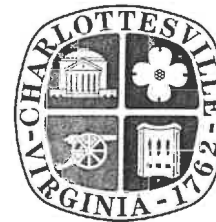


CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



August 22, 2003

Bayus-Evola Architects ATTN: Ed Cooke
2908 Eastpoint Parkway
Louisville, KY 40223

BAR 03-08-06
1415 University Avenue
Tax Map 9 Parcel 75
Renovation of Façade
Qdoba Mexican Grill, Applicant/ Bayus-Evola Architects

Dear Mr. Cooke,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2003.

The BAR unanimously approved a wall sign as shown on the attached photo, with the stipulation that the letters fit into the spaces without obscuring the triglyphs, and approved a projecting sign as submitted. Staff is permitted to approve minor amendments to the signs.

The BAR unanimously denied the use of the glazed grills based on Design Review Guidelines for façade improvements, # 8.

The BAR failed to approve a motion to allow three curved awnings based on Design Review Guidelines for façade improvements, # 3 and # 8.

The BAR unanimously denied the proposal to remove the remaining marble based on Design Review Guidelines for façade improvements, # 4, and required that the missing marble be replaced with marble that matches the existing, subject to staff approval.

In accordance with Charlottesville City Code 34-584, this decision may be appealed to the City Council in writing within ten days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 970-3182 or scala@charlottesville.org.

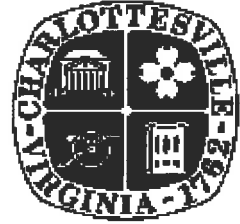
Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala".

Mary Joy Scala
Neighborhood Planner

cc: Abraham Pinar
Bob Morin

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2003**



BAR 03-08-06
1415 University Avenue
Tax Map 9 Parcel 75
Renovation of Facade
Qdoba Mexican Grill, Applicant/ Bayus-Evola (Ed Cooke), Architects

Background

The Chancellor Building is an individually designated historic property. The building is located within the National Register University Corner Historic District. The Corner District is currently proposed to be added as a local historic district.

The Historic Landmarks Commission Survey is attached: "... Each of the three storefronts has a stone entablature with triglyphs. The arcaded storefront in the western bay (#1415) is original. There is fluted wooden paneling above, and leaded multi-light transoms below the three wooden round arches.... The wall is faced with marble below the display windows, and there is a recessed central entrance...." "...the present building was erected in 1920, probably incorporating the older building." "This nicely detailed early 20th century building is one of the finest on the Corner."

BAR 98-2-3 Espresso Café – A request to remodel the Chancellor building was approved on February 24, 1998 with conditions (minutes attached).

BAR 98-2-3 Espresso Café – A request for metal security gates was denied on March 17, 1998.

BAR 98-2-3 Espresso Café - A request to retain all three upper glass half circle window panes was approved on April 21, 1998 with the condition that the windows are structurally sound.

Application

Reinstall glass entry door and transom. Reglaze sidelites. Remove existing marble base and repair base. Remove existing signage and repair wall. Repaint portion of façade previously painted. Install glazed grills behind two large openings.

Install a non-illuminated sign on the storefront, made of 1/4" sintra, painted to the colors shown and pin-mounted to the storefront.

Install a non-illuminated projecting sign made of high-density foam and painted in the colors shown.

Install three dome-shaped solid colored awnings in Sunbrella Terra Cotta. The applicant prefers that the awnings contain white- lettered signs.

Discussion

Review Criteria Generally

Sec. 34-577 of the City Code states that, in reviewing any application for certificate of appropriateness, the BAR shall approve the application unless it finds that the proposed change:

- (1) Does not meet the standards and criteria set forth in this section (34-577); and
- (2) Is incompatible with the historic, cultural or architectural character of the property or district.

Alterations and New Construction Criteria

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 criteria identified in the Secretary of Interior Standards for Rehabilitation;
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; and
6. Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site.

The Design Review Guidelines for Rehabilitations include:

Façade Improvement

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 sensitive 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 elements, conform to the configuration and materials of traditional storefront design. Reconstruct missing original elements (such as cornices, windows and storefronts) if documentation is available, or design new elements that respect the character, materials, and design of the building.
7. Avoid using materials that are incompatible with the building or district, ...
8. Avoid using inappropriate elements... where they never previously existed.
9. Retain all elements, materials, and features that are original to the building or are sensitive remodelings, and repair as necessary.

Recommendation

Remaining concerns are preserving the historical features of the building (marble base in particular); allowing the architectural features to show (triglyphs on entablature where sign will be located); and compatibility of the design with the district (glazed grills in particular). Signage should also be discussed.

Marble

In 1998 the BAR wanted the missing marble to be more closely matched or replaced entirely. It is unclear what was actually implemented – 1998 file photos show that a small piece of marble was missing on the lower right side of the building. Staff recommends retaining the original marble on the left side and replacing the original marble or matching the marble on the right side.

Signs

Staff recommends approval of the projecting sign, which is identical in size and location to the previous sign.

The wall sign is problematic because the content does not easily fit in the entablature area without obscuring the triglyphs. The lettering on the previous Espresso Café sign was an easier fit. The application notes that the sign is non-illuminated, which is appropriate. Staff would not recommend an internally lit sign in this location. Staff recommends that the sign be designed so that the letters conform to the space between the triglyphs. Regarding color, the black and green color scheme on the temporary sign is much preferable to the red letters.

The wall sign message is for the benefit of passing cars – it is not easily visible to pedestrians. Therefore, the applicant is requesting signs on the awnings. Staff does not have a problem with white letters on the proposed terra cotta color cloth awnings.

Awnings

Staff prefers the building with no awnings, but the proposed awnings that fit the shape of the openings are preferable over squared awnings that would conceal the arched shapes. The reason for the awnings is to conceal the mechanisms for the two glazed grills that are proposed to cover the patio openings when the restaurant is closed.

Glazed Grills

Staff recommends against the proposed glazed grills as being incompatible to the building. There may be an alternate solution, such as glazed folding shutters, similar to the doors on Escafe Restaurant downtown that are left open during good weather. Staff would not be adverse to another type of roll-down shutter, if the design is compatible.

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, August 15, 2003 8:57 AM
To: Ed Cooke
Subject: Qdoba Grill

Ed,

One other thing I forgot to mention in my email yesterday. The application indicates that Qdoba Grill is the owner of the property - the City real estate record show a different owner - can you please confirm that. If Qdoba is not the owner, I'll need a letter from the owner or their signature on the application form. Thank you.

