

## Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

<b>General Property Information</b>	For Staff Use Only DHR ID #: 127-6976
Property Name(s): <u>Yoffy House</u>	
Property Date(s): <u>1955</u> <input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post      Open to Public? <input type="checkbox"/> Yes <input type="checkbox"/> Limited <input checked="" type="checkbox"/> No	
Property Address: <u>6313 Ridgeway Road</u> City: <u>Richmond</u> Zip: <u>23226-3201</u>	
County or Ind. City: <u>Richmond (Independent City)</u> USGS Quad(s): <u>Bon Air</u>	

<b>Physical Character of General Surroundings</b>
Acreage: <u>0.485</u> Setting (choose one): <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: <u>Drive layout and planting plan by Charles F. Gillette, Landscape Architect (1956); pool and related terraces by Robert Welton Stewart (1978)</u>
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: <u>Gillette-designed driveway with granite spall curb.</u>
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

<b>Individual Resource Information</b>
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc... <u>Dwelling</u>
What is the current use? (if other than the historical use) _____
Architectural style or elements of styles: <u>Contemporary</u>
Architect, builder, or original owner: <u>Frederick T. (Bud) Hyland, Architect</u>
# of stories <u>1</u> Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated
Are there any known threats to this property? <u>None</u>

### Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer “n/a.” If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

**Foundation:** Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.  
Continuous brick

**Structure:** Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.  
Brick with wood and steel frame

**Walls:** Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.  
Running bond brick topped with painted, vertical, V-groove wood siding

**Windows:** Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced? The windows appear to be original. Most windows are single-light, aluminum casements. Often paired casements flank a single-light fixed sash. In the foyer there is a multi-light, floor-to-ceiling fixed wood window.

**Porch:** Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.  
The 1-story front porch is a shallow, recessed, flagstone stoop framed by projecting brick walls.

**Roof:** Describe the roof, listing the shape and the covering material.  
The roof over the living room, dining room and kitchen is a shed roof sloping up from the street front to the rear of the house. The roof over the bedroom wing slopes up from the south side to the north side at the interior of the lot. The roof is clad in membrane roofing (the original roof was a built-up roof, a common form of membrane roofing in the mid-1950s).

**Chimney(s):** List the number of chimneys and the materials used. Include the brick bond pattern if possible. There are 2 brick chimneys: one at the end of each of the original wings. The chimney serving the living room became an interior chimney when the sunroom was added at the north end of the house.

**Architectural Description of Individual Resource:** *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

### Summary Description

The 1955 Yoffy House is an excellent example of the mature work of Richmond architect and former Taliesin fellow Frederick T. Hyland. The property's two historic resources are the house and the entry drive, which was designed by renowned landscape architect Charles Gillette in coordination with Hyland, as documented in original drawings. While the front of the house is a low, single-story brick structure with a narrow band of casement windows, the two- and three-story rear elevation opens dramatically with large expanses of glass set in walls clad in vertical wood tongue-and-groove siding. The floor plan is clearly articulated by the two shed-roofed masses that comprise the public and private wings. A small entry foyer acts as a joint between the living and dining rooms in the wing that dominates the façade, and the bedrooms and family room located in the perpendicular side wing that frames the terraces at the back of the house. The only significant change to the house was the addition of a sun room at the north end. The sun room was a planned addition illustrated in Charles Gillette's landscape plan.

### Site

Typical of Hyland's work, which was focused on residential design, the house is knit into a sloped, landscaped setting in suburban west end Richmond. The half-acre site is a sloping lot planted in mature hardwoods and shrubs. Richmond's most celebrated landscape architect, Charles Gillette designed an oblong, curved driveway lined with granite spall. An oval bed planted with crape myrtles screens views of the recessed entry from Ridgeway Road. Remaining plant materials specified in Gillette's drawings include the lirioppe ground cover on either side of the entry and the photinia planted next to the entry foyer. Gillette's entry drive and planting bed link this property to the surrounding, neighborhood of large bungalows, Colonial Revival houses, and cottages designed by Ernest Flagg. The house sits on a corner lot formed by a sharp turn in

Ridgeway Road. The terraces, pool and brick retaining walls at the rear of the house were designed by Robert Welton Stewart in 1978. These features are compatible with the character and scale of the house and were built after the 1955-56 period of significance.

### **Exterior**

The dominant exterior elements of this one-story house are simple intersecting brick masses capped with boldly articulated shed roofs and horizontal bands of single-light windows with minimal trim. The brick foundations, walls, piers, and chimneys are laid in running bond. The wood siding is vertical tongue and groove. Details at the fascia, eaves, sills and casings are understated, with orthogonal versus molded sections. Like entries designed by Hyland's mentor Frank Lloyd Wright, the front door is not a prominent feature, but is recessed within a shallow stoop. Also shared with Wright's Prairie Style, deep eaves define the roofline, and the strong horizontal lines and low massing at the front visually anchor the building to its lot. While the front of the house has narrower window openings cut from the brick mass, the rear walls open dramatically to terraces and a pool designed by noted Richmond architect Robert Welton Stewart in 1978.

### **Interior**

The living room, dining room, foyer and stair hall share an open plan subdivided by a slight level change and low shelving between the living and dining areas. The stair has a mostly open balustrade topped with a broad hand rail. The drama of this large interior volume is derived from the continuous upward slope of the ceiling, which parallels the shed roof. The second floor bedrooms in the private wing of the house also have sloped ceilings. Two bathrooms in the bedroom wing retain their original ceramic tile walls and floors, as well as original medicine cabinets, tissue dispensers and built-in soap and toothbrush holders. The master suite preserves a closet with built-in drawers and a marble-topped vanity. The bedrooms and foyer retain original closets with sliding bypass doors and recessed, brass circular pulls. The two-story bedroom wing has a large family room and service areas on the lower level. The family room opens to a small private terrace enclosed by an ivy-covered bank on the south side and to the larger, more open pool terrace on the north.

