

From: Mess, Camie
Sent: Friday, July 21, 2017 10:33 AM
To: Adams, William
Subject: BAR Action - 1509 University Avenue - July 18, 2017

July 21, 2017

Amorgos, LLC
ATTN William Adams

Re: Certificate of Appropriateness Application

BAR 17-07-05
1509-11 University Avenue
Tax Parcel 090078100
Amorgos, LLC, Owner/ William Adams, Train Architects, Applicant
Façade revisions

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 18, 2017. The following action was taken:

Graves moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Additions and New Construction, I move to find that the proposed façade renovations satisfies the BAR's criteria and are compatible with this property and other properties in The Corner ADC District, and the BAR approves this application as submitted. Sarafin seconded. Motion approved (7-0).

This certificate of appropriateness shall expire in 18 months (January 18, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. 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.

If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assistant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 18, 2017**



Certificate of Appropriateness Application

BAR 17-07-05

1509-11 University Avenue

Tax Parcel 090078100

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

Façade revisions

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.

July 19, 2016 - The storefront renovation was approved in concept (7-0) and the following items were approved: 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.

October 18, 2016 - The BAR approved (8-0) the façade revisions. with the following modifications: 1) Clear glass with VLT of minimum 70; and 2) The awning must come back to the BAR for approval (to be circulated by email).

December 20, 2016 - William Adams, architect, asked BAR if he could get administrative approval of certain revisions to 1509 University Avenue renovation that was approved by the BAR in October 2016. The BAR had no objections to deal with it administratively.

February 14, 2017 - Administrative approval of modifications to respond to construction issues discovered after demolition. Colors and finishes as approved in October (taupe masonry; bronze inside storefront and wood; red door).

Application

The applicant has changed from Phil's Steaks to Corner Juice Company. The applicant is proposing changes to the administratively approved application approved February 2017. They are requesting to change the painted masonry façade color to 'Urbane Bronze' SW 7048 from the Benjamin Moore 'Fairview Taupe' color previously approved, and a material change from painted cedar to unfinished, reclaimed teak wood in the vestibule.

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

K. STREET-LEVEL DESIGN

- 1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
- 2. When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the subarea. New structures do offer the opportunity for more contemporary storefront designs.*
- 3. Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.*
- 4. Include doors in all storefronts to reinforce street level vitality.*

M. MATERIALS AND TEXTURES

- 1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
- 2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
- 3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
- 4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
- 5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided*
- 6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
- 7. Concrete or metal panels may be appropriate.*
- 8. Metal storefronts in clear or bronze are appropriate*

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 BAR has already approved several details of this proposal in October, and the color and material change in this application seem appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Additions and New Construction, I move to find that the proposed façade renovations satisfies the BAR's criteria and are compatible with this property and other properties in The Corner ADC District, and the BAR approves this application as submitted.



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

RECEIVED

JUN 30 2017

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

NEIGHBORHOOD DEVELOPMENT SERVICES

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.

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

Applicant Information

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

Signature of Applicant

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

William Adams 30 JUNE 2017
Signature Date

William Adams 30 June 2017
Print Name Date

Property Owner Information (if not applicant)

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.

[Signature] 30 June 2017
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

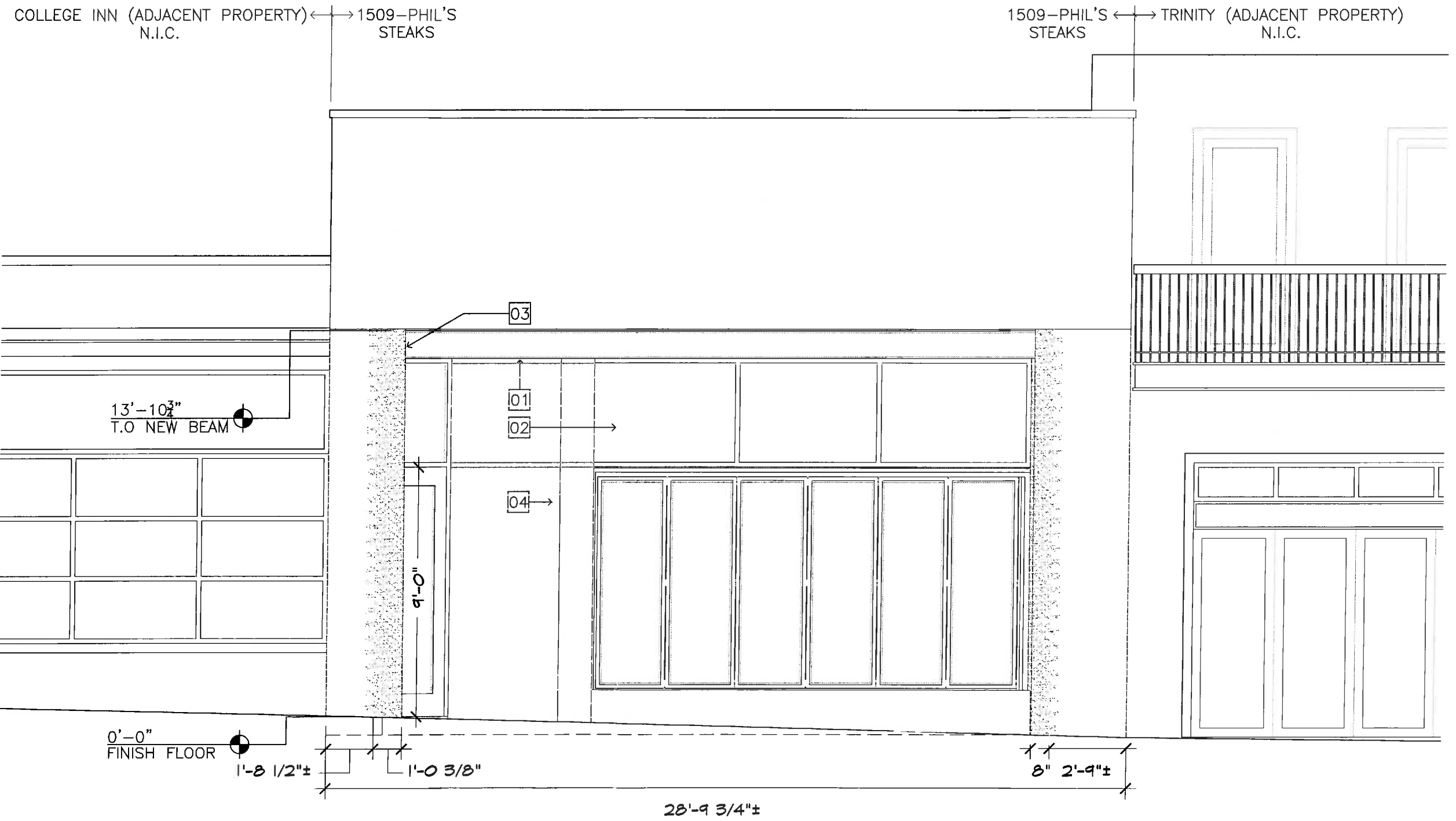
Joseph Linzon 30 June 2017
Print Name Date