Mary Joy Scala, Neighborhood Planner
Department of Neighborhood Development Services
City of Charlottesville
City Hall - P.O. Box 911
Charlottesville, VA 22902
PH 434-970-3182
FAX 434- 970-3359
scala@charlottesville.org

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Thursday, August 14, 2003 2:21 PM
To: 'Bob Morin'; Ed Cooke; Abraham Pinar
Subject: RE: Qdoba Mexican Grill



03-08-06 1415
University Avenu...



AGENDA for
08-19-03.doc

I am attaching my staff report and a copy of the meeting agenda for Tuesday's BAR meeting. A representative of the applicant should plan to attend. After researching the project and writing the staff report I have some questions:

What happened to the missing marble from the right hand side of the building? Can it be replaced? If not, what is your plan for that part of the storefront?

I am not recommending approval of the grill as proposed. Do you have alternatives for the BAR to consider?

After I wrote the staff report, the Zoning Administrator, Barbara Venerus noted that the establishment can only have two signs. Each sign on each of the canopies is considered a sign. Please decide which two you would like to keep.

Can Bob please get me a sample of the high density foam and the sintra? Barbara has concerns about those materials.

Please confirm that the sign is non-illuminated. A sketch that you included indicated the use of neon.

Thank you for your assistance and cooperation.

Mary Joy Scala, Neighborhood Planner
Department of Neighborhood Development Services
City of Charlottesville
City Hall - P.O. Box 911
Charlottesville, VA 22902
PH 434-970-3182
FAX 434- 970-3359
scala@charlottesville.org

-----Original Message-----

From: Bob Morin [SMTP:rmorin@holidaysigns.com]
Sent: Monday, July 28, 2003 7:04 PM
To: Scala, Mary Joy
Cc: Ed Cooke; Abraham Pinar
Subject: Qdoba Mexican Grill

Mary Joy:

Per our conversation, I'm forwarding with this message drawings that combine the sign and awning. There are two (2) versions. Both versions feature 1) a non-illuminated sign wherein all elements fit on the sign band / between the architectural elements and 2) three (3) dome-shaped solid colored awnings. It's necessary that all three (3) windows have awnings so as to hide the roll-up grille / curtain, the details for which Ed Cooke will be sending under separate cover.

The difference between the two versions is only that in one version the awnings have a vertical message panel with "Qdoba + cactus" as copy. The message panel is 10" tall and the copy is approx 8-1/2". The copy can be in white to complement the balance of the storefront. I REALLY hope you'll support allowing this text on the awning as my client is working to build awareness of the Qdoba. part of his name.

The other drawing is of the projecting sign that takes the place of the existing sign, using the existing bracketry. This

is the same as I submitted for review last week. No changes.

Do I need to submit anything else for Architectural Review Board? Do you need a list of materials or colors or any paperwork filled out?

For you information, the materials for the non-illuminated sign on the storefront will be 1/4" sintra, painted to the colors shown in the drawings and pin-mounted to the storefront. The awnings will be Sunbrella Terra Cotta. The copy on the awnings, if allowed, will be white. The non-illuminated projecting sign **will** be made of high-density foam and painted in the colors shown.

I look forward to hearing from you.

Best regards. << File: SIGN 3.jpg >> << File: SIGN 4.jpg >> << File: SIGN 5.jpg >>

Scala, Mary Joy

From: Venerus, Barbara
Sent: Thursday, August 14, 2003 12:31 PM
To: Scala, Mary Joy
Subject: RE: Qdoba Mexican Grill

Hi--a few things on this (not be be short, but just the facts, ma'am):

1) The establishment can have two signs. Each sign on each of the canopies is considered one sign. Choices for the building include:

- 1 projecting & 1 wall OR
- 1 projecting & 1 on canopy OR
- 1 wall & 1 on canopy OR
- 2 on canopy.

2) Definitely find out what what sintra is, especially since it will not be internally illuminated as it appears it would in the illustrations. I would like to have them use wood instead of foam--they aren't in any design review district, unfortunately, though. I'm really skeptical about the foam. If they REALLY want to use that have them drop an example by to you or give other examples in town--I think Holiday Signs is local. Have them drop by an example of sintra too, while they're at it....

Let me know if I haven't covered everything.

Barbara Venerus
Zoning Administrator
City of Charlottesville
PO Box 911
Charlottesville, VA 22902
(434) 970-3182
(434) 970-3359 fax
venerus@charlottesville.org

-----Original Message-----

From: Scala, Mary Joy
Sent: Thursday, August 14, 2003 7:36 AM
To: Venerus, Barbara
Subject: FW: Qdoba Mexican Grill

I have a busy day planned, so if I don't get to tell you later, have a GREAT time.

Re: the signs for Qdoba, the projecting sign is high density foam - is that OK? Do you know of an example I could look at? Also the main sign material is "1/4' sintra" Do you know what that is?

I'm assuming he can have the awning signs if the BAR says OK?

Thanks

-----Original Message-----

From: Bob Morin [SMTP:rmorin@holidaysigns.com]
Sent: Monday, July 28, 2003 7:04 PM
To: Scala, Mary Joy
Cc: Ed Cooke; Abraham Pinar
Subject: Qdoba Mexican Grill

Mary Joy:

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BAYUS-EVOLA ARCHITECTS

2908 EASTPOINT PARKWAY
 LOUISVILLE, KENTUCKY 40223
 (502) 426-8020
 FAX: (502) 426-0527
 box1@bayusevola.com

Letter of Transmittal

TO NEIGHBORHOOD DEVELOPMENTS
 610 E. MARKET ST
 CHARLOTTESVILLE VA 22902

DATE	7.28.03	JOB NO	1194
ATTENTION	MARY JOY SCALA		
RE	QDOBA		

ATTN: MS MARY JOY SCALA

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings
- Prints
- Plans
- Samples
- Specifications
- Copy of letter
- Change order
- _____

COPIES	DATE	NO.	DESCRIPTION
10			COPIES OF SUBMITTAL
1			APPLICATION

*William M +
 Mary Perry
 Timberlake
 306 Churchdr
 Hartsville SC
 29550*

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit	copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit	copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Return for corrections	<input type="checkbox"/> Return	corrected prints
<input checked="" type="checkbox"/> For review and comment	<input type="checkbox"/> _____		
<input type="checkbox"/> FOR BIDS DUE _____ 19____	<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US		

REMARKS THIS SUBMITTAL IS FOR "NEW QDOBA"
1415 UNIVERSITY AVE

COPY TO _____ SIGNED: 

If enclosures are not as noted, kindly notify us at once.

Scala, Mary Joy

From: Bob Morin [rmorin@holidaysigns.com]
Sent: Monday, July 28, 2003 6:13 PM
To: Scala, Mary Joy
Cc: Abraham Pinar
Subject: Qdoba Mexican Grill



SIGN 3.jpg



SIGN 4.jpg



SIGN 5.jpg

Mary Joy:

Per our conversation, I'm forwarding with this message drawings that combine the sign and awning. There are two (2) versions. Both versions feature 1) a non-illuminated sign wherein all elements fit on the sign band / between the architectural elements and 2) three (3) dome-shaped solid colored awnings. It's necessary that all three (3) windows have awnings so as to hide the roll-up grille / curtain, the details for which Ed Cooke will be sending under separate cover.

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The other drawing is of the projecting sign that takes the place of the existing sign, using the existing bracketry. This is the same as I submitted for review last week. No changes.

Do I need to submit anything else for Architectural Review Board? Do you need a list of materials or colors or any paperwork filled out?

For you information, the materials for the non-illuminated sign on the storefront will be 1/4' sintra, painted to the colors shown in the drawings and pin-mounted to the storefront. The awnings will be Sunbrella Terra Cotta. The copy on the awnings, if allowed, will be white. The non-illuminated projecting sign will be made of high-density foam and painted in the colors shown.

I look forward to hearing from you.

Best regards.

City of Charlottesville
Department of Community Development

City Hall • P.O. Box 911
Charlottesville, VA • 22902
Telephone 804-970-3182
Fax: 804-970-3359



February 26th, 1998

Ron Keeney
Keeney and Company Architects
90 Whitewood Road, Suite 1
Charlottesville, VA 22901-1668

RE: BAR-98-2-3
Espresso Cafe
1415 University Avenue
Remodel Chancellor Building

Dear Mr. Keeney,

The above noted item was reviewed by the City of Charlottesville Board of Architectural Review on February 24, 1998. Mr. Joe Celentano moved to approve the application with the following conditions:

- 1) The applicant will retain the existing glass block panel in the central 1/2 circle window and will remove the glass panels from the two adjacent windows. *Glass block is in. Two adjacent panels are also still in. Board may reconsider when presented with glazed lower panels.*
- 2) The applicant will either replace the marble entirely with the sample presented or will present a better matched sample to the BAR for approval. *Broken marble is still in place.*

3) The applicant will construct a predominately glass and cherry wall recessed approximately 18" within the building as shown in Exhibit C of the presentation.

4) The exterior storefront will be painted in the colors submitted or in white with triglyphs in the same color and panels between the triglyphs the same color as the sign.

Door to be installed: approved door is 2 glass panel doors with cherry framed

Storefront is white, triglyphs are white, panels black with gold trim.

Ms Winner seconded the motion.

The motion was unanimously approved.

Sign permit?

If you have any questions you may contact me or Ron Higgins (804-979-3182).

Sincerely,

Tarpley Vest
Tarpley Vest
Planner I

CC: Ty Harris

Mr. Celentano made a motion to approve the application as presented at the meeting.

Mr. Schwartz seconded the motion.

The motion was unanimously approved.

→ **Espresso Cafe**

Mr. Keeney, applicant, indicated that he hoped to address with additional drawings the issues raised at the previous meeting with the BAR. He indicated that the owners propose removing the glass on the storefront and repairing the marble with the marble samples provided. He indicated that currently there is storefront glass on each panel. He indicated that they initially proposed removing the glass block panel. He indicated that there was some objection to removing the glass block. He indicated that they are neutral on that issue. He indicated that they are willing to leave the three arched panels as is; they are willing to replace the central glass block panel to match the other two panels; or they are willing to remove all three glass block panels.

Mr. Keeney indicated that they intend to construct an interior wall recessed 18" within the storefront. Mr. Keeney indicated that the new wall could be viewed through the storefront. He indicated that his display drawings represent several choices for the wall. He indicated that they intend to construct the wall of wood paneling with a natural finish. He indicated that if there were objections to this proposal, they would be willing to choose the brick veneer option. He indicated that a third option was a glass wall. He indicated that they were not particularly in favor of the third option. He indicated that at the previous meeting he put an option on the table about ornamental security grills. He indicated that he did not need approval for the grills immediately.

Mr. Celentano indicated that he missed the previous meeting.

Mr. Oschrin indicated that the issues the BAR looked at including the 1/2 circle of glass block, the tile floor of the cafe space, and the marble. He indicated that the marble is a replacement for pieces that have chipped off.

Mr. Keeney indicated that the marble is old and in need of repair. He indicated that they prefer the natural cherry for the inner wall.

Mr. Oschrin indicated that the BAR review is just for what is visible. He indicated that the review is just for the interior enclosure. He indicated that aspects the board liked at the previous meeting included stripping the paint to its natural color.

Mr. Schwartz asked if the board discussed the grates.

Mr. Oschrin indicated that they did not really discuss the grates.

Mr. Oschrin indicated that the issue of heat inside the cafe space came up at the previous meeting. He indicated that the issue is not necessarily a part of the design review. He indicated that the

adjacent buildings have awnings.

Mr. Keeney indicated that the space is due south. He indicated that the other buildings have awnings to protect the material in the storefront display windows. He indicated that the sun angle will be high and will only project back into the space a couple of feet. He indicated he is not as concerned about heat build up as the adjacent stores. He indicate that they prefer not put awnings on the storefront.

Mr. Schwartz indicated that the grates are a big issue. He indicated that the grates are a dilemma and that they propose opening up the building to an outdoor cafe, which will be very nice on the corner. He indicated that the grates are a foreign language and an anti-social way of protecting from the possibility of people using a space which you have gone to the trouble of opening up. Mr. Schwartz indicated that neither grates presented are a problem but that he objects to any grates here whatsoever. He indicated that he may be convinced otherwise. He indicated that he sees the grates as a contradiction to opening up the space to the street and then locking it off.

Mr. Keeney indicated that they don't know for sure if the grates are necessary. He indicated that he felt it was necessary to put something on the table for the board to consider.

Mr. Schwartz indicated that he is glad that Mr. Keeney put the grates on the table.

Mr. Schwartz indicated that an alternative to the grates may be glazed cafe spaces. Mr. Schwartz indicated that of the three options he had a question about the back facade.

Mr. Keeney indicated that the original proposal was for a cherry paneled wall. He indicated that the sentiment on the board that they did not like the natural cherry look. He indicated that the Espresso Cafe is trying to achieve a cherry and wrought iron look. He indicated that they can do a cherry or a natural wood finish.

Mr. Celentano asked the applicant about the interior walls.

Mr. Keeney indicated that the walls would be exposed red brick. He indicated that they tend to leave the walls exposed. He indicated that they intend to strip the white paint on the brick piers. He indicated that the brick will wrap around the space and bring you into the interior..

