

# DEMOLITION JUSTIFICATION / CRITERIA

Review for the demolition of 853 and 855 West Main Street. As the attached photographs and site plan attempt to show, these buildings possess no redeeming architectural or historical value or qualities that warrant special consideration. We have reviewed the "Charlottesville Architectural Design Control Districts Design Guidelines" and city zoning ordinance and have addressed each of the demolition criteria

According to City Code Section 34-278 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 of 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;

Response: The buildings at 853 and 855 West Main Street are approximately 50 and 24 years old respectively. The 853 West Main building was constructed in the 1960's as a Safeway store where it served the community until it closed. The current owner purchased the building around 1987 and converted it to office space. Plans for two new buildings, the current 855 West Main and a second, larger building to be built adjacent, were developed about that time. The 4-story building at 855 West Main Street was constructed in 1989 to provide office space to serve the University of Virginia community. The second, larger office building was to be built when there appeared to be sufficient demand for office space to justify the demolition of the existing building at 853; it has never been constructed.

(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;

Response: No – neither of the buildings have been listed on the National Register of Historic Places or the Virginia Landmarks

Register. It should be noted that the city currently has the structure at 855 W Main Street listed as a contributing structure within the West Main ADC. However, in various discussions with the city planning staff, it was stated that it is believed that this was incorrectly labeled as historic as it is less than 25 years old and is not the site of a known historic event.

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

Response: There is no known historic event, person, architect or master craftsman associated with the structures at 853 & 855 West Main Street.

(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;

Response: Neither of the structures or features of 853 and 855 West Main Street are known to represent an infrequent or first/last remaining example within the city of a particular architectural style or feature.

(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; and

Response: The buildings and structures at 853 and 855 West Main Street do not possess a distinctive design, texture or material that could not be reproduced or that would warrant saving.

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

Response: The buildings and structures at 853 and 855 West Main Street will be removed in their entirety.

(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.

Response: There is no known historic or aesthetic link of the structure at 855 West Main Street (currently identified as a contributing structure) to the other buildings or structures within the ADC and will not, we believe, adversely affect the character of the district. Conversely, the removal of surface parking lots and the infill of a streetwall required by the ordinance will improve the overall cohesiveness and character of the street. We believe that the demolition of the existing structures and construction of a new mixed-used building will be a positive contribution to the street life of West Main Street, bringing more people to the area and enlivening the street activity.

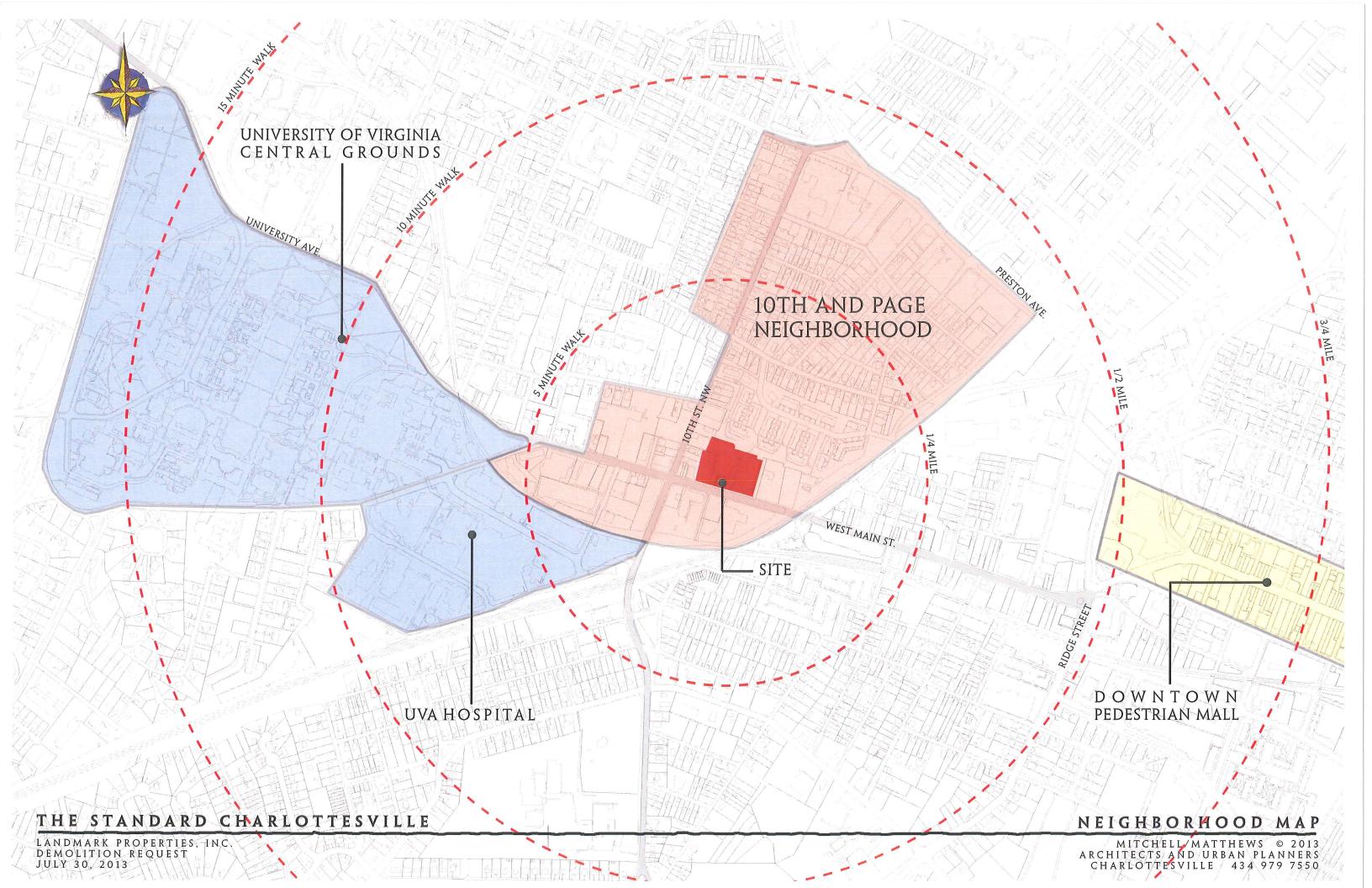
(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

Response: No study of the overall condition and structural integrity of the buildings have been undertaken. The architectural and/or historical significance of these buildings do not, in our opinion, warrant such an exercise.

(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 values; and

Response: There are no known features, portions or materials of the buildings that have historic value and should be retained. It is proposed that the buildings will be demolished in their entirety.

#### THE STANDARD CHARLOTTESVILLE







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LANDMARK PROPERTIES, INC. DEMOLITION REQUEST JULY 30, 2013 EXISTING SITE

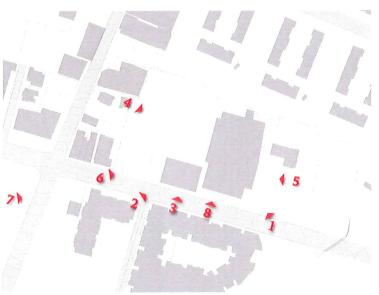
MITCHELL/MATTHEWS © 2013 ARCHITECTS AND URBAN PLANNERS CHARLOTTESVILLE 434 979 7550











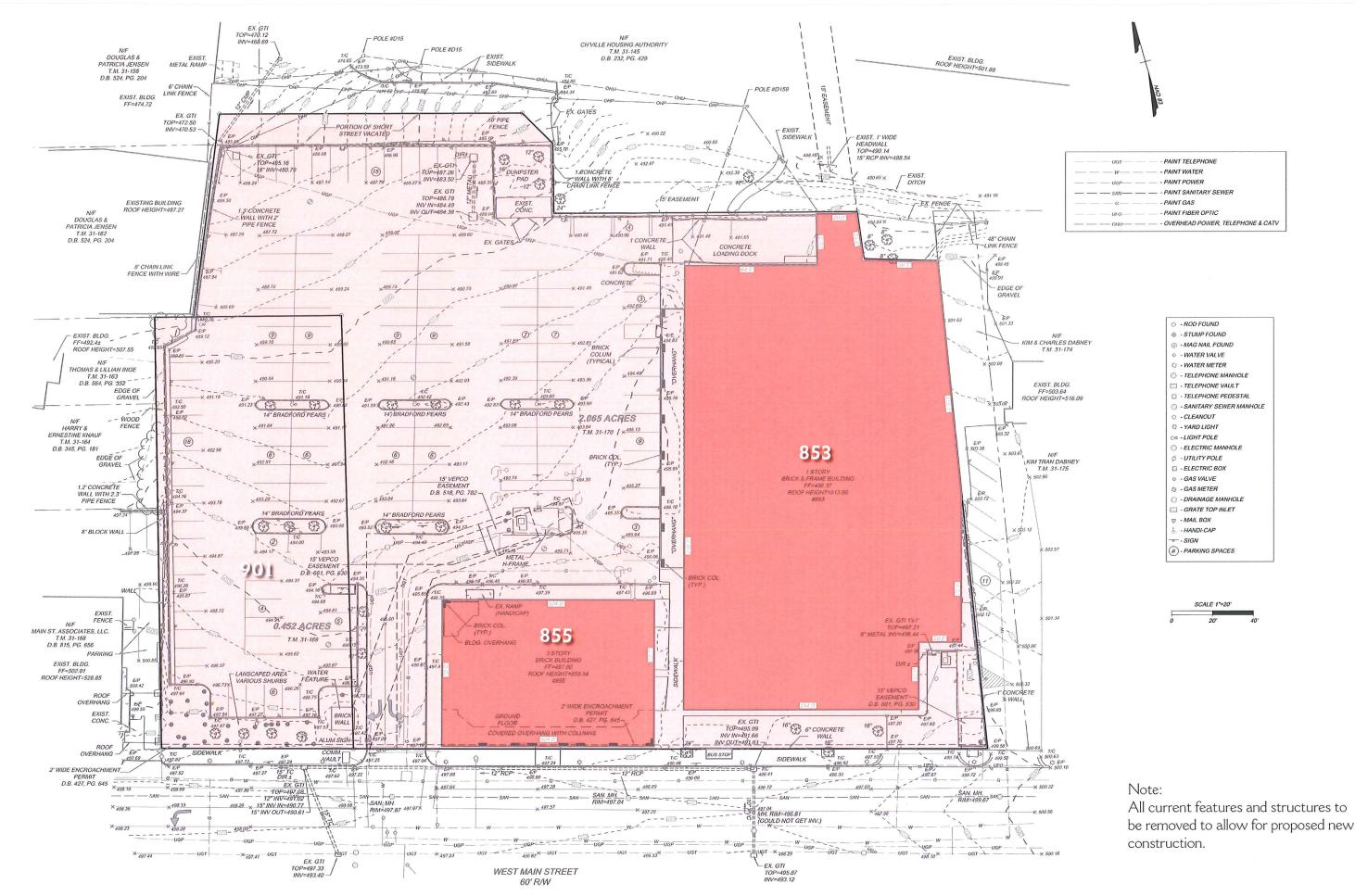








# THE STANDARD CHARLOTTESVILLE



### THE STANDARD CHARLOTTESVILLE

#### EXISTING SITE SURVEY