The house is a compelling mid-twentieth century time capsule.

**Significance Statement:** Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

### **Summary Statement of Significance**

The Yoffy House at 6313 Ridgeway Road in Richmond, Virginia, meets the criteria for listing in the Virginia Landmarks Register and the National Register of Historic Places as an example of the contemporary style by one of Richmond's "finest mid-20<sup>th</sup> century residential architects," Frederick T. Hyland. In addition, it has landscape elements designed by Charles F. Gillette. The property has a high degree of integrity and is eligible under Criterion C in the area of Architecture at the local level of significance. The period of significance is 1955-56, the years in which the house was constructed according to Hyland's plans (1955) and the drive layout and plantings were installed as specified by Gillette (1956).

### **Lawrence Yoffy**

The house was built for Lawrence M. Yoffy, a civically engaged advertising and personnel executive, born in 1924. After serving in the Army in WWII, he graduated from the University of Richmond in 1947. Early in his career he served as president of Ray Stores, a family-owned business. In 1954, he hired Frederick T. Hyland to design a new residence at 6313 Ridgeway Road. Construction was completed in 1955 Yoffy and his wife, Ann R. Weisman Yoffy had noted Richmond landscape architect Charles F. Gillette provide a design for the drive layout and planting plan for the property.

### **Yoffy's Career at Wards TV (Circuit City)**

In 1965, Samuel Wurtzel, (the founder in 1949 of Richmond retailer Wards Company) asked Larry Yoffy to join his business, known at that time as Ward's TV. Sam Wurtzel had read Douglas McGregor's *The Human*

*Side of Enterprise* (1960) and found that McGregor's "Theory Y" management philosophy so resonated with his own ideas and practices that he flew to Boston and succeeded in arranging a personal meeting with the author. "Theory Y" asserts that people want to be creative and succeed at work, and that Theory Y managers create the conditions in a work environment where their employees "understand the company's objectives, share in the decision-making, and welcome the opportunity to do a good job."<sup>1</sup> Wurtzel asked where he could hire a Theory Y manager to serve as his vice president of personnel. McGregor told him there was no ready pool; he would have to "build his own."

Wurtzel returned to Richmond and invited Yoffy, who was in his social circle, to fill the position in his company. Yoffy had the intelligence, wisdom, and temperament not only to succeed in the position, but to "develop, articulate, and implement," alongside Sam Wurtzel, the policies that grew Ward's TV into retail powerhouse Circuit City. According to Alan Wurtzel, former CEO of Circuit City Stores and Samuel's son, "There is no doubt in my mind that this [Yoffy's approach to management] was the key to the company's success."<sup>2</sup>

Yoffy was one of a few early executives who stayed with the store as it began to grow and expand. He was with the company for 10 years, during which time he served as director of administrative services, president of the in-house advertising agency and president of the mail order division. He was vice president of the company when he left in 1975 to form his own advertising agency, L.M. Yoffy Inc.

Yoffy stayed at his agency until his death in 1998 at age 73. He was also a personnel consultant to several large Richmond-area corporations. A July 19, 1998, article in the *Richmond Times-Dispatch* lists his civic involvements outside of his professional pursuits:

Mr. Yoffy was also president of Richmond Family and Children Services and director of Richmond United Givers Fund during the early 1980s. He also was chairman of the Human Services Planning Division and the Agency Evaluation Committee for United Way.

He was a board member of the Richmond Jewish Community Center and the Beth Sholom Home of Central Virginia. He also served as vice president and director for Gateway Homes and a director of the Museum and Archives for Congregation Beth Ahabah during the 1990s.<sup>3</sup>

## Architecture

The Yoffy House is an intact example of mid-20th century design by a highly-regarded Taliesin fellow, Frederick T. Hyland, with landscape plantings and entry drive at the front of the house designed by Charles Gillette. The pool, terraces, and retaining walls were laid out by noted Richmond architect Robert Welton Stewart.

Frederick T. Hyland (1907-2002), born and educated in Champaign, Illinois, came to Richmond with his wife, Ruth, in 1937 where his first job was with the firm Carneal, Johnston & Wright. Frustrated with the strong traditional design ethic he found there, he sought an apprenticeship at Taliesin with Frank Lloyd Wright. To accommodate his inability to pay the fee, Wright accepted the couple into the Taliesin Fellowship in 1938 if they would serve as cooks for the program.

Inspired by Wright's creative genius, he returned to Richmond where he designed the Richmond Quartermaster Depot and in 1942 joined the Army Corps of Engineers. After WWII ended, he worked for the State Board of Education and opened his first office in 1951. In 1949 he had designed and built a house for his wife and himself that employed a number of his trademarks: placement on a sloping site, linked

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<sup>1</sup> Wurtzel, Alan, *Good to Great to Gone: The 60 Year Rise and Fall of Circuit City*, Diversion Books, New York, 2012

<sup>2</sup> *Ibid.*

<sup>3</sup> "Agency Chief L.M. Yoffy is Dead," *Richmond Times-Dispatch*, Richmond, 19 July 1998.

trapezoidal masses around a terrace, sheltering shed roofs with overhanging eaves, a palette of materials limited to brick and vertical wood siding, casement windows, limited exterior ornament, the exterior materials being employed on the interior living spaces to further connect to the landscape, large openings connecting the living spaces without eroding the clear definition of the spaces, and high ceilings in living room, dining room and study. These signature elements are all present in the Yoffy House, designed within the first four years of Hyland's private practice.

