

Mess, Camie

From: Mess, Camie
Sent: Tuesday, February 27, 2018 12:06 PM
To: jmullen@rothjackson.com
Subject: BAR Action- February 21, 2018 - 501 West Main Street

February 27, 2018

Certificate of Appropriateness

BAR 18-02-05
501 West Main Street
Tax Parcel 320175000, 320176000, 320177000
Quirk Hotel, Owner/ Jennifer D. Mullen, Esq., Applicant
Additional demolitions

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 21, 2018. The following action was taken:

This item was pulled from the consent agenda.

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Demolition, I move to find that the partial demolition and proposed massing changes satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted. Earnst seconded. Approved (5-0).

This certificate of appropriateness shall expire in 18 months (August 21, 2019), 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. 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 Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 21, 2018**



Certificate of Appropriateness Application

BAR 16-09-01

425, 501, and 503 West Main Street

Tax Parcel 320175000, 320176000, and 320177000

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

Partial Demolition and Proposed Massing

Background

425, 501 and 503 West Main Street are contributing structures in the Downtown Architectural Design Control (ADC) historic district.

There have been several recent approvals for mixed use projects on these properties that were not pursued by previous applicants:

March 17, 2015 - A previous applicant received BAR approval with conditions for a mixed use building at 421, 425, 501 and 503 West Main Street. No site plan was submitted, and that approval has expired.

April 19, 2016 - A previous applicant received BAR approval with conditions for a mixed use building at 425, 501, 503 West Main Street. No site plan was submitted, and there was no follow-up on the conditions.

Current Applicant:

August 30, 2016 Work Session -BAR had a preliminary discussion with the applicant.

April 25, 2017 - Applicant met with the neighborhood to discuss the proposed development.

May 16, 2017- BAR moved to find that the massing of the proposed building 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 massing only as submitted. Motion approved 9-0.

BAR moved 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 approve the application as submitted. Motion approved 9-0.

BAR moved to find that the demolition of the rear additions of 503 West Main Street satisfy the BAR's criteria and is compatible with these properties and other properties in the Downtown ADC district, and that the BAR approve the application as submitted. Motion approved 9-0.

BAR moved 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. BAR moved to not approve the demolition of the 1924 side brick addition. Motion approved 7-2 with Graves and Clayborne opposed.

October 17, 2017- Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that, contingent upon zoning compliance, the massing; materials; warm, dimmable lighting; and landscape plan of the proposed building satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the massing, materials, lighting, and landscape plan only as submitted with the following modifications: that there's consideration for the soil volume of the ginkgo adjacent to the parking garage on Commerce Street, consideration of an alternative to the privet [hedge on the front elevation of West Main Street], and coordination with the streetscape project along West Main.

In addition, the applicant should provide the following details for review and approval in order to receive a final certificate of appropriateness:

1. Historic building details, including exterior stair details
2. Site furnishings
3. Glass specifications with a physical sample
4. Window and wall sections
5. Signage
6. Final information on mechanical units.

Sarafin seconded. Motion was approved (7-0).

December 19, 2017- Schwarz moved to approve all the consent agenda items, with includes the Certificate of Appropriateness Application for 421 West Main Street, the re-approval of demolition of Atlantic Futon. Balut seconded. That motion was approved (5-0).

January 17, 2018- Miller moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements and City Design Guidelines for New Construction, I move to find that the proposed changes to the rooftop, exterior staircase, and the addition of the transformer screen to be 6 inches above the height of the transformer satisfies the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted, with the modifications listed above. Schwarz seconded. Approved (6-0.)

Application

The applicant is requesting the demolition of the north porch on 501 West Main Street (added between 1896 and 1902) and proposed massing changes to the porch area.

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.*

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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction and Additions include:

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.

J. PORCHES

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

Review Criteria for Demolition

- 1. The standards established by the City Code, Section 34-278.*
- 2. The public necessity of the proposed demolition*
- 3. The public purpose or interest in land or buildings to be protected.*
- 4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
- 5. Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.*
- 6. The reason for demolishing the structure and whether or not alternatives exist.*
- 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.*

Pertinent Guidelines for Demolition:

- 1. Demolish a historic structure only after all preferable alternatives have been exhausted.*
- 2. Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.*
- 3. If the site is to remain vacant for any length of time, maintain the empty lot in a manner*

Discussion and Recommendations

The BAR previously discussed the partial demolition of the north porch on 501 West Main Street and the proposed massing changes to the porch area, and there was general agreement with the

board to allow the demolition. Demolition of the small office addition, identified as structure 2 on Page 8 of the applicant's 20 February 2018 submittal, has been removed from the application.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Demolition, I move to find that the partial demolition and proposed massing changes satisfy the BAR's criteria and are compatible with these properties and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.

