

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



October 27, 2003

Fraser Schaufele
301-K N. Hamilton Street
Richmond, VA 23221

BAR 03-08-06
1415 University Avenue
Tax Map 9 Parcel 75
Renovation of Façade (Revisions)
Fraser Schaufele for Qdoba Mexican Grill, Applicant

Dear Mr. Schaufele,

The above referenced project was scheduled before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 21, 2003.

The BAR voted to approve your request for a revised façade design, including a single, rectangular awning in "terra cotta" color cloth; stained cherry wood doorway, and "gold flicker" paint color. The replacement marble may be approved administratively.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 21, 2003**



BAR 03-08-06
1415 University Avenue
Tax Map 9 Parcel 75
Renovation of Façade (Revisions)
Fraser Schaufele for Qdoba Mexican Grill, Applicant

Background

This application was reviewed by the BAR on August 19, 2003. The action letter and staff report from that meeting is attached.

Application

The applicant is now submitting two new proposals for awnings: three curved awnings without signs or a single, rectangular awning over the center door. The awning are proposed to be fabric awnings in Sunbrella *Terra Cotta* color.

The applicant is not requesting approval of the glass shutters at this time.

The new entry door is proposed to be stained cherry. The exterior is proposed to be painted "gold flicker." Samples of the paint chip and marble sample will be brought to the meeting.

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 Awnings (Rehabilitations, Sec. 4 –pp.17-18) include:

K. AWNINGS

Awnings can contribute to the overall image of downtown and West Main Street by providing visual continuity for an entire block, helping to highlight specific buildings, and covering any unattractively remodeled transom areas above storefronts. They also protect pedestrians from the weather, shield window displays from sunlight, and conserve energy.

Whether fixed or retractable, sloped awnings are the traditional awning type and are appropriate for most historic buildings, both residential and commercial.

Boxed or Curved Fabric Awnings - A more current design treatment, this type of awning may be used on a non-historic or new commercial buildings

Guidelines for Awnings

1. Awning Design and Placement

- *Place awnings carefully within the storefront, porch, door, or window openings so they do not obscure elements or damage materials.*
- *Choose designs that do not interfere with existing signs or distinctive architectural features of the building, or with trees or other elements along the street.*
- *Choose an awning shape that fits the opening in which it is installed.*
- *Make sure the bottom of the awning valance is at least 7 feet high.*
- *Avoid using metal, plastic, or overly ornate fabric awnings.*

2. Awning Fabric and Color

- *Coordinate colors with the overall building color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex patterns.*
- *Avoid using shiny plastic-like fabrics.*

Recommendation

Awnings

The curved awnings without text are simple, and fit the openings. The guidelines note that they are more appropriate for non-historic or new commercial buildings.

Staff prefers the rectangular awning, which would be suitable if placed within the existing opening.

Both versions would have to maintain at least 7 feet clearance from the pavement or steps.

Sign

The final version of the wall sign is very nicely done.

Colors and Materials

The stained cherry door and trim is recommended. NOTE: The current rendering appears to alter the doorway trim. The architectural drawing previously submitted indicates that the existing wood doorway trim is to be retained and repainted only. It is important to clarify that all existing architectural features will be retained.

The wall color and marble sample have not yet been reviewed.



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

Holiday SIGNS

11938 Old Stage Rd.
 Chester, Virginia 23836

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

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE

Date: 9/29/03 Scale: 3/16"=1'-0" File name: CHGR1

Salesman: BOB Drawn By: C.M. Page

Revisions: Client Approval:

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"QDOBA" LOGO - 17-1/2" X 4-3/4"
 "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: 9/29/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE

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

Revisions: Client Approval:

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CITY OF CHARLOTTESVILLE

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Department of Neighborhood Development Services

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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.

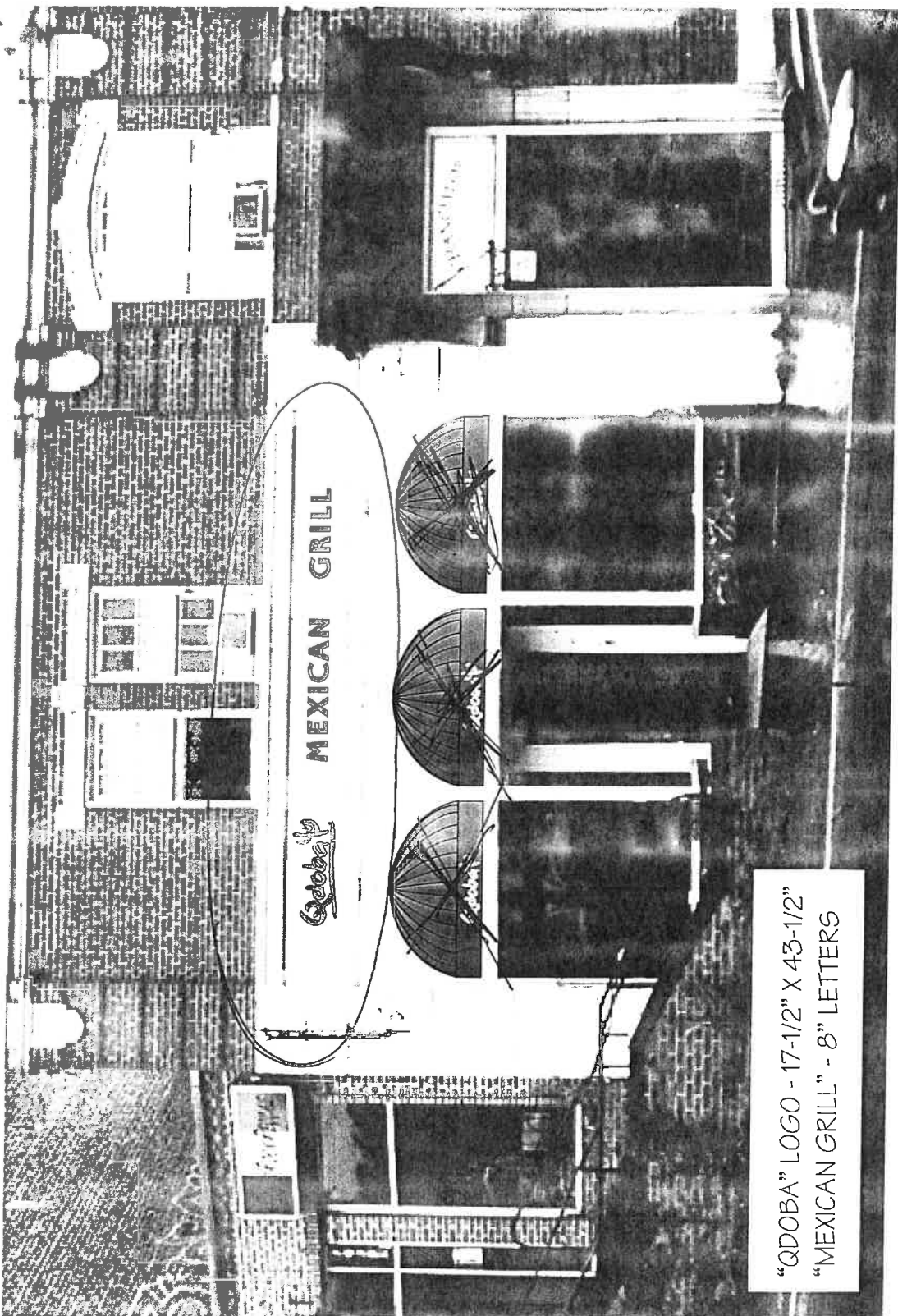
The BAR unanimously denied the use of the glazed grills based on Design Review Guidelines for façade improvements, # 8.

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.

Wall sign approved.
8/19/03



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
Salesman: BOB Drawn By: C.M. Pages: _____
Revisions: _____ Client Approval: _____

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**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.

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.

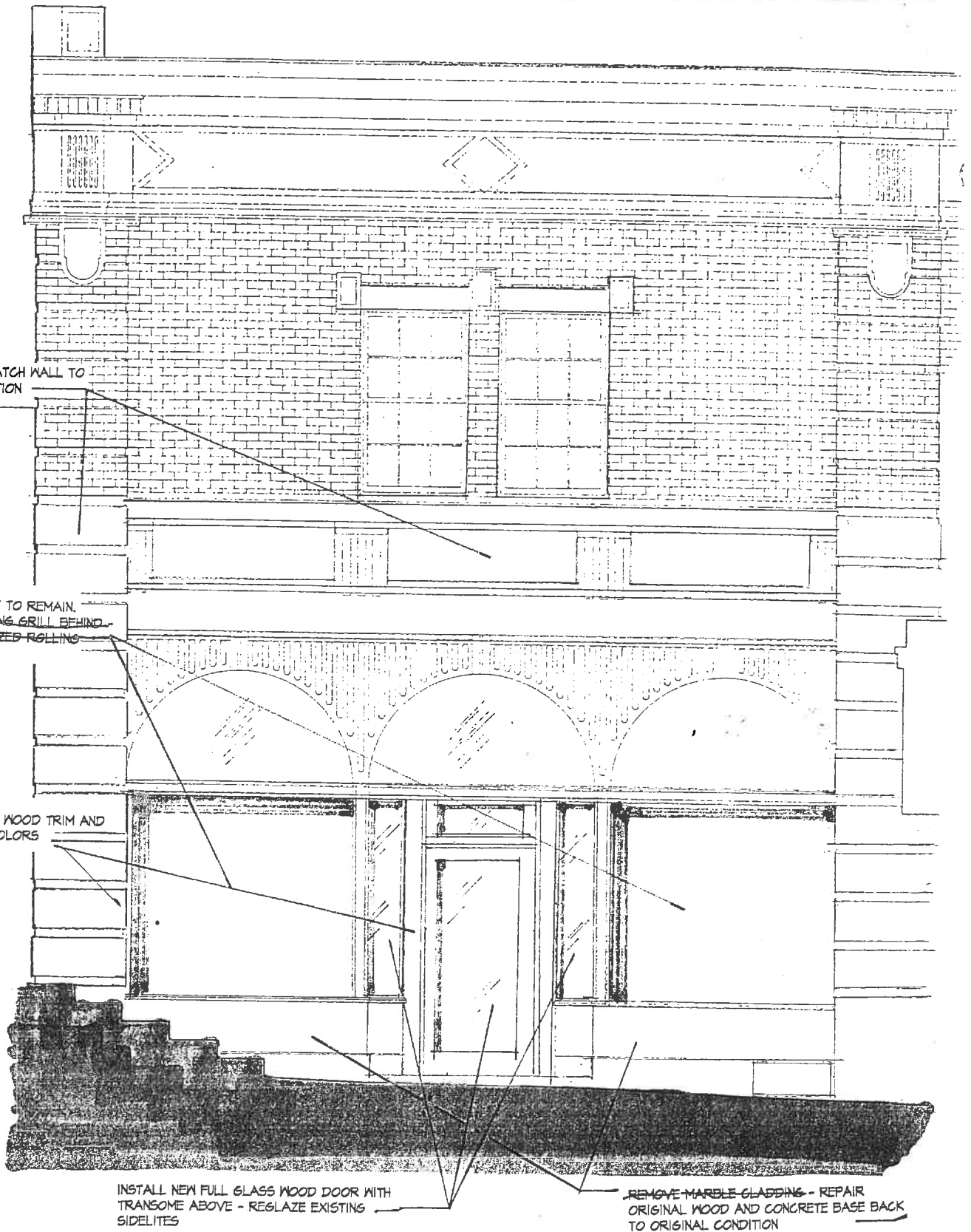
The wall sign message is for the benefit of passing cars – it is not easily visible to pedestrians. Therefore, the applicant is requesting signs on the awnings. Staff does not have a problem with white letters on the proposed terra cotta color cloth awnings.

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.



For BAR review Aug 19, 2003

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

QDOBA MEXICAN GRILL

CHARLOTTESVILLE, VIRGINIA

**BAYUS
EVOLA**
ARCHITECTS

2908
EASTPOINT PARKWAY
LOUISVILLE, KENTUCKY
40228

(502) 426-8020
FAX: (502) 426-0527
boj@bayusevola.com



1411-15 University Avenue



Scala, Mary Joy

From: Fraser G. Schaufele, III [fschaufele@earthlink.net]
Sent: Monday, October 13, 2003 5:44 PM
To: Scala, Mary Joy
Subject: Re: qdoba Grill

Mary Joy,

Yes, lets just present the drawing of the curved awnings and the one squared awning over the door.

No, I am going to wait on the glass shutters at this time.

I have asked our constuction dept. in Denver to send you a sample of the gold flicker.

Thank you for your help and let me know if you have any more questions.

Fraser Schaufele

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

From: "Scala, Mary Joy" <scala@charlottesville.org>
Sent: Oct 9, 2003 1:36 PM
To: "'fschaufele@earthlink.net'" <fschaufele@earthlink.net>
Subject: qdoba Grill

Fraser,

I forget how we left it - you wanted to remove the drawing with the long awning and just present the two with the curved awnings and the squared awning over the door, correct?

Are you asking approval of the glass shutters at this time?

Were you going to get me a paint sample of the gold flicker?

If you can bring a sample of the marble replacement to the meeting, that would be helpful also.

Having the samples prior to the meeting would be even better.

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: Fraser G. Schaufele, III [fschaufele@earthlink.net]
Sent: Wednesday, October 15, 2003 11:38 AM
To: Scala, Mary Joy
Subject: RE: qdoba Grill

Yes, we are just putting in a door and leaving the existing doorway.
Do you by any chance now anyone that paints murals. I need someone to paint over an existing mural on brick inside the building.
Please let me know if you need anything else.

Thanks
Fraser Schaufele

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

From: "Scala, Mary Joy" <scala@charlottesville.org>
Sent: Oct 15, 2003 11:09 AM
To: "'Fraser G. Schaufele, III'" <fschaufele@earthlink.net>
Subject: RE: qdoba Grill

One last question, the new elevation shows a different doorway configuration than before - I am assuming that is an error, and the drawing submitted previously by Bayus Evola showing existing wood trim around the door is correct.

Mary Joy Scala

> -----Original Message-----

> From: Fraser G. Schaufele, III [SMTP:fschaufele@earthlink.net]
> Sent: Monday, October 13, 2003 5:44 PM
> To: Scala, Mary Joy
> Subject: Re: qdoba Grill
>
> Mary Joy,
> Yes, lets just present the drawing of the curved awnings and the one
> squared awning over the door.
> No, I am going to wait on the glass shutters at this time.
> I have asked our constuction dept. in Denver to send you a sample of the
> gold flicker.
> Thank you for your help and let me know if you have any more questions.
> Fraser Schaufele
>

> -----Original Message-----

> From: "Scala, Mary Joy" <scala@charlottesville.org>
> Sent: Oct 9, 2003 1:36 PM
> To: "'fschaufele@earthlink.net'" <fschaufele@earthlink.net>
> Subject: qdoba Grill
>
> Fraser,
>
> I forget how we left it - you wanted to remove the drawing with the long
> awning and just present the two with the curved awnings and the squared
> awning over the door, correct?
>
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>
> Were you going to get me a paint sample of the gold flicker?
>

- > If you can bring a sample of the marble replacement to the meeting, that
- > would be helpful also.
- >
- > Having the samples prior to the meeting would be even better.
- >
- > 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
- >
- >



QDOBA LOGO - 36" X 22.75" = 22.18 SQ.FT.
 MEXICAN GRILL - 18" X 48" = 6 SQ.FT.
 Q - 21.61' TALL TOTAL - 28.18 SQ. FT.

Holiday SIGNS

11930 Old Stage Rd.
 Chester, Virginia 23836

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

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.
 Date: 7/2/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE
 Salesman: BOB Drawn By: CM Pages:
 Revisions: Client Approval:

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(804) 796-9443

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.

Date: 7/24/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE3

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

Revisions: _____ Client Approval: _____

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Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.

Date: 7/24/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE

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

Revisions: Client Approval:

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

Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.

Date: 7/24/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE

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

Revisions: Client Approval:

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'QDOBA' LOGO - 23" X 56"
 'MEXICAN GRILL' - 10" LETTERS

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: 3/16"=1'-0" File name: CHARLOTTESVILLE

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

Revisions: Client Approval:

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11930 Old Stage Rd.
Chester, Virginia 23836

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

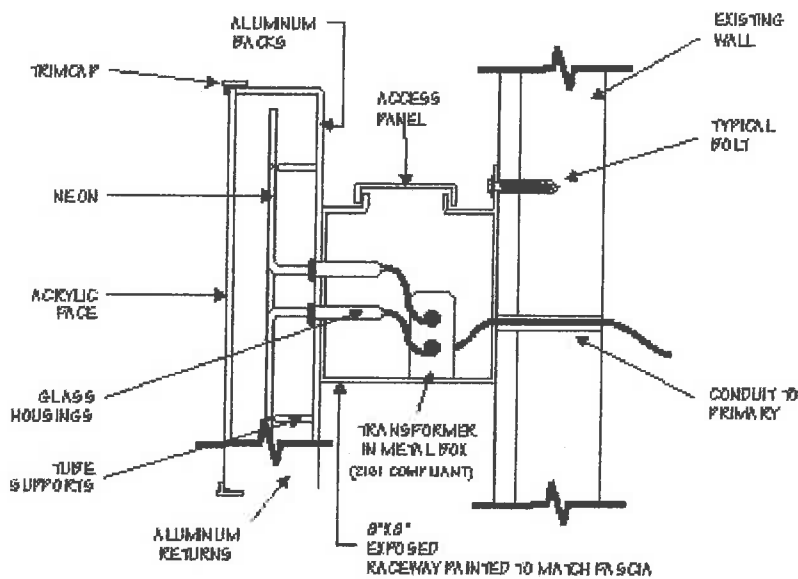
Client: QDOBA MEXICAN GRILL - CHARLOTTESVILLE, VA.

Date: 7/24/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE3

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

Revisions: Client Approval:

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COLORS

'QDOBA' -

LARGE UNDERLINE & MEXICAN GRILL

FACES: WHITE PLEX W/
POPPY RED - 3030-143

RETURNS & TRIMCAP: BLACK
NEON: CLEAR RED

SMALL UNDERLINE & CACTUS

FACES: WHITE PLEX W/
LIME GREEN - 3030-130

RETURNS & TRIMCAP: BLACK
NEON: TROPIC GREEN

FLOWER

FACE: WHITE PLEX W/
REGAL RED - 3030-83

RETURNS & TRIMCAP: BLACK
NEON: 0500 WHITE

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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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

City Tax Map No.: _____ Parcel: _____

C. Property Owner Information (If not applicant)

Name: _____

Address: _____

Phone: (B) _____ (H) _____

B. Applicant Information

Name: Fraser Schaufele

Address: 301-K N. Hamilton St.
Richmond, Va 23221

Phone: (B) 804-306-5657 (H) fSchaufele@earthlink.net

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.
Color of Building changed to gold Fletker. Add stained door in existing doorway - Add 3 Curved awnings as first choice. One single awning over doorway as second choice.

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.

G. Property Owner Permission (If Not Applicant)

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

Fraser Schaufele 9/30/03
Signature Date

H. Signature of Applicant

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

Fraser Schaufele 9/30/03
Signature Date

FOR OFFICE USE ONLY

Received By: _____ Approved: _____ Disapproved: _____
Date: _____ Conditions of Approval: _____

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

NOT FOR
review



"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: 9/29/03 Scale: 3/16"=1'-0" File name: CHARLOTTESVILLE

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

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