

From: Scala, Mary Joy
Sent: Thursday, October 23, 2014 1:38 PM
To: William H. Atwood (atwood@scscharlottesville.com); Hadley Rodland (hadley@scscharlottesville.com)
Cc: btreakle@jetreakle.com; reachme33@gmail.com
Subject: BAR Action 425 & 421 W Main St Oct 21, 2014

October 23, 2014

The Sutton group and Andie Levine
700 E High Street and 606 Druid Avenue
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 14-10-02

425/421 West Main Street

Tax Parcel 320177000/320178000

The Sutton Group and Andie Levine, Owner/ Bill Atwood/Southern Cities Studio, Applicant
Demolition of 425 and 421 West Main Street

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 21, 2014. The following action was taken:

The BAR approved (7-0) the application to demolish two buildings (Mel's Barber Shop and Atlantic Futon), as submitted, with the condition that the two buildings are thoroughly documented in plan and photographed prior to demolition.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (April 21, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 21, 2014**



Certificate of Appropriateness Application

BAR 14-10-02

425/421 West Main Street

Tax Parcel 320177000/320178000

The Sutton Group and Andie Levine, Owner/ Bill Atwood/Southern Cities Studio, Applicant

Demolition of 425 and 421 West Main Street

Background

The buildings located at the rear of 425 West Main and 421 West Main are considered contributing buildings in the Downtown ADC district. Both parcels contain concrete block buildings built after 1920. The 1920 Sanborn Insurance map (attached) shows only small, frame buildings in the location of the existing block buildings, which are on the Commerce Street frontage of these two properties.

Prior to 1984 there were two brick buildings located on the West Main Street frontages of these same properties (surveys attached). In 1889 William Wheeler purchased the Paxton Place (503 West Main Street, c. 1824, adjacent to what is now *Eloise*). In 1893 Wheeler built two identical brick dwellings east of his own house for use as rental properties: 501 West Main (Wheeler-Coulter house) still exists, but 425 West Main Street (Wheeler house) was demolished in 1984, as a result of damage resulting from a fire in 1981 that destroyed the Gianniny-Pace building next door at 421 West Main Street. The fire was determined to be arson.

August 18, 2009 - (503 West Main) The BAR denied (8-0) an application for demolition, after the fact, of two chimneys and connecting brick curtain wall. The BAR also stipulated that the applicant shall submit an application to the BAR to rebuild the demolished portion of the two chimneys and skirt wall...to attempt to match as closely as possible what was removed. The City Attorney's office opined that the BAR does not have the authority to require the property owner to rebuild the demolished chimneys and wall.

The applicant submitted a letter requesting an appeal, but later deferred the request. The applicant did not reschedule the appeal. Staff requested that the City Attorney's office take the applicant to court to pursue the maximum civil penalty for illegal demolition of a historic structure.

May 18, 2010 - The BAR appreciated the applicant's willingness to reconstruct the chimneys authentically and with attention to detail. The BAR approved (7-0) the reconstruction of the west chimneys and curtain wall as submitted with the condition that the mortar shall be [lime mortar or] high lime content; and that the chimney width in the north-south direction is aligned and based upon the old chimney stack; the chimney will be rectilinear in its proportion to match what originally existed. And the applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details. And shall match the color of the brick as closely as possible [in case the paint is removed in the future]. And shall look at the original chimneys on the photographs.

July 19, 2011 - Approved (7-0) with same conditions and recommendations as previous approval. The conditions of the previous approval still need to be confirmed/submitted before the applicant can obtain a building permit:

1. The mortar shall be [lime mortar or] high lime content;
2. The chimney width in the north-south direction is aligned and based upon the old chimney stack;

3. The chimney will be rectilinear in its proportion to match what originally existed.
4. The applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details, and shall look at the original chimneys on the photographs.
5. The applicant shall match the color of the brick as closely as possible [in case the paint is removed in the future].

May 20, 2014 – (501, 503, 425 West Main) The BAR held a preliminary discussion about the proposed new building. No action was taken.

July 15, 2014 – (503, 501, 425, 421 West Main) The BAR held a preliminary discussion about the proposed new buildings. No action was taken.

August 19, 2014 – The BAR accepted (7-0) the applicant's request for deferral.

September 16, 2014 – **The BAR approved (5-3) the massing only, as submitted. The applicant must return to the BAR for approval of the demolitions of (the rear buildings) at 421 and 425 West Main Street, and for details of the new buildings and site design.**

Application

The applicant is requesting demolition of the former Mel's Barber Shop at the rear of 425 West Main Street and the Atlantic Futon building at the rear of 421 West Main Street.

The applicant has recently had two preliminary discussions for new construction on these properties, and has received approval of massing only for the proposed new buildings.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

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

Pertinent Standards for Considering Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

The buildings were constructed after 1920.

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

The buildings are not listed on the Virginia or National Register.

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

No associations are known.

(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

They do not.

5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty

They could easily be reproduced, but would not be historic.

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

The buildings are plain, and utilitarian. Most of the windows have been replaced.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

Commerce Street probably had a lot of commercial activity in the past, and these buildings were part of that activity. They were probably built as a garage and a small office or retail building.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

A structural report has not yet been received from the applicant. They appear to be in fair condition.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

The applicant has requested demolition of both entire structures.

(e) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Review Guidelines for Demolition Criteria

1. Standards established by City Code (see above).
2. *The public necessity of the proposed demolition.*
There is no public necessity.
3. *The public purpose or interest in land or buildings to be protected.*
The significance of the buildings is not sufficient to warrant protection.
4. *The existing character of the setting of the structure or area and its surroundings.*
501 and 503 W Main Street are significant buildings. Additionally, Commerce Street has a wealth of historic structures, including the Individually Protected Property Jefferson School; contributing structures including Dr. Jackson's residence and attached commercial structures near 4th Street, the Ebenezer Baptist Church on 6th Street, the former C&R Auto building, and the Bell Funeral Home; and other Starr Hill residences and structures including the former Bethel Baptist Church that was the original home of Barrett Day Care, and is currently being restored and remodeled as two apartments.
5. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
Relocation of the structures would not be a preferable alternative.
6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*

Taken alone, the demolition of these two structures would not adversely or positively affect other historic buildings or the character of the district.

7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

A structural report has not yet been received from the applicant. They appear to be in fair condition.

Discussion and Recommendations

Both of these building were built after 1920 and were constructed out of concrete blocks. They are not recognized as historic buildings on either the Virginia or National Register of Historic Places, nor are their designs unique. They do not encompass unique construction practices, materials, or have any defining architectural features. Relocation of these building given their age and lack of architectural significance is not practical.

These buildings do not contribute greatly to the West Main Street ADC district. Their only historic significance is in their age and location. They indicate a type and scale of activity that was found on Commerce Street in the 1920's. The brick buildings that were destroyed on West Main Street in the early 1980's were more significant.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of structures at the rear of 421 and 425 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.



1920 SANBORN MAP

501-503 W Main Street
421-425

Architectural And Historic Survey



Identification

STREET ADDRESS: 421 West Main Street
 MAP & PARCEL: 32-178
 CENSUS TRACT AND BLOCK: 1-308
 PRESENT ZONING: B-3
 ORIGINAL OWNER: E. M. Gianniny
 ORIGINAL USE: Store and Residence
 PRESENT USE: Taxi Office
 PRESENT OWNER: R. L. Bunch and R. H. Pace
 ADDRESS: 756 Belmont Avenue
 Charlottesville, VA

HISTORIC NAME: Gianniny-Pace Building
 DATE / PERIOD: 1890
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2 storeys
 DIMENSIONS AND LAND AREA: 35' x 210' (7350 sq. ft.)
 CONDITION: Fair
 SURVEYOR: Bibb
 DATE OF SURVEY: Winter 1979
 SOURCES: City/County Records
 Sanborn Map CO. - 1891, 1896, 1907, 1920
 D. Coffey & C. Kramer, "421-423 West Main Street:
 Mrs. R. H. Pace

A Program for its Preservation & Re-Utilization,"
 1978

ARCHITECTURAL DESCRIPTION

Of several buildings erected on West Main Street around the turn of the century that featured the shop owner's living quarters above, with a second-storey veranda over the storefront, this is the only one that remains essentially unaltered. It is a two-storey building on a low foundation without a basement, built of brick laid in seven-course American bond. Its low-pitched gable roof is covered with standing-seam metal and has projecting eaves and verges and a boxed cornice with brackets that continues around the entire building. The gable end forms a low pediment above the veranda on the four-bay facade. The entrance to the living quarters shows that it was considered of equal importance with the store. A broad four-paneled door, with transom and sidelights over panels, in the western bay gives access to a side hall that extends the length of the building, with a single flight of open stairs leading to the second storey living quarters. The four second-storey windows on the facade are triple-sash, two-over-two-over-two light, with architrave trim. They reach to the floor and give access to the veranda. Side and rear windows are double-sash, two-over-two light, with plain trim. The pedimented gable above the veranda is supported by five Tuscan columns with a balustrade with turned balusters. All exterior woodwork is painted dark green. Below the porch floor, a cornice with smaller brackets crowns the storefront facade. Brick at that level was once painted cream. The store entrance is recessed between two display windows. The rear elevation shows the scars of the addition and removal of several frame additions. An incompatible one-storey addition, 5 feet wide, flat roofed, and devoid of architectural detail, extends from the facade two-thirds of the way back along the east side. The front half is built of brick laid in seven-course American bond, and the rear half and three courses at the top are of cinderblock, all newly painted a deep cream.

HISTORICAL DESCRIPTION

In 1889, R. B. Dice, trustee for Mary Digges Wood who owned and lived in the Paxton House, gave Ella M. Gianniny (Mrs. Edgar B. Gianniny) a deed for this lot, to confirm an earlier sale (City DB 1-341). Tax records and City Directories indicate that the Gianninys waited to receive the deed before building, but by the next year they were living in the apartment above the store. They sold in 1897 to E. M. Buck (DB 8-331) who rented it first to H. H. Hawkins and later to James D. Morris, each of whom operated a grocery store there and lived above. Morris bought the building from a later owner (DB 20-429) and continued in business there until 1923 (DB 43-270). Ellis Mopsik bought the building in 1923 (DB 43-331) and operated a tailoring shop there for two years and lived above. He sold it in 1925 (DB 50-305), and since then the store and living quarters have been rented separately. Brown and Taylor, plumbers, rented it from 1931 to 1941 and made some alterations. Pace's Taxi, which had operated from the minuscule side addition since 1936, moved into the store room in 1942 and purchased the building in 1969 from Guy L. Miller, who had owned it since 1927 (DB 59-206, 141-267, 306-78). The four-room apartment has been vacant since 1969. According to the Sanborn maps, a back porch extending the width of the building was replaced between 1896 and 1907 with a two-storey frame addition which was finally removed in 1969. The front part of the tiny side addition (#419½) is probably not original, but was added by 1891. It was extended toward the rear in the early 1930's. It has housed a shoe repair shop, locksmith, taxi dispatcher, and jeweler.
 Additional References: City DB 7-189, 20-51

Architectural And Historic Survey



Identification

STREET ADDRESS: 425 West Main Street

MAP & PARCEL: 32-177

CENSUS TRACT AND BLOCK: 1-308

PRESENT ZONING: B-3

ORIGINAL OWNER: W. Dyer Wheeler

ORIGINAL USE: Rental Property (Residence)

PRESENT USE: Rental Property (Residence)

PRESENT OWNER: Carrie C. Coulter Estate

ADDRESS: 501 West Main Street
Charlottesville, Virginia 22901

HISTORIC NAME: Wheeler House

DATE / PERIOD: 1893

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 35' x 210' (7350 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Winter, 1979, Revised 1984

SOURCES: City Records

Mrs. Coleman B. Maddox (Martha Coulter Maddox)

Mrs. Elmer L. Johnson (Kathleen Wheeler Johnson)

Sanborn Maps - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This is a very simply detailed two-storey house on a narrow lot. It is set on a low foundation and is built of brick laid in five-course American-with-Flemish bond. The main section is a two-bay, double-pile, side-hall-plan house. Original two-storey and one-storey rear wings make it long and narrow and larger than it appears from the street. There is a two-storey open side porch beside the two-storey wing. The side porch beside the one-storey wing has been enclosed and its walls covered with imitation brick asbestos siding. The house has a medium pitched hip roof covered with standing-seam metal, painted red, with a gable over the projecting side bay on the facade. The gable is wooden shingled and has a four-light diamond-shaped casement window. Medium pitched metal gable roofs shelter the wings and continue as shed roofs over the porches beside them. There are two interior capped chimneys. Windows are double-sash, one-over-one light on the facade and two-over-two light on the other sides. A one-storey veranda covers the facade. It has a medium pitched hip roof covered with red composition shingles, with boxed cornice and plain frieze, supported by four square posts. There is no balustrade. The single-paned entrance door has a rectangular transom.

HISTORICAL DESCRIPTION

William Dyer Wheeler purchased the Paxton place with its surrounding acreage in 1889 (City DB 1-356). In 1893 he built two identical brick dwellings on West Main Street, east of the main house, for use as rental property. They are now the only two houses left on the street that have not been converted to commercial use. In 1908 Kate S. Wheeler, widow of Wheeler's nephew Charles R. Wheeler, who had been living in the Paxton house, bought the house at 425 West Main Street for her family (DB 19-432). After her death, her three daughters sold the house in 1928 to Mrs. J. C. Coulter who lived in its twin next door (DB 59-468). It remains in the Coulter family and is used as rental property. Additional References: City DB 166-122; WB 3-18, 11-493.

The fire which destroyed the house next door at 421 West Main Street on June 9, 1981, damaged this house as well, and it was further damaged during the demolition of the burned-out building. This house too was finally demolished in 1984.



425 W Main St. demolished 1984
Built 1893



421 W Main St. demolished by fire 1981
Built 1890



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED

SEP 30 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name The Sutton Group + Andie Levine Applicant Name Bill Atwood / Southern Ceres Studio
Project Name/Description Atlantic Parcel Number 320177000 + 320178000
Property Address 425 W. Main + 421 W. Main

Applicant Information

Address: 214 W. Water St, Suite 100
Charlottesville, VA 22902
Email: atwood@scscharlottesville.com
Phone: (W) 282-2073 (H) 464-6466
FAX: NA

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature

Date

William H. Atwood

Print Name

Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Andie Levine Andie Levine 9/18/14

Signature THE SUTTON GROUP, LLC Date

By: [Signature] 9-18-14

Print Name Signature Date

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary): Mixed use - commercial, office residential

List All Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



RECEIVED

OCT 08 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

Letter of Justification for Demolition of Buildings at 421 and 425 W. Main St

Dear Mary Joy,

We are applying to demolish the small barber shop at 425 W. Main St and the Atlantic Futon building at 421 W. Main St. Both of these buildings were built in 1920 out of concrete blocks. They are not recognized as historic buildings in any register, nor is their design distinctive or difficult to reproduce. As you can see in the attached photographs, they are largely featureless buildings with few windows, no molding, and no architectural detailing at all excepting the vertical wood paneling at the front of the Atlantic Futon building. It does not seem that either building is associated with any historic person, architect or craftsman, or with any historic event.

Neither of these buildings contribute greatly to the West Main Corridor, as they are set at the far end of their lots on Commerce St, which as Mr. Hogg has pointed out, is not under the BAR purview. However, the residents of the Starr Hill neighborhood consider the buildings to contribute to the feeling and rhythm of Commerce Street, so our proposed design uses the double-height store front of the Atlantic Futon building and the single height near-square of the barber shop as a module for the Commerce St elevation. In other words, we plan to replace the original buildings with a structure that replicates the scale and proportions.

Concrete block is considered to have a lifespan of approximately 100 years if cared for. The structures at 421 and 425 W. Main St are approximately 96 years old and at the end of their lifespan. Relocating the structures, given their lack of significance and their structural age, would not be a practical or desirable alternative to demolition.

Neither of these demolitions are very close to the historic Paxton Place-- we anticipate that demolition would not affect the structure of any historic buildings nearby.

In consideration of the businesses inhabiting these buildings, we plan to provide space for both of them in the new buildings and do everything in our power to assist in securing interim locations.

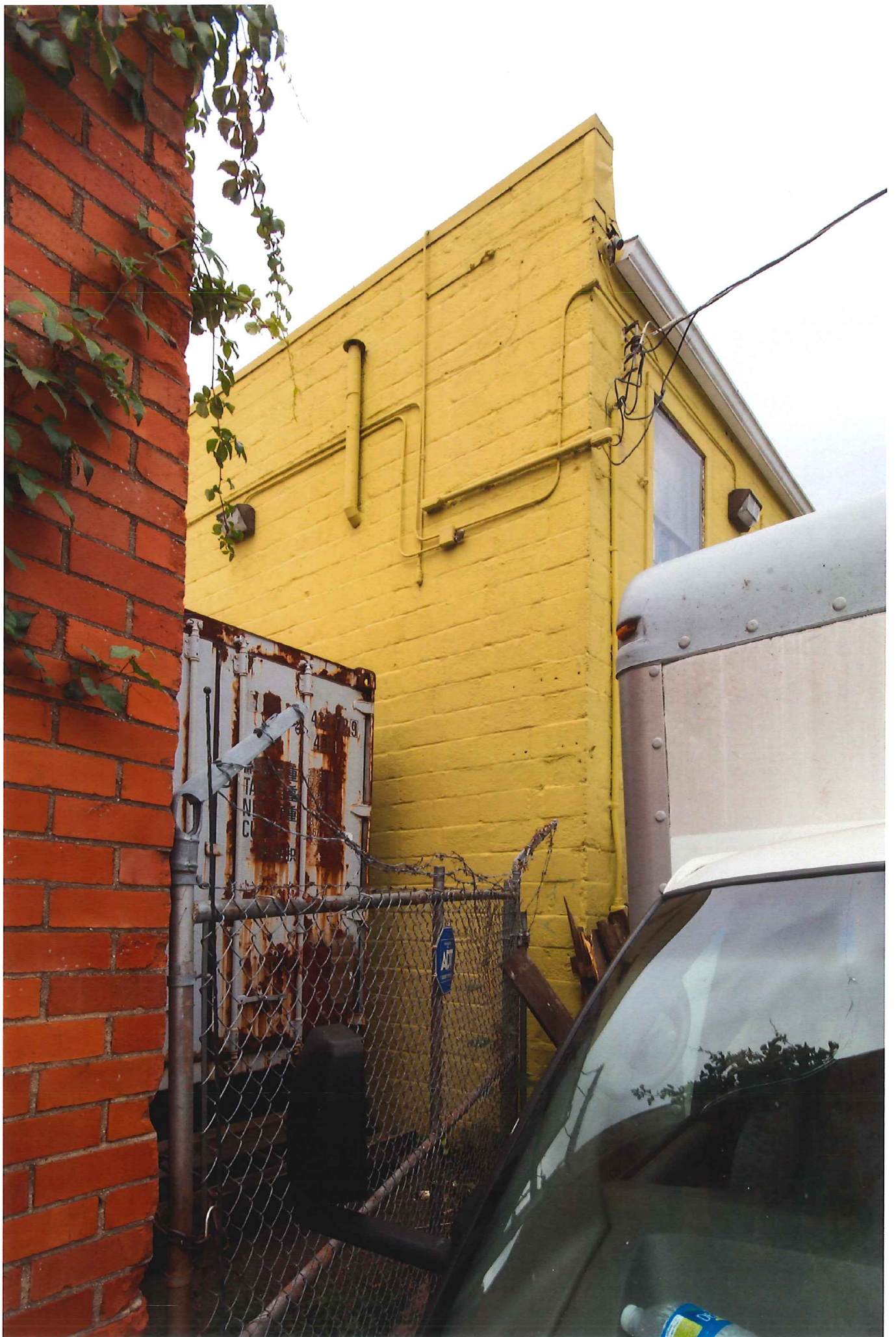
Thank you for your consideration.

Sincerely,


William H. Atwood, Architect











Mel's
Barber Shop

NO
PARKING
ANYTIME
TOW-AWAY ZONE
←

ONE HOUR
LIMIT / DAY
THIS BLOCK
8AM-6PM
MON-SAT
→

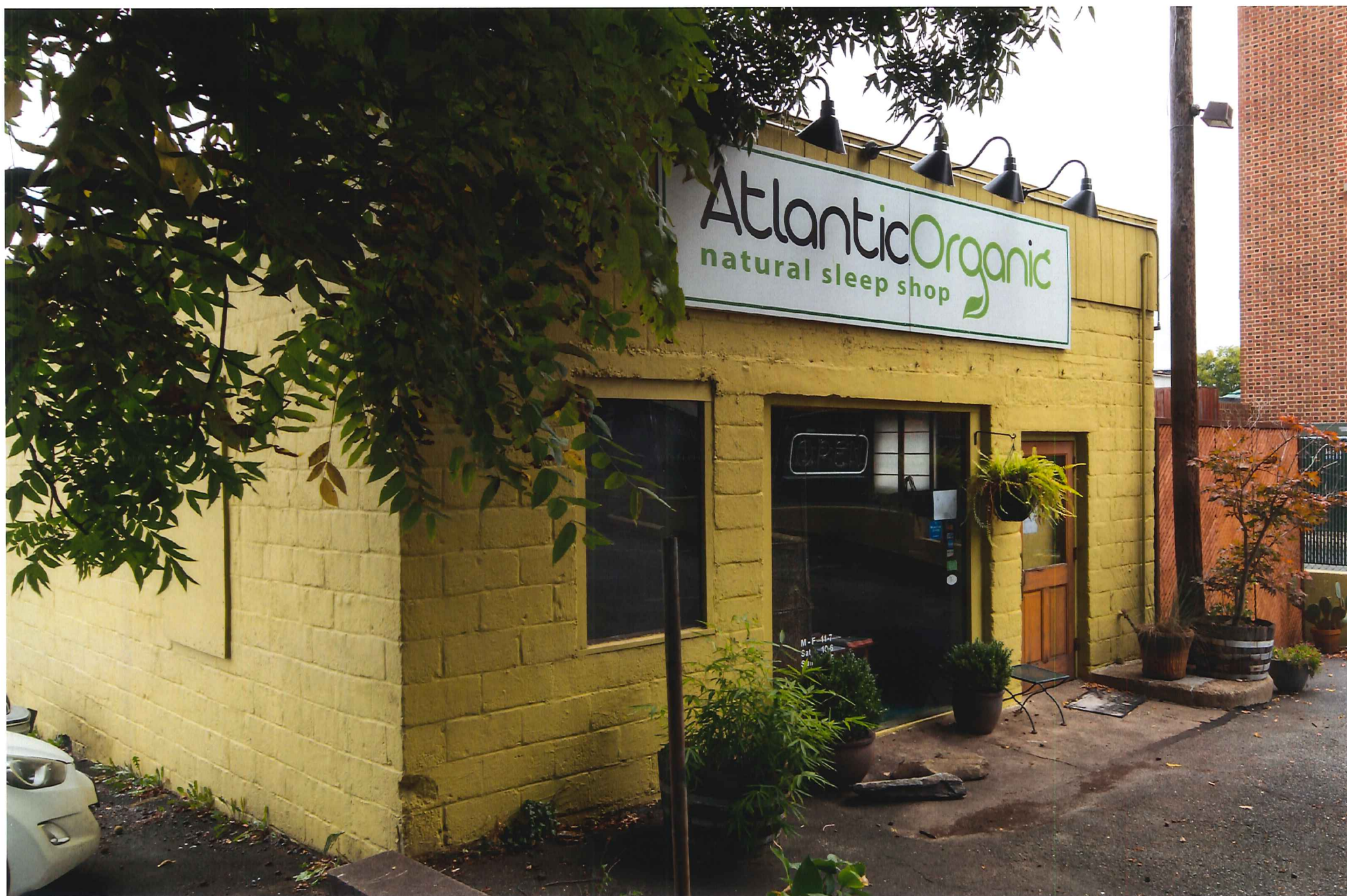












The image shows the exterior of a small, single-story building with yellow-painted cinder block walls. A large white sign with a green border is mounted above the entrance, featuring the text "AtlanticOrganic" in a mix of black and green fonts, with "natural sleep shop" in green below it. A green leaf icon is to the right of the word "shop". Four black outdoor lamps are mounted on the roof above the sign. The entrance consists of a dark glass door and a wooden door with a glass insert. To the left of the glass door is a window. The storefront is decorated with several potted plants, including a large green plant in a wooden barrel on the left and a small tree in a wooden barrel on the right. A small table and chairs are placed outside the glass door. A sign with business hours is posted on the glass door. A white car is partially visible on the left side of the image.

AtlanticOrganic

natural sleep shop

M - F 11-7
Sat 10-6
Sun 12-5

