

**From:** Scala, Mary Joy  
**Sent:** Monday, December 28, 2015 10:18 AM  
**To:** Charles Roumeliotes (roumeliotescharles@hotmail.com)  
**Cc:** allan@alimar1.com  
**Subject:** BAR Action - December 15, 2015 – 416 West Main Street

December 28, 2015

Charles Roumeliotes  
416 W Main Street, Unit B  
Charlottesville, VA 22903

**Certificate of Appropriateness Application**

BAR 15-12-03  
416 West Main Street Unit B  
Tax Parcel 290012000  
Charles Roumeliotes, Applicant/ Allan H. Cadgene, Owner  
Façade renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 15, 2015. The following action was taken:

**Mohr moved to find that the BAR approves the proposed façade with the following modifications: change the operable glass to the transom; keep the existing muntin development that's on the corner - extend that across the façade, and submit the sconces for administrative approval, to be mounted at the same height as those at Albemarle Baking Company. Sarafin seconded. Motion passes (8-0).**

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 Rice, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (June 15, 2017), 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 the project. 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.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

## Scala, Mary Joy

---

**From:** Scala, Mary Joy  
**Sent:** Wednesday, December 16, 2015 2:01 PM  
**To:** 'Orzo Kitchen & Wine Bar'  
**Subject:** RE: BAR staff report and agenda- 416 W Main Street

Yes. I believe they are consistent with guidelines.

### **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](mailto:scala@charlottesville.org)

---

**From:** Orzo Kitchen & Wine Bar [mailto:orzokitchen@earthlink.net]  
**Sent:** Wednesday, December 16, 2015 1:20 PM  
**To:** Scala, Mary Joy  
**Subject:** RE: BAR staff report and agenda- 416 W Main Street

Hello Mary Joy,

After last night's meeting I went over to ABC Bakery this morning and asked if they would allow me to change their exterior wall sconces at my expense. This insures all lighting at street level would be the same. The Bakery has agreed and we are hoping the attached light fixture will be acceptable to you for installation. It's the same one that I presented in the application package and it has a matching post light that could be used for our proposed patio. Let me know if I can order the fixtures. We would order 2 for ABC Bakery and 2 for Orzo.

Thank you for all your help,

Charles

<http://www.lightingdirect.com/troy-lighting-b9360-old-town-1-light-16-outdoor-wall-sconce-with-seedy-glass/p525321>

Ken Wooten & Charles Roumeliotes  
Owners  
Orzo Kitchen & Wine Bar  
416 W. Main Street  
Charlottesville, VA 22903  
[www.orzokitchen.com](http://www.orzokitchen.com)  
(434) 975-6796  
(434) 975-6790 (fax)

---

**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Friday, December 11, 2015 4:16 PM  
**To:** orzokitchen@earthlink.net  
**Cc:** allan@alimar1.com  
**Subject:** BAR staff report and agenda- 416 W Main Street

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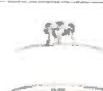
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You are: [Home](#) > [Brands](#) > [Troy Lighting](#) > [Outdoor Wall Lights](#) > Troy Lighting B9360[Print Page](#)

## Troy Lighting B9360NB Natural Bronze Old Town 1 Light 16" Outdoor Wall Sconce with Seedy Glass

Item #: BCI525321

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Best known for its "sophisticated casual" aesthetic, Troy Lighting has graced the interiors and exteriors of the finest homes worldwide for 50 years and counting. Their rich catalog of products can fulfill even the most unique design inspirations, exuding quality, design and value.

**[Do It Yourself: Installing an Outdoor Wall Sconce](#)**

Learn how to change out your wall sconce to update your home. Follow Justin Bergson as he shows you the step-by-step procedure in making this project a quick and simple one

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Product Details for the Troy Lighting B9360NB in Natural Bronze

History beautifully repeats itself with the classically inspired Old Town outdoor wall sconce by Troy Lighting. Hand-forged cast iron metalwork makes for an exemplary baseplate and dome that stays true to period detail. A natural bronze finish, plus clear seeded glass with an amber cylinder ensure design versatility within your exterior environment.

**Features:**

- Seedy Glass
- Durable iron material
- Bulb included: No
- Rated for wet locations

**Dimensions:**

- Height: 16"
- Width: 10.5"
- Extension: 11"

**Electrical Specifications:**

- Number of Bulbs: 1
- Bulb Base: Candelabra (E12)
- Compatible Bulb Types: Incandescent
- Watts per Bulb: 60
- Total Wattage: 60
- Voltage: 120

**About Troy Lighting:**

Being a Leader in an Industry requires many attributes. Our passion for quality, design, value and service lead the way. We strive to produce Interior and Exterior Lighting products that are unique in the marketplace and affordable to consumers. We use Hand-Forged Iron and Hand-Applied Finishes as the primary ingredients of our timeless pieces. We take great pride in our engineering and inspection standards to ensure that you receive a quality product that lasts for many years.

**Additional Troy Lighting Links**

- [View Manufacturer Warranty](#)
- [Shop All Troy Lighting Products](#)
- [Shop All Troy Lighting Old Town Collection Products](#)

**Our SKU: Troy Lighting B9360**

This product is listed under the following manufacturer number(s):

[Troy Lighting B9360NB](#)  
Natural Bronze

\*Denotes a finish or option that has been discontinued

1 Question from the Community

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**Back plate size?**

The Troy Lighting B9360 back plate is 5"

**Kichler 43612**  
Starting At \$385.00  
☆☆☆☆☆ 0

**Kichler 9023**  
Starting At \$82.00  
★★★★☆ 5

**Murray Feiss OL9004**  
Starting At \$215.00  
☆☆☆☆☆ 0

**Troy Lighting B9361**  
Starting At \$526.00  
☆☆☆☆☆ 0

**Troy Lighting B9360 Technical Specs**

<b>Base Color</b>	Bronze
<b>Bulb Base</b>	Candelabra (E12)
<b>Bulb Included</b>	No
<b>Bulb Type</b>	Incandescent
<b>CUL Listed</b>	Yes
<b>Collection</b>	Old Town
<b>Country Of Origin</b>	USA
<b>Dark Sky</b>	No
<b>Dimmable</b>	Yes
<b>Energy Star</b>	No
<b>Extension</b>	11
<b>Genre</b>	Farmhouse
<b>Height</b>	16
<b>Light Direction</b>	Down Lighting
<b>Location Rating</b>	Wet Location
<b>Made in America</b>	Yes
<b>Material</b>	Iron
<b>Motion Sensor</b>	No
<b>Number of Bulbs</b>	1
<b>Photocell</b>	No
<b>Sconce Type</b>	Lantern
<b>Shade</b>	Yes
<b>Shade Color</b>	Clear
<b>Shade Material</b>	Glass
<b>Shade Shape</b>	Lantern
<b>Shade Type</b>	Seedy Glass
<b>Solar</b>	No
<b>Suggested Room Fit</b>	Outdoor

<u>Swing Arm</u>	No
<u>UL Listed</u>	Yes
<u>UL Rating</u>	Wet Location
<u>Voltage</u>	120
<u>Wattage</u>	60
<u>Watts Per Bulb</u>	60
<u>Width</u>	10.5

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Buy the Troy Lighting B9360NB in Natural Bronze at [LightingDirect.com](http://LightingDirect.com). Research Troy Lighting B9360NB in Natural Bronze online. Find Troy Lighting B9360NB in Natural Bronze features and specifications. Get the best deal by comparing the Troy Lighting B9360NB in Natural Bronze today.

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16" Outdoor Wall  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 15, 2015**



**Certificate of Appropriateness Application**

BAR 15-12-03

416 West Main Street Unit B

Tax Parcel 290012000

Charles Roumeliotes, Applicant/ Allan H. Cadgene, Owner

Façade renovations

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**Background**

1941 remodeled 1978  
This contributing property is located in the Downtown ADC District. No historic survey is available, but it formerly operated as an auto dealership, showroom and sales lot.

June 21, 2011 – The BAR approved (6-0) on consent agenda an outdoor terrace for the Orzo Restaurant. (Never constructed)

May 15, 2012 – Proposal to enclose pergola was withdrawn.

**Application**

Orzo Kitchen and Wine Bar is expanding into the vacant space to the east, most recently occupied by Rede Wealth offices. In the new space the applicant proposes new sliding storefront windows with transoms to match the height on existing doors along the façade. The other Orzo door and windows will not change. The former Gerhart's storefront and the current Albemarle Baking Company storefront will not change.

The applicant also proposes two new wall sconces.

**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 Guidelines for Rehabilitation**

### **B. FACADES AND STOREFRONTS**

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

- 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, vinyl or aluminum siding, and pressure-treated wood,*
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.*

## **Discussion and Recommendations**

The proposed changes are appropriate.

## **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 facade renovations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted.



FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 7

PAGE 3

## 7. Historic District Description (continued)

West Main Street

### 300 Block

325 (Ray Fisher Building): Brick (Roman brick in stretcher bond); two stories; flat roof; 2 bays. 1956. Nonconforming.

329 (Pitts - Inge Smokehouse): Brick (7 course American bond); one storey; gable roof. Vernacular. c. 1820.

331 and 333 (Pitts - Inge House): Brick (Flemish bond front, common bond sides and rear); Federal Style. "Mouse-tooth" cornice; stepped gables; buttressed chimney on east end. Original fenestration altered by large glass windows. Inge's Grocery is one of the oldest black-owned businesses in Charlottesville. 1820.

332: Parking Lot. Site of 19th century brick two storey Virginia I-house, similar to others that once stood on the street; demolished 1965.

### 400 Block

401-405: Parking Lot. Site of row of late 19th century commercial buildings demolished before 1920.

402: Used Car Lot. Cinderblock; one storey; flat roof; 5 bays; 1953. Nonconforming. Site of 19th century two storey brick Virginia I-house, similar to others that once stood on the street; demolished before 1953.

408 (MacGregor Motors Used Car Lot): Site of 19th century 1 1/2 storey brick house.

411-413 (Centel Building): Brick (Flemish bond); four stories; flat roof; 6 bays. Two bay, one storey, flat roofed, marble central entrance porch with two square pillars supporting an entablature. 1970. Marble spandrells between first and second level windows. Granite stringcourse, matching cornice of company's adjacent two storey building, between second and third stories. Nonconforming. Site of a row of late 19th century commercial buildings demolished 1968.

416 (MacGregor Motors): Brick (stretcher bond); one storey; flat roof; Mansard-roofed carport canopy. Automotive showroom. 1941; remodeled 1978 (metal facade). Large cinderblock building with vaulted roof behind showroom. Nonconforming. Site of c. 1839 Nimrod Sowell House, a wooden structure with a 2 1/2 storey central block flanked by one storey wings. R. F. Harris' foundry occupied part of the lot and 418 c. 1850 - c. 1930. The foundry and the Sowell house were all demolished c. 1940.



**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 3:30 p.m.

Owner Name	<u>Charles Roumeliotis</u>	Applicant Name	<u>Charles Roumeliotis</u>
Project Name/Description	<u>Orzo Expansion</u>	Parcel Number	<u>108</u>
Property Address	<u>416 West Main Street, Unit B</u>		

**Applicant Information**

Address: 416 West Main Street  
Charlottesville, VA 22902  
Email: orzo.kitchen@earthlink.net  
Phone: (W) 434-975-6746 (H) \_\_\_\_\_  
FAX: 434-975-6740

**Property Owner Information (if not applicant)**

Address: 2025 Union Street, Suite 1  
San Francisco, CA 94133  
Email: allen.falmer@comcast.net  
Phone: (W) 415-425-8750 (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: [Signature] Date: 11/18/15

Print Name: Charles Roumeliotis Date: \_\_\_\_\_

**Property Owner Permission (if not applicant)**

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

Signature: [Signature] Date: 11/18/15

Print Name: Allan H. Cadzone Date: \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): SEE attached document

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

**For Office Use Only**

Received by: [Signature]

Fee paid: 125 Cash/Ck. # 4466

Date Received: 11/23/15

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

**November 18, 2015**

**Description of the work:**

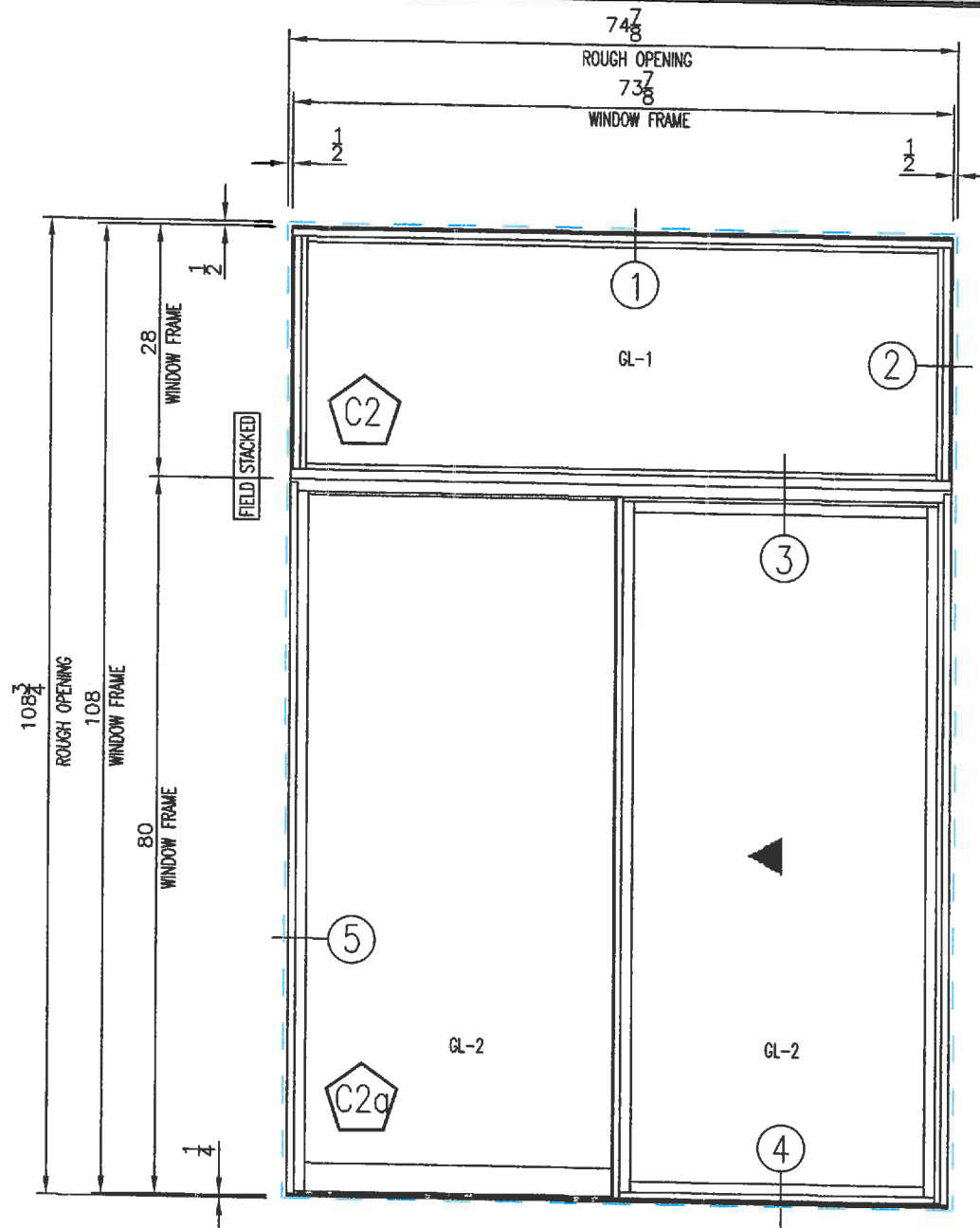
We are expanding our current restaurant to include the front half of the unit next door. We would like to change out the existing windows with new windows that have the ability to slide open. In addition, we would like to install 2 new wall sconces to the front of the space.

**List of Attachments:**

Pictures of the windows

Picture of the exterior sconce

Frontal pictures of the new space, Orzo, Albemarle Baking Company and 3 Penny Cafe



INITIAL: \_\_\_\_\_

DATE: \_\_\_\_\_



PROJECT : 2600 SGD W/ TRANSOM

CITY/STATE :

CUSTOMER :

SCALE : NONE

DATE : 10/09/14

DRAWN : MHK

REF QUOTE#

DWG#

NO.

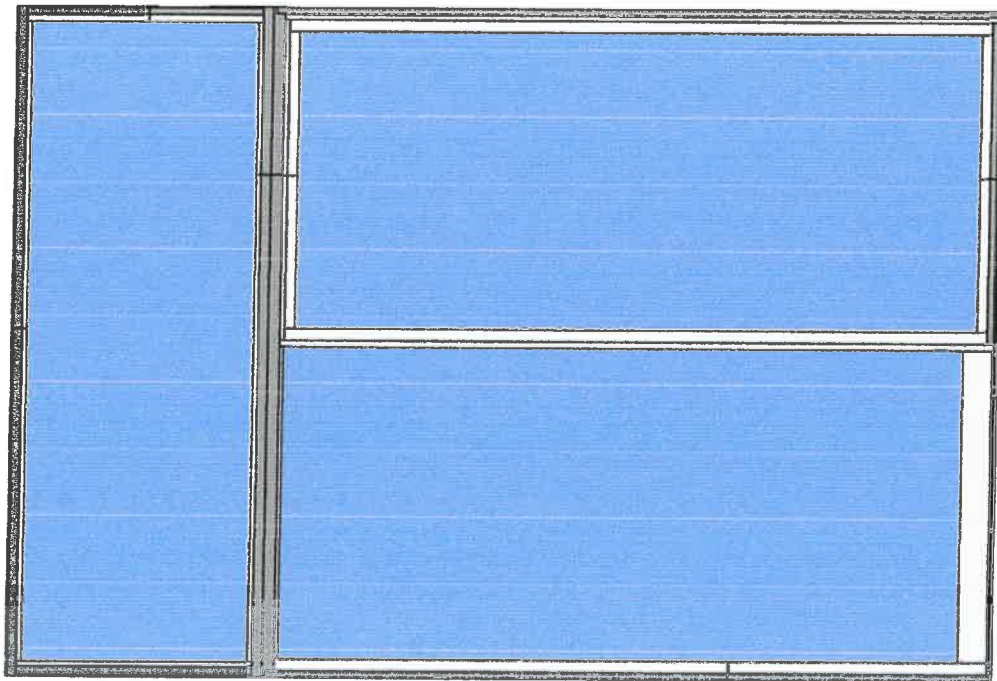
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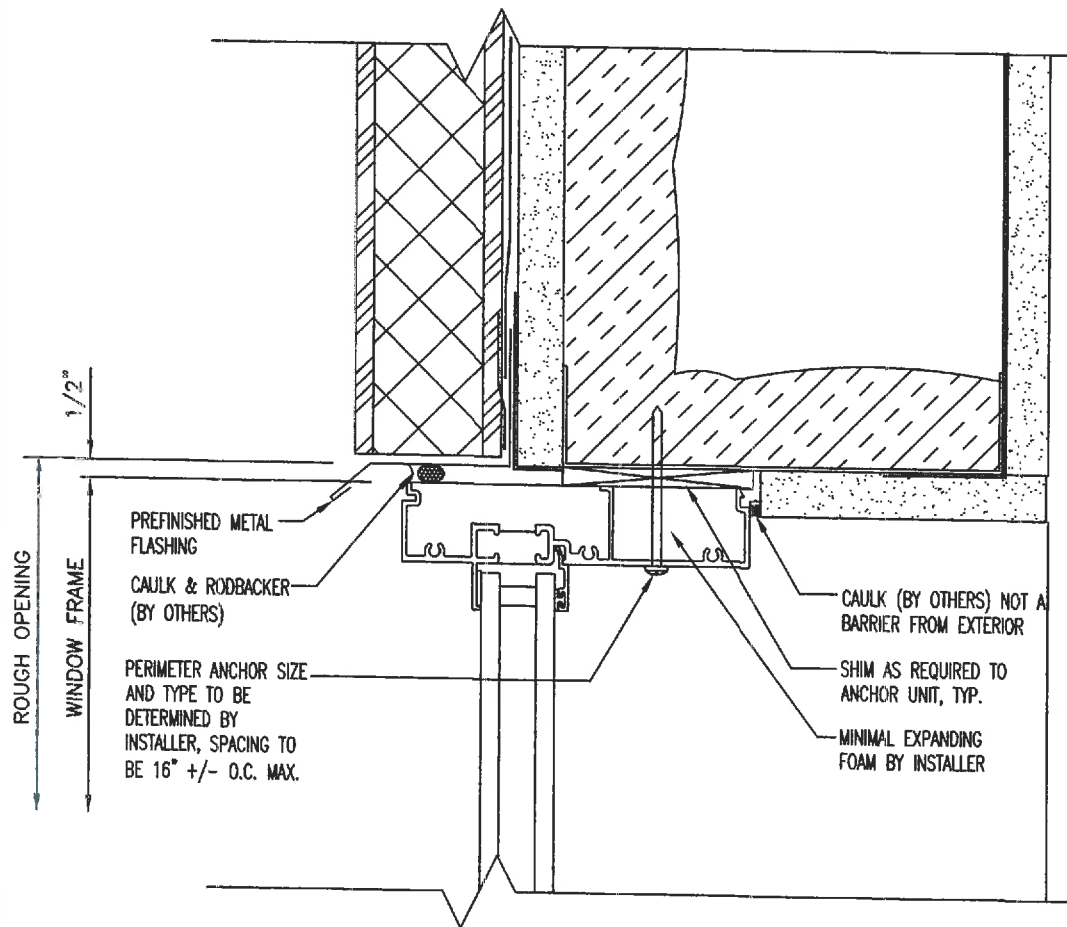
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BY

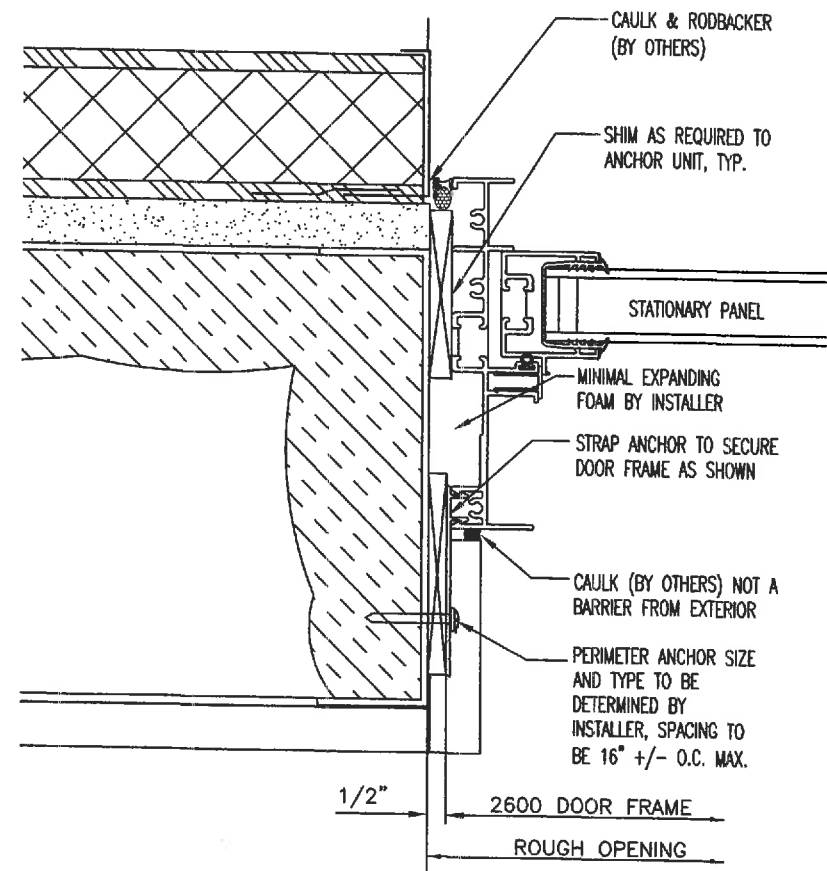
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① TRANSOM HEAD DETAIL



② TRANSOM JAMB DETAIL  
OPPOSITE SIDE SIMILAR

THESE DETAILS ARE GENERIC DETAILS  
ONLY THE ARCHITECT IS TO PROVIDE  
ACTUAL WEATHERPROOFING DETAILS

INITIAL: \_\_\_\_\_

DATE: \_\_\_\_\_



PROJECT : 2600 SGD W/ TRANSOM

CITY/STATE :

CUSTOMER :

SCALE : NONE

DATE : 10/09/14

DRAWN : MHK

REF QUOTE#

DWG#

NO.

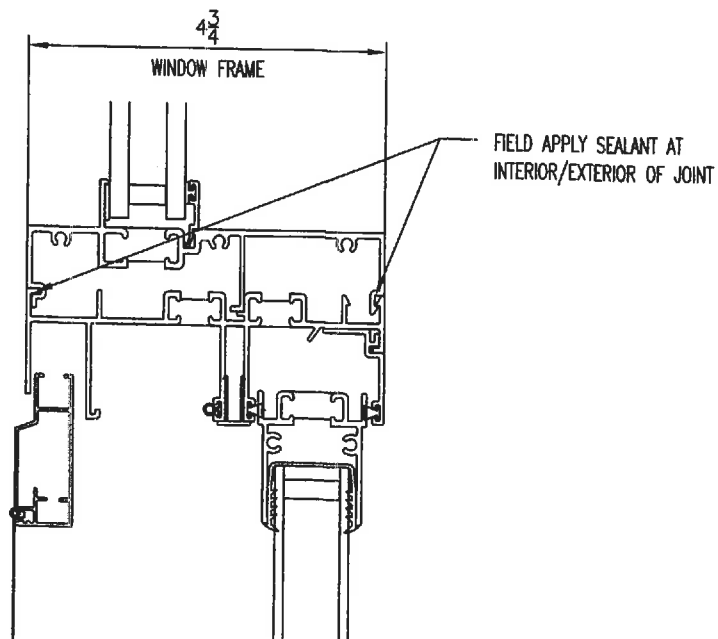
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DATE

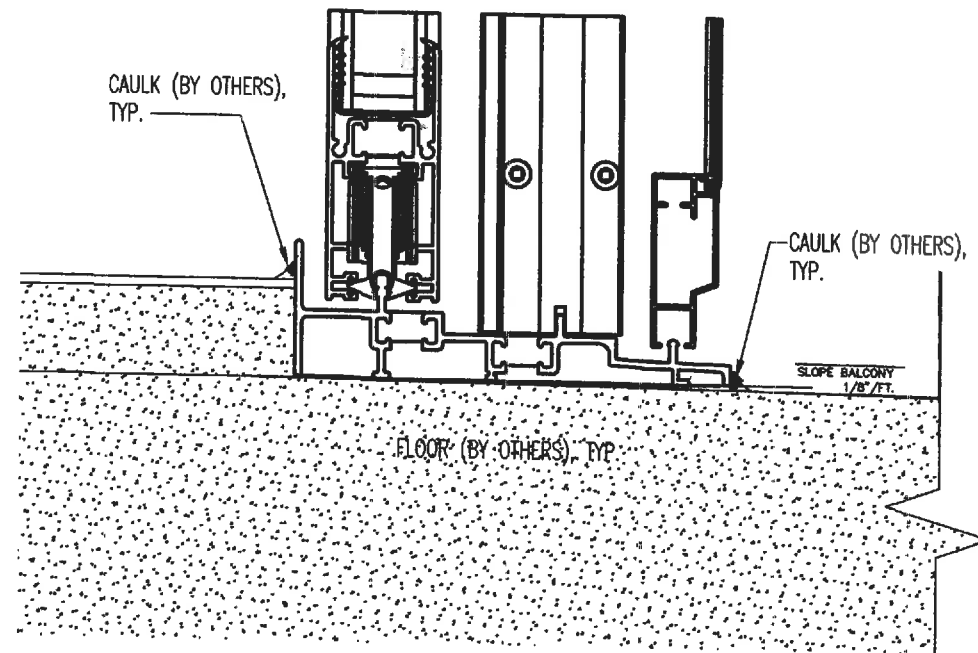
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OF 4



③ TRANSOM/DOOR CONNECTION DETAIL



④ 2600 SGD SILL DETAIL

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ACTUAL WEATHERPROOFING DETAILS

INITIAL: \_\_\_\_\_

DATE: \_\_\_\_\_



PROJECT : 2600 SGD W/ TRANSOM

CITY/STATE :

CUSTOMER :

SCALE : NONE

DATE : 10/09/14

DRAWN : MHK

REF QUOTE#

DWG#

NO.

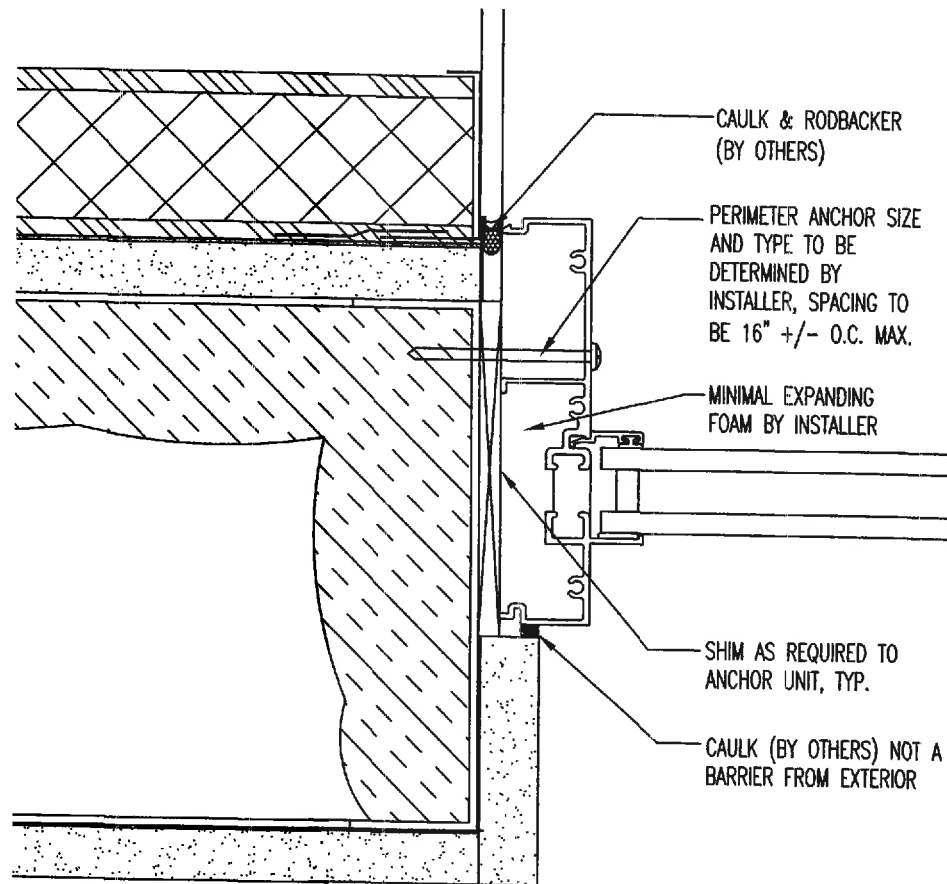
REVISION

DATE

BY

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OF 4



## ⑤ 2600 SGD JAMB DETAIL

THESE DETAILS ARE GENERIC DETAILS  
ONLY THE ARCHITECT IS TO PROVIDE  
ACTUAL WEATHERPROOFING DETAILS

INITIAL: \_\_\_\_\_

DATE: \_\_\_\_\_



PROJECT : 2600 SGD W/ TRANSOM

CITY/STATE :

CUSTOMER :

SCALE : NONE

DATE : 10/09/14

DRAWN : MHK

REF QUOTE#

DWG#

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REVISION

DATE

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## Troy Lighting Old Town 1 Light Outdoor Wall Lantern in Natural Bronze B9361NB

SKU # B9361NB

[Zoom Image](#)[f](#) [p](#) [+](#) [g](#) [t](#) [e](#) [+](#) 3**\$526.00** PER EACH

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## General Information

## Troy Lighting Old Town 1 Light Outdoor Wall Lantern in Natural Bronze B9361NB

Old Town 1Lt Wall Lantern Large

## Brand Information

- Brand: Troy Lighting
- Collection: [Old Town](#)
- SKU: B9361NB
- UPC: 782042512849

## Dimensions and Weight

- Width: 12.50 in.
- Height: 18.50 in.
- Extension/Depth: 13.00 in.
- Backplate/Canopy Width: 4.88 in.
- Backplate/Canopy Thickness: 1.00 in.
- Height from Center of Wall Opening: 2.50 in.

## Other Specifications

## Design Information

- Category: [Outdoor Wall Lights](#)
- Finish: [Natural Bronze](#)
- Material: Hand Forged And Cast Iron

## Bulb Information

- Bulbs Included: No
- Primary Bulb(s): 1 x 60 watts Medium Base

## Product Rating

- Outdoor Rating: Yes

## Related Product

[Troy Lighting F9363NB](#)  
Old Town 1 Light  
Outdoor Hanging  
Lantern in Natural  
Bronze**\$526.00**[Troy Lighting F9362NB](#)  
Old Town 1 Light  
Outdoor Hanging  
Lantern in Natural  
Bronze**\$420.00**[Troy Lighting B9360NB](#)  
Old Town 1 Light  
Outdoor Wall  
Lantern in Natural  
Bronze**\$378.00**[Troy Lighting B9360NB-D](#)  
Old Town 1 Light  
Outdoor Wall  
Lantern Dark Sky  
in Natural Bronze





# MARIA







429







ALBEMARLE BAKING  
COMPANY





**Main Street Market**  
Existing Facade

416 West Main Street, Charlottesville VA



## Orzo Kitchen & Wine Bar

Expansion Project, December 2015

Main Street Market

416 West Main Street, Charlottesville VA