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. COA 18 October 201
Modifications via Admin. Approval January 2017; color and material changes to Facade June 30 2017.

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

Elevation of Approved design from January 2017. New Elevation showing color and material changes- previous
approved colors with different disposition and teak wood in vestibule.

For Office Use Only
Received by: J. Barnow Approved/Disapproved by: _____
Date: _____
Fee paid: \$125⁰⁰ Cash (C) # 1567 Conditions of approval: _____
Date Received: 6/30/2017
Revised 2016 P17-0111



15 December 2016
 Street Elevation - New Beam Under Existing Beam - Glass and Low Sill
 Scale: 1/4" = 1'-0"

University Avenue 1509 Renovation
 Charlottesville, Virginia

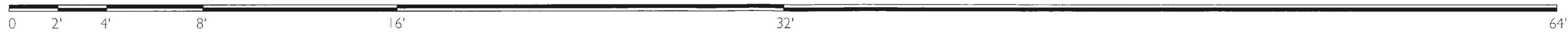
Train Architects

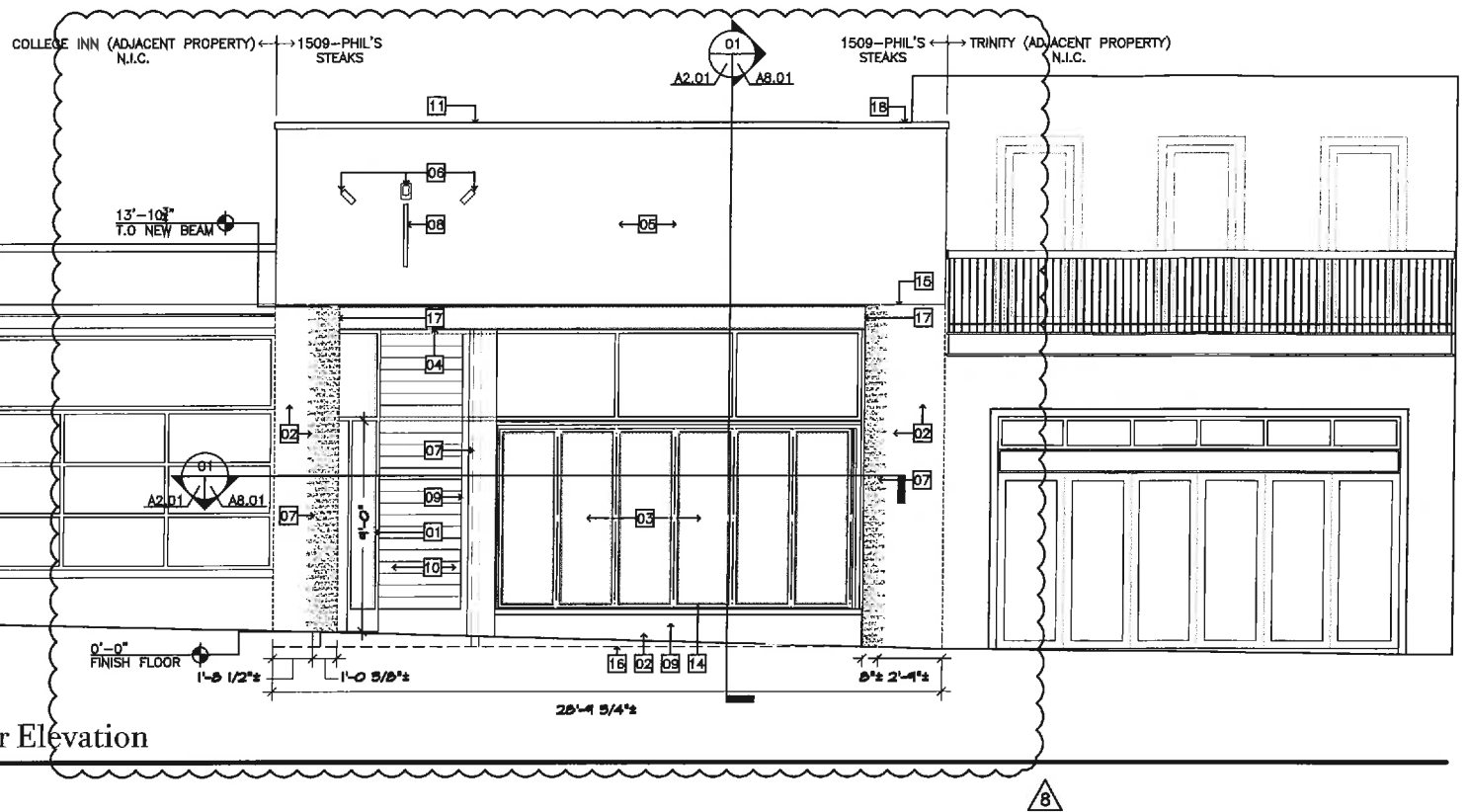


27 January 2017
Street Elevation - New Beam Under Existing Beam - Glass and Low Sill
Scale: $\frac{1}{4}'' = 1'-0''$

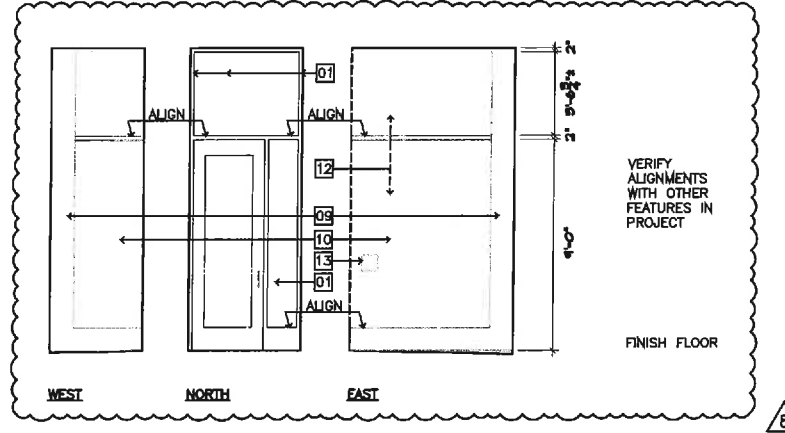
University Avenue 1509 Renovation
Charlottesville, Virginia

Train Architects





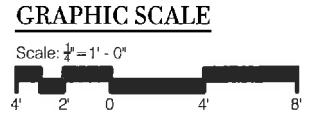
06 Orthogonal Exterior Elevation
 Scale: 1/4" = 1'-0"



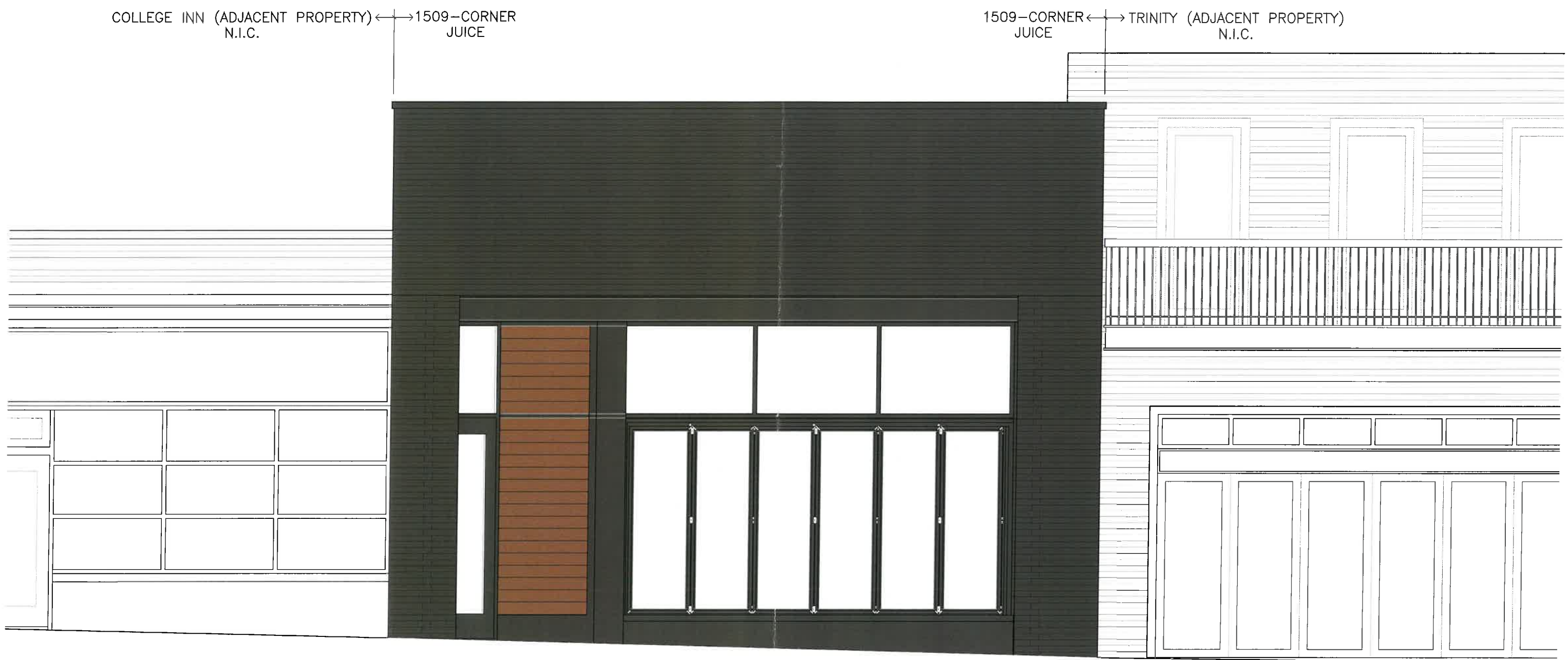
11 Vestibule Elevations
 Scale: 1/4" = 1'-0"

- NOTES:**
- 01) CUSTOM STOREFRONT 3'-0"x9'-0" DOOR w/ 2"x4" FRAME (ANODIZED DK BRONZE)
 - 02) ENGINEER BRICK - TOOTH IN NEW BRICK TO MATCH EXISTING (PAINTED P2-FAIRVIEW TAUPE)
 - 03) ALUMINUM FOLDING WINDOW WALL (ANODIZED DK BRONZE)
 - 04) W15x53 STEEL BEAM LINTEL (PAINTED P2)
 - 05) EXISTING MODULAR BRICK (PAINTED P2)-REMOVE EXISTING FITTINGS & OLD SIGNAGE AND LIGHTING. REPAIR AS REQUIRED, MATCH EXISTING FACE TEXTURE
 - 06) LIGHTING FOR SIGNAGE. PROVIDE CIRCUIT & ROUGH-INS. COORDINATE FINAL LOCATIONS w/ SIGNAGE CONTRACTOR. ALIGN WITH BUILDING ELEMENTS
 - 07) STEEL COLUMN FROM UNDER BEAM TO TOP OF BASEMENT WALL-SEE STRUCTURAL & PLAN SECTIONS
 - 08) SIGNAGE (BY OTHERS)
 - 09) PAINTED CEDAR TRIM ON PLYWOOD (PAINTED P1-URBANE BRONZE)
 - 10) TEAK PLANKS ON PLYWOOD PAINTED BLACK
 - 11) EXISTING COPING (PAINTED P2)
 - 12) 1/2" REVEAL
 - 13) RECESSED KNOX BOX-CENTERED ON TEAK PLANK INSTALL PER FIRE DEPARTMENT REQUIREMENTS
 - 14) BAYWOOD SCREEN SYSTEM (SEE DETAILS-NOT SHOWN IN ELEVATION FOR CLARITY)
 - 15) JOINT LINE BETWEEN 1980'S ENGINEER BRICK AND EARLIER MODULAR BRICK ABOVE.
 - 16) ESTABLISH TOP OF WALL/COLUMN BEARING RELATIVE TO 1ST FINISHED FLOOR BEFORE PROCEEDING
 - 17) BRICK SOAPS INTO BEAM
 - 18) REPAIR/COORDINATE CONTINUOUS METAL COPING (PAINTED P2)

16 Exterior Elevation Notes
 Scale: No Scale



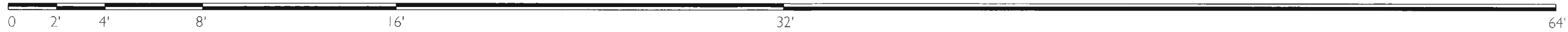
Progress Documents	
<p>Corner Juice Co</p> <p>1509 University Avenue Charlottesville, Virginia</p> <p>Progress Documents 08 May 2017</p> <p>Train Architects 1127 W. Jefferson Street, Charlottesville, VA 22902-4000 www.trainarchitects.com</p>	<p>13 April 2017</p> <p>Checked: AG</p> <p>13 April 2017</p> <p>Checked: BA</p> <p>Rev 01: 22 Nov 2016</p> <p>Rev 02: 22 Dec 2016</p> <p>Rev 03: 05 Jan 2017</p> <p>Rev 04: 12 Jan 2017</p> <p>Rev 05: 13 Apr 2017</p> <p>Rev 06: 01 May 2017</p> <p>Rev 07: 08 May 2017</p> <p>Rev 08: 30 June 2017</p>
<p>Exterior Elevation</p>	<p>A2.01</p>



20 June 2017
 Street Elevation - New Beam Under Existing Beam - Glass and Low Sill
 Scale: 1/4" = 1'-0"

University Avenue 1509 Renovation
 Charlottesville, Virginia

Train Architects

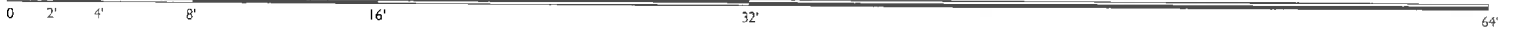




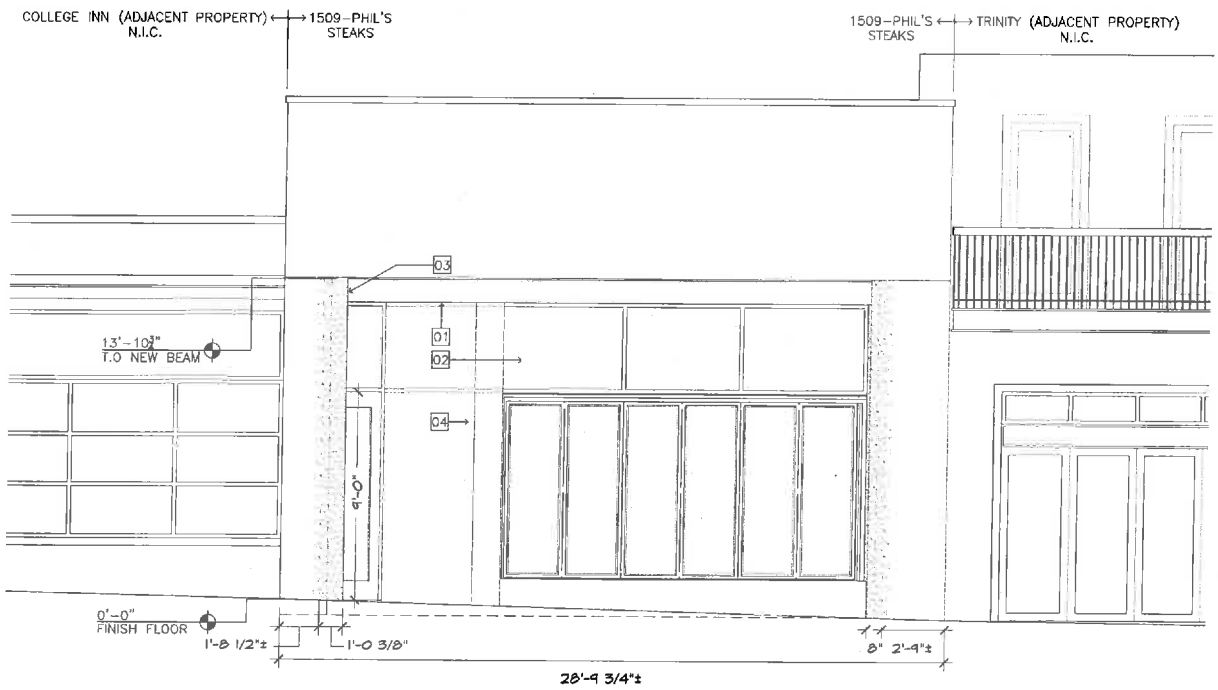
27 January 2017
 Street Elevation - New Beam Under Existing Beam - Glass and Low Sill
 Scale: $\frac{1}{4}'' = 1'-0''$

University Avenue 1509 Renovation
 Charlottesville, Virginia

Train Architects



Approved 2-14-2017

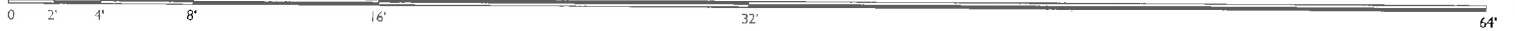


- 01) NEW W12X53 BEAM UNDER EXISTING BEAM.
- 02) TRANSOM TO MATCH DOOR TRANSOM WITH WINDOW WALL BELOW
- 03) MASONRY SOAPS IN AT ENDS OF BEAM
- 04) NEW COLUMNS TO SUPPORT EXISTING BEAM PER ORIGINAL DESIGN

15 December 2016
 Street Elevation - New Beam Under Existing Beam - Glass and Low Sill
 Scale: 1/4" = 1'-0"

University Avenue 1509 Renovation
 Charlottesville, Virginia

Train Architects





**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

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.

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

Applicant Information

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

Signature of Applicant

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

William Adams 27 JAN 2017
Signature Date

William Adams 27 Jan 2017
Print Name Date

Property Owner Information (if not applicant)

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.

Kevin McConnell 1/27/17
Signature Date

Kevin McConnell 27 Jan 2017
Print Name Date

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

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. COA 18 October 2016 Modifications to Approved 18 October design to respond to construction issues discovered after demolition.

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

Elevation of Approved design from COA New Elevation to respond to existing conditions Text of rationale for changes dated. Note that colors and finishes are the same as the approved samples from the 18 October COA.

For Office Use Only

Received by: _____

Fee paid: \$100 Cash/Ck. # 1548

Date Received: 4/31/2017

Revised 2016

Approved/Disapproved by: JNG/scala

Date: 2-14-2017

Conditions of approval: _____

William Adams

From: William Adams
Sent: Friday, December 16, 2016 12:11 PM
To: 'Scala, Mary Joy'
Subject: 1509 University Ave- Phil's Steaks- facade alternative
Attachments: 2016.12.15 Phils Steaks BAR Approved Elevation.pdf; 2016.12.15 Phils Steaks Revised Elevation.pdf

Mary Joy-

We've had a few construction modifications to the 1509 (Phil's Steaks) Façade. I think these changes are minor, and are in keeping with the approved concepts, and are consistent with materials already shown to the BAR. In fact, the revisions relate even more strongly to historic precedents. Furthermore, we think it is an improved composition.

I am wondering how best to proceed for approval of these changes, given the fast-track construction schedule, the need to order long lead time items (window wall parts), etc. Can these modifications be approved administratively? Can it be circulated via email? Should I show up next Tuesday for items from the public not on the agenda? The meeting in January feels a long way off in the world of a short-fuse commercial construction project.

See attached for the approved elevation and the revised elevation. The major differences between what was approved and what now wants to happen are a different exposed beam size and elevation, a transom over the folding window wall and a lower sill under the window wall. A narrative of the rationale for the changes follows.

We recently got our building permit after Health Department review, etc., which allowed demolition of the front façade to commence.

During demolition, we discovered that there was an existing beam in the wall that was concealed behind the exterior wood cornice. So, prior to the 1960's Eljo's renovation, there was a very large opening to the street.... The bottom plate of the existing beam is around 13'-11" above the finished floor of the space. We don't know the exact original configuration, but the evidence suggests that the original construction was an old style storefront with a lot of glazed area, within a very large masonry opening.

As with a lot of older construction, the existing configuration is not be up to modern standards. Analysis of the structural capacity of the existing beam showed it to be inadequate for deflection for the masonry it is carrying. Also, the amount of steel bearing for the beam on one end would not be up to modern codes. From this, we might infer that there were additional bearing elements in the old storefront configuration- steel in the window elements, etc.... but we just don't know, really.

In order to deal with the inadequate existing beam and bearing issues, we will provide a new beam below the bottom of the existing beam to meet structural requirements and insert our composition- this changes the overall masonry opening, but not much- the concept is still the same. This also means we get a clean line between the engineer brick of the lower piers and the standard modular brick of the upper piers. In general, it means much less tearing apart and rebuilding of the existing wall, which should result in a cleaner finished product.

As we introduced a transom over the door in the approved version, we have incorporated a transom over the folding window wall. The transom over the window wall aligns with the transom over the door, and recalls older store fronts, many of which had large, continuous transoms to drive daylight deep into the interior spaces.

We've also lowered the sill under the window wall, which is apropos to Carl's comment about the approved composition having a large sill and an unusual scale.

We think the transom and the lower sill help to scale the elements better, and they relate to the historic and existing precedents along the corner. The entry door is now 9'-0", more of a standard size.

The increased number of panels in the window wall has to do with the engineering requirements of a (much less expensive) manufacturer. It also gives a better proportion of transom division.

The rationale for the transom, lower sill and increased number of folding window wall panels includes a complicated calculus of component costs and availability, changes in owner requirements and compositional considerations.

The concept of the large masonry opening with a differentiated, mostly glazed infill is still the same with the masonry painted the approved taupe color and the inside storefront/wood in the approved bronze color. We still might do a red door, which was also approved.

Again, the issue for us is that this is a fast-track project with a limited time frame to order products, some of which are long lead time items (window wall, doors, etc.)... so how do we proceed?

Please review and advise. Feel free to call me if you have questions.

Thanks,

Bill

Bill Adams AIA
Train Architects
612 East Market Street
Charlottesville, VA 22902
434.293.2965

From: Scala, Mary Joy
Sent: Thursday, October 27, 2016 1:35 PM
To: Adams, William
Cc: 'Terry Vassalos'
Subject: 1509 University Ave - BAR Action - October 18, 2016

October 27, 2016

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

RE: Certificate of Appropriateness Application
BAR 16-07-D4
1509 University Avenue
Tax Parcel D90078100
Amorgos LLC, Owner/William Adams, Train Architects, Applicant
Façade Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 18, 2016. The following action was taken:

Graves moved approval with the following modifications: 1) Clear glass with VLT of minimum 70; and 2) The awning must come back to the BAR for approval (to be circulated by email). Earnst seconded. Motion passes 8-0.

This certificate of appropriateness shall expire in 18 months (April 18, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. 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.

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
October 18, 2016**



Certificate of Appropriateness Application
BAR 16-07-04
1509-11 University Avenue
Tax Parcel 090078100
Amorgos LLC, Owner/William Adams, Train Architects, Applicant
Façade Renovation

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.

July 19, 2016 - The storefront renovation was approved in concept (7-0) and the following items were approved: 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.

Application

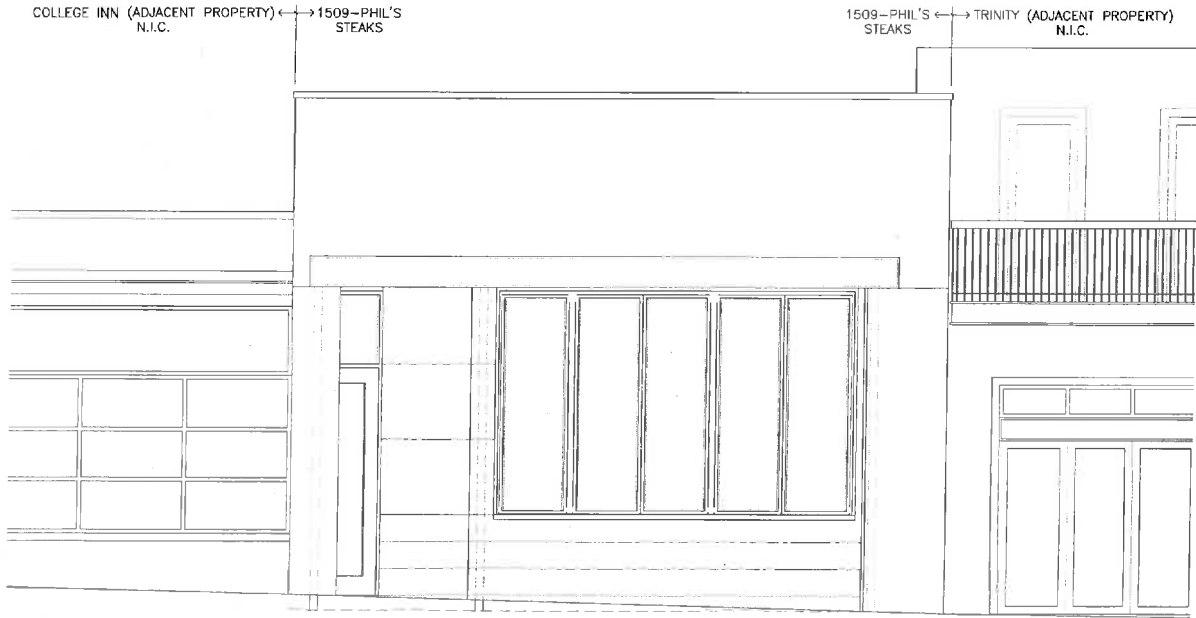
The applicant wishes to renovate the 1960's clothing storefront façade to create more interaction with the street. The proposed façade renovations involve opening the current masonry façade to include: an oversized 3'x 10' door with glass transom above and glass sidelight to the left, painted folding aluminum wall, painted wood planks beneath the folding wall and in between the door and folding wall, and painted steel beam above the masonry opening. The existing masonry façade around this opening will be repaired and painted. Above the opening will be a signage area and new lighting for the signage.

Two paint colors are proposed: Urbane Bronze for the wood and aluminum; and --- for the brick and steel beam.

Benj. Moore Fairview Jays - HC85

The parapet height is to remain the same height as currently, as approved in July. The 10' door opening height is lower than the previously approved 13'-8" opening height. The area below and to the left of the folding wall is now proposed to be wood; it was previously approved as brick.

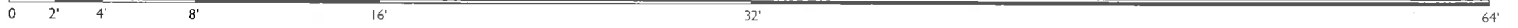
Criteria, Standards and Guidelines

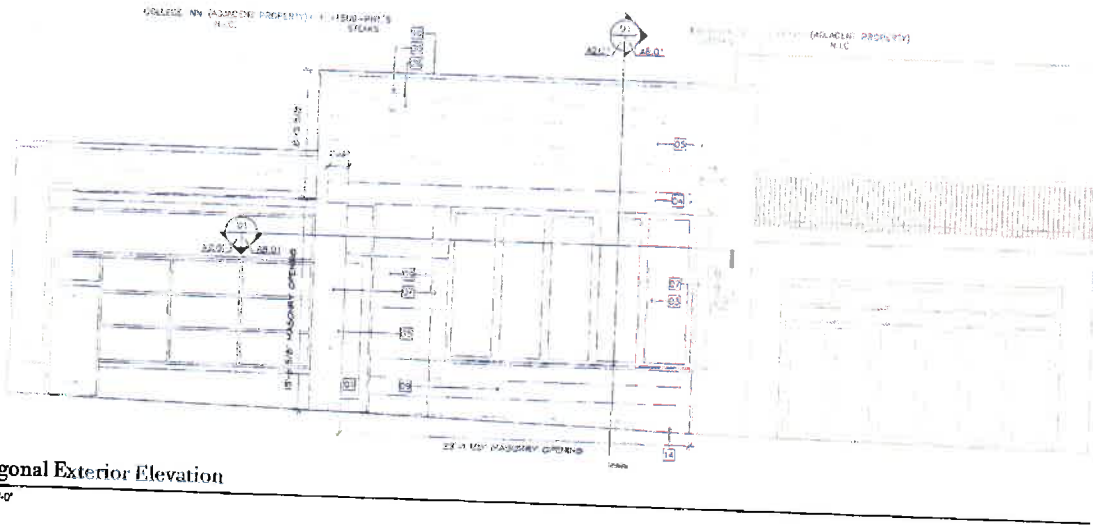


15 December 2016
 Street Elevation - Current Design (BAR Approved) - See Contract Documents
 Scale: 1/4" = 1'-0"

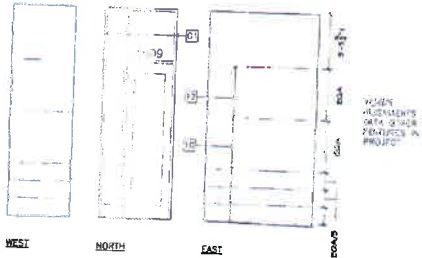
University Avenue 1509 Renovation
 Charlottesville, Virginia

Train Architects





06 Orthogonal Exterior Elevation
Scale: 1/8" = 1'-0"



11 Vestibule Elevations
Scale: 1/8" = 1'-0"

- NOTES:
- 01) CUSTOM STOREFRONT 3'-0"x10'-8" CORR w/ 2"x4" FRAME (CUSTOM COLOR 'B')
 - 02) EXISTING ENGINEER BRICK w/ TOORIE IN NEW BRICK
 - 03) PAINTED CUSTOM COLOR 'A'
 - 04) ALUMINUM FOLDING WINDOW WALL (PAINTED CUSTOM COLOR 'B')
 - 05) W18 STEEL BEAM LINTEL (PAINTED CUSTOM COLOR 'A')
 - 06) EXISTING MODULAR BRICK (PAINTED CUSTOM COLOR 'A')
 - 08) LIGHTING FOR SQUARE: PROVIDE CIRCUIT & POLE. COORDINATE FINAL LOCATION w/ SIGNAGE CONTRACTOR
 - 07) STEEL COLUMN FROM UNDER BEAM TO TOP OF BASEMENT WALL
 - 09) SIGNAGE (BY OTHERS)
 - 09) PAINTED CEDAR PLANKS ON PLYWOOD ON REINFORCED CONCRETE (PAINTED CUSTOM COLOR 'B')
 - 10) PAINTED CEDAR PLANKS ON PLYWOOD ON STEEL STUDS (PAINTED CUSTOM COLOR 'B')
 - 11) EXISTING COPING (PAINT CUSTOM COLOR 'A')
 - 12) 2" REVEAL
 - 13) LETTERS ON GLASS 8" H. FONT
 - 14) BRICK (PAINTED CUSTOM COLOR 'B')

