

From: Scala, Mary Joy
Sent: Tuesday, November 24, 2015 2:44 PM
To: jeff@levien3.com; 'Jeff Dreyfus'
Subject: BAR Action - 510, 512-514 & 600 West Main Street - November 2015

November 24, 2015

743 Pennsylvania Ave, LLC
178 Columbus Ave. #231409
New York, NY 10023
ATTN: Jeff Levien

RE: Preliminary Discussion
BAR 15-11-06
512-514 & 600 West Main Street
Tax Parcel 290007000 and 290006000
The Janice D Perkins Revocable Tr, Owner and Sylvia Braxton, Owner/
Jeff Dreyfus, Applicant
Demolition and new mixed use construction

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 17, 2015. No action was taken.

This application was discussed as a preliminary discussion which requires no motion. The BAR was not in favor of the demolition of the two structures because of their age, they provide scale, they relate to other historic buildings nearby, and they help tell the story of how West Main Street developed from residential to commercial.

You may return with a revised plan at any time.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 17, 2015**



Preliminary Discussion

BAR 15-11-06

512-514 & 600 West Main Street

Tax Parcel 290007000 and 290006000

The Janice D Perkins Revocable Tr, Owner and Sylvia Braxton, Owner/Jeff Dreyfus, Applicant
New Construction

Background

512-514 West Main Street

The Hartnagle-Witt House (1884) is a contributing structure in the West Main Street ADC district. It is a Vernacular, 2 story, 6-bay, double-pile duplex house with a more recent one-story diner addition on the façade. Each rental property had an entrance in the center bay of its half of the façade, which are now located inside the diner. Built c 1951, the diner first covered 4 bays, but was extended west to cover 5 bays in 1961-62. It operated first as the Waffle Shop, and currently as the Blue Moon Diner. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 15, 2006: Applicant presented several renovations for the building.

1. Replace the existing door in the first bay of the brick building with a double door with new steel header. This will serve as the main entrance to the diner.
2. Add new concrete stairs and landing.
3. Add stainless steel awning.
4. Replace the existing double window in the east elevation with a new double window.
5. Remove the T-111 siding and cedar shake roof from the diner.
6. The applicant would like the option to either paint the underlying cinder brick or to parge and then paint it. The brick building will be repainted to match. The color will be decided later.
7. Change the left window in the diner façade to a shorter window over the counter. All diner windows will have painted wood trim.
8. Add bench and counter to the diner facade, either stainless steel or hot rolled steel.
9. Add steel awnings over the diner door and windows.
10. Add gooseneck lights above and indirect lighting under the bench and counter.
11. Add decking on sleepers over existing diner roof.
12. Add treated wood columns and beams to support new pre-finished standing seam metal roof over the roof deck. Details show how the roof would be attached to the brick building. The roof would have a painted bead board ceiling.
13. Signage options are shown but will be decided later. Both a projecting sign and a wall sign painted on the building would be appropriate.

The BAR voted unanimously (9-0) to approve the application with the conditions that the elevated roof will not be built as part of this proposal; all the windows on the front of the diner will remain the same size; and City staff will administratively review for approval the revised counter design.

600 West Main Street

The Hawkins-Perry House (1873) is a contributing structure in the West Main Street ADC District. It is a Vernacular, 2 story, 3 bay, single-pile house, built by James Hawkins, a Ridge Street resident, probably as a rental house. A one-story rear addition covering the western two bays was original to the house. A second story was added to this addition before 1896. A porch to the east was then expanded to two stories with a hip roof matching the one beside it.

Cecil Perry added the store to the front in 1931, and operated the Midway Cash Grocery for 30 years. His family lived above the store. In recent years it was a restaurant, and currently a convenience store. This property is one of the two remaining vernacular dwellings built along West Main Street in the last half of the 19th century.

August 19, 2008: The applicant proposed to obtain permission to allow three soda vending machines and one ice box in front of the building. The applicant also requested permission to locate a propane gas case on the east side of the building. The BAR denied (8-0) the application as submitted.

Application

This is a preliminary discussion for a Certificate of Appropriateness to:

- (1) demolish the Hartnagle-Witt House, except the diner. (The secondary building behind the Hartnagle-Witt House is also proposed to be demolished, but is non-contributing, so does not require BAR approval); and
- (2) demolish the Hawkins-Perry House. and
- (3) construct a new a-story with appurtenance level mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use.

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; **510-514 West Main Street: 1884 (house) and 1951 (diner). 600 West Main Street: 1873 (house) and 1931 (store).***

*(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; **Neither property is listed.***

*(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; **The original builder of 600 West Main, James B. Hawkins, was a brick layer and builder. He also built two individually protected brick houses at 204 and 208 7th Street SE. He was a relative of Allen Hawkins, a better-known master brick mason, brick maker and builder.***

*(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; **Both houses represent the very few remaining vernacular dwellings built along West Main Street in the last half of the 19th century.***

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 **Both houses could be reproduced, but would not be old.**

(6) The degree to which distinguishing characteristics, qualities, features or materials remain; Both brick houses have front, first floor commercial additions that are contributing in their own right. The brick walls and roof forms are largely intact. The upper window openings appear largely intact. The condition of the windows is unknown.

(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.

These two houses are closely linked to the early development of West Main Street, a major route to the University and points west. West Main Street was an important transportation center for the City. Both houses were built in the years between when the Virginia Central Railroad first built tracks parallel to Main Street in 1850, and 1887, when the horse-drawn streetcar was introduced there. Black neighborhoods were located nearby, and Black businesses at Vinegar Hill began serving the community in the early 1870's. In 1883 the early Delevan Hotel was torn down and replaced by the First Baptist Church. In 1893 the Wheeler-Coulter house was built across Main Street. The Gleason (Albemarle) Hotel was built in 1896. This is the historic context of these houses.

(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; Structural reports have been submitted.

(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 Blue Moon Diner in front of 510-514 West Main Street is proposed to be preserved.

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

- 1) The standards established by the City Code, Section 34-278.*
- 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 public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. It is important to protect a broad spectrum of historic resources so that the sense of community continuity and belonging will be meaningful to all of the City's residents.*
- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition. It would not.*
- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district. Removal of historic buildings adversely affects a historic district because the scale and historic fabric are lost. It is important to maintain a critical mass of historic buildings, especially in the eastern end of West Main Street.*
- 6) The reason for demolishing the structure and whether or not alternatives exist. The applicant wants to construct a new mixed use building. An alternative would be to incorporate the existing buildings into the new design.*
- 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. Structural reports have been submitted.*

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;*
- (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 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 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.*

....

Recommendations and Discussion

The BAR should have a preliminary discussion to give the applicant guidance. The proposed demolition of the two original houses and their attached commercial additions should be discussed first, without regard to the future proposed use.

In staff opinion the houses are significant due to their age, and should be preserved. Staff would note that all the remaining contributing structures on West Main Street, taken together, create a character that would be severely eroded if any buildings are allowed to be demolished. (Staff has provided historic survey information on the two properties; the 1920 Sanborn Insurance map of that area; copies of the contributing structures maps for West Main Street and Downtown ADC districts; and a historic walking tour map that identifies all the existing historic buildings on West Main Street.)

Ideally the two houses could be incorporated into a new development proposal. Previous developers have demonstrated the commercial appeal of rehabilitated historic structures along West Main Street, such as at the Feast/West Main Market complex (formerly an auto dealership and sales lot) and at the Eloise/Shenanigans complex (formerly C&R Auto). A mixed use development was recently approved across West Main Street that preserved two houses built in 1824 and 1893. Zoning regulations are currently being proposed to reduce the permitted building heights east of Drewery Brown Bridge, precisely for the reason to better protect the smaller scale historic resources located there.

This application for new construction was noticed as a preliminary discussion, so no action is permitted tonight. If the BAR is not favorable toward the proposed demolitions, then the applicant can request deferral and come back with a revised plan. If the BAR is favorable toward the proposed demolitions, then the applicant would return to the BAR with specific applications for demolitions.

Architectural And Historic Survey



Identification

STREET ADDRESS:	512-514 West Main Street	HISTORIC NAME:	Hartnagle-Witt House
MAP & PARCEL:	29-7	DATE / PERIOD:	1884
CENSUS TRACT AND BLOCK:	1-303	STYLE:	Vernacular
PRESENT ZONING:	B-3	HEIGHT (to cornice) OR STORIES:	2 Storeys
ORIGINAL OWNER:	Andrew Hartnagle	DIMENSIONS AND LAND AREA:	50' x 120' (6000 sq. ft.)
ORIGINAL USE:	Rental Property (2 apartments)	CONDITION:	Fair
PRESENT USE:	Diner & Residence (Rental Prop.)	SURVEYOR:	Bibb
PRESENT OWNER:	E. T. Perkins	DATE OF SURVEY:	Fall 1978
ADDRESS:	1920 Swanson Drive Charlottesville, VA	SOURCES:	City/County Records Mrs. E. T. Perkins Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This is a two-storey, six-bay, double-pile duplex dwelling. It is set on a low foundation, but the slope of the land permits a basement that is above ground at the rear. Construction is of brick laid in seven-course American bond, and the facade and east side have been painted white, the latter with a large painted sign for the automobile dealer next door. The low-pitched hip roof is covered with standing-seam metal and has a low central gable on the facade which is faced with vertical sliding above the boxed cornice and brick frieze. Built as rental property, the house's plainness is broken only by its two large brick central chimneys with stringcourses and nice corbelled caps, each apparently serving first- and second-storey rooms in each dwelling unit. The windows are double sash, six-over-six light, with plain surrounds, and those at the second level are somewhat shorter. The entrance to each unit was originally in the central bay of its half of the facade. According to the Sanborn maps, individual entrance porches were added between 1896 and 1907. The one-storey addition for the diner now covers five bays of the facade. The window in the eastern bay has been replaced with a door to give access to that unit. The entrance to the western unit it through the diner.

HISTORICAL DESCRIPTION

Andrew Hartnagle bought this lot at auction in 1882, but did not receive a deed until 1885 (ACDB 86-251). Meanwhile, he had built his "two-storey double brick tenement house" in 1884. H.C. Witt bought it from Hartnagle's estate in 1902 (City DB 12-368). E.T. Perkins bought it from Witt's heirs in 1949 (DB 144-378) and built the one-storey addition onto the facade which has been occupied ever since by the Waffle Shop. Originally covering the four bays, it was extended to the western edge of the facade in 1961-62. The eastern half of the house was used as a barber shop for many years and is now vacant. Perkins owned Perkins' Motor Company on the lot at 510 West Main, where he removed a frame house in 1949. At one time a small wing, probably an office, was attached to the east side of 512-514, but that has been removed.

SIGNIFICANCE

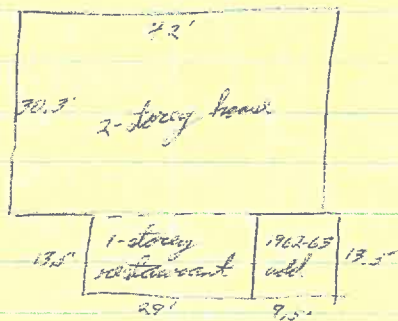
This is one of two remaining of the vernacular dwellings built along West Main Street in the last half of the 19th century.

512-514 W. Main

144-398 E. T. Perkins

H. V. Will

"old"
brick, metal gable roof
8 rooms, 2 baths
restaurant 13' x 35.5'
garage 30' x 22'
see corner



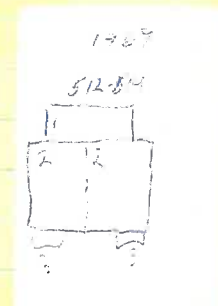
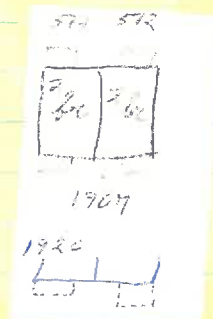
remodeled 1925
additions to rest. 1962
garage added 1954

Whitcomb 1884-1885 = 1 yr
Hartnagle 1886-1902 = 16 yr
Will 1902-1949 = 47 yr

probably built ¹⁸⁸⁴ ~~1886~~ 1901, after Early Ch'co

1953, ^{62, 70} City Dir - Waffle Shop + Barber (Parkin Motor Co. at 510) Jan 1962

1896 Sanborn - duplex dwelling (no porch)



Parkin when rest. added? c 1951 - enclosed porch

3-6307 house still much as was? ✓

(owned since 1949)

duplex? ✓

tenants' names

may 2 see

ten down lock house, this vacant 1948

used be barber shop side west to lot, vacant now

waffle shop rents whole west side (Mr. Brown) & rents out duplex (?)

1888

1890

1896

1902

1907

1910-11

1914-15

1920

1924

1929

1931

1945

} H.C.W. with not living there

(see)

H.C.W. with not living there

(see)

LANDMARK



Bibb/Fall 1978

SURVEY

IDENTIFICATION

Street Address: 600 West Main Street
Map and Parcel: 29-6
Census Tract & Block: 1-303
Present Owner: Roy C. & Virginia M. Haney
Address: 314 Montebello Circle
Present Use: Restaurant (vacant) & apartment
Original Owner: James B. Hawkins
Original Use: Rental Property (residence)

BASE DATA

Historic Name: Hawkins-Perry House
Date/Period: 1873
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 34½' x 125½' (4161.6 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a two-storey, three-bay, single pile house on a high foundation, with a rear addition that has an above-ground basement. The main section follows the side hall plan and has a single interior end chimney at the western end. A one-storey veranda at one time covered the eastern two bays of the facade. The steep bellcast gable roof is now covered with light gray composition shingles. It has projecting eaves and verges, boxed cornice, and a wide cornice board. The brick in the original section is laid primarily in American-with-Flemish bond, with five-to-seven-course predominating, but the brickwork is irregular. The complex of rear additions has grown and changed over the years. The first was an apparently original one-storey wing covering the western two bays. A second storey was built above it before 1896. The brick in the second storey is laid in a seven-to-ten-course American bond, and the roof is a medium-pitched hip, now covered with light gray composition shingles. Differences in the brickwork make the silhouette of the original one-storey wing's steep gable roof and interior end chimney clearly visible in the rear wall. A back porch beside the wing and covering the eastern bay of the main section was enclosed and later enlarged to two stories with a hip roof matching the one beside it. The brick in this section is laid in stretcher bond, and it has a cinderblock foundation. A one-storey, medium gable-roofed addition at the basement level was built behind the original rear wing before 1896 and removed within the last few years, leaving its silhouette still visible. The one-storey, flat-roofed store addition with parapet ends covers the facade and

HISTORICAL DESCRIPTION

is built of brick laid in stretcher bond with large glass display windows and a recessed central entrance. Above it, a one-room second-storey addition, flat-roofed and covered with aluminum siding, covers the eastern bay of the facade. Access to the living quarters on the second level is by a side door cut in 1931 into the original side hall at the foot of the two-flight staircase.