Hyland became known for the quality and integrity of his designs, and produced some 30 houses as well as a number of office buildings in his 25 years of practice. One of Hyland's highest profile projects is the Bear Medical Office Building at 2060 Monument Avenue, a one-story, flat-roofed building with deep overhanging eaves supported by slender steel columns, whose bold placement among the grand residences of Monument Avenue has generated countless conversations about architectural style and historic preservation since it was first criticized by Richmond News Leader editor James J. Kilpatrick in 1955.<sup>4</sup>

### **Landscape Design**

Two additional Richmond designers of note had a hand in shaping the built environment at the Yoffy House, landscape architect Charles F. Gillette and architect Robert Welton Stewart. Charles Gillette opened his Richmond office in 1917, designing private gardens for the Georgian-style residences in Richmond's developing suburbs. Over the next 50 years his practice grew to be associated with the elaborate garden settings for wealthy estates of the "Country Place" era, with commissions that included private estates such as Agecroft and Virginia House in Richmond, historic landmarks including the Nelson House in Yorktown, Kenmore and the Virginia Governor's Mansion, and campus landscape elements at private and public schools and universities. He is more frequently associated with architect William L. Bottomley, but in later years he worked with modern practitioners Deigert & Yerkes for a medical office building in Richmond's west end (1954), Skidmore Owings Merrill at the Reynolds Metal Headquarters (1955), and in 1956 with Frederick Hyland at the Yoffy House. Gillette's drawings for the driveway layout and the planting plan show how the existing drive with granite spall curb was constructed to his specifications, and a number of shrubs and areas of groundcover survive from the original planting plan.

In 1978, architect Robert Welton Stewart designed the rear terrace, pool and retaining walls. Born in Kansas in 1937, Stewart grew up in Minnesota and North Carolina. He received his undergraduate degree from Duke University and his master's degree from Yale School of Architecture. He began his career in Richmond as a designer-draftsman at Baskervill & Son and gained further experience at David Warren Hardwicke & Partners. In 1972 he opened his own Richmond firm, Interplan. He specialized in constructing and remodeling Richmond residences and was conversant in the modern style in a way that allowed him to synthesize its principles gracefully and with sensitivity to historic properties. Important institutional commissions within the course of his 20-year practice included the Pavilion at Providence Hall for Colonial Williamsburg, the VCU Conference Center, and the Master Plan for Stratford Hall in Westmoreland County, Christ Church in Lancaster County, and the north and south wings for the first major expansion of the Virginia Museum of the Fine Arts. In 1992 Stewart received the Distinguished Preservation Award from the Historic Richmond Foundation. He died in 1994.<sup>5</sup>

The Yoffy House retains many distinctive time capsules of 1950s design: the interior and exterior planters, the unique interior stair, the built-ins in the master suite, and all of the house's most important interior and exterior features. The original drawings of the house and landscape document a highly intact example of mid-twentieth century residential design in the contemporary idiom.

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<sup>4</sup> Mary Harding Sadler, "Frederick T. Hyland: Trendsetter of the Times," *Inform* 2001: number two, Richmond, Virginia, pp. 10-13.

<sup>5</sup> "A Guide to the Robert W. Stewart Papers, 1970s-1990s," M 242, Special Collections and Archives, James Branch Cabell Library, VCU

**Legal Owner(s) of the Property** (For more than one owner, please use a separate sheet.)

Mr.  Mrs.  Dr.   
 Miss  Ms.  Hon.  Steven and Frances Delaney  
(Name)

6313 Ridgeway Road Richmond VA 23226-3201  
(Address) (City) (State) (Zip Code)

[sdelaney@williamsmullen.com](mailto:sdelaney@williamsmullen.com), [frances.delaney@yahoo.com](mailto:frances.delaney@yahoo.com) 804-420-6398  
(Email Address) (Daytime telephone including area code)

Owner's Signature: \_\_\_\_\_ Date: 07/01/2016  
*•• Signature required for processing all applications. ••*

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: \_\_\_\_\_

Daytime Telephone: (      )

**Applicant Information** (Individual completing form if other than legal owner of property)

Mr.  Mrs.  Dr.   
 Miss  Ms.  Hon.  Mary Harding Sadler, James Christian Hill Sadler & Whitehead Architects PLC  
(Name)

726 West 33<sup>rd</sup> Street Richmond VA 23225-3533  
(Address) (City) (State) (Zip Code)

[sadler@sadlerandwhitehead.com](mailto:sadler@sadlerandwhitehead.com), [jim@sadlerandwhitehead.com](mailto:jim@sadlerandwhitehead.com) 804-231-5299  
(Email Address) (Daytime telephone including area code)