Quirk Charlottesville (QRC)

501 W. Main St.
Charlottesville, VA 22902

Board of Architectural Review
Demolition Items from January 17, 2018 Meeting
20 February 2018

RICHMOND, VA

QUIRK

HOTEL

ARCHITECTURE FIRM

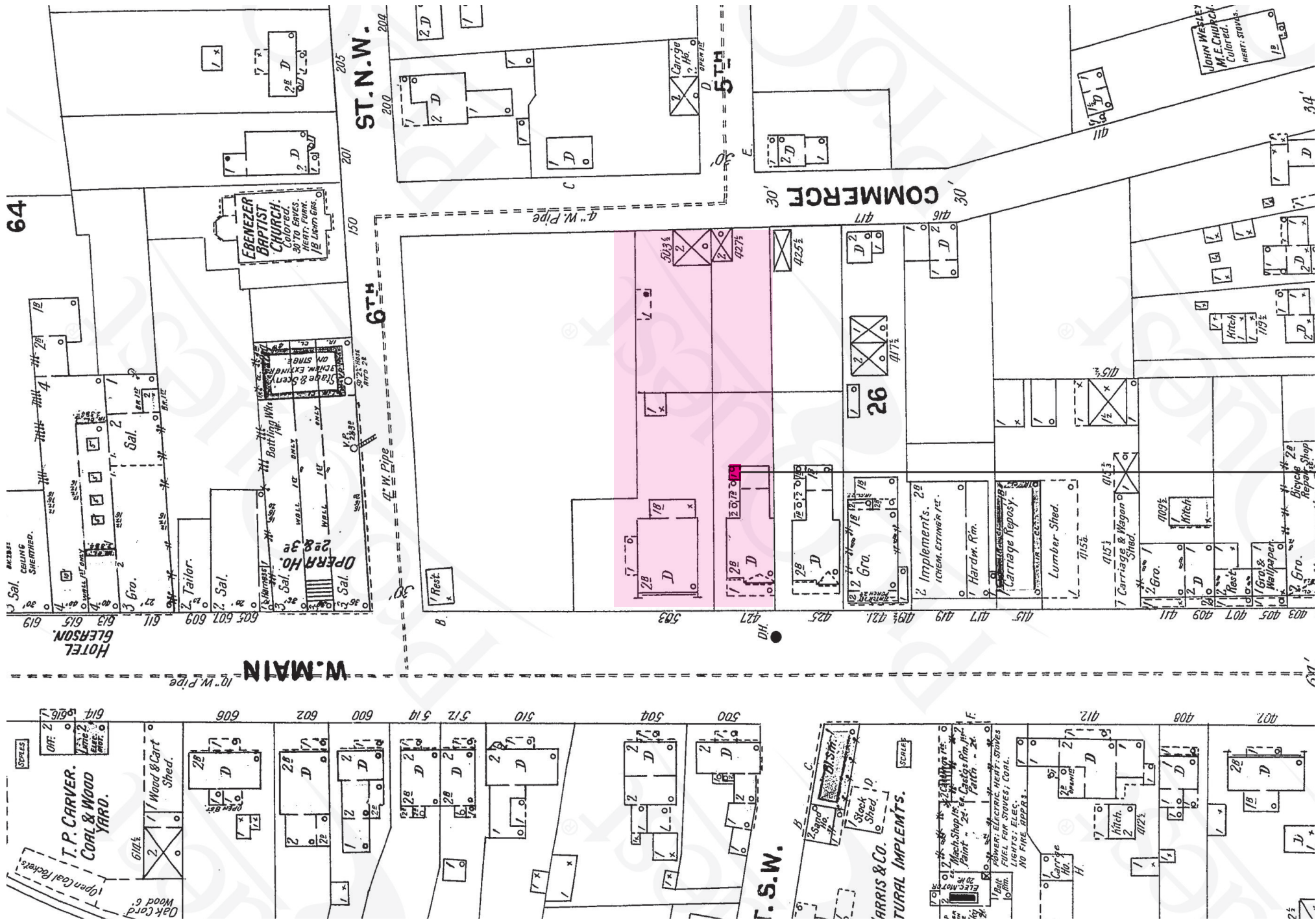
EXISTING BUILDING 501

Additional Research and Demolition Proposals

Analysis



SANBORN MAP : 1896 (PERIOD OF SIGNIFICANCE)

