



Preliminary Discussion

Barksdale-Coles House
217 5th Street SW, TMP 290066000
Individually Protected Property
Applicant: Mitch Willey
Rehabilitation/Restoration of historic house; raze outbuildings and construct new.



Background

Year Built: c1854-1865 – Primary structure
District: IPP
Status: Contributing

The Barksdale-Coles-Hailstock house is a two-story, three-bay, stuccoed vernacular dwelling with a gabled roof and ornate bargeboard [also called a vergeboard]. Behind the house are three single-story structures—a garage and two dwellings, all believed to have been constructed in the 1940s or 1950s. The entire parcel is an IPP. The original house and the two small dwellings are contributing; the garage is not.

Prior BAR Reviews

None

Application

No submittal. See photos, maps, and historic surveys.

Preliminary discussion regarding 217 5th Street SW.

- Restore/rehabilitate the original, c1860s house. Landscape the front yard and replace the crumbling concrete walkway with a more authentic treatment. The landscaping would be simple but would create a much more welcoming façade and street presence. Replace the existing fencing with something more attractive but simple.

- Demolish the three outbuildings and construct new, two story structures that are roughly equivalent to the existing footprints, with similar setbacks and locations.
- Also behind the original house, construct two small residential buildings with a footprint of approximately 768 square feet each, a small lap pool and surrounding garden area

Discussion

Primary question from the applicant is whether or not the BAR would consider a request to raze the three, nod-twentieth century outbuildings as part of a project that redevelops the site and restores/rehabilitates the c1860s dwelling.

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria.

Demolition: For demolition, the review criteria is found in Sec. 34-278. - Standards for considering demolitions.

New Construction: While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*.

217 5th St SW: History (Draft)

John T. Barksdale bought property in 1854 (Alb Co DB 53, Pg 478). The house was built in 1865—or at least between 1854 and 1865. (From the historic survey, based on tax records.) The house is on the Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP) as a contributing structure to the Fifeville and Tonsler Neighborhoods Historic District.

We cannot know if Barksdale (1813-1879) ever lived in the house; in fact, it is doubtful he did. In the 1850, 1860 and 1870 censuses, he is white, lives in Albemarle, and reports a high level of wealth. He is buried in the family cemetery on Adventure Farm, near the Charlottesville Airport.

1860 US Census: John L. Coles, Black, a carpenter, born in 1837, living with his wife (Priscilla), infant son (Charley), and a 12-year-old boy (John Cogbell. Priscilla's maiden name is Anna Priscilla Cogbill, also Coghill.). That he was included in the 1860 Census indicates he and his family were Free Blacks.

1867: Barksdale sold the property to John L. Coles (1837-1905). Coles is known as a builder, so it is reasonable to believe that he constructed the house.

1870 US Census: John Coles, Priscilla, live here with five children.

1880 US Census: John Coles, Priscilla, live with nine children.

1900 US Census: John Coles, Priscilla and two daughters (Lizzie and Eva) lives at 217 5th Street, SW, which he owns “free” with no mortgage. Priscilla is listed as having had 11 children, with nine still living. In 1905, John Coles dies and is buried at Daughter of Zion Cemetery.