Applicant's Signature: \_\_\_\_\_ Date: 07/01/2016

**Notification**

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

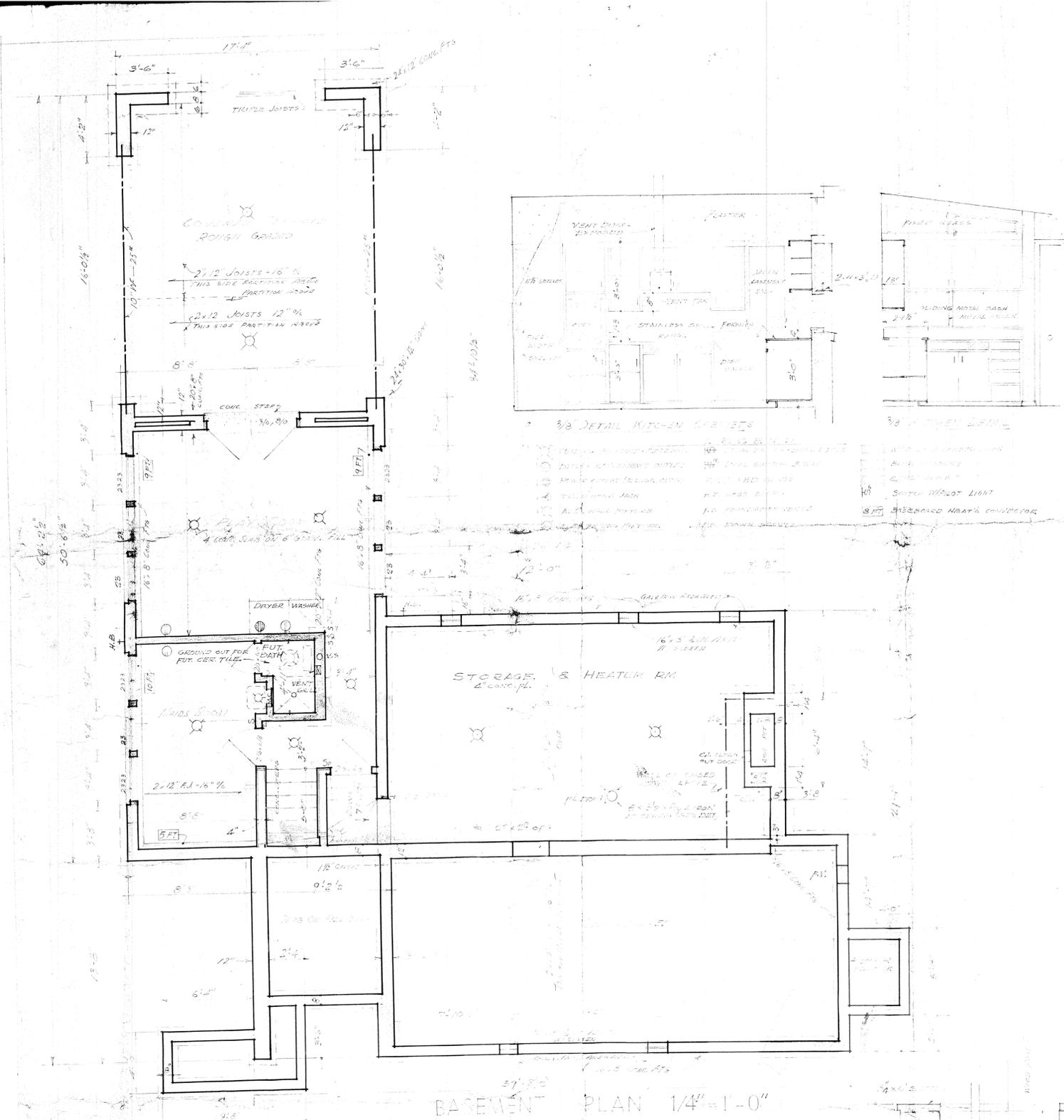
Mr.  Mrs.  Dr.   
 Miss  Ms.  Hon.  Selena Cuffee-Glenn Chief Administrative Officer  
(Name) (Position)

City of Richmond 900 East Broad Street, Suite 201  
(Locality) (Address)

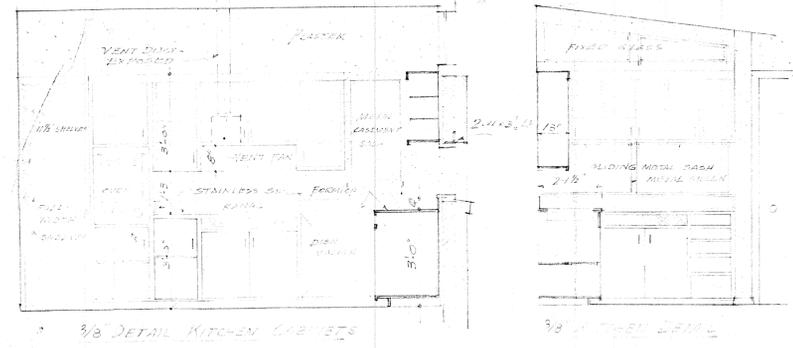
Richmond VA 23219-1907 804-646-7978  
(City) (State) (Zip Code) (Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.  
 The owners recognize the importance of Frederick Hyland's residential work in the mid-20<sup>th</sup> century. They would like to apply for state historic tax credits.

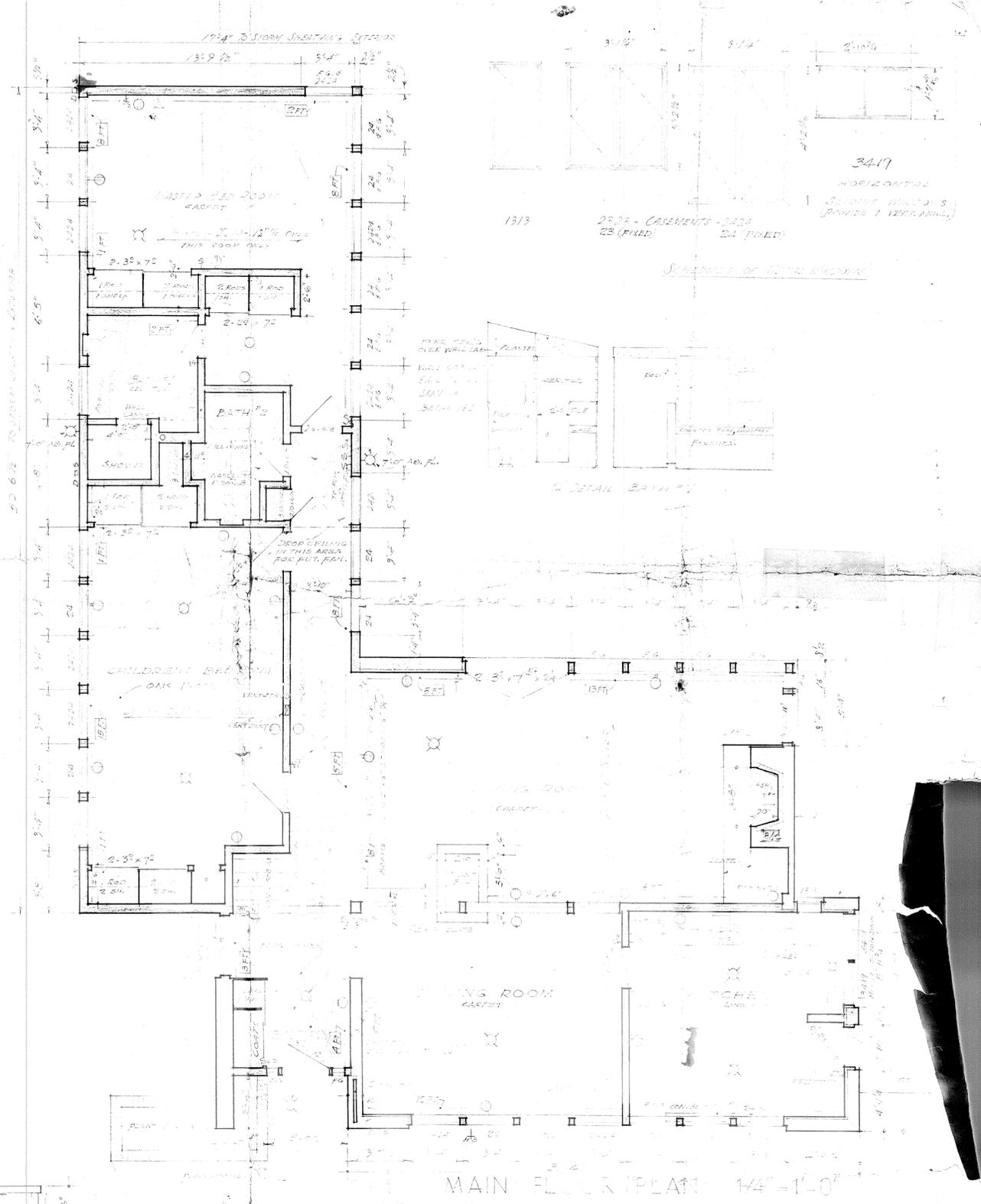
Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes  No   
 Would you be interested in the easement program? Yes  No



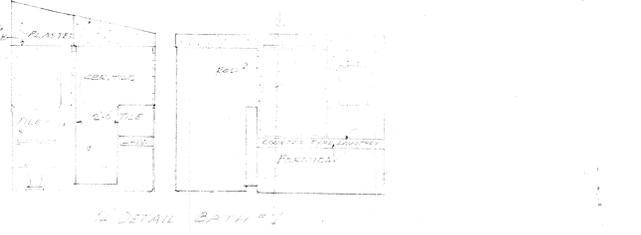
BASEMENT PLAN 1/4" = 1'-0"



- 1. 1/2\"/>



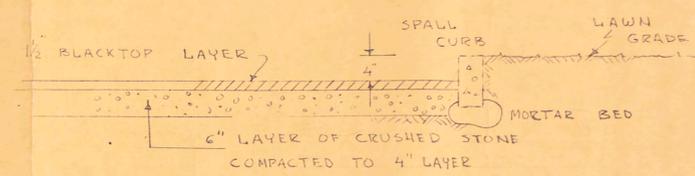
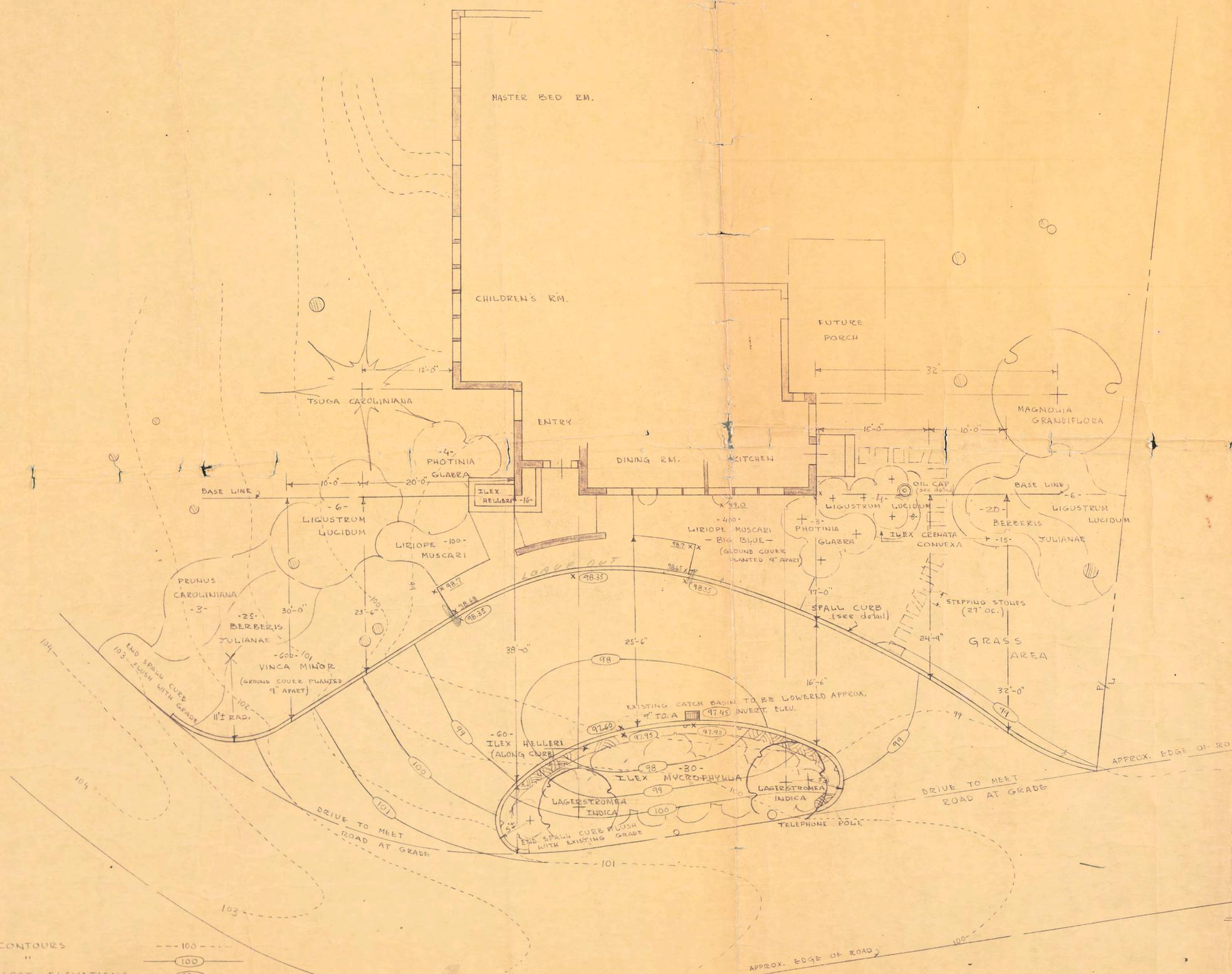
MAIN FLOOR PLAN 1/4" = 1'-0"



