

From: Scala, Mary Joy
Sent: Thursday, May 18, 2017 3:36 PM
To: Jennifer Mullen (JMullen@rothjackson.com); 'Christian Kiniry'
Cc: 'Danny MacNelly'
Subject: BAR Action - 425, 501, 503 W Main Street - May 16, 2017

May 18, 2017

Quirk Charlottesville, LLC
919 East Main Street, Suite 2110
Richmond, VA 23219-4624

RE: Certificate of Appropriateness Application
BAR 17-05-05
425, 501, and 503 West Main Street
Tax Parcel 320175000, 320176000, and 320177000
Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant
Demolition of Additions (501 and 503) and Barber Shop (425)

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 16, 2017. The following actions were taken:

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

Balut seconded.

Approved 9-0.

Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of the rear additions of 503 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Balut seconded.

Approved 9-0.

Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of the rear addition and the re-opening of the enclosed sleeping porches on the west side of 501 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. [The BAR did not approve the demolition of the 1924 side brick addition.]

Balut seconded.

Approved 7-2 with Graves and Clayborne opposed.

This certificate of appropriateness shall expire in 18 months (November 16, 2018), 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.

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

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
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scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 16, 2017**



Certificate of Appropriateness Application

BAR 17-05-05

425, 501, and 503 West Main Street

Tax Parcel 320175000, 320176000, and 320177000

Quirk Charlottesville, LLC, Owner/ Jennifer D. Mullen, Esq., Applicant

Demolition of Additions (501 and 503) and Barber Shop (425)

Background

501 and 503 West Main Street

Both buildings are contributing structures in the Downtown ADC district. 503 West Main Street known as "Paxton Place," is individually listed on the National and Virginia Registers. It was built c 1824 as a dwelling by a Presbyterian clergyman on 33 acres. Federal era buildings are infrequent in Charlottesville.

In 1889 William Wheeler purchased the Paxton Place. In 1893 Wheeler built two identical brick dwellings east of his own house for use as rental properties: 501 West Main (Wheeler-Coulter house) still exists, but 425 West Main Street (Wheeler house) was demolished in 1984.

In 1924 Dr. J. C. Coulter added two rooms as his office to 501 W Main Street, using brick from an old Catholic church.

425 West Main Street

The building located at the rear of 425 West Main (Mel's Barber Shop) is considered a contributing structure in the Downtown ADC district. The parcel contains a concrete block building built after 1920 and before 1950. The "cinder block" building first appears on the 1950 Sanborn insurance map. The 1920 Sanborn map shows only a small, frame building in the location of the existing block building on the Commerce Street frontage.

Prior to 1984 there was a brick building (Wheeler house) located on the West Main Street frontage of 425 West Main Street. It was demolished in 1984, as a result of damage resulting from a fire in 1981 that destroyed the Gianniny-Pace building next door at 421 West Main Street (now Atlantic Futon). The fire was determined to be arson.

All the historic surveys and recent photos are attached.

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

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

May 18, 2010 -(503 West Main Street) The BAR appreciated the applicant's willingness to reconstruct the chimneys authentically and with attention to detail. The BAR approved (7-0) the reconstruction of the west

chimneys and curtain wall as submitted with the condition that the mortar shall be [lime mortar or] high lime content; and that the chimney width in the north-south direction is aligned and based upon the old chimney stack; the chimney will be rectilinear in its proportion to match what originally existed. And the applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details. And shall match the color of the brick as closely as possible [in case the paint is removed in the future]. And shall look at the original chimneys on the photographs.

July 19, 2011 – (503 West Main Street) Approved (7-0) with same conditions and recommendations as previous approval.

The conditions of the previous approval still need to be confirmed/submitted before the applicant can obtain a building permit:

1. The mortar shall be [lime mortar or] high lime content;
2. The chimney width in the north-south direction is aligned and based upon the old chimney stack;
3. The chimney will be rectilinear in its proportion to match what originally existed.
4. The applicant shall look at the Dinsmore House [1211 West Main Street] coping on top of the parapet wall; for the skirt in between the chimneys; as well as the other reconstruction for similar details, and shall look at the original chimneys on the photographs.
5. The applicant shall match the color of the brick as closely as possible [in case the paint is removed in the future].