Mr. Celentano indicated that he shares Mr. Schwartz's concerns about the grate. He indicated that for the interior wall conceptually he likes the big glass piece. He indicated that the mullion window pattern doesn't seem to work as well with the outer facade. He indicated that he is advocating a mostly glass facade but done in cherry.

Mr. Celentano indicated that he encourages as transparent a wall as possible.

Mr. Keeney indicated that the wall is far back within the building, He indicated that it is unlikely

this will be seen from the street.

Ms. Thompson asked if the third proposal was for a completely glass elevation.

Mr. Keeney indicated that it is a glass elevation, but that they are intending a cherry door.

Mr. Nelson asked if an option on the front wall was to remove the glass from all three 1/2 circles.

Mr. Keeney indicated that removing all three panels was feasible, although not the most desired option. He indicated that he doesn't believe that the wood frames would hold glass block in all three panels.

Mr. Nelson indicated that if the 1/2 circle glass panels remain it will look like a window in which the glass has been removed from the bottom and has been left at the top, rather than appearing as an original design element. He indicated that he shares Ken's concern about the ornamental grill.

Mr. Nelson indicated that he has no problems with the materials shown.

Mr. Schwartz indicated that he agrees with Mr. Celentano in the desire to see predominantly glass.

Mr. Oschrin asked how much marble is missing.

Ty Harris of Espresso Cafe indicated that about two or three feet of marble is missing.

Mr. Oschrin indicated that he does not think that the marble is a very good match.

Mr. Harris indicated that the marble sample was obtained from Oliva and Sons and it was as close as they could come.

Ms. Thompson asked if they had checked with other sources for marble.

Mr. Harris indicated that he checked with recyclers. He indicated that they found nothing closer than the sample. He indicated that Mike Oliva indicated that there was no way to find anything closer.

Ms. Thompson asked if the applicant had checked in Richmond for a better marble.

Mr. Harris indicated that he had not checked in Richmond.

Mr. Keeney indicated that Mr. Oliva has the largest source of contacts in the area.

Mr. Oschrin asked the applicant if they had considered replacing all of the marble.

Mr. Harris indicated that they wanted to ask for approval for this first.

Mr. Oschrin indicated that the marble sample will look terrible.

Mr. Celentano

Ms. Thompson asked Mr. Harris if he had tried Tom's Trading Company.

Mr. Harris indicated that he did try Tom's Trading Company and did not find a closer match.

Mr. Keeney indicated that they would be happy to look for additional sources for the marble.

Mr. Celentano asked the applicant what will be done with the sill.

Mr. Keeney indicated that he intends to insert a piece where the glass is being removed. He indicated the area will be sanded and repainted.

Ms. Thompson indicated that she is concerned about the arches. She indicated that she would hate to see the glass block removed. She indicated that the glass block is a nice feature. She indicated that removing the glass in the other two panels would create a loggia effect. She indicated that she encourages leaving the center glass block.

Mr. Keeney indicated that the glass block is mostly intact, although some of it is mismatched. Mr. Keeney asked if the applicants had a preference about the glass panels

Ms. Thompson indicated that it would be better to have no glass on either side of the glass block.

Mr. Celentano asked about the door frame and the chalking.

Mr. Harris indicated that they intend to leave the door frame and chalking.

Mr. Schwartz indicated that he thinks it is a good argument to leave the glass block and chalking in. He indicated that he agrees with the idea of popping out the glass on the two adjoining bays.

Mr. Oschrin indicated that he suggests leaving the central panel or adding wings.

Mr. Keeney indicated that he would have to "beef up" the wooden frames on the other bays, because it is deteriorated badly and cannot support the glass block.

Mr. Oschrin indicated that heaters were mentioned previously.

Mr. Keeney indicated that heaters to be as unobtrusive as possible. He indicated that the heaters will not be visible from the street.

Ms. Thompson asked if they considered putting coils under the tiles.

Mr. Keeney indicated that they did consider coils, but that ramping from the sidewalk made this

difficult.

Mr. Celentano proposed a motion to leave existing glass block and remove the glass panels on both sides and to seek a better match for the marble.

Mr. Schwartz indicated that the applicant may replace the entire marble. She indicated that the marble is fine on its own, but does not match. She indicated that replacing all the marble may be a better and easier approach.

Mr. Celentano indicated that with respect to the inner wall the predominately glass with cherry frame (drawing version C) with no approval of tile.

Mr. Oschrin indicated that Mr. Celentano had made a motion addresses the exterior glass, the inner cherry and glass wall, the grills and the tile.

Mr. Harris asked the board about the paint color.

Mr. Celentano asked which paint color would be used.

Mr. Keeney indicated that the pilasters on the exterior facade would be stripped to the original brick and the middle section would be painted a creme color.

Ms. Winner asked if the mortar of the brick was similar to the beige color.

Ms. Thompson asked how high the paint color would go on the facade.

Mr. Keeney indicated that it would go up to the sign tethering.

Ms. Thompson asked if everything would become cream except the brick piers.

Mr. Keeney indicated that the answer was yes.

Mr. Oschrin asked about the letters on the sign.

Mr. Keeney indicated that they intended to use solid letters.

Mr. Oschrin indicated that he suggests that the board weigh in on the sign letters.

Mr. Keeney indicated that the sign and paint may be part of the motion.

Mr. Oschrin indicated that he likes the cream. He indicated that he is tired of white paint.

Ms. Thompson indicated that she had no preference on the paint.

Mr. Schwartz indicated that he agreed with the use of cream paint.

Mr. Nelson indicated that he agreed.

Mr. Celentano indicated that he thinks that the paint should be white and he indicated that he liked the signal lettering style.

Mr. Schwartz indicated that the sign is helping the language of the existing architecture to read through the supports. He indicated that he would like to weight in on the sign. He indicated that the dark band made a dramatic gesture that ties in meaningfully with the marble.

Mr. Oschrin indicated that the results of the motion will be crafted into a plan. He indicated that the project won't be done until there is a full set of plans.

Mr. Celentano indicated that he thinks that the paint should be white.

Ms. Winner indicated that white and beige paint is a matter of personal preference and a taste issue.

Mr. Celentano indicated that to him the paint is an issue of the vocabulary of the building.

Mr. Schwartz indicated that the board could vote on the paint color. He indicated that the cream ties in nicely.

Mr. Celentano moved to approve the application to leave the existing glass block in the middle and to remove the glass on either side; and to replace the marble entirely or get a better match; and to approve the predominantly glass and cherry storefront; and without approval of the grills; and with paint approved as submitted or white with tryglyths on the sign the same color.

Mr. Nelson indicated that the application to be approved was shown on patio elevation C, as modified.

Ms. Winner seconded the motion.
The motion was unanimously approved.

Virginia National Bank

Mr. Oschrin indicated that Virginia National Bank received preliminary review from the board at the previous meeting.

Mr. Madison Spencer, applicant, introduced himself and Mr. Mark Giles, president of Virginia National Bank, and Mr. Hunter Craig, Chairman.

Mr. Spender indicated that indicated that they intend to apply for a Certificate of Appropriateness application after receiving preliminary approval at the previous meeting. He indicated that the display board represented elevations and changes they had made since the

Ms. Thompson seconded the motion.

The motion was unanimously approved.

→ **Espresso Cafe**

Staff presented the report. Ron Keeney, applicant, presented the project. He indicated that they intend to open up an 18' foot area of the front of the building to place 6-8 cafe tables. He indicated that they intend to create an open air cafe off of the walkway and to pull the cafe space back within the building. He indicated that they intend to remove the storefront glass panel. He indicated that the storefront is currently mounted glass and glass block windows. He indicated that they intend to replace the central glass block panel with a glass plain in order to achieve a consistency across the three arched pieces. He indicated that the wooden frame needs repair and repainting. He indicated that the front of the building would consist of a tiled floor area with a new wall 18' into the building space. He indicated that the new wall would be a wood framed storefront wall with 2 inch square individual glass planes set in cherry panes. He indicated that the actual cherry materiel to be used is subject to price.

Ms. Fenton asked the board if they had questions.

Ms. Hook asked the applicant if he plans to strip the brick pillars on the storefront.

Mr. Keeney indicated that he intends to strip the paint and leave the brick exposed.

Ms. Hook asked how they planned to strip the paint.

Mr. Keeney indicated that he intend to strip the paint by hand using chemicals.

Mr. Oschrin indicated that he likes the glass block panel and asked Mr. Keeney is he would consider removing all the glass and having no glass there at all.

Ty Harris indicated that there may be a problem with water coming in at an angle.

Mr. Oschrin asked if the building was south facing. He indicated that other buildings in the area have awnings and that the cafe space may get very hot.

Mr. Keeney indicated that the building is south facing and that they intend to install ceiling fans in the cafe space.

Mr. Oschrin indicated that he does not like the single light window. He indicated that the cherry paneling is an expense that the applicant does not need to incur. He asked the Mr. Keeney about the slope of the floor in the cafe space.

Mr. Keeney indicated that they intend to install a tile floor with drains.

Mr. Oschrin indicated that the color rendering and the exterior facade elevation presented by the

applicant did not seem to match.

Mr. Keeney indicated that the two drawings were produced on two different dates and that the color rendering is more accurate.

Ms. Fenton asked if there were comments from the public. There were no comments from the public. Ms. Fenton then asked for comments from the board.

Mr. Oschrin indicated that he felt that the single light arched glass window pane is offensive.

Ms. Thompson asked Mr. Keeney about the existing material on the inner wall.

Mr. Keeney indicated that the inner wall would be new construction.

Ms. Thompson asked if the doorway on the existing storefront would be removed.

Mr. Keeney indicated that they will remove the door but not the door frame.

Ms. Hook indicated that she had no criticism of the proposal. She indicated that the glass blocks are distinctive.

Mr. Keeney indicated that they debated on whether to leave the glass block or to improve the facade by making the three panels consistent. He indicated that it is easier to replace the middle window panel than to replace the two side panels.

Mr. Oschrin asked the applicant if he would consider semi-circular windows with muttons.

Mr. Keeney indicated that would be historically correct.

Mr. Clark indicated that he thinks that the cafe will be nice and that the applicant has created a loggia off the street. He indicated that the circular windows will be hokey and will appear to be historical when they are not. He indicated that removing all the glass and opening up the building entirely makes more sense. He indicated that the cafe space will be very hot and that an awning may help. He indicated that the heat was not their business. Mr. Clark asked about the tile for the floor of the cafe.

Mr. Keeney indicated that they intend to use 3/8" tile and that they have not chosen the color.

Mr. Clark asked Mr. Keeney if the proposal would compromise the structure by opening it up to moisture.

Mr. Keeney indicated that it would not compromise the structure and that an existing concrete deck is in place.

Mr. Clark indicated he was surprised by the Cherry paneling. He indicated that the texture of the corner is increasingly metal and glass. Mr. Clark asked the applicant if he would consider

putting glass in instead of the cherry paneling.

Mr. Keeney indicated that Espresso Cafe National made the decision to use the Cherry paneling.

Mr. Clark indicated that he does not think that this wall is in keeping with the building. He indicated that it makes sense to replace the wall with something very modern. He indicated that the integrity of the corner is more important than the image of the store owner.

Mr. Nelson indicated that he thinks this is an exciting project and that he is glad to see something is happening with this building. He indicated that he is concerned about the front arched glass windows. He indicated that it would be better to take the glass out of the top arches. He indicated that leaving the glass in the three arched windows will make the rest of the storefront look like windows without glass panes, rather than an original design element. He indicated that he is concerned about the proposed cherry wall and that he would prefer to see something more modern.

Ms. Fenton indicated that it would be nice if the glass panes were removed. She indicated that the applicant should save the glass, and if heat or rain became a problem they may decide to put it back in. She indicated that she is not sure about the back wall and that the applicant should return to the board with material samples.

Mr. Keeney indicated that he can propose new materials for the wall to his client. He indicated that the wall is intended for the customers inside the cafe space.

Mr. Clark indicated that he suggests replacing the wall with a glass wall. He indicated that the applicant should return to the board with a properly drawn street elevation.

Ms. Fenton asked the applicant if it would be helpful to receive a partial approval for the exterior.

Mr. Keeney indicated that they will need to work from the interior forward.

Mr. Oschrin indicated that he proposes the board does not accept this proposal and that the applicant resubmit to the board next week. He asked the applicant if they were anticipating problems with vagrancy.

Mr. Keeney indicated that they intend to place grillwork across the face of the storefront. He passed out pictures of the proposed grillwork for the board's review and comment. He indicated that they need to secure the space.

Mr. Clark indicated that he recommends resubmital of clean and accurate drawings.

Mr. Clark made a motion to defer the Espresso Cafe application to the specially scheduled meeting during the last week of February.

Mr. Nelson seconded the motion. The motion was unanimously approved.



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Neighborhood Planning and Development Services
P. O. Box, 911, City Hall
Charlottesville, Virginia 22902
Telephone (804) 970-3182; Fax (804) 970-3359

A. Information on Property Applied For:

Address: 1415 UNIVERSITY AVE
CHARLOTTESVILLE VA.

