

From: Scala, Mary Joy
Sent: Tuesday, April 23, 2013 10:16 AM
To: brookeandrus@comcast.net
Subject: BAR action

April 23, 2013

Brooke Fedora
755 Lochridge Lane
Earlysville, VA 22936

Certificate of Appropriateness Application

BAR 13-04-06
621-627 West Main Street
Tax Map 32 Parcel 165.1
Brooke Fedora, Applicant/Paul's Rental Properties, LLC, Owner
Horse & Hound Restaurant Patio Tent

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 16, 2013. The following action was taken:

Approved (4-2 with Miller and Osteen opposed) as submitted with clear top.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

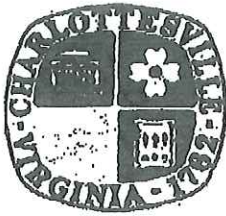
This certificate of appropriateness shall expire in 18 months (October 16, 2014), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org



**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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name Paul's Rental Properties, LLC Applicant Name Brooke Fedora
Project Name/Description Patio tent Parcel Number 320165100
Property Address 625 W. Main St., Charlottesville, VA 22903

**Tenant/
Applicant Information**
Address: 755 Lochridge Ln
Earlysville, VA 22936
Email: brooke.andrus@comcast.net
Phone: (W) 434-293-2365 (H) 434-249-0792
FAX: 434-974-6446

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 3/28/13
Signature Date

Property Owner Information (If not applicant)
Address: P.O. Box 5138
Charlottesville, VA 22905
Email: prp.boukourakis@gmail.com
Phone: (W) 434-882-3539 (H)
FAX: 434-295-5866

Brooke Fedora 3/28/13
Print Name Date

Property Owner Permission (If not applicant)
I have read this application and hereby give my consent to its submission.

[Signature] 3/28/13
Signature, President Date

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

Apostolos Boukourakis 3/28/13
Print Name, President of PRP, LLC Date

Description of Proposed Work (attach separate narrative if necessary): Placing tent on the outside patio of restaurant for outdoor dining.

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

<p>For Office Use Only Received by: <u>BSW</u> Fee paid: <u>125.00</u> Cash/Ck. # <u>5011</u> Date Received: <u>3/29/2013</u></p>	<p>Approved/Disapproved by: _____ Date: _____ Conditions of approval: _____</p>
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P13-0059

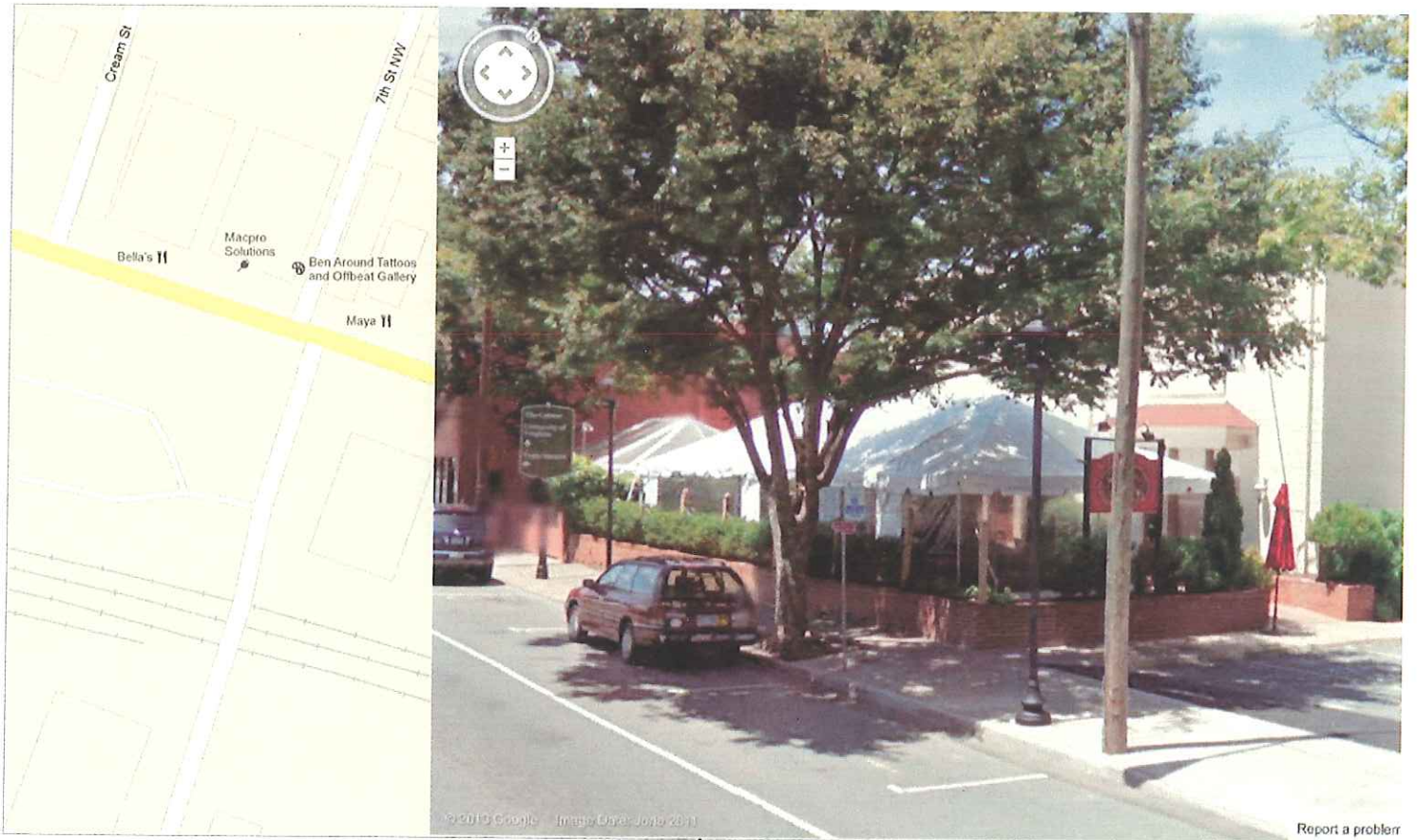
RECEIVED

MAR 29 2013

NEIGHBORHOOD DEVELOPMENT SERVICES



To see all the details that are visible on the screen, use the "Print" link next to the map.



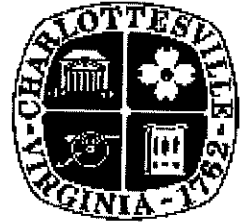
approved with clear top.

To see all the details that are visible on the screen, use the "Print" link next to the map.



approved with clear top

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 16, 2013**



Certificate of Appropriateness Application

BAR 13-04-06

621-627 West Main Street

Tax Map 32 Parcel 165.1

Brooke Fedora, Applicant/Paul's Rental Properties, LLC, Owner

Horse & Hound Restaurant Patio Tent

Background

621- 627 West Main Street (Horse 'n' Hound Restaurant) is shown as a non-contributing property in the West Main ADC district. However, the first story of the structure was built in 1935 as a service station, replacing an earlier auto dealership building. Between 1970 – 1981 the building was extensively remodeled, and a second floor added.

May 18, 2010 – The BAR approved an application for three windows at the rear of the building and five on the east side to be replaced. The windows were aluminum frame and required to be white by the BAR.

Application

The applicant would like to place a tent on the front patio for outdoor dining. The proposed tent is mostly clear, and coordinates with the adjacent tent at Maya Restaurant.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;

(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (4) *The effect of the proposed change on the historic district neighborhood;*
- (5) *The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) *Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Signs, Awnings, Vending and Cafes

G. Tents (Including Tent Canopies) for the Winter Café Season or Year-Round Use

1. *Tents are generally not appropriate in historic districts that are primarily residential (North Downtown, Wermland Street, Ridge Street, Oakhurst-Gildersleeve, Rugby Road-Venable, most of Martha Jefferson).*
2. *Tents may be appropriate in the Downtown, the Corner, and the West Main Street ADC districts, and in the mixed use/commercial areas of Martha Jefferson Conservation District, except tents are not appropriate on the Downtown mall portion of East and West Main Streets, including Central Place, and on the side streets leading to the mall.*
3. *Tents should not permanently alter significant landscaping or site features.*
4. *Tents should be a solid color, without any text or logos.*
5. *Tents may be appropriate on the upper floors or roof of buildings.*
6. *Tents may be appropriate on the rear or side of a building.*
7. *If a tent would affect the front elevation of a building, or the character of the property or district, then the guidelines for Additions in Chapter 3, New Construction and Additions, should be followed.*

Pertinent Guidelines for New Construction:

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. Function and Size
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. Location
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. Design
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *The new work should be differentiated from the old and should be compatible with the*

- massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. Replication of Style
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
 5. Materials and Features
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
 6. Attachment to Existing Building
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

Seasonal tents are described as “appropriate in the Downtown, the Corner, and the West Main Street ADC districts...” (G.2) in the 2012 ADC guidelines. The application for the tent follows guideline G.4 stating that tents “should be a solid color without any text or logos”. The proposed tent is located in the front of the structure which yard, will not significantly impact the structure permanently (G.6) but will alter the appearance of the front elevation of the building (G.7) and so may be considered a new addition.

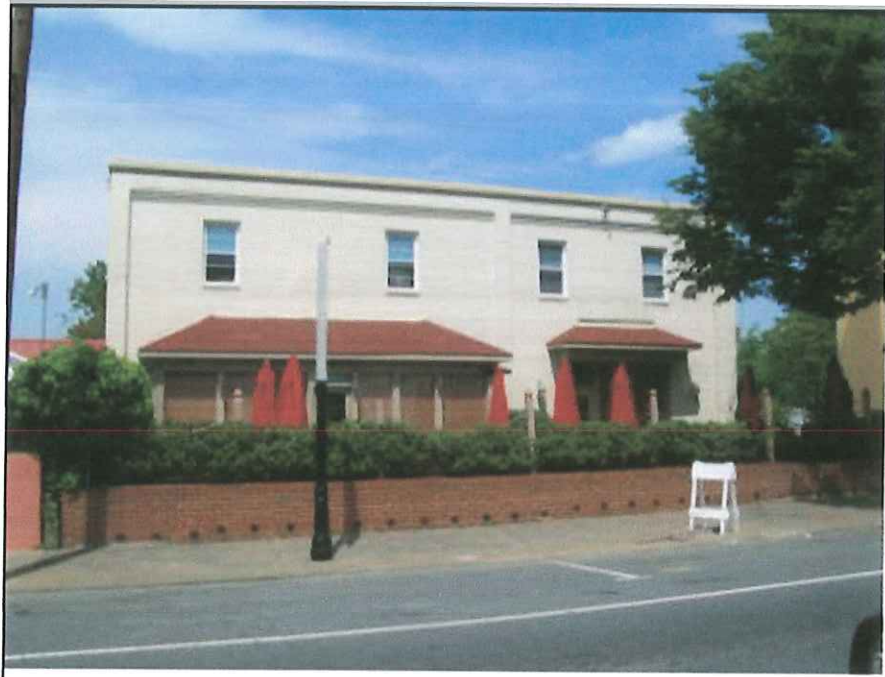
In October 2012 the BAR reviewed the first application for a seasonal tent under these new guidelines at 422 East Main Street, the Commonwealth Restaurant. The BAR accepted the applicant’s request to defer at that meeting. Then in December 2012, the BAR approved as submitted an application for one 25’ by 25’ seasonal tent in the side yard of the Biltmore Grill on Elliewood Drive in The Corner ADC district.

A consideration is that the tent will not obscure the façade of a contributing structure. The addition of a tent is in keeping with the traditional function of the structure as a commercial property. The coordination with Horse ‘n’ Hound’s tent makes both installations look more intentional as designed spaces.

Maya's

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, I move to find that the proposed outdoor tent satisfies the BAR’s criteria and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted.



STREET ADDRESS: 621-627 West Main Street
MAP & PARCEL: 32-165.1
FILE NUMBER: 694
PRESENT ZONING: B-3
ORIGINAL OWNER: W. A. Rinehart, Trustee
ORIGINAL USE: Service Station
PRESENT USE: Restaurant and Apartments
PRESENT OWNER: Albemarle Hotel Ltd. Partnership
ADDRESS: P. O. Box 8147
Charlottesville, VA 22906

HISTORIC NAME:
DATE/PERIOD: 1935 and 1981
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 90' x 129' (11,610 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1995
SOURCES: City Records
Sanborn Map Co. - 1896, 1920, 1929-57
Pictorial History of Ch'ville and U. Va.
1996 Special Edition of The Daily Progress

ARCHITECTURAL DESCRIPTION

This automotive building has been completely remodeled for use as a restaurant and has had a second storey added for use as apartment. In its present form, it is two stories tall and two bays wide. Wall construction is of brick, laid in 7-course American bond in the original building and in stretcher bond in the second story addition. The walls are painted cream. Projecting brick piers divide the facade into two unequal bays. The wider western bay has been bumped out at the first story level. The addition has a wooden shingled hipped roof with boxed cornice and plain frieze, ^{and} a band of all single-paned windows extends all around ~~the addition~~. In the eastern bay, a wooden-shingled, hipped-roof hood shelters an entrance door and two tall windows. At the new second story level of the facade are four single-light, double-sash windows with louvered shutters, evenly spaced across the facade without regard to the positions of the piers. A brick architrave marks of a plain frieze on the parapet. A central entrance with shingled hood on the eastern elevation provides access to the second story apartments. There are also three high windows at the first story level. All first story window openings on the rear and western elevation of have been infilled. Second story windows on the rear and both side elevations are irregularly spaced and match those on the facade, except they lack shutters. The eastern portion of the building extends farther to the rear than the western portion. There is a small recessed entrance in the ell. A brick-walled brick terrance fills the front yard. Perennials and small evergreens are planted in the wall and along the foundation on the facade and eastern elevation.

This
tall
of the facade
of the eastern elevation

HISTORICAL DESCRIPTION

This building is on the side of A. D. Payne's Livery Stable. Probably built before 1877, that imposing 2-story brick building was three bays wide with arched openings. Sometime between 1906 and 1920, the main building was replaced with a large brick building for automobile sales and repair. Dealers for such long-gone automobiles as Reo and Hudson occupied the building in the 1920's and early 1930's. The stable on the rear of the lot was retained. In 1935, W. A. Rinehart, acting as trustee for a group of investors, purchased the property (City DB 85-164) and replaced the existing buildings with the present one. It was used as a service station for nearly half a century before Charles W. Hurt, who had purchased it in 1970 (DB 321-269, 422-858 & 859) completely remodeled it and added a second story in 1981 at the time that the Hotel Albemarle next door was rehabilitated.

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org




AFFIDAVIT OF MAILING

To File: 621-627 West Main Street (BAR 13-04-06)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on April 1, 2013.

Signed:



Kristin Rourke

ADDRESSES


See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of April 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015.



Notary Public



CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 1, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 13-04-06
621-627 West Main Street
Tax Map 32 Parcel 165.1
Brooke Fedora, Applicant/Paul's Rental Properties, LLC, Owner
Horse & Hound Patio Tent

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, April 16, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

BURTON, J & W SCOTT, TR-1ST BAPTIST CH
632 W MAIN ST
CHARLOTTESVILLE VA 22902

RANDOM ASSOCIATES
928 ROSSER LANE
CHARLOTTESVILLE VA 22903

UPSTREAM & ASSOCIATES, LLC
633 WEST MAIN STREET
CHARLOTTESVILLE VA 22903

CURTIS-ALEXANDER LLC
P O BOX 685
CHARLOTTESVILLE VA 22902

MAIN STREET WEST, LLC
2088 UNION ST STE 1
SAN FRANCISCO CA 94123