October 21, 2014 – (421 and 425 West Main Street) The BAR approved (7-0) the application to demolish two buildings (Mel's Barber Shop and Atlantic Futon), as submitted, with the condition that the two buildings are thoroughly documented in plan and photographed prior to demolition.

August 30, 2016 Work Session – (425, 501, and 503 West Main Street) The BAR held a preliminary discussion for the upcoming hotel project with the current applicant.

Application

425 West Main Street

The applicant is requesting demolition of the former Mel's Barber Shop, a concrete block structure built before 1950 at the rear of 425 West Main Street. This demolition was previously approved by the BAR on October 21, 2014, but has expired.

503 West Main Street

The applicant is requesting demolition of the rear additions to 503 West Main Street (Paxton Place). By 1896 the Sanborn maps show a rear one-story porch; the 1913 map shows a larger, 2-story rear addition, with small 1- and 2-story porches behind that. In 1920 a notch appears on the west side between the original building and the first rear addition. It is not clear when the second rear brick addition was added.

It appears the first, two-story rear addition with a basement level was built before 1913. One bay is visible from West Main Street. It is brick with a standing seam metal hip roof. This addition has been partly encapsulated by a more recent additions.

It is not clear from the maps when the second rear addition was built. The arched windows match the windows in the first addition, so they could have been built at the same time. It was originally one story, brick, with a basement level and a flat roof. A frame addition with a flat roof has been added on top in recent years.

501 West Main Street

The applicant is requesting demolition of two additions to 501 West Main Street (Wheeler-Coulter house): a one-story side addition built in 1924 by Dr. Coulter for use as his office, and a small, one-story rear addition built in 1920.

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;

425: after 1920.

503: 1913?

501: (rear) 1920; (side) 1924.

(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;

503 West Main Street is individually listed on the Virginia Register and National Register.

501 and 425 are not yet included on the National and Virginia Registers, but will be added in June.

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

No associations are known.

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

503 West Main represents an infrequent example of a Federal era building. Both 503 and 501 West Main Street represent only a few remaining 19th century residences on West Main Street. 425 West Main Street is a vernacular structure that is becoming less common.

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

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

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

503 and 501 West Main Street are fairly intact. 425 West Main Street is plain and utilitarian, with no distinguishing features.

(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.

Both 503 and 501 West Main Street are linked to other early residences on West Main Street, including the Hartnagle-Witt House (1884) and the Hawkins-Perry House (1873), both located nearby.

Commerce Street probably had a lot of commercial activity in the past, and Mel's Barber Shop was part of that activity. It was probably built as a small office or retail building.

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

A structural report has not been received.

(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 original portions of both 503 (built in 1824) and 501 (built in 1893) West Main Street will be preserved. No portion of the 425 West Main Street building will be preserved.

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

Pertinent Design Review Guidelines for Demolition Criteria

1. Standards established by City Code (see above).
2. *The public necessity of the proposed demolition.*
There is no public necessity.
3. *The public purpose or interest in land or buildings to be protected.*
It is important to carefully determine whether the portions of the older residences being removed are significant enough to warrant protection.
4. *The existing character of the setting of the structure or area and its surroundings.*
501 and 503 W Main Street are significant buildings. Additionally, Commerce Street has a wealth of historic structures, including the Individually Protected Property Jefferson School; contributing structures including Dr. Jackson's residence and attached commercial structures near 4th Street, the Ebenezer Baptist Church on 6th Street, the former C&R Auto building, and the Bell Funeral Home; and other Starr Hill residences and structures including the former Bethel Baptist Church that was the original home of Barrett Day Care.
5. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
Relocation of the structure and additions would not be a preferable alternative.
6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
The demolition of 425 West Main Street and the other additions would not adversely or positively affect other historic buildings or the character of the district. It is important that the original portions of 503 and 501 West Main Street are being preserved, and this will positively affect the district's character.
7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

A structural report has not been received.

Discussion and Recommendations

425 West Main Street (Mel's Barber Shop)

This building was built between 1920-1950, and was constructed of concrete blocks. It is not currently recognized as a historic building on either the Virginia or National Register of Historic Places, nor is its design unique. It does not encompass unique construction practices, materials, or

have any defining architectural features. Relocation of this building given its age and lack of architectural significance is not practical.