City Tax Map No.: _____ Parcel: _____

C. Property Owner Information (If not applicant)

Name: GLOBAL MEXICAN GRILL
RICHMOND MEX GRILL
Address: PO BOX 23209
ANCHORAGE KY 40223
Phone: (B) (502) 420 5370 (H) _____
ATTN: MR FRASER SCHAUFELE

B. Applicant Information

Name: BAYUS EVGA ARCHITECTS
ATTN: ED COOKE

Address: 2908 EASTPOINT PKY
LOUISVILLE KY 40228

Phone: (B) (502) 426 8020 (H) _____
8020

D. Federal Tax Credits: Do you intend to apply for Federal Historic Preservation tax credits for this project? _____ (y) (n). (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval.

REINSTALL GLASS ENTRY DOOR & TRANSOM. REPLACE SIDELITES. REMOVE EXISTING MARBLE BASE & REPAIR BASE. REMOVE EXISTING STORAGE & REPAIR WALL. REPAINT PORTION OF FACADE PREVIOUSLY PAINTED. INSTALL GLAZED GRILL BEHIND 2 LARGE OPENINGS

F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Neighborhood Planning and Development Services before submission to the board.

PHOTOGRAPHIC ELEVATION
DRAFTED ELEVATION
ROUND GRILL CUT SHEET

NOTE: THIS IS TO BE SUBMITTED IN ADDITION TO PREVIOUSLY SUBMITTED SIGN & AWNING.

G. Property Owner Permission (If Not Applicant)

H. Signature of Applicant

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

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

The Chancellor Building LLC.
by Joe Aust agent 8/14/03
Signature _____ Date _____

[Signature] 7.28.03
Signature _____ Date _____

↑
sign here / date

Approved: _____ Disapproved: _____
Conditions of Approval: _____

PLEASE NOTE THAT ADDITIONAL PERMITS (BUILDING, SIGN, ETC.) MAY BE NECESSARY

Architectural And Historic Survey



Identification

STREET ADDRESS: 1411-1415 University Avenue

MAP & PARCEL: 9-75

CENSUS TRACT AND BLOCK:

PRESENT ZONING: B-2

ORIGINAL OWNER: J. P. McKennie or S. C. Chancellor

ORIGINAL USE: Bookstore?

PRESENT USE: Newsstand; Framing Shop; Drug Store

PRESENT OWNER: Landon and William M. Timberlake

ADDRESS: 306 Church Ave., Hartsville, SC 29550

HISTORIC NAME: Chancellor Building (C M R A)

DATE / PERIOD: Before 1891 and/or 1920

STYLE:

HEIGHT (to cornice) OR STORIES: 2

DIMENSIONS AND LAND AREA: 9627 sq. ft. (triangular lot)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Fall 1980

SOURCES: City/County Records
Sanborn Map Co. - 1896, 1907, 1920, 1969
Eddins, Around The Corner After World War I

ARCHITECTURAL DESCRIPTION

The Chancellor Building is two storeys tall and four bays wide, with a stair entrance in the narrower second bay and a storefront in each of the other bays. Construction is of pressed brick laid in 3-course American-with-Flemish bond on the facade and ordinary brick laid in 5-course American bond elsewhere. The foundation is of coursed cut stone. There are piers of rusticated brick at the corners of the facade and between the bays. The pier between the third and fourth bays is narrower than the others and is not rusticated at the second level. Each of the three storefronts has a stone entablature with triglyphs. The arcaded storefront in the western bay (#1415) is original: There is fluted wooden paneling above, and leaded multi-light transoms below, the three wooden round arches with car-touches. The wall is faced with marble below the display windows, and there is a recessed central entrance. The other two storefronts are no longer arcaded, and both have recessed side entrances and plain rectangular transoms over doors and display windows. The stair entrance has a stone hood on consoles above a pair of single-light doors with stone architrave and dentiled cornice. A sign replaces the transom. An early picture appears to show a stone roof balustrade on the hood. Raised two steps above street level within the vestibule, a pair of interior doors with sidelights and transom give access to a stair hall with a two-flight open-well stair. Interior doors and windows have cornices and plain surrounds. There is a pair of double-sash, 6-over-6 light windows with stone lintels and end blocks in each of the larger bays at the second level. Above the stair entrance there is a segmental-headed tripartite window with stone arch, keystone, and end blocks. The facade is crowned by a stone parapet entablature with geometric decoration on the frieze and the name CHANCELLOR in raised letters above the stair entrance. There is a triglyph with a sort of flat pendant above each pier. A pedestal at each end of the facade is all that remains of the roof balustrade. Side and rear windows are segmental-arched. The window at the rear of the stair hall matches the one on the facade.

HISTORICAL DESCRIPTION

A narrow two-storey brick building stood on this site when John E. Gibbon purchased the property from the estate of Dr. Marcellus McKennie in 1391 (ACDB 95-393). McKennie had inherited it from his father J. P. McKennie, who purchased it in 1835 as part of a larger tract (ACDB 32-142). Tax records indicate that there were no buildings on the tract before 1350. When Gibbon sold it to S. C. Chancellor in 1397, the deed mentioned "a brick building in which G. W. Oliver's Book Store is now kept" (ACDB 108-460). John LaRowe's pool hall occupied the building in the early years of this century. Tax records and the Sanborn maps indicate that the present building was erected in 1920, probably incorporating the older building. Chancellor's Drug Store, which had previously occupied a store room in the Anderson Brothers Building, has now occupied the western store room (#1415) of this building for half a century. The store room was gutted by fire in the 1950's, destroying a handsome marble soda fountain. M. Timberlake, Inc., bought the building from Chancellor's estate in 1923 (City DB 45-5) and sold it to Howard B. Cook two years later (DB 51-131), but bought it back in 1933 (DB 79-411). It is still owned by the Timberlake family.

SIGNIFICANCE

This nicely detailed early 20th century commercial building is one of the finest on the Corner. Chancellor's Drug Store has been an institution on the Corner for over half a century.

UTM: 17/719395/4212395

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

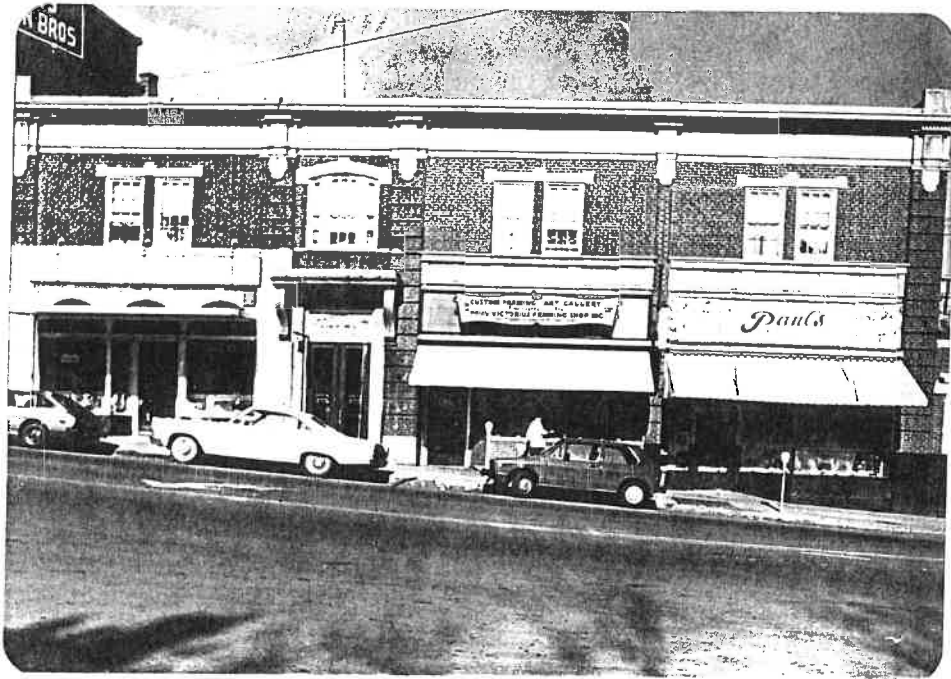
SEP 7 1982

468



Architectural  And Historic
Survey

Graphics





1998



REMOVE EXISTING SIGN - PATCH WALL TO MATCH EXISTING CONSTRUCTION

EXISTING OPEN STOREFRONT TO REMAIN.
INSTALL NEW GLAZED ROLLING GRILL BEHIND -
EQUAL TO "VISTAGARD GLAZED ROLLING
GRILLE"

INSTALL NEW FULL GLASS WOOD DOOR WITH
TRANSOME ABOVE - RESLAZE EXISTING
SIDELITES

CLEAN EXISTING BRICK AND WOOD TRIM AND
REPAINT WITH APPROVED COLORS

REMOVE MARBLE CLADDING - REPAIR
ORIGINAL WOOD AND CONCRETE BASE BACK
TO ORIGINAL CONDITION

PROJECT NO: 03-1194
DATE: 07-25-03

QDOBA MEXICAN GRILL

CHARLOTTESVILLE, VIRGINIA

EVOLVA

ARGHITECFS

505
EASTPORT PARKWAY
LOUISVILLE, KENTUCKY
40225

970.488.8020
FAX: 502.488.0827
ben@bayevolve.com



REMOVE EXISTING SIGN - PATCH WALL TO MATCH EXISTING CONSTRUCTION

EXISTING OPEN STOREFRONT TO REMAIN. INSTALL NEW GLAZED ROLLING GRILL BEHIND EXISTING TO MATCH EXISTING GLAZED ROLLING GRILL

CLEAN EXISTING BRICK AND WOOD TRIM AND REPAINT WITH APPROVED COLORS

INSTALL NEW FULL GLASS WOOD DOOR WITH TRANSOME ABOVE - REGLAZE EXISTING SIDELITES

REMOVE MARBLE CLADDING - REPAIR ORIGINAL WOOD AND CONCRETE BASE BACK TO ORIGINAL CONDITION

For BAR review Aug 19, 2003

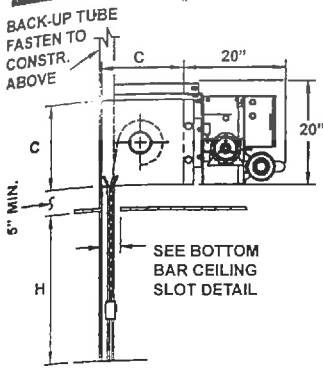
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DATE: 07-25-03

QDOBA MEXICAN GRILL
CHARLOTTESVILLE, VIRGINIA

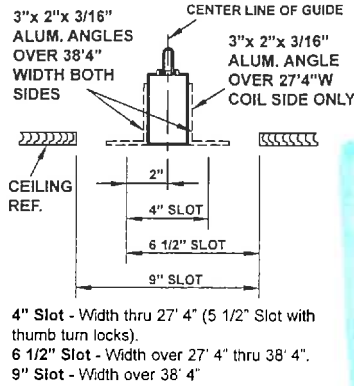
BAYUS & EVOLA
ARCHITECTS
2508 EASTPONT PARKWAY
LOUISVILLE, KENTUCKY 40223
(502) 426-8020
FAX: (502) 426-0327
bof@bayusevola.com

DETAILS AND CLEARANCES

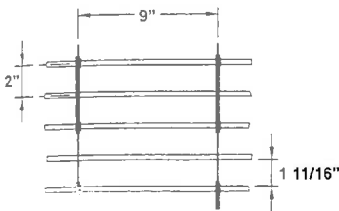
VERTICAL SECTION



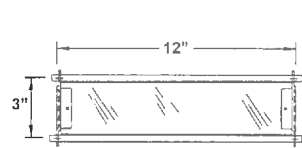
BOTTOM BAR CEILING SLOT



VISTAGARD V20



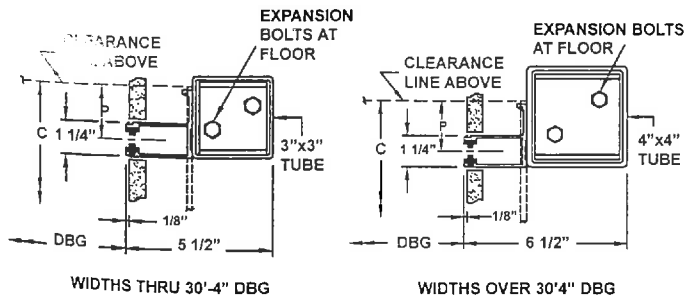
VISTAGARD V6



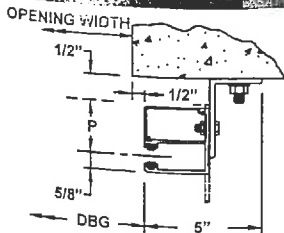
H	C	P
To 3'-1"	13"	2 1/2"
Over 3'-1" to 4'-11"	14"	2 1/2"
Over 4'-11" to 6'-10"	15"	2 1/2"
Over 6'-10" to 8'-11"	16"	2 1/2"
Over 8'-11" to 11'-1"	17"	2 1/2"
Over 11'-1" to 13'-6"	18"	2 1/2"
Over 13'-6" to 14'-4"	20"	3 3/4"

For EZ Lift grilles and all grilles wider than 30' 4", higher than 14' 4" or in excess of 340 sq. ft., consult factory. No hood furnished if grille coils above ceiling. Provide ceiling access full width of grille.

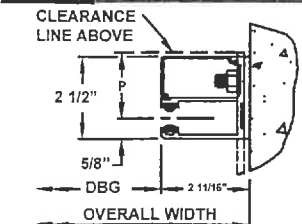
STANDARD TUBE MOUNTED



FACE MOUNTED

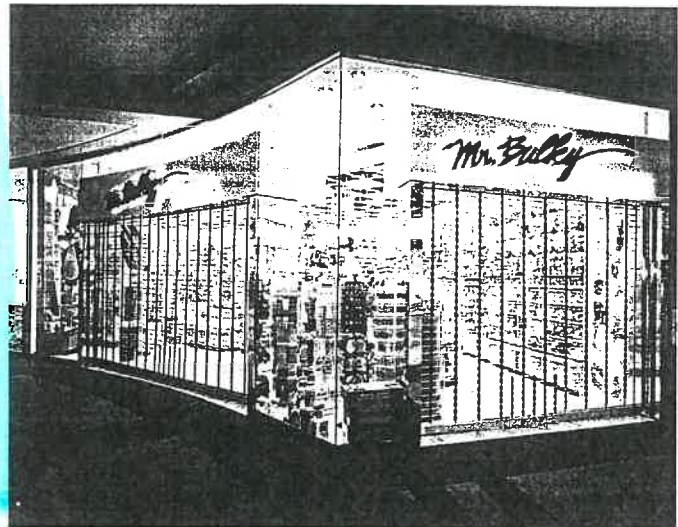


BETWEEN JAMBS - PUSH-UP



Specifications in CSI MasterFormat™ and drawings available @www.comelliron.com

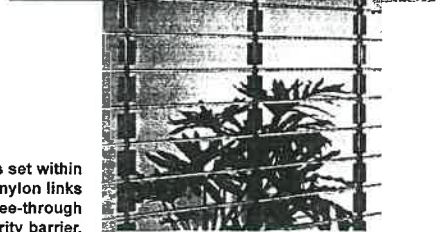
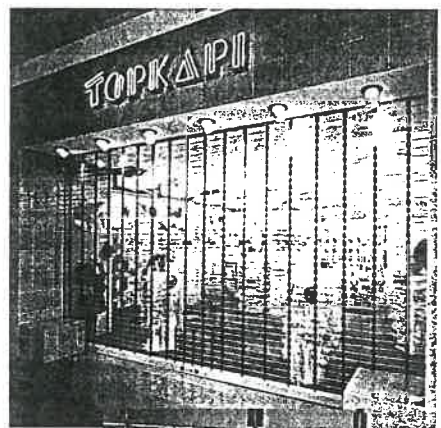
VISTAGARD™ GLAZED ROLLING GRILLES



Glazed curtain provides security against theft of small articles while still offering full visual access to interior spaces. The curtain creates a barrier against refuse, odors and smoke.

CONSTRUCTION FEATURES

A construction of horizontal rods, clear polycarbonate panel modules, and vertical nylon links forms the curtain. Rods are 5/16" diameter aluminum of alloy 5056 H32 set on 3" centers. Panel modules are 12" x 3", 1/8" thick, clear, flame-retardant polycarbonate material, G. E. Lexan® or equal. Panels are secured to molded nylon links.



Clear panels set within molded nylon links create see-through security barrier.

CONSTRUCTION FEATURES, ADDITIONAL INFORMATION

For descriptive data on Locking, Operation, Bottom Bar, Guides, Shaft Assembly, Brackets, and Hood, please see page 16.



Holiday SIGNS

11930 Old Stage Rd.
Chester, Virginia 23836

Fax (804) 796-9454
(804) 796-9443

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.

Date: 6/26/03 Scale: N.T.S. File name: CHARLOTTESVILLE

Salesman: BOB Drawn By: C.M. Pages: _____

Revisions: _____ Client Approval: _____

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"QDOBA" LOGO - 17-1/2" X 43-1/2"
 "MEXICAN GRILL" - 13" LETTERS

Holiday SIGNS

11930 Old Stage Rd.
 Chester, Virginia 23836

Fax (804) 796-9454
 (804) 796-9443

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.
 Date: 7/28/03 Scale: 3/16"=1'-0" File name: CHARLOTTENVILLE4
 Salesman: BOB Drawn By: C.M. Pages: _____
 Revisions: _____ Client Approval: _____

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"QDOBA" LOGO - 17-1/2" X 43-1/2"
 "MEXICAN GRILL" - 13" LETTERS

Holiday SIGNS

11938 Old Stage Rd
 Chester, Virginia 23836

Fax (804) 796-9454
 (804) 796-9443

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.
 Date: 7/28/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE4
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1411-15 University Avenue



Wall sign approved
8/19/03



"QDOBA" LOGO - 17-1/2" X 43-1/2"
"MEXICAN GRILL" - 8" LETTERS

Holiday Signs

11930 Old Stage Rd.
Chester, Virginia 23836

Fax (804) 796-9454
(804) 796-9443

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.
Date: 7/28/03 Scale: 3/16" = 1'-0" Filename: CHARLOTTESVILLE 4
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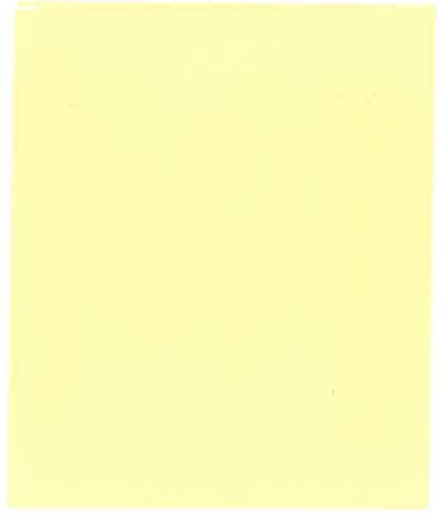


Qdoba® Restaurant Corporation
4865 Ward Road, Suite 500
Wheat Ridge, CO 80033-1902



11 Gold Flicker

Paint color



Abraham "Ibo" Pinar
Operating Partner

804-405-6034
cell

11500 Midlothian Turnpike
Richmond, VA 23235
Bus 804-378-3050
Cell ~~804-357-1755~~
qdoba_va@attbi.com
www.qdoba.com