

**From:** Scala, Mary Joy  
**Sent:** Wednesday, July 27, 2016 4:31 PM  
**To:** Adams, William  
**Subject:** BAR Action - 1509 University Avenue - july 19, 2016

July 27, 2016

William Adams, Train Architects  
612 East Jefferson Street  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**

BAR 16-07-04  
1509-11 University Avenue  
Tax Parcel 090078100  
Amorgos LLC, Owner/William Adams, Train Architects, Applicant  
Renovation of store façade and interior

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2016. The following action was taken:

**Schwarz moved to find that the proposed storefront reconstruction in concept satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and the BAR approves the application for the following items: the 13'-8" opening height, the painting of the brick, and the general configuration of Scheme B, with the parapet height staying as it exists. Mohr seconded. Motion passed (7-0).**

Please submit your final drawing for BAR approval when you are ready.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 19, 2016**



**Certificate of Appropriateness Application**

BAR 16-07-04

1509-11 University Avenue

Tax Parcel 090078100

Amorgos LLC, Owner/William Adams, Train Architects, Applicant

Renovation of store façade and interior

---

**Background**

1509 University Avenue is a non-contributing property in The Corner ADC District. Survey information is attached. By 1980 the current 3-bay storefront was in place. According to Eugenia Bibb's survey, a 1946 photograph appears to show a storefront with a recessed entrance at the western end and a large panel of white bordered with black carerra glass above.

According to the City Directories, the present building was probably erected in the mid-1930s. Eljo's, a men's clothing store, occupied the building from the early 1950s until 1986. The store front was rebuilt at some time during that period.

October 20, 2015 - (1511 University Ave- College Inn) the BAR *does not* approve the deck but the BAR approves (7-0) the building [storefront demolition and reconstruction] as designed.

**Application**

The applicant wishes to demolish and reconstruct the 1511 University Avenue storefront in order to create an open façade allowing the restaurant program more interaction with the street.

The existing store front will be completely renovated with a new 14 ft. tall storefront door, a three-panel storefront transom atop a steel beam and six-panel Nana wall. In between the new door and Nana wall there will be metal panels on the wall (painted to match the Nana wall.) The parapet height will increase to match the adjacent building to the east. The brick surround is proposed to be painted. The existing lights will be removed. A sign is proposed over the entrance.

A sidewalk café space is also being proposed.

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

**Pertinent Guidelines for Rehabilitation include:**

**B. Facades and Storefronts**

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

1. *Conduct pictorial research to determine the design of the original building or early changes.*
2. *Conduct exploratory demolition to determine what original fabric remains and its condition.*
3. *Remove any inappropriate materials, signs, or canopies covering the façade.*
4. *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
5. *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
6. *When designing new building elements, base the design on the 'typical elements of a Commercial façade and storefront' (see drawing next page).*
7. *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
8. *Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
9. *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
10. *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.*
11. *Avoid introducing inappropriate architectural elements where they never previously existed.*

**Pertinent Design Review Guidelines for Additions and New Construction**

**N. PAINT**

*The appropriateness of a color depends on the size and material of the painted area and the context of surrounding buildings.*

1. *The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.*

2. *In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter IV: Rehabilitation.*
3. *Do not paint unpainted masonry surfaces.*
4. *It is proper to paint individual details different colors.*
5. *More lively color schemes may be appropriate in certain subareas dependent on the context of the sub-areas and the design of the building.*

### **Discussion and Recommendations**

The proposed application raises several questions about the applicants request for a store front renovation.

Because this store front's location is so prominent, the drawings should be prepared with greater thoughtfulness and detail. Staff assumes this was submitted as a preliminary, to determine if the proposed changes would be appropriate.

- The scale of the elements in the store front should be considered in reference to both the abutting buildings and The Corner ADC district as a whole. In staff opinion, the proposed changes are not in scale with the Corner historic buildings.
- There is no reason to raise the parapet other than possibly to elevate the signage, which may not exceed 20 ft. in height.
- Paint colors for the masonry wall, the steel beam, the metal coping, and metal panels should be submitted for the BAR members to review. They should also be included on a color elevation or perspective drawing. Regardless of the color palette presented, the ADC Guidelines explicitly state "Do not paint unpainted masonry surfaces," (Chapter 3 N.3) so painting the existing brick is not compliant with these guidelines.
- As far as the outdoor café is concerned, zoning officials will determine its size and capacity, allowing sufficient room for pedestrians using the sidewalk. If the tables and chairs are black or silver metal, they may be approved administratively. Umbrellas may not contain text. The enclosure must be detectable, and must be black metal.

Staff suggests that the BAR make comments and ask the applicant to defer and resubmit.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed storefront reconstruction does not satisfy the BAR's criteria and is not compatible with this property and other properties in The Corner ADC District, and the BAR denies this application.

# Architectural And Historic Survey



## Identification

**STREET ADDRESS:** 1509 University Avenue

**MAP & PARCEL:** 9-78

**CENSUS TRACT AND BLOCK:**

**PRESENT ZONING:** B-3

**ORIGINAL OWNER:** J. H. Irving & Harry H. Robinson

**ORIGINAL USE:** Restaurant?

**PRESENT USE:**

**PRESENT OWNER:** College Land Trust

**ADDRESS:** c/o David H. Pettit

409 Park Street

Charlottesville, Virginia 22901

**HISTORIC NAME:**

**DATE / PERIOD:**

**STYLE:** Colonial Revival

**HEIGHT (to cornice) OR STORIES:** 1 storey

**DIMENSIONS AND LAND AREA:** 33,995 sq. ft.

**CONDITION:** Good

**SURVEYOR:** Bibb

**DATE OF SURVEY:** Summer 1986

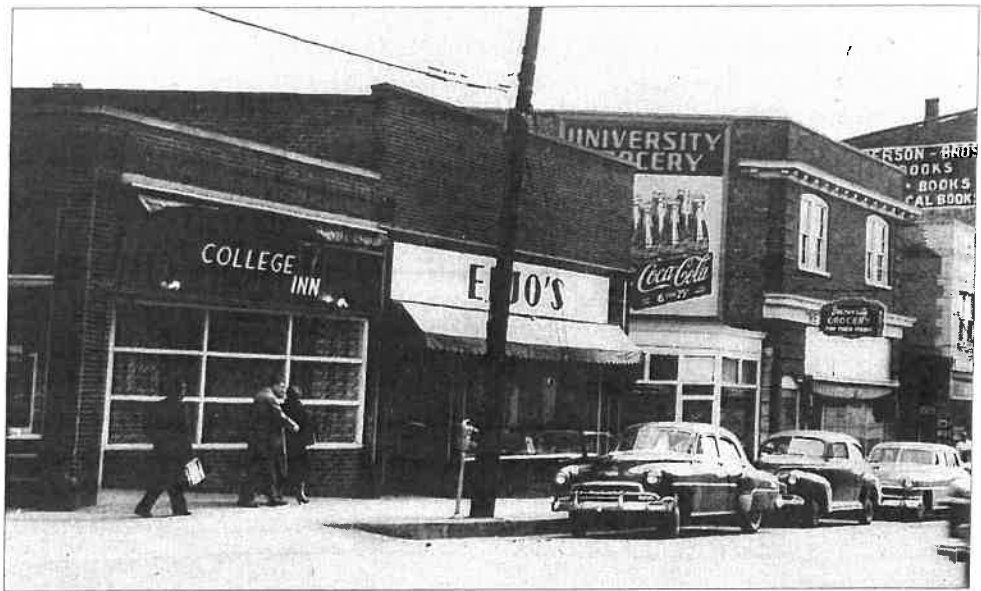
**SOURCES:** City Records      Holsinger Photographs  
Sanborn Map Co. - 1920, 1929-57  
Eddins, Around the Corner After World War 1

## ARCHITECTURAL DESCRIPTION

The facade of this one-storey building is constructed of brick laid in stretcher bond. The 3-bay storefront has a central entrance with pilasters carrying a broken pediment. In the side bays, projecting display windows with bellcast roofs covered with standing-seam copper are supported on struts. There is a simple wooden entablature below the plain parapet. A 1946 photograph appears to show a storefront with a recessed entrance at the western end and a large panel of white bordered with black carerra glass above. The rear elevation is constructed of brick laid in 6-course American-with-Flemish bond. It has a small segmental-arched window.

## HISTORICAL DESCRIPTION

J. H. Irving and Harvey H. Robinson purchased this entire small block, known as "the Carter Lot", in 1922 (City DB 4-0241) and built the building at the eastern end for their grocery business. This portion of the block was an open, tree-shaded field. Later in the 1920's Charlie Zehab conducted a restaurant in a one-storey wooden building set back from the street. According to City Directories and Sanborn Maps, the present building was probably erected in the mid-1930's. Eljo's, a men's clothing store, occupied the building from the early 1950's until 1986. The storefront was rebuilt at the same time during that period.



1946

## *Clothes and the Man*

After WWII, as older veterans filled the classrooms, the tradition that first-year men wear hats came to an end. "Tradition should be flexible," a student reasoned in 1946. "It should adjust to changing conditions. The hat convention should be abandoned graciously, without hysteria." And so it was. But the coats and ties remained.

In the fall of 1953 *Cavalier Daily* described the unofficial school uniform to new students:

*This year as in years past the flannel suit is the most popular. The trend is definitely towards the more conservative colors. Most popular of course for all around use is the sports coat and slacks combination. Sport coats are generally on the conservative side. Oxford or charcoal flannel slacks with a sport coat is almost as much tradition as Seal or the term Grounds.*

*In the shirt department oxford cloth is definitely the fashion. The trend is generally to white, with an occasional light brown, blue or gray. Repp ties are as in years past the most popular. In footwear the preference is to cordovan and Scotch grain. The white*

*buck, tradi  
Cavaliers,  
and early  
are first in  
are narrow  
Sweate  
v-neck  
popular in  
Cashmere  
campus w  
favorite wi  
neat tie, b  
shirt, smal  
rib sox, ar*

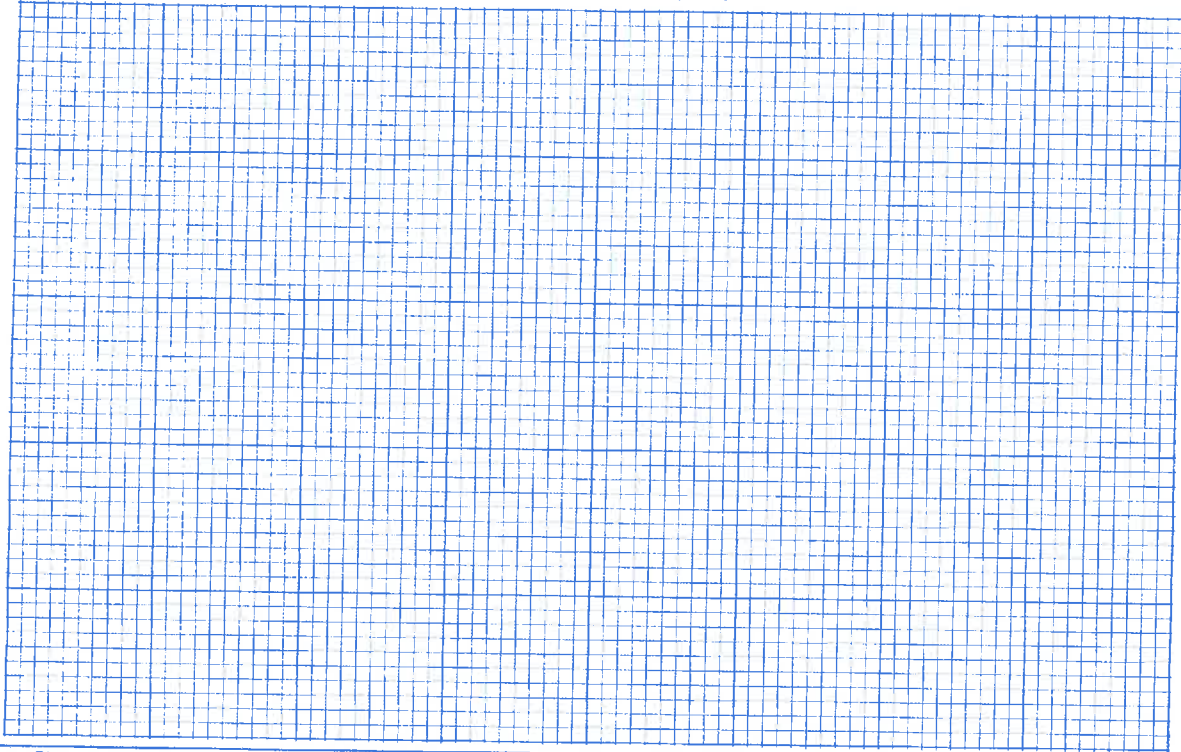
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Sources and bibliography  
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Douglas H. Knutson

UVA Architectural History

Date

Mar 1980



Date 3/10/96 File No. 104-133-57

Name The Garment District

Town Charlottesville

County \_\_\_\_\_

Photographer Si E. ENRIK

Contents 1 exterior view.

\_\_\_\_\_  
\_\_\_\_\_



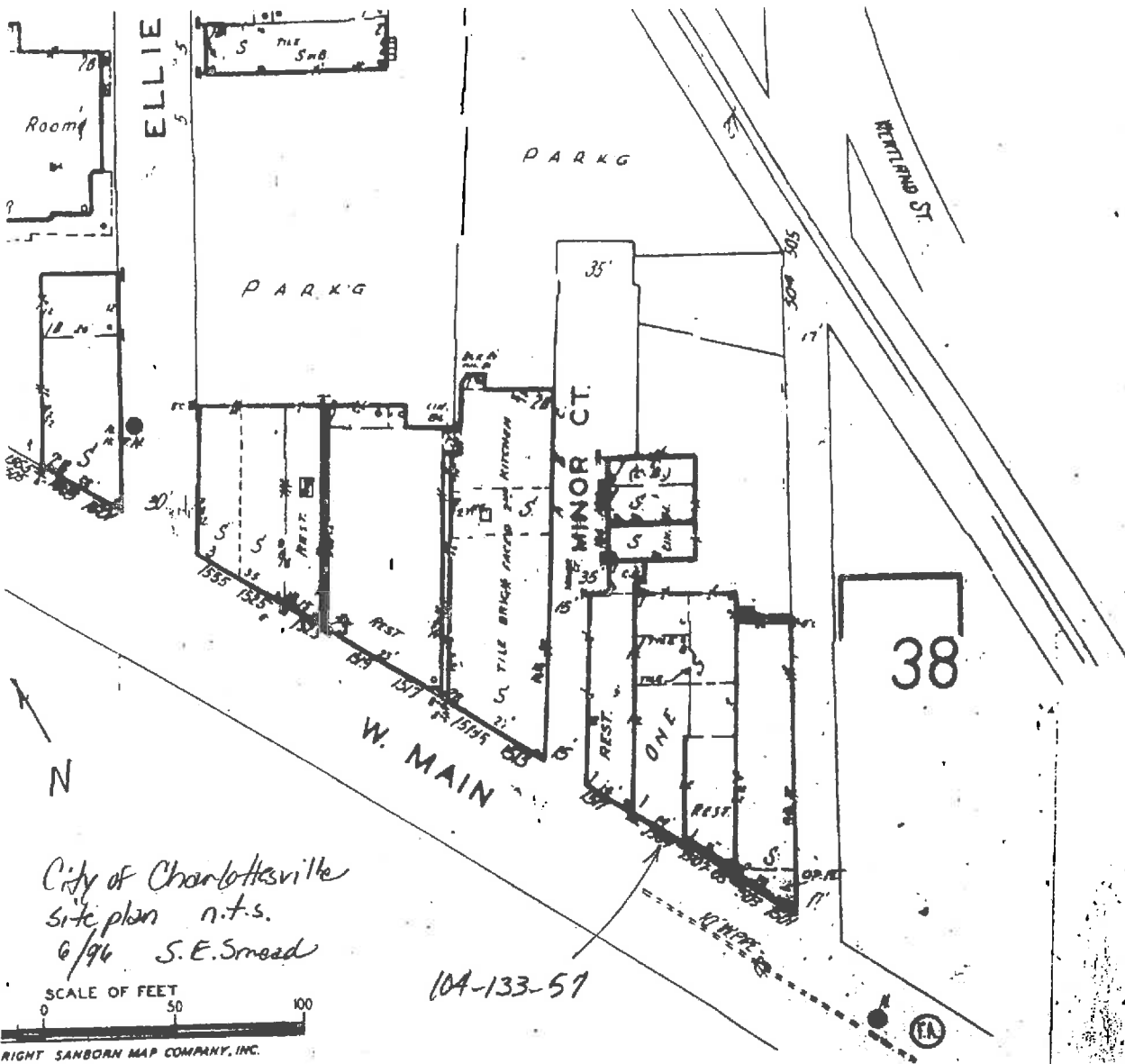


VIRGINIA  
HISTORIC LANDMARKS COMMISSION

File no. 184-70  
Negative no(s). 5072(19)

SURVEY FORM

Historic name	Common name
County/Town/City <i>Albemarle, Charlottesville</i>	<i>Eljo's Clothing</i>
Street address or route number	
<i>1509 University Ave.</i>	
USGS Quad	Date or period
<i>Charlottesville, West, Va.</i>	
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use <i>clothing store</i>	Foundation and wall const'n
Acreage	Roof type
State condition of structure and environs <i>good</i>	
State potential threats to structure	
Note any archaeological interest	
Should be investigated for possible register potential? yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)	
<p><i>1509: brick, alternating stretcher; 1 story (enclosed second floor); high wooden cornice; 3 bay; commercial; modern alterations (1960's); central entrance with frontpiece; two bay-type display windows on either side of entrance; flat roof with thick parapet; sign over door, and another high above perpendicular to street.</i></p>	
Interior inspected?	
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)	
<i>once inhabited by University Restaurant</i>	



City of Charlottesville  
 site plan n.t.s.  
 ©/96 S.E. Smead



104-133-57

## Scala, Mary Joy

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**From:** William Adams <wadams@trainarchitects.com>  
**Sent:** Monday, July 18, 2016 5:57 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: 1509 University Avenue - BAR staff report and agenda  
**Attachments:** CornerSurveyUniversityAven.pdf

Mary Joy-

The Staff Report notes that 1509 is a contributing property in the Corner ADC District, however-

1509 University (the old Eljos) is listed as non-contributing in a couple of places (see attached; also <http://www.charlottesville.org/home/showdocument?id=15464> –shown with an asterix as non-contributing; and <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/historic-preservation-and-design-review/board-of-architectural-review-bar/-/818> ).

Can you clarify? Is there just a semantic difference between contributing property and structure/building?

Also, a few other notes/clarifications:

- ✓ The existing upper brick above the cornice is an older standard modular brick and is painted. The 1966 Eljo's brick is an engineer brick and is not painted.
- ✓ The existing ceiling is at 13'-8" - the height of the top of the storefront framing (transom).
- ✓ Can you advise on the Contributing/non-contributing status?

Thanks,

Bill

**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Friday, July 15, 2016 12:57 PM  
**To:** William Adams <wadams@trainarchitects.com>  
**Subject:** 1509 University Avenue - BAR staff report and agenda

See you Tuesday.

### 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](mailto:scala@charlottesville.org)



# 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 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

**RECEIVED**

JUN 28 2016

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments. Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. 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.

NEIGHBORHOOD DEVELOPMENT SERVICES

Owner Name	<u>Amorgos LLC</u>	Applicant Name	<u>William Adams, Train Architects</u>
Project Name/Description	<u>Restaurant - renovation of facade and interior</u>		
Project Property Address	<u>1509 University Avenue, Charlottesville</u>		

### Applicant Information

### Signature of Applicant

Address: William Adams, Train Architects  
612 East Jefferson Street, Charlottesville, VA  
Email: adams@trainarchitects.com  
Phone: (W) 434.293.2965 (C) \_\_\_\_\_

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

William Adams 26 JUNE 2016  
Signature Date

### Property Owner Information (if not applicant)

William Adams 26 June 2016  
Print Name Date

Address: Amorgos, LLC c/o Terry Vassalos  
PO Box 1849 Charlottesville, VA 22903  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

Joseph Linzon 26 June 2016  
Signature Date

Holder of Lease with renovation permissions: Joseph Linzon  
Do you intend to apply for Federal or State Tax Credits for this project? No

Joseph Linzon 26 June 2016  
Print Name Date

**Description of Proposed Work** (attach separate narrative if necessary): Renovation of 1960's clothing store facade  
New more open facade allowing restaurant program more interaction with the street.  
Interior renovation to suit new restaurant program.

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

Existing conditions drawings; new elevation and plan study; photographs of existing facade; historic photos - street views of the corner district.

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: <u>O. Ebas</u>	Date: _____
Fee paid: <u>12500</u> Cash/Ck. # <u>1530</u>	Conditions of approval: _____
Date Received: <u>6/28/16</u>	_____
Revised 2016 <u>P16-0119</u>	



Existing Corner Photograph

19 July 2016  
Existing Street Elevation

University Avenue 1509 Renovation  
Charlottesville, Virginia

Train Architects

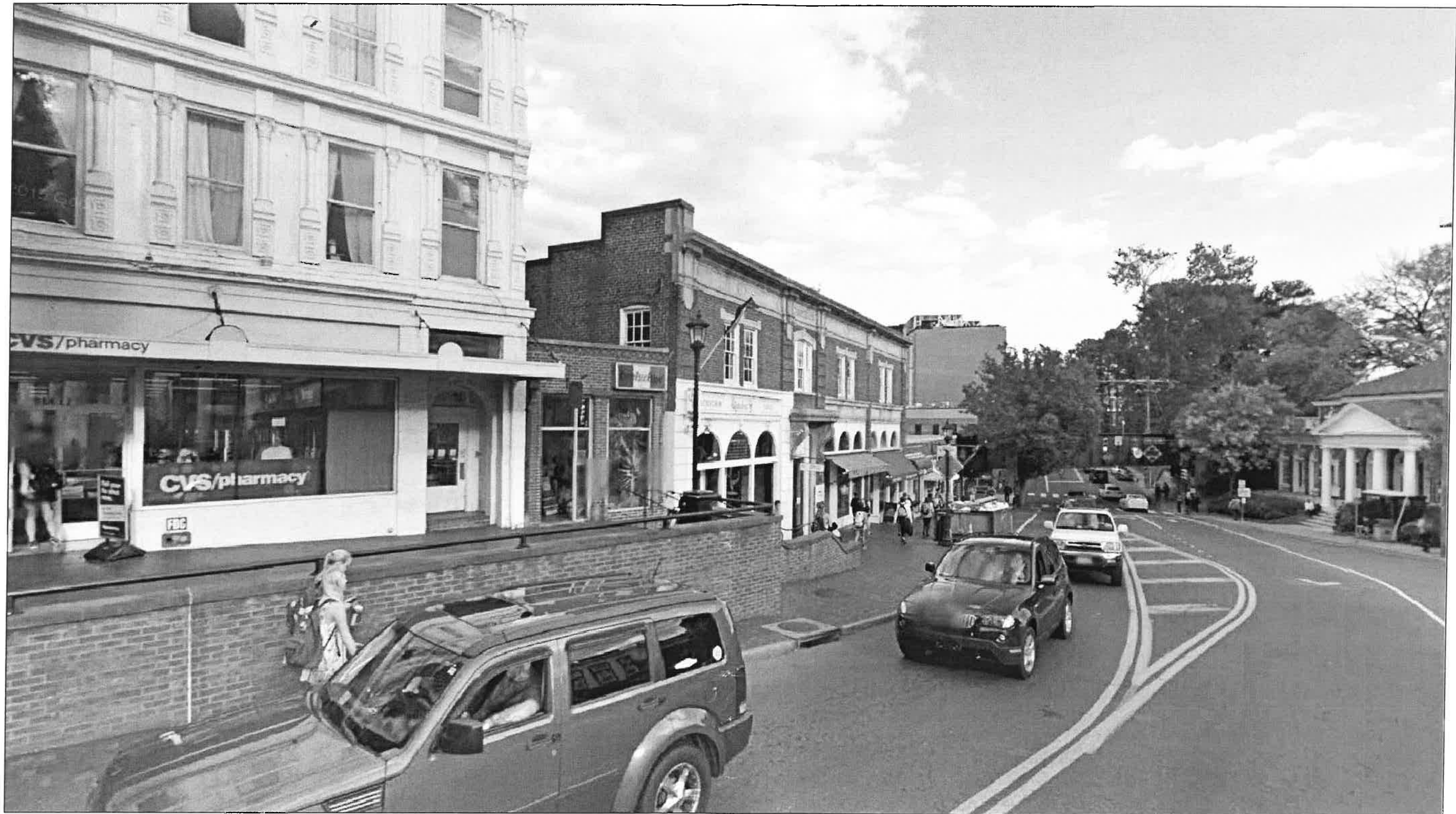
0 4' 8' 16'

32'

64'

128'

*Received at BAR mtg  
7/19/2016*



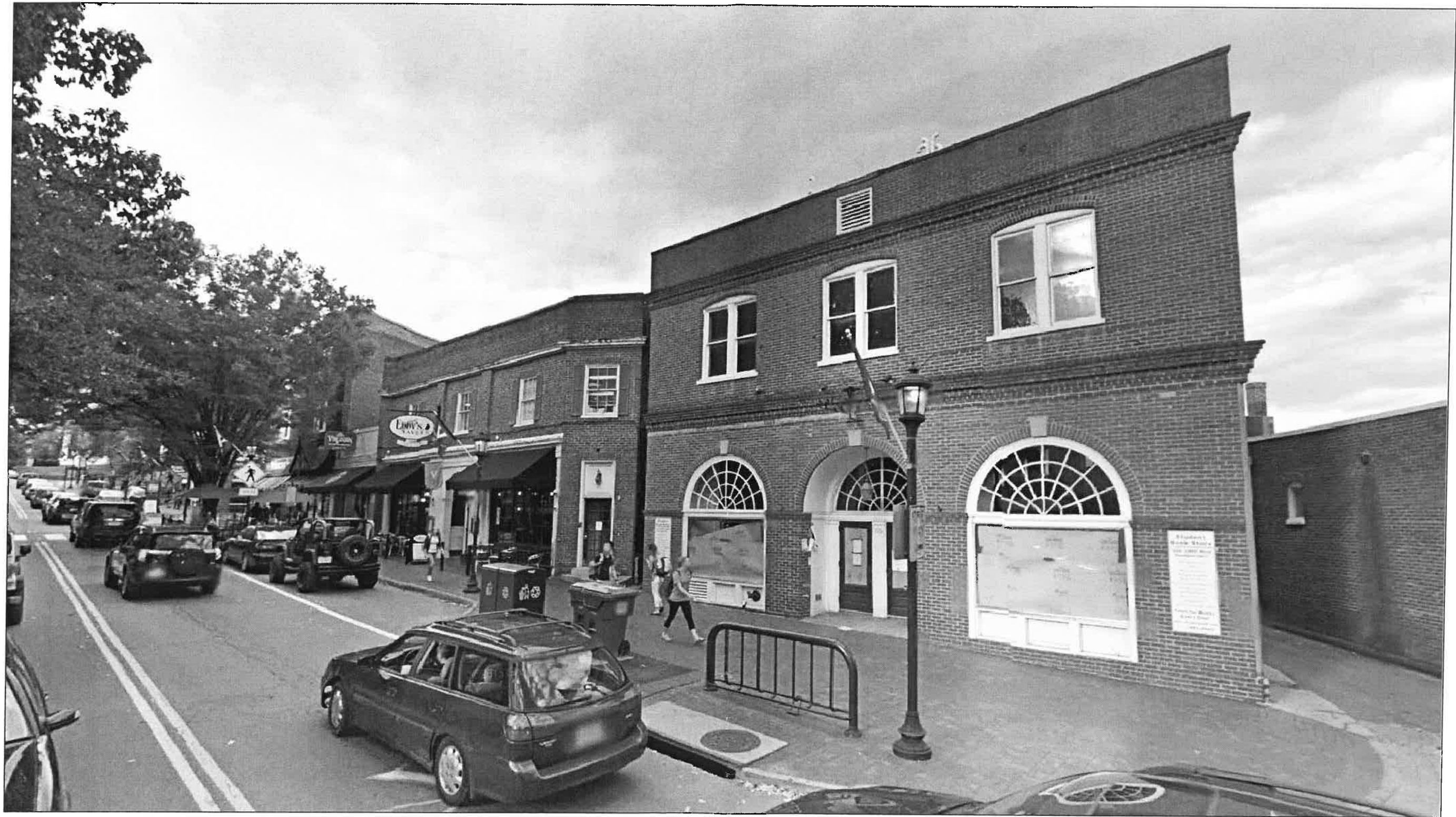
Existing Corner Photograph

19 July 2016  
Existing Street Elevation

University Avenue 1509 Renovation  
Charlottesville, Virginia

7/19/2016  
Train Architects





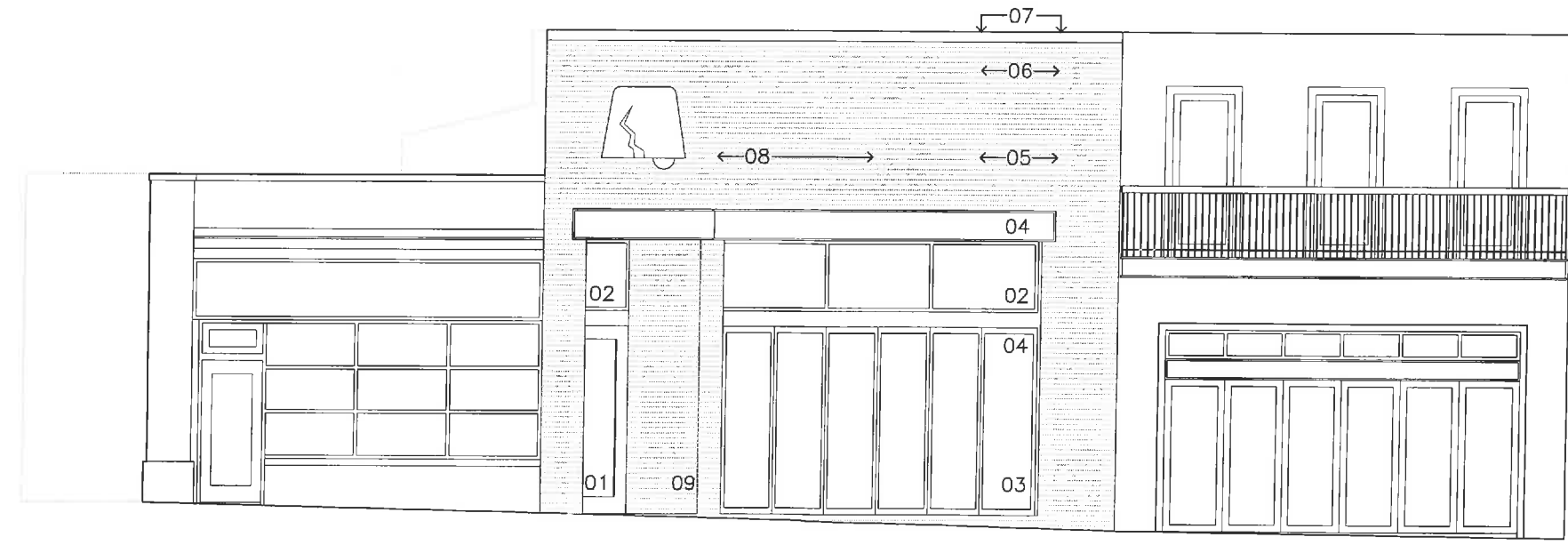
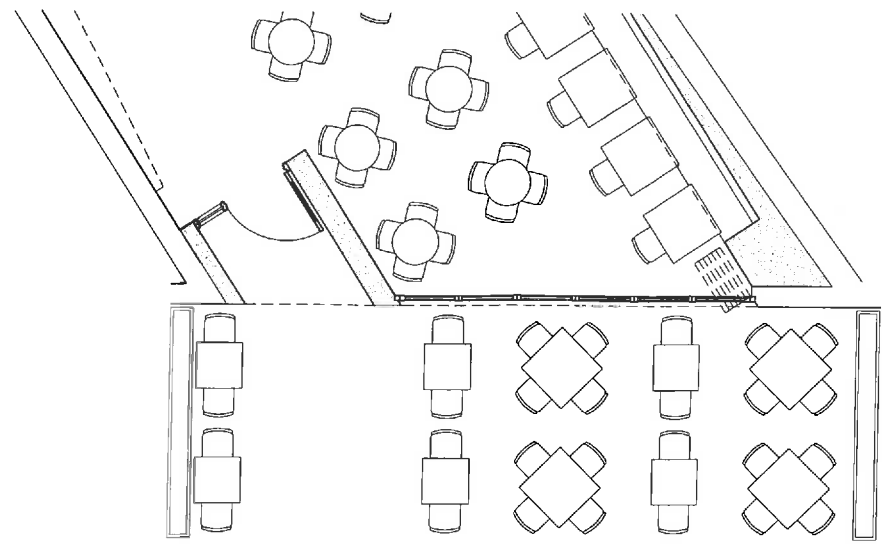
Existing Corner Photograph

19 July 2016  
Existing Street Elevation

University Avenue 1509 Renovation  
Charlottesville, Virginia

7/19/2016  
Train Architects





- NOTES:
- 01) NEW STOREFRONT DOOR
  - 02) STOREFRONT TRANSOM
  - 03) ALUMINUM NANA WALL (PAINTED)
  - 04) STEEL BEAM (PAINTED)
  - 05) BRICK (PAINTED)
  - 06) PARAPET INCREASED IN HEIGHT TO MATCH ADJACENT BUILDING
  - 07) METAL COPING (PAINTED)
  - 08) SIGNAGE AREA (SIGNAGE TO BE HANDLED BY SEPARATE SUBMISSION)
  - 09) NEW BRICK PAINTED TO MATCH EXISTING
  - 10) NOT USED

NOT APPROVED

7/19/2016

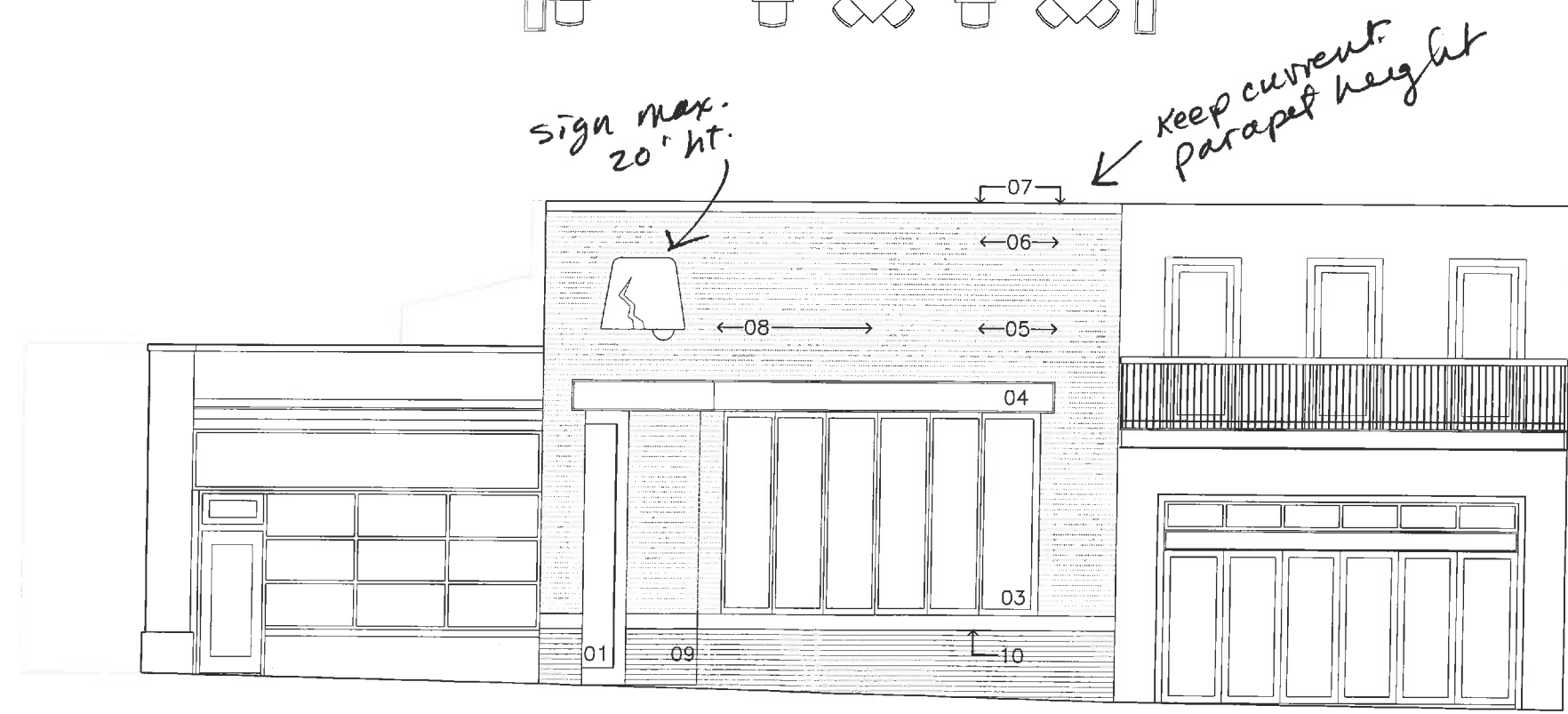
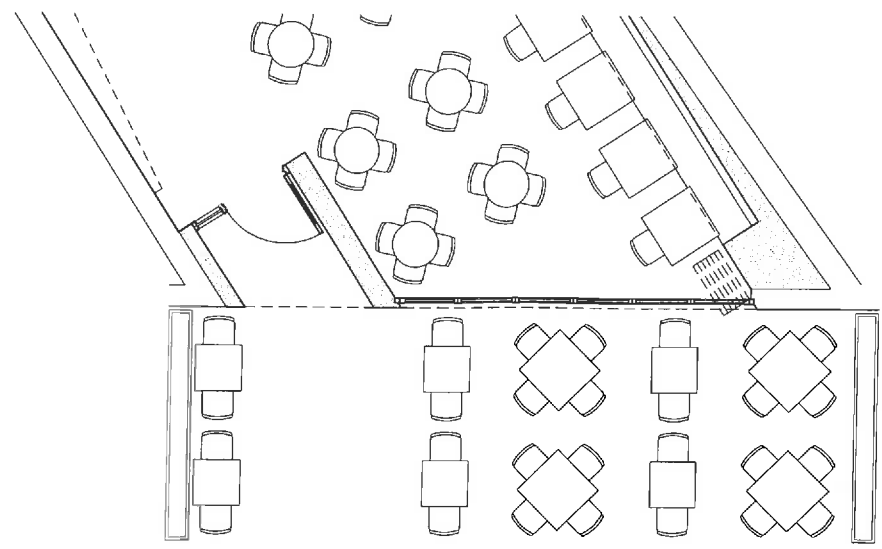
University Avenue 1509 Renovation  
Charlottesville, Virginia

19 July 2016  
Exterior Street Elevation Scheme A  
Scale: 1/8" = 1'-0"

Train Architects







- NOTES:
- 01) NEW STOREFRONT DOOR
  - 02) NOT USED
  - 03) ALUMINUM NANA WALL (PAINTED)
  - 04) STEEL BEAM (PAINTED)
  - 05) BRICK (PAINTED)
  - 06) PARAPET INCREASED IN HEIGHT TO MATCH ADJACENT BUILDING
  - 07) METAL COPING (PAINTED)
  - 08) SIGNAGE AREA (SIGNAGE TO BE HANDLED BY SEPARATE SUBMISSION)
  - 09) NEW BRICK PAINTED TO MATCH EXISTING
  - 10) NEW STONE SILL

