

From: Scala, Mary Joy
Sent: Tuesday, April 23, 2013 10:37 AM
To: 'max@redlightmanagement.com'
Cc: 'stu.rifkin@gmail.com'
Subject: BAR action

April 23, 2013

Max DiStefano
321 E Main Street #201
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 13-04-07
120 E Main Street
Tax Map 28 Parcel 26
120 East Main Street, LLC etal, Owner/ Stu Rifkin, Applicant
Ten Restaurant café furniture

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2013. The following action was taken:

Approved (6-0) the all black café furniture.

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.

This certificate of appropriateness shall expire in 18 months (October 16, 2014), 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 construction. 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.

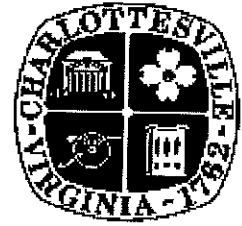
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 16, 2013**



Certificate of Appropriateness Application

BAR 13-04-07

120 E Main Street

Tax Map 28 Parcel 26

120 East Main Street, LLC etal, Owner/ Stu Rifkin, Applicant

Ten Restaurant café furniture

Background

120 East Main Street is a contributing property located in the Downtown ADC district. The 3-story building is described as Italianate Commercial style and was constructed ca. 1890. The first floor is occupied by Blue Light Grill; the second floor is occupied by Ten Restaurant.

May 15, 2007 - The BAR denied the application for Ten Restaurant to place dark wood stained furniture on the mall as it does not meet the criteria.

December 18, 2012 – The BAR approved a storefront renovation to Blue Light Grill as submitted at the meeting (without the fixed glass above the doors).

Application

The applicant is seeking approval to replace the existing café furniture with tables and chairs constructed of Polywood. The preferred color choice would be Natural color woodgrain-finish slats with Black metal frame. Second choice would be Black slats with Black frame.

Discussion

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;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines - Signs, Awnings, Vending, and Cafes

E. Outdoor Cafes

All elements, including chains, bollards, tables, chairs, planters, and trash containers, should be the same color, materials, and design character. Black, being the dominant color of mall elements, or silvertone metal are preferred. The use of treated lumber or unfinished wood anywhere on the mall is not allowed.

1. Fences, Chains, and Bollards

- a. Should be wrought iron or black painted metal.*
- b. Should be kept well-maintained.*
- c. Chain-links shall be two inches in length or larger.*
- d. Bollards shall be at least 3 inches in diameter.*

2. Tables and Chairs

- a. Should be wrought iron, black painted or silvertone metal. Other materials or colors require BAR approval.*
- b. Cloth tablecloths and removable seat cushions are permitted. Materials other than cloth, and color are subject to BAR approval.*

3. Planters

- a. Should be compatible in terms of design, scale, and color with other elements of the café. The planter material shall be terra cotta or concrete. Other materials require BAR approval.*

4. Umbrellas

- a. If used, may contain a maximum of one dark or neutral solid color that is compatible with the furniture.*
- b. The size of the umbrella should be in scale with the table. Oversize umbrellas may be permitted, but all parts must be contained within the café space.*
- c. No text is permitted on an outdoor café umbrella.*

5. Trash Containers

- a. Black metal is preferred.*
- b. Should be located within the café enclosure.*

Recommendations

Staff will approve café furniture administratively if it is black or silvertone metal, per the guidelines. Other materials and colors require BAR approval to ensure sustainable materials are used, and to ensure consistency with the Mall's urban appearance.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending, and Cafes, I move to find that the proposed café furniture satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

P13-0063



**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

RECEIVED
APR 04 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

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 4 p.m.

Owner Name Sushi Ten, LLC Applicant Name Max DiStefano
Project Name/Description Cafe Furniture Parcel Number 280026000 RPC: 14 872
Property Address 120-B E. Main St., Charlottesville, VA 22902

Applicant Information

Address: 321 E. Main St., #201
Charlottesville, VA 22902
Email: max@redlightmanagement.com
Phone: (W) 434-245-4950(H)
FAX: 434-245-4909

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.)

