



11/11/2015

VIA PDF

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

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

Dear Mary Joy,

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

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

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

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

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

Sincerely,

Jeff Dreyfus



## Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

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

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

### Applicant Information

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

### 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.)

[Signature] 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.

[Signature] 11/3/15  
Signature Date

JO 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: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



## Board of Architectural Review (BAR)

### Certificate of Appropriateness

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The BAR meets the third Tuesday of the month.

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

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

#### Applicant Information

Address: 178 Columbus Ave, #231409

New York, NY 10023

Email: Jeff@Levien3.com

Phone: (W) 917.612.0630 (H)

FAX:

#### Property Owner Information (if not applicant)

Address: 171 Braxton Rd

Louisville, VA 23093

Email: sgoodford@centurylink.net

Phone: (W) 434-589-5154 (H) 540-748-0565

FAX: 434-589-5154

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 [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 [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 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	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____

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

According to the City Code Section 34-278, the following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure of protected property:

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

- A. The historic, architectural or cultural significance, if any of the specific structure or property, including, without limitation:

1. The age of the structure or property.

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

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

2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register.

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

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

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

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



**512-514 West Main Street**  
**600 West Main Street**

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

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

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

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

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

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

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

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

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

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

**512-514 West Main Street**  
**600 West Main Street**

- B. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration of continuity possesses greater significance than many of its component buildings.

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

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

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



**512-514 West Main Street**  
**600 West Main Street**

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



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

Structural integrity:

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

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

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

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

Building functionality for commercial uses:

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

**512-514 West Main Street**  
**600 West Main Street**

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

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

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

*512-514 West Main Street:*

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

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

*600 West Main Street:*

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

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



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

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

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

# Architectural And Historic Survey



## Identification

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

## ARCHITECTURAL DESCRIPTION

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

## HISTORICAL DESCRIPTION

Andrew Hartnagle bought this lot at auction in 1882, but did not receive a deed until 1885 (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.





## IDENTIFICATION

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

## BASE DATA

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

## ARCHITECTURAL DESCRIPTION

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

## HISTORICAL DESCRIPTION

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

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

## GRAPHICS

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

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

## SIGNIFICANCE

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

## CONDITIONS

Fair

## SOURCES

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

1877 Ch'ville map  
 Charlottesville  
 City Directories

# DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN

*Consulting Structural Engineers*

PLLC

RICHMOND AND CHARLOTTESVILLE

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

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

November 10, 2015

EDWARD S. FRAHER, III, PE, SECB  
STEPHEN D. BARBER, PE, SECB  
JEFFREY S. DAVIS, PE, SECB, LEED AP BD+C  
GREGORY C. ELLEN, PE, SECB  
ROBERT L. SMITH, PE, SECB  
JEFFREY M. GREENMUN, PE  
BETTY M. THOMPSON

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

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

Dear Jeff,

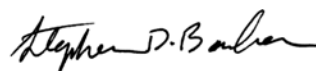
As requested, we performed an initial walk through structural condition assessment of the above property today. Following is a summary of our initial observations:

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

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

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

Very truly yours,  
Dunbar Milby Williams Pittman & Vaughan



Stephen D. Barber, P.E.



# DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN

*Consulting Structural Engineers*

PLLC

RICHMOND AND CHARLOTTESVILLE

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

ALVIN W. DUNBAR, PE, SECB  
DENWOOD T. MILBY, PE - RETIRED  
C. NELSON WILLIAMS, IV, PE, SECB  
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JEFFREY S. DAVIS, PE, SECB, LEED AP BD+C  
GREGORY C. ELLEN, PE, SECB  
ROBERT L. SMITH, PE, SECB  
JEFFREY M. GREENMUN, PE  
BETTY M. THOMPSON

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

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

Dear Jeff,

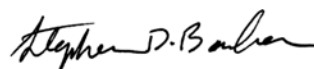
As requested, we performed an initial walk through structural condition assessment of the above property today. Following is a summary of our initial observations:

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

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

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

Very truly yours,  
Dunbar Milby Williams Pittman & Vaughan



Stephen D. Barber, P.E.

