appendix)
Redevelopment of the historic Blue Ridge site is the focus of this proposal. The importance of adaptive reuse is stressed within the core campus. Existing historic buildings will be used for purposes such as general office, conference, residential and service-oriented space. Given the Foundation’s complex programmatic goals, we recognize the need for additional development on the site. If added in an aesthetically and environmentally sensitive manner, new development will complement and enhance the existing historic structures. This infill development will provide the highly specialized office, light industrial, laboratory, medical and research space needed by the Foundation.

The Foundation has demonstrated a clear interest in environmentally sensitive site planning at both North Fork and Fontaine Research Parks. This same sense of responsibility and stewardship will guide the development of the Blue Ridge site. Infill development should respect the site’s hilly terrain and critical slopes, once thought to be an integral part of the tuberculosis cure. Environmentally sensitive practices, such as in-filling new development in carefully selected areas and creating individual parking pods which can be inserted into the more level areas of the site, will minimize grading and the amount of impervious surface.
4.4 Parks and Open Space

The Foundation is dedicated to providing open space for the occupants of its research parks. At North Fork and Fontaine Research Parks, 36 to 37 percent of land is designated as open space. If this same principle is applied to the Blue Ridge site, approximately 40 acres will remain as open space.

The existing park-like setting with its exceptional mature vegetation, including large magnolia and pine trees, will be retained, as will the several wooded areas surrounding the core campus. New development will be incorporated between the core campus and the wooded areas in such a way that existing vegetation be retained wherever possible.

As recommended in the Neighborhood Model, open space is integral to the design of the proposed research park and is necessary to ensure a high-quality live-work environment. Such space will include:

- Recreational areas
- Public gathering spaces
- Natural and landscaped green spaces

In keeping with Albermarle’s progressive growth management policy, the proposed research park will include a landscaped bio-retention stormwater management system. If incorporated into the community’s open space and landscaped in an aesthetically pleasing manner, it will both protect and enhance the beauty of this unique site.
The core campus of the proposed research park will be the nucleus of a walkable community geared towards pedestrians. Within the core, occupants will be able to easily access service-oriented destinations on foot, allowing vehicles to remain in relegated parking areas.

Pedestrian-bicycle connections with neighboring communities will also be prioritized. An extension of the highly popular Saunders-Monticello Trail will link the site to surrounding neighborhoods and connect to other trails leading to the City of Charlottesville. A pedestrian connection between the Monticello Gateway Center, originally the site of the dairy barns which supplied sanatorium patients with fresh milk, and the core campus will also be beneficial. Such a pathway will offer a physical and historic connection between the two sites, once so integrally linked.

The site’s history can easily be incorporated into the core campus which will be comprised of both historic and new structures. Brochures for self-guided walking tours could be made available in the Blue Ridge Chapel. Design features such as descriptions of sanatorium life vignettes etched in the sidewalks, will also be integrated into the fabric of the core campus to complement the information provided in the literature. Such design features will serve to enhance and personalize one’s experience of the site.
4.6 Buildings and Places of Human Scale

The historic buildings on the site are of an approachable human scale, as they do not exceed four stories in height, allowing light and air, once integral elements of the tuberculosis treatment regimen, to circulate throughout the core. The staff houses accentuate the site’s welcoming atmosphere, as they create a village-like setting. This village-like atmosphere will be further enhanced with the addition of sensitively designed infill development, creating a dense walkable main street. Thus, new development in and surrounding the core should be no greater than four stories in order to maintain the friendly human-scale character of the site and preserve vistas to the Blue Ridge Mountains.

4.7 Mixture of Uses

The proposed research park will include a mixture of uses:

- Research
- General office
- Incubator
- Conference and classroom
- Service-oriented business
- Housing
- Recreational, both indoor and outdoor
- Daycare
- Religious
- Exhibit

Such a wide range of uses, in keeping with the tenets of the Neighborhood Model, will create a vital and vibrant pedestrian core, as daily errands can be accomplished on site. Indeed, workers may arrive in the morning, take their children to the on-site childcare facility, visit their children at lunchtime, use the athletic facilities after work and not return to their vehicles until the end of the day. Should housing be incorporated into the site plan, residents will enjoy the high-quality of life that a sustainable and pedestrian-friendly community provides.
Narrow streets will be used throughout the proposed research park, creating a neighborhood friendly atmosphere. The amount of impervious surface in the proposed research park will also be minimized by the design of narrow streets. As stated in the Neighborhood Model, the advantages of reduced impervious surface coverage include reduced water pollution, vehicular speed and cost.