Max DiStefano 4/3/2013
Signature Date
Max DiStefano 4/3/2013
Print Name Date

Property Owner Information (if not applicant)

Address: 120 East Main Street LLC
510 E Main St, Charlottesville, VA 22902
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature _____ Date _____
Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary): Purchase furniture for
Downtown Mall cafe.

List All Attachments (see reverse side for submittal requirements):

For Office Use Only

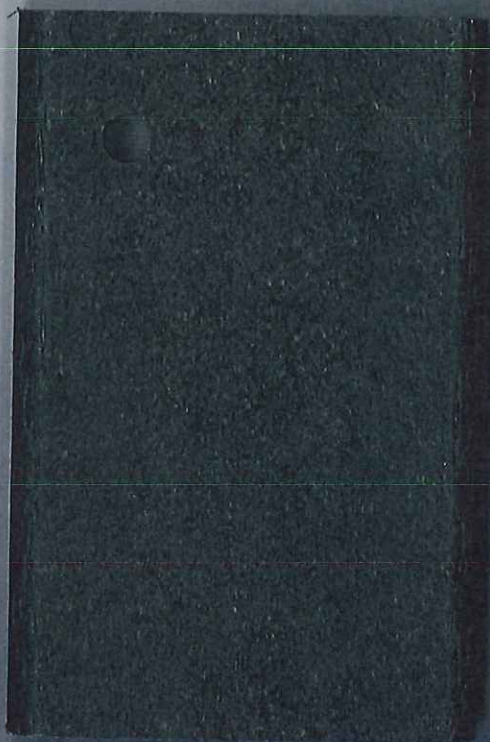
Received by: Bsu
Fee paid: 125.00 Cash/Ck. # 11698
Date Received: 4/4/2013

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P13-0063

POLYWOOD
Intelligent Design™

Textured Black





POLYWOOD®

POLYWOOD™

Intelligent Design™

Whitney Munn

Sales Representative

wmunnpolywoodinc.com

P: (877) 457-3284 Ext. 316

C: (574) 325-5092

F: (574) 457-4723

Poly-Wood, Inc.
1001 W. Brooklyn St.
Syracuse, IN 46567
polywoodinc.com

COLLECTION





All Euro chaise lounges are stackable

The modern appearance of the Euro Collection bears the essence of cool sophistication but that doesn't mean it lacks the welcoming warmth and comfort that you expect from your outdoor furniture. The finely crafted aluminum frames create strong, sleek lines while the fashionable and fade-resistant colors soften it just enough to make you want to linger awhile.



SHOWN ON COVER:

- A101 - Euro Counter Side Chair
- A201 - Euro Counter Arm Chair
- AC1 - Euro Chaise
- ATR36 - Euro 36" Square Counter Table

Featured Sets

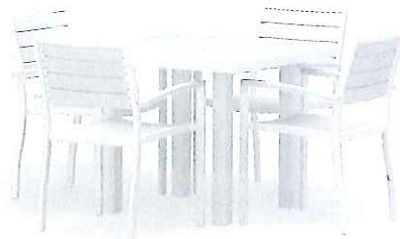
Shown are the recommended POLYWOOD™ Euro dining sets. For additional table options, please reference the 2013 Outdoor Performance Furnishings Catalog Table Index on pages 46 – 51.



PWS117 - 6 Seat Euro Dining Set

Minimum Required Space: 8' 6" x 11' 6"

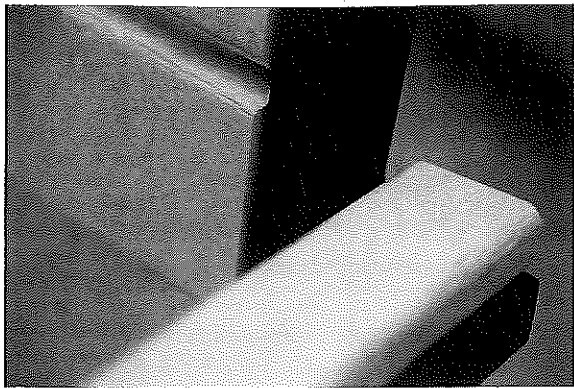
- (4) - A100 (1) - AT3672
- (2) - A200



PWS118 - 4 Seat Euro Dining Set

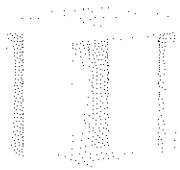
Minimum Required Space: 8' 6" x 8' 6"

- (4) - A200
- (1) - AT36



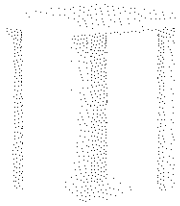
If you're looking to bring fashion-forward flair to your outdoor living space, you'll love the contemporary design of our Euro Collection.