November 10, 2015

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

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

Dear Ms. Miller,

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

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

Sincerely,



Laura Galgano



Rice Hall

November 9, 2015

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

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

Dear Ms. Miller,

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

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

Sincerely,

  
Vasant Patel

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



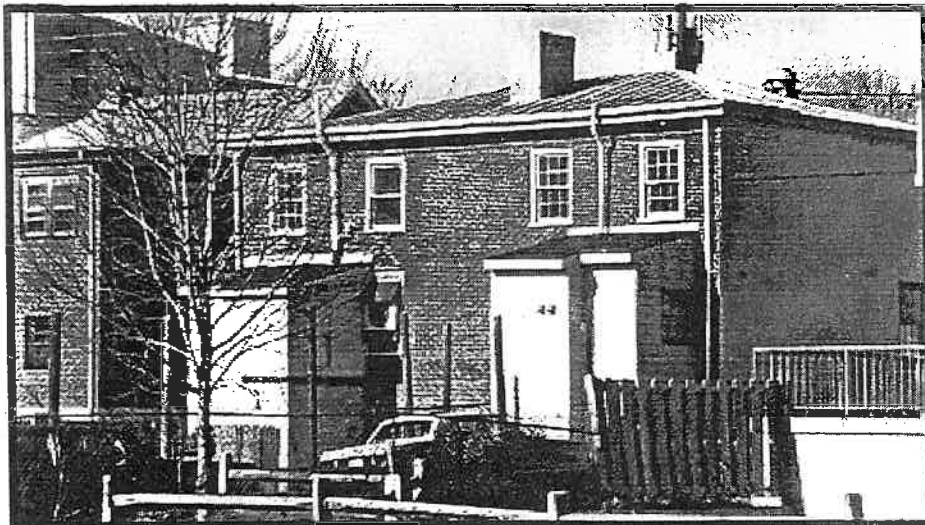
**PREPARED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT  
CHARLOTTESVILLE, VIRGINIA  
MAY 1996**



## INTRODUCTION AND RESEARCH DESIGN

In February 1996, the City of Charlottesville Department of Community Development contracted with the firm of J. Daniel Pezzoni, Preservation Consultant to conduct a survey of historic and architectural resources located in the West Main Street corridor in Charlottesville, Virginia, a project area of approximately seventy acres. The City of Charlottesville, a Certified Local Government, sponsored the survey using its own funds and federal matching funds administered by the Virginia Department of Historic Resources (DHR). A draft report on the corridor was prepared by the consultant, Dan Pezzoni, in February 1996 based on a preliminary examination of the physical fabric and documentary record of the corridor, and field work followed in February and March 1996.

. The consultant entered the information gathered during field work into a database management software provided by the DHR known as Integrated Preservation Software(IPS). In May 1996, the consultant prepared a final report that provides historic and architectural contexts in support of a recommendation that the corridor be considered for local design control district designation.



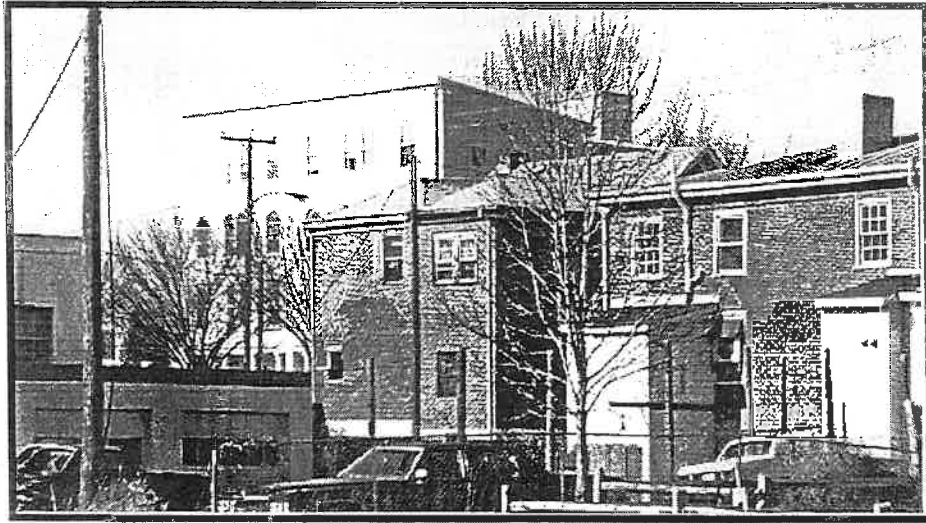
STREET ADDRESS:	512-514 West Main Street
MAP & PARCEL:	29-7
VDHR FILE NUMBER:	104-0298
CITY FILE NUMBER:	289
PRESENT ZONING:	B-5
ORIGINAL OWNER:	Andrew Hartnagle
ORIGINAL USE:	Residence
PRESENT USE:	Business
PRESENT OWNER:	Janice D. Perkins
ADDRESS:	P. O. Box 125 Norge, VA 23127
HISTORIC NAME:	Hartnagle-Perkins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