This building does not contribute greatly to the West Main Street ADC district. It's only historic significance is in its age and location. It indicates a type and scale of activity that was previously found on Commerce Street.

Additions to 503 West Main Street

This house is individually listed on the National and State Registers. The original structure dates to 1824, one of the oldest structures in Charlottesville, and has distinguishing features such as the double chimneys with curtain wall, and mousetooth cornice. The rear brick additions appear to date from approximately 1913. They are fairly plain additions, especially the second addition, and could be removed without affecting the character of the original house. Removal of the rear additions will not greatly impact the West Main Street historic district, because they are only slightly visible. If the BAR agrees to their removal, there should be discussion about how the currently encapsulated portion of the original house will be restored.

Additions to 501 West Main Street

The rear 1920 addition is very small, and can be removed without affecting the character of the building or district.

The side 1924 addition is very visible from West Main Street, and removing it could change the character of the original house. People are used to seeing it there. If the BAR agrees to their removal, there should be discussion about how the currently encapsulated portion of the original house will be restored.

Suggested Motions

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

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of the rear additions of 503 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the demolition of the rear addition and the side addition of 501 West Main Street satisfies the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



503 West Main Street – from rear parking lot



503 West Main Street – from rear parking lot



501 West Main Street – from rear parking lot



503 and 501 West Main Street – from West Main Street
Dr. Coulter's office on right



1920 SANBORN MAP

501-503 W Main Street
421-425

LANDMARK



503 W. Main Street

SURVEY

IDENTIFICATION

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

BASE DATA

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

ARCHITECTURAL DESCRIPTION

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

HISTORICAL DESCRIPTION

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

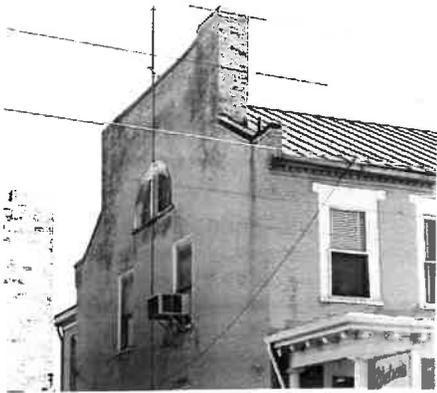
GRAPHICS

CONDITIONS

Good

SOURCES

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



Quarters Thomas & Betty C. Kalsan
503 W. 16th St.

7

Architectural And Historic Survey



501 W. Main St.

Identification

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

HISTORIC NAME: Wheeler-Dyer House
DATE / PERIOD: 1893
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2
DIMENSIONS AND LAND AREA: 53.75' x 210' (7,087.5 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1979
SOURCES: City Records
Mrs. Coleman R. Maddox, (Martha Coulter Maddox)
Mrs. Elmer Johnson (Kathleen Wheeler Johnson)

Sancorn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This is a very simple detailed two-storey house on a narrow lot. It is set on a low foundation and is built of brick laid in five-course American-with-Flemish bond. The main section is a two-bay, double-pile, side-hall-plan house. Original two-storey and one-storey rear wings make it long and narrow and larger than it appears from the street. Two storey and one-storey side porches beside the rear wings have been enclosed and their walls covered with imitation brick asbestos siding. The house has a medium-pitched hip roof covered with standing-seam metal, painted red, with a gable over the projecting side bay on the facade. The gable is wooden-shingled and has a four-light diamond-shaped casement window. Medium-pitched metal gable roofs shelter the wings and continue as shed roofs over the porches beside them. There are two interior capped chimneys. Windows are double-sash, one-over-one light on the facade and two-over-two light on the other sides. A one-storey veranda covers the facade. It has a medium-pitched shed roof covered with standing-seam metal, painted red, with boxed cornice and plain frieze, supported by three asymmetrically arranged battered pillars set on brick pedestals. There is a concrete-capped brick balustrade. The single-paned glass entrance door has a rectangular transom. Dr. Coulter's flat-roofed one-storey office addition on the west side of the house is built of brick laid in stretcher bond. Access is from the side hall or through a separate entrance on the facade sheltered by a pedimented hood on brackets. The entrance door and one-over-one windows are segmental-arched.

HISTORICAL DESCRIPTION

William Dyer Wheeler purchased the Paxton place with its surrounding acreage in 1889 (City DB 1-356). In 1893 he built two identical brick dwellings on West Main Street, east of the main house, for use as rental property. Now they are the only two houses left on the street that have not been converted to commercial use. Dr. J. C. Coulter purchased the house at 501 West Main Street from Wheeler's estate in 1915 (DB 27-119). He added two rooms for his office, using brick from the old Catholic Church, about 1924. The house is still owned and occupied by his daughter and son-in-law, Mr. and Mrs. Coleman Maddox. Additional References: City DB 112-316, 166-122; WB 11-493.



501



425 ↑
(demolished)

501 ↑



Rear of 425 W. Main St.



Rear of 425 W Main St.



Rear of 425 W Main St.



Rear of 425 W Main St.



Rear of 425 W. Main St.

Quirk Charlottesville (QRC)

501 W. Main St.
Charlottesville, VA 22902

Board of Architectural Review: Massing and Demolition Review
16 May 2017

RICHMOND, VA
QUIRK
HOTEL

ARCHITECTUREFIRM



505 West Main Street

503 West Main Street

501 West Main Street

425 West Main Street

421 West Main Street

417 West Main Street



Project Site

Existing West Main Street Facades



Rear of 425 West Main Street



Rear of 501 West Main Street



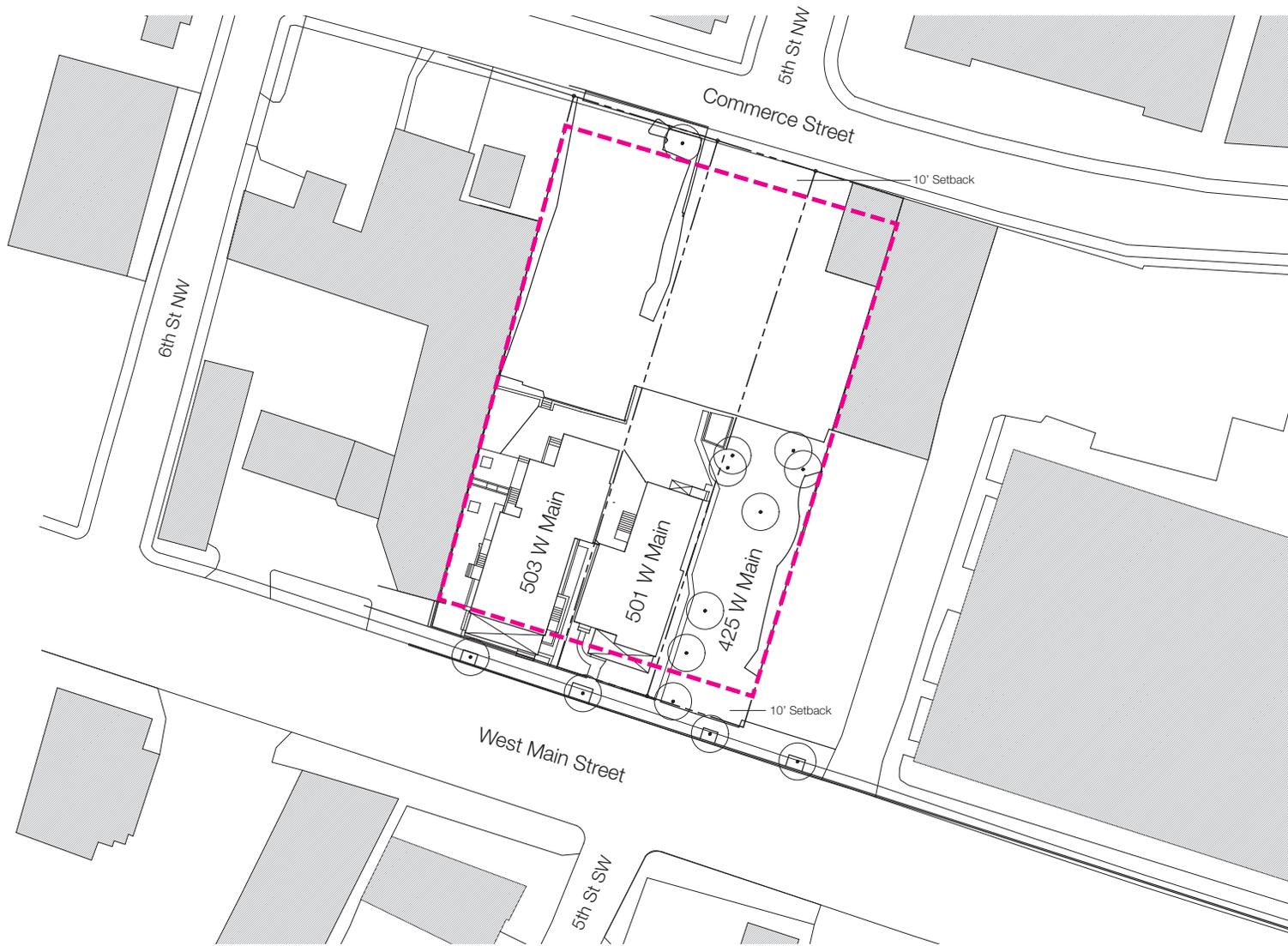
Rear of 503 West Main Street



Rear of 505 West Main Street

Project Site

Existing Commerce Street Facades



Existing Site Plan

LEGEND

- Subject Lot Line
- Setback Line

NOTES

Project site encompasses 3 lots totalling 26700 sf. Existing conditions include 3 structures and surface parking.

Historic District and Overlay District:
Downtown ADC District
Zoning: West Main East ("WME")

