

From: Scala, Mary Joy
Sent: Thursday, January 21, 2016 3:25 PM
To: 'Jeff Dreyfus'
Cc: jeff@levien3.com; Lopez, L.J.
Subject: BAR Action January 19, 2016 - 512-514 and 600 West Main Street

January 21, 2016

RE: Certificate of Appropriateness Application

BAR 16-01-04

512-514, 600 W Main

Tax Parcel 290007000, 290006000, and 290008000

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

New construction-Massing

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 19, 2015. The following actions were taken:

Sarafin moved to find that the removal of the rear frame additions to 512-514 West Main Street, and the removal of the front second floor addition to 600 West Main Street satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves only those demolitions, as submitted. Earnst seconded. Motion passed (8-0).

Sarafin moved to find that the BAR accepts the applicant's request for deferral of the application for a new mixed-use building. DeLoach seconded. Motion passes (8-0).

This certificate of appropriateness [for demolitions] shall expire in 18 months (July 19, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 19, 2016**



Certificate of Appropriateness

BAR 16-01-04

512-514, 600 W Main

Tax Parcel 290007000 and 290006000

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

New construction-Massing

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.

November 17, 2015 –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.

Application

The applicant is requesting a Certificate of Appropriateness for the massing of the proposed design for a new, by-right mixed-use building to be built on three parcels. Two of the three parcels contain a contributing structure: 512-514 West Main Street (the Hartnagle-Witt House with Blue Moon Diner front addition) and 600 West Main Street (the Hawkins-Perry House with convenience store front addition) are proposed to be incorporated into the scheme.

Additions to both buildings are proposed to be demolished: the frame rear additions to 512-514 West Main Street, and the second floor front addition to 600 West Main Street. The rear freestanding block garage behind 512-514 West Main Street (1954) is also proposed to be removed; but that building is non-contributing.

The West Main Street North and South zoning districts are currently in the process of being amended to require lower building heights and other modifications for the reason to better protect the smaller scale historic resources located there. *The BAR should review this application under the current West Main South zoning regulations.*

The new building will contain ground floor retail, rental apartments, and a residents' lounge on the appurtenance level. It consists of six stories (70 feet) plus a 16 ft. appurtenance level. The building is set back approximately 11 feet from rear of the two historic buildings, and abuts the first floor of 512-14 West Main Street to the east. The building is built to the property lines on the east, west and south sides.

On the West Main Street frontage there is a required 15 foot building setback. The proposed 3-story streetwall is 35 ft- 9" tall. The next 3 levels are stepped back 11 ft-6". The appurtenance level is located on the rear section of the building.

The basement parking level has 21 spaces and 20 bike lockers. The garage driveway entrance faces West Main Street.

West Main Street South Corridor zoning currently requires 15-20 ft. setback; height 40-70 feet by right; streetwall 25 -60 feet with minimum 2 interior floors; with minimum 10 ft. stepback at top of streetwall. [NOTE: Proposed WME zoning height would be 52 feet maximum.]

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.*

NOTE: The following demolition standards were addressed when the main buildings were proposed for demolition. The current request is only for removal of rear additions to 512-514 West Main Street, and a small second-story front addition to 600 West Main Street.

Two small rear frame additions may have been added to 512-514 West Main Street by 1920, according to the Sanborn Map. These have been expanded over the years.

The one-room, second-floor addition, flat-roofed and covered with aluminum siding, covers the eastern bay of 600 West Main Street. The date of the addition is unknown, but it would be after 1931 when the store was built.

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 applicant is requesting massing approval. Prior to approving a massing scheme, the BAR must take action on the proposed demolitions of the rear additions on 512-514 West Main Street, and of the second floor front addition to 600 West Main Street. In general, preserving the two residences and their front commercial additions is appropriate, and demolition of minor additions that do not contribute to the character of the buildings is appropriate.

If the BAR finds the proposed massing scheme is appropriate, it may approve only the massing, so that the applicant can proceed in the design of other elements of the building and site.

The BAR should focus on how the massing of the proposed building interacts with the historic buildings in particular, and other surrounding buildings, as well as the streetscape, and pedestrian experience of West Main Street.

The BAR has limited ability to control the height permitted under by-right zoning, but should determine whether the overall massing design (setbacks, stepbacks, spacing, etc.) is compatible with the character and scale of the historic district, and whether the proposed massing is consistent with the Design Guidelines.

The BAR usually will approve a massing design as a first step, but is not obligated to approve a massing scheme if it determines that more information is necessary before making a decision, such as proposed materials, fenestration design, or site plan details. Or, the BAR may ask for modifications or revisions to the submitted massing arrangement before proceeding.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the removal of the rear frame additions to 512-514 West Main Street, and the front second floor addition to 600 West Main Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves only those demolitions, as submitted.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the massing of the proposed new mixed-use complex satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that:

- the BAR approves the massing only, as submitted. OR
- the BAR approves the massing only with the following modifications.... OR
- the BAR could recommend that the applicant request deferral to make certain changes to the massing design before returning to the BAR for additional discussion.



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@ivyGarden.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. Barner
Fee paid: \$375 Cash/Chk. # 3035
Date Received: 11/16/2015

P15-0186

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



Board of Architectural Review (BAR) Certificate of Appropriateness

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Department of Neighborhood Development Services
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Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

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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
Louisville, VA 23093
Email: sgoodford@centurylink.net
Phone: (W) 434-584-5154 (H) 540-748-0545
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 _____ Date 11.3.15

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 _____ Date 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 bays 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: _____

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	SOURCES:	City/County Records
	Charlottesville, VA		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 is 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.

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

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

SOURCES

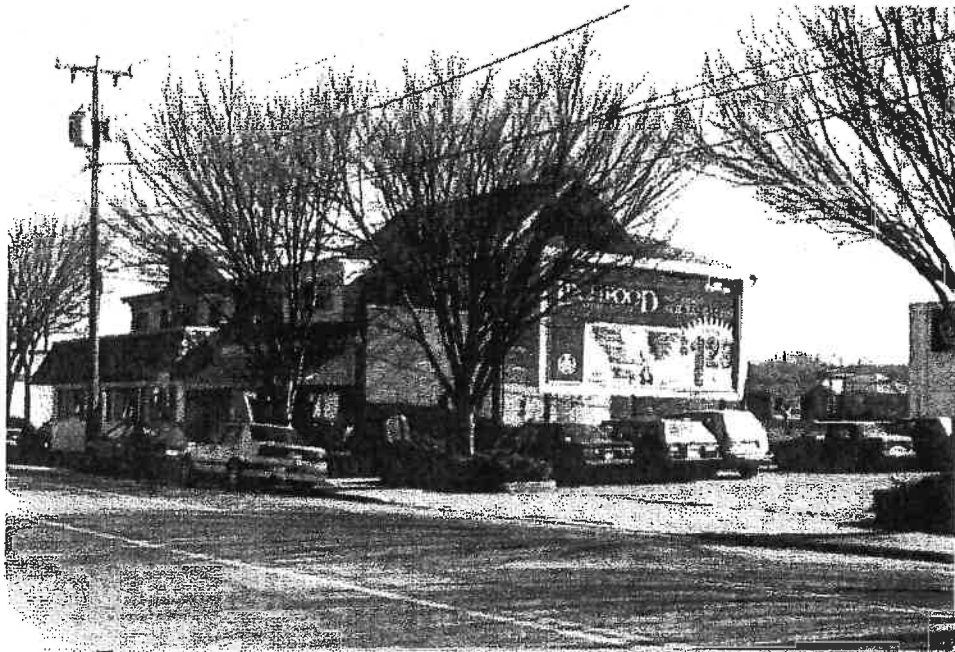
1877 Ch'ville map
Charlottesville
City Directories

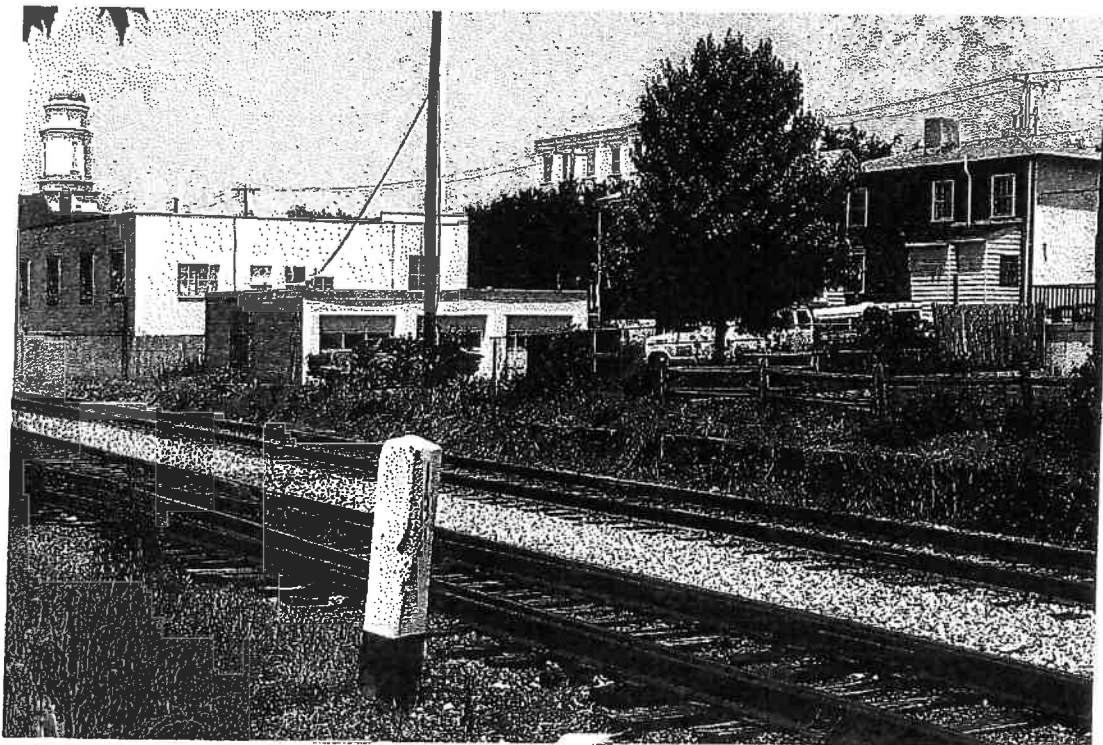
600 W. Main St.

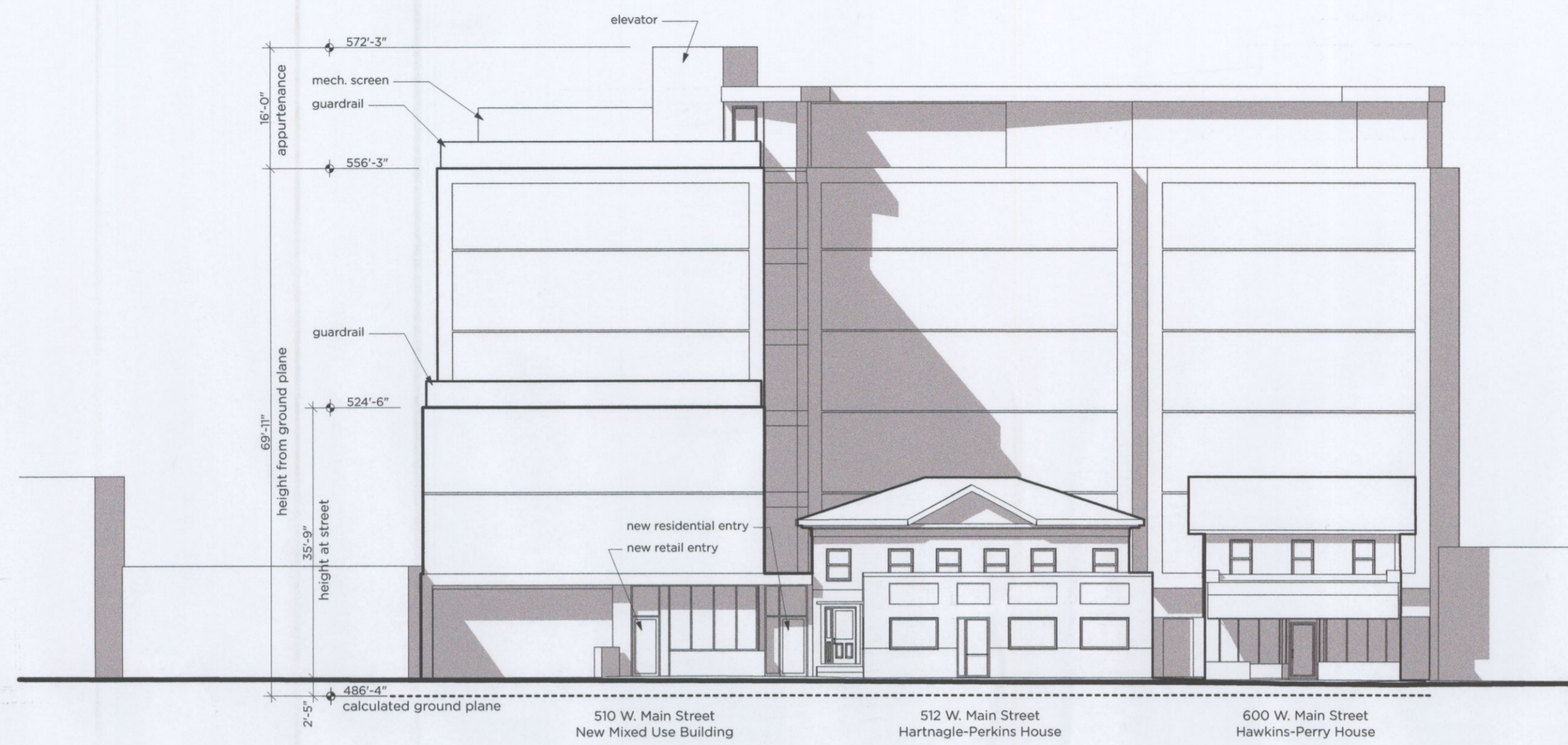
Charlottesville

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES

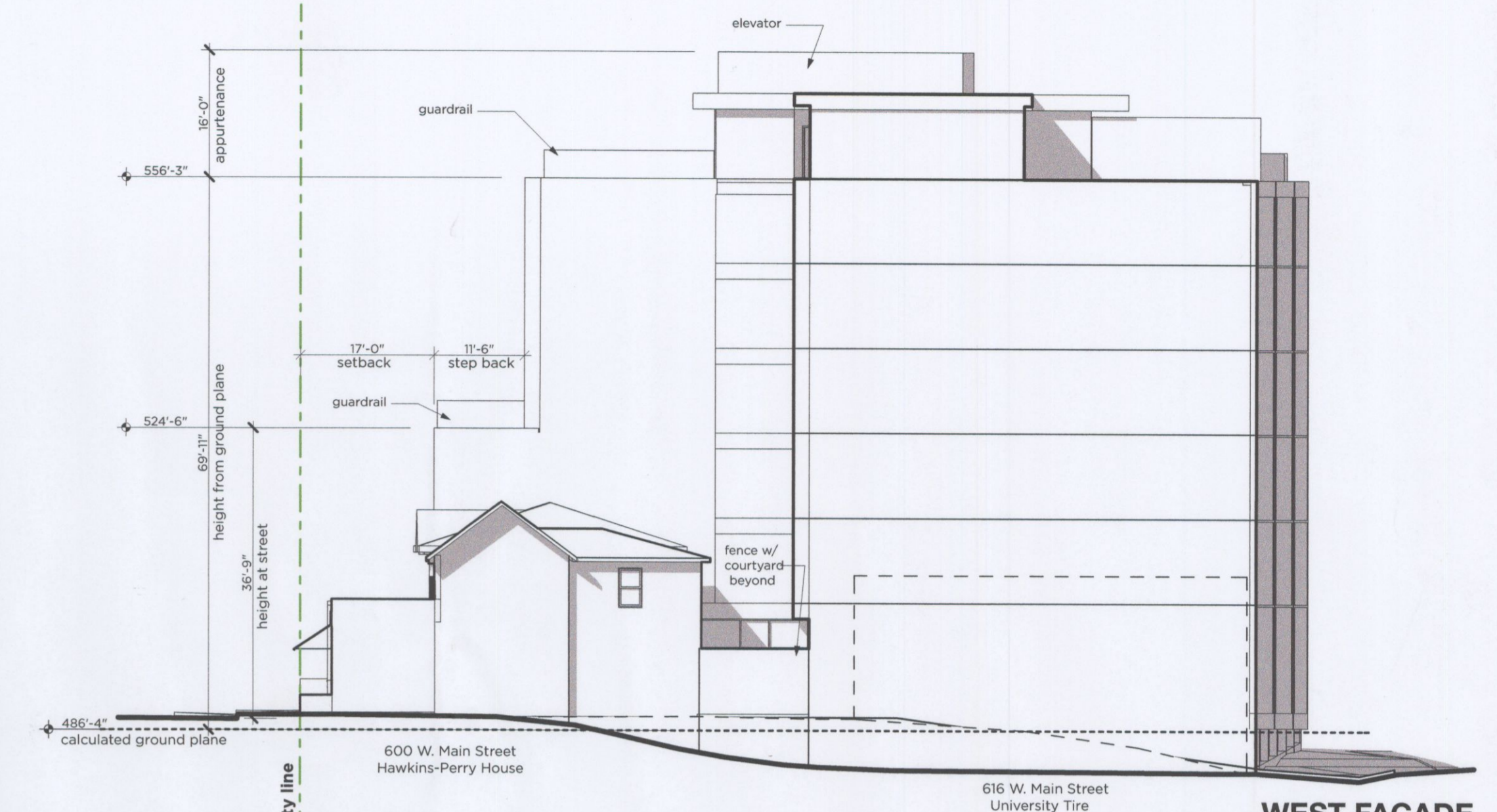




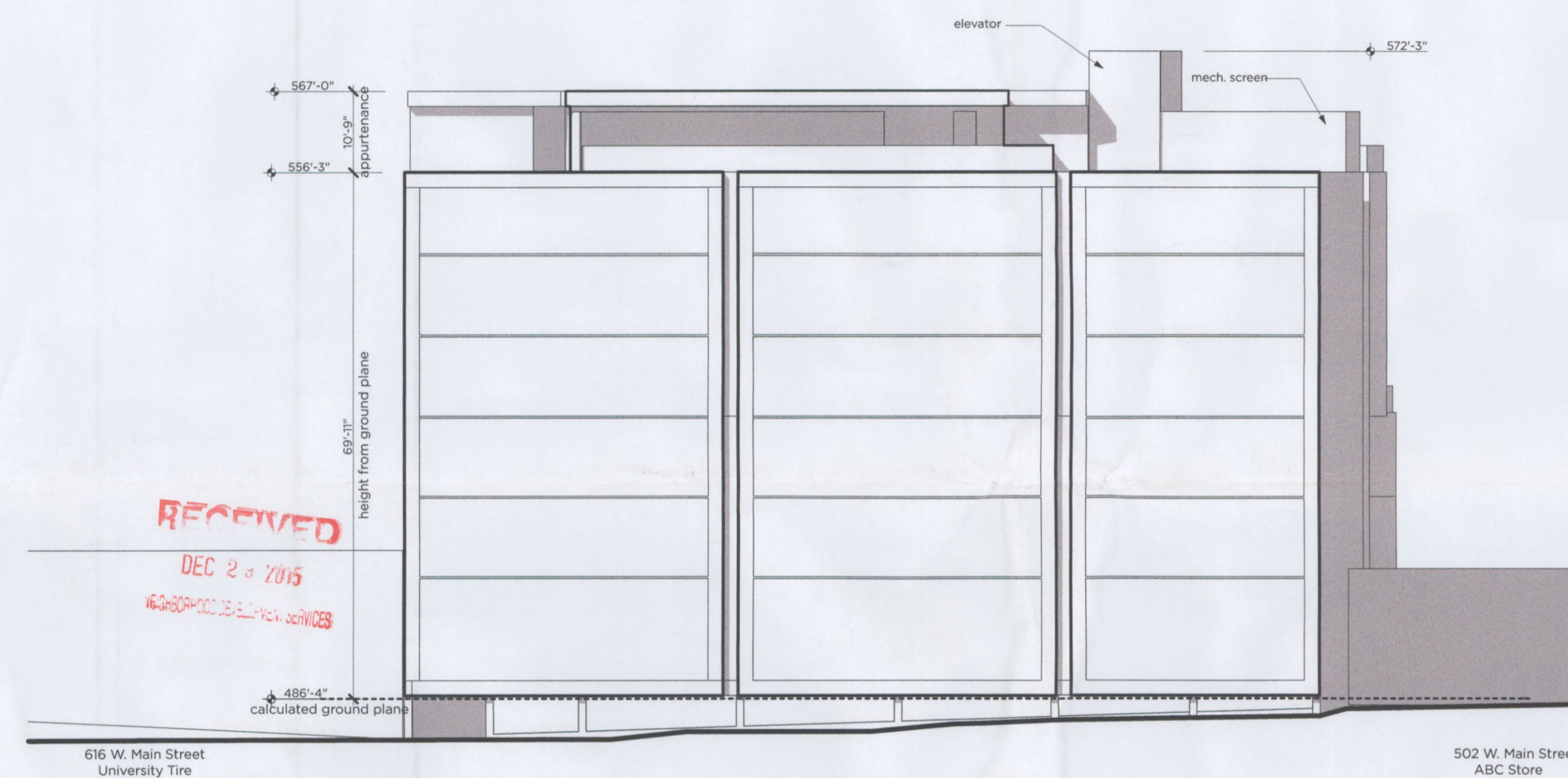




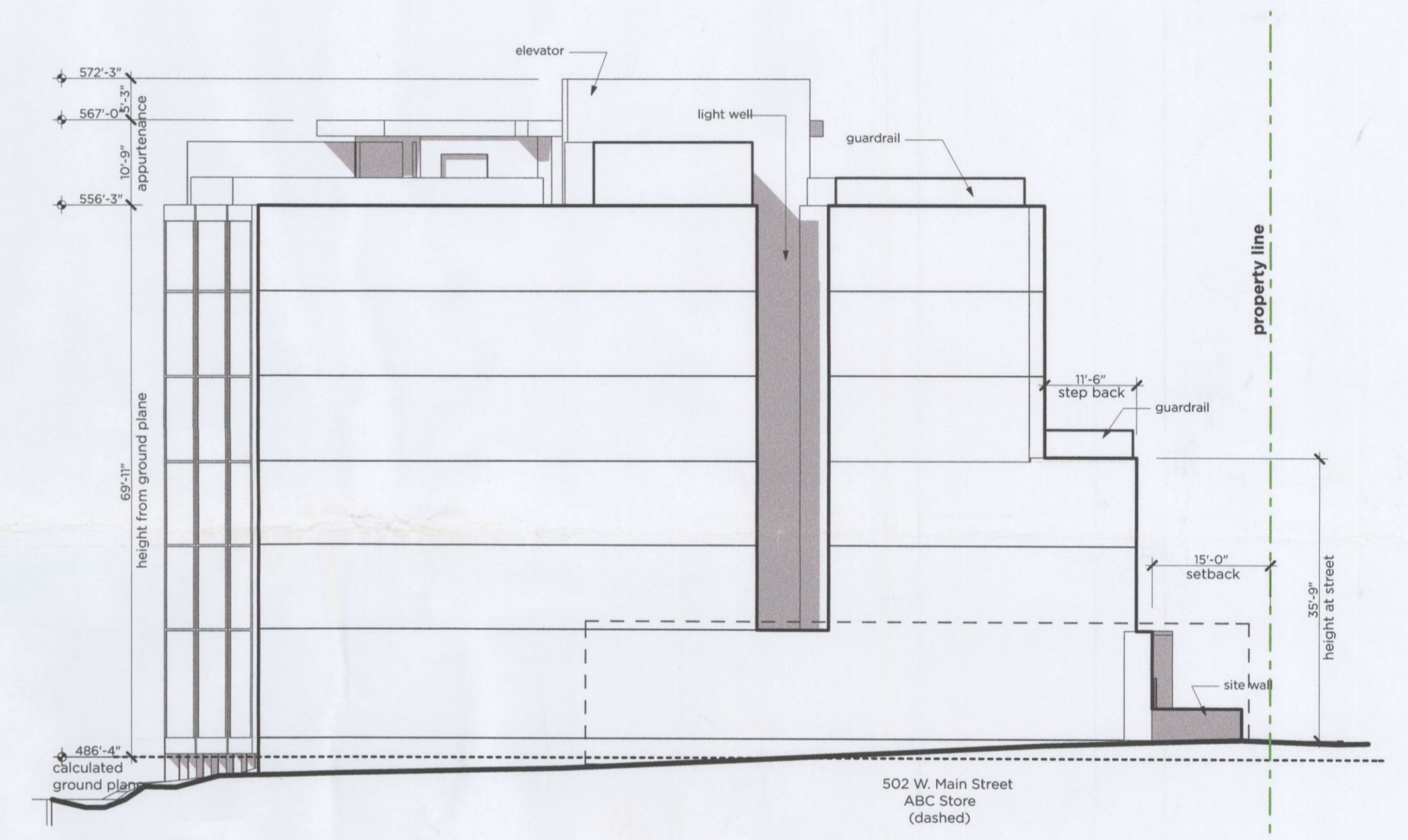
NORTH FACADE
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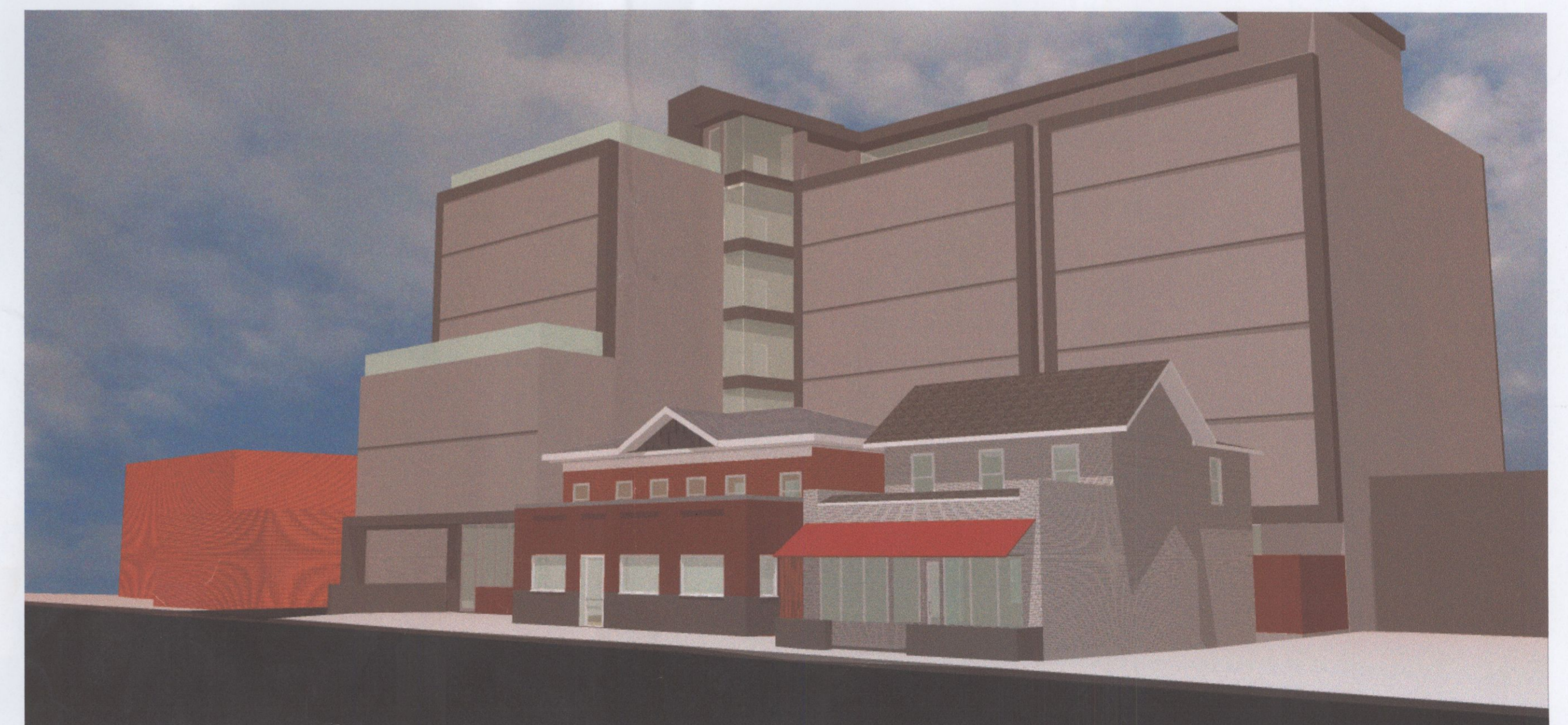
WEST FACADE
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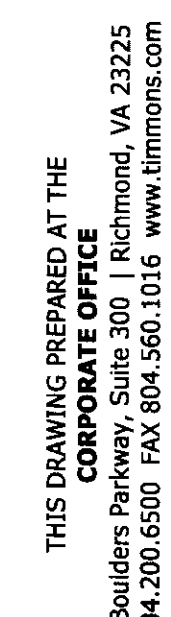


SOUTH FACADE
SCALE: 1/16" = 1'-0"



EAST FACADE
SCALE: 1/16" = 1'-0"





YOUR VISION ACHIEVED THROUGH OURS.

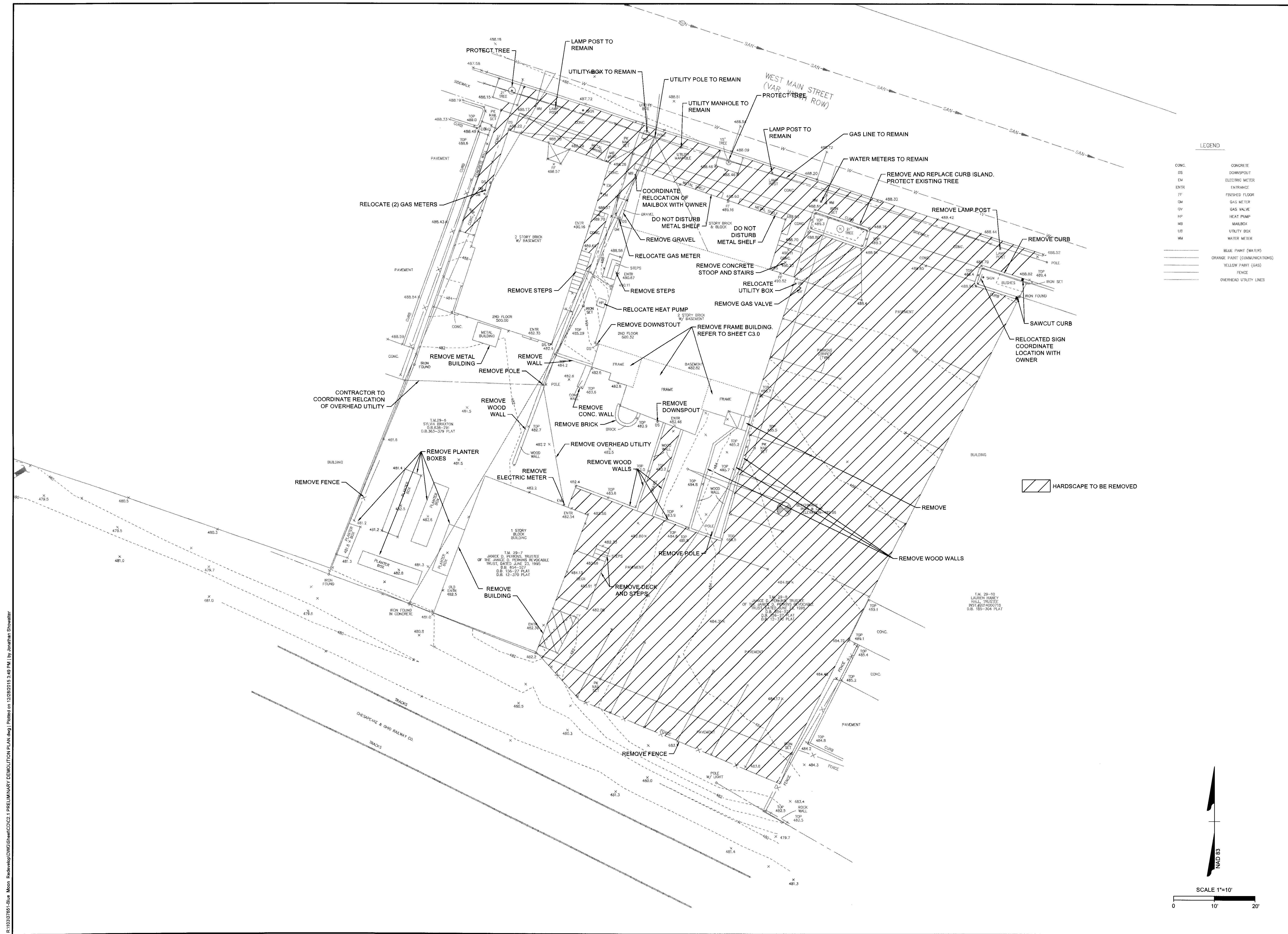
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CHECKED BY <i>C. KOTARSKI</i>
SCALE <i>1" = 10'</i>

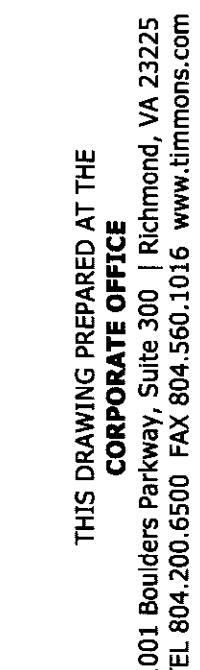
BLUE MOON REDEVELOPMENT
CITY OF CHARLOTTESVILLE, VA
PRELIMINARY DEMOLITION PLAN

JOB NO.
37651


SHEET NO.
C2.1

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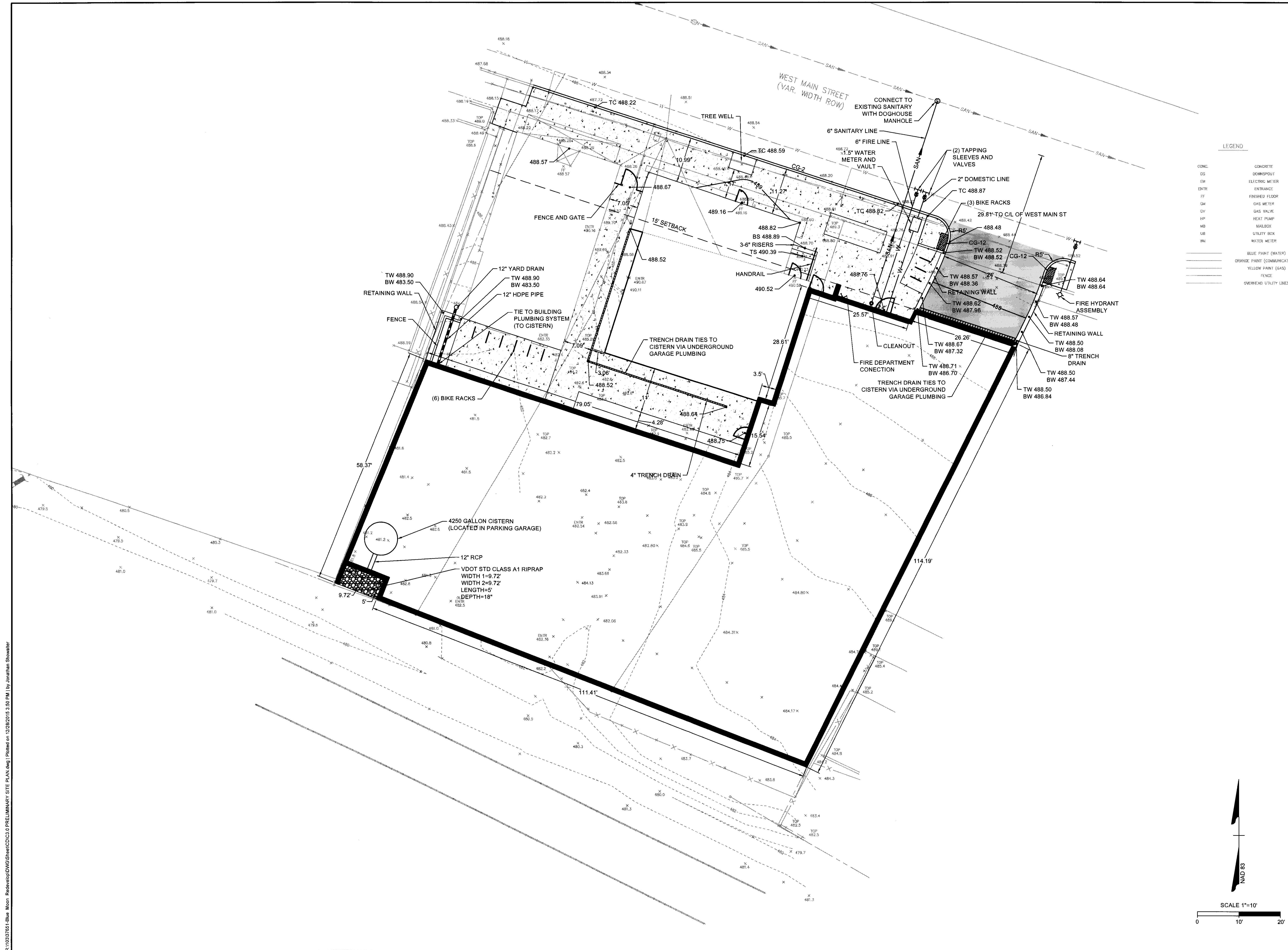
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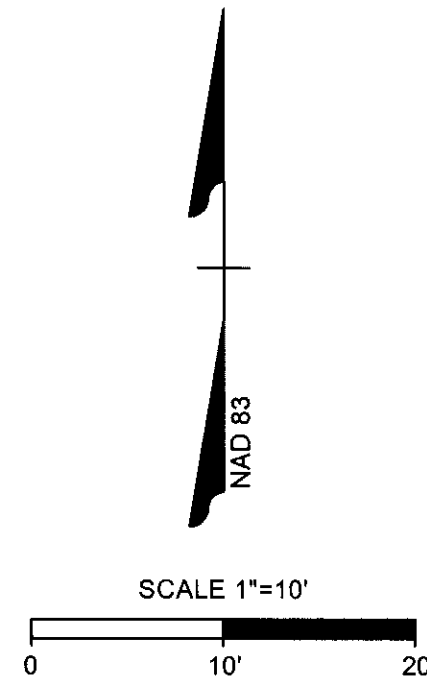
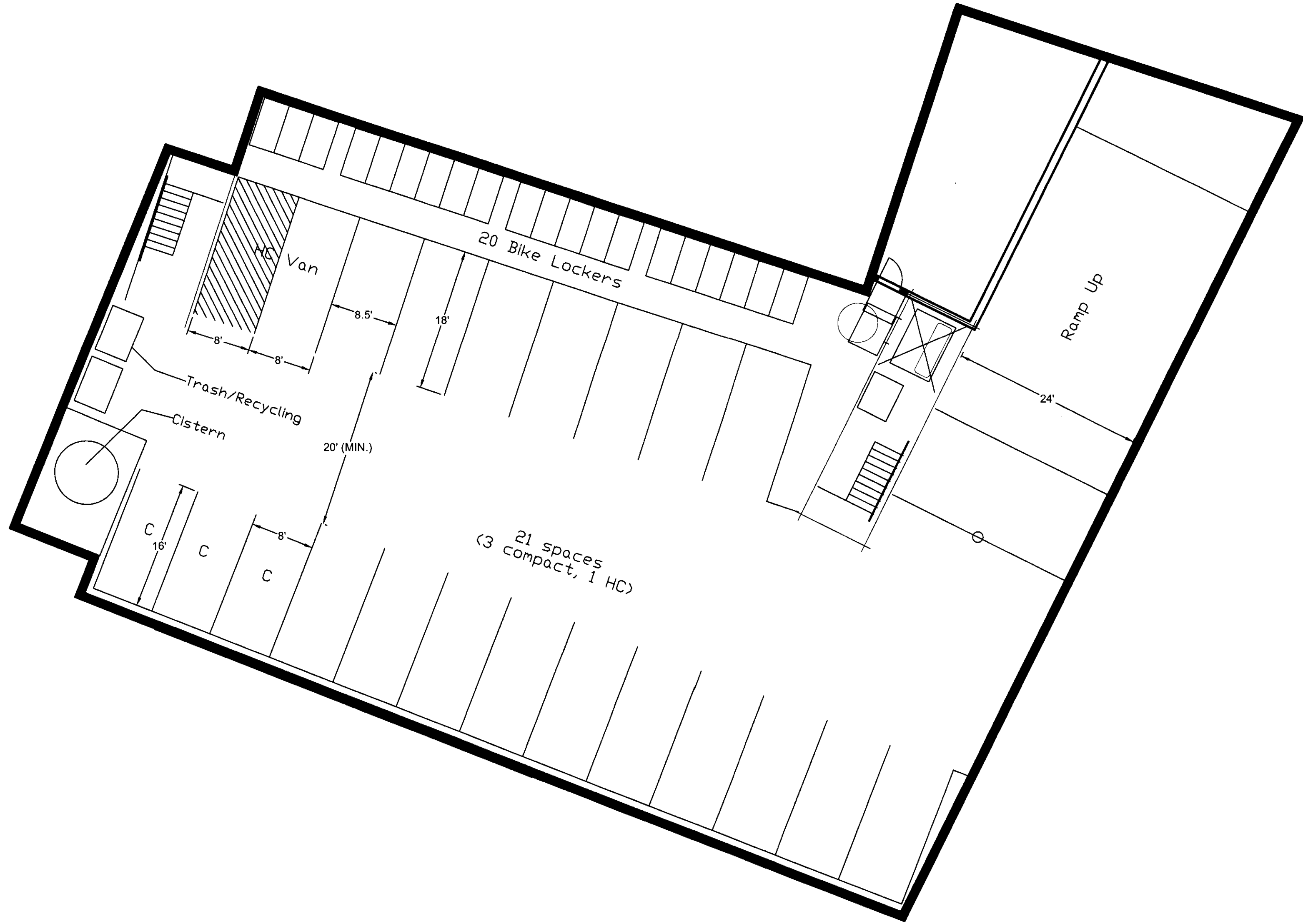
BLUE MOON REDEVELOPMENT
CITY OF CHARLOTTESVILLE, VA
PRELIMINARY SITE PLAN

JOB NO.
37651
SHEET NO.
C3.0

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TIMMONS GROUP

BLUE MOON REDEVELOPMENT

CITY OF CHARLOTTESVILLE, VA

PRELIMINARY PARKING PLAN

JOB NO.
37651

SHEET NO.
C3.1

YOUR VISION ACHIEVED THROUGH OURS.

DATE	12/29/15
DRAWN BY	J. WILSON
DESIGNED BY	J. WILSON
CHECKED BY	C. KOTARSKI
SCALE	1" = 10'

REVISION DESCRIPTION

THIS DRAWING PREPARED AT THE
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