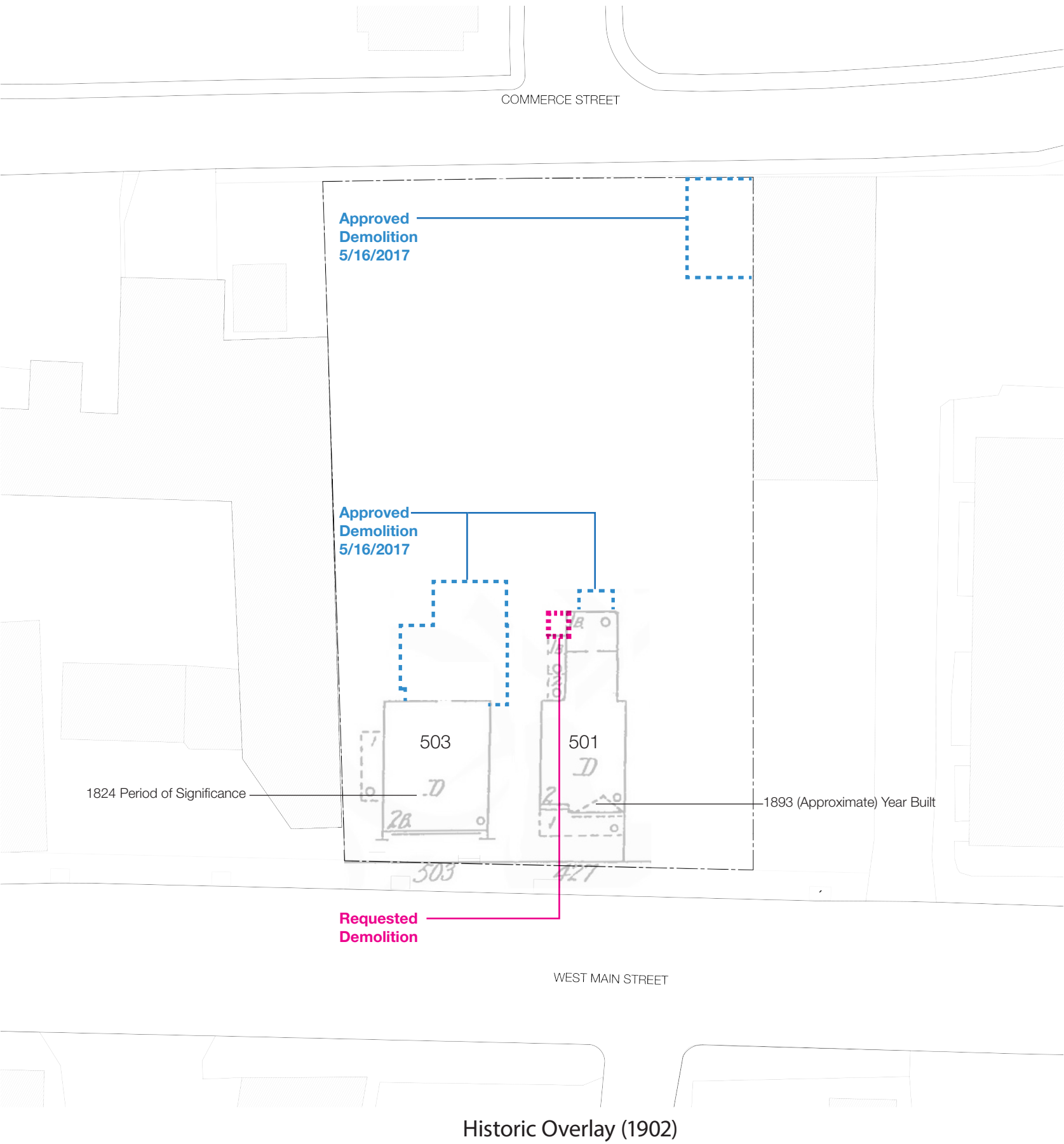


SANBORN MAP : 1902



Sanborn Map 1896





LEGEND

Approved Demolition from 5/16/2017

Requested Additions to be removed

HISTORICAL DATA

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

<div><div><div>ENGINEERING SOLUTIONS</div><div>& Construction Management PLC</div><div>Harrisonburg 540-442-8787</div><div>Charlottesville 434-202-8527</div><div>Richmond 804-433-3124</div><div>www.engsoln.com</div></div><div>05/11/2017</div><div>Mitch Crowder, RA LEED AP</div><div>ARCHITECTUREFIRM 309 North Adams Street Richmond, Virginia 23220</div><div>http://www.architecturefirm.co/</div><div>Re: 501 & 503 W. Main Street – Selective Partial Demolition</div><div>This correspondence is to provide you with a summary of our recent site visit to 501 & 503 W. Main Street in Charlottesville, VA 22901.</div><div>The site comprised of lots identified as 503, 502, and 425 Main Street is proposed to be occupied by a new hotel and gallery structure. As part of the proposed development the existing structures that occupy 501 and 503 W. Main streets will be maintained and incorporated into the new hotel. Portions of the existing structures are proposed to be removed. It is the assumption that the portions of the structures to be removed are not part of the original construction. The purpose of our site visit and this report is to assess the structural viability of the proposed selective demolition. We have also provided our assessment of the general structural condition of each of the structure and the projected effects of the proposed new construction on the existing structures.</div><div>503 West Main Street</div><div>General Structural Condition</div><div>The general condition of the structure is good for its age. It remains occupied on all levels with both mercantile and residential uses. We noted the presence of tie rods placed at the roof line (photo-1) these where likely placed to rectify an actual or perceived defect. The root cause and maintenance of these tie rods will be investigated during the course of design. We also noted that a connector wall (photo 2) exists between the two chimneys on the west face. These along with small parapet at the corners of the original structure do not appear to be original and should be removed to restore the structural symmetry of the building.</div><div>501 West Main Street</div><div>General Structural Condition</div><div>The general condition of the original structure is good for its age. It remains occupied on all levels as primarily residential. We noted signs of step cracking in the masonry field (photo-6) and above crawl space openings (photo-7) on the east façade. These are likely due to foundation settlement and differed maintenance. The condition of the additions are considerably worse. We noted mortar loss and displacement of the brick foundation wall along the west face toward the rear. This condition (photo-8) is due to foundation settlement coupled with unhandled water runoff either on-grade or from the roof.</div></div>		<div><div>ENGINEERING SOLUTIONS WE DO THE MATH</div><div>ESCM No. 0217-400</div><div>501 & 503 W. Main Street – Selective Partial Demolition 05/15/2017 Page 2 of 4</div><div><div><div><div>Photo-2</div><div>Photo-3</div><div>Photo-4</div><div>Photo-5</div></div><div><div>Photo-1</div><div>Photo-6</div></div></div><div><div>There exists a large addition to the rear of the original structure. It is our opinion that the addition is a structurally separate building that can be removed without ill effect to the existing original building. This is evidenced by inspecting the masonry jointing between the two buildings (photo-4, 5), as well as our experience with the construction practices of the time. It can be seen from the photos that the masonry is not toothed together and that some separation has occurred over the years. The joints seems to have been effectively treated by periodically repointing.</div><div>Existing structures are generally effected by adjacent new construction due to vibration, dewatering, and changes in grading and earth loading. The geotechnical report does not indicate that extreme effort will be required to excavate the site soils, nor will dewatering be required. There already exists a basement so the existing bearing elevation is not far from the proposed new structure. The preceding coupled with the nearest excavation being approximately 30 feet away leads us to conclude that the overall impact to the 503 structure will be light. We recommend the removal of the addition and completion of differed maintenance, such as tuck-pointing with appropriate mortar. A weekly monitoring program should be established to gauge any movement of the structure related to the construction.</div><div>501 West Main Street was constructed circa 1893. It is a multi-wythe brick masonry bearing wall structure with a dimensional lumber floor system. There appears to be a crawl space and two levels above grade. There have been several additions to the structure over the years.</div></div></div></div>	
<div>ARCHITECTUREFIRM</div>		<div>Quirk Charlottesville (QRC)</div>	



Proposed Selective Demolition

There exists 3 distinct additions to the structure. **Structure-2** (photo-9) is a small office addition that was constructed by adding three masonry bearing walls. The short walls are sparsely toothed into the existing walls (photo-10). We noted that the joint between the two structures exhibits high movement and has been treated with a flexible sealant. This is indicative of a structurally separate element that could be removed without harm to the existing structure. Some local masonry patching should be expected both at the walls as well as at the roof rafter tie in.

Structure-3 is small covered stair platform. The platform is structured by two beams that span from masonry piers into masonry pocket cut into the existing wall (photo-12). The porch and stair could readily be removed with only minor patching at the beam pockets.

Structure-4 is identified on the sketch herein (photo-11) but is not proposed to be demolished at this time. This structure is either an enclosure of an existing covered porch and stair or an entirely separate structure. Unlike the rest of the structure it is a wood framed and clad addition. We noted the highest degree of deterioration at this portion of the structure. The deterioration is a result of poor initial construction, wood rot, differed maintenance and water washing through the mortar joints. There is also cracking at the masonry foundation wall at the joint of this structure. Given the poor condition of this addition we recommend that this portion be demolished, of not it will require rebuilding in-kind. If removed it would restore structural symmetry to the remainder of the building.

Effects of the Proposed New Construction

The 501 structure is closer to the proposed new construction than 503. Along the east side the structure the will be a new below grade mechanical crawl space for the hotel lobby. The proximity is not so close, and the difference in bearing elevation not so great that underpinning will be required. Instead the foundation wall of the new crawl space will account for the surcharge load of the existing building and will be constructed in a segmental fashion so as to lessen impact to the 501 structure. At the rear (north side) of the building it is proximate to a deep excavation for below grade parking. This will require underpinning of this face along with a portion of the adjacent faces to step the bearing elevation down to the new adjacent structure

Closing

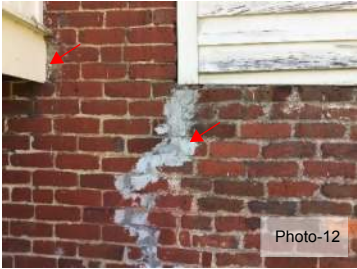
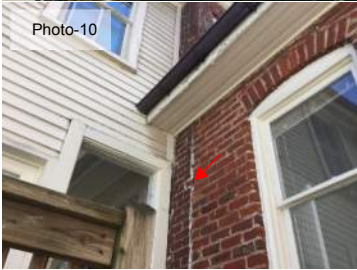
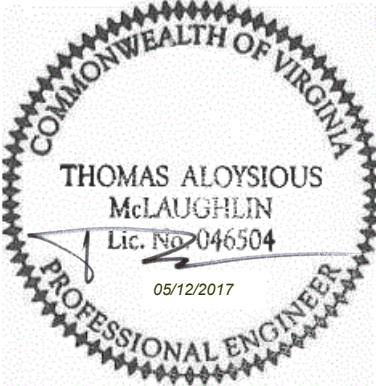
The aforementioned can be safely executed by implementing weekly monitoring program to gauge any movement within the structure related to the construction. During underpinning and adjacent foundation installation the frequency of the monitoring should be daily.

The general conclusion is that the proposed selective demolition can be carried out without structural ill effect to the existing original structures. The ongoing construction operations can be carried out with due caution regarding the existing structures. This includes completing differed maintenance items as well as establishing a monitoring program.

Our observations were visual in nature. We did not remove finishes, or conduct destructive or non-destructive investigations. This work presented is subject to Engineering Solutions & Construction Management, PLC standard Terms and Conditions. Should you have any questions, please do not hesitate to contact our office. We appreciated the opportunity to work with you on this project.

Sincerely
ENGINEERING SOLUTIONS AND CONSTRUCTION MANAGEMENT

Tom A. McLaughlin, P.E.
Director of Structural Engineering



12/22/2017

ESCM No. 0217-400

Mitch Crowder, RA LEED AP

ARCHITECTUREFIRM
309 North Adams Street
Richmond, Virginia 23220

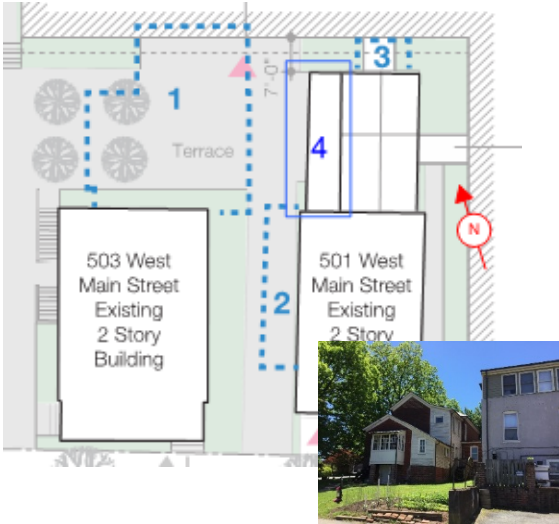
<http://www.architecturefirm.co/>

Re: 501 W. Main Street – Selective Partial Demolition at Porch Addition

This correspondence is to provide you with a summary of our recent site visit to 501 W.. Main Street in Charlottesville, VA 22901. We visited the site to review the condition of the porch addition to the W. Main street structure. This portion is the northern part of area 4 in the figure below.

The site comprised of lots identified as 503, 502, and 425 Main Street is proposed to be occupied by a new hotel and gallery structure.

In regards to the porch addition, our previous report dated 05/15/17 noted that this portion of the existing structure was in poor condition and had recommended that it be demolished and rebuilt in its entirety. The purpose of this visit was to review new information garnered through several probes cut through the finishes and within the crawlspace of the building.

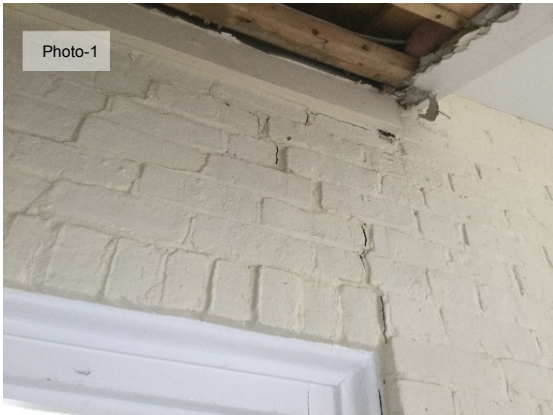


Area-4, Porch Addition

This structure appears to be an enclosure of an existing covered porch and stair or an entirely separate structure. Unlike the rest of the structure it is a wood framed and clad addition. We noted the highest degree of deterioration at this portion of the structure.

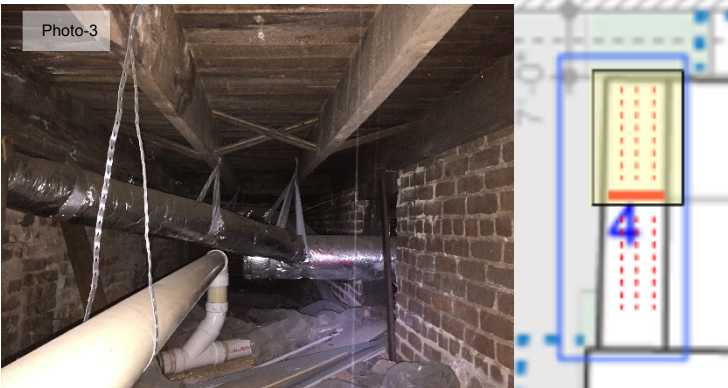
The deterioration is a result of poor initial construction, wood rot, differed maintenance and water washing through the mortar joints. There is also cracking at the masonry foundation wall at the joint of this structure.

At an interior (but likely originally an exterior) doorway we observed cracking and displacement of the masonry (see photo-1). This is a sign of an ongoing structural problem.



Closing

The framing of the roof over this portion in not an extension of the main roof rafters but a scabbed on 2x4 to the original framing (see photo-2). This alone does not significantly increase the load on the wall to account for the cracking observed.



The framing of the floor system for the main portion of the porch and the addition to the covered porch run in the long direction. Both portions frame in to a beam that spans between the exterior and an interior masonry wall. The interior masonry wall where this beam frames if the area where the masonry is cracked above. There are also numerous openings cut into this wall that have also affected its integrity.

In our opinion removal of the addition (highlighted) will lessen the demand on the wall. This along with necessary rebuilding of the openings will

The proposed selective demolition can be carried out without structural ill effect to the existing original structures. In the case of the porch addition the removal will have a beneficiary effect on the portion of the structure to remain.

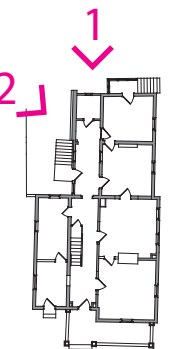
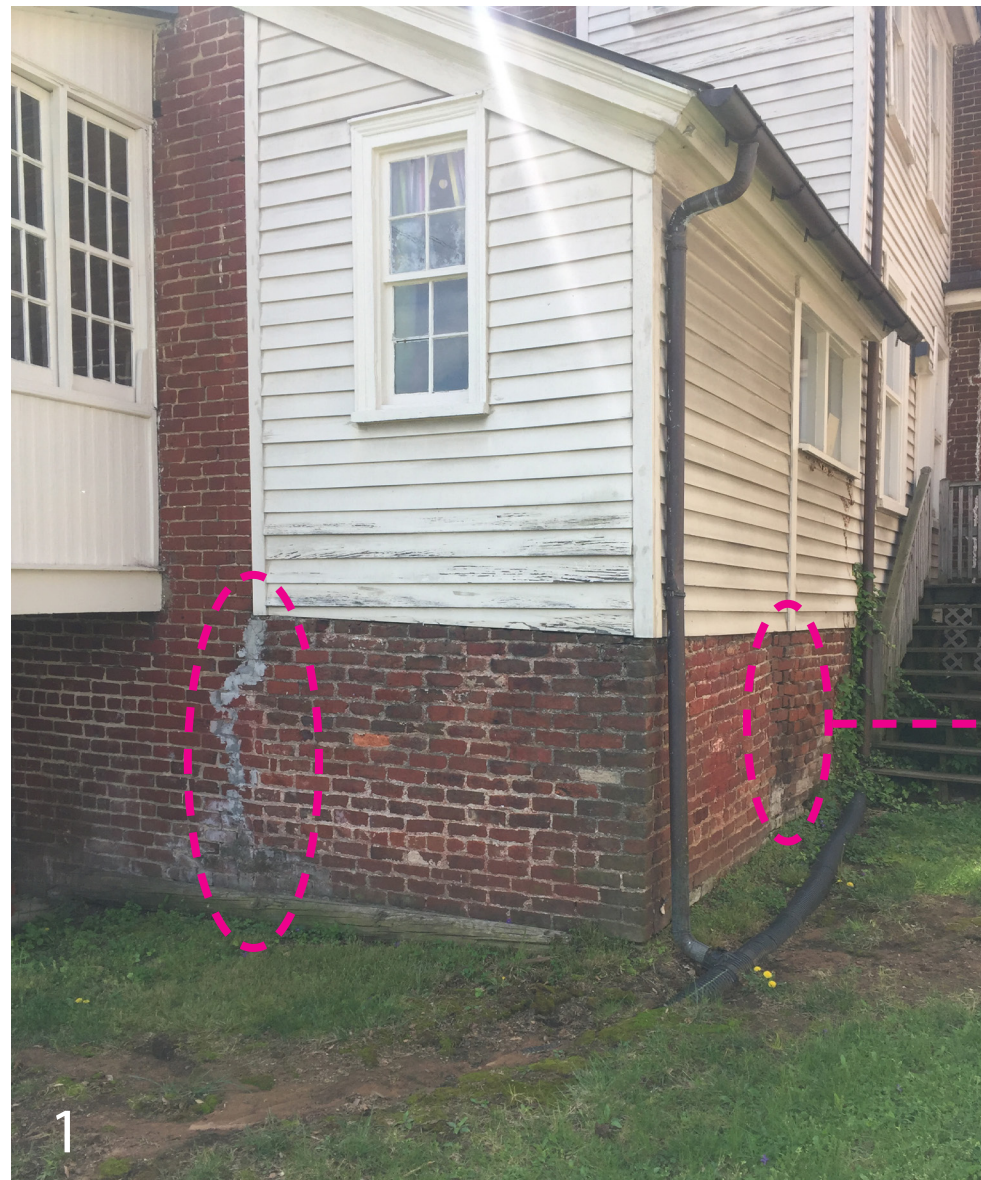
Our observations were visual in nature. We did not remove finishes, or conduct destructive or non-destructive investigations. This work presented is subject to Engineering Solutions & Construction Management, PLC standard Terms and Conditions. Should you have any questions, please do not hesitate to contact our office. We appreciated the opportunity to work with you on this project.

Sincerely
ENGINEERING SOLUTIONS AND CONSTRUCTION MANAGEMENT

Tom A. McLaughlin
Digitally signed by Tom A. McLaughlin
DN: C=US,
E=Tom@engsoln.com, O=ESCM,
OU=Charlottesville, CN=Tom A. McLaughlin
Date: 2017.12.22 11:32:22-0500

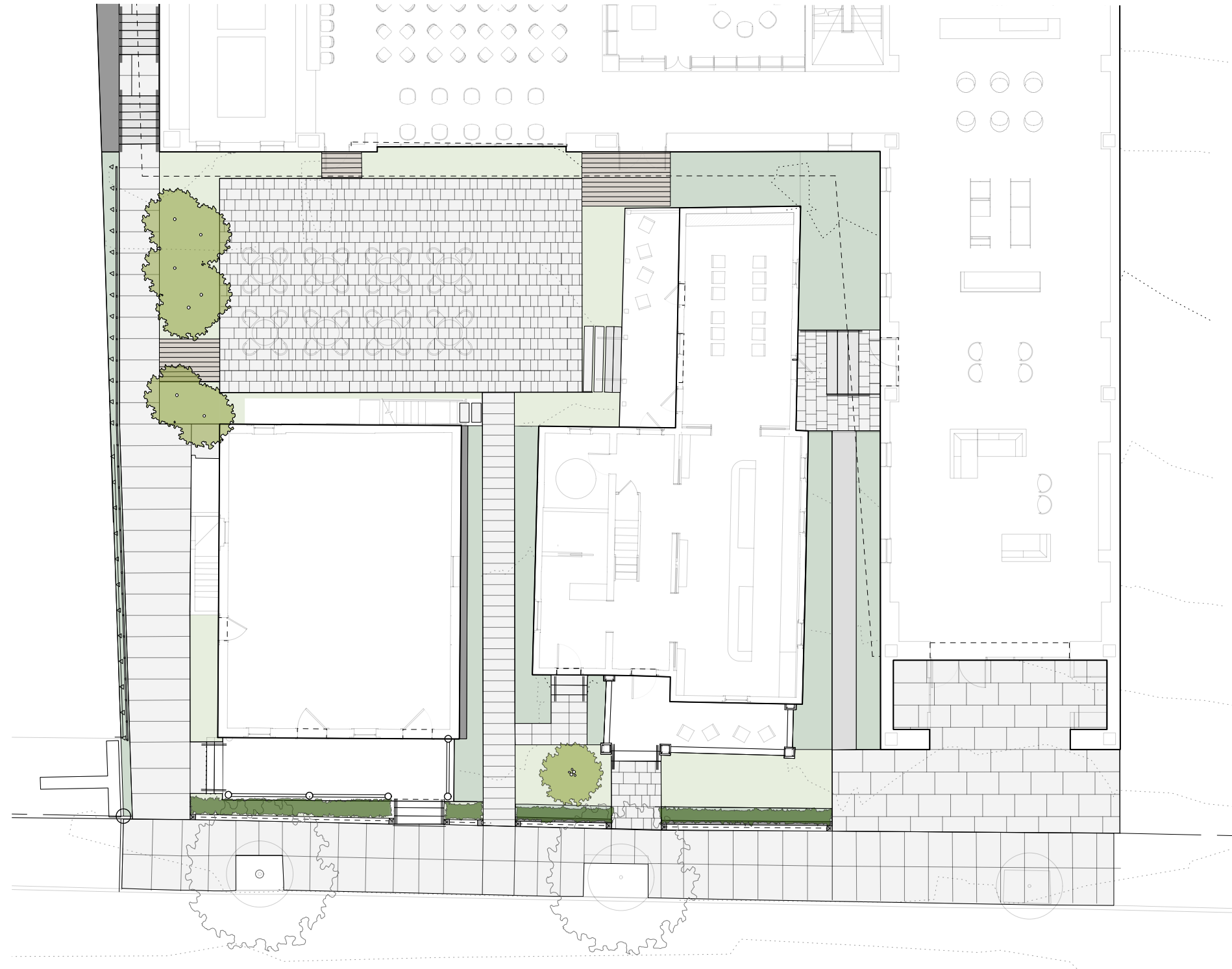
Tom A. McLaughlin, P.E.

STRUCTURAL REPORT : DECEMBER 2017

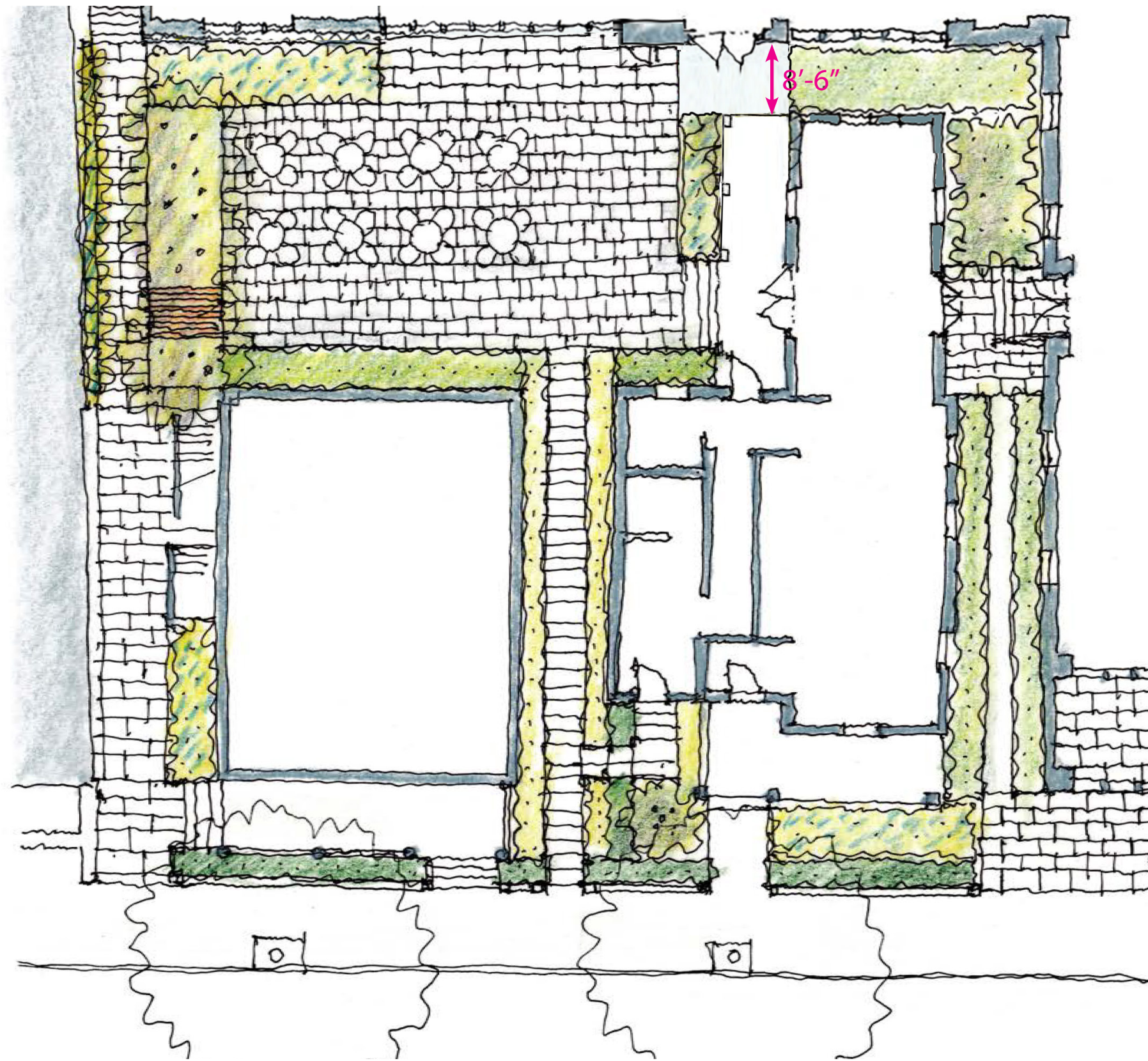


EXISTING CONDITIONS : NORTH PORCH ADDITION

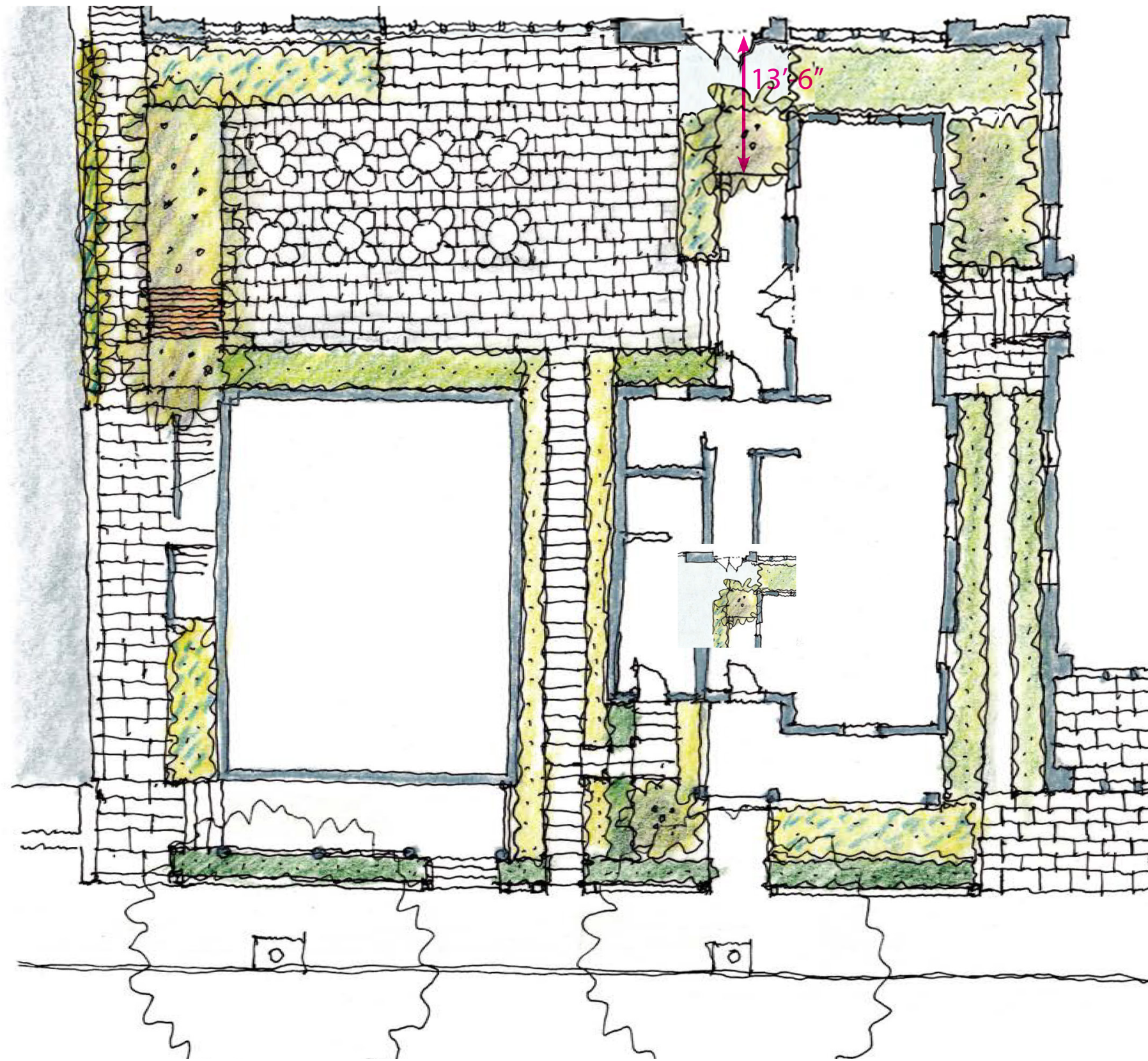
Proposed Massing Alterations



PREVIOUSLY APPROVED PLAN



PREVIOUSLY APPROVED LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN



PREVIOUSLY APPROVED MASSING



PROPOSED MASSING