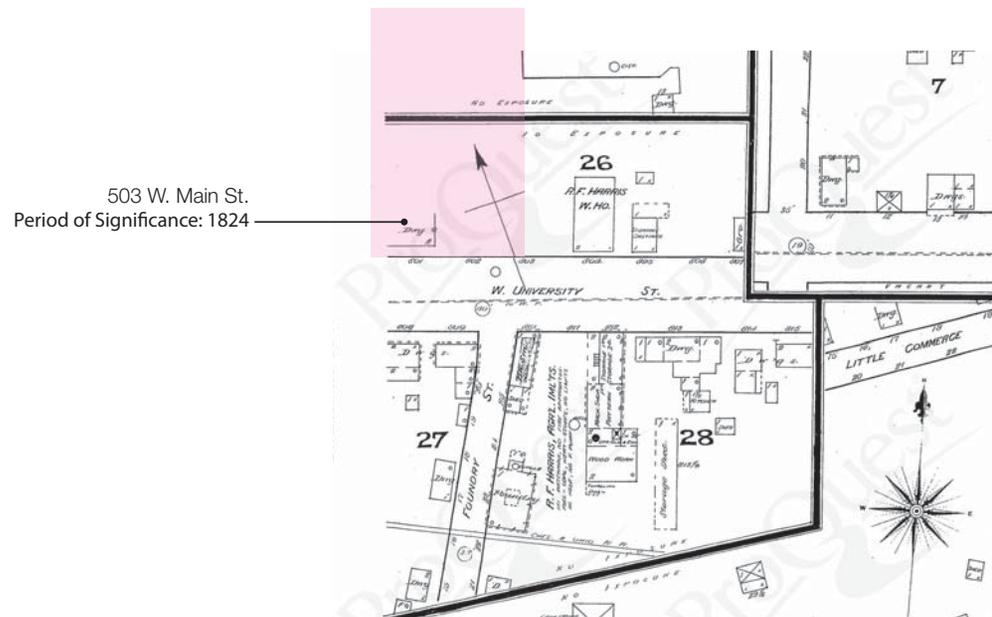
Allowable height: 52 feet maximum

Setbacks:
Primary street frontage: 10 feet minimum
Side and rear: none required



LEGEND

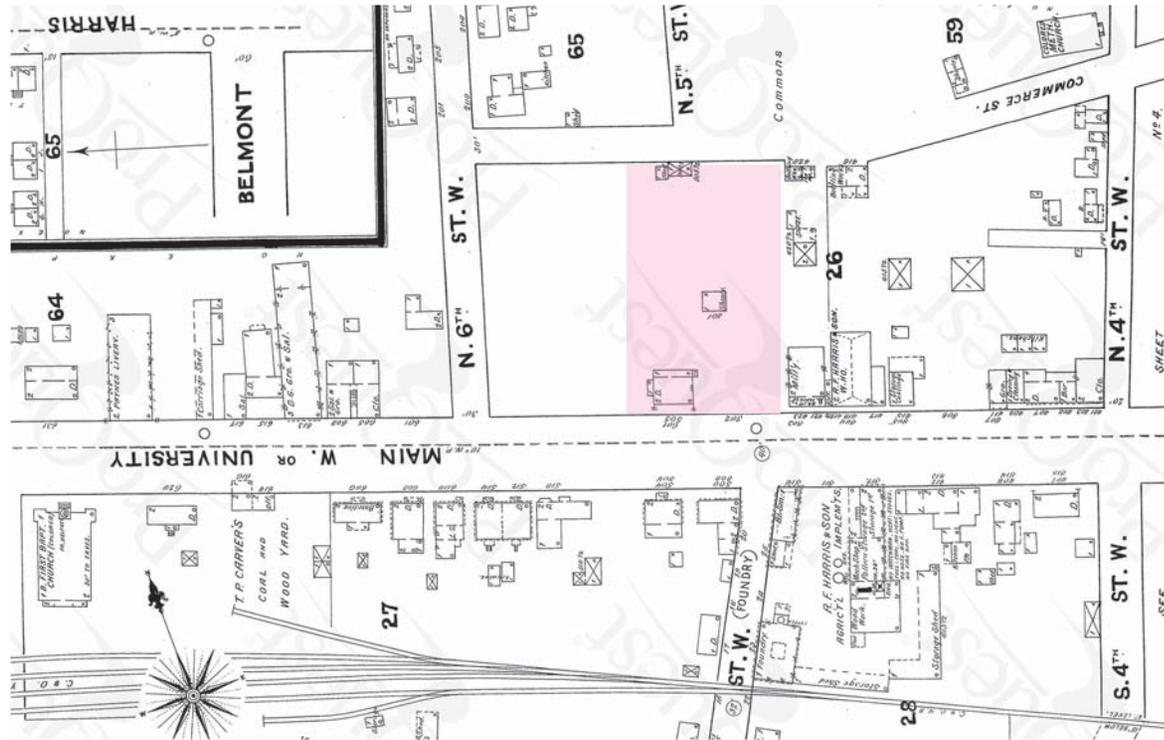
425-503 West Main St



Sanborn Maps: 1886

LEGEND

425-503 West Main St



Sanborn Maps: 1891

LEGEND

425-503 West Main St



501 W. Main St.
Year Built: 1893

Sanborn Maps: 1896



LEGEND

- 425-503 West Main St

Sanborn Maps: 1907