Tables



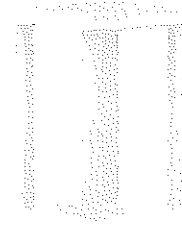
AT36 - Euro 36" Square Dining Table

W 36" 56 Lbs.
H 29"
D 36"



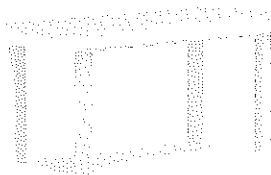
ATR36 - Euro 36" Square Counter Table

W 36" 58 Lbs.
H 37"
D 36"



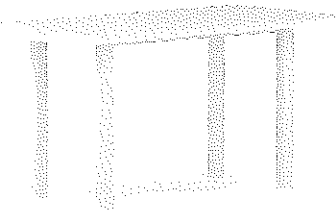
ATB36 - Euro 36" Square Bar Table

W 36" 60 Lbs.
H 42"
D 36"



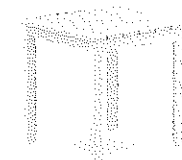
AT3672 - Euro 36" x 72" Dining Table

W 36" 95 Lbs.
H 29"
D 72"



ATR3672 - Euro 36" x 72" Counter Table

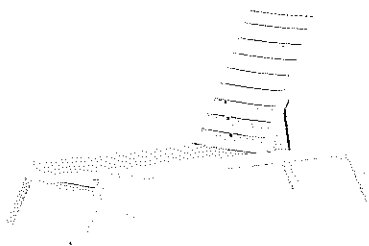
W 36" 101 Lbs.
H 37"
D 72"



AT18 - Euro 18" Side Table

W 16.75" 11 Lbs.
H 18"
D 16.75"

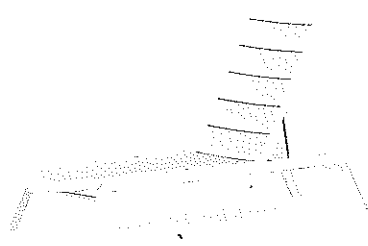
Chaise



AC1 - Euro Chaise

W 23" 50 Lbs.
H 38.63" Stackable
D 78.25"

SOLID™ Chaise



AC120 - Euro SOLID™ Chaise*

W 23" 63 Lbs.
H 38.63" Stackable
D 78.25"



AC120 - Euro SOLID™ Chaise shown in white slats with textured Bronze frame

Chairs

SOLID™ Chairs

A100 - Euro Dining Side Chair

W 18.75" 14 Lbs.
 H 33.5"
 D 21.75"

A200 - Euro Dining Arm Chair

W 22.25" 17 Lbs.
 H 33.5"
 D 22.5"

A120 - Euro SOLID™ Side Chair*

W 18.75" 17 Lbs.
 H 33.5"
 D 21.75"

A101 - Euro Counter Side Chair

W 18.75" 18 Lbs.
 H 41"
 D 22"

A201 - Euro Counter Arm Chair

W 22.25" 20 Lbs.
 H 41"
 D 22.5"

A220 - Euro SOLID™ Arm Chair*

W 22.25" 20 Lbs.
 H 33.5"
 D 22.5"

A102 - Euro Bar Side Chair

W 18.75" 19 Lbs.
 H 46"
 D 22"

A202 - Euro Bar Arm Chair

W 22.25" 21 Lbs.
 H 46"
 D 22.5"

Please see pages 52-53 in the 2013 Outdoor Performance Furnishings Catalog for enlarged stat, frame and fabric swatches.

*Available in SOLID™ colors only.

