

**From:** Scala, Mary Joy  
**Sent:** Wednesday, June 01, 2016 3:22 PM  
**To:** Jeyon Falsini (jeyon@the-ante.com)  
**Subject:** BAR Action - 230 W Main Street - May 17, 2016

June 1, 2016

Jeyon Falsini  
219 West Water Street  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**

BAR 16-05-06

230 West Main Street (The Ante Room)

Tax Parcel 280001000

Mark Brown, Main Street Arena, LLC Owner/ Jeyon Falsini, Applicant

Removal of bushes on the Water St. entrance, fill with concrete slab and create patio space

Dear Applicant,

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

**Graves moved approval as submitted; Balut 2<sup>nd</sup>: (Motion fails 3-5 with Knott, Schwarz, Miller, Mohr and Earnst opposed).**

**Mohr moved approval with the following provisos: that the BAR wants to see (for administrative approval) a submittal how the applicant would handle the planting area in the corner; Paint the existing railing black; Encourage applicant to make the bollard line longer (to get another table in); Keesecker 2<sup>nd</sup>; (Approved 5-3 with Knott. Miller and Schwarz opposed).**

Please submit the required additional information for approval at any time.

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)

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



**Certificate of Appropriateness Application**

BAR 16-05-06

230 West Main Street (The Ante Room)

Tax Parcel 280001000

Mark Brown, Main Street Arena, LLC Owner/ Jeyon Falsini, Applicant

Removal of bushes on the Water St. entrance, fill with concrete slab and create patio space

---

**Background**

The Main Street Arena was built as an ice skating rink in 1995. All structures located in the Downtown ADC District are considered contributing.

February 21, 2012 - Roger Voisinet requested conceptual approval of solar panels on the ice park building on West Water Street and the Mall. The request was treated like a preliminary discussion, with the BAR having a clear consensus that this would be approved, pending formal approval of details at the BAR's next meeting on March 20.

March 20, 2012 - The BAR approved (9-0) the application to install solar panels on the roof, as submitted.

**Application**

The Ante Room is a music venue located on the West Water Street façade of this building. The proposal is to remove existing landscaping located to the west side of the entrance door, and to replace it with a concrete surface to be used as a small (112 sq ft) outdoor patio space for three tables with chairs. The proposed patio would be on private property. The existing brick pavers would remain. The bollards and chain would be black metal, and the furniture would be silver metal.

**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.*

**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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

## **Pertinent Design Guidelines for Site Design**

### **B. PLANTINGS**

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) Use trees and plants that are indigenous to the area.*
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) Replace diseased or dead plants with like or similar species if appropriate.*
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

## **Pertinent Design 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 proposed outdoor patio in this location is appropriate.

## Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, and for Signs, Awnings, Vending, and Cafes, I move to find that the proposed patio satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.



## Scala, Mary Joy

---

**From:** David Mitchell <david@southern-classic.com>  
**Sent:** Thursday, May 05, 2016 4:24 PM  
**To:** Scala, Mary Joy  
**Subject:** CERTIFICATE OF APPROPRIATENESS

BAR 16-5-06  
230 West Main St

Removal of bushes.

Is Mr. Brown planning on creating some sort of outside area for the event space? Or is he trying to create an area for the patrons of the event space to stand in line to get in?

We own Condominiums in the Waterhouse building. We would be opposed to any removal of plantings that would facilitate any additional outdoor use. We currently have problems with events at that location. It is often loud and patrons trespass into our garage to use the parking spaces. Anything that would exacerbate the existing issues we would oppose.

Thx  
David Mitchell  
Waterstreet Investors and Great Eastern Mtg. Co.

Sent from my Sprint Samsung Galaxy S7 edge.



## 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 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Mark Brown Main Street Arera, LLC  
Jeyon Falsini Applicant Name Jeyon Falsini  
Project Name/Description West Patio Parcel Number 28000/000  
Project Property Address 219 West Water Street (230 W Main Street)

### Applicant Information

Address: 219 West Water Street  
Charlottesville, VA 22902  
Email: jeyon@the-ant2.com  
Phone: (W) 434-284-8561 (C) 434-977-2750

### Property Owner Information (if not applicant)

Address: 230 W Main St  
Charlottesville, VA 22902  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) 954-326-2925

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 [Signature] Date 4/27/16

Print Name Jeyon Falsini Date 4/27/16

### Property Owner Permission (if not applicant)

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

Signature [Signature] Date 4-27-16

Print Name W. Mark Brown Date 4-27-16

Description of Proposed Work (attach separate narrative if necessary): Removal of the bushes  
West of the entrance to 219 W Water Street, filling in with a  
concrete slab, the creating a patio space with tables and chairs

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

10 packets w/ photo and a CAO rendering of the work to be  
completed.

### For Office Use Only

Received by: O. Eubank

Fee paid: 125.00 Cash/Ck. # 1297

Date Received: 4/27/16

Revised 2016

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

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

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



DESIGN  
DRAFTING

CHARLOTTESVILLE, VIRGINIA  
434.987.3365

**The Ante Room**

219 Water Street  
Charlottesville, VA 22902  
434.284.8561

**West Patio**





**View 1 - Proposed patio seating**

**The Ante Room**

**West Patio**

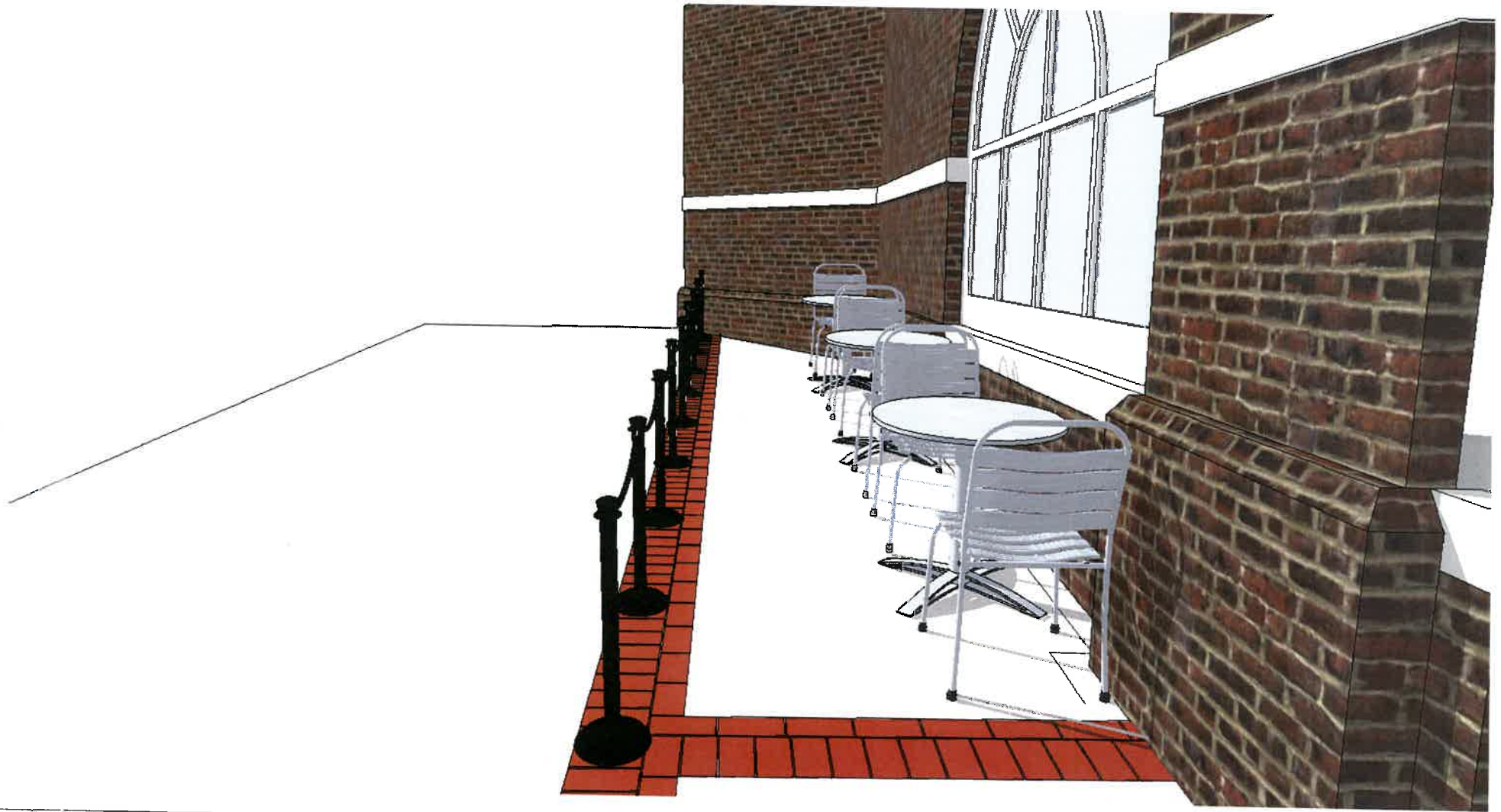
**REVISIONS**

1 04/25/16 PROPOSAL LAYOUT

2







**View 2 - Proposed patio seating**

**The Ante Room**

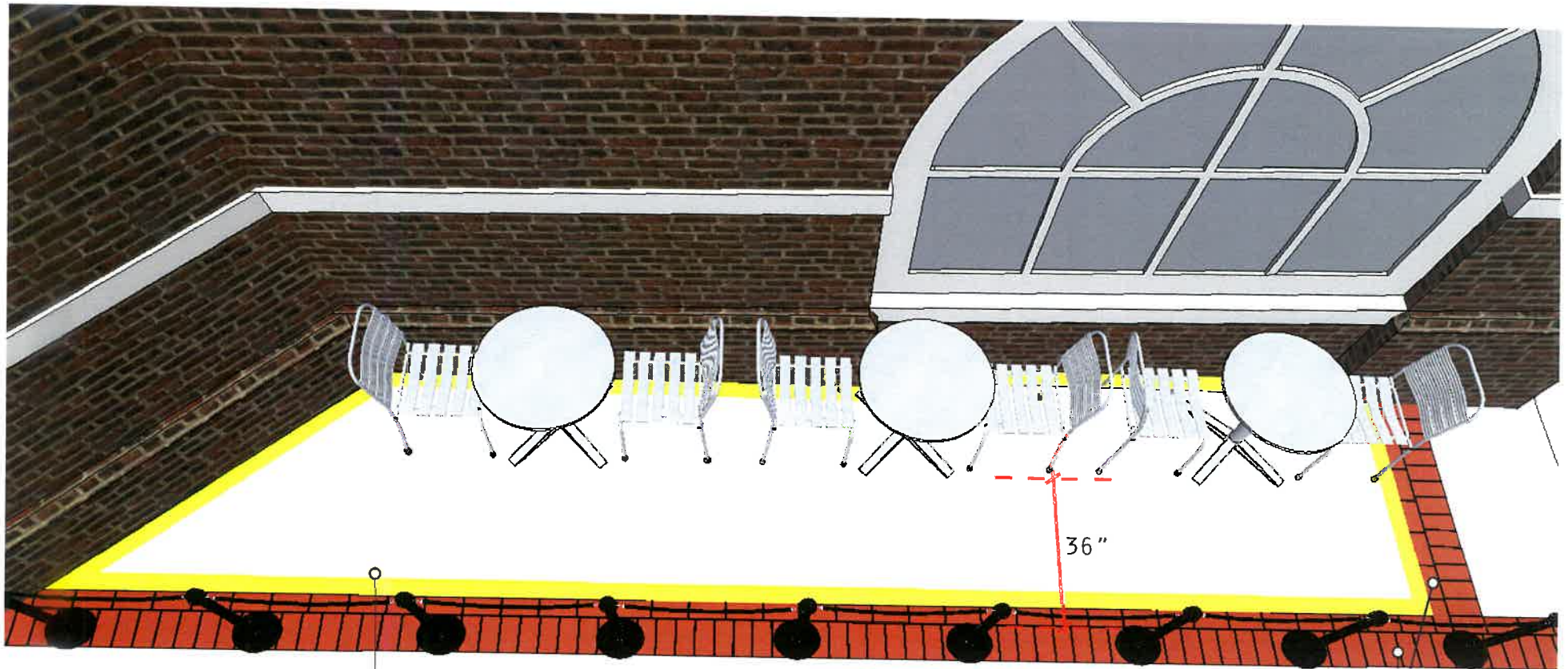
**West Patio**

**REVISIONS**

1 04/25/16 PROPOSAL LAYOUT

3





NEW REINFORCED CONCRETE SLAB  
ON EXISTING GRADE  
AREA = 112 SQ.FT.

EXISTING BRICK PAVERS

### View 3 - Proposed patio seating

The Ante Room

West Patio

#### REVISIONS

1	04/25/16	PROPOSAL LAYOUT

4

ED