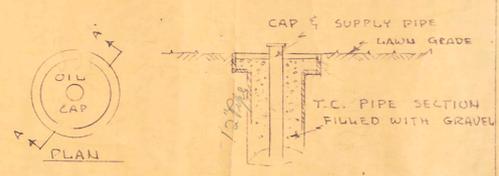
DETAIL OF POINT BEL IN LIVING RM

RESIDENCE  
 Mrs. L. J. ...  
 5 ...  
 FREDERICK T. HYLAND ARCHITECT  
 RICHMOND, VIRGINIA  
 DIVISION DATES

7.52/13



BLACKTOP DRIVE & SPALL CURB DETAIL  
Scale 3/4" = 1'-0"



OIL RECEPTACLE DETAIL

Plant List

Quan.	Scientific Name	Common Name	Size
45	Berberis julianae	Julian's Barberry	24"
✓23	Ilex crenata convexa	Convex-Leaf Japanese Holly	18-24"
✓76	" " helleri	Heller's Holly	12-14"
✓30	" " microphylla	Little-Leaf Japanese Holly	24-30"
2	Lagerstroemia indica rosea	Shell-Pink Crape Myrtle	5-6'
16	Ligustrum lucidum - Griffing's	Wax Lucidum Privet	3'
✓500	Liriope muscari - Big Blue	Big Blue Liriope	
1	Magnolia grandiflora	Southern Magnolia	12-14'
✓7	Photinia glabra	Japanese Photinia	3-4'
✓3	Prunus caroliniana	Cherry Laurel	4-5'
✓1	Tsuga caroliniana	Carolina Hemlock	8-10'
600	Vinca minor	Periwinkle	Collected

*mitonia - front under windows*

Planting Noted

The minimum depth of Topsoil for Planting Beds should be from 15-18 inches. Commercial Fertilizer, 5-10-5, and Farmure should be applied each at the rate of 5 pounds to 100 square feet. The two fertilizers may be applied at the same time and should be well integrated into the Soil. The Beds should then be raked smooth. When the Planting is accomplished, the Beds should be mulched with from 2 - 3 inches of well rotted Sawdust, guaranteed to be at least 10 years old.

A well prepared Soil for Azaleas and Camellias can be made by mixing one part of well rotted Cow Manure, two parts of Woods Earth and three parts of loose, friable Loam. This should be thoroughly mixed. Care should be taken that no Bone Meal is used near the Azaleas or the Camellias.