Traffic will be limited within the core campus, thereby promoting pedestrian orientation. The existing road that meanders throughout the Blue Ridge site will become the “main street” of the core campus. While maintaining the original road structure within the core campus, the new development, a grid of structures surrounding the core campus, will emphasize the free-flowing form of the historic Blue Ridge site through the contrast of its geometric symmetry.

Jogging trails through the woods will also be included in the proposed site plan. In order to protect the environment, wood chips will be used in lieu of asphalt, an impervious surface. Such trails will allow occupants of the site to access all of its varied landscapes, thereby serving a beneficial recreational purpose.

4.8 Neighborhood Friendly Streets and Paths

The neighborhood friendly atmosphere at Blue Ridge.

Lyman Mansion Road could become the site’s main street.

A sidewalk at the Fontaine Research Park with views of the Blue Ridge Mountains.

A jogging trail near the Thomas Jefferson Memorial Parkway in Charlottesville, Virginia.
4.9 Interconnected Streets and Transportation Networks

The proposed research park will include multiple transportation networks, such as streets and roads, pedestrian paths, bikeways and bus routes. Integrating these alternative modes of transportation into the design of the research park will reduce reliance on single-occupancy vehicles and provide a better quality of life for the occupants.

The proposed research park will have multiple connections with surrounding neighborhoods, including entrances on Routes 20 and 53. This will reduce congestion at peak morning and evening hours. In addition, the streets within the proposed research park shall be interconnected with those leading to the core campus. The primary mode of transportation within the research park will be walking. With narrow streets, limited vehicular traffic and wide sidewalks, pedestrian orientation will be heavily emphasized within the core campus. Sidewalks and additional pedestrian paths will also be dispersed throughout the entire research park.

Routes 20 and 53 border the site and have relatively high bicycle traffic. The two roads are part of the Interstate Bicycle Route 76 which begins in Yorktown, Virginia and extends across the country to Oregon. By providing a bikeway which transverses the Blue Ridge site, local bicyclists can use this as an alternative route on their way to downtown Charlottesville, thereby avoiding the dangerous portions of Routes 20 and 53 near the site.

Charlottesville Transit Service (“CTS”) provides service in the neighborhood of the Blue Ridge site and in previous years, when the hospital was in operation, made hourly stops at the site between 7 a.m. and 6 p.m. weekdays. While the Blue Ridge bus stop is no longer in operation, Bus Route 1 still serves the area, stopping once an hour at the nearby Piedmont Virginia Community College. Once the site plan is completed, the Foundation will meet with CTS to discuss reinstating the Blue Ridge stop and extending the bus line into the research park, creating multiple stops within the park to ensure connectivity with surrounding areas.
The proposed research park will have limited parking in the core campus, reducing vehicular traffic and creating a congenial atmosphere for pedestrians. Furthermore, the Foundation, appreciating the significant historical and aesthetic qualities of the mountainous terrain, will minimize the impact on existing topography by incorporating small pockets of parking on multiple plateaus in the area surrounding the core campus. Drawing upon the site’s historical connection with the natural landscape, vegetation will be an important feature of the parking areas. Such design principles will ensure that the parking areas at the proposed research park will be both aesthetically pleasing and environmentally sound.

A mixture of building types offered at a range of prices is proposed for the site. For instance, the smaller historic buildings will easily house various individual offices and the Lyman Mansion will provide unique conference and entertaining spaces, while new development will provide larger and more customized research spaces. Given this spectrum of offerings, the Foundation will be able to realize its goal of providing affordable incubator space for new businesses linked to the University of Virginia, in addition to providing high-end research facilities.

As the Foundationrecognizes that many of the employees of the research parks are graduate students or temporary residents of the Charlottesville area, the proposed research park will include affordable housing for these occupants. Housing will be included in the historic buildings in addition to office and service-oriented space. The inclusion of such a diverse mixture of uses will help the Foundation realize its goal of creating a high-quality live-work environment.
4.12 Clear Boundaries with Rural Areas

The Foundation will maintain much of the rural character of this site, a farmstead before it became a sanatorium. In addition, existing vegetation will serve as a buffer to delineate and protect the site’s natural areas. Nonetheless, in keeping with its location within the Albemarle County growth boundary, the proposed research park will include additional buildings in and surrounding the core campus, thereby embodying Albemarle County’s dual goals of preserving its rural area and creating livable communities in its Designated Development Areas.
Section Five
Addition of New Development

While the creative adaptive reuse of the aforementioned historic buildings will provide a uniquely engaging core campus for the research park, we recognize that additional space is needed. We propose that complementary new infill development, built according to the high standards already established by the Foundation, be incorporated in an aesthetically and environmentally sensitive manner. New development should respect and enhance the architectural character of existing buildings within the core campus.
5.1 Design Guidelines

We recommend that infill development complement and enhance the architectural styles of existing buildings. In terms of specific detailing, the Foundation should look to these structures for inspiration. While constructed primarily of brick and not exceeding four stories in height, they represent a range of architectural styles from Victorian to Gothic, to Art Deco, to Colonial Revival. Despite the array of architectural styles, specific elements common to most structures on the site, such as large open windows and south facing porches, can be interpreted and incorporated into the modern infill development, creating a connection between the past and the future.

The 15' windows in the Old Boiler Plant allow light to flood its interior.

Intricate gilt decoration on a fireplace in the Lyman Mansion.

Brick detailing on the Art Deco East Wing.

An unusually shaped window illuminates the attic of the Lyman Mansion.
5.2 Appropriate Infill Sites

In order to ensure that infill development is integrated into the site plan in a manner which sensitively respects the important historical and environmental features of the site, we have identified the following infill sites. From an aesthetic standpoint, the recommended infill sites border the historic core campus, allowing new development to complement, but not overwhelm, existing historic structures. From an environmental standpoint, the optimal sites represent broad, fairly level plateaus in already disturbed areas requiring a minimum of grading and drainage work. Such sites thus represent the best possibility for infill development based on aesthetic, environmental and fiscal considerations.

The areas between the staff houses and immediately surrounding the core campus are optimal infill sites.

As identified in Albemarle County’s Land Use Plan, developable acreage has slopes less than 25%. While a hilly site, there are several level area located near the core campus which would be appropriate for infill.

The site’s natural resources were cherished by patients and staff alike and should be retained during infill.
Section Six
Conclusion - Benefits for Client and Community

Remember . . .

Look . . .

Imagine . . .
We believe this plan to not only be attractive and sound, but also eminently feasible. In 1982 the Virginia Department of Historic Resources determined that the historic core campus of Blue Ridge qualifies for listing on the National Register of Historic Places and recommended that the site be recognized as a historic district. Thus, rehabilitation and historic preservation tax credits could easily be used in the redevelopment of the site. Tax credits offer a dollar for dollar reduction of income tax liability and taking advantage of such programs weighs the financial balance sheet in favor of rehabilitation, not demolition.

In addition to being financially feasible, this redevelopment plan will prove both a socially responsible and economically profitable venture for the Foundation. The Blue Ridge site has the potential to be a premier research park distinguished from all others by virtue of the depth of its historic, cultural and architectural resources. By creating a high-quality, live-work environment, mixing the historic with the cutting-edge, the Foundation will create a unique and marketable product.

The rehabilitation of historic buildings at the Blue Ridge site will benefit not only the Foundation, but also the entire community. As stated so clearly in the Albemarle County Comprehensive Plan:

*Our historic resources are meaningful not in isolation, but in the context of people across the ages – in the stories of those who built them, lived in them, and used them. This context of people, their stories, and their buildings shapes the community’s cultural heritage and contributes to a profound sense of continuity and belonging. The buildings which still exist are the only tangible evidence of this contextual continuity which today’s County residents can directly experience by sight and touch, and which visually remind us that this community is a place different from all others.*

Cultural assets and natural resources, such as those found on the site, distinguish the Albemarle-Charlottesville region, creating a unique shared identity and cultural heritage. As such, it is important that they be prioritized as the area continues to grow and expand. Thus, if we *Remember* this site’s history and carry it forward, we can ensure that a better place is created for all to enjoy.
If we *Look* closely at the Blue Ridge property we can see that while it has long outlived its original use, new life and meaning can once again be infused into this unique site. The preservation of cultural resources is complimentary rather than incompatible with new development. Thus, if the redevelopment of the site is approached in an aesthetically and environmentally sensitive manner in keeping with the Neighborhood Model, the Foundation will be rewarded with a premier research park, helping the region enter the 21st century as a vital and progressive community by building upon and remembering its rich past. *Imagine* the possibilities.
Appendix
Implementation Strategies
Successful Adaptive Reuse Case Studies
Tax Credit Information

Remember . . .

Look . . .

Imagine . . .
In 1901 a society in Philadelphia known as the Free Hospital for Poor Consumptives founded the White Haven Sanatorium in the Pocono Mountains of eastern Pennsylvania to provide care and treatment for victims of tuberculosis. From 1901 through the 1930s the sanatorium expanded and one of the first additions was a power plant built in 1904. In 1934 fire destroyed the plant’s wooden roof, which was replaced with a concrete roof in 1935 and expanded to include a boiler room and stack. During the next few years the sanatorium underwent many changes. It served as a clinic for the care of tuberculosis patients and as a school for the mentally retarded, changing its name to Penn Hurst. The school outgrew the facility by 1960 and moved to another location. By 1976 the old sanatorium stood empty.

John and James Scalleat purchased the property with the idea of converting the sanatorium’s power plant into a restaurant. On first inspection, saving the structure seemed impossible due to years of weathering and vandalism. The clean up job would entail not only removing debris from the water-soaked building, but stripping away years of accumulated dirt and rust from all the piping, boilers and valves. In addition, the interior brick walls were covered by several layers of paint that would have been removed. Work began in 1988 and the Powerhouse Eatery opened in 1989. The design by William Haberchak preserved as much of the existing construction as possible, with old piping, valves, and boilers restored and left in place. The bar and lounge area is located in the original building, as evidenced by the combination of 1904 brickwork with 1935 repairs necessitated by fire damage. The main dining room, complete with original boilers, is located in the addition which has the large stack outside. The coal storage area has been converted into a state-of-the-art kitchen, with skylights replacing the old coal supply openings in the ceiling.

Prior to renovation, the general consensus was that the derelict building should be razed. Thanks to an imaginative adaptation, however, a structure that was once an eyesore now provides a charming and unusual atmosphere for dining.
In 1998, Oregon-based Adidas America announced its plan to move its U.S. headquarters from a suburban to an urban location in need of revival. Located five miles from the heart of downtown Portland, the site selected was the former home of the Bess Kaiser Medical Center which for over 40 years was an integral part of the North Portland neighborhood and surrounding community. Adidas’ intention was to create a “Village” that reflected the character of the company and could become part of the community fabric. The ultimate goal was to combine all operations taking place in Portland and Beaverton, Oregon into one primary location for all U.S. business activity.

The site plan to the right illustrates the transformation of the 11 acre site. The adaptive reuse of three existing hospital buildings is integral to the plan. When finished, these three buildings will house 215,000 square feet of office space. These buildings, A, B, and C, will comprise the West Village. The East Village will consist of three newly constructed buildings, D, E, and F. Buildings E and F are integrated into an open public plaza that sits atop an inconspicuous parking facility which will accommodate 800 cars. The park-like plaza will be fully landscaped, providing the surrounding neighborhood with access to a new transit stop on Greeley Avenue. A pedestrian sky bridge will extend across Greeley to connect the East and West sides of the Village. The new buildings that comprise the East Village will echo the architecture of the existing hospital buildings in the West Village. Slated for completion in 2002, the project team includes architects: BOORA Architects, LRS Architect, developer: Winkler Development Corporation and contractor: R&H Construction.

Information taken from the Adidas Corporate Website:
http://usa.adidas.com/us/home/corporate/features/about_adidas/village/plan.html

An aerial view of the former Bess Kaiser Medical Center, now the U.S. headquarters of the Adidas Corporation.

The site plan showing the former hospital buildings in the West Village are depicted in yellow, while new development is depicted in orange.

An interior rendering of the Adidas headquarters.
Alcott Manor, formerly South Junior High School, was built in 1931 in Grand Forks, North Dakota. Listed on the National Register of Historic Places, the building is an important landmark for the community and continues to be one of the most distinguished examples of Depression-era architecture in Grand Forks. Metroplains Development LLC rehabilitated the former school as housing in the late 1990s through the use of federal and state historic preservation tax credits. The building currently contains 45 units, including 26 one-bedroom apartments, 15 two-bedroom apartments and 4 uniquely designed loft apartments. Amenities include community rooms with kitchens, an exercise room, a barbershop and laundry facilities.