Frame Colors



Vibrant Colors



Traditional Colors



SOLID™ Colors



Plastique™



Three Slat Options for Euro



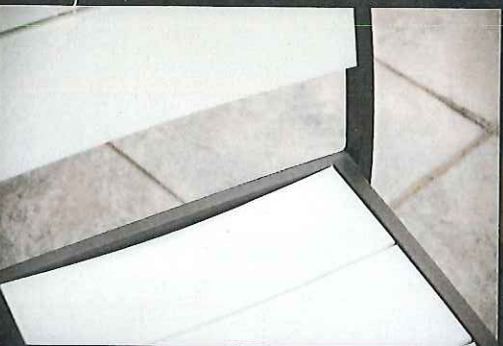
POLYWOOD™ Lumber

Made from high-density polyethylene (HDPE), POLYWOOD lumber has the warm, rich look and texture of real wood without the maintenance real wood requires. Since it doesn't absorb moisture, it won't rot, splinter or crack. It's also resistant to most weather conditions, mold, mildew, food and drink stains.



Plastique™

Plastique™ is made from a proprietary blend of thermoplastics and has a beautiful wood grain finish that closely resembles the look and feel of natural teak. It's stylish and sophisticated while still delivering the utmost in durability and functionality with very little maintenance required. Plastique is the perfect combination of natural beauty and all-weather performance.



SOLID™

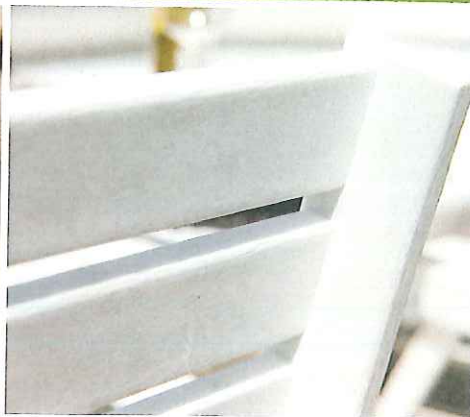
SOLID™, composed of marine grade polymer, is the ultimate in contemporary design. Sleek, smooth and sophisticated perfectly define this durable, easy to clean, low maintenance surface. Unlike a natural wood grain pattern, SOLID offers a more modern, uniform surface that's smooth to the touch.

All-Weather Material

Recycled

Low Maintenance

Made in the USA



Our Company

What happens to all the milk jugs that have been recycled throughout the years? In 1990, in a garage in Northern Indiana, an innovative idea was taking shape. High school friends noted the high performance characteristics of plastic and its use in outdoor applications. Doug Rassi (President) and Mark Phillabaum (Sales), founders and owners of Poly-Wood, Inc., discovered they could extrude recycled milk jugs into plastic lumber. That lumber could then be used to design and build outdoor furniture with fundamental performance qualities.

Our Lumber

POLYWOOD™ Lumber is made from high-density polyethylene (HDPE), UV-inhibited pigment systems, foaming compounds, and selected process additives. The HDPE primary raw material is derived from post-consumer bottle waste, such as milk and detergent bottles or other HDPE post industrial material. This material is cleaned by a decontamination process to a high purity level, which removes contaminants such as food residue, paper, and adhesives. It is then compounded into a rigid board stock material; with the resulting finished product containing over 90% recycled plastic by weight.

Our Furniture

Poly-Wood, Inc. designs and manufactures timeless classic outdoor furniture. What sets our product apart is our famous recycled milk jug lumber. POLYWOOD's solid dimensional plastic lumber is made from HDPE which is impervious to all types of weather conditions including rain, snow, salt water, sun and ice. The characteristics of this durable material are both pleasant to the eyes and touch. POLYWOOD unites its plastic lumber with stainless steel hardware producing long lasting performance furnishings.

POLYWOOD™

Intelligent Design™

+ Poly-Wood, Inc.

1001 W. Brooklyn St.
Syracuse, IN 46567

+ Phone: (574) 457-3284

+ Toll Free: (877) 457-3284

+ Fax: (574) 457-4723

+ polywoodinc.com

+ Dealer Information

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 2, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 13-04-07

120 E Main Street

Tax Map 28 Parcel 26

120 East Main Street, LLC etal, Owner/ Stu Rifkin, Applicant

Ten Restaurant café furniture

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, April 16, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner