

From: Scala, Mary Joy
Sent: Wednesday, June 04, 2014 4:18 PM
To: William H. Atwood (atwood@scscharlottesville.com)
Cc: btreakle@jetreakle.com
Subject: BAR Action May 20, 2014 - 501 & 503 W Main Street

June 4, 2014

The Sutton Group, LLC
c/o Southern Cities Studio, Agent
214 W Water Street, Suite 100
Charlottesville, VA 22902

RE: Preliminary Discussion
BAR 14-05-08
501 and 503 W Main Street
Tax parcels 320175000, 320176000, and 320177000
The Sutton group, LLC, Owner/ Southern Cities Studio, Agent, Applicant
New mixed-use building

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2014. The following action was taken:

The BAR held a preliminary discussion about the proposed new building. No action was taken.

You may watch the full discussion on the City's website:
http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

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
May 20, 2014**



Preliminary Discussion

BAR 14-05-08

501 and 503 W Main Street

Tax parcels 320175000, 320176000, and 320177000

The Sutton group, LLC, Owner/ Southern Cities Studio, Agent, Applicant

New mixed-use building

Background

503 W Main Street known as "Paxton Place," is a contributing Federal style structure in the Downtown Architectural Design Control (ACD) District. It was built c 1824 as a dwelling by a Presbyterian clergyman on 33 acres. Federal era buildings are infrequent in Charlottesville.

In 1889 William Wheeler purchased the Paxton Place. In 1893 he built 501 W Main Street and the former 425 W Main Street as two identical brick dwellings east of the main house for use as rental properties. In 1924 Dr. J. C. Coulter added two rooms as his office to 501 W Main Street, using brick from an old Catholic church. The historic surveys and photos are attached.

August 18, 2009 - 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].

Application

The applicant is requesting a preliminary discussion of a by-right mixed use building to be built on three parcels. Each parcel contains a contributing structure: 425, 501 and 503 West Main Street. 425 W Main Street is a small barber shop that fronts on Commerce Street. The attached letter from the Zoning Administrator outlines the zoning regulations that pertain to the design of the building.

The two houses on W Main Street are proposed to be connected, with additions on both sides and in front of each building. The front porch on 503 is filled in. Two terraces extend in front of the two buildings on the second floor level. The new rear building abuts the rear of both buildings.

The new building consists of six floors, plus an appurtenance level. It rises 76 feet above W Main Street, and 58 feet above Commerce Street with no setback. Two levels of structured parking front on Commerce Street opposite the former Bethel Baptist Church and the oldest part of Jefferson School. The second level of parking is accessed from W Main Street. Above that are several floors of offices with outdoor terraces. Proposed building materials are not described.

Criteria, Standards and Guidelines

Review Criteria Generally

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

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

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

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;

(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

- 1. A property will be used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectured features or elements from other historic properties, will not be undertaken.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- 7. Chemical or physical treatment, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitations include:

D. ENTRANCES, PORCHES, AND DOORS

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
-
5. Do not strip entrances and porches of historic material and details.
6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.
9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
-

Pertinent Guidelines for New Construction and Additions include:

A. INTRODUCTION

e. Multi-lot

Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable Neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying facade wall planes, differing materials, stepped-back upper levels, and irregular massing.

B. SETBACK

- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.

C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
- 2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
 - a. If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
 - b. Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
- 4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
 - a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
 - b. Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. HEIGHT & WIDTH

1. Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3. In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
4. When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
5. Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
6. In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

F. SCALE

1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.

G. ROOF

1. Roof Forms and Pitches

- a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.*
- b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.*
- c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.*
- d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*
- e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.*
- f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.*

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.*
- b. In some cases, shingles that mimic the appearance of slate may be acceptable.*
- c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.*
- e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.*
- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.*

3. Rooftop Screening

- a. If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.*
- b. The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c. The screening should not appear as an afterthought or addition to the building.*

H. ORIENTATION

- 1.** New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
- 2.** Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. WINDOWS & DOORS

- 1.** The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.*
- 2.** The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.*
- 3.** Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4.** Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5.** Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6.** If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7.** Avoid designing false windows in new construction.

8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

J. PORCHES

1. *Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.*

K. STREET-LEVEL DESIGN

1. *Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
2. *When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.*
3. *Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
4. *Include doors in all storefronts to reinforce street level vitality.*
5. *Articulate the bays of institutional or office buildings to provide visual interest.*
6. *Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.*
7. *Office buildings should provide windows or other visual interest at street level.*
8. *Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.*
9. *Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.*
10. *Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*
11. *A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.*

L. FOUNDATION and CORNICE

1. *Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
2. *Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*
3. *If used, cornices should be in proportion to the rest of the building.*
4. *Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.*

P. ADDITIONS

1. Function and Size

- a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. *Limit the size of the addition so that it does not visually overpower the existing building.*

2. Location

- a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

3. Design

- a. *New additions should not destroy historic materials that characterize the property.*
- b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

4. Replication of Style

a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.

b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

5. Materials and Features

a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

6. Attachment to Existing Building

a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.

b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Discussion and Recommendations

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..

In staff opinion, the new West Main Street additions should not encroach on the front setbacks of the 501 and 503 W Main Street buildings. Side additions should be designed to respect the freestanding appearance of the two buildings. The new rear building is not appropriate as an "addition." It should be freestanding and should form a complementary backdrop for the two historic buildings.

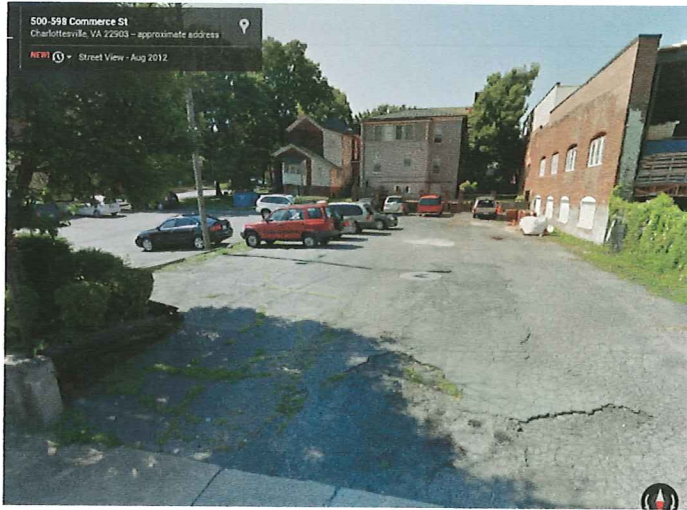
Elevation drawings are needed for all four sides of the project, with the Commerce Street frontage deserving as much attention as West Main Street. Although a structured garage is permitted to front on Commerce Street, considered a linking not a primary street, the garage should respect, and be compatible with, the historic buildings that surround it.

A landscape plan will be needed with future submittals.

Removal of the contributing building at the rear of 425 W Main Street, a small barber shop, will require a demolition approval.



Rear of 425 and 501 W Main Street



Rear of 501 and 503 W Main Street



Commerce Street looking east with former Bethel Baptist and Jefferson School on north side; Subject properties on south side



Commerce Street looking west, with rear of 503 West Main Street, 505 W Main Street, and Ebenezer Baptist Church



Commerce Street looking east, with Starr Hill residences

Architectural And Historic Survey



Identification

STREET ADDRESS: 501 West Main Street
MAP & PARCEL: 32-176
CENSUS TRACT AND BLOCK: 1-308
PRESENT ZONING: B-3
ORIGINAL OWNER: W. Dyer Wheeler
ORIGINAL USE: Rental Property (Residence)
PRESENT USE: Residence
PRESENT OWNER: Carrie C. Coulter estate
ADDRESS: 501 West Main Street
Charlottesville, Virginia

HISTORIC NAME: Wheeler-Coulter House
DATE / PERIOD: 1893
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 Storeys
DIMENSIONS AND LAND AREA: 33.75' x 210' (7,087.5 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1979
SOURCES: City Records Sanborn Map Co. - 1896, 1907, 1920
Mrs. Coleman R. Maddox (Martha Coulter Maddox)
Mrs. Elmer Johnson (Kathleen Wheeler Johnson)

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. Two-storey and one-storey side porches beside the rear wings have been enclosed and their 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 shed roof covered with standing-seam metal, painted red, with boxed cornice and plain frieze, supported by three asymmetrically arranged battered pillars set on brick pedestals. There is a concrete-capped brick balustrade. The single-paned glass entrance door has a rectangular transom. Dr. Coulter's flat-roofed one-storey office addition on the west side of the house is built of brick laid in stretcher bond. Access is from the side hall or through a separate entrance on the facade sheltered by a pedimented hood on brackets. The entrance door and one-over-one light windows are segmental-arched.

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. Now they are the only two houses left on the street that have not been converted to commercial use. Dr. J. C. Coulter purchased the house at 501 West Main Street from Wheeler's estate in 1915 (DB 27-119). He added two rooms for his office about 1924, using brick from the old Catholic Church. The house is still owned and occupied by his daughter and son-in-law, Mr. and Mrs. Coleman Maddox. Additional References: City DB 112-316, 166-122; WB 11-493.



501 West Main St



501 and (former) 425 West Main St

1979?

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 503 West Main Street
 Map and Parcel: 32-175
 Census Track & Block: 1-308
 Present Owner: Thomas Watson
 Address: 503 W. Main Street
 Present Use: Beauty School
 Original Owner: J. D. Paxton
 Original Use: Residence

BASE DATA

Historic Name: Paxton Place
 Date/Period: cir. 1824
 Style: Federal
 Height to Cornice:
 Height in Stories: 2 1/2
 Present Zoning: B-3
 Land Area (sq.ft.): 52 x 210
 Assessed Value (land + imp.): 9460 + 2430 = 11,890

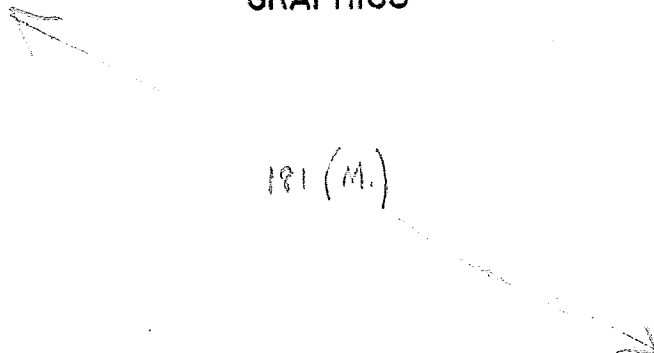
ARCHITECTURAL DESCRIPTION

This Federal detached house once stood on spacious grounds on the rural road that linked the University with the downtown area. It is a very good example of houses built in Charlottesville around 1825 and is similar in form to the Livers House at 1211 W. Main St. The two story structure is laid with a Flemish bond front terminating in the typical mouse-tooth brick cornice. The two interior chimneys on the western side of the house are connected by a curtain, characteristic of this period. The lunette window in the garret of the western wall is identical to that at 1211 W. Main. The triangular wooden door and window pediments are very similar to those at the Carter-Gilmer House. Its plan is unusual in that it was a side hall and three rooms deep accounting for the deep, shallow pitched roof form which allowed spacious garret rooms. Except for window and door architraves, the interior has been removed. A handsome late 19th century pressed tin ceiling is in the entrance hall.

HISTORICAL DESCRIPTION

Alexander reported a "handsome brick residence owned and occupied by John C. Wood, with the beautiful flower garden around it, was, we learned, built by a Presbyterian clergyman, when the University was being erected, by the name of Paxton". Paxton bought 33 acres in 1824 for \$3,035 from John Kelly, and probably built the house shortly thereafter. In 1854, J. D. Paxton sold the house and 1-1/2 acres of land to Melinda Digges (ACDB 52-385). In 1868 Mrs. John C. Wood purchased it from Mrs. Digges, and the deed referred to the property as the "Paxton Place", (ACDB 63-529). The house has had many owners and has served as the Shisler Funeral Home and the Loyal Order of Moose Lodge. In 1960 the present owner Thomas Watson purchased the property.

GRAPHICS



CONDITIONS

Good

SOURCES

Alexander, Recollections, p. 108
 City/County Records
 Mr. Thomas Watson



503 W Main St

1974

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



May 6, 2014

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Preliminary Discussion

BAR 14-05-08

501 and 503 W Main Street

Tax parcels 320175000, 320176000, and 320177000

The Sutton group, LLC, Owner/ Southern Cities Studio, Agent, Applicant
New mixed-use building

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 20, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

5-15-14

BAR and city council

We the residents of Starr Hill and surrounding neighborhoods oppose the plan below:

Preliminary Discussion

BAR 14-05-08

501 and 503 W Main Street

Tax parcels 320175000, 320176000, and 320177000

The Sutton group, LLC, Owner/ Southern Cities Studio, Agent, Applicant

New mixed-use building

Signed name and address:



Gustav Hecht

210 6th St NW

Charlottesville VA 22903

5-15-14

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New mixed-use building

Signed name and address:



DAVID HOPPER
210 6th ST. NW.

CHARLOTTESVILLE VA 22903

5-15-14

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New mixed-use building

Signed name and address:

Chris Tschoyppett & Liana Arias

501 Commerce St. NW
505 Commerce St NW
200 6th St NW
202 6th St NW

5-15-14

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New mixed-use building

Signed name and address:

Khadine MARKEY 517 Brown St. C'ville 22903
Khadine m@comcast.net

Cory Lloyd 2155th St NW C'ville 22903
coryjohannzh@gmail.com

BRADFORD B. WORRELL + DONNA CHEN
2136th ST. NW 22903 bbw9@virginia.edu

Alvin Edwards & Tajuin Edwards
212 - 6TH ST. NW 22903

5-15-14

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Signed name and address:

Theresa Washington 205 5th St NW Theresa Washington

5-15-14

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Signed name and address:

Susan Langenkamp 223 5th ST. NW

5-15-14

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New mixed-use building

Signed name and address:

Ray Jones 227 5th St. N.W.
Candy Jones

5-15-14

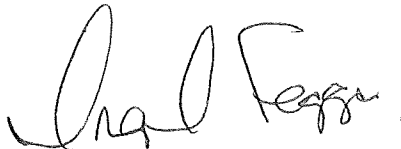
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New mixed-use building

Signed name and address:

George, Ingrid, Feggans, 
George Feggans, 503 Brown St

5-15-14

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The Sutton group, LLC, Owner/ Southern Cities Studio, Agent, Applicant
New mixed-use building

Signed name and address:

Doris R. Thomas
704 Elsom St
Criville, Va. 22903

5-15-14

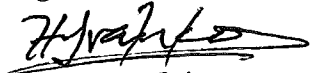
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New mixed-use building

Signed name and address:


707 Elsom St

5-15-14

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The Sutton group, LLC, Owner/ Southern Cities Studio, Agent, Applicant
New mixed-use building

Signed name and address:

Raymond A. Master
710 Elsom St

5-15-14

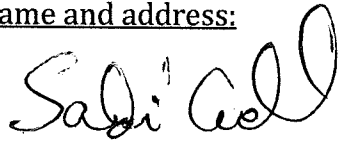
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New mixed-use building

Signed name and address:



Sandi Carroll

711 Elson St.

Charlottesville, VA 22903

5-15-14

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New mixed-use building

Signed name and address:

SE Jin Kwak
211 CREAM ST., #102
CHARLOTTESVILLE, VA 22903


5-15-14

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The Sutton group, LLC, Owner/ Southern Cities Studio, Agent, Applicant
New mixed-use building

Signed name and address:

Gause Gause 2215th Street h.w



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

MAY 01 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, LLC Applicant Name Southern Cities Studio, Agent
Project Name/Description Atlantic Parcel Number TM 32 - P. 176, 8176, 177
Property Address 503 & 501 W. Main St

Applicant Information

Address: 214 W. Water St, Suite 100
Charlottesville, VA 22902
Email: atwood@scscharlottesville.com
Phone: (W) 434-260-1058 (H) 434-466-6466
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.)

William H. Atwood 26 April 14
Signature Date

Signed by Hadley Rodland 28 April
Print Name Date

Property Owner Permission (if not applicant)

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

By contract, applicant is the owner.
Signature 1 May 14
Print Name 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 of commercial with the primary tenant being recruited from Charlottesville called Atlantic Research Group

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

- (1) 10 copies of application form (1) letter from Board
(2) 10 copies of presentation package (2) presentation package
(3) photo of existing buildings

For Office Use Only

Received by: D. Eubanks
Fee paid: 375.00 Cash/Ck. # 2114
Date Received: 5/1/14

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

CITY OF CHARLOTTESVILLE

"A World Class City"

Neighborhood Development Services

610 East Market Street
Charlottesville, VA 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 15, 2014

Dear Ms. Cooper,

Thank you for meeting with me last week to discuss the proposed development to be constructed at 425, 501 and 503 West Main Street. The conceptual plans you presented to me meet all the required setbacks, height limitations, parking requirements, appurtenance regulations and façade requirements for construction located within the West Main North Mixed Use Zoning District. As you mentioned you plan on submitting for approval by the Board of Architectural Review, which is the only Board that you must seek approval from for this by-right development. Below are all the regulations that apply to the by-right use and an outline that you have provided to me detailing the design of the building:

Sincerely,

Read Brodhead
Zoning Administrator

West Main North Development Property Information:

Location:	425 W Main St	501 W Main St	503 W Main St
Tax Map and Parcel:	320177000	320176000	320175000
Acreage (Approximate):	.176	.18	.2570

Building Program: 78,300 square feet of office space
8,135 square feet of restaurant space
42,250 square feet of parking area (136 spaces)

Property Zoning: WEST MAIN NORTH MIXED USE DISTRICT with Historic Overlay

HEIGHT ALLOWANCES

The height regulations shall apply to buildings and structures within the West Main Street (North) Corridor district:

- (1) *Minimum height: Forty (40) feet.*
- (2) *Maximum height: Sixty (60) feet.*

The proposed building maintains a height of 60 feet plus an appurtenance (see attached exhibit). The appurtenance will be no taller than 16 feet tall or cover more than 25% of the roof area of the building. As you will see on the building section, there is a grade change from West Main down to Commerce St that we have accounted for in the design of the building height.

SETBACKS

Primary street frontage (West Main): (i) if streetscape trees are provided to the standards set forth in section 34-870, up to fifty (50) percent of the streetwall of a building may be set back twenty (20) feet.

The proposed building is an addition to existing historic buildings fronting on West Main Street. The bulk of the building is proposed on the rear portion of the property with the existing front setbacks maintained.

Linking street frontage (Commerce): Five (5) feet minimum; twelve (12) feet, maximum. Fifty (50) percent of the area within any setback shall consist of a landscaped buffer, S-1 type (refer to section 34-871).

The proposed building is setback 5 feet from Commerce Street, a linking street frontage in the district.

Side and rear setback, adjacent to any other zoning district: None required.

The property is surrounded by mixed use zoning on both sides and there is no side yard setback. There is no rear yard to the property.

STREETWALL

The minimum height of the streetwall of any building or structure shall be twenty-five (25) feet with a minimum of two (2) interior floors, and the maximum height of the streetwall of any building or structure shall be sixty (60) feet. At the top of the streetwall height, there shall be a minimum stepback of twenty-five (25) feet.

The streetwall of the existing buildings are two stories. The new addition is constructed approximately 40 feet from West Main Street with 60 feet of building height plus an appurtenance. The entire wall is stepped back to respect and place the street level focus on the existing buildings. The Commerce St streetwall is 60 feet tall.

ADDITIONAL REGULATIONS

No ground floor residential uses or parking garage, other than ingress and egress to the garage, may front on a primary street, unless a building fronts on more than one (1) primary street (West Main), in which case ground floor residential uses may front on one (1) primary street. Under no circumstances, however, shall any ground floor residential uses front on West Main Street.

One access point to the parking garage will come off of the West Main St frontage. No residential uses are proposed.

DENSITY: no residential uses are proposed for the project.

PARKING

This project is located within the Parking Modified Zone.

The Parking Modified Zone requires non-residential developments to provide 50% of the required parking.

Standard Parking Requirements:

Office: 1 space/500 sq. ft. of GFA

Restaurant: 1 space/250 sq. ft. of seating area

Parking for this program:

Office: $78,300 / (500 \times 2) = 79$ spaces required

Restaurant: $8,135 / (250 \times 2) = 17$ spaces required (over calculation because not all of the restaurant will be seating area)

Total Required Spaces: 96 spaces

Total Parking Provided: 136 spaces





501 WEST MAIN STREET BAR PRESENTATION BOOKLET

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STUDIO

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WILLIAM H. ATWOOD, ARCHITECT
214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

DRAWING INDEX:

COV	COVER SHEET
S1.1	SITE PLAN
S1.2	SITE PLAN DETAIL
A1.1	FLOOR PLANS
A1.2	DETAIL FLOOR PLANS
A1.3	ROOF PLAN
A2.1	ELEVATION
A3.1	BUILDING SECTION
EXG	PHOTO OF EXISTING
IM	3D VIEWS

THE ATLANTIC



LOCATION:

501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

COVER
PAGE

SHEET NAME:

ISSUE: REVIEW

DATE: 04/25/2014

COV

SHEET #:



1 SITE PLAN
S1.1 1" = 20'-0" 0 20'

GENERAL NOTES:
1. NOTE



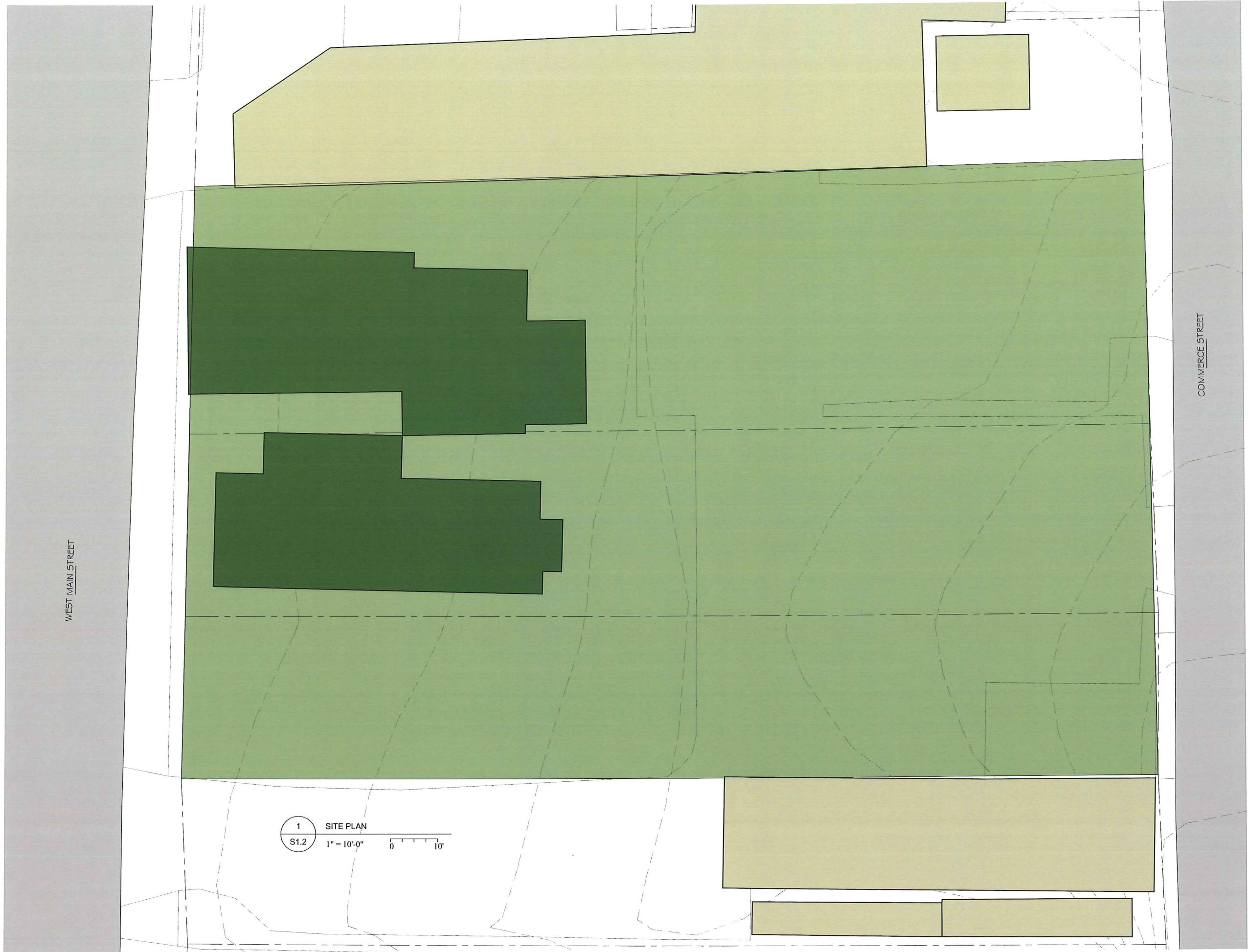
LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN

SHEET NAME:
ISSUE: REVIEW
DATE: 04/25/2014

S1.1

SHEET #:



GENERAL NOTES:

1. NOTE

THE ATLANTIC



LOCATION:

501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PLAN

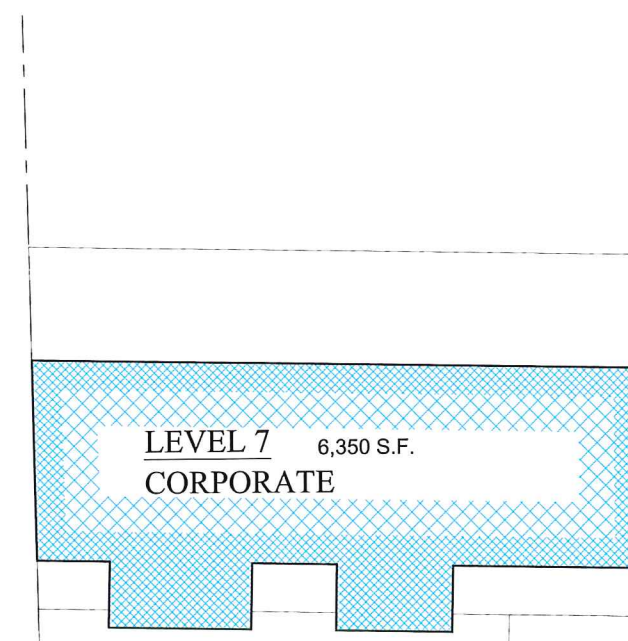
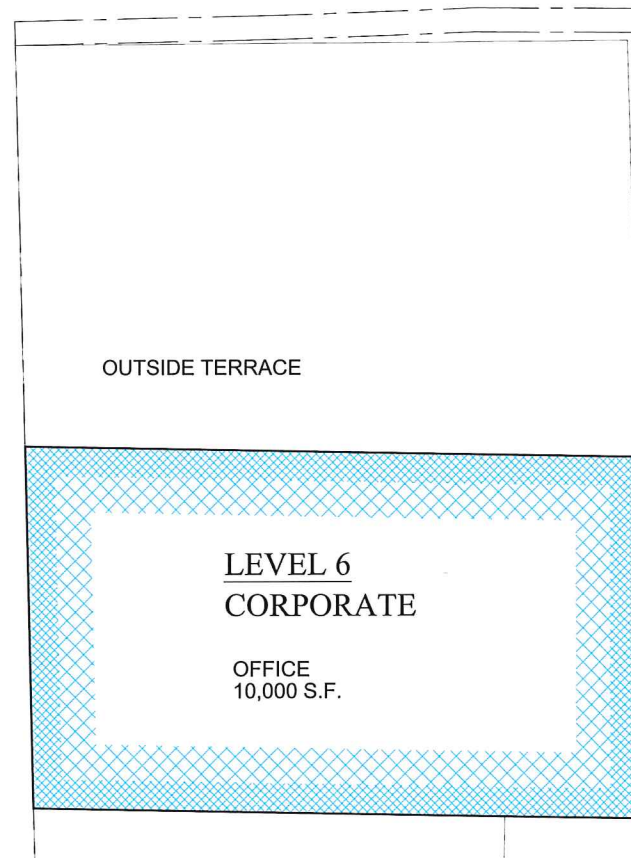
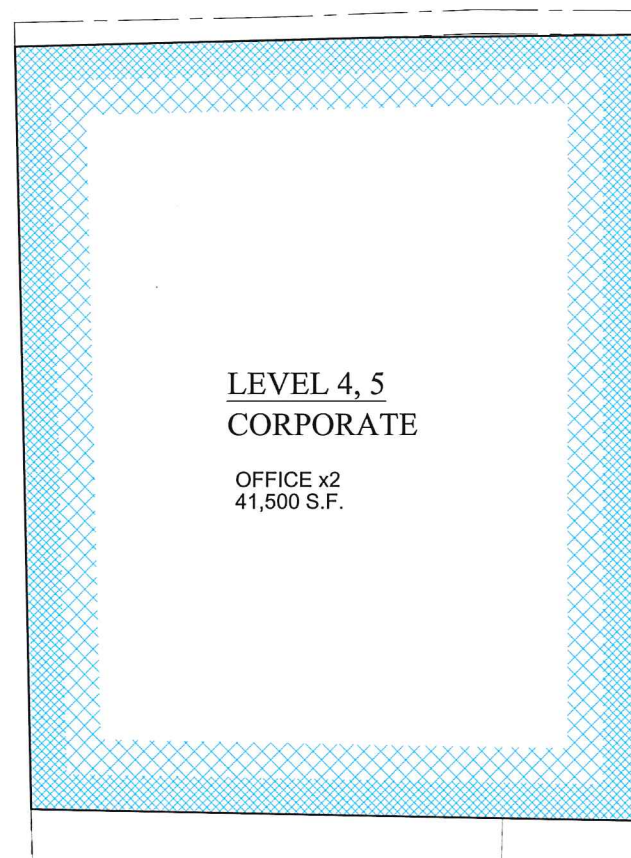
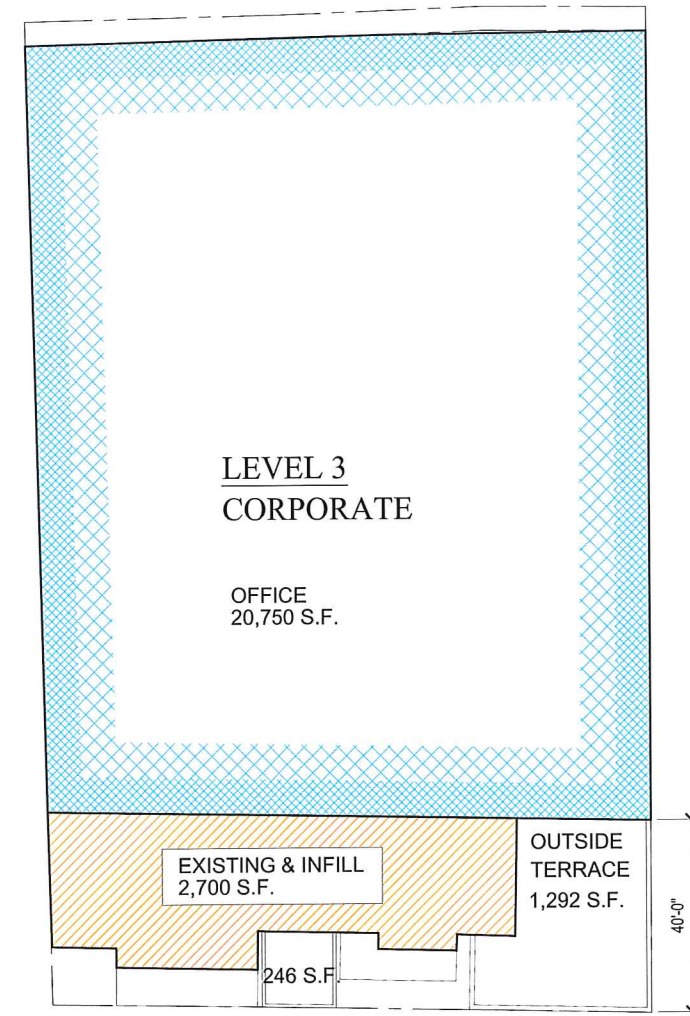
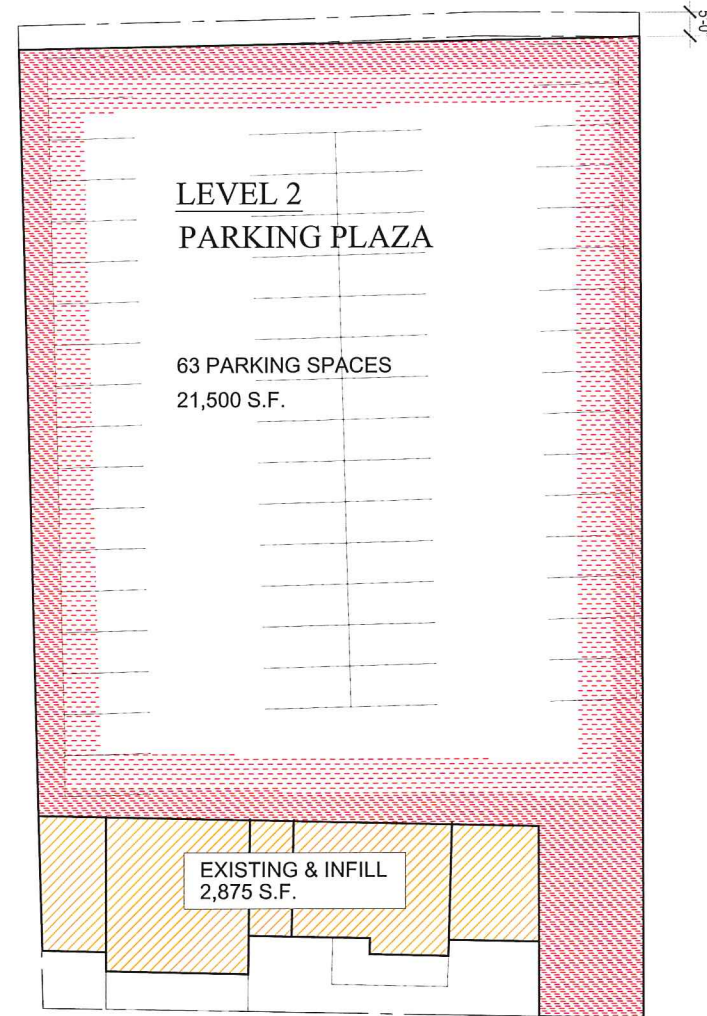
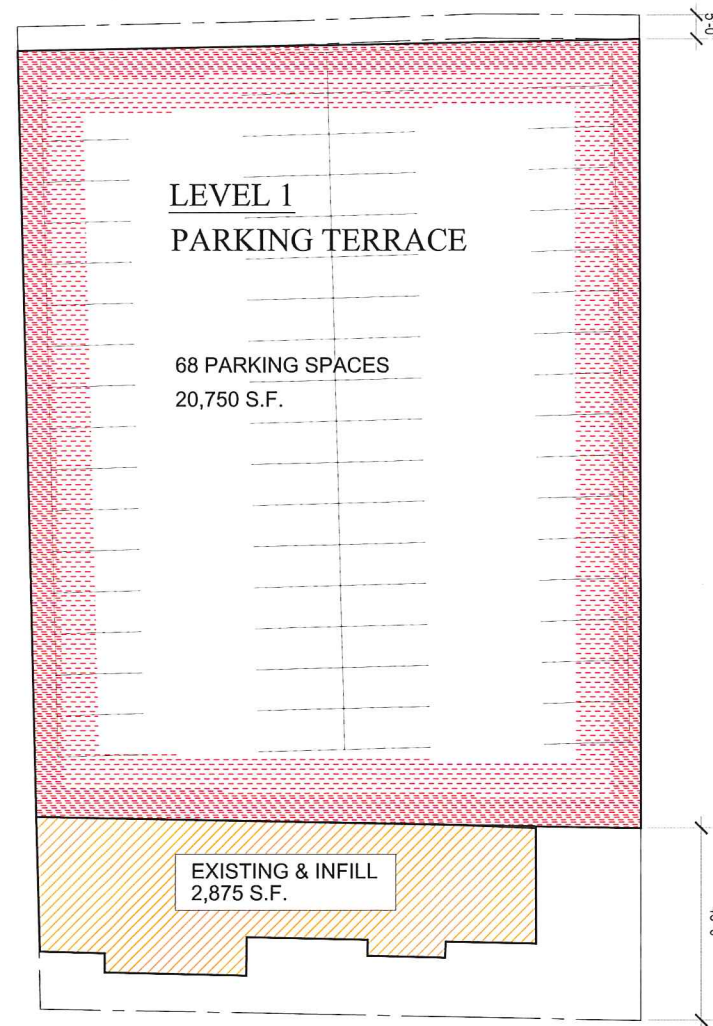
SHEET NAME:

ISSUE: REVIEW

DATE: 04/25/2014

S1.2

SHEET #:



GENERAL NOTES:

1. NOTE

GROSS S.F.: 129,536

	OFFICE 78,604
	PARKING 42,250 (131 spaces)
	COMMERCIAL 8,682 (+1,538 TERRACE)

GENERAL NOTES:

1. NOTE

THE ATLANTIC



LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

DETAILED
PLANS AT
W. MAIN ST.

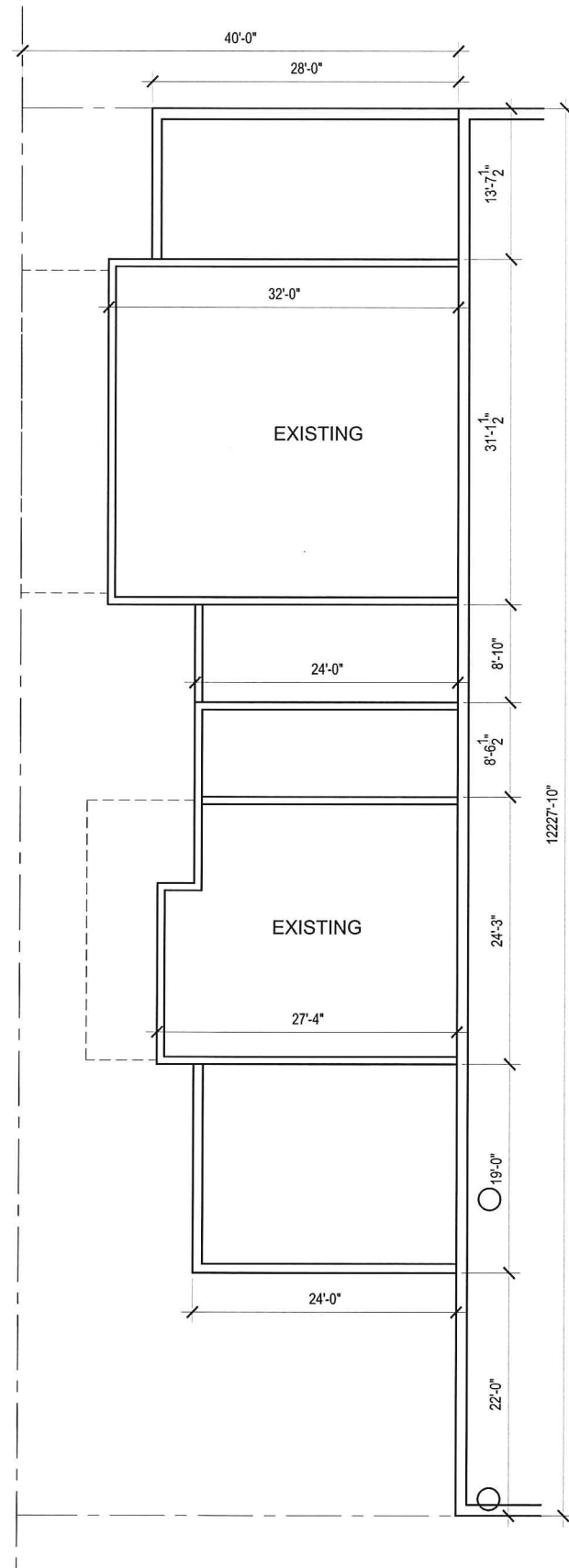
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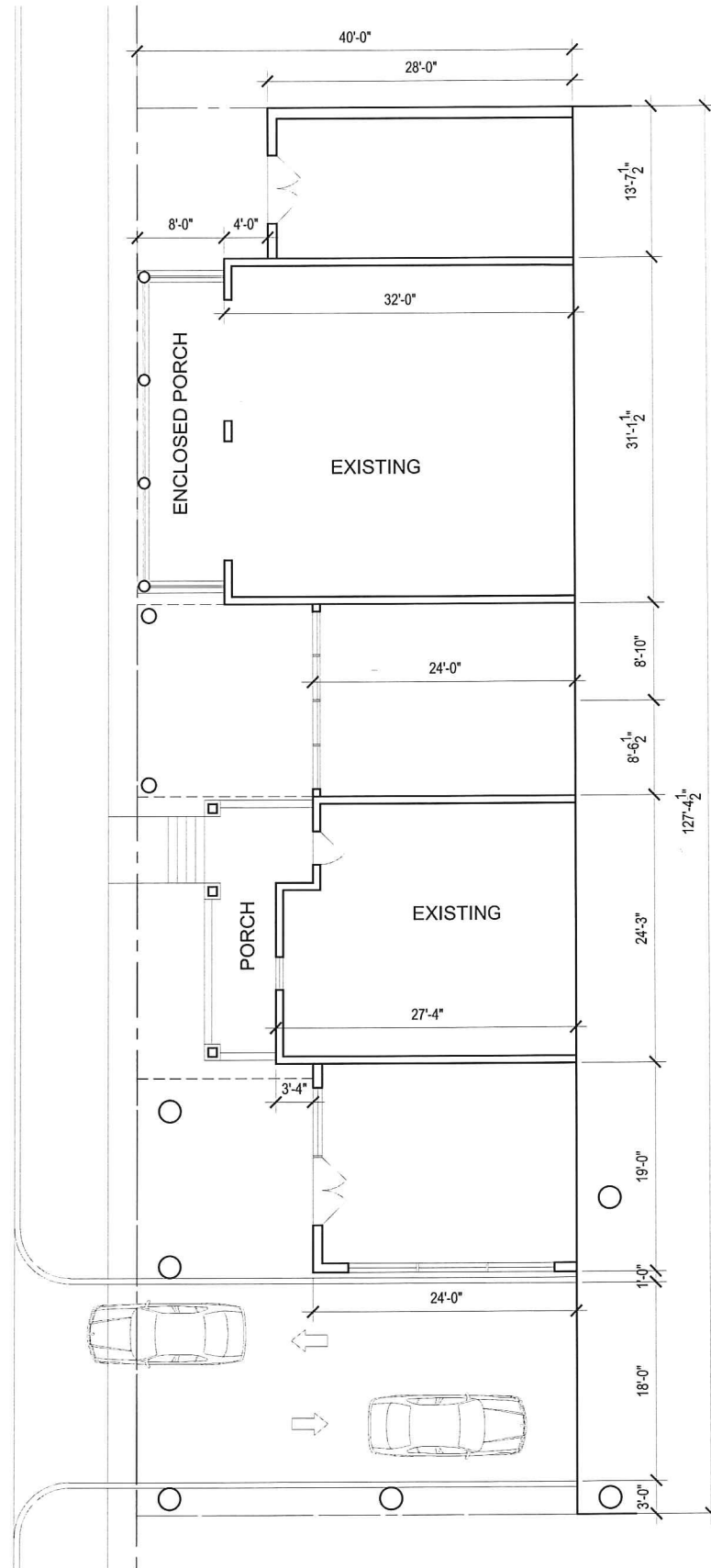
DATE: 04/25/2014

SHEET #:

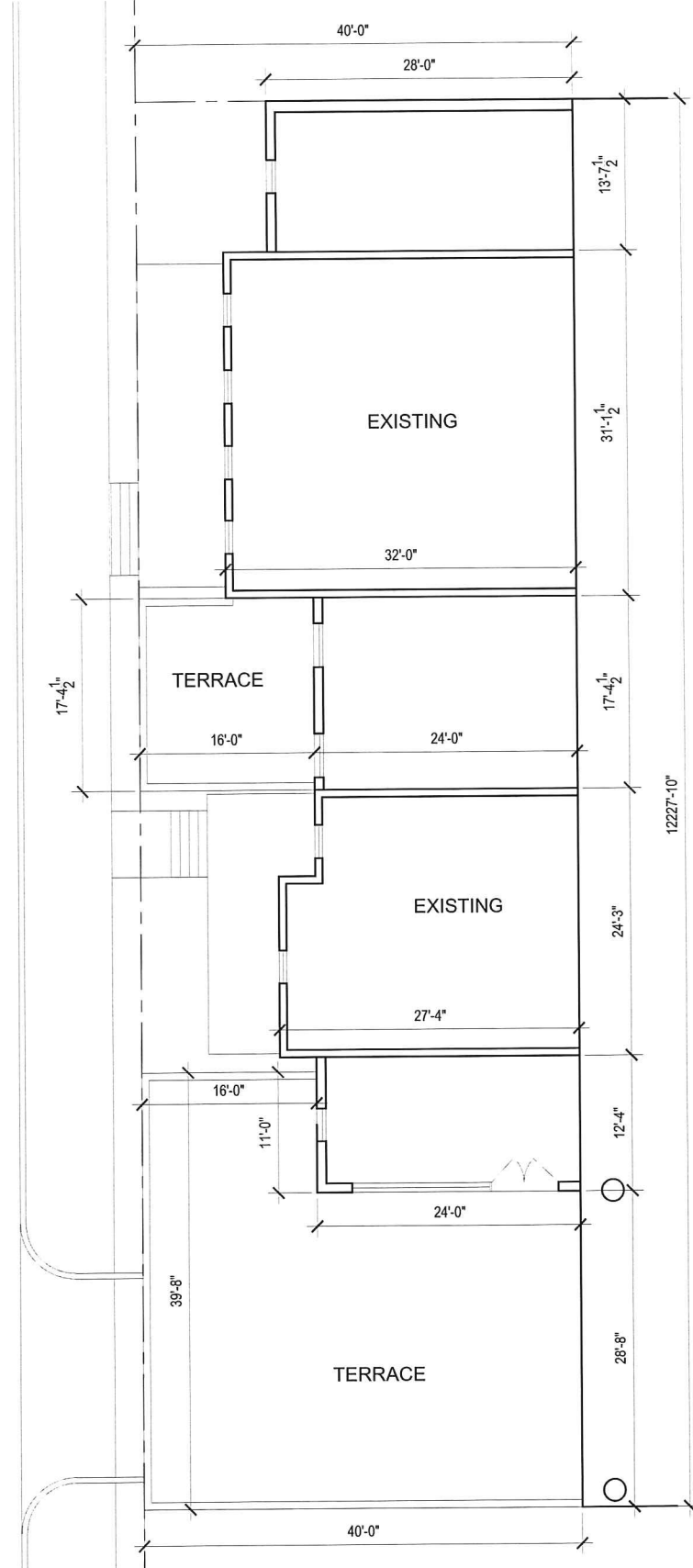
A1.2



1 BASEMENT 2875 GSF
A1 1/8" = 1'-0" 0 8'



2 MAIN FLOOR 3107 GSF
A1 1/8" = 1'-0" 0 8' 205 GSF PORCHES



3 SECOND FLOOR 2700 GSF
A1 1/8" = 1'-0" 0 8' 1538 GSF TERRACE

GENERAL NOTES:
1. NOTE

THE ATLANTIC



LOCATION:
501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

ROOF PLAN

SHEET NAME:
ISSUE: REVIEW
DATE: 04/25/2014

A1.3

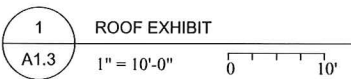
SHEET #:

OUTLINE OF PROPOSED 6,354 S.F. APPURTENANCE



WEST MAIN STREET

COMMERCE STREET



TOTAL BUILDING FOOTPRINT
TO CALCULATE APPURTENANCE:
25,418 S.F.

25% ALLOWABLE APPURTENANCE:
6,354 S.F.



GENERAL NOTES:
1. NOTE



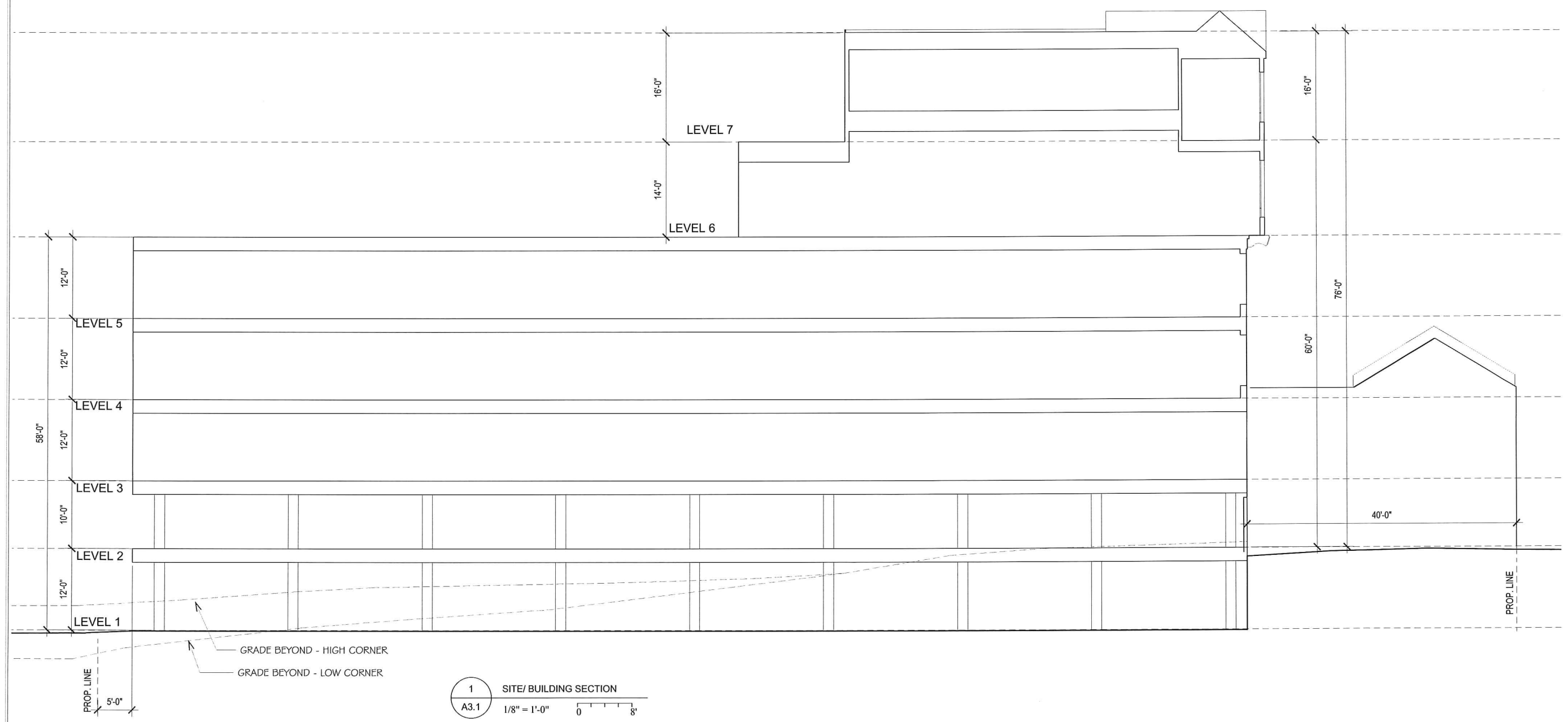
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501 WEST MAIN STREET
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SECTION

SHEET NAME:
ISSUE: REVIEW
DATE: 04/25/2014

A3.1

SHEET #:





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WILLIAM H. ATWOOD, ARCHITECT
214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

GENERAL NOTES:

1. NOTE

THE ATLANTIC



LOCATION:

501 WEST MAIN STREET
CHARLOTTESVILLE, VA 22902

SITE PHOTO
OF EXISTING
BUILDINGS

SHEET NAME:

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DATE: 04/25/2014

EXG

SHEET #:



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214 WEST WATER STREET
CHARLOTTESVILLE, VA 22902

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IMAGES

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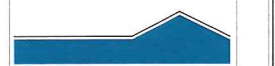
SHEET #:



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