Preliminary Design



West Main Street Perspective



West Main Street Elevation



Rooftop Perspective

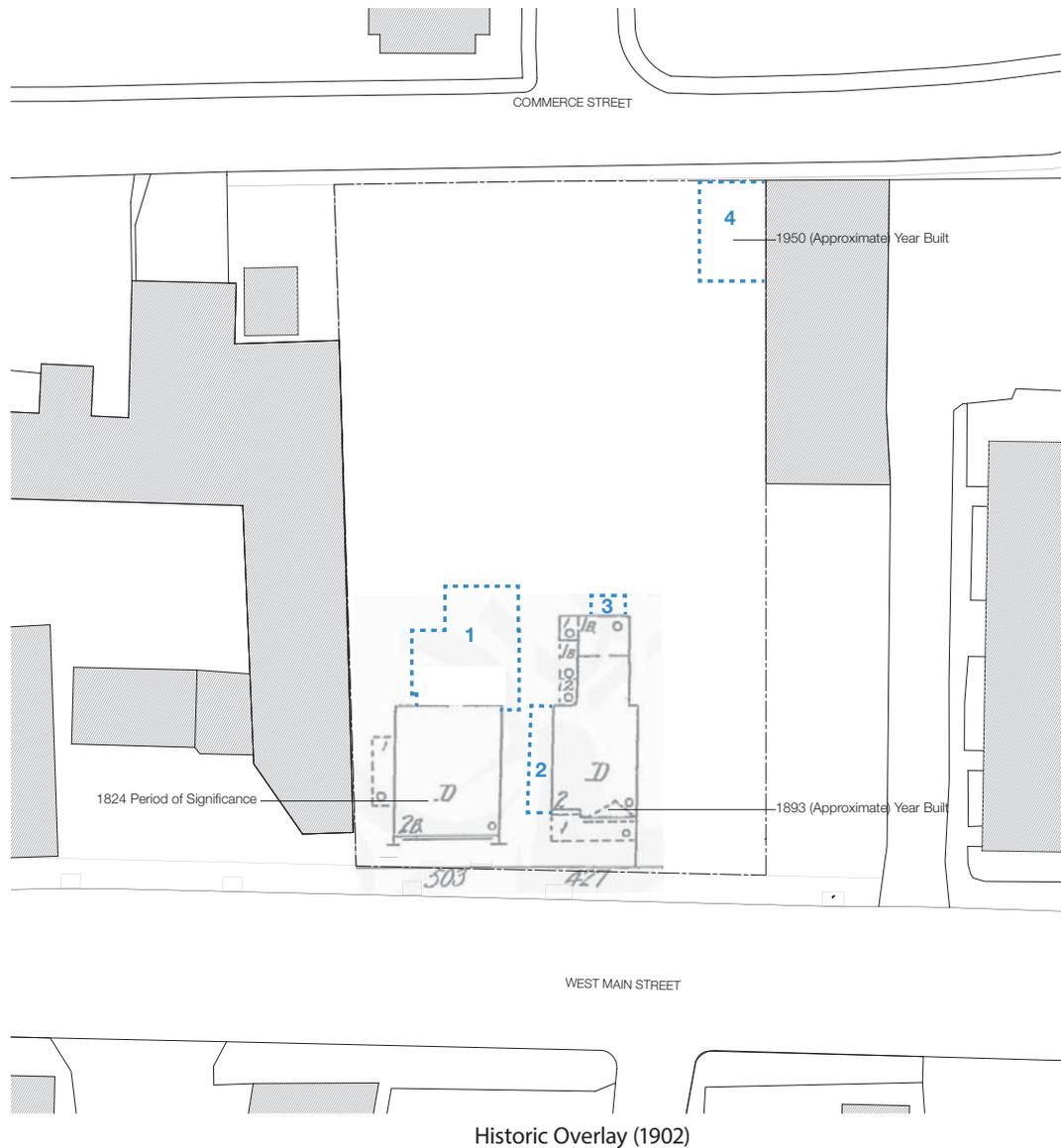


Commerce St and 5th St Perspective



Commerce St and 5th St Perspective

Demolition Permit



LEGEND

- - - Additions to be Removed from Original Structures

503 West Main Street - Paxton Place

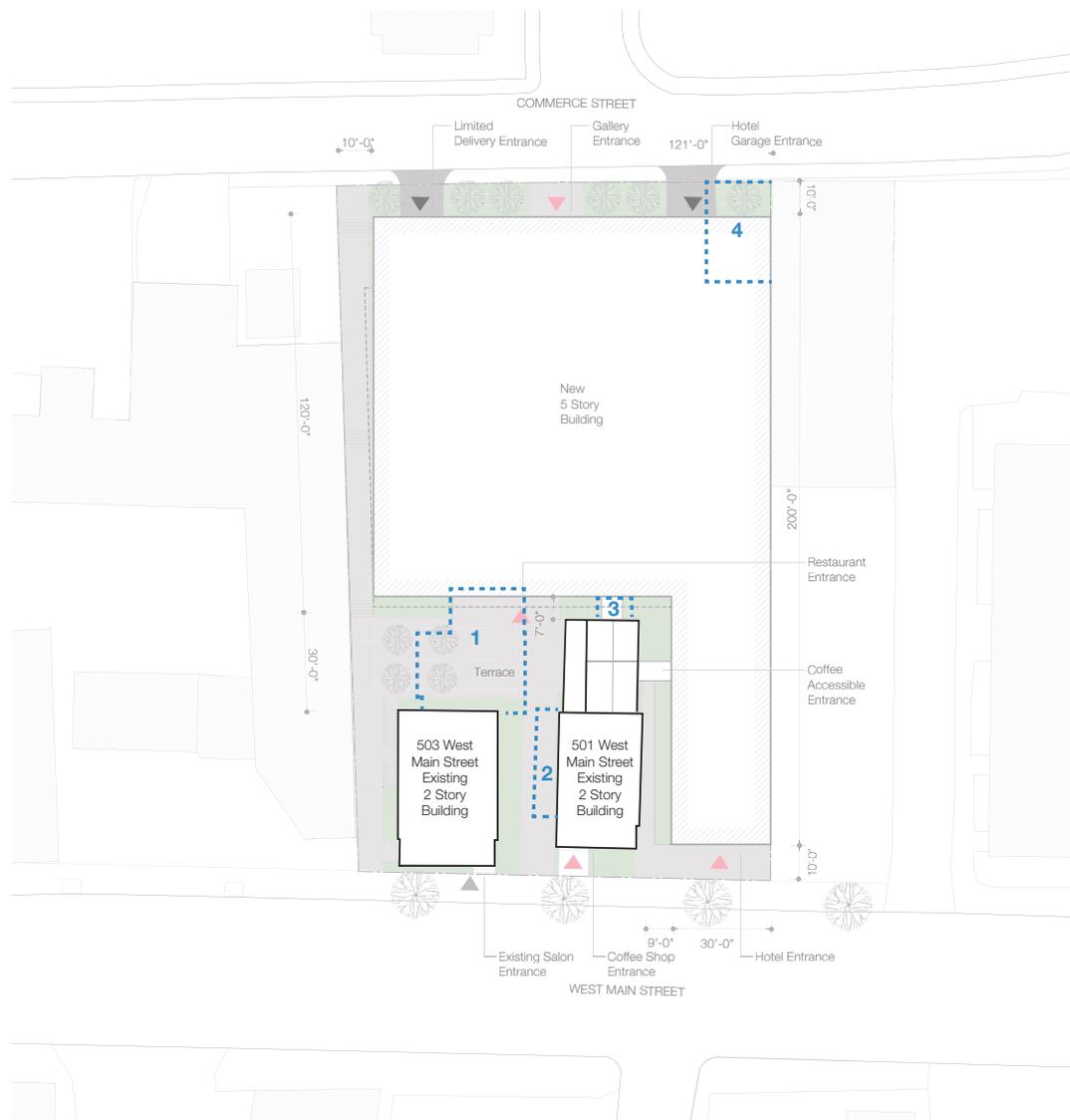
National Historic Registry Information:
 Title: Paxton Place