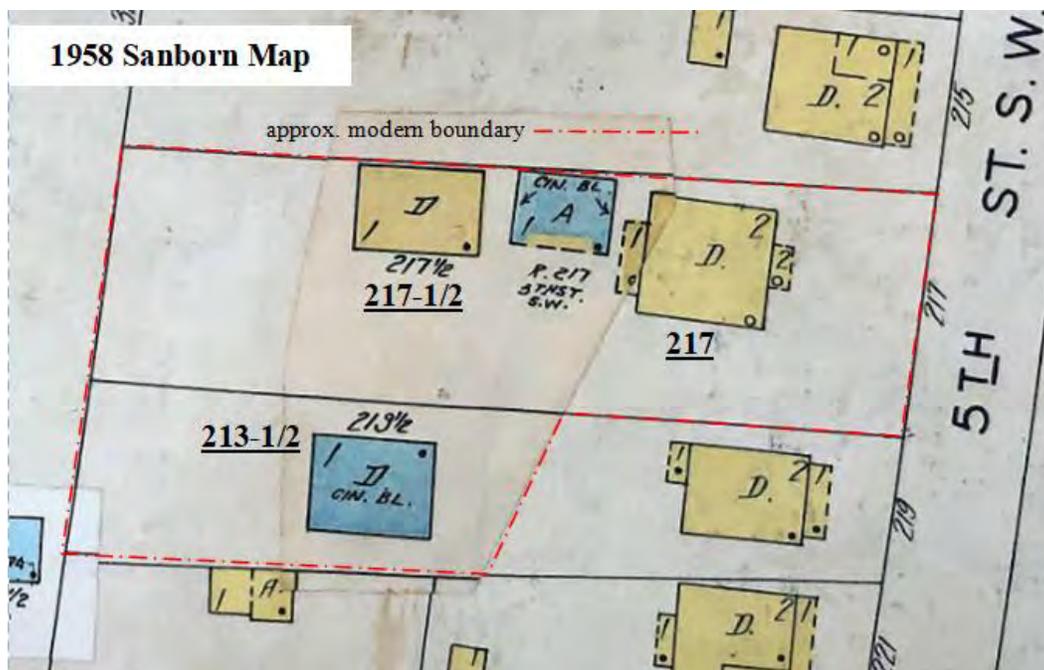
1928: RH (Richard Henry) Hailstock purchases the property.

1930 US Census: RH Hailstock is Black, born c1892, lives in the house with his wife, a son and daughter, and three men listed as “Roomer[s].” His occupation is a shoemaker who owns his own store. Per the 1931 City Directory, he owns Midway Shoe Store at 299 West Main. In the 1936 City Directory, the store is not listed and RH is listed as Rev[erend] Richard Hailstock.

1840 US Census: Hailstock listed is a government-employed Play Ground Director, and resides in the house with his wife and two sons.

Note on the construction dates for the two c1940s/1950s dwellngs: The 1958 Sanborn Map (below) indicates on one parcel the original house and, behind it, a garage and a small dwelling (217-1/2). Just south, on a separate parcel is a single-story dwelling (213-1/2), which is now within the modern parcel boundary. The 1940 Census lists no boarders residing at 217 and no listing for 217-1/2 or 213-1/2, suggesting the two small dwellings did not exist until after 1940.

1983: Property is sold by RH Hailstock’s daughter-in-law, Catherin Hailstock.



Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

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 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) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District and IPP Ordinance

Sec. 34-278. - Standards for considering demolitions.

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

- (6) The degree to which distinguishing characteristics, qualities, features or materials remain;
 - (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 (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
 - (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;
 - (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
 - (e) Any applicable provisions of the city's design guidelines (see section 34-288(6)).
- (9-15-03(3))

Pertinent ADC District and IPP Design Guidelines
 Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*
Checklist from section P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
 - a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 7 – *Demolition and Moving*

217 5th Street SW 104-0213-0159



Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, ca 1860**
July 2006: This 2-story, 3-bay, gable-roofed, stuccoed vernacular dwelling features a 2-story, bi-level, pedimented entrance porch with decorative vergeboard. Believed to have been constructed ca. 1854-1864 by John T. Barksdale the single-pile symmetrical dwelling rests on a low foundation and has an asphalt shingled roof. The deeply overhanging eaves have a scalloped vergeboard on all sides. To the rear are a 2-story shed-roofed wing with a central brick flue and a rear 1-story shed-roofed wing. The 2-story, 1-bay front porch has square supports and a modern exterior stair allowing for access to the second-floor central door and porch. All the 2/2-sash windows have been replaced with modern 1/1-sash.

<i>Individual Resource Status:</i>	Single Dwelling Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i>	Garage Non-Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i>	Single Dwelling Contributing	<i>Total:</i> 1
<i>Individual Resource Status:</i>	Single Dwelling Contributing	<i>Total:</i> 1

c1984



July 2020





July 2020





Architectural And Historic

Survey

Identification

<p> STREET ADDRESS: 217 Fifth Street, SW MAP & PARCEL: 29-66 CENSUS TRACT AND BLOCK: PRESENT ZONING: R-2 ORIGINAL OWNER: John T. Barksdale ORIGINAL USE: Rental Property? (Residence) PRESENT USE: Residence PRESENT OWNER: Catherine H. Hailstalk ADDRESS: c/o J. Barrett Jones 421 Park Street Charlottesville, VA 22901 </p>	<p> HISTORIC NAME: Barksdale-Coles-Hailstalk House DATE / PERIOD: c. 1854-1864, c. 1890-95?, c. 1928? STYLE: Vernacular HEIGHT (to cornice) OR STORIES: 2 storeys DIMENSIONS AND LAND AREA: 64' x 206' CONDITION: Good 32' x 100' (16,384 sq. ft.) SURVEYOR: Bibb DATE OF SURVEY: Spring, 1984 SOURCES: City/County Records 1877 Gray Map Sanborn Map Co. - 1896, 1907, 1920, 1929-57 </p>
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ARCHITECTURAL DESCRIPTION

This house is distinguished by a small two-storey pedimented entrance porch. It is a 2-storey, 3-bay single-pile house with a 2-storey rear wing making it double pile. It is set on a low foundation and has a partial basement. The weatherboarded walls have been faced with stucco, and composition shingles have replaced the metal on the medium pitched gable roof. The roof has projecting eaves and verges, a boxed cornice, and sawn bargeboard and eaves trim. Two exterior chimneys located at the rear of the original section were made central chimneys by the rear addition. The wide double-sash windows are 2-over-2 light with architrave trim, the same height at both levels. The 2 storey entrance porch centered on the facade has a steep gable roof with cornice returns. Each level has square posts and a simple balustrade. The first level has a tile floor. The door have plain trim. The rear elevation of the house is covered by a 2-storey addition with a shed roof only slightly lower pitched than the gable roof of the main block. The eaves and verges do not project as far and they lack the sawn trim. Side windows are 2-over-2 light with plain trim. Because of the low roofline on the rear elevation, windows at the second level are half-sized casement. A one-storey shed-roofed porch across the rear elevation has been enclosed.

HISTORICAL DESCRIPTION

John T. Barksdale bought this lot in 1854 (ACDB 53-478) and built the house by 1865 according to tax records. John C. Coles contracted to buy it in 1867 and received a deed in 1870 (ACDB 65-496). His family owned it for over half a century. Increases in the tax appraisal in the 1890's may be due to the rear addition. It is shown on the 1907 Sanborn Map. The Rev. R. H. Hailstock bought the house from the Coles family in 1928 (City DB 64-194) and lived there until his death in 1983 (WB 27-182). He may have faced the walls with stucco soon after buying the house. The two cottages in the back yard were built sometime after 1920.

Additional references: City WB 3-223; City DB 57-458, 58-165.