In 1872 James B. Hawkins, who lived at 529 Ridge Street, purchased this lot on the eastern edge of the subdivision of the old Delevan Hotel property (ACDB 66-712). Tax records show that he built this house the next year. The 1877 map shows it as the only building between the Delevan and 5th Street. This house and two more that he later built immediately west of it, were probably used as rental property. W.O. Watson bought this house from Hawkins' estate in 1920 (City DB 37-142) and sold it in 1922 to S.F. and L.E. Coiner, who were probably the first owners

GRAPHICS

to live in the house (DB 40-390). Cecil A. Perry, who had a grocery store across the street, bought the house from the Coiners in 1931 (DB 73-335). He lowered the floor of the first storey several feet to street level, removed its front wall, and built a one-storey storefront addition across the facade. For forty years his family operated the Midway Cash Grocery on the first level and lived above. The present owners bought the house from the Perry family in 1975 (DB 363-375). It has had several uses in the last few years, the most recent being a restaurant.

Additional Deed References: City DB 85-330, 338-99; City WB 1-129, 14-555.

SIGNIFICANCE

This is one of two remaining of the vernacular dwellings built along West Main Street in the last half of the 19th century.

CONDITIONS

Fair

SOURCES

City/County Records
Roy C. Haney
Stuart L. Perry
Sanborn Maps - 1896, 1907, 1920

1877 Ch'ville map
Charlottesville
City Directories

600 W. Main St.

Charlottesville

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES





1945

Midway Cash Store; Carl Morris above

1953 City of

1953 City Dir Midway Cash box ; Wm Nellie Baldwin - Student Brown jacket
1962, '70 " " " ; Carl Perry (owner) (his store is listed as "Syston")

1962, 70

Coast Range (Cascades) (this stone is like upstream.)

1896 Sanborn dwelling



1931 City Dir

57 Corner

(Bank of America; \$600 w/100)

(Foreign no 605, h JPA)

1924

21 24

- milliner, 709 W Main, h 600 W Main

Harney (1970) age Bldg

3-2998

tenant-store vacant

921

Old City store built on - always there.

gouch? —

ash (Coccy's T^h) Perry

(*Persea caribaea* var. *lanceolata*)

Stuart Perry 973-4495 home 4 crts

3/19/60 - lead book. says - will

© 1920-25

fr scratch

came for Hot Spex 21920-25

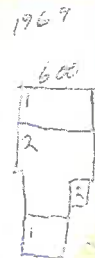
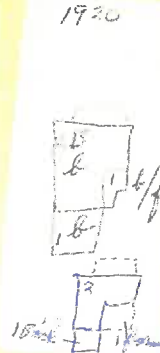
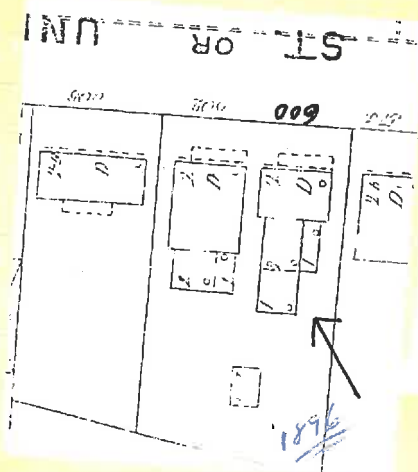
~~raised building~~ 1st floor lowered 1st floor = 3 ft
was residence & built addition at same level

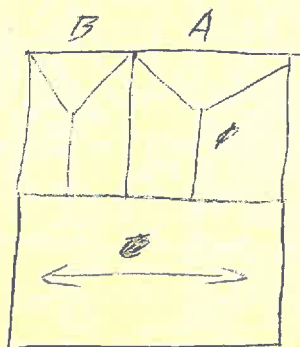
with reverence

4. Built addition at same level

built addition on front of

1960 subdivision of farm





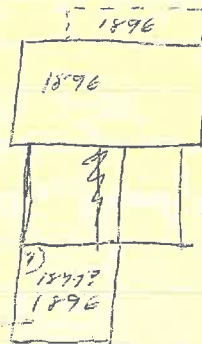
B - possibly 1 story at a time
 CB found, basement
 stretcher bond
 6/6 wind, water side

A - outline of steep gable-roofed 1-story wing w/ int
 and chimney $\frac{1}{2}$ in wall; 7-8 am & 10-11 am - Floor bonds
 2nd story - 7-10 am
 marks of roof of basement ~~and~~ wing now gone
 brick found,

front wall gone at 1st level
 side door to ^{orig.} 2-fl enclosed stair

first appeared on Sanborn maps:

1st - orig?
 2nd - 1896



1896?
 1st 1896; 1920 brick on
 2nd 1907 frame
 1896

Charlottesville, Albemarle County, Virginia
[1920]

X Close Two Page View Set Default Zoom

« Previous Map 10 » Next »

Hide

Small Medium Large Full

Terms of Use



Map 10

Small Medium Large Full

Terms of Use



Map 11



Small Medium Large Full

Terms of Use



Map 9

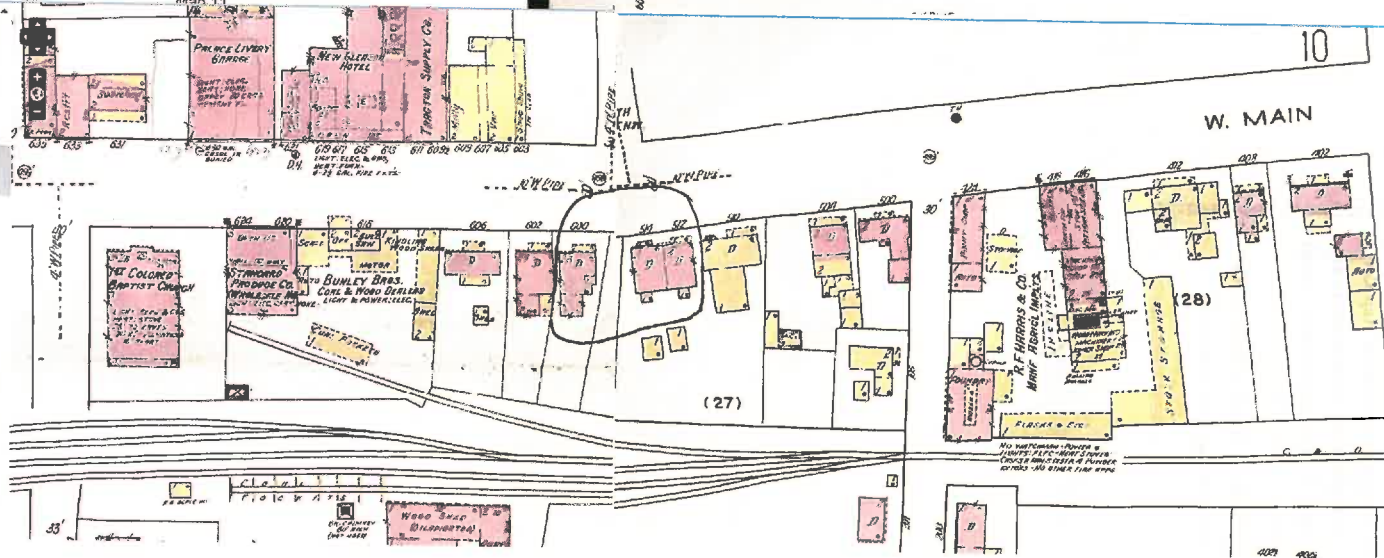
Small Medium Large Full

Terms of Use



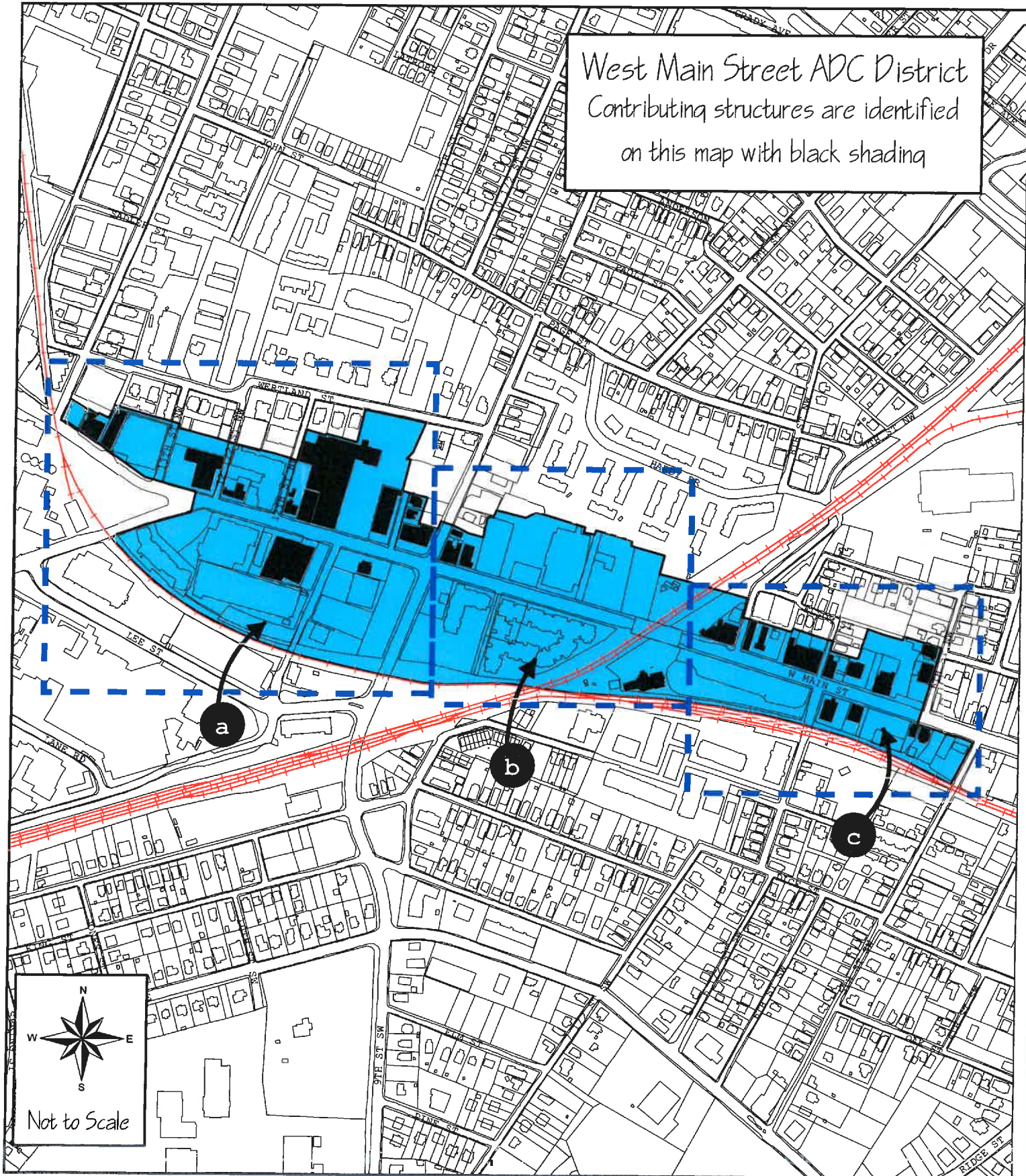
Map 10

Small Medium Large Full



1920 SANBORN INSURANCE MAPS

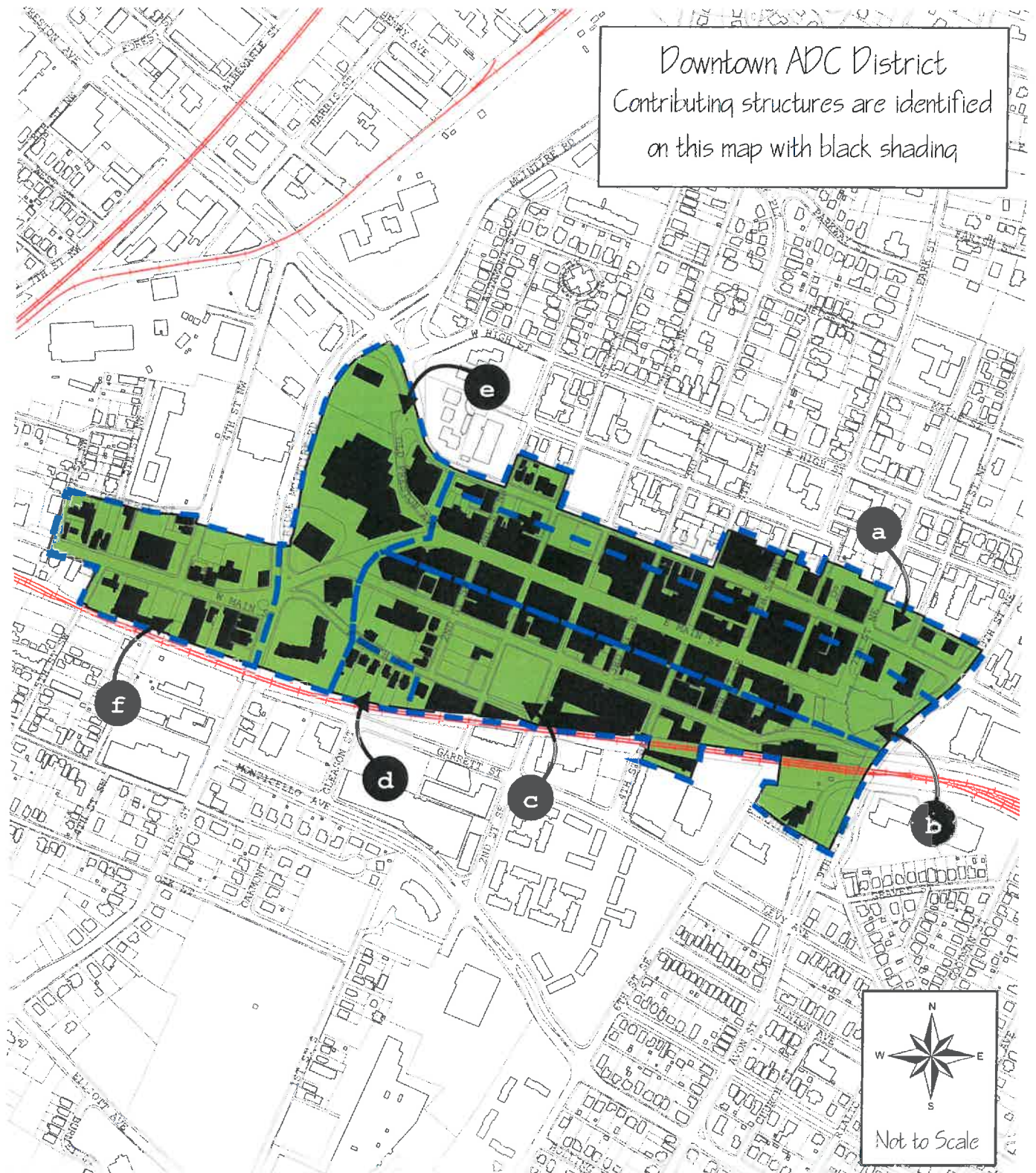
West Main Street ADC District
Contributing structures are identified
on this map with black shading



I

INTRODUCTION

G. ARCHITECTURAL DESIGN CONTROL DISTRICTS



~~1880~~

512-514

1888 1st term	Andrew Hartnagle	$\frac{1}{4}$ ac	+ 1250 = 1550	note
		$\frac{1}{2}$ "	- = 225	"
1886 1st	" "	$1\frac{1}{2}$ ch'w lots	+ - = 225	
1886 1st	Wm B Whitehead	$\frac{1}{4}$ ac $\frac{1}{2}$ mW	+ 1250 = 1550	
1885	" "	" "	" "	
1884	" "	" "	+ - = 300	off $\frac{1}{8}$ ac \rightarrow $\frac{1}{2}$ Rapidan RR
1882	" "	$\frac{1}{8}$ ac $\frac{1}{8}$ mW	+ - = 450	
1873	" "	$\frac{3}{8}$ ac Delavan	" = 300	

summary

1873	Wm B Whitehead	$\frac{3}{8}$ ac Delavan	+ 0 = 300	
1882	" "	" $\frac{1}{8}$ mW	+ 0 = 450	
1884	" "	$\frac{1}{4}$ ac $\frac{1}{2}$ "	+ 0 = 300	$\frac{1}{8}$ ac off \rightarrow RR
1885-86	" "	" "	+ 1250 = 1550	
1888-90	Andrew Hartnagle	"	" "	
1880	" "	"	+ 1250 =	

1887, 90, 46	Andrew Hartnagle	n side Main	+ 1250 = 1550	
1891	" "	" "	+ 1400 = 2000	Payne + Moore
1892, 93	" "	5 " "	+ 2500 = 3000	
1894, 97	" "	" "	+ 2000 = 3000	

1977	W. H. H.	512-514	3000 + 2500	
1900	3rd E. T. Perkins	510 W. Main	3000 + 0 = 3000	for H. H. H.
1900	3rd			Old removed
1900, 51	"	512-514	3000 + 3500 = 6500	for H. H. H.
1952, 53			4700 + 1950 = 6650	rights added

144-375

440-9:25
145

512-514 West Main 86-25j

144-375

144-375

144-375
5/5/1949

Virginia Will Bell (wid), Madie Will & Harry M. Patterson,
Mellie Will & Wm F. Thompson, John W. & Nellie F. Will,
Evelyn Will & J. H. East, & Eleanor P. Will (wid)
→ E. T. Perkins \$25,000 (Maudie H. Will)

H.C. Will dec 1941, wid & intestate, w/ 4 dau & 2 son
lot on S side West Main, composed of 2 adj lots
bought by H.C. Will: D B 12-367, 1902
12-368 "

see plat 12-~~367~~ 370

12-367
4/4/1902

Charles C. Taylor → H.C. Will \$1500
lot w/ frame residence at 510 West Main
same as 11-341

12-368
3/22/1902

2/18/1901 decree in Wilhelm Hartnagle vs HAW Hartnagle
& others, LT Hanchel & D. Harmon app common to
sell property of late Andrew Hartnagle
→ H.C. Will \$2400
"2-story double brick tenement house & lot"
- 512 + 514 West Main

ACDB 70-451
7/27/1876

Mason Gordon, Commr. in Sneed vs Sneed, → Theodore Taylor, tr
for Andrew & Mary Ellen Hartnagle \$2000
lot on rd fr Ch'v - 200 ft
same as ~~Benj Sneed~~ 64-15 - John L. Lockman, tr → Benj Sneed 64-15
house & lot
estate of Benj Sneed

64-15

J. L. Lockman, under dec of trust for Thos H. Dake, →
Benj Sneed at auction 2/7/1868 \$7750
lot on north side Main, opposite Delevan

ACOB

86-251

12/17/1855-

Robt R. Prentiss, owner

→ Andrew Heston

#595-

9/1852 order in Memorandum to Chas. W. Whitehead
guardian etc on W B Whitehead's exec;

John B. Whitehead exec owner to sell real estate
section 12/25/1852

lot on south side of Main St., 102', back to land sold RR
by John B. Whitehead, owner
~~owner~~ estate of Wm B Whitehead
no mention of bldg

66-68

10/15/1870

Robt R & Mary Ann Prentiss - Wm B. Whitehead #290.51

their half of lot which Prentiss & Whitehead bought for
John T. Backdale 1853 (54-21) 1

Lot #6, 61 acres

locked, common

Main St to RR, along RR

54-211

11/6/1855-

John T. Backdale -> Wm B Whitehead & Robt R Prentiss #330

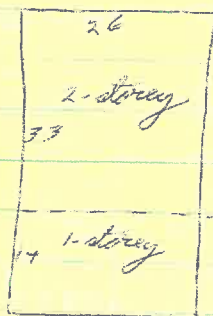
same bought 1854-55



600 West Main

363-375	Ray & 1/2 M. Honey	4/8/75	\$19,000	plot 363-379
375-39	Stuart Lee Perry	7/2/72	3,000	
N 14-553 (537) Reddy	" "	12/1/70		
83-330	Coel A	5/13/35		
73-335	" " & Bertha	6/1/31	9,500	plot 4003 64-172
40-390	J. & L. E. Viner			

commercial & light
brick
hardwood up, pine down
cheap construction
built 1880-31 (see), ~~1880~~ "1880-1931"
4 rooms, 1 1/2 b
1-story 14' x 26', 2-story 26' x 33'
earlier wood dwelling
re-roof 1971
1960



Hawthorn 1872-1920 = 48 yrs
Perry 1931-1975 = 44 yrs

1870	2 lots → wood	\$500	∴ no house
1872	2 " → Hawthorn	\$300	2 " "

built 1872-1896?

1870 tax same 1891 as 1887, all on 3 houses
1896 house on Sanborn map

~~30-389~~
~~30-389~~

30-389 H. Livingston, 25' RR
14-376

600 West Main

40-390 W O Watson -> SF & LE ~~to~~ Cinner #4000

6/22/1922 600 West Main, 34' 3" on Main, back c. 12 1/2' to RR
see 31-185 for western boundary
same as 37-142

37-142 C Marvin Johnson, ^{of J B Hawkins et al} vs Martha L. Long, Wingfield et al
1/1/1920 -> W. O. Watson #2500

600 West Main
eastern portion of Lot #1 on plat of Delevan property
ACDB 64-172

ACDB 66-712, 1872, Lot #1, ~~John Wood Jr~~ ^{John Wood Jr} -> J B Hawkins
see also plat ACDB 76-187
J B Hawkins's will: City WB 1-219

ACDB 66-712 John Jr + Eliza J Wood -> Jas B Hawkins #300
~~lot 50'~~, Lot #1
1/5/1872 bounded by Front lot on east, Wood -> Wheeler & Hawkins on west

64-172 Plat of Delevan Property
(This is ~~the~~ easternmost Main St lot; should trace)
property c. 760' on Main back c. 425 - 754
Cabell St E-W, Delevan St N-S
also ACDB 76-187

166
264
324
754

{ eastern of 2 lots Philip B Cabell & wife -> Charles Wood 3/7/1870
& Chas -> John Wood Jr 3/2/1871 66-713?

66-713 Charles & Clara F Wood -> John Wood Jr #500
3/2/1871 both lots

65-170 P B & Julia & B Cabell -> Chas Wood #500
3/7/1870 Lots 1 & 2

600 Tax

1888 lot 100 J B Hawkins 3/4a +1300 = 1850 sept
 2 1 3/4a +1200 = 1810 "
 3 1/4a +100 = 2300 "
 4 lot +2000 = 2100 "

1886 lot 100 " " 3/4a 1/2m S +1300 = 1850
 1887 " 100 " 1 3/4a 1/2m W +1200 = 1810
 " 100 " 1/4a " +100 = 2300 "off 4 1/2a Hawkins W on B
 " 100 " lot " +2000 = 2110 "Chadler crossed"

1884 lot 100 " " 1 1/4a 1/2m W +200 = 571.50
 1885 " 100 " (west only) 1/4a 1/2m W +150
 1882 " 100 " lot 1/2m W +10.50 = 1200
 " 100 " " " +325 = 600

1873, 1875, 1877 J B Hawkins 1 ac 1/2m S +0 = 632.50
 1872 " " 3/4a 1/2m W +900 = 1200 (S 1897)
 " " " 1 ac 1/2m W +0 = 632.50 for J B Hawkins
 1875 " " 1/4a 1/2m W +700 = 900
 1876, 1878 " " 3/4a " +0 = 250
 " 1878 " " 1/4a " +800 = 1000
 1875 " " 1/4a 1/2m W +0 = 532
 " 1877 " " 1 3/4a " +0 = 350
 1879 " " 1 ac " +0 = 400 off 1/2 ac to Mary, Harris

Summary: 1872 1 ac 1/2m S +0 = 632.50
 1873 1 ac 1/2m S +0 = "
 1878 " " " +0 = 532

1873 1/4 ac +0 = 100 + 22
 1876-80 " +800 = 1000
 1882-84 " +0 = 150

43,560 sq ft = 1 acre

1 ac 1 road 13 poles = $1\frac{1}{4}$ ac + $\frac{13}{1600}$ ac = $1\frac{1}{4}$ ac

orig. 50' x 125' lot = 6,250 sq ft = .14 ac — not $\frac{1}{4}$ ac, must be "lot"

2 lots ($\frac{1}{4}$ + 2 bought 1872) = .28 ac = $\frac{1}{4}$ ac

1831	S. = 1/2 E. corner	600 W. Main	1400 + 1500 = 2900	
1873	Carl A + B. other Percy	" "	" + 2500 = 5400	for corner, single alley

1872	Robert J. B. Henshaw	$\frac{1}{4}$ ac Ch'ce $\frac{1}{4}$ m. n.	+0 = 200	for Chris Woods, East of J. Woods Jr.
1874, 75	"	" "	+700 = 900	
1876, 78, 80	"	" "	+800 = 1000	

1882	{	"	lot " $\frac{1}{2}$ "	+1050 = 1200
"		" " "	+325 = 600	

1885, 86	"	lot "	+2000 = 2100
----------	---	-------	--------------

1888	land	" "	" = 2100
------	------	-----	----------

1887, 90	city	"	south side Main	" = "
----------	------	---	-----------------	-------

1889, 90	"	"	" "	+2000 = 1500
----------	---	---	-----	--------------

1891-94	"	"	" "	+3500 = 4000	J. B. Bldg
---------	---	---	-----	--------------	------------

1897	"	"	" "	= 4500	"
------	---	---	-----	--------	---

1901	{	600 W. Main	400 + 1000 = 1400
------	---	-------------	-------------------

		602 "	" + 1100 = 1500
--	--	-------	-----------------

		608 "	" + 1200 = 1600
--	--	-------	-----------------

3, 20 3, 23
4, 15 4, 20
1, 20 4, 40
3, 10
3, 10
3, 10

600 W Main

2-story

brick - sides 5' 6" am w/ 1' len, facade 14' 7" am w/ 1' len

3 bay, single gable, w/ rear wing (must be side-hall plan)
short, no gabled in and chim west

steep bellcast gable roof, lt gray asphalt shingle
projecting eaves & verges, broad cornice, wide cornice board
rear addn - lower pitched, gable to rear hip

left front bay (2nd story) covered by sm flat roofed,
alum siding addn

windows 1/1 w/ no surrounds

store: entire front, flat roof, 1-story, brick
display wind w/ recessed central entry
parquet ends

~~3, 10~~

Felink Mountain

21

20

Cadwell

19

18

10

8

Delevan Street

17

16

James B. Hawkins

Street

15

14-7-16

6
Preston
Proffitt
W. Wheeler

5
Preston Proffitt
W. Wheeler

4

14

2
Ch Wood

1

11

64-172

Delevan Property

1869

600

WB 1-219

use of bldg

600

"to son Benj Lee Hawkins, in the for ekm, a 2-story & basement brick dwelling house & lot situated #604 on south side of West main St, adjoining ~~ea~~ & on east side of Carver's ~~road~~ & coal yard also a brick dwelling house & lot, #602, sit house east of sd #604

"to grandson Marcus Johnson, in the for ekm, a 2-story brick dwelling house w/ 1-story addition, & lot, situated #600, on south side of West main St adjoining #602...
dated Feb 1902

REF 4/30
C
C

512-514 W Main

2-story, 6-bay, double pile?, basement
brick, facade & east side painted white, 7-0 in bond near table

6/6 windows w/ plain surrounds, 2nd story shorter

low-pitched 5-5 tin hip roof w/ central gable
w/ vertical siding above boxed cornice;
eaves & verges project slightly, brick fringe

~~under~~ 2 large central chimneys on dividing line to serve
both; corbelled tops & stringcourses

restaurant - most of facade, 1-story, mansard roof,
vertical
~~plywood~~ siding

shed-roofed, weatherboarded
1st room ~~from~~ addition each side rear

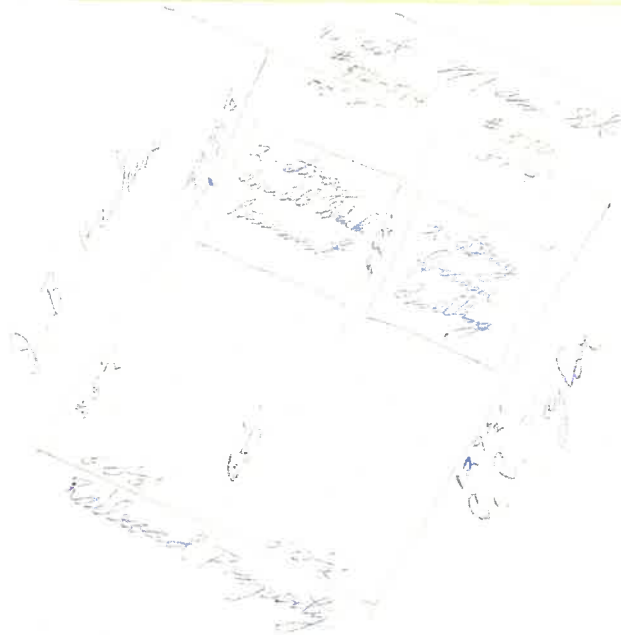
west unit used by restaurant
to house
ent on center bay

massive wide plywood ent

fireplaces or stoves?

12.370

1902





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

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 3:30 p.m.