 National Register Information System ID: 82001810
 Multiple Listing: Charlottesville MRA
 Applicable Criteria: ARCHITECTURE/ENGINEERING
 Architectural Styles: FEDERAL
 Areas Of Significance: ARCHITECTURE
Periods Of Significance: 1800-1824
Significant Years: 1824
 Date Published: 10/21/1982
 Asset ID: 02bc5e35-a825-4486-a428-63e75157ef54

- Addition 1a: Built approximately 1913
- Addition 1b: Built after 1950

501 West Main Street - Wheeler Dyer House

- Addition 2: Built approximately 1924
- Addition 3: Built approximately 1920

Sleeping Porch enclosed approx. 1920



Proposed Demolition





a

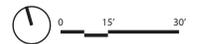


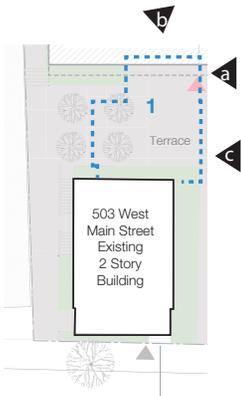
b



c

1 - Addition to 503 West Main Street





a

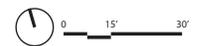


b



c

1 - Addition to 503 West Main Street

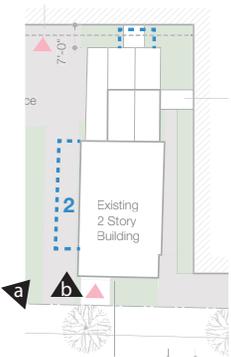




a



b



2 - Addition to 501 West Main Street

