

From: Scala, Mary Joy
Sent: Thursday, February 25, 2016 3:52 PM
To: orzokitchen@earthlink.net
Cc: Cadgene, Allan
Subject: BAR Action - 416 W Main Street - February 17, 2016

February 25, 2016

Charles Roumeliotes
416 W Main Street
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application
BAR 16-02-05
416 West Main Street
Tax Parcel 290012000
Charles Roumeliotes, Owner/Applicant
Parking spaces converted to new patio

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2016. The following action was taken:

The BAR tentatively approves (8-0) the application in concept pending site plan approval, and with the following modifications or design concepts to be addressed:

- **Slab extended to accommodate a sidewalk and curb on the outside of the terrace or wall line of the fence ;**
- **Detailed resolution where the fence meets the building and where the fence ends, that relates to the planters (possibly masonry fin walls);**
- **Suggest alternatives to ipe (revisit fence material and porosity and height);**
- **Move all three lampposts to the outer planters;**
- **Eliminate bollards.**

The details shall be circulated by email to the BAR for administrative approval. If there is disagreement, the application will have to come back to a meeting of the BAR.

Please submit the requested revisions and apply for site plan amendment.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2016**



Certificate of Appropriateness Application

BAR 16-02-05

416 West Main Street

Tax Parcel 290012000

Charles Roumeliotes, Owner/Applicant

Parking spaces converted to new patio

Background

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.

December 15, 2015 – The BAR approved (8-0) façade renovations for Orzo 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.

Application

Orzo Kitchen and Wine Bar is expanding into the vacant space to the east, most recently occupied by Rede Wealth offices. In December 2015 they received approval for façade renovations. Now they are requesting approval of a new patio space to replace three existing parking spaces.

The 18' x 25' patio would have a concrete floor and three planter boxes of concrete masonry units painted to match the building. Three lamp posts are proposed. A café sign is proposed. The 42" high fence will be black metal and horizontal lpe shiplap boards. Four gold umbrellas are proposed, with powder coated tables and chairs and black-painted bollards.

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 Signs, Awnings, Vending, and Cafes

E. OUTDOOR CAFES

All elements, including chains, bollards, tables, chairs, planters, and trash containers, should be the same color, materials, and design character. Black, being the dominant color of mall elements, or silvertone metal are preferred. The use of treated lumber or unfinished wood anywhere on the mall is not allowed.

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.*

Discussion and Recommendations

The BAR's consideration is separate from any required site plan approval. Because the proposal removes parking and may impact egress of the remaining spaces, the applicant should resolve with the planner whether a site plan amendment is required in addition to this application for certificate of appropriateness.

In general, a patio space is appropriate in this location. However, pedestrian access from the main parking lot should not be obstructed as shown with a fence and wait station. Perhaps the 42" high solid fence should be lower and/or more transparent.

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 patio 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 (or with the following modifications...).

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR NCRS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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 Roulmeliotes / Ken Wooten</u>	Applicant Name	<u>Charles Roulmeliotes</u>
Project Name/Description	<u>Orzo Kitchen + Wine Bar Patio</u>	Parcel Number	<u>2900 12000</u>
Property Address	<u>416 West Main St. Charlottesville, VA 22903</u>		

Applicant Information
Address: 416 West Main St.
Charlottesville, VA 22903
Email: Orzo Kitchen + Wine Bar - 727
Phone: (W) 434-975-6796 (H) _____
FAX: 434-975-6790

Property Owner Information (if not applicant)
Address: 2086 Union Street, Suite 1
San Francisco, Ca. 94129
Email: allan@allanll.com
Phone: (W) 415-425-7444 (H) 415-425-7501
FAX: 415-425-7474

Do you intend to apply for Federal or State Tax Credits for this project? _____

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: 1/26/16
Print Name: Charles Roulmeliotes Date: 1/26/16

Property Owner Permission (if not applicant)