16 Exterior Elevation Notes
Scale: No Scale

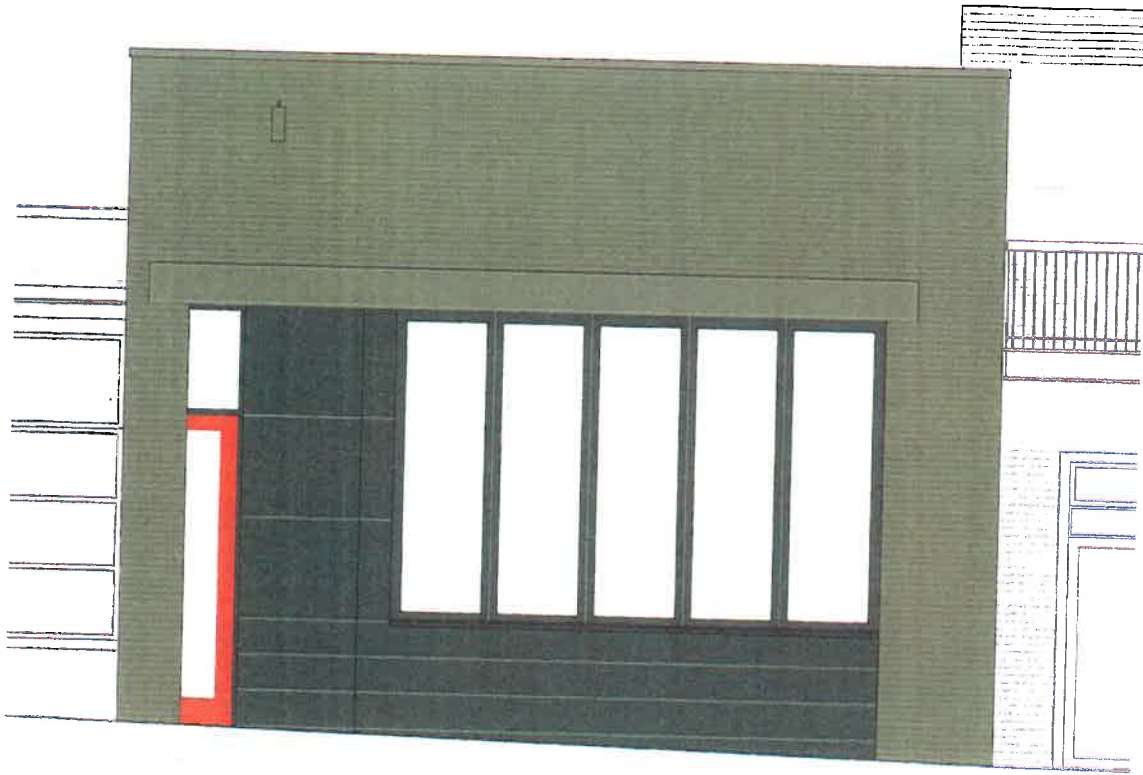
Submitted 10/18/2016

GRAPHIC SCALE
Scale: 1/8" = 1'-0"

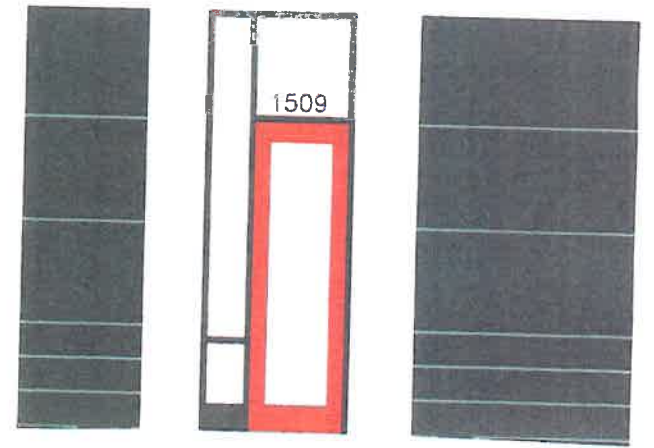
Progress Documents

<p>Phil's Steaks Restaurant</p> <p>1509 University Avenue Charlottesville, Virginia</p> <p>Progress Documents 1/4/2016-2016</p> <p>Tra In Architects 1000 University Avenue Charlottesville, VA 22902</p>	<p>Drawing: AC Checked: BA</p> <p>Rev 01: Not Used Rev 02: Not Used Rev 03: Not Used Rev 04: Not Used Rev 05: Not Used</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

Exterior Elevation **A2.01**



Street Elevation



WEST

NORTH

EAST

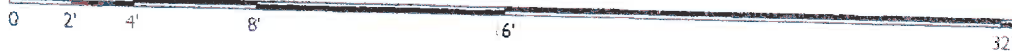
Entry Vestibule

18 October 2016
 Exterior Street Elevation
 Scale: 1/4" = 1'-0"

Phil's Steaks Restaurant
 University Avenue 1509
 Charlottesville, Virginia

Submitted 10/18/2016

Train Architect



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



June 30, 2017

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 17-07-05

1509-11 University Avenue

Tax Parcel 090078100

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

Façade revisions

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 18, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one 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,

A handwritten signature in blue ink, appearing to read "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner