

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, June 21, 2018 3:58 PM  
**To:** 'micaltawney@theparamount.net'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - June 19, 2018 - 105 3rd Street

June 21, 2018

### **Certificate of Appropriateness Application**

BAR 18-06-04  
105 3<sup>rd</sup> Street, NE  
Tax Parcel 330232000  
Stage Left Café Project, Owner/ The Paramount Theater, Applicant/ Mical Tawney  
Construction of outside café

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

**Motion: Balut moved having considered the standards set forth within the City Code, including City Design Guidelines for Cafes I move to find that the proposed café space satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted with the understanding if the design of the rail changes that the applicant will submit that change to staff administratively for the BAR archive. Schwarz seconded. Approved (7-0).**

**The BAR noted that once they are done using the space for the season that they store the railings in the alleyway of the property.**

This certificate of appropriateness shall expire in 18 months (December 19, 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. 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 [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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**Tim Lasley**  
Intern | Historic Preservation and Design Planning  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)970-3185  
Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)



**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 19, 2018**



**Certificate of Appropriateness Application**

BAR 18-06-04

105 3<sup>rd</sup> Street, NE

Tax Parcel 330232000

Owner: The Paramount Theater

Applicant: Stage Left Café Project/Mical Tawney

**Approval of outdoor café space**

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**Background**

105 3<sup>rd</sup> Street NE is a contributing property located in the Downtown ADC district. The property dates to the early 1900s when it became a barber shop, late 1800s Sanborn maps site as shown with a shed. The structure is a one story brick building, with a stained glass window transom, and classical revival cornices across the façade. (Historic survey attached)

February 17, 2016 – [Request to remove the barber’s pole.] The applicant requested deferral prior to the meeting because they had to be out of town.

March 15, 2016 - [Request to remove the barber’s pole.] The BAR approved the application as submitted, with a letter of agreement (submitted to staff) between the owner of this building and the owner of a barber shop on 2<sup>nd</sup> Street NE, near central Place on the Mall, that there is an arrangement for the sign to be kept and fixed. The original address of the pole (105 3<sup>rd</sup> Street NE) should be marked inside the pole. Sarafin second. Motion passed (6-0-1, with Balut abstained.)

**Application**

Submitted by applicant:

- The Paramount Theater of Charlottesville submittal dated May 29, 2018: Design narrative, and site plan and details.

Requesting for the addition of an outside café space in front of “Stage Left,” a community space owned by the Paramount Theater. The café space is intended to increase the viability of leasing the space at 105 3<sup>rd</sup> Street NE and increase Stage Left’s visibility within the Charlottesville community.

**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) *When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) *Any applicable provisions of the City's Design Guidelines.*

### **Pertinent Guidelines for 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.*

### **Discussion and recommendation**

Proposed railing and furniture appear consistent with other locations on the mall. This outdoor café area is intended to be used only on the occasions when the space at 105 3<sup>rd</sup> Street NE is in use.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Cafes I move to find that the proposed café addition satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted (or with the following modifications...).

BAR may consider adding: ....the proposed use is intended as occasional only; only on the occasions when the space at 105 3<sup>rd</sup> Street NE is in use. Furniture, railing, etc., should be removed from the bricked mall when the outdoor café area is not in use.



**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

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 The Paramount Theater of Charlottesville, INC. Applicant Name MICAL TAWNEY  
Project Name/Description Stage Left cafe' Project Parcel Number 330232000  
Project Property Address 105 3rd St. NE, Charlottesville, VA. 22902

**Applicant Information**

Address: 215 E. MAIN ST.  
CHARLOTTESVILLE, VA. 22902  
Email: info@the-paramount.net  
Phone: (W) 434-293-1001 (C) 434-962-0287

**Property Owner Information (If not applicant)**

Address: N/A  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

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

**Signature of Applicant**

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

Mical Tawney 5/24/18  
Signature Date

Mical Tawney 5/24/18  
Print Name Date

**Property Owner Permission (If not applicant)**

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): please see attached narrative.

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

narrative of the project, photographs of the space, rendering of the proposed cafe project.

**For Office Use Only**

Received by: O. Eban  
Fee paid: 125.00 Cash/Ck. # 50372  
Date Received: 5/24/18

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

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

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



The Paramount Theater of Charlottesville  
215 East Main Street  
Charlottesville, VA. 22902

Board of Architectural Review (BAR) Application:  
*Stage Left Café Project*

In February 2017, The Paramount Theater purchased the property at 105 Third Street NE in order to expand the Theater's capacity to provide space for private events, businesses and fellow non-profits and to engage in dynamic activities with the community.

Prior to the Theater's occupation of 105 Third Street NE, it was home to various people and businesses. Purchased in 1916 by Hollis and Lena Rinehart, they sold the lot to John West, a local barber, in the same year. Upon John West's passing in 1927, he willed the building to his son Harry, who was also a barber. In 1940, Harry West sold it to W.D. Haden. From 1940 to present day, the building had several owners and housed a children's clothing store, a tailoring shop, a hair salon, a nail salon, a barber shop, and two fine arts galleries, most recently the Neal Guma Fine Art Gallery.

Currently, the Theater uses Stage Left for additional event and community space. We have used it for various events, meetings, and receptions. It has also been utilized greatly by The Front Porch, a non-profit roots music school: members of The Front Porch staff and community use it as extra rehearsal and lesson space every week. The Paramount Theater envisions continuing to use Stage Left for the purpose of providing an extra space for Charlottesville community members to utilize for various events, meetings, and non-profit activities. This is the primary reason for our proposed expansion of the space: by providing a café outside of the building, we'll increase the utility of the building as well as increase the number of events we can provide to the community.

Below are various sketches of the proposed café area; we have been in contact with Lily Erb, a local metalsmith who has completed various projects for other businesses on the Downtown Mall. Our space would have black metal fencing (either wrought or painted metal). Seating would be provided for patrons of Stage Left; design for furniture is still pending, but it would fall under the parameters listed in "Design Control District Design Guidelines". The café would sit to the right of the entrance of Stage Left (directly in front of the window) and have an opening to the left and closest to the door.

We feel strongly that by adding a café to Stage Left it will increase its desirability as a rental space for the community. Furthermore, it will increase Stage Left's visibility in the Charlottesville community. Stage Left is only 16 feet wide, making it a rather small space. By adding an exterior space, it will significantly increase our ability to create enjoyable events for patrons of the Theater and local non-profit organizations.

We look forward to this application's review and welcome any questions you all may have for us. Please contact Mical Tawney at 434-293-1001 or [micaltawney@theparamount.net](mailto:micaltawney@theparamount.net) with any comments or questions.



Proposed Sketch of the Café at Stage Left:



Stage Left at The Paramount  
(105 Third Street NE)

Historic Third Street Entrance to  
The Paramount Theater





Proposed Area for Café Space