### ARCHITECTURAL DESCRIPTION

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

### STATEMENT OF SIGNIFICANCE

This much altered dwelling originally had an unusual six-bay duplex form. It was built by Andrew Hartnagle in 1884 and described as a "two-story double brick tenement house". The house was purchased in 1949 by E. T. Perkins who made the one-story addition to the front to house his Waffle Shop restaurant. This addition was enlarged to extend across the entire facade in 1961-62.





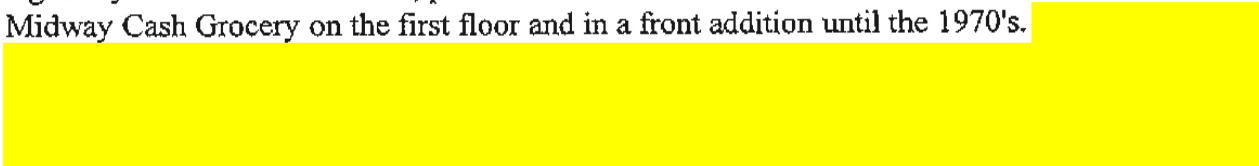
STREET ADDRESS:	600 West Main Street
MAP & PARCEL:	29-6
VDHR FILE NUMBER:	104-0299
CITY FILE NUMBER:	290
PRESENT ZONING:	B-5
ORIGINAL OWNER:	James B. Hawkins
ORIGINAL USE:	Residence/Commerce
PRESENT USE:	Hair Salon
PRESENT OWNER:	Sylvia Braxton
ADDRESS:	600 West Main Street Charlottesville, VA 22902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

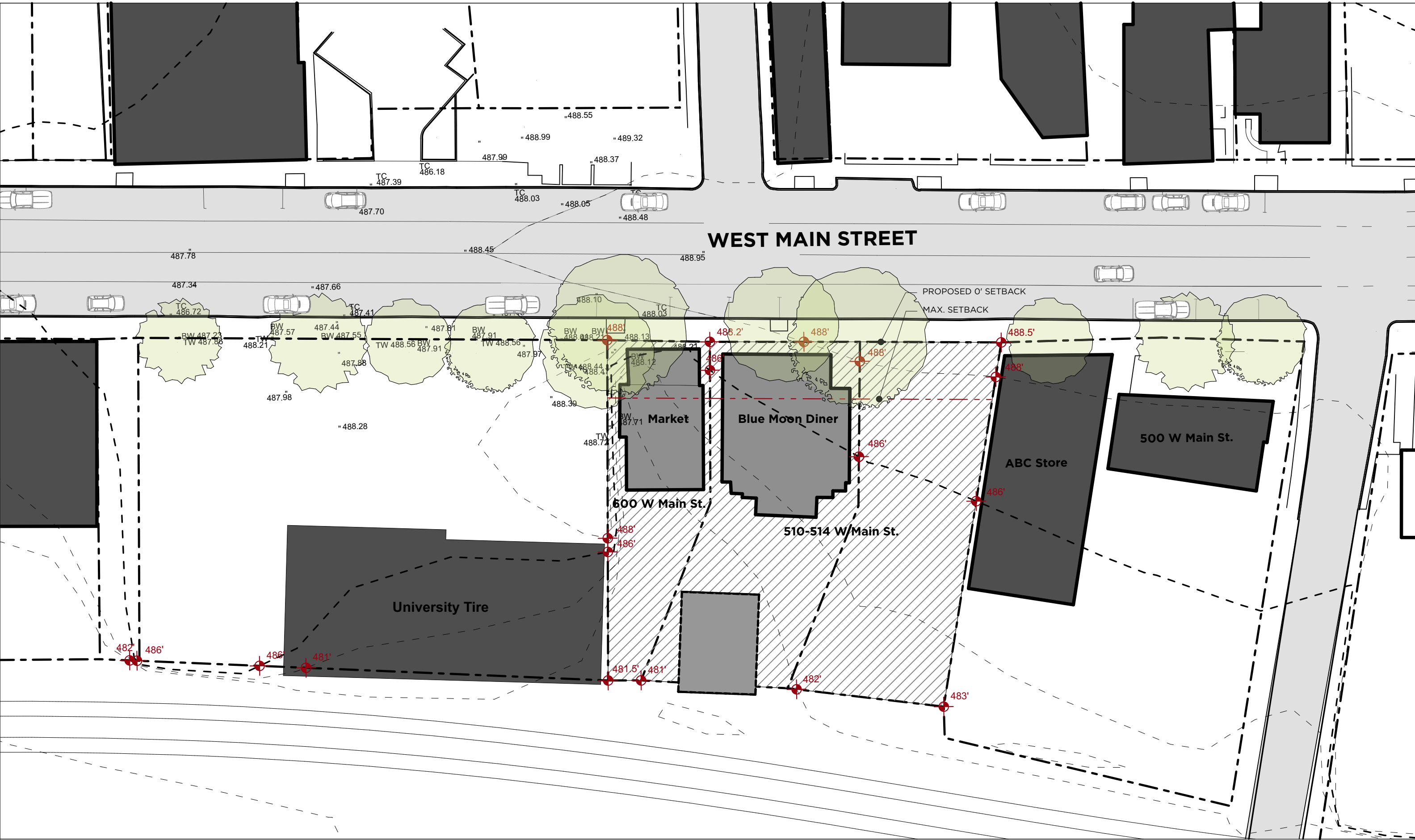
### **ARCHITECTURAL DESCRIPTION**

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

### **STATEMENT OF SIGNIFICANCE**

In its original form, this two-story dwelling was typical of houses built in Charlottesville and the region during the second half of the nineteenth century. The house was apparently built for James B. Hawkins in 1873, and was probably used as a rental unit. S. F. and L. E. Coiner, who purchased the house in 1922, were likely its first owner/occupants. Cecil A. Perry, who operated a grocery store across the street, purchased the house in 1931, and he and his family operated the Midway Cash Grocery on the first floor and in a front addition until the 1970's.

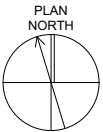




BUSHMAN DREYFUS ARCHITECTS, PC.  
820 E. HIGH STREET  
CHARLOTTESVILLE, VA 22903  
434.295.1936

11/11/15

510 - 600 WEST MAIN STREET, CHARLOTTESVILLE, VA



1" = 30'

Existing Site Plan





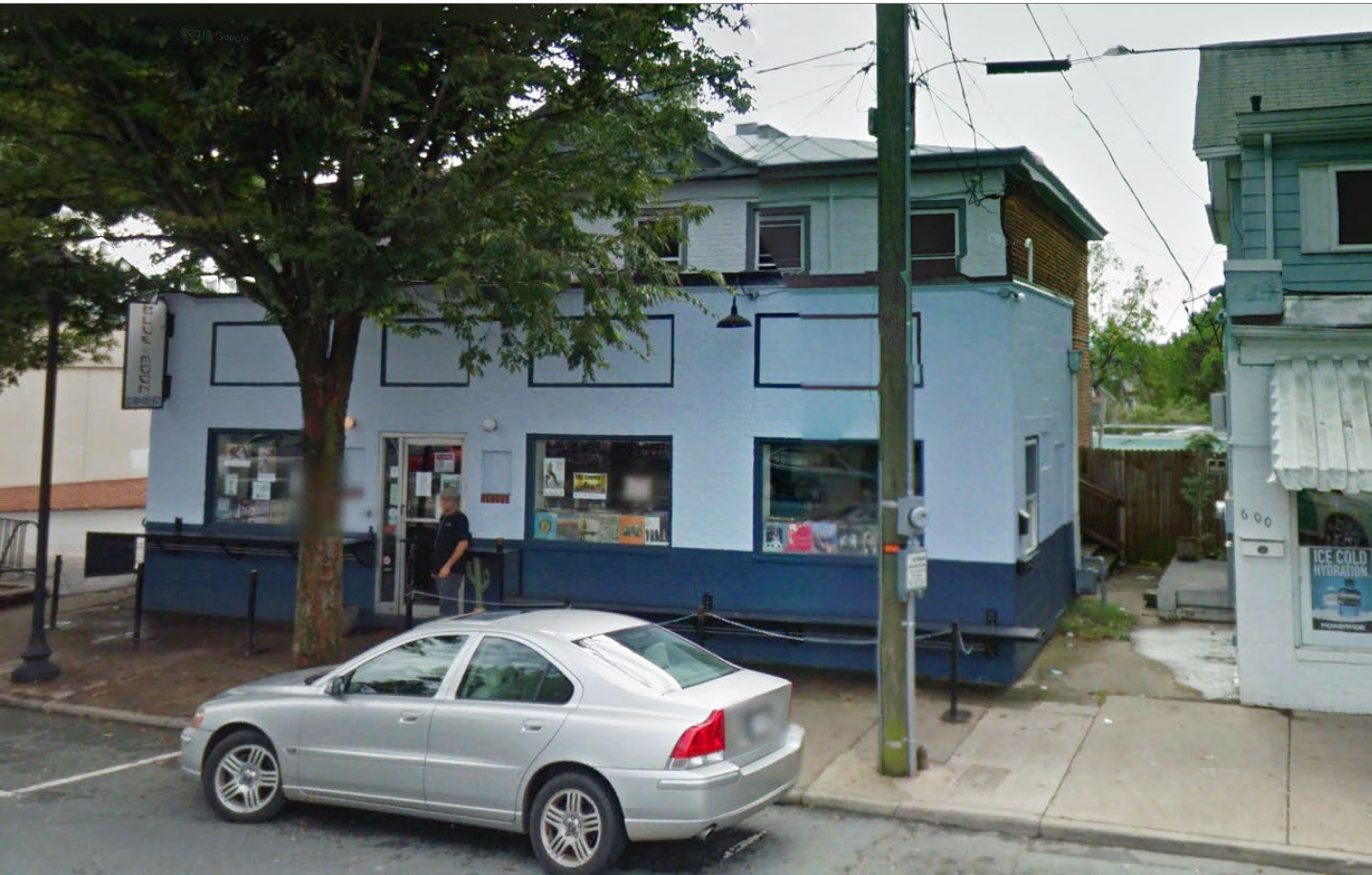
BUSHMAN DREYFUS ARCHITECTS, PC.  
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510 - 600 WEST MAIN STREET, CHARLOTTESVILLE, VA

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





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Site Photographs - 510-514 W Main St





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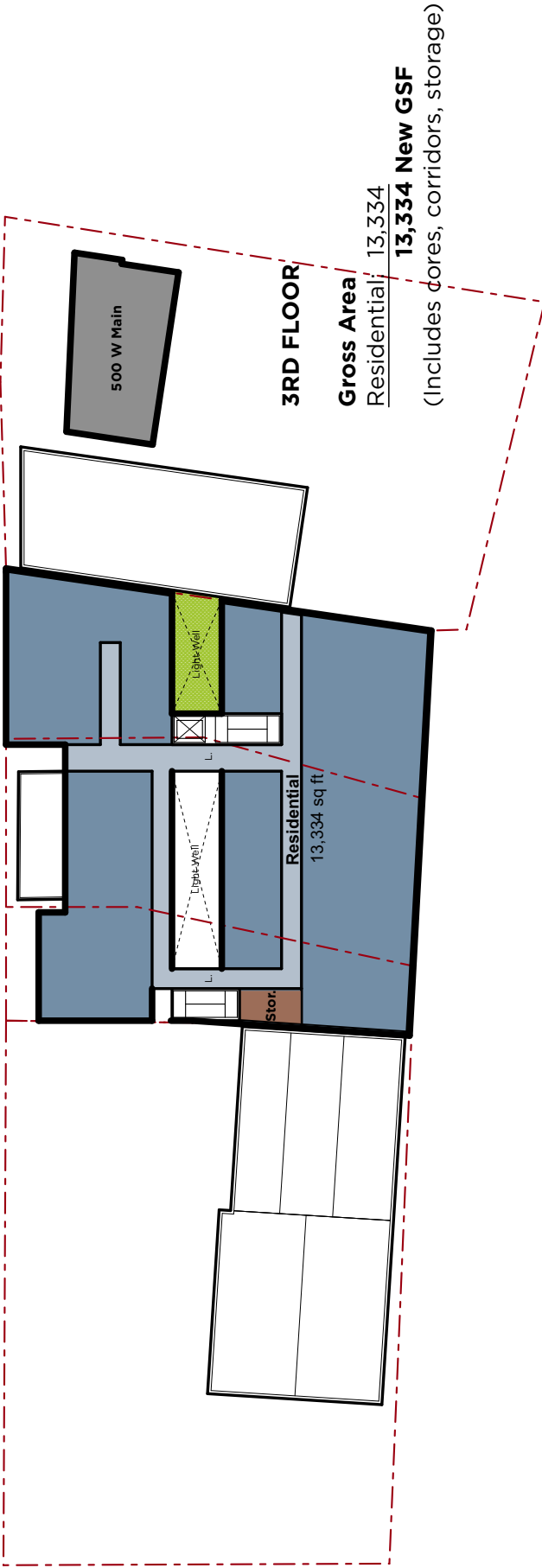
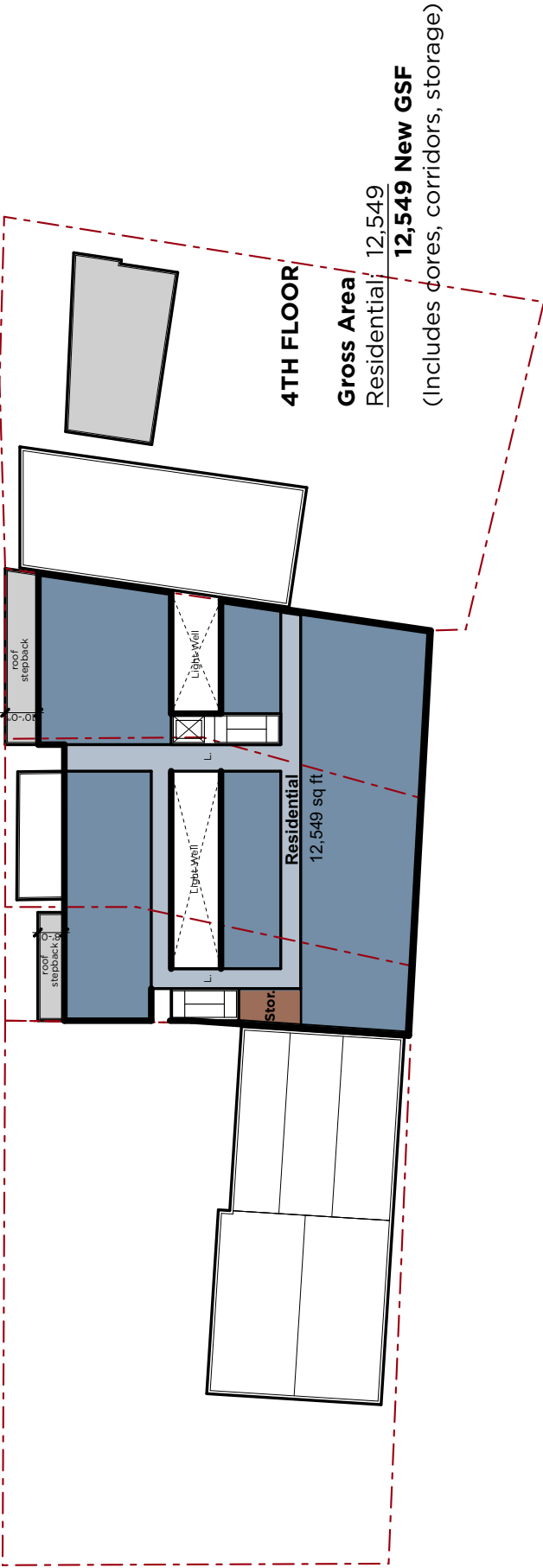
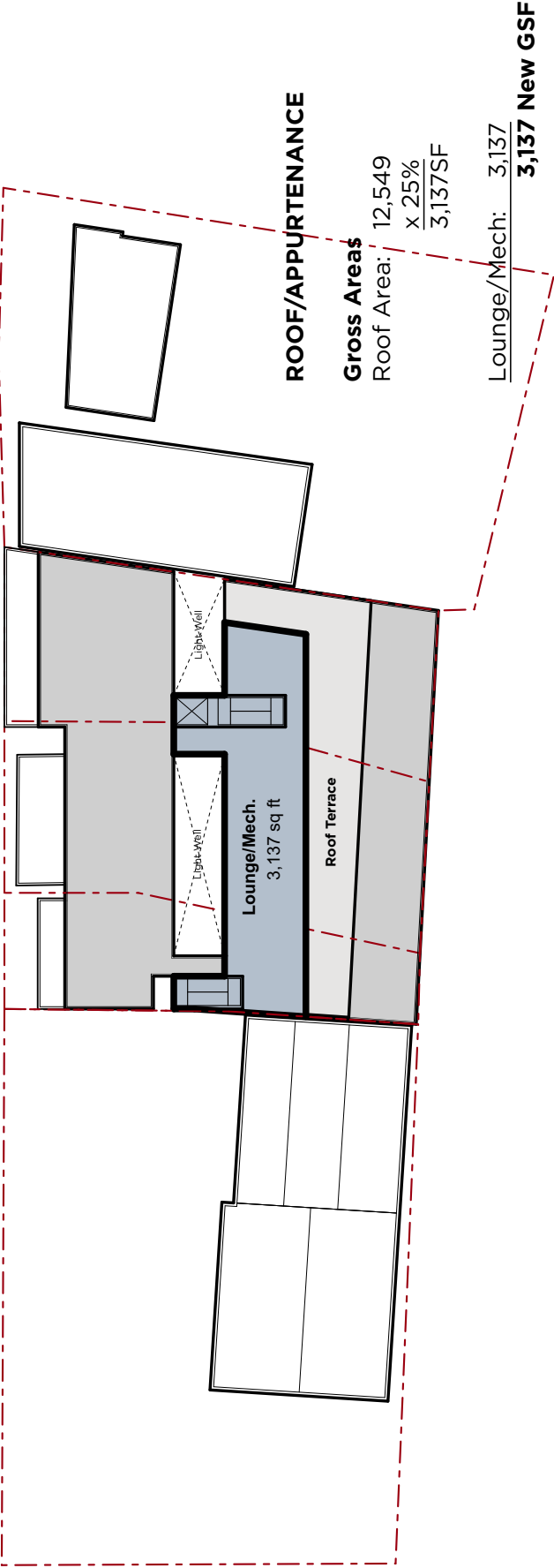
510 - 600 WEST MAIN STREET, CHARLOTTESVILLE, VA

Site Photographs - 600 W Main St











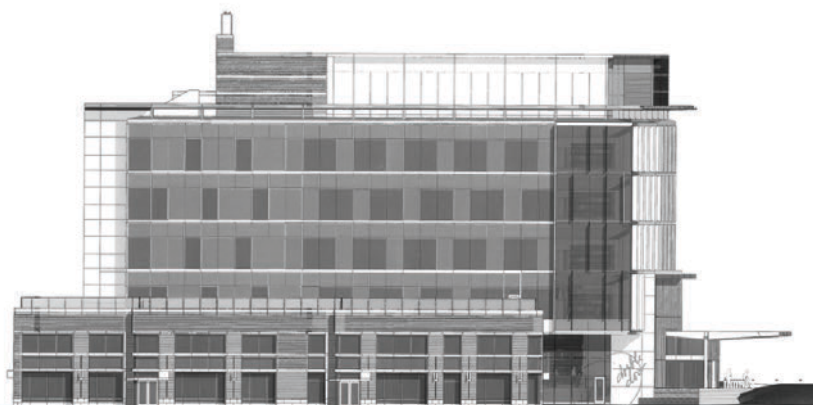
UnCommon



510 600 W. Main Street



The Flats



Battle Building



510 600 W. Main Street



The Standard



Century Link



Old Abemarle Hotel



510 600 W. Main Street



The Atlantic



Marriot Hotel



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Elevations of Context Buildings









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Site View 1





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Site View 2





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Site View 3





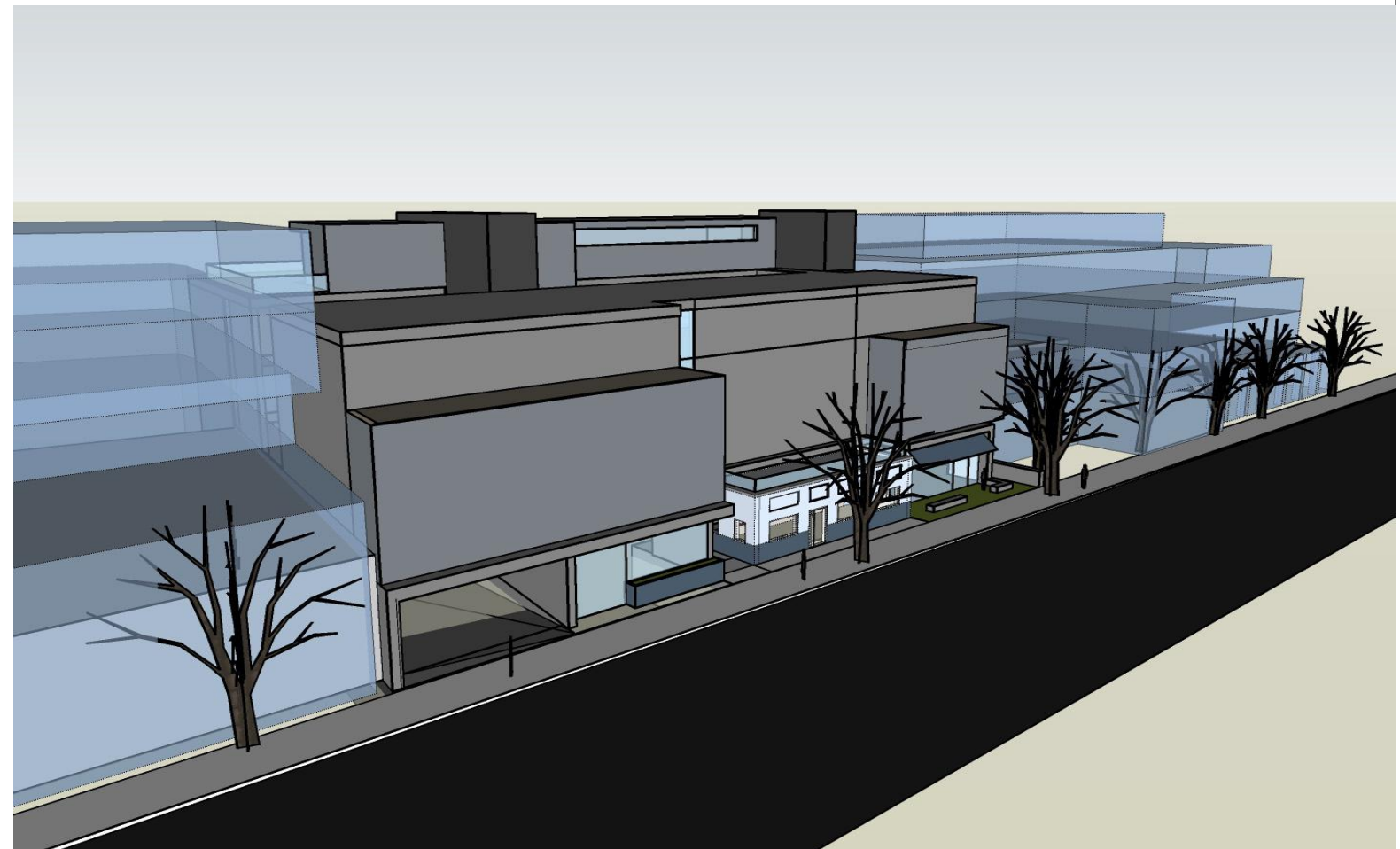
BUSHMAN DREYFUS ARCHITECTS, PC.  
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Site View 4





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434.295.1936

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Model Views