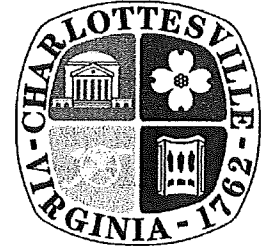


CITY OF CHARLOTTESVILLE
"A World Class City"



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

May 21, 2010

Paul Boukourakis/ Paul's Rental Properties, LLC
1606 Ricky Road
Charlottesville, VA 22901

RE: Certificate of Appropriateness Application
BAR 10-05-01
625 West Main Street
Tax Map 32 Parcels 165.1 and 168
Paul Boukourakis, Paul's Rental Properties, Owner & Applicant
Replace windows on rear and side of building (8 total)

Dear Mr. Boukourakis,

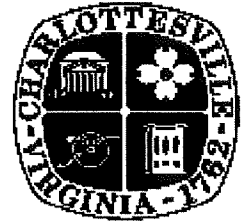
The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 18, 2010.

The BAR approved (7-0) your application as submitted, with the requirement that the aluminum windows are white.

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 one year (May 18, 2011), 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. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 18, 2010**



Certificate of Appropriateness Application

BAR 10-05-01

625 West Main Street

Tax Map 32 Parcels 165.1 and 168

Paul Boukourakis, Paul's Rental Properties, Owner & Applicant

Replace windows on rear and side of building (8 total)

Background

This circa 1940 masonry building is located in the West Main Street Architectural Design Control District. Historically this building was used as an auto sales and repair center, later transitioning into the Albemarle Hotel Service Station. The building is currently used as a restaurant.

Application

The applicant proposes to replace three windows on the rear of building and five on the east side with aluminum double-hung Silverline windows. ✓

2 more on rear already replaced

Criteria, Standards and Guidelines

Review Criteria Generally

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

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

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

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines - Rehabilitation

P. 4.4 Windows

- 2. Retain original windows when possible.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 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. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 14. 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.*

Recommendations and Discussion

The BAR should decide (1) if it is appropriate to replace the windows and (2) if the proposed window choice is appropriate on this building in this location. ✓

In staff opinion the proposed replacement windows are appropriate. They should match the existing light pattern (1/1). ✓

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed replacement windows satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following conditions...).



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 \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. 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.

Project Name/Description Window Replacement Parcel Number 320165100 & 320168000
Address/Location 625 W. Main St, Charlottesville, VA 22903
Owner Name Paul's Rental Properties, LLC Applicant Name Paul's Rental Properties, LLC

Applicant Information

Address: Paul Boukourakis/Paul's Rental Properties
11606 Ricky Rd, Charlottesville, VA 22901
Email: prp.boukourakis@gmail.com
Phone: (W) 434-882-3539 (H) 434-604-0225
FAX: 434-295-5866

Property Owner Information (if not applicant)

Address: same
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

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 also denotes commitment to pay invoice for required mail notices.)

[Signature] 4/26/10
Signature Date

Property Owner Permission (if not applicant)

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

[Signature] 4/26/10
Signature Date

Description of Proposed Work (attach separate narrative if necessary): Request to replace 8 windows total on side and rear of building (front stays same) because they are very old and in poor condition. See attached sheets for more details.

Attachments (see reverse side for submittal requirements): Attachments include window pictures, adjacent buildings pics, and window details and dimensions.

For Office Use Only
Received by: BOW
Fee paid: 100.00 Cash/Ck. # 2255
Date Received: 4/26/2010
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P10 - 0054

PAUL'S RENTAL PROPERTIES, LLC.

P.O. Box 3966, Charlottesville, VA 22903

E-mail: prp.boukourakis@gmail.com ~ Phone: (434)-882-3539 ~ Fax: (434)-295-5866

April 26, 2010

Dear Board of Architectural Review,

I am submitting an application for window replacement at 625 West Main St., Charlottesville, VA 22903 also known as the Horse & Hound restaurant. There are a total of 8 windows on the second floor of the building, located on the side and rear that desperately need to be replaced. The windows are very old and run down. They are difficult to open and close, cannot stay open on their own, have little or no insulation, and are not energy efficient because they let in a lot of cold air in the winter. For a while now we have tried to work around this by propping the windows up with items as seen in pictures or placing foam strips or patching around them in the winter to block out the cold.

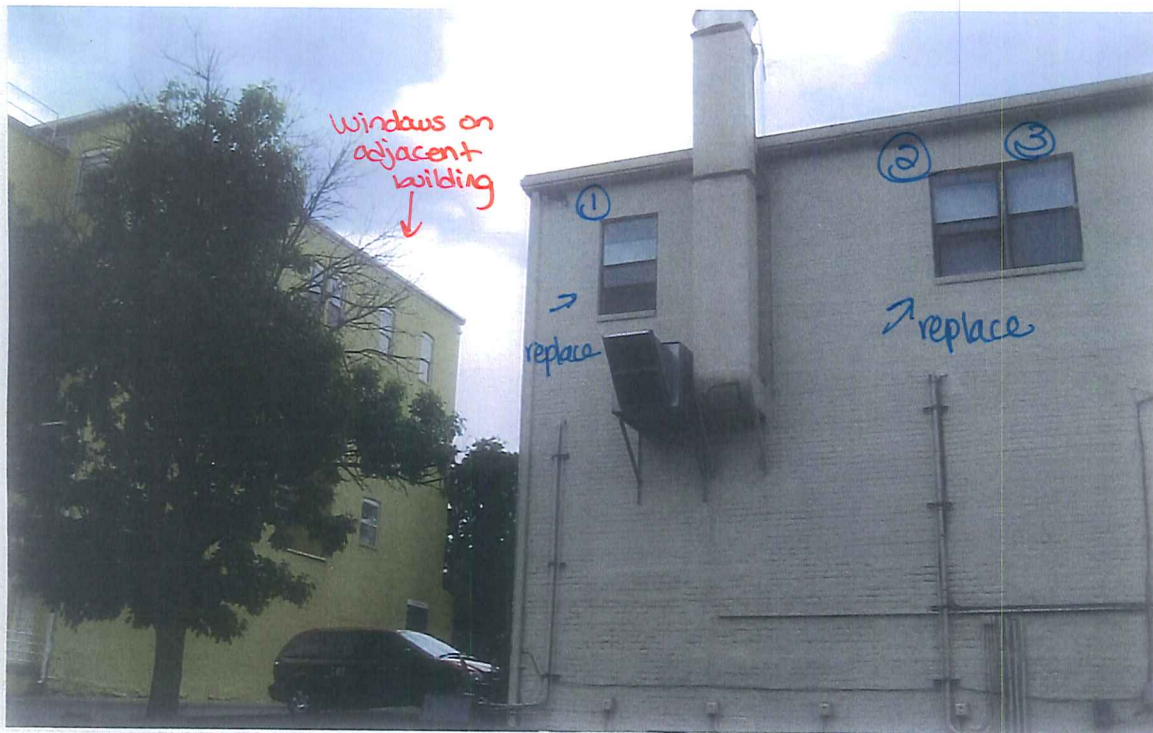
I would like to request approval to replace these windows and since they are located on the side and rear of the building they will not have any effect on the appearance of the building from the front side located on West Main Street. Further, the windows will be aluminium and look rather similar to the windows on surrounding buildings and the other windows on the building itself. Thus there will be minimum impact on the building's appearance.

Thank you for your time,



Paul Boukourakis
President, Paul's Rental Properties, LLC

Rear View of building at 625 W. Main St



← These windows will be replaced



- windows to be replaced will look like the 2 windows on right of building above black tent/stairs

- pictures of buildings on both sides of property included

Front to
← W. Main St



Rear
↓

Side View of building at 625 W. Main St

- 5 windows on this side will be replaced and 3 windows on rear

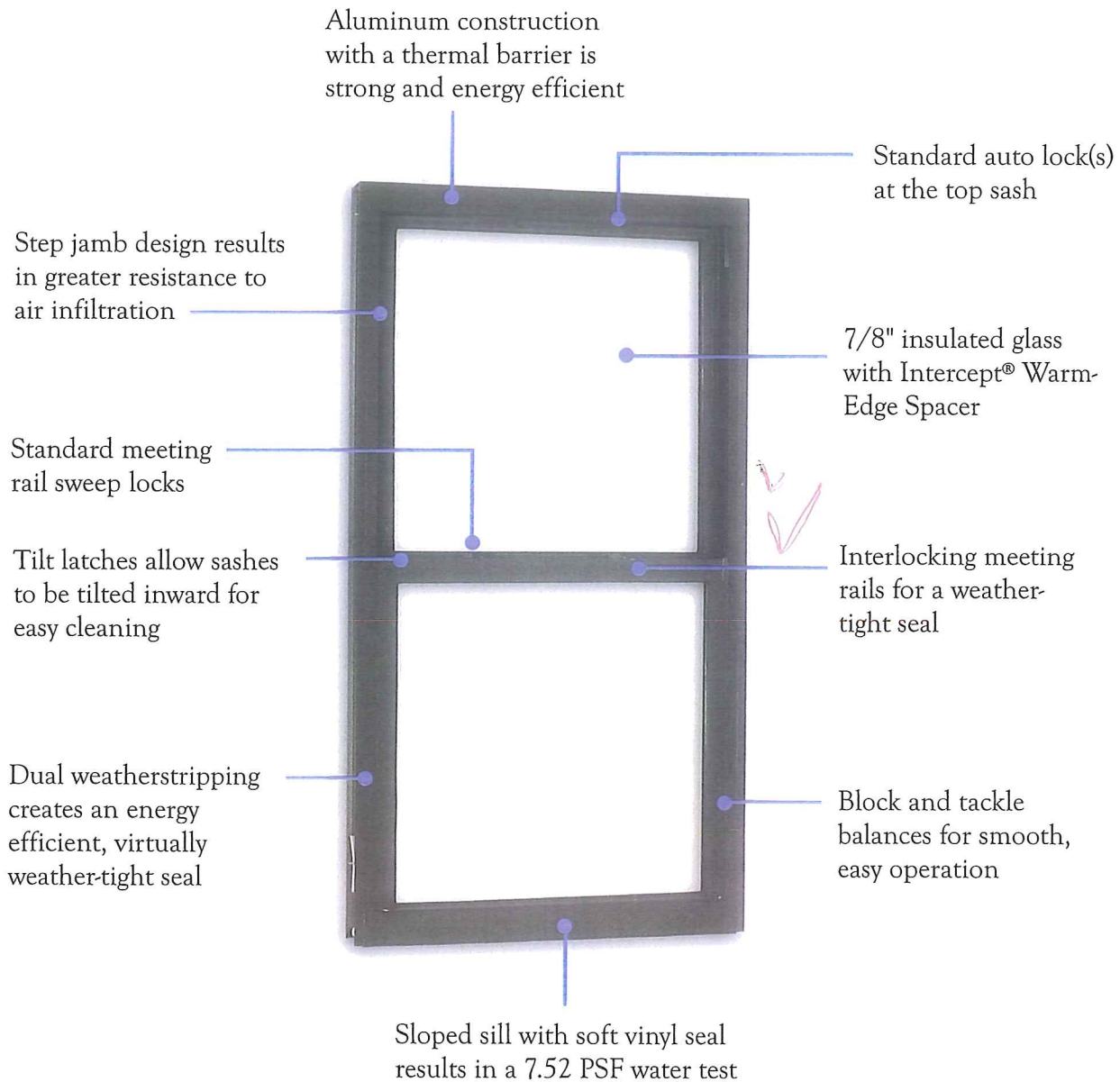


Window →
can't stay up

- windows are very old and in poor condition. They can't stay open, are difficult to close, have little insulation and allow plenty of air in the winter.

Series 1500 Features

This high performance, commercial-grade, aluminum double hung is versatile enough to feel at home in a 2-story garden apartment, or your next 20-story mid-rise installation. Designed to be beautiful yet durable, the 1500 offers a long list of standard features that work together to reduce energy consumption, simplify installation, reduce maintenance and save time and money.



Colors Available



Finish

The exposed surfaces of all members shall be clean and free from all but minor surface blemishes. Exposed aluminum surfaces shall be cleaned and coated with an organic coating in accordance with AAMA 603 to a total dry film thickness of 0.8 mil.



**AAMA/WDMA/CSA 101/LS.2/A440-05
TEST REPORT**

Rendered for:

SILVER LINE BUILDING PRODUCTS

SERIES/MODEL: 1500

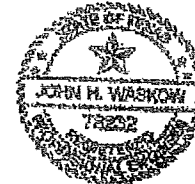
PRODUCT TYPE: Aluminum Double Hung Window

Title	Summary of Results
Primary Product Designator	H-C50 1416 x 2394 (56 x 94)
Design Pressure	±2400 Pa (±50.16 psf)
Operating Force (in motion)	120 N (27 lbf)
Air Infiltration	0.66 L/s/m ² (0.13 cfm/ft ²)
Water Penetration Resistance Test Pressure	350 Pa (7.52 psf)
Uniform Load Structural Test Pressure	±3600 Pa (±75.24 psf)
Forced Entry Resistance	Grade 10

Test Completion Date: 06/17/07

This report contains in its entirety:

- Cover Page: 1 page
- Report Body: 7 pages
- Alteration Addendum: 1 page
- Drawings: 13 pages



Michael C. Strubel
2007-07-19 13:00:26 -0400

John H. Waskow
2007-07-31 07:00:16 -0500

Reference must be made to Report No. 73079.03-109-47, dated 07/19/07 for complete test specimen description and data.

130 Derry Court
York, PA 17406-8405
phone: 717-764-7700
fax: 717-764-4129
www.archtest.com



Test Specimen Description: (Continued)

Finish: All aluminum was painted.

Frame Construction: The frame was constructed of poured and debridged thermally improved extruded aluminum members with coped, butted and sealed corners. The corners were sealed with a gasket and secured at the head and sill with two #8 x 1" screws at each corner.

Sash Construction: The sash were constructed of poured and debridged thermally improved extruded aluminum members with coped, butted and sealed corners. The corners were sealed with a gasket and secured with two #8 x 3/4" screws through the stiles into the rails.

Glazing Details: The window was glazed with 7/8" thick insulating glass comprised of two sheets of 2.3 mm thick clear annealed glass with a steel Intercept™ spacer system. All lites were channel glazed with a rubber gasket.

Weatherstripping:

<u>Description</u>	<u>Quantity</u>	<u>Location</u>
0.187" backed by 0.190" high polypile with nylon fin	1 Row	Bottom rail of interior sash, head
0.187" backed by 0.190" high polypile with nylon fin	2 Rows	All sash stiles
0.187" backed by 0.260" high polypile with nylon fin	2 Rows	Interior meeting rail
0.187" backed by 0.290" high polypile with nylon fin	1 Row	Top rail of exterior sash
0.187" backed by 3/8" high hollow vinyl bulb	1 Row	Bottom rail of interior sash

Parcel ID
320165100

Card Address
01 of 01 621-627 WEST MAIN STREET

Index Order ADDRESS
Index Value WEST MAIN STREET



Zoom 100%

Picture
Date 05/17/2002

Front
Year: 2003

Seq: 1

Image

Prior

Next

Menu

Print

Close

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 Lts. 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 apartments. 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. This addition has a wooden shingled hipped roof with boxed cornice and plain frieze and a band of tall single-paned windows extends all around. In the eastern bay of the facade, 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 off a plain frieze on the parapet. A central entrance with shingled hood on the eastern elevation provides access the second story apartments. There are also three high windows at the first story level of the eastern elevation. All first story window openings on the rear and western elevation 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.

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.



DODSON

GLASS & MIRROR INC

For All Your Glass Needs!

1309 B SEMINOLE TRAIL
CHARLOTTESVILLE, VA 22901
PH. 434-973-7534 FAX 434-973-7651

PROPOSAL

No. _____

Page No. _____ of _____ Pages

PROPOSAL SUBMITTED TO <u>PAUL BOUKOURAKIS</u>		PHONE <u>882-3539</u>	DATE <u>4/16/10</u>
STREET <u>PAUL'S RENTAL PROPERTIES, LLC</u>		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION <u>625 WEST MAIN ST</u>	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

INSTALL 8 ALUMINUM SILVERLINE WINDOWS

TOTAL COST INSTALLED \$1589⁰⁰

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$ 2589).

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owners to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature [Signature]

Note: This proposal may be withdrawn by us if not accepted within 5 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____



AAMA/WDMA/CSA 101/1.9.2/A440-05 TEST REPORT

Rendered to:

SILVER LINE BUILDING PRODUCTS
One Silver Line Drive
P.O. Box 6029
North Brunswick, New Jersey 08902-6029

Report No.: 73079.03-109-47
Test Dates: 05/03/07
Through: 06/17/07
Report Date: 07/19/07
Expiration Date: 06/17/11

Project Summary: Architectural Testing, Inc. was contracted by Silver Line Building Products to supervise testing on a Series/Model 1500, aluminum double hung window at the Silver Line Building Products test facility in North Brunswick, New Jersey. The sample tested successfully met the performance requirements for an H-C50 1416 x 2394 (56 x 94) rating. Test specimen description and results are reported herein. The sample was provided by the client.

Test Specification: The test specimen was evaluated in accordance with AAMA/WDMA/CSA 101/1.9.2/A440-05, *Standard/Specification for Windows, Doors, and Unit Skylights*.

Test Specimen Description:

Series/Model: 1500

Product Type: Aluminum Double Hung Window

Overall Size: 1416 mm (55-3/4") wide by 2394 mm (94-1/4") high

Interior Sash Size: 1349 mm (53-1/8") wide by 1187 mm (46-3/4") high

Exterior Sash Size: 1324 mm (52-1/8") wide by 1181 mm (46-1/2") high

Screen Size: 1334 mm (52-1/2") wide by 1168 mm (46") high

Overall Area: 3.4 m² (36.5 ft²)

130 Derry Court
York, PA 17406-8405
phone: 717-764-7700
fax: 717-764-4129
www.archtest.com

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



May 4, 2010

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for approval of a Certificate of Appropriateness 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 10-05-01

625 West Main Street

Tax Map 32 Parcels 165.1 and 168

Paul Boukourakis, Paul's Rental Properties, Owner & Applicant

Replace windows on rear and side of building (8 total)

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, May 18, 2010, starting at 5pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance.

An agenda with approximate times 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,

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

Mary Joy Scala, AICP
Preservation and Design Planner