APPROVED IN CONCEPT

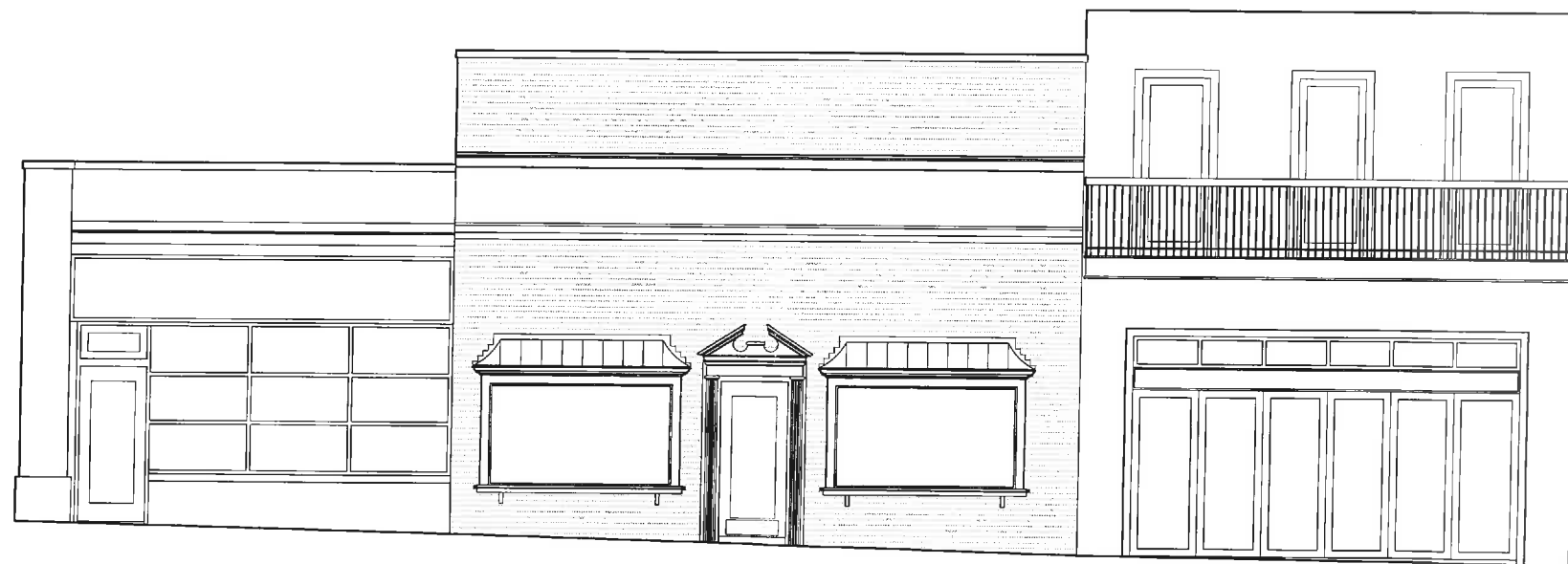
7/19/2016

University Avenue 1509 Renovation  
Charlottesville, Virginia

Train Architects



19 July 2016  
Exterior Street Elevation Scheme B  
Scale: 1/8" = 1'-0"



28 June 2016  
Existing Street Elevation  
Scale:  $\frac{1}{8}'' = 1'-0''$

University Avenue 1509 Renovation  
Charlottesville, Virginia

Train Architects  NORTH





Historic Corner Photograph

Historic Corner Photograph

28 June 2016  
Existing Street Elevation

University Avenue 1509 Renovation  
Charlottesville, Virginia

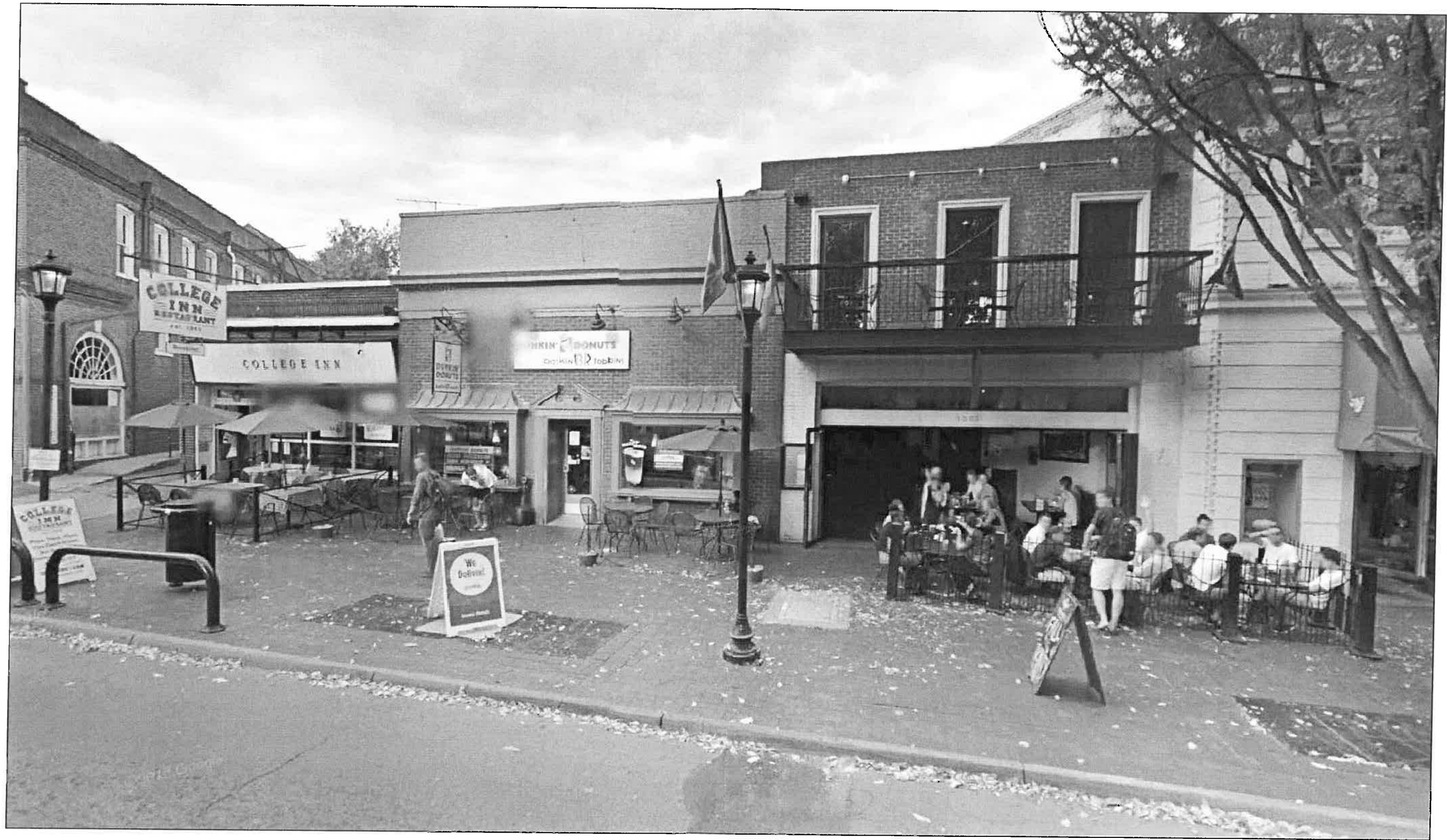
Train Architects

0 4' 8' 16'

32'

64'

128'

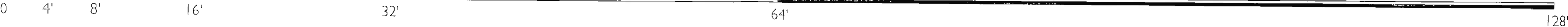


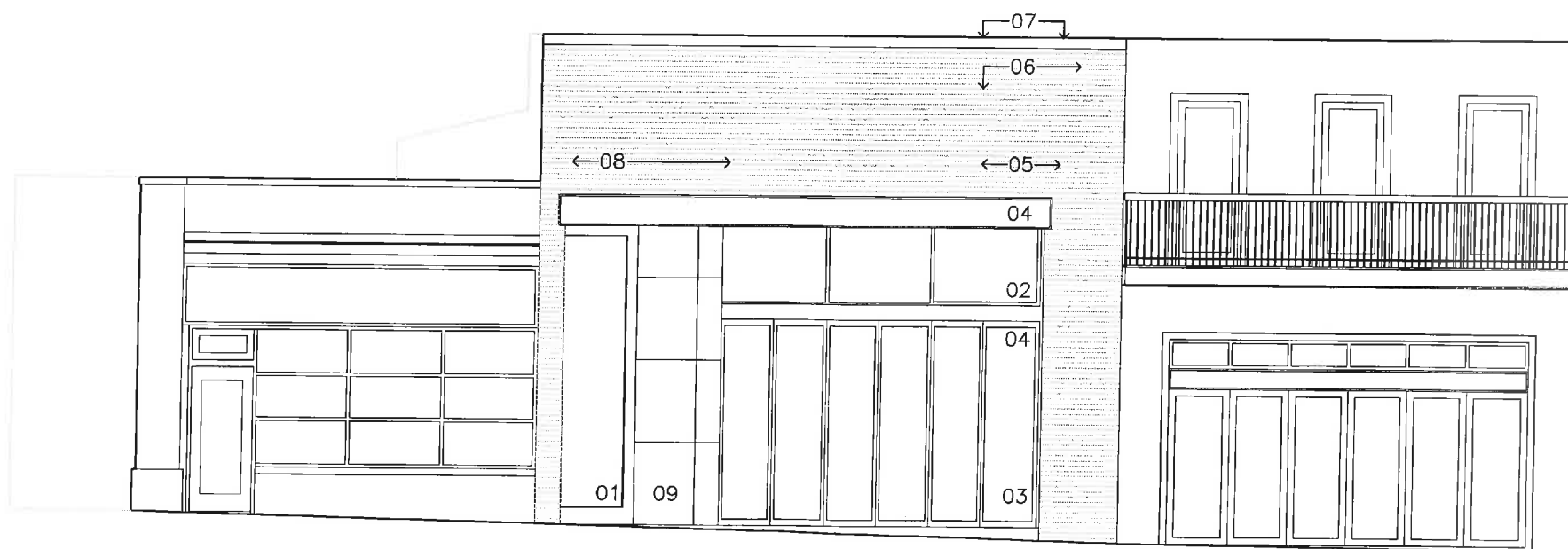
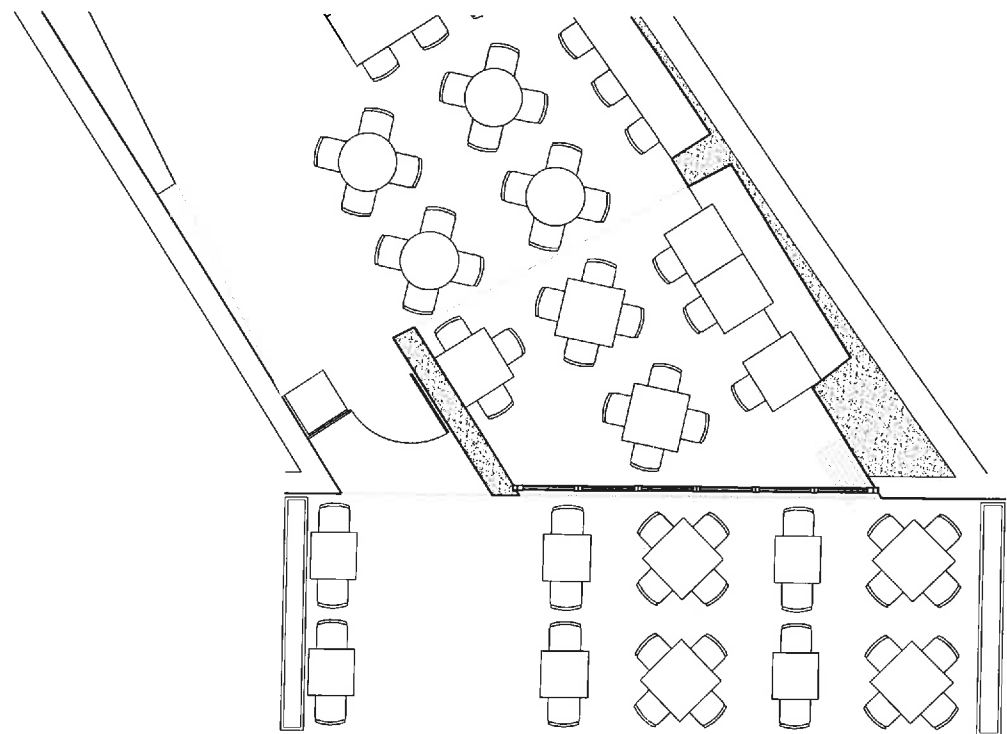
Existing Corner Photograph

28 June 2016  
Existing Street Elevation

University Avenue 1509 Renovation  
Charlottesville, Virginia

Train Architects





NOTES:

- 01) NEW STOREFRONT DOOR
- 02) STOREFRONT TRANSOM
- 03) ALUMINUM NANA WALL (PAINTED)
- 04) STEEL BEAM (PAINTED)
- 05) BRICK (PAINTED)
- 06) PARAPET INCREASED IN HEIGHT TO MATCH ADJACENT BUILDING
- 07) METAL COPING (PAINTED)
- 08) SIGNAGE AREA (SIGNAGE TO BE HANDLED BY SEPARATE SUBMISSION)
- 09) METAL PAINTED PANELS ON WALL TO MATCH STOREFRONT & NANA WALL

*NOT APPROVED*

28 June 2016  
 Exterior Street Elevation  
 Scale: 1/8" = 1'-0"

University Avenue 1509 Renovation  
 Charlottesville, Virginia

Train Architects

