

June 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 6/16/2021 10:40 AM

To: Abby Arnold <AAArnold@redarchitects.com>

Certificate of Appropriateness

BAR 21-06-05

1511 [1509-1511] University Avenue, TMP 090078100

The Corner ADC District

Owner: Amorgos, LLC

Applicant: Abigail Arnold, RA/Red Architects

Project: Storefront alterations

Dear Abby,

On Tuesday June 15, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Carl Schwarz moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations at 1511 University Avenue satisfy the BAR's criteria and are compatible with this property and other properties in The Corner 1511 University Ave (June 10, 2021) 4 ADC District, and that the BAR approves the application as submitted, noting that signage will require a separate sign permit, with the following modifications:

- *The starburst window will be removed from the application so that it can be further studied to see if it can be repaired*
- *Removal of all exterior wires, conduits, service boxes, pipes, etc. that are no longer in use or functioning.*
- *Lamping for exterior lighting will be dimmable, have a Color Temperature not to exceed 3,000K, and have a Color Rendering Index not lower than 80, preferably not lower than 90.*
- *Light fixture cut sheets will be submitted to staff for the BAR record*
- *Umbrellas at the café space will be a uniform color and without signage or logos.*
- *When the front sign board is removed, the existing condition will be photographed and submitted to staff.*
- *The infill of the windows should be recessed, with concrete sills preserved, with the option to paint*
- *The BAR would like to see the selected masonry sealer, submitted to staff*

Jody Lahendro seconds. Motion passes (7-0).

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
June 15, 2021**



Certificate of Appropriateness Application

BAR 21-06-05

1511 University Avenue, TMP 090078100

The Corner ADC District

Owner: Amorgos, LLC

Applicant: Abigail Arnold, RA/Red Architects

Project: Storefront alterations



Background

Year Built: c1930

District: The Corner ADC District

Status: Contributing

This single story, brick building was constructed as a men's clothing store. The Art Deco storefront has been modified, though portions remain: the side window's tall transom featuring a sunburst tracery; the inset bricks bands with black glass corner blocks above the entry; the inset brick panels at the corner pier.

Prior BAR Reviews

October 20, 2015 – (1511 University Ave- College Inn) BAR *denied approval* for the deck.

Approved CoA for (7-0) the storefront demolition and reconstruction as designed.

Application

- Applicant submittal: red architecture + planning drawings *Store No: 4074*, dated 05/21/2021: Sheets A0.0 through A0.6.

Request CoA for alterations to the exterior elevations of the building, new signage, and new furnishings and railing at the outdoor café area.

Project Narrative (From sheet A0.1)

Chipotle Mexican Grill plans to renovate and occupy the existing [College Inn restaurant]. The changes proposed in this submittal are intended to embrace and preserve the history of the building

and "The Corner" historic district while incorporating an appropriate level of trade dress for the Chipotle Mexican Grill brand into the overall design.

The proposed design removes the existing white aluminum, operable storefront wall system and exterior white hex tile floor, and will be replaced by a non-operable charcoal-finished aluminum storefront wall system that will align with the original front wall location, as shown in the images from 1946.

The existing storefront window on the west elevation with the transom panel of black Carrera glass in a stylized fan motif is in poor condition and will be replaced. The proposed design is a spandrel glass window that is faithful to the style and design of the original window.

Further, the design replaces the existing white wood paneling and black trim of the College Inn sign with charcoal-finished, flat metal panels with white trim. The metal panel seam spacing will be nearly identical to the spacing of the wood panel widths, resulting in a similar aesthetic appearance. On the charcoal metal panels, flat white individual letters will spell out 'Chipotle' for the main sign. The square College Inn blade sign hung from the supports on the roof will be removed and replaced with a circular Chipotle Mexican Grill blade sign. Both signs will be externally illuminated by modern black powder coat adjustable sign lights installed in place of the existing gooseneck lighting.

Lastly, the existing patio railing and furniture will be removed and replaced with Chipotle's prototypical style of patio railing and furniture. To match the existing surroundings, the furniture and railing will be moveable and painted [either] black [or charcoal gray].

Discussion and Recommendations

Staff recommends approval of this request; however only after the following questions and conditions are resolved.

Storefront

Applicant indicated the glass will have a VLT of not less than 70%/. (email 6/9/2021)

Windows

Applicant indicated the glass will be dark, possibly gray. (email 6/9/2021)

Art Deco window

Applicant proposes to replace the window, with a matching lite pattern; however, the BAR should discuss with the applicant the available options, including further evaluation of repairing the window. Should questions remain, staff recommends the BAR consider approval of the CoA request with this window omitted. With that, what is done with the window would come back to the BAR as a later, separate submittal.

Signage

The BAR reviews the signage as part of the design review; however, all signage still requires a separate permit and must meet the sign regs relative to size, number, location. (**Note:** The photos in 5/A0.6 illustrate the sign lighting, not the sign design. The wall sign on the front facade will be simple, white letters on the gray panel, as shown in detail 3/A0.3.)

Patio furniture

The style and color are consistent with the guidelines. Staff does recommend a condition that the umbrellas be a uniform color and no signage or logos are allowed.

Masonry

Note on 2/A0.4 indicates the west elevation brick will be cleaned and sealed.

- Cleaning the brick is fine, provided it is done appropriately. No abrasive chemicals, no high-pressure washing, etc., etc.
- After the brick is cleaned, where necessary the wall should be properly repaired and repointed with an appropriate mortar. This building was constructed when Portland cement mortar was replacing lime mortar. Prior to any repairs, the applicant should determine which was used and make the repairs accordingly.
- The guidelines recommend against water-proofing and sealing bricks. Staff advised the applicant and requested, if sealing is still planned, specification on the material to be used.

Note on 3/A0.4 indicates the brick will be painted, which conflicts with the note on 2/A0.4. The applicant was asked to resolve and will advise.

Regarding the infill masonry at this wall section, staff advised the applicant it is not necessary to make this appear as an original wall. The infill sections could be set back slightly and, while the infill should be red brick, is not critical that it match the existing. The BAR should discuss and request clarification.

Exterior lighting fixtures and lamping

No cut sheets provided. Staff recommends a condition that the lamping will be dimmable, have a Color Temperature not to exceed 3,000K, and have a Color Rendering Index not lower than 80, preferably not lower than 90. Also, that cut sheets will be submitted for the BAR record.

Mechanical

Rooftop ventilation is located at the rear. Mechanical units will be installed on the low platform at the east elevation.

Recommended conditions:

- Removal of all exterior wires, conduits, service boxes, pipes, etc. that are no longer in use or functioning.
- Lamping for exterior lighting will be dimmable, have a Color Temperature not to exceed 3,000K, and have a Color Rendering Index not lower than 80, preferably not lower than 90.
- Light fixture cut sheets will be submitted for the BAR record.
- Umbrellas at the café space will be a uniform color and without signage or logos.
- When the front sign board is removed, the existing condition will be photographed and submitted to staff.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations at 1511 University Avenue satisfy the BAR's criteria and are compatible with this property and other properties in The Corner

ADC District, and that the BAR approves the application as submitted, noting that signage will require a separate sign permit [.]

[...and with the following conditions: ...]

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed alterations at 1511 University Avenue do not satisfy the BAR's criteria and are not compatible with this property and other properties in The Corner ADC District, and that for the following reasons the BAR denies the application as submitted:

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
- (4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (5) The effect of the proposed change on the historic district neighborhood;
- (6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (7) 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

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.

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.

- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

H. Masonry

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

Maintenance Tips

- Use knowledgeable contractors and check their references and methods.
- Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.
- Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.
- Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.
- Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.
- Repair leaking roofs, gutters, and downspouts; secure loose flashing.
- Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.
- Caulk the joints between masonry and window frame to prevent water penetration.
- Clean masonry only when necessary to halt deterioration or to remove heavy soiling.
- Clean unpainted masonry with the gentlest means possible.
- The best method is low-pressure water wash with detergents and natural bristly brushes.
- Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.
- Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.
- Avoid freezing conditions when using water or water-based chemicals.

- Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.
- Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.
- Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.
- Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.
- Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.
- Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.
- Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.
- If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.
- Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.

L. Rear of Buildings

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.

Pertinent Guidelines for Signs, Awnings, Vending, and Cafes include.

A. Signs

1. Types of Signs and Typical Locations

[See design Guidelines. [VI: Signs, Awnings, Vending, and Cafes](#)]

2. Placement

- a. Place signs so that they do not obstruct architectural elements and details that define the design of the building.
- b. Projecting signs for commercial buildings are limited to one per storefront. They should be no lower than 7 feet from the sidewalk, and no more than 3 feet from the surface of the building. They should not be placed above the second story sill line. For residential

- buildings, small projecting signs attached to the wall at the first floor or porch column are appropriate.
- d. Flat wall signs for commercial buildings can be located above the storefront, within the frieze of the cornice, on covered transoms, or on the pier that frames the display windows or generally on flat, unadorned surfaces of the façade or in areas clearly designed as sign locations. Flat wall signs for residential buildings can be appropriate if attached to the wall at the first floor or between porch columns.
3. Respect the signs of adjacent businesses.
 4. Number of permanent signs
 - a. The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.
 - b. In commercial areas, signs should be limited to two total, which can be different types.
 - c. A buildings should have only one wall sign per street frontage.
 - d. In addition to the existing permitted signs, each business in a building with rear entrances may have one small flat mounted sign not to exceed 6 square feet.
 5. Size
 - a. All the signs on a commercial building should not exceed 50 square feet.
 - b. Average height of letters and symbols should be no more than 12 inches on wall signs, 9 inches on awning and canopy signs, and 6 inches on window signs.
 - c. Projecting signs should be a maximum of 10 square feet per face.
 - e. Flat wall signs should not exceed 18 inches in height and should not extend more than 6 inches from the surface of the building.
 6. Design
 - a. Signs should be designed and executed by sign professionals who are skilled at lettering and surface preparation.
 7. Shape
 - a. Shape of signs for commercial buildings should conform to the area where the sign is to be located.
 - b. Likewise, a sign can take on the shape of the product of service provided, such as a shoe for a shoe store.
 8. Materials
 - a. Use traditional sign materials, such as wood, glass, gold leaf, raised metal or painted wood letters, and painted wood letters on wood, metal, or glass.
 - b. Newer products, such as painted MDO may also be used.
 - c. Do not use shiny plastic products.
 - d. Window signs should be painted or have decal flat letters and should not be three-dimensional.
 9. Color
 - a. Use colors that complement the materials and color of the building, including accent and trim colors.
 - b. A maximum of three colors are recommended, although more colors can be appropriate.
 10. Illumination
 - a. Generally, signs should be indirectly lit with a shielded incandescent light source.
 - b. Internally lit translucent signs are not permitted.
- [...]
14. Halo-lit signs with opaque letters may be appropriate.
 15. Sign Maintenance
 - a. Signs that are not properly maintained should be removed.

- b. Signs of a business no longer occupying a building or storefront should be removed unless it is historically significant.

E. Outdoor Cafes

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.

Appendix

Undated photo. (Roseberry)





Architectural And Historic Survey



Identification

STREET ADDRESS: 1511 University Avenue	HISTORIC NAME:
MAP & PARCEL: 9-78	DATE / PERIOD: c. 1930
CENSUS TRACT AND BLOCK:	STYLE:
PRESENT ZONING: B-3	HEIGHT (to cornice) OR STORIES: 1 storey
ORIGINAL OWNER: J. H. Irving & Harry H. Robinson	DIMENSIONS AND LAND AREA: 33,995 sq. ft.
ORIGINAL USE: Men's Clothing Store?	CONDITION: Good
PRESENT USE: Restaurant	SURVEYOR: Bibb
PRESENT OWNER: College Land Trust	DATE OF SURVEY: Summery 1986
ADDRESS: c/o David H. Pettit, Trustee	SOURCES: City Records Holsinger Photographs
409 Park Street	Sanborn Map Co., - 1896, 1920, 1929-57
Charlottesville, Virginia 22901	

ARCHITECTURAL DESCRIPTION

One section of an Art Deco storefront has survived the modernization of this one-storey building. Wall construction is of brick laid in stretcher bond throughout the building. A 1946 photograph shows what appears to be carrera glass storefront with a semi-octagonal arched central entrance loggia. This has been replaced with a wide, shallow loggia angled so as to accentuate the trapezoidal shape of the building. The entrance is now at the western end of the storefront beside a large multi-light display window. A paneled sign above the storefront covers or replaces the carrera glass panel and arch. The storefront is still framed by a decorative band of brick: header-stretcher-header, with corner blocks of black carrera glass. This is repeated in the first bay of the west side elevation where a display window has a tall transom panel of black carrera glass in a stylized fan motif. The parapet is plain. Four high, small, square, segmental-arched windows along the side elevation have been closed. Most of the rear elevation is covered by a cinderblock addition.

HISTORICAL DESCRIPTION

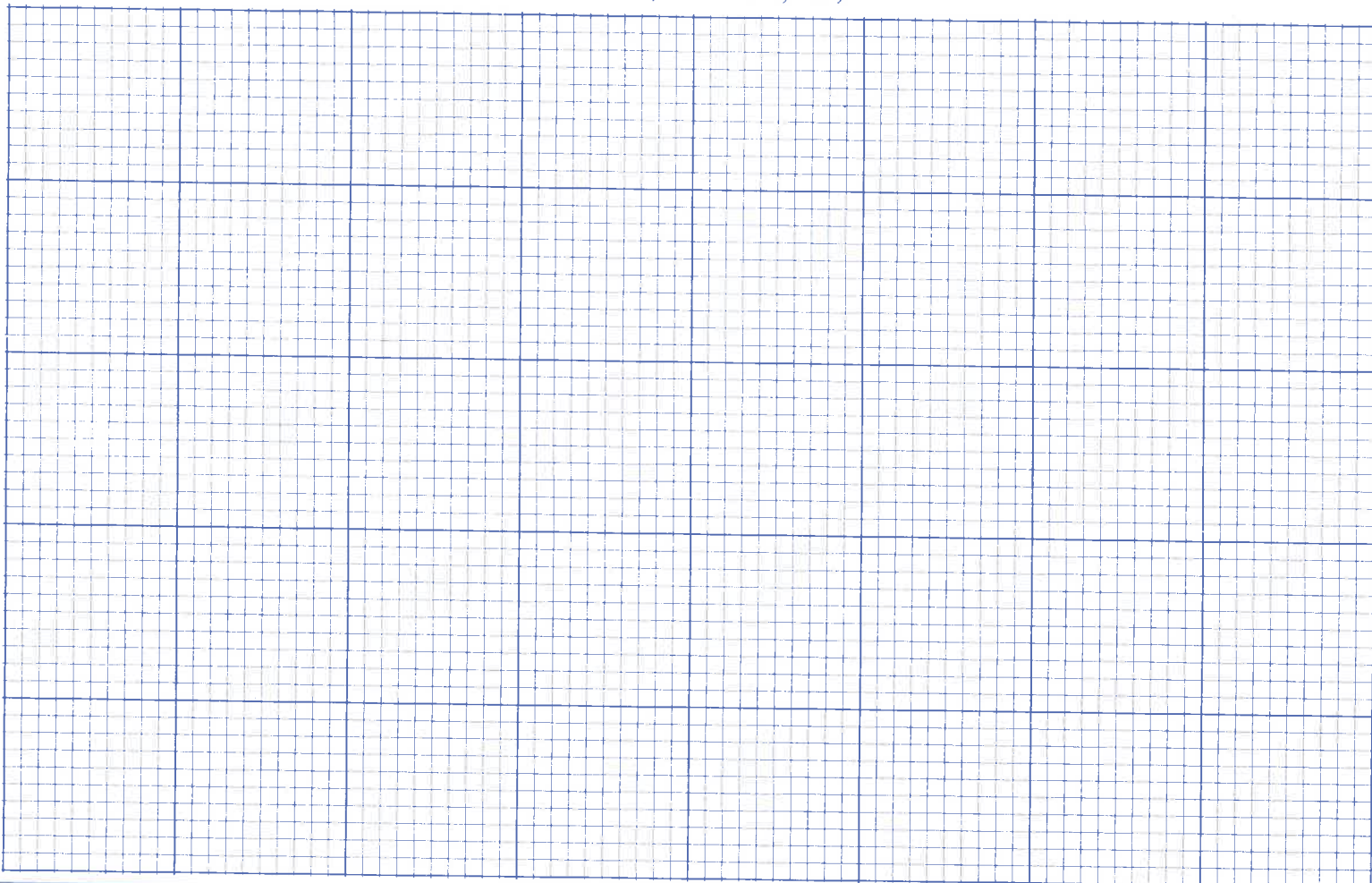
When J. H. Irving and Harry H. Robinson purchased this entire small block, known as "The Carter lot" in 1922 (City DB 40-241), the deed stated that they were already conducting a grocery business in an early 20th century one-storey frame building on this site. The new owners erected a new building at the eastern end for their business, and at some point, probably c. 1930, they replaced the frame building with this one. It has housed The College Inn since the early 1950's.

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

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

Names and addresses of persons interviewed

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



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



Name, address and title of recorder

Douglas Harnotberger, Architectural History U.Va.

Date

Mar 1980



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s) 7296

Street address 1511 University Ave.
Town/City Charlottesville

Historic name _____ Common name College Inn Restaurant

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories	Roof Type	Roof Material
<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> _____

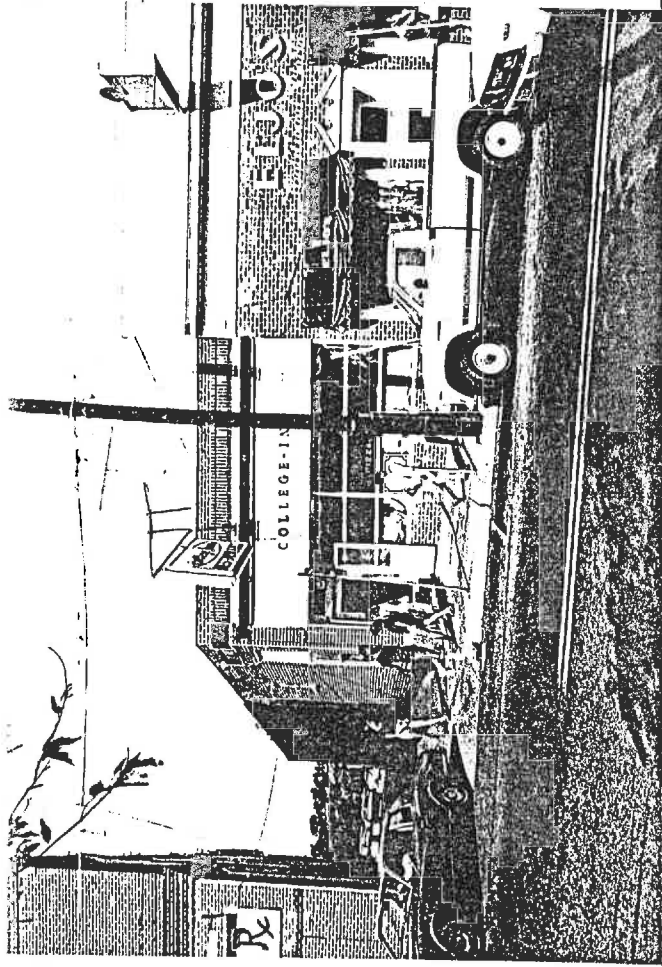
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input checked="" type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> restaurant

Style/period Commercial Vernacular Date _____ Architect/builder _____

Location and description of entrance _____



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Historical information

Source _____
 Surveyed by Jeff O'Dell, VHLC Date 9-83



Date 3/10/96 File No. 104-133-56

Name College Inn, 1511 University Ave.

Town Charlottesville

County _____

Photographer Sgt. Smead

Contents 2 exterior views



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 CHIPOTLE MEXICAN GRILL Applicant Name ABIGAIL ARNOLD, RA
Project Name/Description UVA THE CORNER - CHIPOTLE MEXICAN GRILL Parcel Number 090078100
Project Property Address 1511 UNIVERSITY AVE, CHARLOTTESVILLE, VA 22903

Applicant Information

Address: 589 W NATIONWIDE BLVD, SUITE B
COLUMBUS, OH 43215
Email: AARNOLD@REDARCHITECTS.COM
Phone: (W) (614) 487-8770 (C) _____

Property Owner Information (if not applicant)

Address: 1511 University Ave
Charlottesville, VA
Email: tvassalos@aol.com
Phone: (W) 434-244-3424 (C) 434-768-2789

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.

[Signature] 5/21/21
Signature Date
ABIGAIL ARNOLD 5/21/21
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature]
Signature Date
TERRY VASSALOS 5/21/21
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED DRAWINGS

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

DRAWING SET CONTAINING SUBMITTAL REQUIREMENTS

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

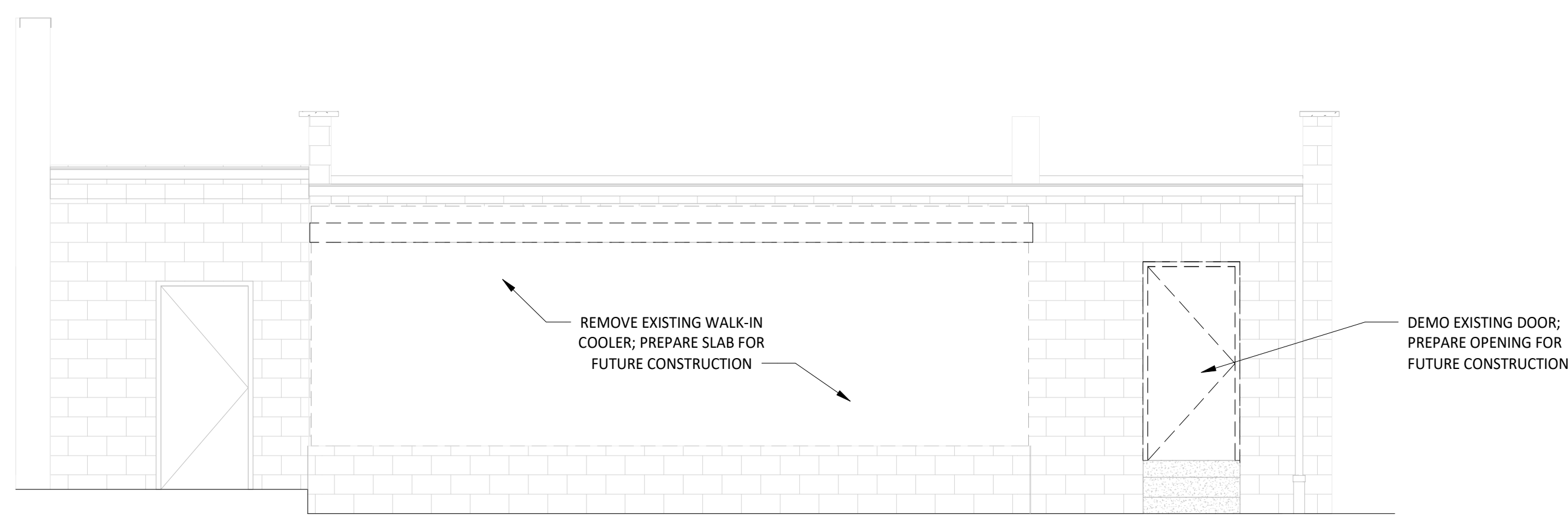
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Revised 2016

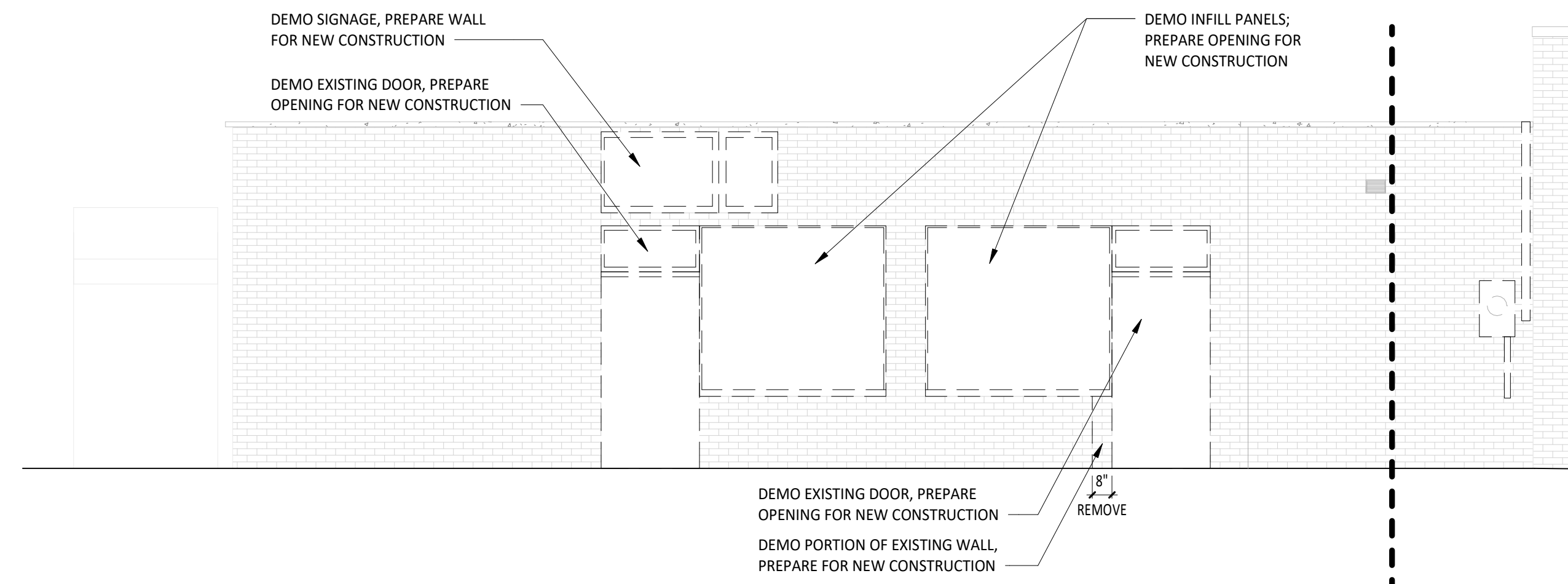
Approved/Disapproved by: _____

Date: _____

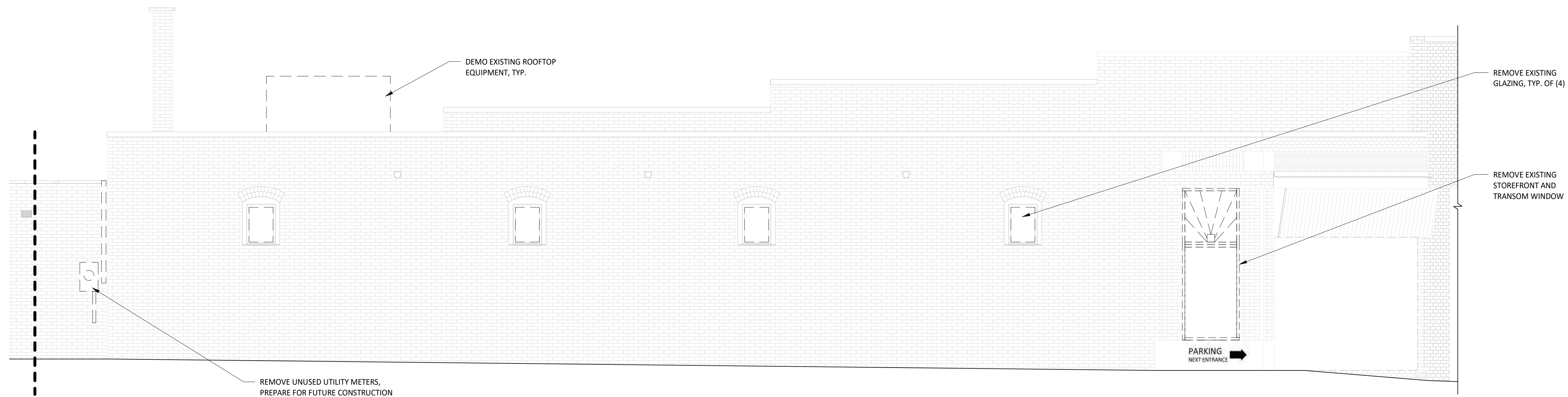
Conditions of approval: _____



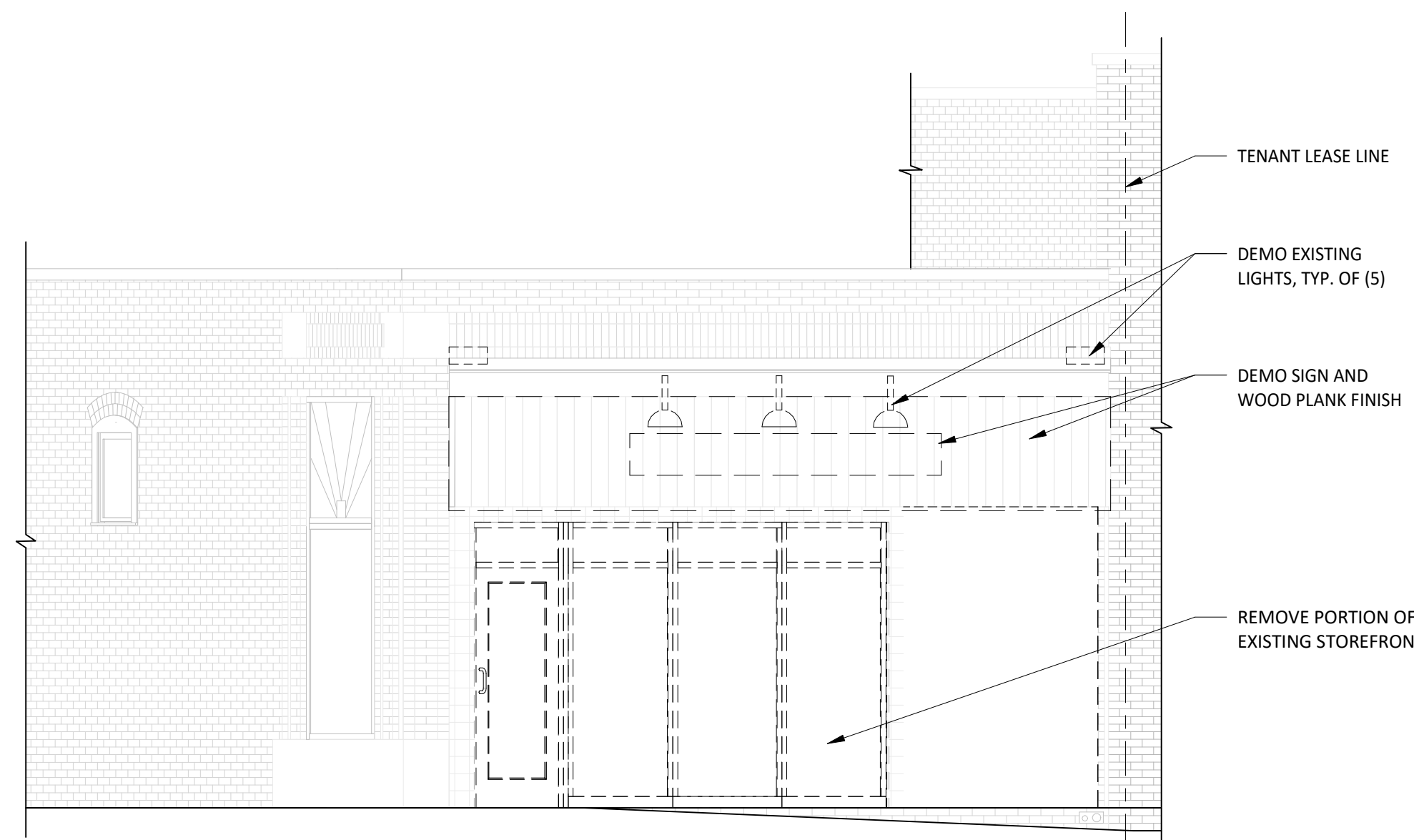
6 A0.2 DEMO ELEVATION - EAST
1/4" = 1'-0"



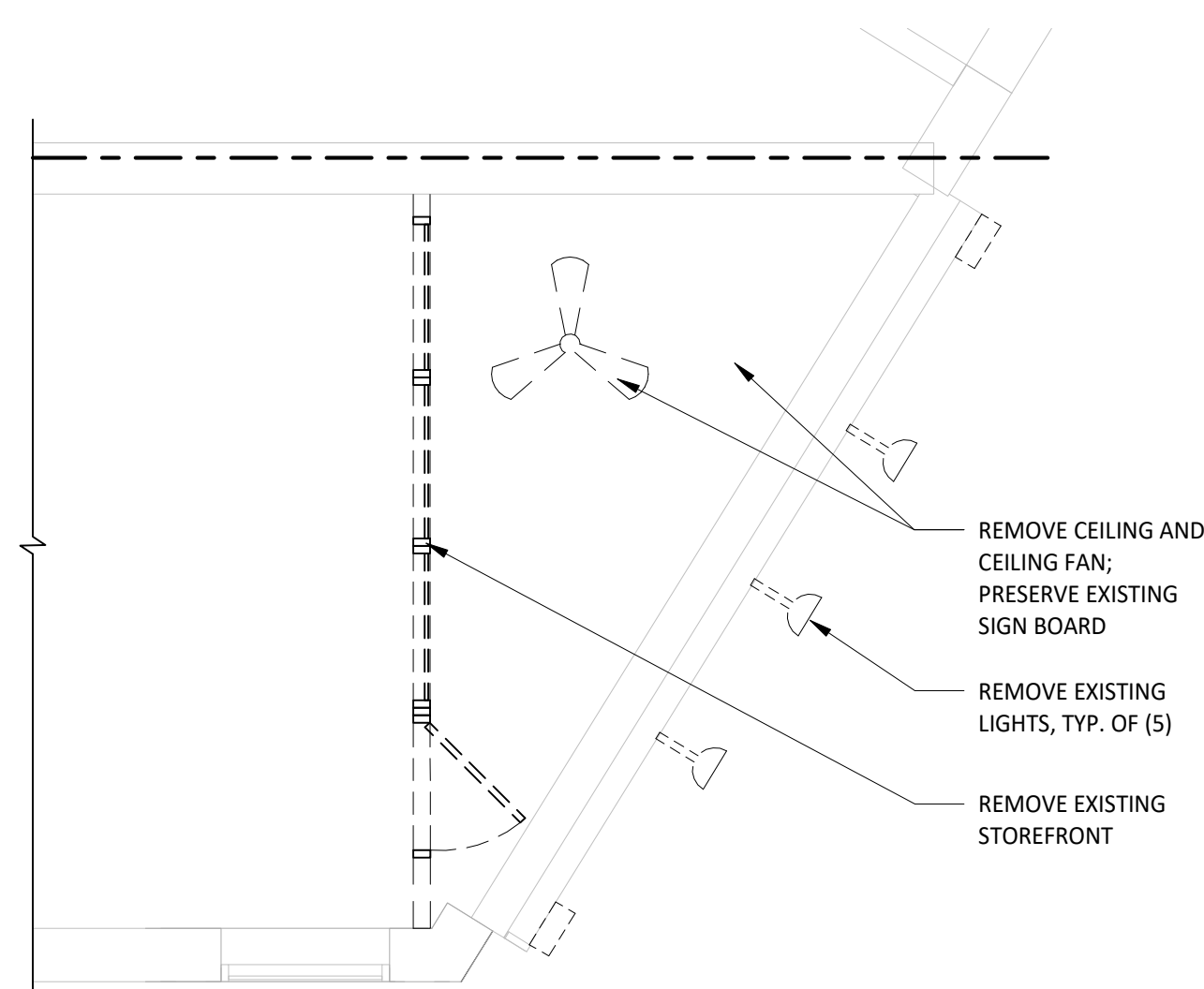
4 A0.2 DEMO ELEVATION - WEST (CONT)
1/4" = 1'-0"



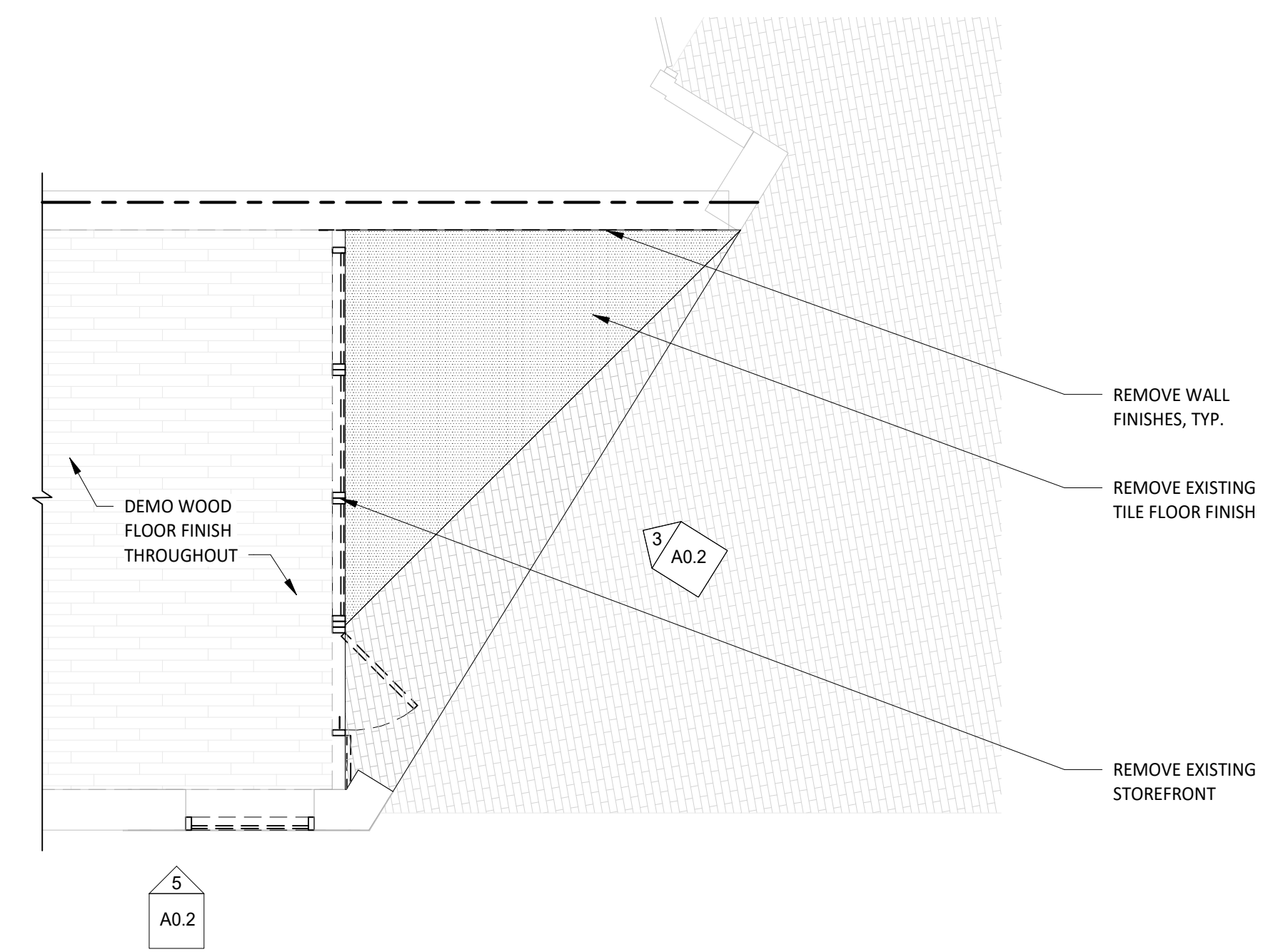
5 A0.2 DEMO ELEVATION - WEST
1/4" = 1'-0"



3 A0.2 DEMO ELEVATION - SOUTH
1/4" = 1'-0"



2 A0.2 PROPOSED REFLECTED CEILING PLAN
1/4" = 1'-0"



1 A0.2 DEMO FLOOR PLAN
1/4" = 1'-0"



STORE NO.: 4074
UVA THE CORNER
1511 UNIVERSITY AVE
CHARLOTTESVILLE, VA 22903

Issue Record:

05/21/21	BAR SUBMITTAL

Revisions:

Drawn: CB, AA Checked: AA, TC

Project No.
CMG1010

Contents:
DEMO/EXISTING
CONDITIONS



STORE NO.: 4074
 UVA THE CORNER
 1511 UNIVERSITY AVE
 CHARLOTTESVILLE, VA 22903

Issue Record:

05/21/21	BAR SUBMITTAL

Revisions:

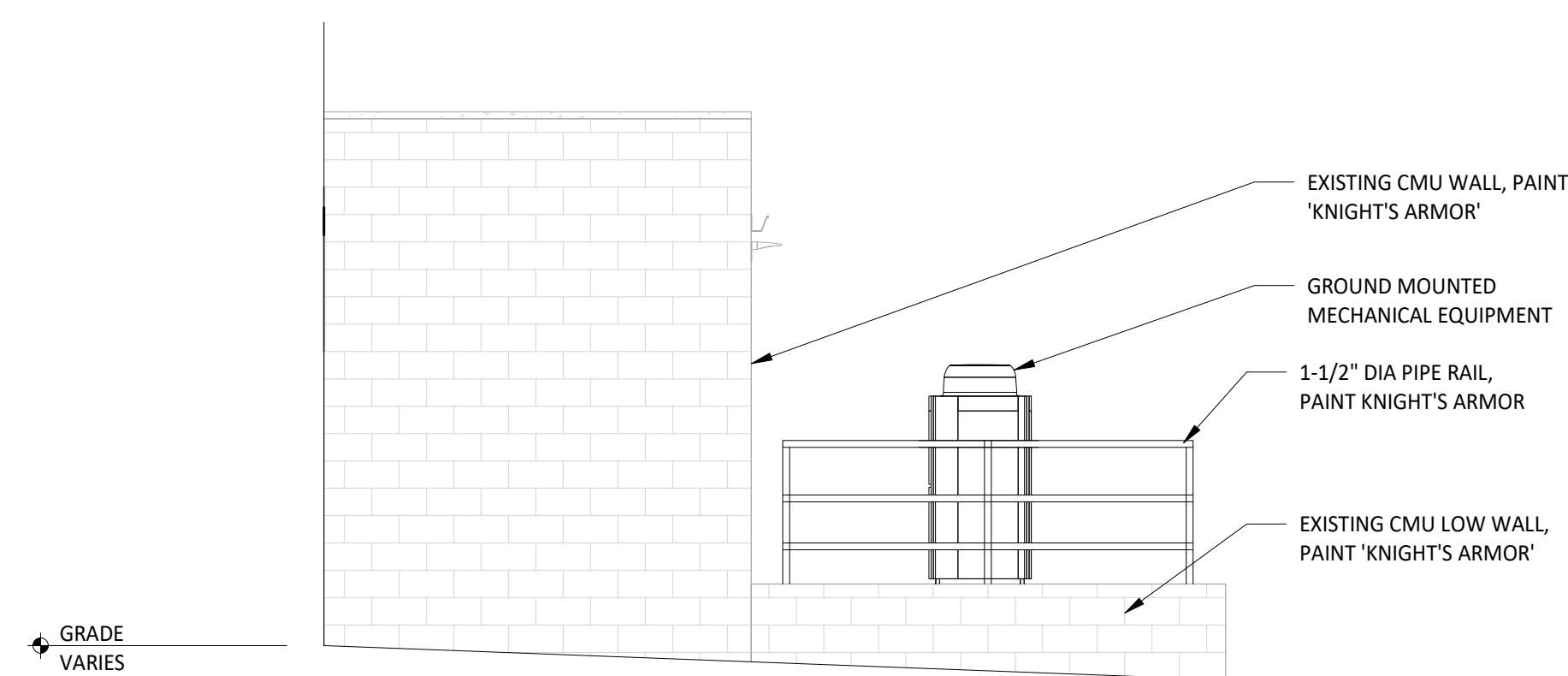
Drawn: Checked:

CB, AA	AA, TC
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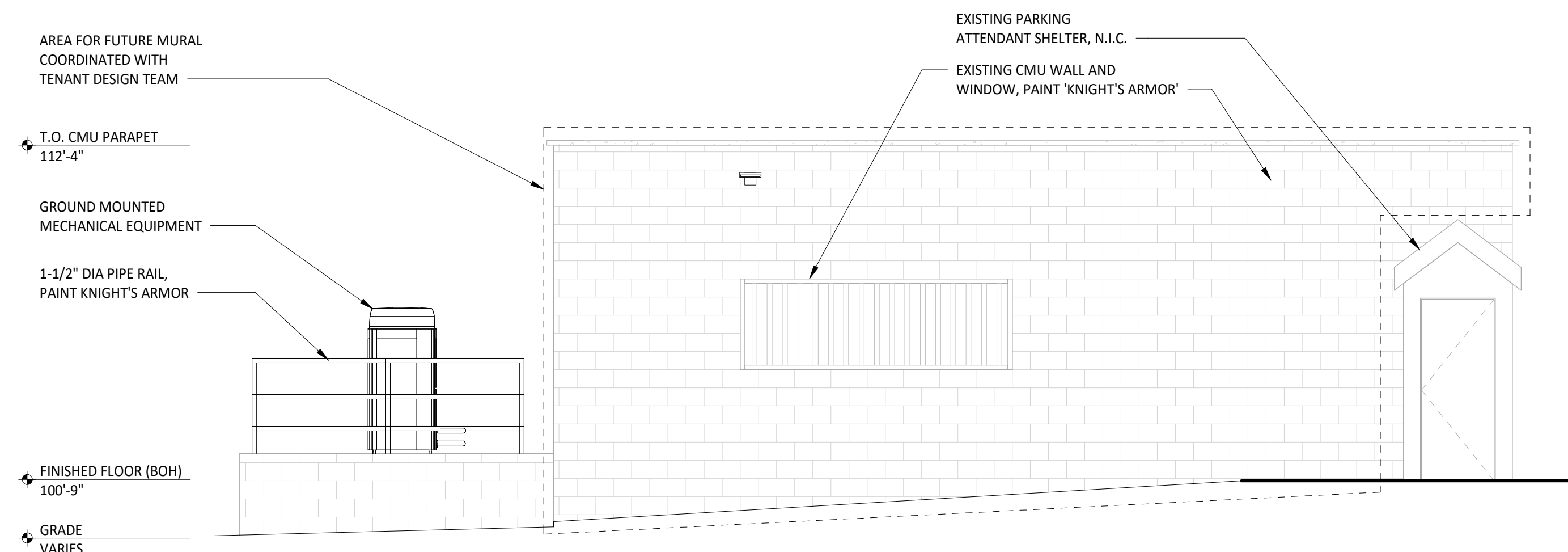
Project No.
 CMG1010

Contents:
**PROPOSED
 CONDITIONS**

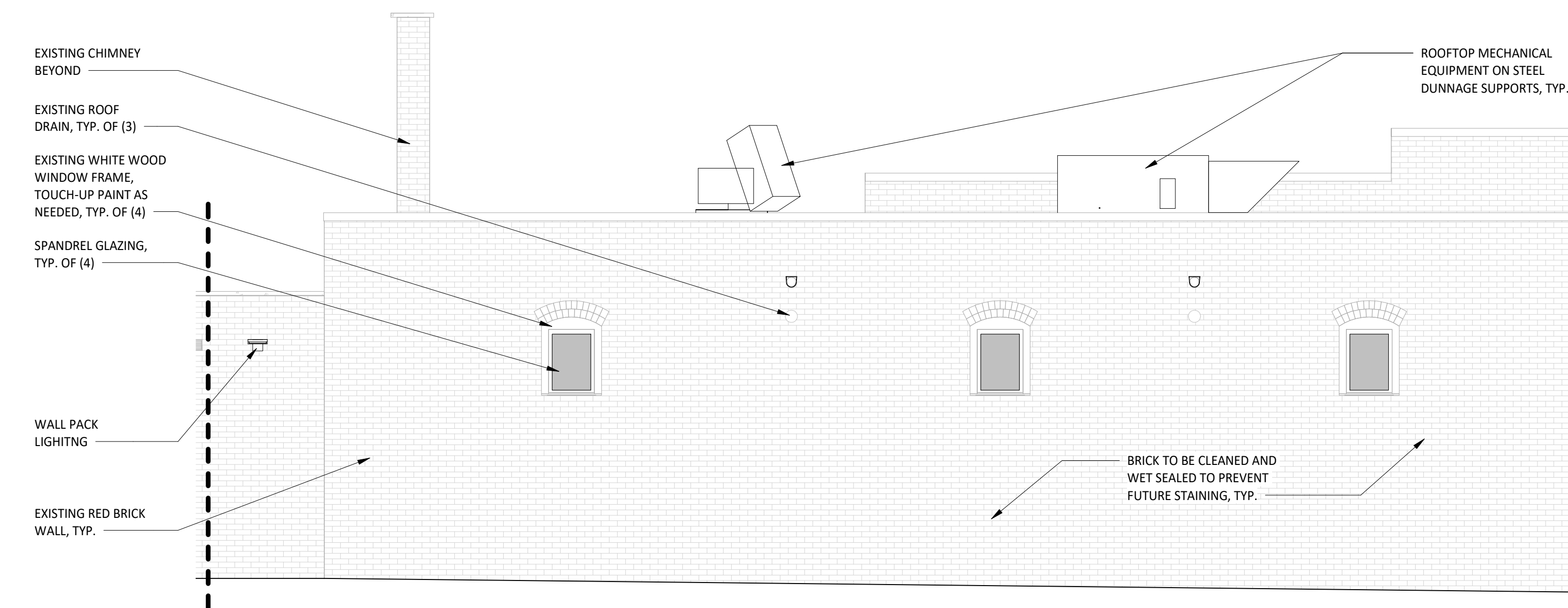
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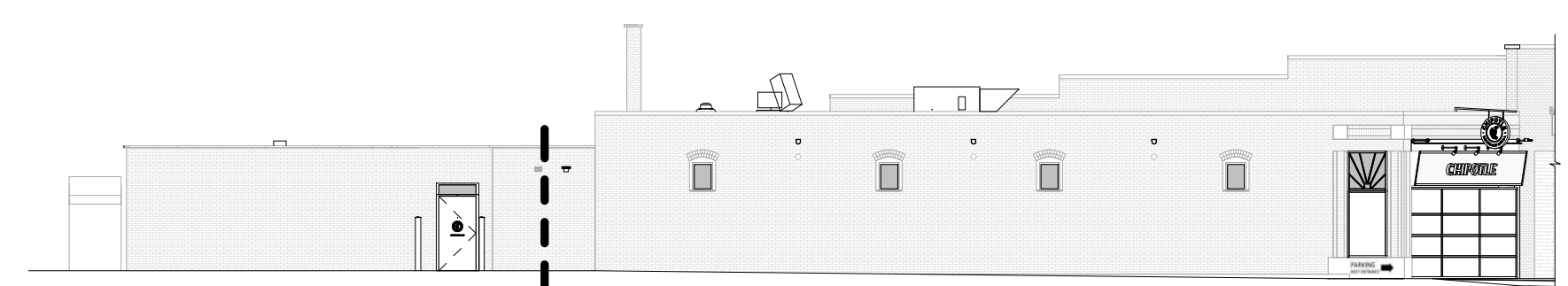
6
 A0.4
PROPOSED ELEVATION - ALLEY
 1/4" = 1'-0"



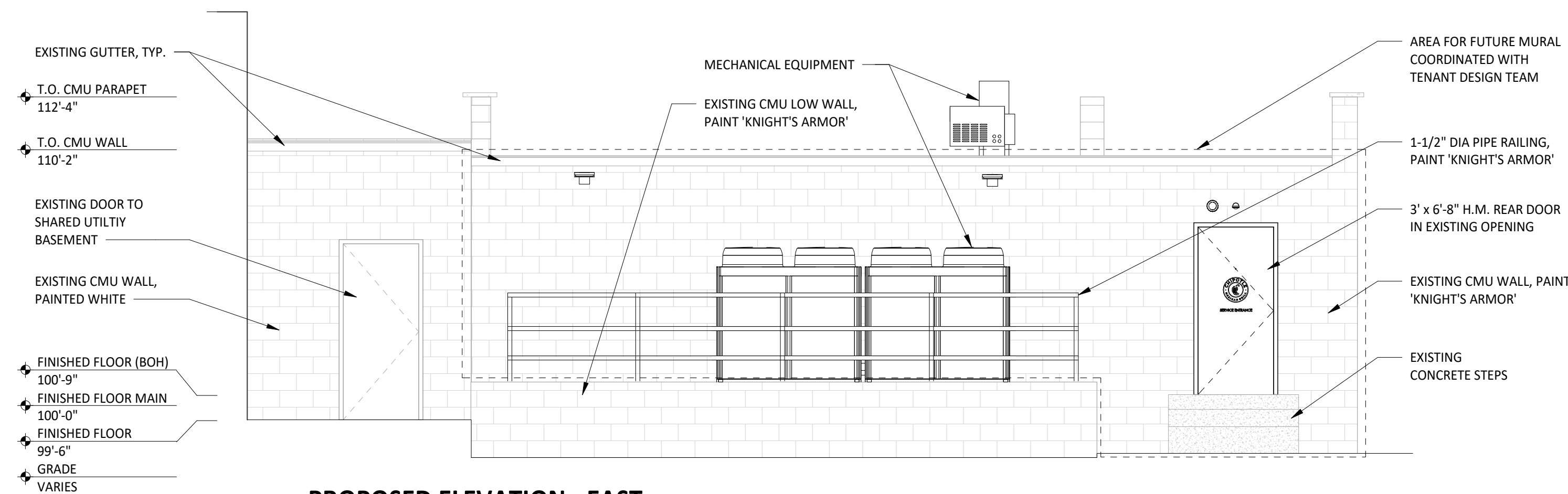
4
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PROPOSED ELEVATION - NORTH
 1/4" = 1'-0"



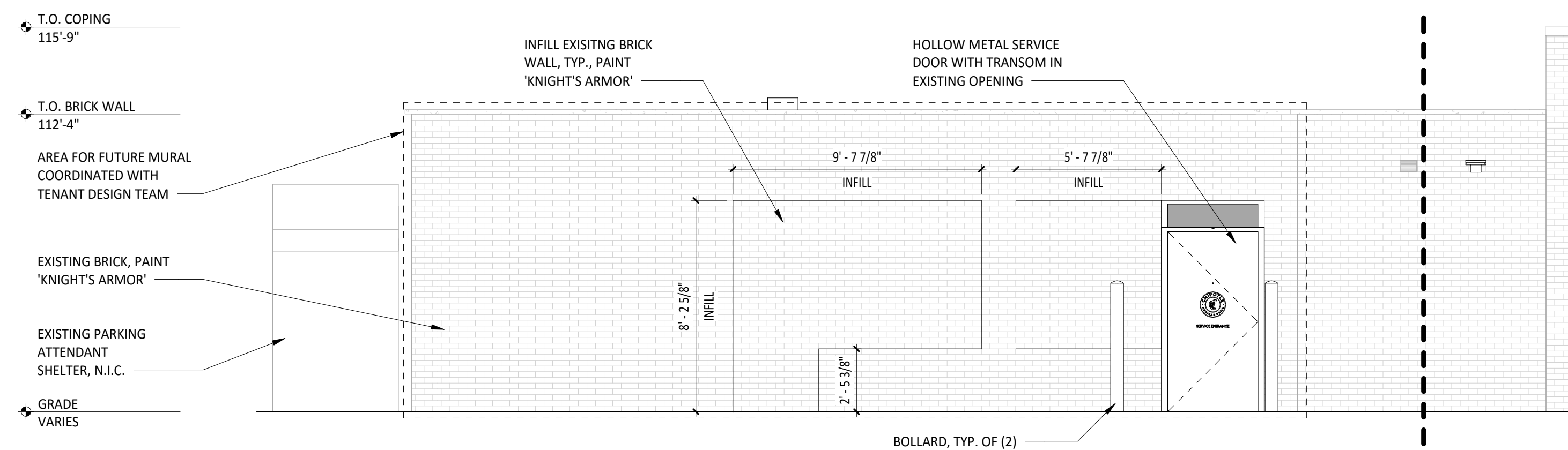
2
 A0.4
PROPOSED ELEVATION - WEST
 1/4" = 1'-0"



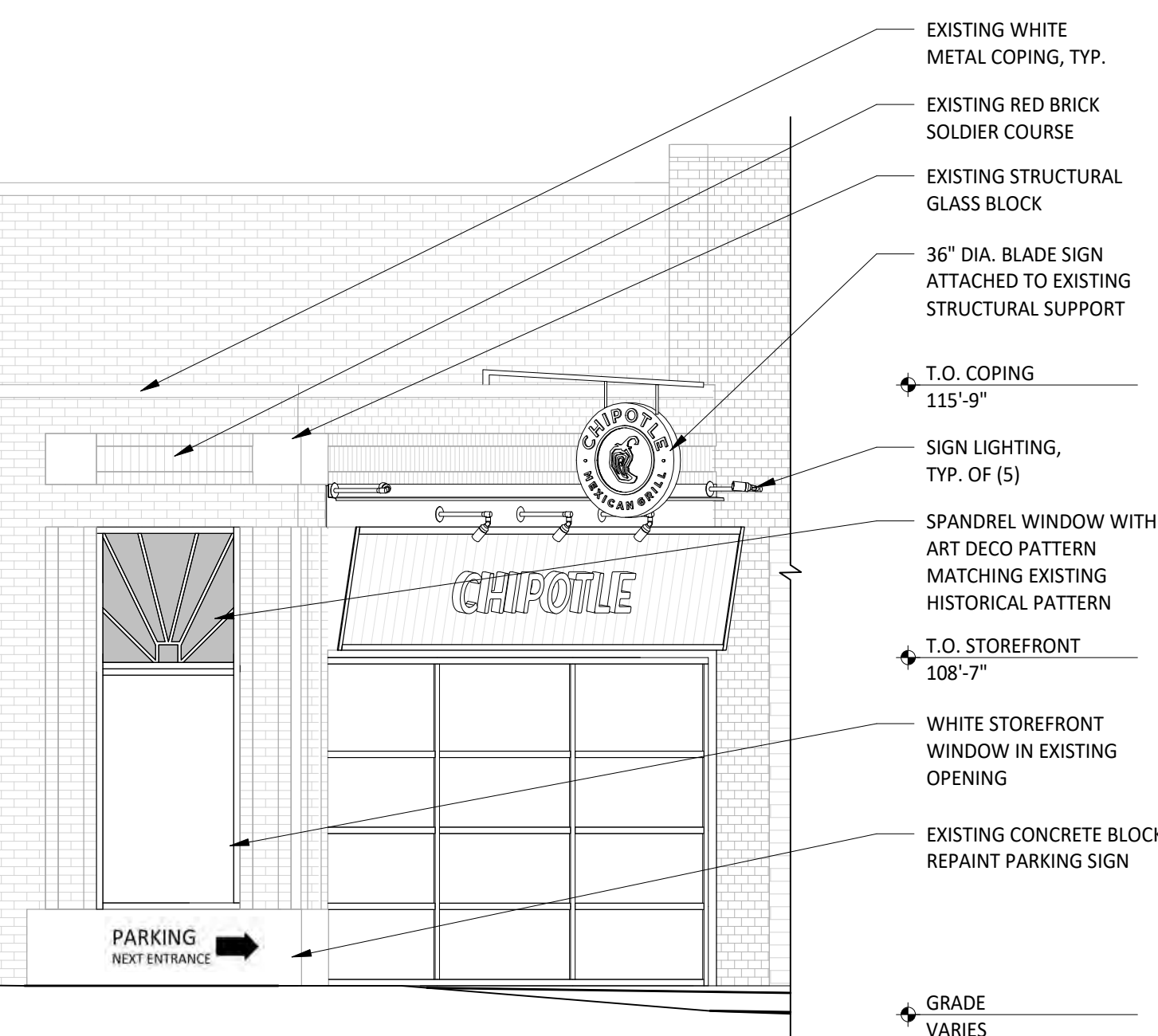
1
 A0.4
PROPOSED ELEVATION - WEST (OVERALL)
 1/16" = 1'-0"



5
 A0.4
PROPOSED ELEVATION - EAST
 1/4" = 1'-0"



3
 A0.4
PROPOSED ELEVATION - WEST (CONT)
 1/4" = 1'-0"



1
 A0.4
PROPOSED ELEVATION - WEST (OVERALL)
 1/16" = 1'-0"

1511 University Ave. - Windows (June 10, 2021)





Consultant:
r e d
 architecture + planning
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 fax: 614.487.8777

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Project No.
 CMG1010

Contents:
 EXTERIOR VIEW

A0.5