Information taken from Garsten /Perennial Management Corporation’s website: http://www.garstenperennialnd.com/grandforks.htm and Metroplains Development LLC’s website: http://www.metroplains.com
This 120,000 square foot, three story former high school built in the 1920s offers attractive, unconventional living space today. 85 apartments are located in the former high school itself, while an additional 18 units were developed in the freestanding red-brick gymnasium, a separate structure built in 1949. To increase the project’s feasibility, 30 new units were built adjacent to the school. Amenities on the seven acre site include a swimming pool, a health club and parking. To secure historic preservation tax credits, as well as to offer unconventional living space to Atlanta’s fast-growing population of young, affluent professionals, Bass Lofts retained many of the school’s original features, including several rows of seats in the school’s auditorium, a Depression era mural painted by Works Progress Administration workers and the school’s original trophy display case. Nearly all of the irregularly-shaped units feature a unique floor plan and original finishes, such as classroom doors, school clocks, built-in cupboard space, blackboards and hardwood floors. Units in the former gymnasium feature 30’ high ceilings. The project serves as an important anchor in a once-declining area of the city. The unconventional layout and unique features of the project, as well as its proximity to downtown, have been its biggest draws. Completed in 1999, the project team included developer: Winter Properties, Inc., architect: Surber Barber Choate & Hertlein, and general contractor: The Winter Construction Company.

Information taken from ULI Development Online Case Studies: http://defcon-hq.com/uli/CaseStudies/C029003.htm

**Bass Lofts: Atlanta, Georgia**

Now high-end, unconventional living space, this building was built in the 1920s as a high school.

Original classroom features lend character to the interiors of the lofts.

Large, open windows allow light to stream into a Bass Loft apartment.
The Cotton Mill: New Orleans, Louisiana

Once home of the largest cotton mill in the South, this building has been successfully adaptively reused as housing.

The courtyard serves as a gathering space for residents.

Unique, historic features allow the owners to command premium rents.

Constructed in 1884, this mill was the largest cotton mill in the South until it ceased operations in 1944. Rehabilitation and conversion of the 323,000 square-foot cotton mill into 287 apartment and condominium units began in 1996. The project includes six large three and four story structures that encircle an entire block, creating a 25,000 square-foot courtyard at the project’s interior. Special care was taken to maintain the historical and industrial feel of the property, both for aesthetic reasons and to secure historic preservation tax credits. The original wood floors were retained and restored and units feature exposed walls and timbers. The project’s massive five-by-twelve foot double-hung Cyprus windows were stripped and repaired. The developer also sponsored an initiative to salvage objects from the mill to create on-site sculptures.

The Cotton Mill restoration struck a chord in New Orleans, as leasing of the apartments proceeded at twice the expected rate; 95 percent occupancy was reached in 12 months at a rate of more than 20 units per month. In addition to the rapid absorption rate, rents exceeded the property’s pro forma by more than 7 percent. Base sale prices of condominium units have exceeded the originally budgeted prices by approximately 10 percent. The developer thus took a building whose deterioration would have contributed to the disintegration of its inner-city neighborhood and instead used it as a vehicle to regenerate the neighborhood. Not only has a chapter of New Orleans history been preserved, but a neighborhood has been strengthened in the process. Completed in 1999, the project team included developer: Historic Restoration, Inc. and architect and contractor: HRI Construction & Design.

Information taken from ULI Development Online Case Studies:
http://defcon-hq.com/uli/CaseStudies/C029012.htm
Federal Historic Tax Credits

Tens of thousands of projects have been approved for the 20% historic preservation tax credit. This tax credit applies to any project that the Secretary of Interior designates a certified rehabilitation of a historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural or residential rental purposes. A certified historic structure is a building that is listed individually in the National Register of Historic Places or a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. Owners of buildings that are not yet listed individually in the National Register of Historic Places or located in districts that are not yet registered historic districts may request a preliminary determination of significance from the National Park Service. A preliminary determination of significance allows the owner to proceed with the rehabilitation project while the process of nominating a building or a district continues. However, preliminary determinations, however, are not binding. They become final only when the building or the historic district is listed in the National Register or when the documentation is amended to include additional periods or areas of significance.

The National Park Service must approve, or “certify,” all rehabilitation projects seeking the 20% rehabilitation tax credit. A certified rehabilitation is one that is approved by the National Park Service as being consistent with the historic character of the property and, where applicable, the district in which it is located. The National Park Service assumes that some alteration of the historic building will occur to provide for an efficient use. However, the project must not damage, destroy, or cover materials or features, whether interior or exterior, that help to define the building’s historic character. The entire project is reviewed, including related demolition and new construction, and is certified or approved, only if the overall rehabilitation project meets the Secretary of the Interior’s Standards for Rehabilitation. Only completed projects that meet the Standards for Rehabilitation are approved as “certified rehabilitations” for purposes of the 20% rehabilitation tax credit.
To be eligible for the 20% rehabilitation tax credit, a project must also meet the following basic tax requirements of the Internal Revenue Code:

1-The building must be depreciable. That is, it must be used in a trade or business or held for the production of income. It may be used for offices, for commercial, industrial or agricultural enterprises or for rental housing. It may not serve exclusively as the owner’s private residence.

2-The rehabilitation must be substantial. That is, during a 24-month period selected by the taxpayer, rehabilitation expenditures must exceed the greater of $5,000 or the adjusted basis of the building and its structural components. The adjusted basis is generally the purchase price, minus the cost of land, plus improvements already made, minus depreciation already taken. Once the substantial rehabilitation test is met, all qualified expenditures, including those incurred outside of the measuring period, qualify for the credit.

3-If the rehabilitation is completed in phases, the same rules apply, except that a 60-month measuring period applies. This phase rule is available only if: (1) there is a set of architectural plans and specifications for all phases of the rehabilitation, and (2) it can reasonably be expected that all phases of the rehabilitation will be completed.

4-The property must be placed in service (that is, returned to use). The rehabilitation tax credit is generally allowed in the taxable year the rehabilitated property is placed in service.

5-The building must be a certified historic structure when it is placed in service; if it is not yet a certified historic structure when it is placed in service, the owner must have requested on or before the date that the building was placed in service a determination from the National Park Service that the building is a certified historic structure and have a reasonable expectation that the determination will be granted.

6-Qualified rehabilitation expenditures include costs associated with the work undertaken on the historic building, as well as architectural and engineering fees, site survey fees, legal expenses, development fees and other construction-related costs, if such costs are added to the basis of the property and are determined to be reasonable and related to the services performed. They do not include costs of acquiring or furnishing the building, new additions that expand the existing building, new building construction or parking lots, sidewalks, landscaping or other facilities related to the building.
In addition, the 10% tax credit for the rehabilitation of non-historic buildings, meaning buildings not listed on the National Register of Historic Places or located within registered historic districts, could be used for buildings on the site erected prior to 1936. Thus, the specific buildings on the Blue Ridge site which would qualify for this tax credit are the Lyman Mansion, the Eugene Bradbury-designed staff houses, the Blue Ridge Chapel and the Wright Masonic Memorial Building.

Although there is no formal review process, certain conditions apply. First, the buildings must not be used for residential purposes. Secondly, the rehabilitation work must be substantial, exceeding either $5,000 or the adjusted basis of the property, whichever is greater. Third, the property must be depreciable. Finally, the rehabilitation must meet a specific physical test for retention of external walls and internal structural framework: (1) at least 50% of the building’s walls existing at the time of the rehabilitation must remain in place as external walls at the work’s conclusion; and (2) at least 75% of the building’s existing external walls must remain in place as either external or internal walls; and (3) at least 75% of the building’s internal structural framework must remain in place. If such basic conditions are met, the tax credit may be claimed on IRS form 3468 for the tax year in which the rehabilitated structure is placed in service.

The Commonwealth of Virginia’s regulations are explained in the Code of Virginia.

Nonprofit 501c3 organizations are eligible to receive historic preservation funds from the Commonwealth in accordance with the Code of Virginia. The funds are appropriated by the General Assembly for the maintenance of collections and exhibits or for the maintenance and operation of sites and facilities owned by nonprofit historical societies, museums, foundations, associations or local governments. The majority of these awards are made for the restoration or rehabilitation of historic buildings. The procedure involves submitting an application to the Department of Historic Resources by the date that the General Assembly convenes in even-numbered years. Funds will not be appropriated unless a member of the General Assembly introduces a budget amendment during the session. Organizations seeking grants are responsible for lining up this legislative support.
The conditions for obtaining such funds include the following:

1-Grant awards require a matching share at least equal to the amount of the grant. Matching shares can be made up of in-kind services, donated goods and cash from non-state sources. Money spent on the project prior to the grant award cannot be counted toward the matching share requirement.

2-Organizations receiving grants in excess of $10,000 must follow state procurement regulations when procuring construction services or design services for construction.

3-Organizations receiving $50,000 or more under this program within a four year period for rehabilitation work on a historic resource must donate a perpetual preservation easement on the resource. The easement is donated to the Commonwealth through the Department of Historic Resources’ Board of Historic Resources.

4-Historic buildings eligible for grant assistance are listed in or are found eligible for listing in the Virginia Landmarks Register.

5-Work done with the use of rehabilitation and restoration grants must be consistent with the Secretary of the Interior’s Standards for Rehabilitation and plans and specifications for the work must be approved by the Department of Historic Resources prior to execution.

The state Rehabilitation Tax Credit has been in effect since 1997. Modeled on the highly successful federal rehabilitation tax credit, it has already spurred private investment of over $316 million in the rehabilitation of more than 264 landmark buildings. Through the Department of Historic Resources, the Commonwealth of Virginia offers a 25% rehabilitation tax credit based on total rehabilitation expenses for historic structures. In some cases, taxpayers can qualify for both the 25% state and 20% federal tax credits, allowing them to claim credits of 45% of their eligible rehabilitation expenses.

Virginia Rehabilitation Tax Credits
This tax credit is available only for certified historic structures which, under the state program, are defined as structures (1) individually listed on the Virginia Landmarks Register, or (2) certified by the Department of Historic Resources as eligible for listing, or (3) certified by the Department of Historic Resources as contributing structures in a district that is listed on the Virginia Landmarks Register. With a few exceptions, most Virginia properties that are listed on one of these registers are listed on both. Note, however, that national and Virginia register historic districts may be different from locally designated historic districts.

The rehabilitation work for the entire project must meet the Secretary of the Interior’s Standards for Rehabilitation. If the project does not meet these standards, no part of the credit may be claimed. If the work is certified as meeting these standards, the credit is based on all eligible expenses. Technically speaking, eligible expenses include any work that is properly chargeable to a building’s capital account in connection with a certified rehabilitation. This means that all work done to structural components of the building will be eligible, as well as certain soft costs such as architectural and engineering fees, construction period interest and taxes, construction management costs, and reasonable developer fees. Acquisition costs, however, and any expenses attributable to additions or enlargements of the building are not eligible. Under the state program, certain site work may be eligible. Expenses related to new heating, plumbing and electrical systems are eligible, as well as expenses related to updating kitchens and bathrooms, compliance with the Americans with Disabilities Act and fire suppression systems and fires escapes.

In order to qualify for the state credit, the rehabilitation expenses must be: (1) For owner occupied structures, at least 25% of the assessed value of the buildings for local real estate tax purposes for the year before the rehabilitation work began. (2) For all other eligible structures at least 50% of the assessed value of the buildings for local real estate tax purposes for the year before rehabilitation work began. The rehabilitation does not have to be completed within any particular period of time. However, the “material rehabilitation” test for this program must be met within a consecutive twenty-four month period that ends some time during the year in which the credits are claimed. Essentially, this means that for most projects the greatest expenditures must be made within a two-year period. For phased projects, the time limit is extended to sixty months. The credit is claimed in the year the rehabilitation is completed. If the owner cannot use up the full amount of the credit in the first year, it can be carried forward for up to ten years.
The tax credits may not be directly sold, however, credits may be syndicated through the use of limited partnerships. Syndication is a common tool for bringing investors into a rehabilitation project, but must be carefully thought out at the beginning of the project. The state credit may be allocated by agreement among partners. Many nonprofit organizations have been able to pursue tax credits through syndication. The nonprofit organization forms a partnership with taxpaying investors and the property is deeded to the partnership. The investors, as limited partners, provide the capital and claim their share of the credits, while the nonprofit organization serves as the project sponsor and developer. Tax credits, then, can make the restoration and rehabilitation of historic buildings financially feasible.
Graphic Sources