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

Signature: [Signature] Date: 1/26/16
Print Name: Allan H. Cadogan / Mari Street Associates, LLC Date: _____

Description of Proposed Work (attach separate narrative if necessary): _____

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

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>[Signature]</u>	Date: _____
Fee paid: <u>12500</u> Cash/Ck. # <u>41601</u>	Conditions of approval: _____
Date Received: <u>1/26/16</u>	_____

Plb-0011

ORZO KITCHEN & WINE BAR PROPOSED PATIO

JANUARY 2016

We propose having secured the landlord's approval, to build out a patio in front of Orzo Kitchen & Wine Bar. We plan to utilize 3 parking spaces directly in front of Orzo for this patio. The patio would be 18' deep reaching out from the building and 25' wide across the face of Orzo. We will have 2 access points to the patio. One would be from the side at the main door to Orzo and the other from our expanded space through an existing door.

The patio would have a poured concrete floor 5 ½ inches thick and also 3 planter boxes made of cinder block and cement. We would also incorporate black steel with channels from Associated Metal fabricators in Charlottesville and Ipe tropical wood as architectural details on 3 sides of the patio. We will have 3 lamp posts that will match the approved wall sconces on the exterior of The Main Street Market. The lamp posts will be at the 2 front corners and 1 near the entrance on the side of the patio. We would like to have a small oval sign measuring 2' x 2' at the front of the patio indicating Orzo Kitchen & Wine Bar.

On the patio we will use powder dusted steel for tables and chairs. We will have 7 tables and also a small bench for guests to wait for a table.

We will also install 4 bollards in concrete and filled with concrete to prevent any car from hitting the finished patio and those will be painted black with reflectors.

To help with car traffic we plan to cut the corner 2 feet from an existing ground planter box at the sidewalk making it easier to leave the market.

Suppliers:

Associated Metal Fabricators-Black Steel with Channels

Global Industries-Yellow Bollards painted Black with Reflectors

Ipe Depot-Ipe Tropical Wood for patio siding

Troy Lighting-Old Town 1 Light Post Fixture

Commercial Outdoor-Umbrellas

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Troy Lighting P9364NB Natural Bronze Old Town 1 Light Post Light with Seedy Glass

Item #: BCI525514



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Product Details for the Troy Lighting P9364NB in Natural Bronze

This product has additional required/recommended options. To configure, add to your cart.



Posts or Pier
Mounts Required

Features:

- Seedy Glass
- Durable iron material
- Bulb included: No

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BOYCOTT THE MIDDLE MAN

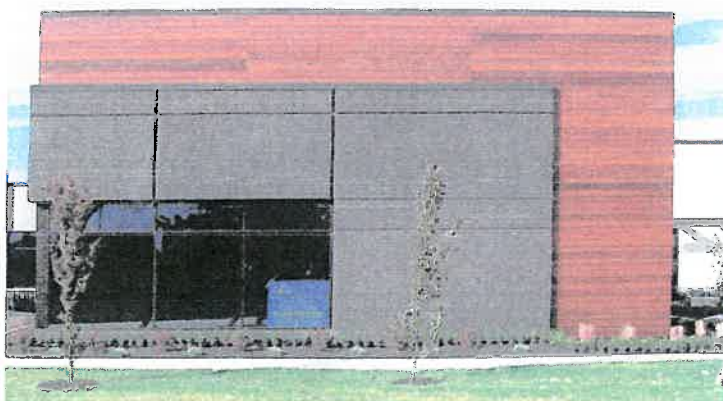
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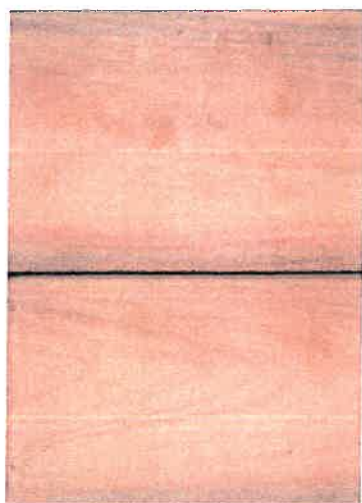
relationships with hardwood exporters and the fact that we are the leading supplier of ipe wood in the United States.

Ipe Shiplap Siding



Ipe Shiplap Siding is both beautiful & durable

Ipe Shiplap Siding Profile Specifications



Face view of shiplap siding



End grain view to show how the siding fits on eachother.

Better than teak

Great for docks, gazebos, benches, & tables

Worldwide shipping is available

Large selection of stock sizes

Up to 20 feet long

Up to 6x6 timbers

We custom mill to your dimensions

Comparably priced with composite decking choices

Available with hidden fastening system

Ipe Shiplap Siding Prices







Name

Finished Dimensions

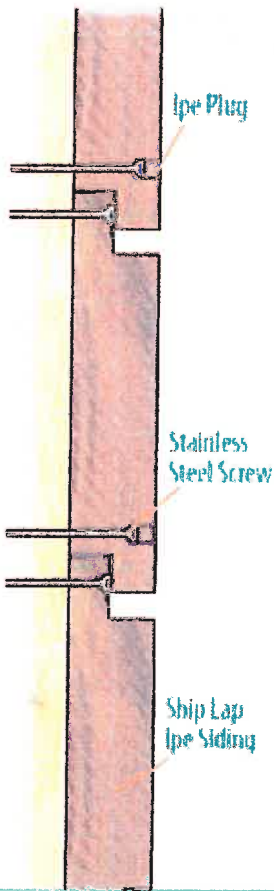
Price Per Ln Ft

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<u>Name</u> 1x6 Shiplap Siding	<u>Finished Dimensions</u> 1 1/16" x 5"	<u>Price Per Ln Ft</u> \$4.18
		
<u>Name</u> 1x6 +PLUS® Shiplap Siding	<u>Finished Dimensions</u> 3/4" x 5"	<u>Price Per Ln Ft</u> \$4.73
		
<u>Name</u> 5/4x4 Shiplap Siding	<u>Finished Dimensions</u> 1 5/16" x 3"	<u>Price Per Ln Ft</u> \$3.62
		
<u>Name</u> 5/4x6 Shiplap Siding	<u>Finished Dimensions</u> 1 5/16" x 5"	<u>Price Per Ln Ft</u> \$5.71

Ipe Shiplap Siding Installation



Ipe Shiplap Siding Installation Process

- To protect from excess moisture apply a vapor barrier to the wall
- Attach 3/4" furring strips spaced over 16" to the vapor barrier
- Starting at the bottom start the installation of siding by pre-drilling holes above each furring strip with a 1/8" drill bit. If using Ipe Plugs use a 3/8" drill bit to make a hole for each wood plug to fit into.
- To secure the bottom half of each board, drive a 3" stainless steel screw through the 1/8" pre-drilled hole.
- Predrill with a 1/8" drill bit a hole through the narrow part of the siding that sticks out against the wall at the top of the board.
- Next, drive a 3" stainless steel screw through the 1/8" pre-drilled hole. Do not worry about plugging this hole since the next board you install will cover this fastener.
- Repeat steps 1-6 the above steps for the rest of the project.

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Treasure Garden Market Aluminum 6' Octagon Push Button Tilt Crank Lift Umbrella

Under Aluminum Collection by Treasure Garden

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[EXCP901 Large 6 to 8.5 Umbrella Cover \\$21.00](#)



Quantity 1

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Specifications

Item Code	EXUM906CK
Item SKU	UM906CK
Brand	Treasure Garden
Collection	Market Aluminum
Material	Aluminum Material
Shade Size	6 Feet Wide
Shape Type	Octagon
Pole Material	Aluminum Pole
Lift System	Crank Lift
Tilt System	Push Button Tilt
Dimensions	6'
Weight	15 lbs
Ribs	8 x 36"
Height Opened	95"
Top Pole Diameter	1.38"
Bottom Pole Diameter	1.5
Bottom Pole	32"
Vent Style	Single Wind Vent
Coverage	28 square feet
Cube	1.74

Features

- ♦ Compact 6 feet shade size
- ♦ Classic octagon shaped canopy
- ♦ Very durable and light weight aluminum pole
- ♦ Featuring crank lift system
- ♦ Push button tilt system for fast tilting
- ♦ 28 square feet coverage



Commercial Warranty

Guarantee

Treasure Garden Umbrellas being used in residential use and applications only are guaranteed to be free from defects in original material and workmanship. Note: Treasure Garden items are designed for residential use and are not warranted for commercial applications.

Warranty Period

Two (2) years - Aluminum center pole market umbrellas One (1) year - All other Treasure Garden products Includes: Frame, ribs, clips, cap, tilt, crank housing and canopy. If a defect in the original material or workmanship appears during the warranty period on any Treasure Garden product; Treasure Garden, at its option, will repair or replace the product without charge.

Fabric Limited Warranty

The following fabric lines have a limited warranty against fading for:

5 years - Sunbrella®/Outdura®/Sunbry®/Bella-Dura®

4 years - O'bravia™

2 years - Solefin®

What Is NOT Covered

Failure caused by unreasonable or abusive use, or failure caused by neglect of reasonable and necessary care are not covered by this warranty. Additionally, acts of nature (including but not limited to wind, hurricanes, tornadoes, and storms) are not covered by this warranty. This warranty covers return freight of any warranted product only for the first year. This warranty gives you specific legal rights and you may have other rights which vary from state to state.

Wind Damage

Treasure Garden highly recommends that no umbrella, regardless of size or weight, ever be left unattended in the open position. In windy conditions, it is further recommended that umbrellas be closed, removed from their base, and stored, or laid horizontally. This will reduce the risk of damage to your umbrella, furniture, and other belongings or property. To ensure stability of your umbrella, please observe proper placement, and use sufficient weight (base). This catalog contains minimum recommendations for necessary weight; but this can vary, depending on the conditions in your particular area.

Wind Damage is NOT covered under any umbrella warranty.

Irregularities in Production Process

The possibility of "Irregularities" in the product surface may occur during the production process. However, these irregularities do not reduce the quality of the product. Treasure Garden monitors every stage of production to ensure a clean and consistent appearance on every part.

Rust

Rust is a natural part of the aging process of all Steel or Iron based materials and is therefore NOT considered a defect. Treasure Garden's Cast Iron & Steel plate bases are designed to require minimum maintenance. Bases should be kept clean. Do not let dirt build up on the bases. Cleaning with mild soap

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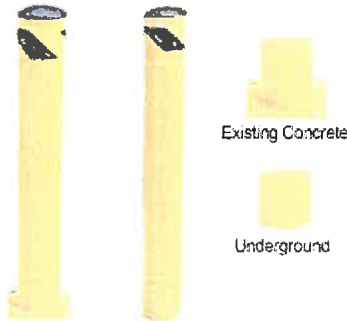
[Steel Bollard With Removable Rubber](#)

Steel Bollard With Removable Rubber Cap and Chain Slots

Heavy Duty Welded Steel Makes These Safety Bollards Used For Protecting Personnel, Racking And Machinery Indoors And Outdoors.

Security bollards include a removable rubber cap that allows bollard to be filled with concrete for extra reinforcement. Base plates include 4 openings to accept mounting bolts (sold separately). Steel bollards have a high visibility yellow powder coat finish. Choose from 2 styles: **Existing Concrete Bollards** allow floor anchoring and **Underground Bollards** install in fresh, wet cement.

Removable Cap Bollards with Chain Slots connect to other bollards using an option Steel Chain to create a barrier.



COMPARE

	<u>MOUNT TYPE</u>	<u>H"</u>	<u>DIAMETER"</u>	<u>COLOR</u>	<u>IMAGE</u>	<u>MODEL</u>	<u>QTY</u>	<u>PRICE</u>
<input type="checkbox"/>	Existing Concrete	24	5-1/2	Yellow		T9A652898M		\$52.95
<input type="checkbox"/>	Underground	24	5-1/2	Yellow		T9A652898G		\$52.95
<input type="checkbox"/>	Existing Concrete	36	5-1/2	Yellow		T9A652899M		\$66.95
<input type="checkbox"/>	Existing Concrete	36	5-1/2	Yellow		T9A436816		\$113.95
<input type="checkbox"/>	Underground	36	5-1/2	Yellow		T9A652899G		\$66.95
<input type="checkbox"/>	Existing Concrete	42	5-1/2	Yellow		T9A436830		\$113.95
<input type="checkbox"/>	Existing Concrete	42	5-1/2	Yellow		T9A652900M		\$74.95
<input checked="" type="checkbox"/>	Underground	42	5-1/2	Yellow		T9A652900G		\$72.95

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MAIN STREET MARKET

BRING ENTIRE PATIO UP TO 00

00 FF

EXISTING RAMPS

ORZO ENTRANCE

NEW SPACE

patio wall flush with side of building

wait station

23 x 38 table

36 x 64 table

lamppost

15' x 6' bench

6' wide gold umbrella

42" tall walls constructed of stacked 4" wide ipe planks
3" wide black steel post with channel to hold planks
2 x 4 textured concrete planter, painted to match building

9' lamppost with sign

bollard, painted black

lamppost

bollard

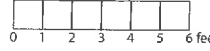
bench

2 x 3 planter

ipe plank wall inset 6" from planters

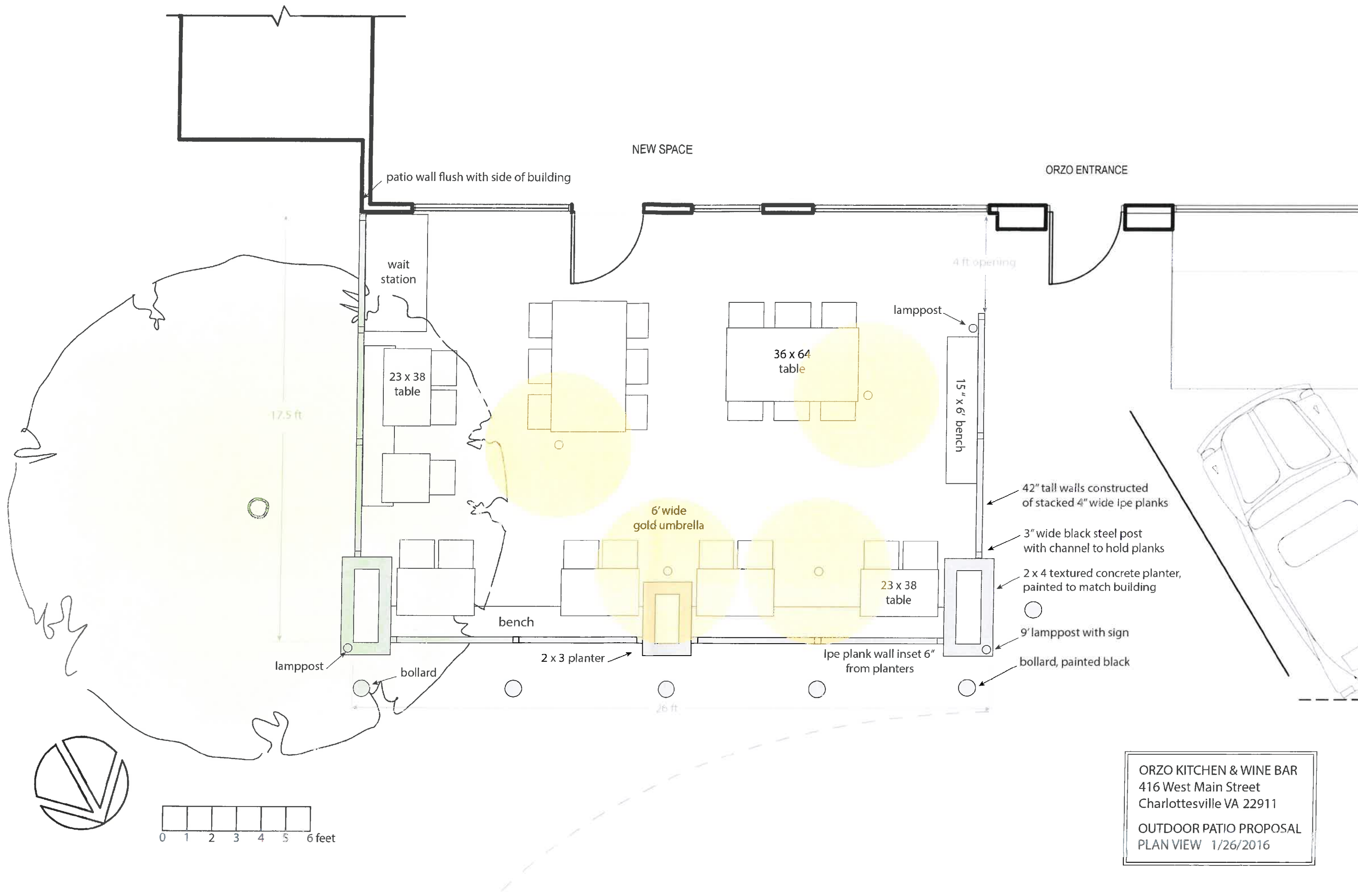
KEEP LIBERTY MID-SIZE SUN

WINEBETLE SUBCOMPACT

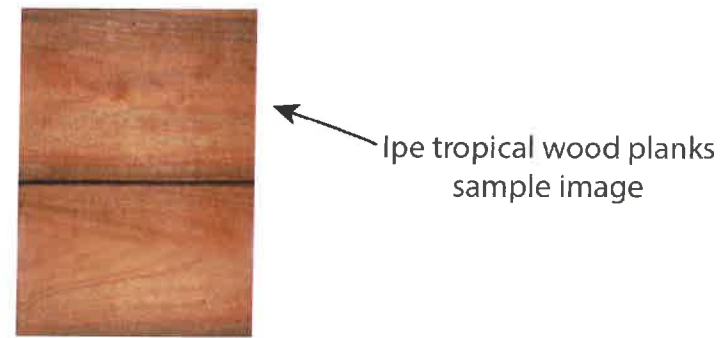
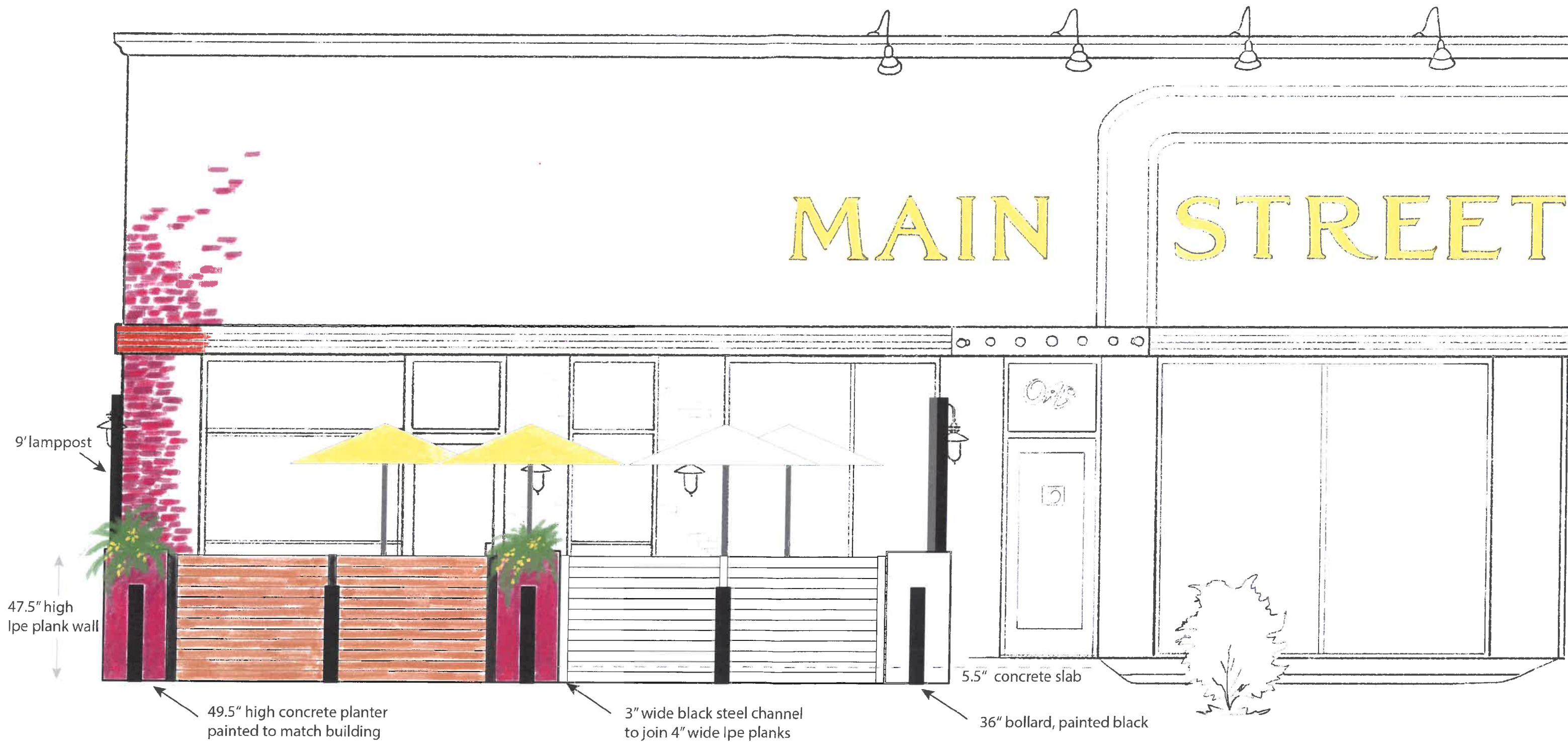


ORZO KITCHEN & WINE BAR
416 West Main Street
Charlottesville VA 22911
OUTDOOR PATIO PROPOSAL
SITE PLAN 1/26/2016

Cut island back 2'



ORZO KITCHEN & WINE BAR
416 West Main Street
Charlottesville VA 22911
OUTDOOR PATIO PROPOSAL
PLAN VIEW 1/26/2016



ORZO KITCHEN & WINE BAR
416 West Main Street
Charlottesville VA 22911
OUTDOOR PATIO PROPOSAL
ELEVATION VIEW 1/26/2016

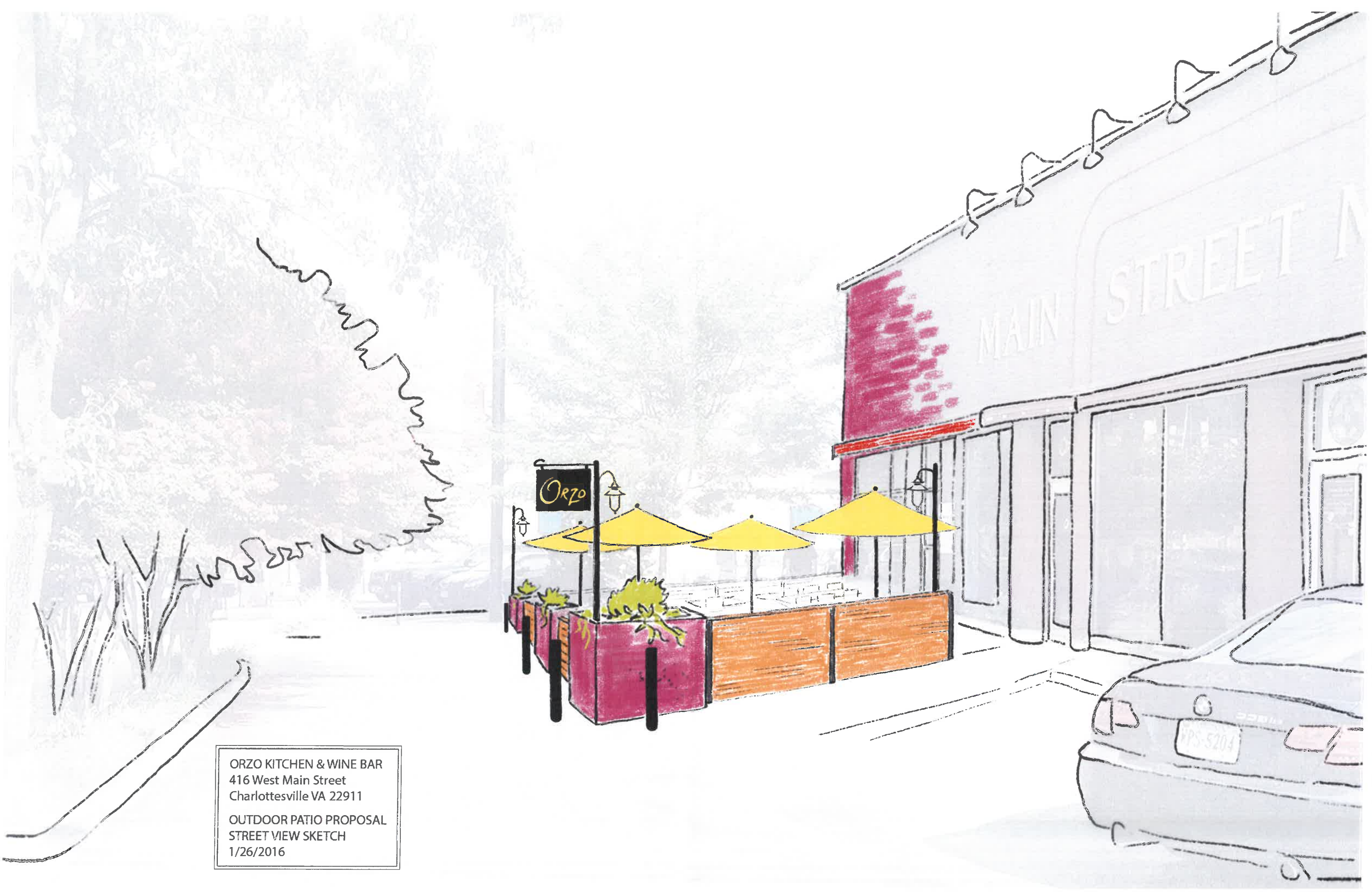


MAIN STREET MARKET ELEVATION WITH PROPOSED PATIO



EXISTING MAIN STREET MARKET ELEVATION

ORZO KITCHEN & WINE BAR
416 West Main Street
Charlottesville VA 22911
OUTDOOR PATIO PROPOSAL
STREET ELEVATION 1/26/2016



ORZO KITCHEN & WINE BAR
416 West Main Street
Charlottesville VA 22911
OUTDOOR PATIO PROPOSAL
STREET VIEW SKETCH
1/26/2016