T. WARD & KATHY G. WOOD  
6313 RIDGEWAY RD, RICHMOND, VA  
23226

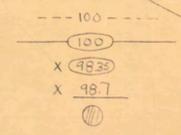
DRIVE LAYOUT & PLANTING PLAN

MR. & MRS. LAWRENCE YOFFY - RICHMOND, VIRGINIA

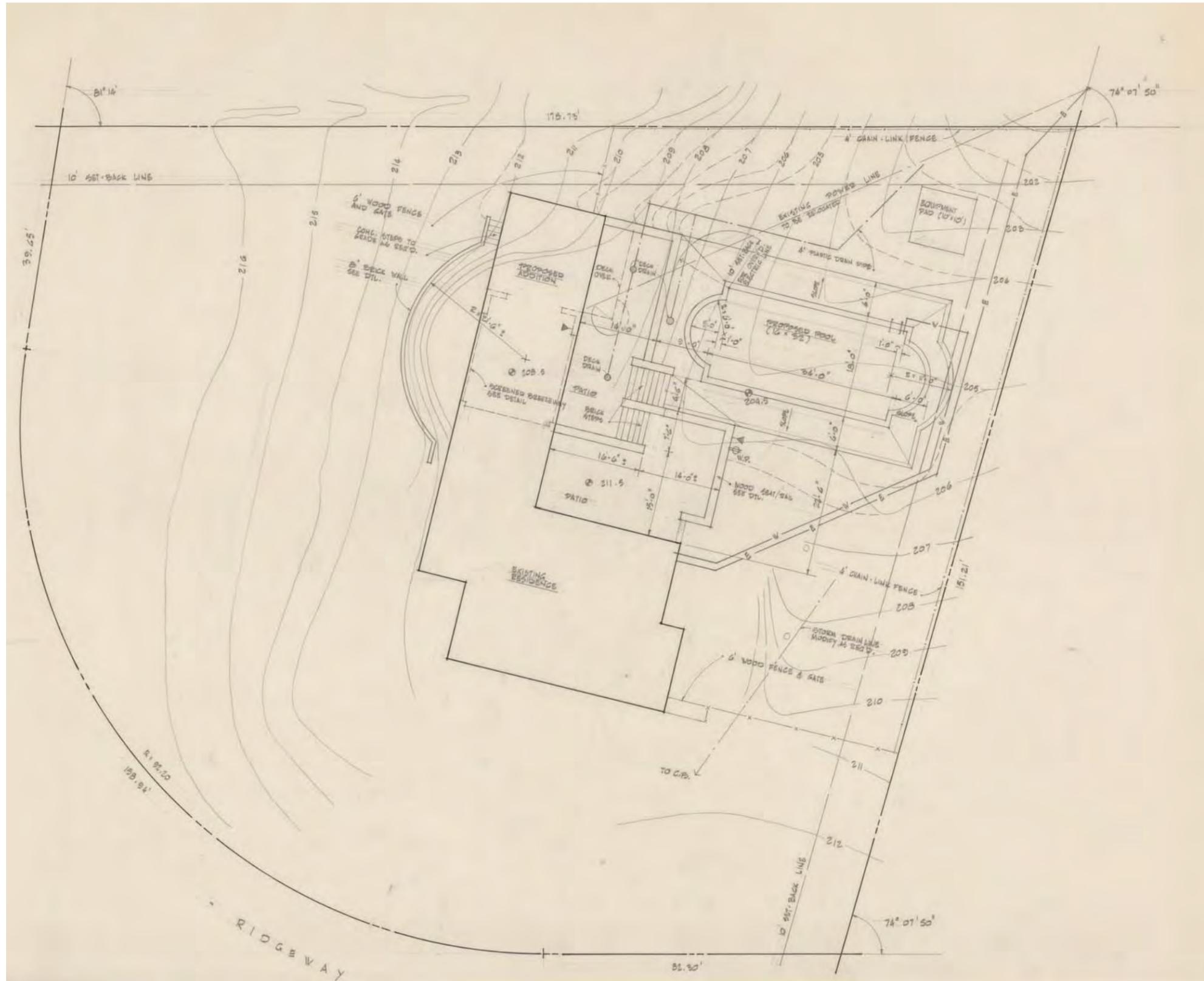
FREDERICK T. HYLAND ARCHITECT  
RICHMOND VIRGINIA  
CHARLES F. GILLETTE LANDSCAPE ARCHITECT  
RICHMOND VIRGINIA