Dwelling c1940s/50s

Garage c1940s/50s

Approximate parcel boundary

Dwelling c1940s/50s

Barksdale-Coles House
c1854-1865

217 5th Street SW — Looking northwest



Approximate parcel boundary

Dwelling c1940s/50s

Dwelling c1940s/50s

Braden Property Management

Garage c1940s/50s

Barksdale-Coles House
c1854-1865

217 5th Street SW — Looking southwest

5th Street SW
5th St SW

Google



Barksdale-Coles House
c1854-1865

Braden Property
Management

5th Street SW

Dwelling c1940s/50s

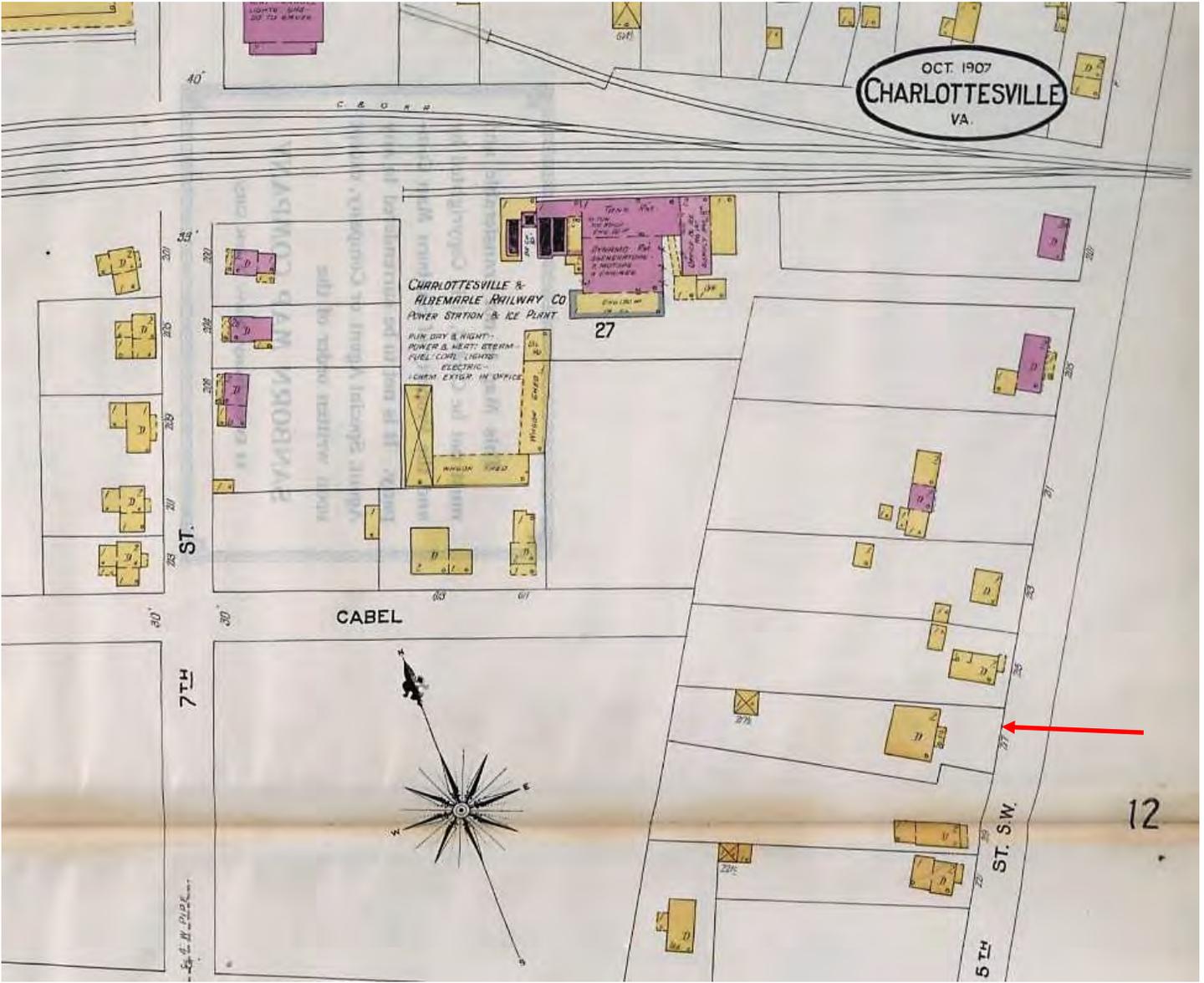
Dwelling c1940s/50s

Garage c1940s/50s

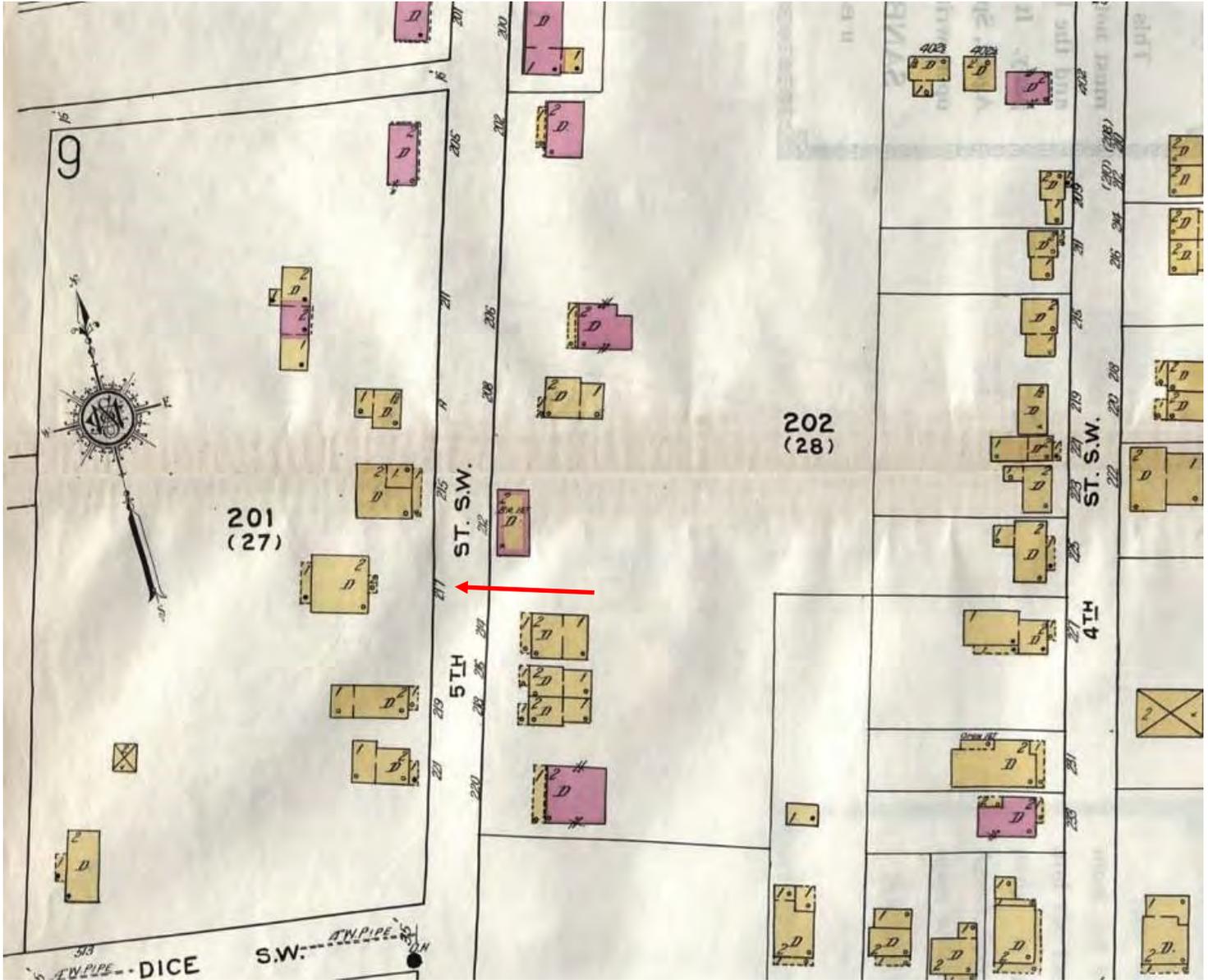
Approximate parcel boundary

217 5th Street SW — Looking southeast

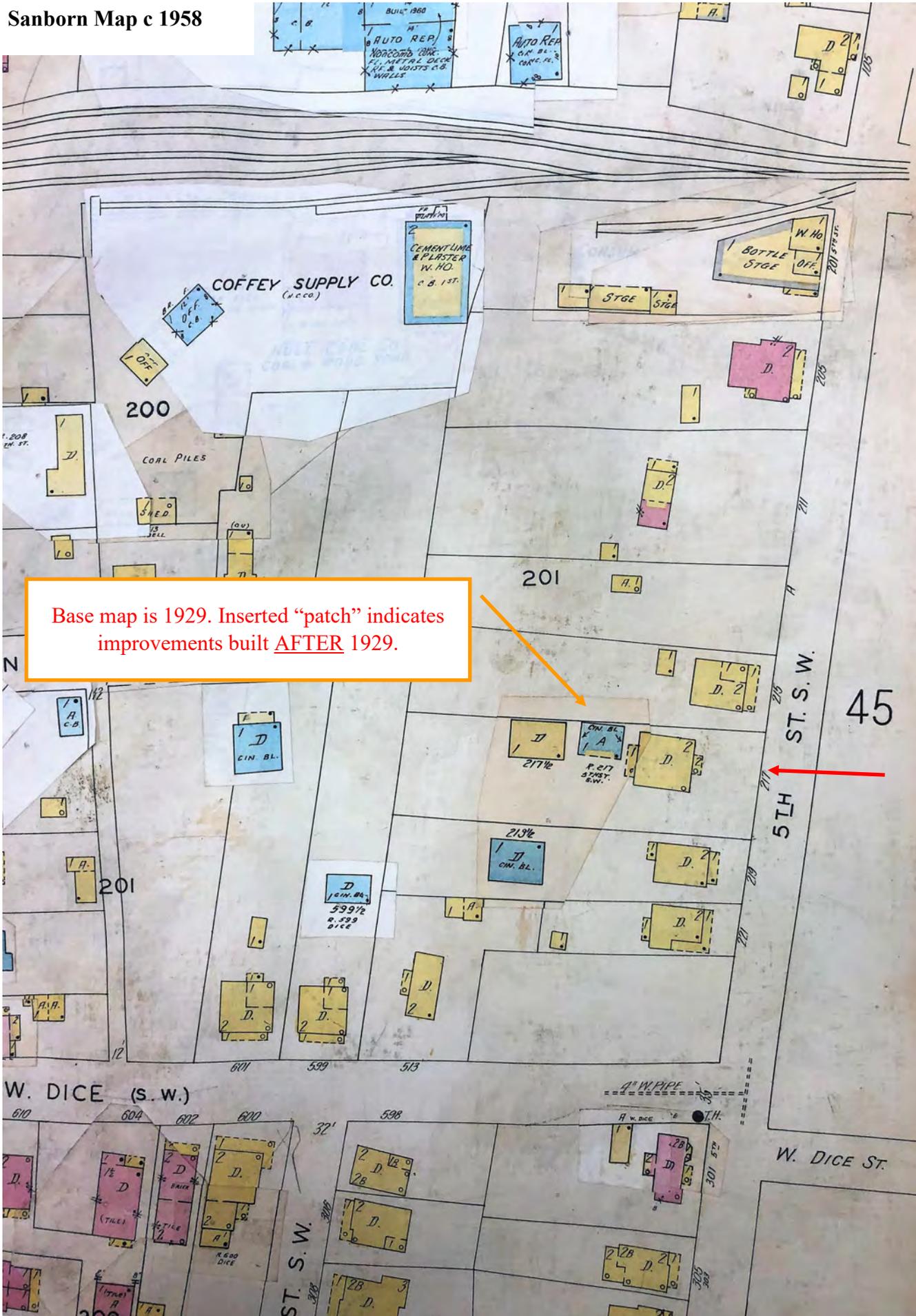
Sanborn Map 1907



Sanborn Map 1920



Sanborn Map c 1958



Base map is 1929. Inserted "patch" indicates improvements built AFTER 1929.

45

Sanborn Map c 1968