Owner Name Emmett T. Perkins, Jr. & J. Robert Perkins, Trustees of the Janice D. Perkins Family Trust Applicant Name 743 Pennsylvania Avenue LLC
Project Name/Description The Blue Moon Diner Mixed-Use Redevelopment; Parcel Number 29-6, 29-7 and 29-8
Property Address 510, 512-514 & 600 West Main Street

Applicant Information

Address: 178 Columbus Ave. #231409
New York, NY 10023
Email: Jeff@Levien3.com
Phone: (W) 917.612.0630 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 1505 Running Deer Drive
Keswick, VA 22947
Email: Perkins@lvyGarden.com
Phone: (W) _____ (H) _____
FAX: _____

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

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.)

Jeff Levien 11.3.15
Signature Date

Jeff Levien Nov. 3, 2015
Print Name Date

Property Owner Permission (if not applicant)

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

J. Robert Perkins 11/3/15
Signature Date
J. ROBERT PERKINS 11/3/15
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): New mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained, & the two houses are to be demolished in order to provide more functional retail & restaurant facilities.

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

Existing site plan, architectural & historic surveys, site photographs, concept & use diagrams.

For Office Use Only

Received by: A. Barmon
Fee paid: \$375 Cash/Ck. # 3035
Date Received: 11/16/2015

P15-0186

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Scala, Mary Joy

From: Tara Boyd <tara@boydandsipe.com>
Sent: Tuesday, November 10, 2015 4:03 PM
To: Scala, Mary Joy
Cc: Maynard Sipe
Subject: Additional materials for 11/17/15 BAR meeting
Attachments: 110915 letter from V.Patel.pdf

Mary Joy,

I am attaching a letter regarding 600 W. Main St. that we received from the tenant who operates the convenience store at the property. Kindly include this in the agenda package you distribute to the board members for the referenced BAR meeting.

Best regards,

Tara R. Boyd, Esq.
Boyd & Sipe PLC
126 Garrett St. Suite A / PO Box 237
Charlottesville VA 22902
ph (804) 248-8713
fx (434) 326-0472
tara@boydandsipe.com
<http://boydandsipe.com>

November 9, 2015

Vasant Patel
Mini Mart
600 West Main Street
Charlottesville, VA 22903

Melanie Miller, Chair
BAR
P. O. Box 911
Charlottesville, VA 22902

Dear Ms. Miller,

I am writing to support demolition of the existing building that my business known as the Mini Mart is located in. The old building has many problems including a leaking roof and water in the basement. The building is hard to maintain and it creates difficulties for operating my business.

I have discussed with the potential buyer, the possibility of closing temporarily and reopening in a new building that would be better for my business. Thank you.

Sincerely,


Vasant Patel

J. Sarafin comments 11/17/2015

225 East Main Street

The architect tried to schedule an on-site meeting with Tim and me over the past couple weeks, to no avail. Without the benefit of that conversation and on-site look, or the applicant's presentation this evening, I will make some preliminary comments on the drawings. It's my understanding that the applicant is not expecting a COA to be voted on but that this is a preliminary discussion.

With that in mind, I have reservations about the removal of the setbacks along 3rd Street and the horizontal continuation of the roofline from Main all the way back. While unifying the multiple additions, it also suggests that the original building was a large box that ran along 3rd without any articulation. There's value in retaining the setbacks on these types of buildings along the mall. Historically, the building fronted on Main, presenting its tallest and most formal façade along the street; from there, there were economies to be had for stepping down the height as the building continued back into the block, eventually likely terminating in a service area or even alley. The character of the downtown mall relies, in part, on this "best and tallest face forward" relationship to Main Street, with the heights diminishing as the building recedes to the rear. I am afraid that the scale of the large box created by taking the Main Street cornice height all the way to the back of the lot would create too much of a street wall along 3rd.

While I am not necessarily opposed to the demolition of the rearmost addition, it is the stepback height it presents that might be of importance in relation to the whole. Per above, the stepback condition is a major contributor to the historic character of this corner (even if the building was created thusly over a series of additions). All for the sake of preliminary discussion- I wonder if the possibility exists to retain the 3rd street brick wall and stepback heights and simply construct the addition behind their plane. This addition would be taller than the rearmost section, if not the two rearward stepbacks, but would retain the scale at the street level. New work could be clearly indicated by a change in materials. Just some thoughts...

The introduction of window openings may very well depend on how the 3rd street façade is handled, vis-à-vis the stepbacks. Likewise removing the small 3rd street entrance. Will reserve comments on that as I don't feel like I know enough yet. Replacing the cornice and other materials in-kind is fine; I know the building has some water (and brick) issues and the Main Street façade is likely in poor condition.

✓ 512-514; 600 West Main Street

Some thoughts on this proposal as a preliminary discussion only; regarding demolition of the two late 19th c. dwellings that comprise the original buildings at 512-514 and 600 West Main, I find it fascinating that the elements of each that are being proposed should remain are the most recent additions (in a long line of alterations) to the structures. With all due respect to my forebears, I must disagree with the 1996 assessment that these two dwellings are no longer of significance or contributing to the West Main district. The West Main Street of 20 years ago was a very different place... I think we need to look anew at the role these two buildings play on the streetscape, in the light of recent, large additions to it. It is

not insignificant that they appear on the 1920 Sanborn and remain until now. While I understand the cultural significance of the storefront and diner additions to the life of the street, it is really curious that they are the elements singled out to be retained. The fact that these are the two remaining residential structures along West Main is not insignificant, either.

As far as the new scheme, I think what we are dealing with here is a street front width issue with the replacement of two historically-scaled buildings with one new one (additions retained adjacent to the sidewalk aside). What's the regular module for a single storefront in the area, 60 feet? I am having flashbacks of form-based code and the perceived desire to limit building width along the street (a la The Flats). This width/scale concern is actually divorced from a discussion of by-right zoning versus the possible future zoning in this area; the heights proposed for new construction are not necessarily a negative impact on the district. (This is a tough one)!

Cherry and Ridge

Extensive packet; the multiple renderings and cut sheets are appreciated.

What is the status of the archaeological investigation? I hesitate to grant a final COA without assurance that it is being handled in a timely fashion and will be concluded before it's too late to turn back, as it were. This proposal is not "too big to fail..."

All in all, it seems like we have lost a sense of occasion up at the Ridge Street corner. But turning the corner, the 3-layer articulated façade that runs down Cherry Ave does seem to minimize the singular mass of the building. The least convincing view is what one would see heading on Cherry toward the intersection at Ridge; the four storeys (including and above the parking entrance) behind the brick-faced corner, and the services/utilities walled in around the corner toward the rear porte-cochere façade, might present a more welcoming face to Cherry Ave with richer materials there; it just feels a bit like a service corridor but is the view from the Cherry Ave approach as well as the main auto entrance to the site.

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



RECEIPT

****NOTE** This is a receipt only - not a Building Permit. This does not authorize work to begin the project.**

RECEIPT NUMBER: R15002698

DATE: 11/16/2015

TIME: 4:13:16 PM

CUSTOMER: JEFF LEVIEN

APPLICANT: JEFF LEVIEN

OWNER: PERKINS, JANICE D REVOCABLE TR THE

TOTAL ACTIVITY FEE DETAILS:

<u>PERMIT NO.</u>	<u>AMOUNT</u>	<u>FEE DESCRIPTION</u>
P15-0186	\$375.00	BAR COA NEW CONSTRUCTION

RECEIPT TRANSACTIONS:

<u>PAYMENT TYPE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>
Check	\$375.00	3035

RECEIPT AMOUNT DUE: \$375.00

RECEIPT AMOUNT PAID: \$375.00



11/11/2015

VIA PDF

Ms. Mary Joy Scala
City of Charlottesville Neighborhood Development Services
City Hall
PO Box 911
Charlottesville VA 22902

Subject: 510, 512-514 & 600 West Main Street: Updated BAR Submission

Dear Mary Joy,

Attached is the updated BAR submission for a proposed development at 510, 512-514 & 600 West Main Street. This package is intended to replace our submission of November 3, 2015.

To recap, this application is intended to begin a conversation with the BAR for a new, mixed-use building with ground floor retail, rental apartments, lower level parking and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained, and the two existing houses are to be demolished in order to provide more functional retail and restaurant facilities. The owners of the Blue Moon Diner and the mini-mart intend to remain at this location once the project is complete, and both are in support of this proposal.

We include our response to the City's "Standards for Considering Demolitions and Movings" (City Code Section 34-278), as well as some very preliminary massing studies of the proposed project.

To be clear, the the project will be designed to meet the City's ADC Design Guidelines for New Construction. And while the City has not yet adopted the proposed zoning revisions to West Main Street, this project is being designed in conformance with the reduced height/massing in the proposed zoning ordinance.

We look forward to our discussion with the BAR next week.

Sincerely,

Jeff Dreyfus



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

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 3:30 p.m.

Owner Name	Emmett T. Perkins, Jr. & J. Robert Perkins.	Applicant Name	743 Pennsylvania Avenue LLC
Trustees of the Janice D. Perkins Family Trust			
Project Name/Description	The Blue Moon Diner Mixed-Use Redevelopment;	Parcel Number	29-6, 29-7 and 29-8
Property Address	510, 512-514 & 600 West Main Street		

Applicant Information

Address: 178 Columbus Ave. #231409
New York, NY 10023
Email: Jeff@Levien3.com
Phone: (W) 917.612.0630 (H)
FAX:

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 11.3.15

Jeff Levien Nov. 3, 2015
Print Name Date

Property Owner Information (if not applicant)

Address: 1505 Running Deer Drive
Keswick, VA 22947
Email: Perkins@ivyGarden.com
Phone: (W) (H)
FAX:

Property Owner Permission (if not applicant)

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

Signature _____ Date 11/3/15

JO ROBERT PERKINS 11/3/15
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): New mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained, & the two houses are to be demolished in order to provide more functional retail & restaurant facilities.

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

Existing site plan, architectural & historic surveys, site photographs, concept & use diagrams.

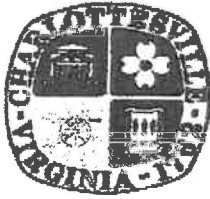
For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



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

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The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name _____ Applicant Name 743 Pennsylvania Avenue LLC
Project Name/Description The Blue Moon Diner Mixed-Use Redevelopment Parcel Number 29-6
Property Address 600 West Main Street

Applicant Information

Address: 178 Columbus Ave, #231409
New York, NY 10023

Email: Jeff@Levien3.com

Phone: (W) 917.612.0630 (H) _____

FAX: _____

Property Owner Information (if not applicant)

Address: 171 Braxton Rd
Charlottesville, VA 22903

Email: sgoodford@centurylink.net

Phone: (W) 434-584-5154 (H) 640-748-0565

FAX: 434-584-5154

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

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 _____

11.3.15

Date

Jeff Levien

Nov. 3, 2015

Print Name

Date

Property Owner Permission (if not applicant)

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

Signature _____

11-10-15

Sylvia I. Braxton

11-10-15

Print Name

Date

Description of Proposed Work (attach separate narrative if necessary): New mixed-use building with ground floor retail, rental apartments, lower level parking, and rooftop lounge for residents' use. The Blue Moon Diner's existing one story addition on the sidewalk is to be retained, & the two houses are to be demolished in order to provide more functional retail & restaurant facilities.

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

Existing site plan, architectural & historic surveys, site photographs, concept & use diagrams.

For Office Use Only

Received by: _____

Approved/Disapproved by: _____

Date: _____

Fee paid: _____ Cash/Ck. # _____

Conditions of approval: _____

Date Received: _____

Standards for Considering Demolitions and Movings – City Code Section 34-278

According to the 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:

We offer the team's responses to these considerations in gray for both 512-514 West Main Street (Blue Moon Diner) and 600 West Main Street (the mini-mart) and respectfully submit that both of the buildings are appropriate for demolition in light of their current condition, no known significance, and hardship on the redevelopment of their underutilized sites along a critically active corridor of downtown Charlottesville.

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.

*512-514 West Main Street: the oldest part of the structure was built in 1884. The one-story addition (housing the main seating of The Blue Moon Diner) was added in the late 40's/early 50's and extended in the early 60's. Lean-to structures in the rear were added for needed restaurant facilities at a later date. **While old, the original structure is of no known significance.***

*600 West Main Street: the oldest part of the structure was built in 1873. That structure has been significantly altered with a complex of rear additions over many years and a series of modifications in the 1930's, including a doorway cut into the east façade, the lowering of the first floor to street level, and the removal of the first floor north façade to add a one-story storefront addition across the street front. Above the one-story addition, a one-room second story addition appears to have been added later, covered with aluminum siding. **While old, the original structure is of no known significance.***

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.

*512-514 West Main Street: the structure has **not** been designated a National Historic Landmark, is **not** listed on the National Register of Historic Places, nor is it listed on the Virginia Landmarks Register.*

*600 West Main Street: the structure has **not** been designated a National Historic Landmark, is **not** listed on the National Register of Historic Places, nor is it listed on the Virginia Landmarks Register.*

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.

512-514 West Main Street: the structure is neither associated with a historic person, architect or master craftsmen, nor with a historic event.

512-514 West Main Street
600 West Main Street

600 West Main Street: the structure is neither associated with a historic person, architect of master craftsmen, nor with a historic event.

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.

512-514 West Main Street: while the City's Architectural and Historic Survey (attached) notes this as one of two remaining vernacular dwellings built along West Main Street in the last half of the 19th century, there are numerous examples of such structures throughout the City, many of them with fewer alterations and modifications than this structure.

600 West Main Street: while the City's Landmark Survey (attached) notes this as one of two remaining vernacular dwellings built along West Main Street in the last half of the 19th century, there are numerous examples of such structures throughout the City, many of them with far fewer alterations and modifications than this structure.

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.

*512-514 West Main Street: the City's Architectural and Historic Survey (attached) does **not** note any distinctive design, texture or material that could not be reproduced or that could only be reproduced with great difficulty.*

*600 West Main Street: the City's Landmark Survey (attached) does not note any distinctive design, texture or material that could **not** be reproduced or that could only be reproduced with great difficulty.*

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

512-514 West Main Street: the structure has been subjected to considerable exterior modifications throughout its life including multiple additions and painting of the masonry. No distinguishing characteristics, qualities, features or materials remain other than culturally recognized one-story addition that houses the Blue Moon Diner.

600 West Main Street: the structure has been subjected to considerable exterior modifications throughout its life including multiple additions, removal of the first floor façade, cutting of new openings and painting of the masonry. No distinguishing characteristics, qualities, features or materials remain.

512-514 West Main Street
600 West Main Street

- 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 of continuity possesses greater significance than many of its component buildings.