Scale 1/8" = 1'-0"  
PLAN NO 2082-4  
April 19, 1956

- NOTES:
- EXISTING CONTOURS
  - PROPOSED "
  - " SPOT ELEVATIONS
  - EXISTING "
  - " TREES

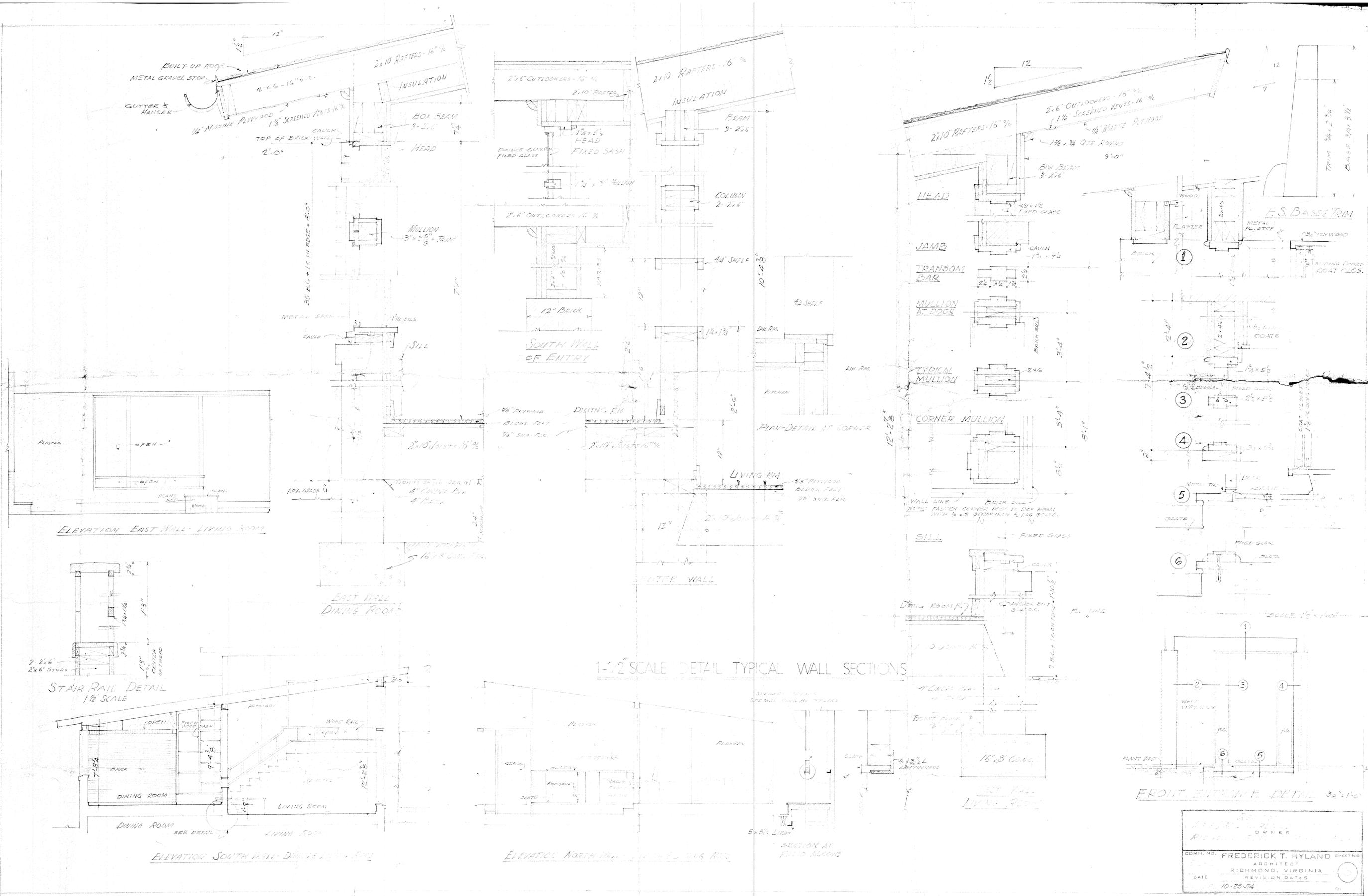


N O R T H



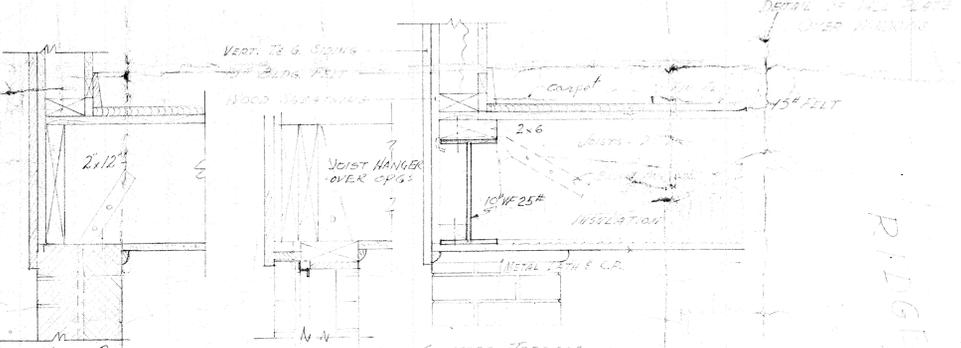
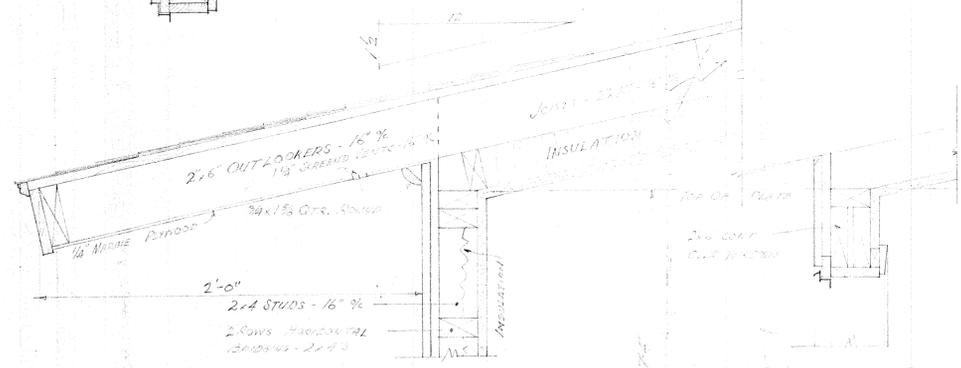
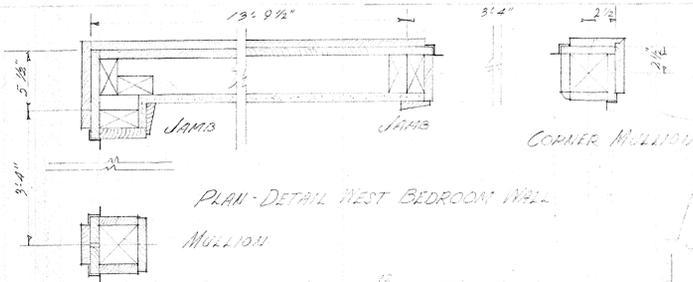
Stewart 1978 Plan



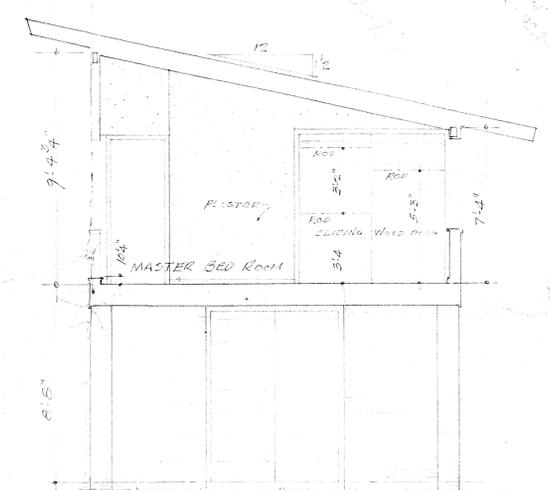
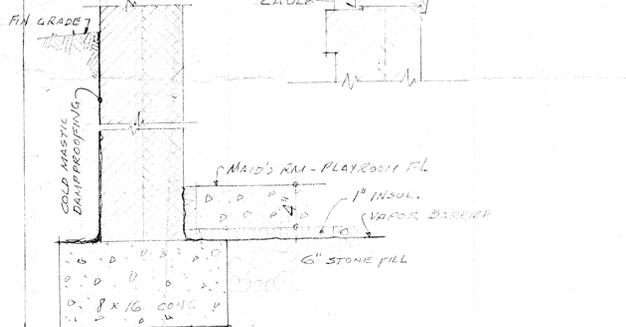


1/2" SCALE DETAIL TYPICAL WALL SECTIONS

OWNER  
 ARCHITECT  
 RICHMOND, VIRGINIA  
 DATE  
 10-25-34



WALL SECTIONS BEDROOM WING  
SCALE 1/2" = 1'-0"



EAST ELEVATION-MASTER BED ROOM & COVERED TERRACE



RES. PENCE  
MRS. W. L. PENCE  
OWNER  
FAIRWAY RIDGE

COMM. NO. 52-5  
FREDERICK T. HYLAND ARCHITECT  
RICHMOND, VIRGINIA  
REVISION CAT. 3  
DATE DEC. 23 1954