*512-514 West Main Street: the structure is **not linked** historically or aesthetically to other buildings or structures within the West Main Street Architectural Design Control District.*

*600 West Main Street: the structure is **not linked** historically or aesthetically to other buildings or structures within the West Main Street Architectural Design Control District.*

Examples of significant concentrations 406 – 420 West Main, 501 – 605 West Main Street, 617 – 817 West Main and 1107 – 1217 West Main Street. These groupings offer a concentration of old structures that create an ambiance and context for buildings of similar scale to rest comfortably on West Main Street. See the composite photographic images below.



512-514 West Main Street
600 West Main Street

Unlike other areas along West Main Street, the aggregate of these two structures (512-514 and 600 West Main Street) does not represent a "concentration of continuity" with greater significance than the component buildings in part because the two structures have been so heavily modified as to be unrecognizable as from a similar era. Additionally, with only two structures at this location, these individual buildings – if required to remain - would be relegated to the role of set pieces amongst larger structures behind and to both sides as West Main Street develops further.



- 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.

Structural integrity:

512-514 West Main Street: please see the attached report from DMWPV Structural engineers. Concerns with the structure have been identified, including:

- *significant floor deflection, wall cracking and evidence of movement in the framing.*
- *questionable joist-to-beam framing in the main floor framing.*
- *substandard roof framing connections.*

600 West Main Street: please see the attached report from DMWPV Structural engineers. Serious structural issues have been identified, including:

- *significant settlement and cracking of the brick perimeter walls has occurred, with the rear western addition pulling away from the original structure.*
- *basement excavation below the original front foundation walls is undermining the support of the walls.*
- *numerous substandard framing conditions exist throughout the main floor including compromises in the structural beams as well as decay and moisture damage to the framing.*

Building functionality for commercial uses:

512-514 West Main Street: first constructed as a house with small rooms, the original structure highly constrains the functionality and operation of the Blue Moon Diner and would constrain any other commercial operation that may exist in that location. Please see the attached letter from the proprietor of the Blue Moon Diner for further details.

512-514 West Main Street
600 West Main Street

600 West Main Street: first constructed as a house with small rooms, the original structure has been compromised by lowering the first floor to street level; its small size is not attractive to most businesses due to space constraints on both floors. Please see the attached letter from the proprietor of the mini-mart for further details.

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

In 1996, The City of Charlottesville commissioned a historic resource survey entitled "Survey Report for the West Main Street Corridor and Proposal for Local Designation" (attached). The survey was in support of a recommendation that the West Main Street corridor be considered for local design control district designation. The survey analyzed and commented on all properties considered "historic resources" (defined partially therein as resources dating to 1946 or earlier). The following comments were noted for these 2 subject properties:

512-514 West Main Street:

"The house no longer contributes to the historic character of West Main Street owing to the extent of its later additions and alterations." (page 22).

While the original structure "no longer contributes to the historic character of West Main Street", the one-story 1940's/60's street front addition has cultural value as the iconic home of the Blue Moon Diner – a popular restaurant. The applicant proposes maintaining that portion of the existing building as part of the project and is working with the proprietor of the Blue Moon Diner to negotiate a long-term lease to keep the Diner at this address.

600 West Main Street:

"The house bears little resemblance to its original appearance, and the historic character of its surroundings have been compromised, but the 1930's grocery addition to the front relates the property to the commercial life of West Main Street." (page 24).

The existing structure has been modified too greatly to retain it due to structural and functional limitations; however, the first floor of the newly constructed property will remain as commercial space, continuing the property's historic, cultural role in "the commercial life of West Main Street".

E. Any applicable provisions of the city's Design Guidelines.

The project will be designed to meet the City's ADC Design Guidelines for New Construction. And while the City has not yet adopted the proposed zoning revisions to West Main Street, this project is being designed in conformance with the reduced height/massing in the proposed zoning ordinance.

Current zoning allows greater density (due greater height allowance) than is being included in this project. Retention of the existing structures would significantly impact the utilization of these properties. Demolition of the existing structures will allow alignment of this development with the City's vision of vibrancy and density along all of West Main Street.

Architectural And Historic Survey



Identification

STREET ADDRESS	512-514 West Main Street	HISTORIC NAME	Hartnagle-Witt House
MAP & PARCEL	29-7	DATE / PERIOD	1884
CENSUS TRACT AND BLOCK	1-303	STYLE	Vernacular
PRESENT ZONING	B-3	HEIGHT (to cornice) OR STORIES	2 Storeys
ORIGINAL OWNER	Andrew Hartnagle	DIMENSIONS AND LAND AREA	50' x 120' (6000 sq. ft.)
ORIGINAL USE	Rental Property (2 apartments)	CONDITION	Fair
PRESENT USE	Diner & Residence (Rental Prop.)	SURVEYOR	Bibb
PRESENT OWNER	E. T. Perkins	DATE OF SURVEY	Fall 1978
ADDRESS	1920 Swanson Drive Charlottesville, VA	SOURCES	City/County Records Mrs. E. T. Perkins Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This is a two-storey, six-bay, double-pile duplex dwelling. It is set on a low foundation, but the slope of the land permits a basement that is above ground at the rear. Construction is of brick laid in seven-course American bond, and the facade and east side have been painted white, the latter with a large painted sign for the automobile dealer next door. The low-pitched hip roof is covered with standing-seam metal and has a low central gable on the facade which is faced with vertical sliding above the boxed cornice and brick frieze. Built as rental property, the house's plainness is broken only by its two large brick central chimneys with stringcourses and nice corbelled caps, each apparently serving first- and second-storey rooms in each dwelling unit. The windows are double sash, six-over-six light, with plain surrounds, and those at the second level are somewhat shorter. The entrance to each unit was originally in the central bay of its half of the facade. According to the Sanborn maps, individual entrance porches were added between 1896 and 1907. The one-storey addition for the diner now covers five bays of the facade. The window in the eastern bay has been replaced with a door to give access to that unit. The entrance to the western unit it through the diner.

HISTORICAL DESCRIPTION

Andrew Hartnagle bought this lot at auction in 1882, but did not receive a deed until 1885 (ACDE 86-251). Meanwhile, he had built his "two-storey double brick tenement house" in 1884. H.C. Witt bought it from Hartnagle's estate in 1902 (City DB 12-368). E.T. Perkins bought it from Witt's heirs in 1949 (DB 144-378) and built the one-storey addition onto the facade which has been occupied ever since by the Waffle Shop. Originally covering the four bays, it was extended to the western edge of the facade in 1961-62. The eastern half of the house was used as a barber shop for many years and is now vacant. Perkins owned Perkins' Motor Company on the lot at 510 West Main, where he removed a frame house in 1949. At one time a small wing, probably an office, was attached to the east side of 512-514, but that has been removed.

SIGNIFICANCE

This is one of two remaining of the vernacular dwellings built along West Main Street in the last half of the 19th century.

LANDMARK



Bibb/Fall 1978

SURVEY

IDENTIFICATION

Street Address: 600 West Main Street
Map and Parcel: 29-6
Census Tract & Block: 1-303
Present Owner: Roy C. & Virginia M. Haney
Address: 314 Montebello Circle
Present Use: Restaurant (vacant) & apartment
Original Owner: James B. Hawkins
Original Use: Rental Property (residence)

BASE DATA

Historic Name: Hawkins-Perry House
Date/Period: 1873
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): $34\frac{1}{2}' \times 125\frac{1}{2}'$ (4161.6 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is a two-storey, three-bay, single pile house on a high foundation, with a rear addition that has an above-ground basement. The main section follows the side hall plan and has a single interior end chimney at the western end. A one-storey veranda at one time covered the eastern two bays of the facade. The steep bellcast gable roof is now covered with light gray composition shingles. It has projecting eaves and verges, boxed cornice, and a wide cornice board. The brick in the original section is laid primarily in American-with-Flamish bond, with five-to-seven-course predominating, but the brickwork is irregular. The complex of rear additions has grown and changed over the years. The first was an apparently original one-storey wing covering the western two bays. A second storey was built above it before 1896. The brick in the second storey is laid in a seven-to-ten-course American bond, and the roof is a medium-pitched hip, now covered with light gray composition shingles. Differences in the brickwork make the silhouette of the original one-storey wing's steep gable roof and interior end chimney clearly visible in the rear wall. A back porch beside the wing and covering the eastern bay of the main section was enclosed and later enlarged to two stories with a hip roof matching the one beside it. The brick in this section is laid in stretcher bond, and it has a cinderblock foundation. A one-storey, medium gable-roofed addition at the basement level was built behind the original rear wing before 1896 and removed within the last few years, leaving its silhouette still visible. The one-storey, flat-roofed store addition with parapet ends covers the facade and

HISTORICAL DESCRIPTION

is built of brick laid in stretcher bond with large glass display windows and a recessed central entrance. Above it, a one-room second-storey addition, flat-roofed and covered with aluminum siding, covers the eastern bay of the facade. Access to the living quarters on the second level is by a side door cut in 1931 into the original side hall at the foot of the two-flight staircase.

In 1872 James B. Hawkins, who lived at 529 Ridge Street, purchased this lot on the eastern edge of the subdivision of the old Delevan Hotel property (ACDB 66-712). Tax records show that he built this house the next year. The 1877 map shows it as the only building between the Delevan and 5th Street. This house and two more that he later built immediately west of it, were probably used as rental property. W.O. Watson bought this house from Hawkins' estate in 1920 (City DB 37-142) and sold it in 1922 to S.F. and L.E. Coiner, who were probably the first owners

GRAPHICS

to live in the house (DB 40-390). Cecil A. Perry, who had a grocery store across the street, bought the house from the Coiners in 1931 (DB 73-335). He lowered the floor of the first storey several feet to street level, removed its front wall, and built a one-storey storefront addition across the facade. For forty years his family operated the Midway Cash Grocery on the first level and lived above. The present owners bought the house from the Perry family in 1975 (DB 363-375). It has had several uses in the last few years, the most recent being a restaurant.

Additional Deed References: City DB 85-330, 338-99; City WB 1-129, 14-555.

SIGNIFICANCE

This is one of two remaining of the vernacular dwellings built along West Main Street in the last half of the 19th century.

CONDITIONS

Fair

SOURCES

City/County Records
Roy C. Haney
Stuart L. Perry
Sanborn Maps - 1896, 1907, 1920
1877 Ch'ville map
Charlottesville
City Directories

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN

PLLC

Consulting Structural Engineers

RICHMOND AND CHARLOTTESVILLE

110 THIRD STREET, N.E., CHARLOTTESVILLE, VIRGINIA 22902-5224 PHONE: 434 293-5171 FAX: 434 971-5191

ALVIN W. DUNBAR, PE, SECB
DENWOOD T. MILBY, PE - RETIRED
C. NELSON WILLIAMS, IV, PE, SECB
KENNETH J. PITTMAN, PE, SECB
R. LINDLEY VAUGHAN, JR., PE, SECB

EDWARD S. FRAHER, III, PE, SECB
STEPHEN D. BARBER, PE, SECB
JEFFREY S. DAVIS, PE, SECB, LEED AP BD+C
GREGORY C. ELLEN, PE, SECB

ROBERT L. SMITH, PE, SECB
JEFFREY M. GREENMAN, PE
BETTY M. THOMPSON

November 10, 2015

Mr. Jeffrey Dreyfus, AIA
Bushman-Dreyfus Architects
820 East High Street
Charlottesville, VA 22902

Re: 512 West Main Street
Charlottesville, Virginia
DMWPV Job No. 1507-35

Dear Jeff,

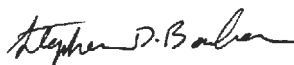
As requested, we performed an initial walk through structural condition assessment of the above property today. Following is a summary of our initial observations:

The structure is a two story wood framed building over a partial basement. Exterior walls are load bearing brick. The building appears to date to the mid-20th Century and has a one story slab on grade addition attached to the front of the original two story house. The main floor currently functions as restaurant use and the upper level is residential. We observed several areas of structural concern in the existing building as follows:

- There is significant floor deflection, wall cracking and evidence of movement in the framing along the west half of the original two story house. The interior wall along the hallway appears to be overloading the main floor framing causing significant deflection and slope in the floor in this area.
- Although less severe, there is similar deflection and sagging in the east half of the two story house.
- We observed some questionable joist to beam framing condition in the main floor framing adjacent to the stair to the basement.
- The flat roof support where it connects to the original two story house is questionable. Steel angle brackets with bolts into the existing masonry appear substandard.

The above observations are based on an initial walk-through review. If you have any questions or if we can assist further, please contact us.

Very truly yours,
Dunbar Milby Williams Pittman & Vaughan



Stephen D. Barber, P.E.

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN

PLLC

Consulting Structural Engineers

RICHMOND AND CHARLOTTESVILLE

110 THIRD STREET, N.E., CHARLOTTESVILLE, VIRGINIA 22902-5224 PHONE: 434 293-5171 FAX: 434 971-5191

ALVIN W. DUNBAR, PE, SECB
DENWOOD T. MILBY, PE - RETIRED
C. NELSON WILLIAMS, IV, PE, SECB
KENNETH J. PITTMAN, PE, SECB
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JEFFREY S. DAVIS, PE, SECB, LEED AP BD+C
GREGORY C. ELLEN, PE, SECB

ROBERT L. SMITH, PE, SECB
JEFFREY M. GREENMAN, PE
BETTY M. THOMPSON

November 10, 2015

Mr. Jeffrey Dreyfus, AIA
Bushman-Dreyfus Architects
820 East High Street
Charlottesville, VA 22902

Re: 600 West Main Street
Charlottesville, Virginia
DMWPV Job No. 1507-35

Dear Jeff,

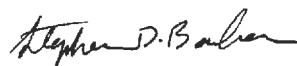
As requested, we performed an initial walk through structural condition assessment of the above property today. Following is a summary of our initial observations:

The structure is a two story wood framed building over a low headroom basement. Exterior walls are load bearing brick. The building appears to date to the mid-20th Century and has had several attached additions constructed front and rear of the original building. The main floor currently functions as retail use and the upper level is residential. We observed several areas of major structural concern in the existing building as follows:

- There is significant settlement and cracking of the brick perimeter walls along the rear and west sides of the building. It appears that the rear western addition is settling and pulling away from the original building. Water infiltration and damage to the brick is extensive. There is evidence of a past partial foundation repair at the rear corner.
- There has been partial excavation of the subgrade in the basement adjacent to the front foundation walls. This excavation may have been an attempt to increase headroom, but the excavation is below the existing foundation walls and is undermining the support of these walls.
- There are numerous substandard framing condition throughout the main floor framing. There is decayed and moisture damaged framing. Large notches have been cut into main load carrying beams. Joist to beam connections or questionable throughout. Sagging and deflection in the floors above is also evident. These conditions are of immediate concern.

The above observations are based on an initial walk-through review. If you have any questions or if we can assist further, please contact us.

Very truly yours,
Dunbar Milby Williams Pittman & Vaughan



Stephen D. Barber, P.E.

November 10, 2015

Laura Galgano & Rice Hall
512 W. Main Street
Charlottesville, VA 22903

Melanie Miller, Chair
Board of Architectural Review
City of Charlottesville
605 E. Main Street
Charlottesville, VA 22902

Dear Ms. Miller,

We are writing to indicate support for demolition of the existing building housing the Blue Moon Diner. The old building that was formerly a residence is limited in its usefulness as a restaurant and offers no potential for the growth of our business. Our kitchen and other spaces located in the old building are small and create difficulties for operating our business smoothly and efficiently. The building is also difficult to maintain.

We have discussed with the applicant the option of resuming operations in a new building designed for our restaurant use. We believe we could maintain the atmosphere that makes the Blue Moon Diner what it is, while benefiting from a building designed for our restaurant operation.

Sincerely,



Laura Galgano



Rice Hall

November 9, 2015

Vasant Patel
Mini Mart
600 West Main Street
Charlottesville, VA 22903

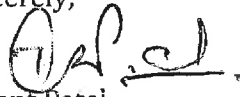
Melanie Miller, Chair
BAR
P. O. Box 911
Charlottesville, VA 22902

Dear Ms. Miller,

I am writing to support demolition of the existing building that my business known as the Mini Mart is located in. The old building has many problems including a leaking roof and water in the basement. The building is hard to maintain and it creates difficulties for operating my business.

I have discussed with the potential buyer, the possibility of closing temporarily and reopening in a new building that would be better for my business. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Patel', with a horizontal line extending from the end of the signature.

Vasant Patel

**SURVEY REPORT FOR
THE
WEST MAIN STREET CORRIDOR
AND
PROPOSAL FOR LOCAL DESIGNATION**

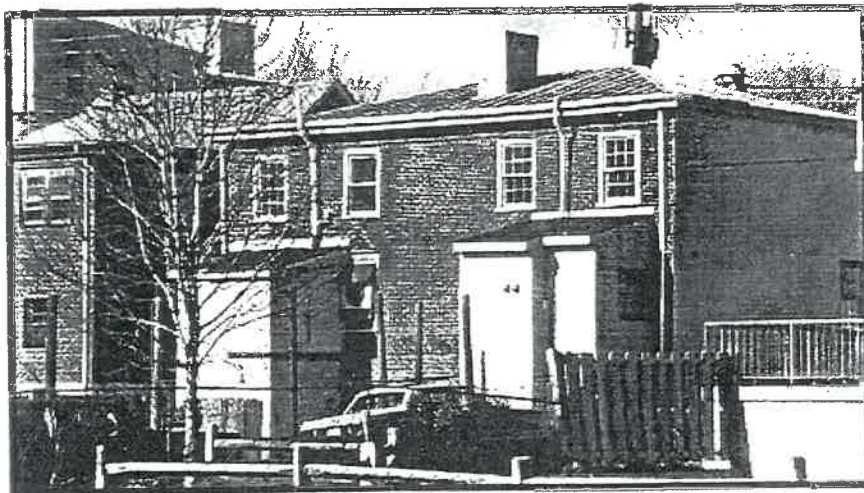


**PREPARED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT
CHARLOTTESVILLE, VIRGINIA
MAY 1996**

INTRODUCTION AND RESEARCH DESIGN

In February 1996, the City of Charlottesville Department of Community Development contracted with the firm of J. Daniel Pezzoni, Preservation Consultant to conduct a survey of historic and architectural resources located in the West Main Street corridor in Charlottesville, Virginia, a project area of approximately seventy acres. The City of Charlottesville, a Certified Local Government, sponsored the survey using its own funds and federal matching funds administered by the Virginia Department of Historic Resources (DHR). A draft report on the corridor was prepared by the consultant, Dan Pezzoni, in February 1996 based on a preliminary examination of the physical fabric and documentary record of the corridor, and field work followed in February and March 1996. Field work consisted of the photography of historic resources (defined here as resources dating to 1946 or earlier) as well as later resources and the noting of pertinent architectural information. The consultant entered the information gathered during field work into a database management software provided by the DHR known as Integrated Preservation Software (IPS). In May 1996, the consultant prepared a final report that provides historic and architectural contexts in support of a recommendation that the corridor be considered for local design control district designation.

HARTNAGLE- PERKINS HOUSE



STREET ADDRESS:	512-514 West Main Street
MAP & PARCEL:	29-7
VDHR FILE NUMBER:	104-0298
CITY FILE NUMBER:	289
PRESENT ZONING:	B-5
ORIGINAL OWNER:	Andrew Hartnagle
ORIGINAL USE:	Residence
PRESENT USE:	Business
PRESENT OWNER:	Janice D. Perkins
ADDRESS:	P. O. Box 125 Norge, VA 23127
HISTORIC NAME:	Hartnagle-Perkins House
DATE/PERIOD:	1884
STYLE:	None Stated
HEIGHT IN STORIES:	2.0
DIMENSIONS AND LAND AREA:	50' x 120' (6,225 sq. ft.)
CONDITION:	Average
SURVEYOR:	J. Daniel Pezzoni
DATE OF SURVEY:	1996
SOURCES:	

ARCHITECTURAL DESCRIPTION

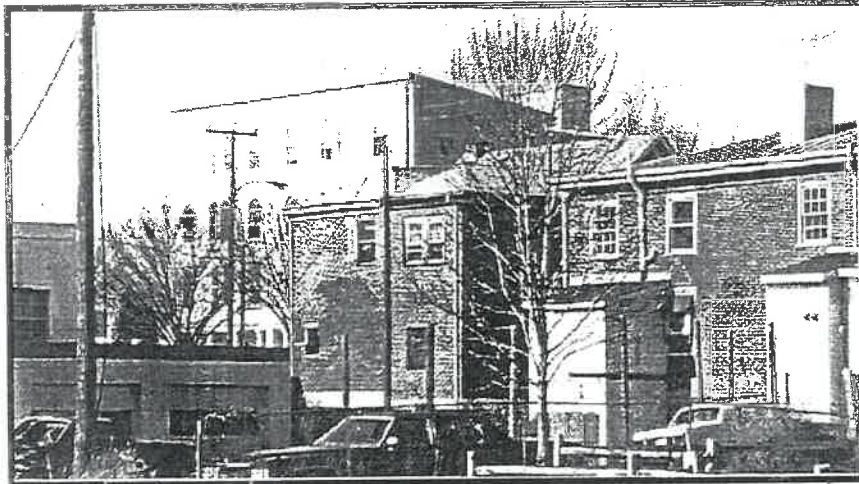
Much-altered house with two-story two-room deep form, painted and unpainted elevations, a small front gable with vertical batterns, and an entry at the front east corner.

STATEMENT OF SIGNIFICANCE

This much altered dwelling originally had an unusual six-bay duplex form. It was built by Andrew Hartnagle in 1884 and described as a "two-story double brick tenement house". The house was purchased in 1949 by E. T. Perkins who made the one-story addition to the front to house his Waffle Shop restaurant. This addition was enlarged to extend across the entire facade in 1961-62. The house no longer contributes to the historic character of West Main Street owing to the extent of its later additions and alterations.

HAWKINS-PERRY HOUSE

600 WEST MAIN STREET



STREET ADDRESS:	600 West Main Street
MAP & PARCEL:	29-6
VDHR FILE NUMBER:	104-0299
CITY FILE NUMBER:	290
PRESENT ZONING:	B-5
ORIGINAL OWNER:	James B. Hawkins
ORIGINAL USE:	Residence/Commerce
PRESENT USE:	Hair Salon
PRESENT OWNER:	Sylvia Braxton
ADDRESS:	600 West Main Street Charlottesville, VA 22902
HISTORIC NAME:	Hawkins-Perry House
DATE/PERIOD:	1873
STYLE:	None Listed
HEIGHT IN STORIES:	2.0
DIMENSIONS AND LAND AREA:	13' x 122' (2,885 sq. ft.)
CONDITION:	Good
SURVEYOR:	J. Daniel Pezzoni
DATE OF SURVEY:	1996
SOURCES:	Local Records

ARCHITECTURAL DESCRIPTION

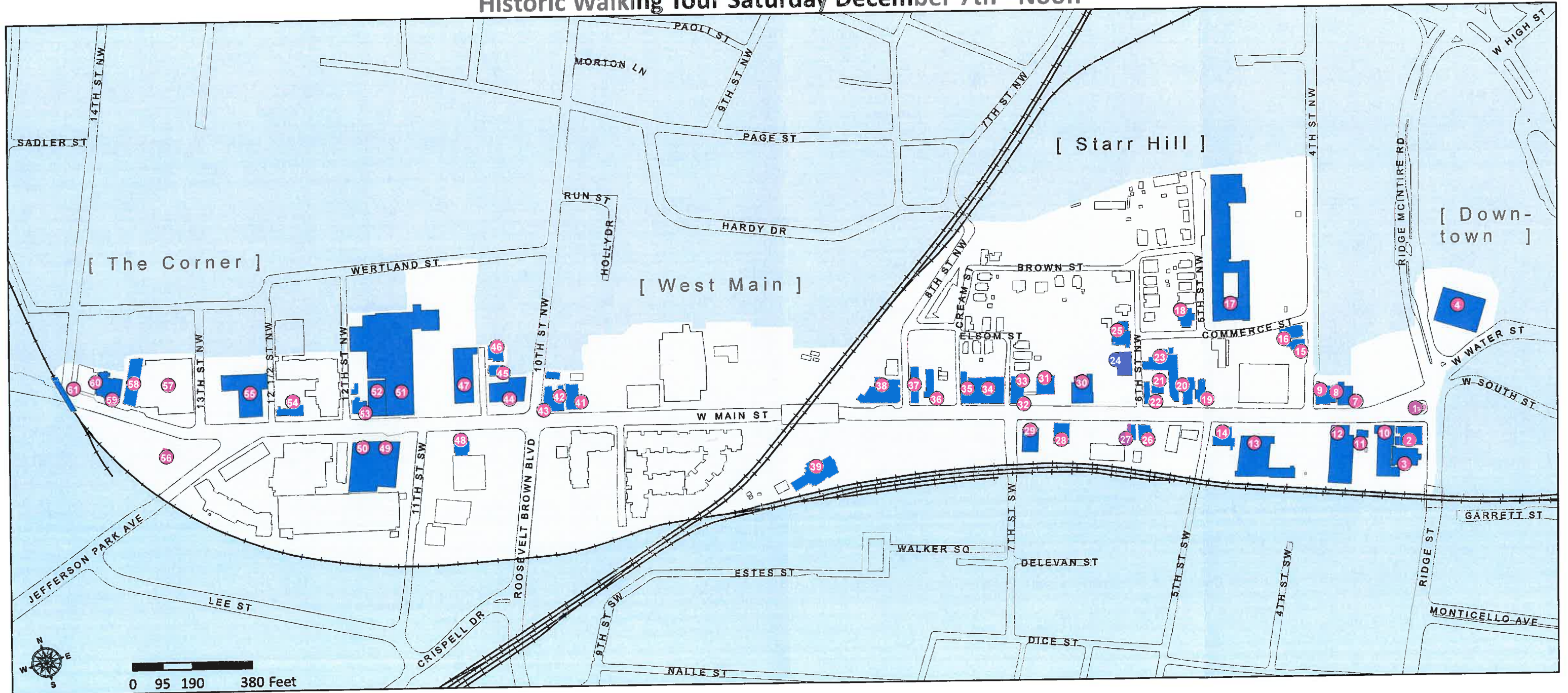
House with standard two-story one-room depth 19th century domestic form, integral hip-roofed two-story ell with evidence of a former one-story extension.

STATEMENT OF SIGNIFICANCE

In its original form, this two-story dwelling was typical of houses built in Charlottesville and the region during the second half of the nineteenth century. The house was apparently built for James B. Hawkins in 1873, and was probably used as a rental unit. S. F. and L. E. Coiner, who purchased the house in 1922, were likely its first owner/occupants. Cecil A. Perry, who operated a grocery store across the street, purchased the house in 1931, and he and his family operated the Midway Cash Grocery on the first floor and in a front addition until the 1970's. The house bears little resemblance to its original appearance, and the historic character of its surroundings have been compromised, but the 1930's grocery addition to the front relates the property to the commercial life of West Main Street.

WEST MAIN STREET

Historic Walking Tour Saturday December 7th - Noon



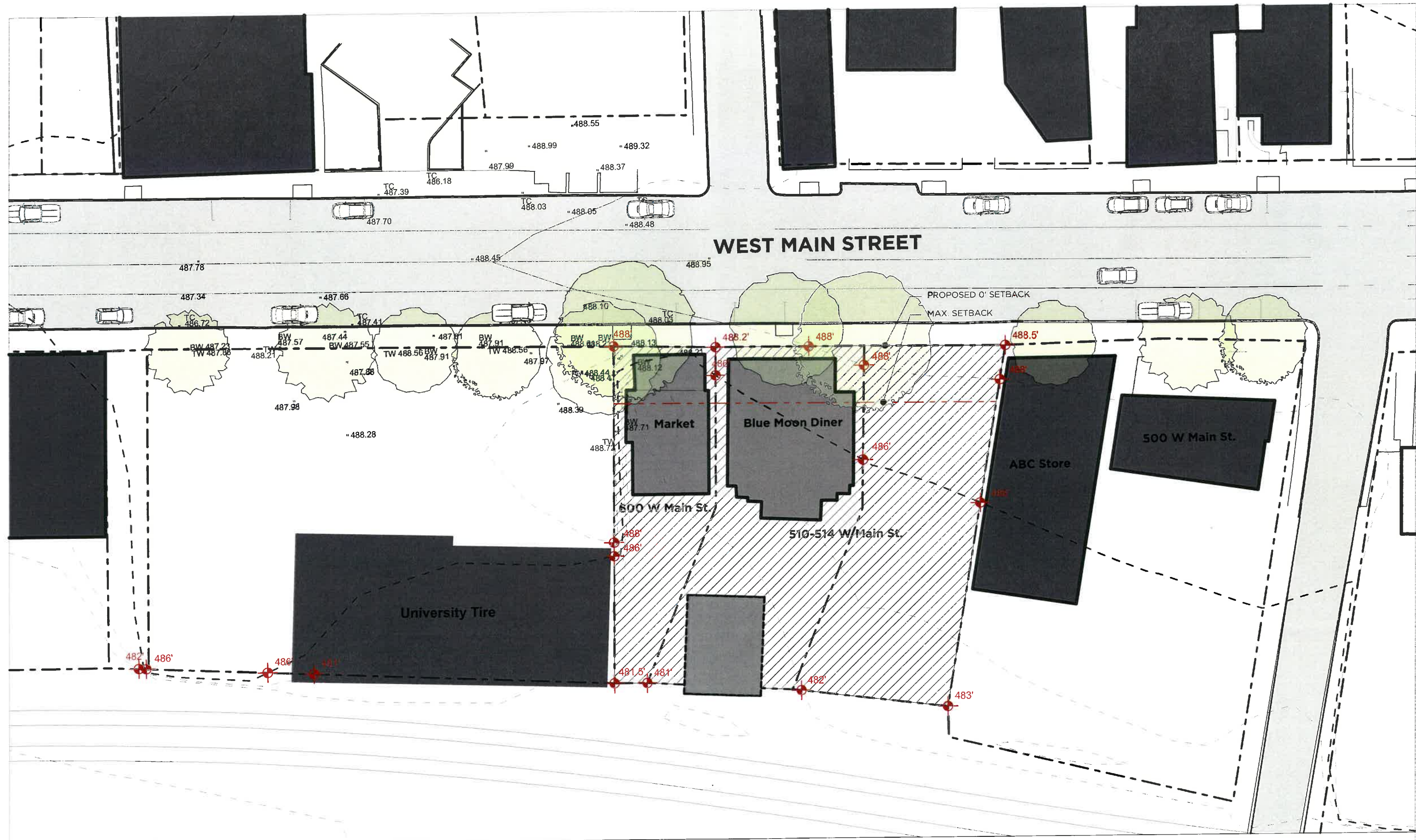
- 1 Lewis & Clark & Sacajawea Statue
- 2 Former Virginia Public Service Company Building
- 3 Former Mt. Zion Baptist Church
- 4 Federal District Courthouse
- 7 323 W Main Street
- 8 325 W Main Street
- 9 Former Inge's Store
- 10 Greyhound (and formerly Trailways) Bus Station
- 11 Sparks-Garrett House
- 12 324-26 W Main Street
- 13 Former Hoff/MacGregor Motors Company

- 14 Former Service Station
- 15 Drop-In Center
- 16 Dr. Jackson's House
- 17 Jefferson School
- 18 Bethel Baptist Church
- 19 Wheeler-Dyer House
- 20 Paxton Place
- 21 Former C&R Auto
- 22 Former C&R Auto
- 23 J.F. Bell's Funeral Home
- 24 Former C&R Auto
- 25 Ebenezer Baptist Church and residence
- 26 Hartnagle-Witt House (behind Blue Moon Diner)

- 27 Hawkins-Perry House
- 28 Holsinger-Thomas Building
- 29 Delevan/First Baptist Church
- 30 Former Albemarle Hotel
- 31 Horse and Hound
- 32 Joseph Building (Maya)
- 33 Shepherd-Holland Building
- 34 AG Carter Buildings
- 35 Peyton-Ellington Building
- 36 Mel's Diner
- 37 Shapero-Moss Building
- 38 Henry Balz Buildings
- 39 Amtrak (former Union Station)

- 41 Former Preddy Funeral Home and Warehouse
- 42 Former Hoddinott Motor Company
- 43 Giles-Bishop Building
- 44 Former Albemarle Gas & Oil Company
- 45 Moon-Henderson House
- 46 Moon-Pleasants House
- 47 Former Under the Roof/Gleason's Market
- 48 Former Patton Mansion
- 49 Studio Art Shop
- 50 Kane Furniture
- 51 Stacey Hall (former Sears Roebuck)
- 52 Cushman Building

- 53 John Vowles House & Kitchen
- 54 Dinsmore House (Heiskell-McKennie House)
- 55 University Baptist Church
- 56 George Rogers Clark Statue
- 57 Former Howard Johnson's Hotel
- 58 Former University Theater
- 59 Duke-Faulconer Building
- 60 Former University Diner
- 61 C&O Railway Trestle



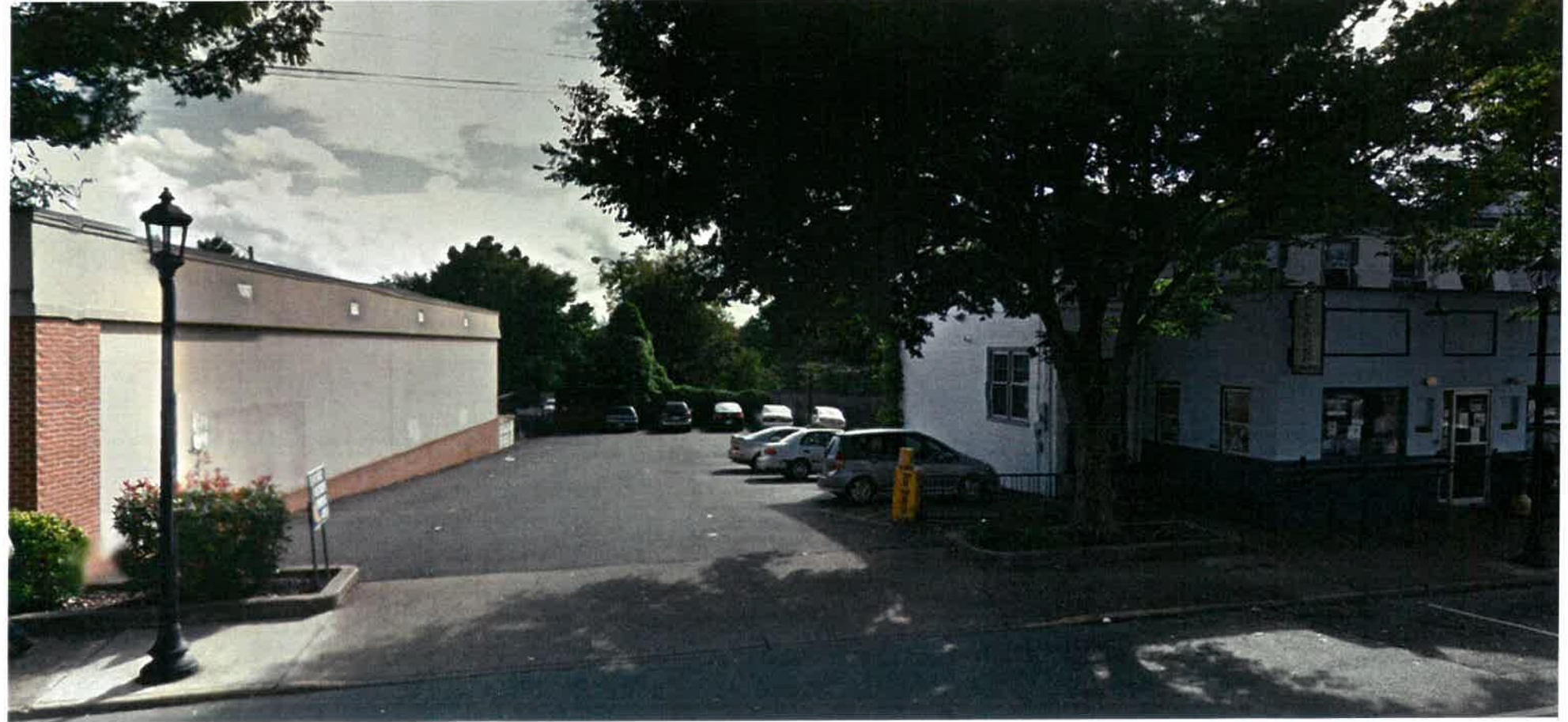


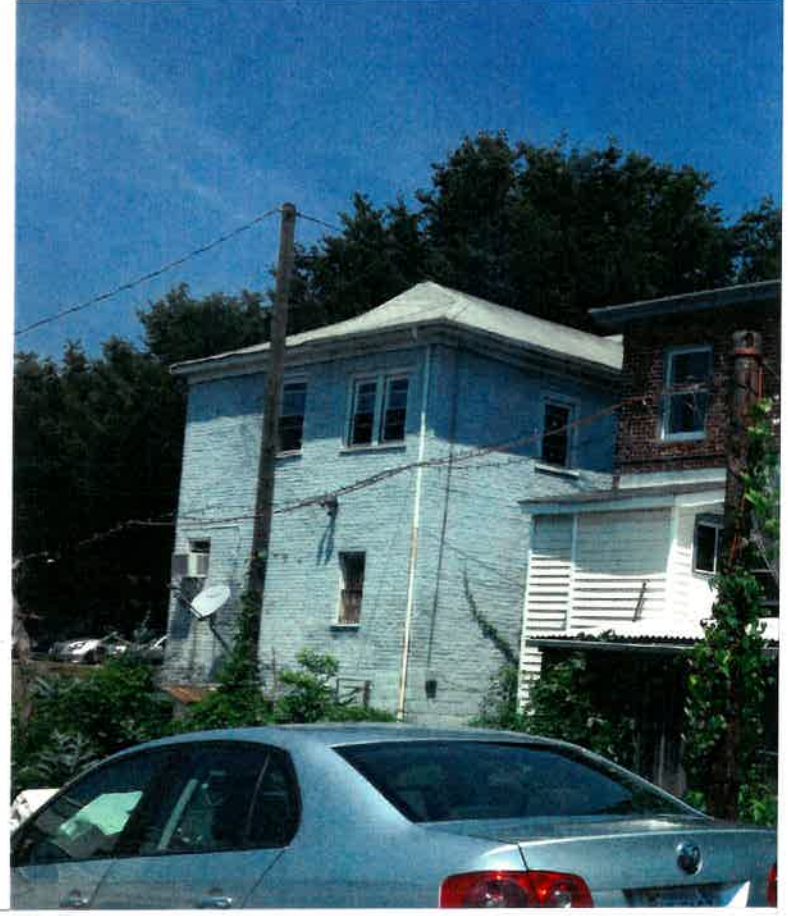
BUSHMAN DREYFUS ARCHITECTS, PC.
820 E. HIGH STREET
CHARLOTTESVILLE, VA 22903
434.295.1936

11/11/15

510 - 600 WEST MAIN STREET, CHARLOTTESVILLE, VA

Site Photographs - 510-514 W Main St (2)



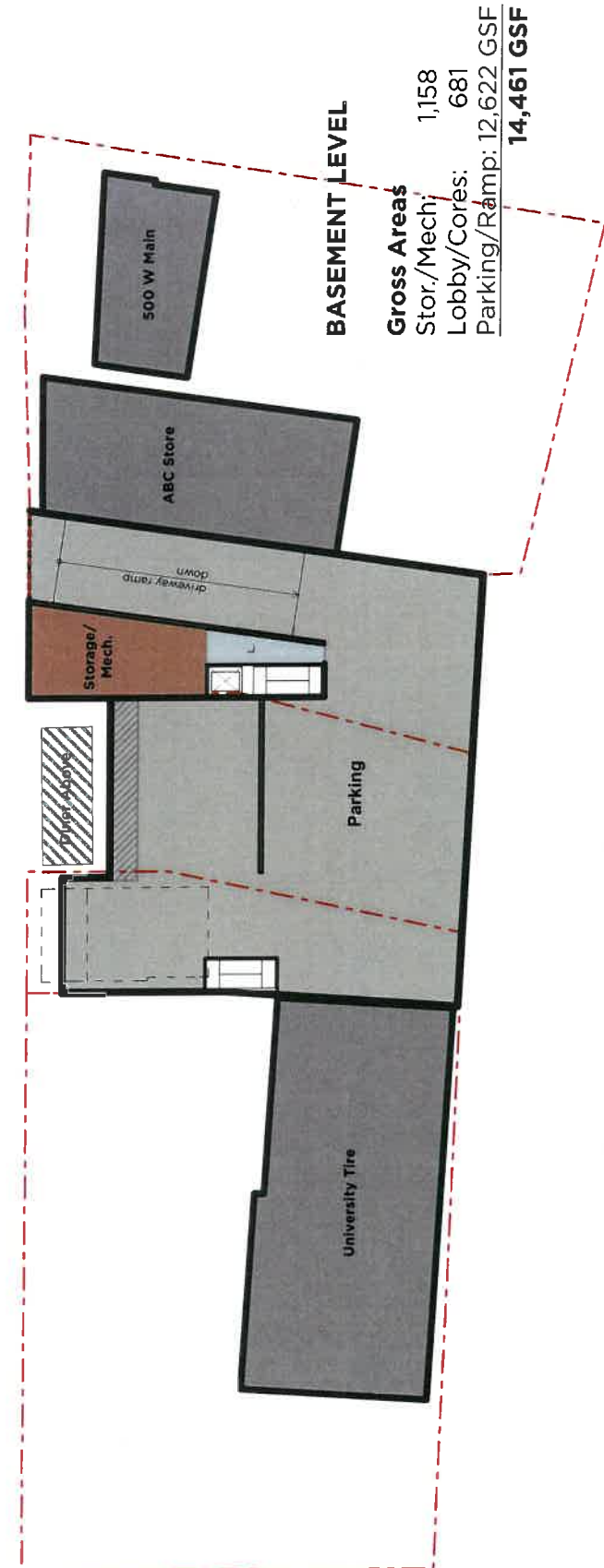
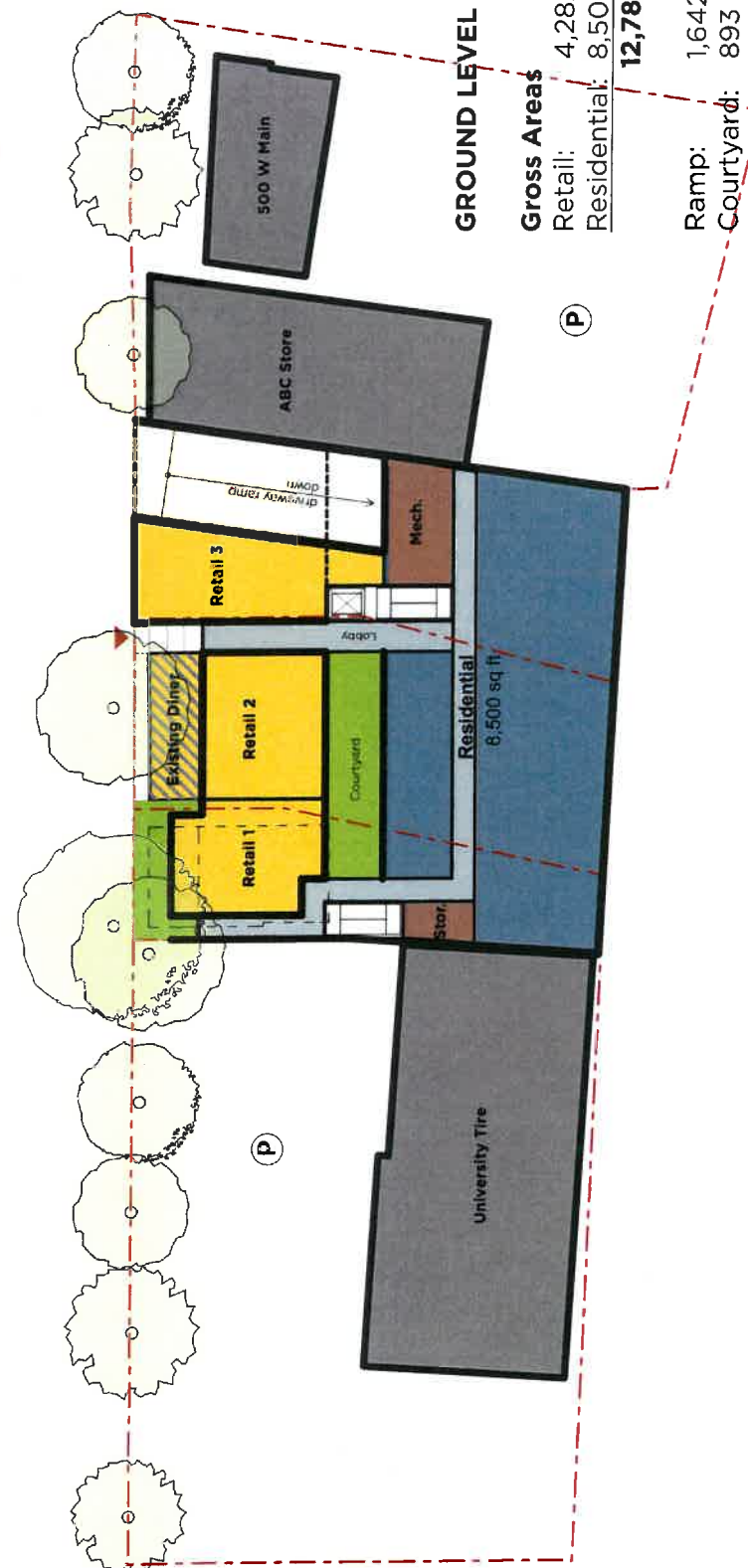
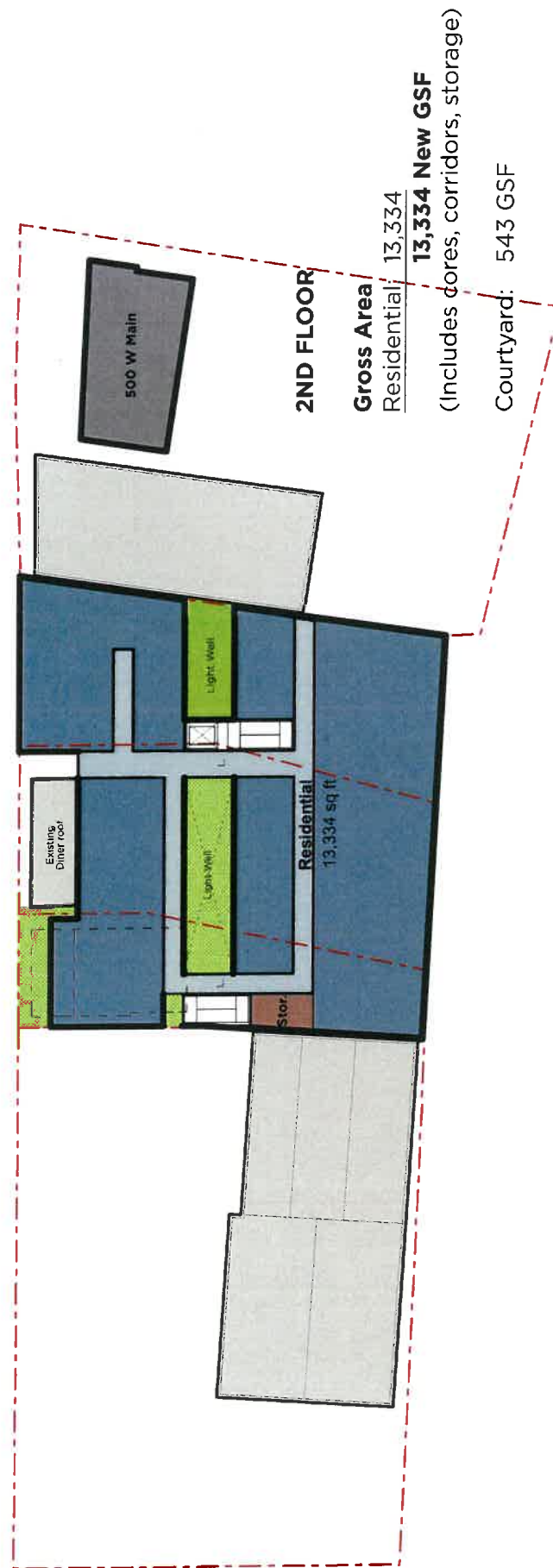


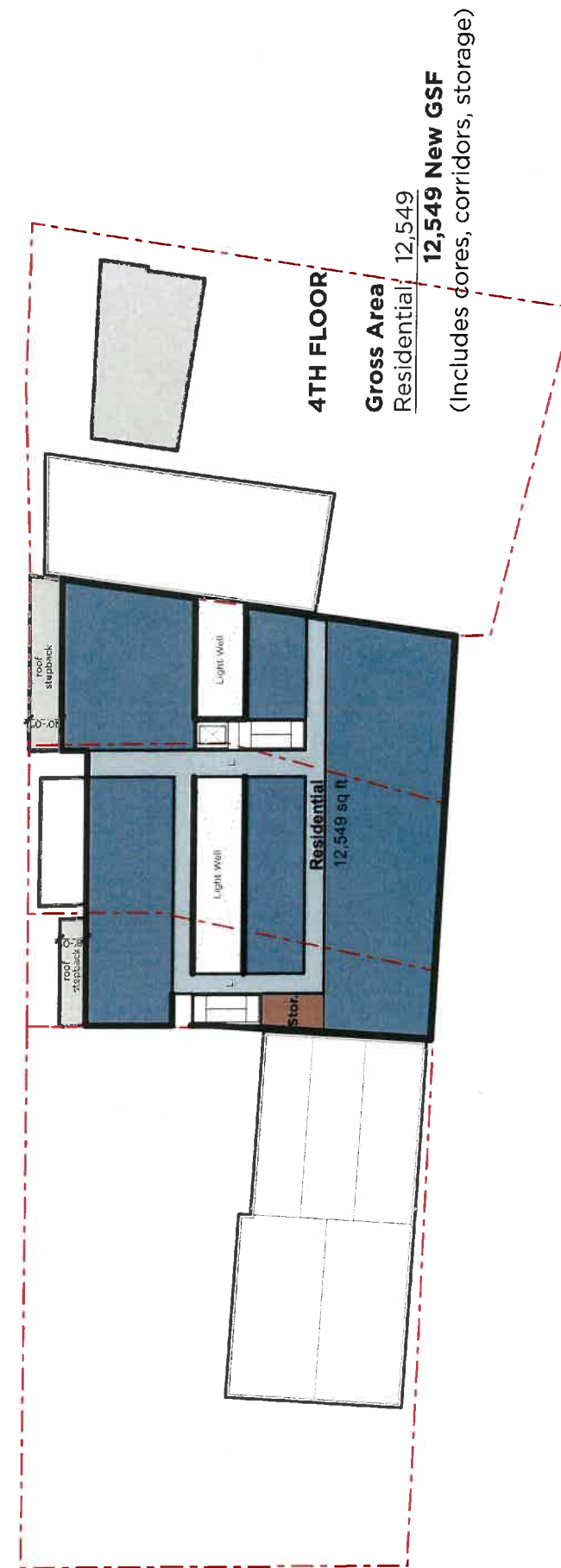
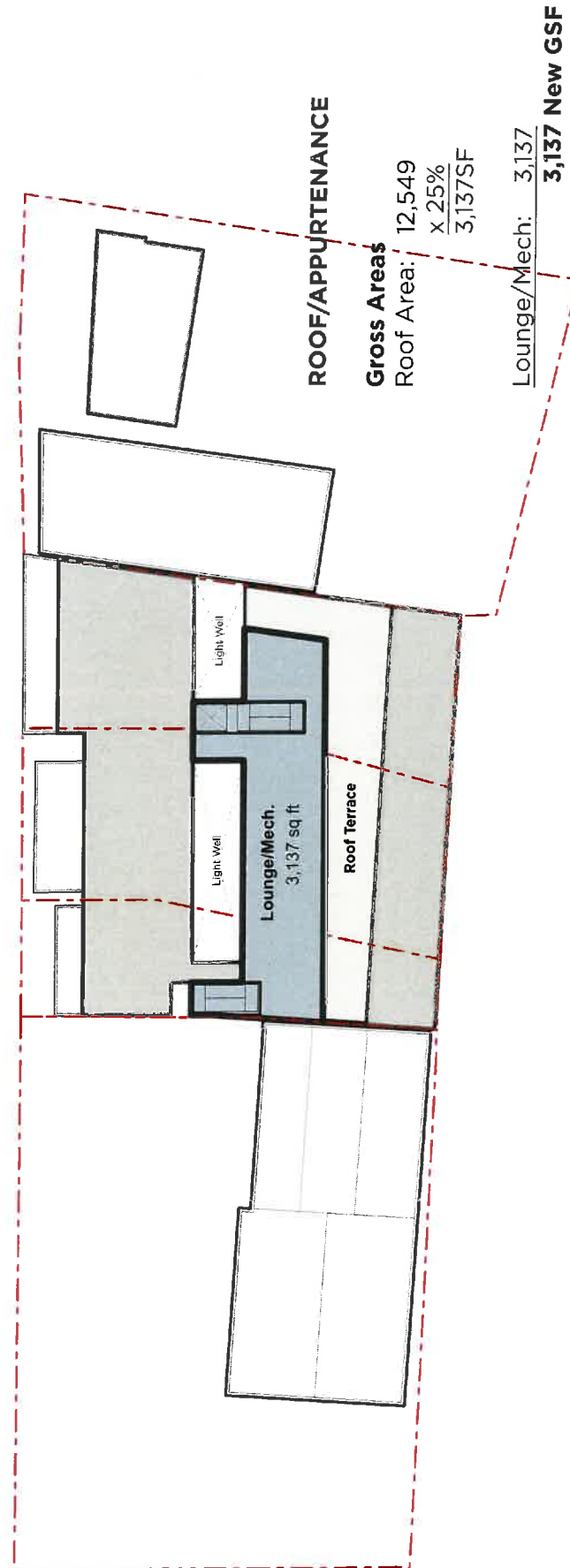
BUSHMAN DREYFUS ARCHITECTS, PC.
820 E. HIGH STREET
CHARLOTTESVILLE, VA 22903
434.295.1936

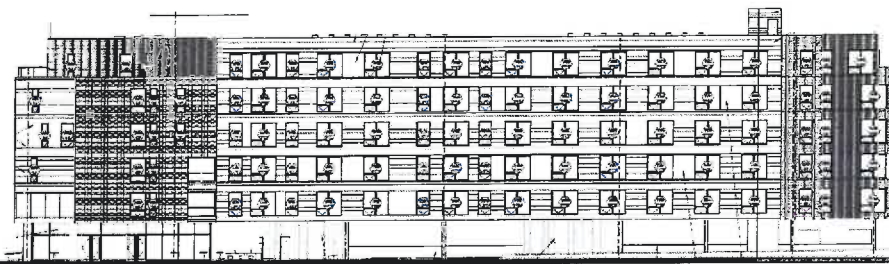
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510 - 600 WEST MAIN STREET, CHARLOTTESVILLE, VA

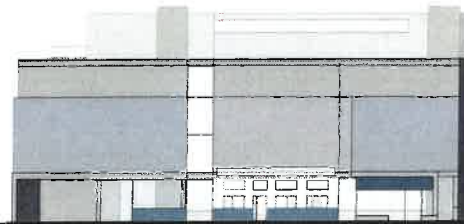
Site Photographs - 600 W Main St







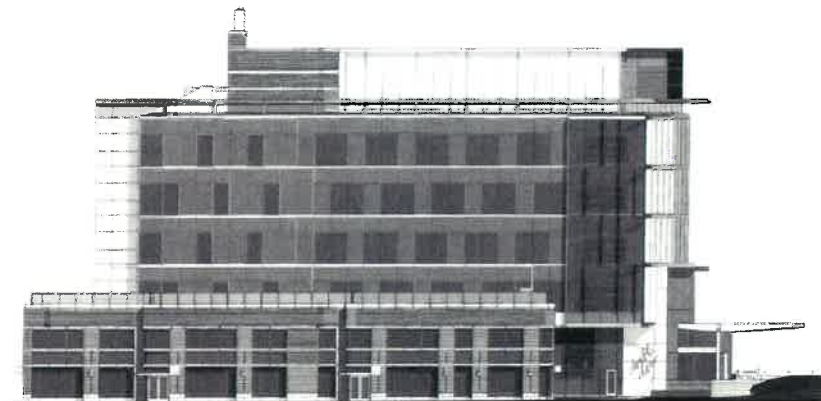
UnCommon



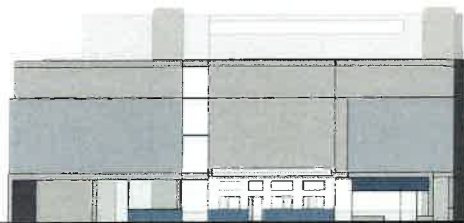
510-600 W. Main Street



The Flats



Battle Building



510-600 W. Main Street



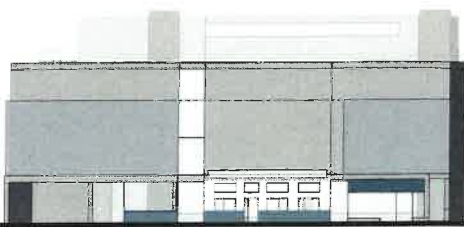
The Standard



Century Link



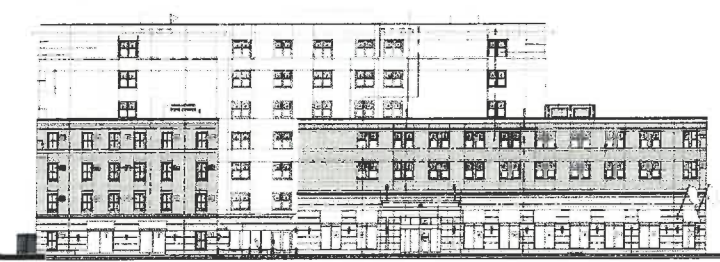
Old Abemarle Hotel



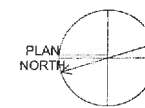
510-600 W. Main Street



The Atlantic



Marriot Hotel







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820 E. HIGH STREET
CHARLOTTESVILLE, VA 22903
434.295.1936

11/11/15

510 - 600 WEST MAIN STREET, CHARLOTTESVILLE, VA

Site View 1







BUSHMAN DREYFUS ARCHITECTS, PC.
820 E. HIGH STREET
CHARLOTTESVILLE, VA 22903
434.295.1936

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510 - 600 WEST MAIN STREET, CHARLOTTESVILLE, VA

Site View 4

