

**From:** Scala, Mary Joy  
**Sent:** Thursday, March 23, 2017 10:30 AM  
**To:** joshzanoff@gmail.com  
**Subject:** BAR Action- 225 West Main Street - March 21, 2017

March 23, 2017

The Bebedero  
ATTN: Josh Zanoff  
225 West Main Street  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**  
BAR 17-03-01  
225 West Main Street  
Tax Parcel 330274000  
Mark Brown, owner/ Josh Zanoff and The Bebedero, applicant  
Replace 5 windows

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 21, 2017. The following action was taken:

**Balut moved to find that the proposed new windows satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application with the following modifications: add a vertical muntin in the arched window, and either two horizontal muntins or one horizontal muntin, further breaking down the window. Mohr seconded. The motion passed (7-0).**

This certificate of appropriateness shall expire in 18 months (September 21, 2018), 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.

If you have any questions, please contact me at [434-970-3130](tel: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  
March 21, 2017**



**Certificate of Appropriateness Application**

BAR 17-03-01

225 West Main Street

Tax Parcel 330274000

Mark Brown, owner/ Josh Zanoft and The Bebedero, applicant

Replace 5 windows

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**Background**

225-227 West Main Street shows up in historic surveys as 100-106 Preston Avenue, built ca. 1915, (Bibb's Fish Market). It is a contributing structure in the Downtown ADC district. (Survey attached)

August 20 1996 – The BAR approved a request to remove the existing plate glass storefront and replace with wood and “opening glass” wall system; and to move the café to a space immediately adjacent to the building and provide pedestrian walkway where the current café exists. NOTE: In the 1996 photos the upper windows appear to be double-hung.

**Application**

The applicant is requesting approval to replace five fixed-pane windows on the second floor front façade with wood casement windows with horizontal dividers, and a wood half-round window above. The wood windows will be painted black to match Whiskey Jar folding doors.

**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**

- (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 for Rehabilitation**

### **C. WINDOWS**

*Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.*

*Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.*

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 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. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15. 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.*
- 16. Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17. Storm windows should not damage or obscure the windows and frames.*

- 18. Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 19. The addition of shutters may be appropriate if not previously installed but are compatible with the style of the building or neighborhood.*
- 20. In general shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.*
- 21. The size of the shutters should result in their covering the window opening when closed.*
- 22. Avoid shutters on composite or bay windows.*
- 23. If using awnings, ensure that they align with the opening being covered.*
- 24. Use awning colors that are compatible with the colors of the building.*

### **Discussion and Recommendations**

Staff asked the applicant to confirm:

- The window dividers are SDL's applied on the exterior and interior with spacer bars;
- The proposed window glass should be clear (minimum 70% visible light transmittance).

### **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 new windows satisfy the BAR's criteria and guidelines 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...).

# Architectural And Historic Survey



## Identification

STREET ADDRESS: 100-106 Preston Avenue

MAP & PARCEL: 53-274

CENSUS TRACT AND BLOCK: 1-313

PRESENT ZONING: B-3

ORIGINAL OWNER: J. B. Andrews

ORIGINAL USE: Grocery and another store

PRESENT USE: Fish Market (#106) & Restaurant (#100)

PRESENT OWNER: Elaine Bertis, Trustee, & Nick Tripolas

ADDRESS: 316 Park Way

Charlottesville, Virginia

HISTORIC NAME: Andrews-Bebas & Tripolas Building

DATE / PERIOD: 1915

STYLE: Victorian

HEIGHT (to cornice) OR STORIES: 2 Storeys

DIMENSIONS AND LAND AREA: 37.5' x 147.5' ave. (5531 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1979

SOURCES: City Records Mrs. Nick Tripolas

Sanborn Map Co. - 1907, 1920

Charlottesville City Directories

## ARCHITECTURAL DESCRIPTION

This two-storey duplex store building is unequally divided, the western section being two bays wide and the eastern section three bays. Construction is of brick laid in stretcher bond with accents of tan brick on the facade, and in 5- and 7-course American bond on the rear elevation. The storefronts are probably original. Both stores have recessed entrances, centered in the larger store, at the right in the smaller. At each end of the facade, a door with tall transom gives access to the apartment above. A simple cornice extends across the entire facade above the storefronts. The second-storey area of the facade is recessed between piers of tan brick at each end and between the two sections of the building. The tan brick continues across the parapet with dentiled corbeling at the tops of the recessions. Windows are circular-headed, double-sash, 1-over-1 light, grouped together at the center of each section, with individual rock-faced stone sills and corbeled round arches of tan brick. There is an inset panel of tan brick outlined with egg-&-dart moulding above each window. There is a row of mousetoothing on the parapet just below the projecting cornice with paneled frieze and cornice brackets. A shed roof covered with standing-seam metal continues over a two-storey back porch that extends the width of the building.

## HISTORICAL DESCRIPTION


This block was marshy and remained undeveloped until the last half of the nineteenth century. There was one small building on this lot when J. B. Andrews purchased it and the adjacent one in 1901 from the heirs of Alfred Carpenter (City DB 11-294). He erected this building in 1915 and operated a grocery store there at one time. The Andrews family sold the building in 1946 to Nick Bebas and Nick Tripolas (DB 127-381). Bebas operated The New Grill in the larger section of the building for nearly 20 years. This building has housed a number of small businesses over the years. Additional References: City DB 64-290, 80-112; WB 9-288, 10-341



VIRGINIA  
HISTORIC LANDMARKS COMMISSION

File no. 104-72A  
Negative no(s). 5 (5057)

SURVEY FORM

Historic name County/Town/City CHARLOTTESVILLE Street address or route number 100 - 106 PRESTON AVE	Common name BIBBS FISH MARKET
USGS Quad CHARLOTTESVILLE WEST EAST Original owner Original use Present owner Present owner address Present use Acreage	Date or period Architect/builder/craftsmen Source of name Source of date Stories Foundation and wall const'n Roof type
State condition of structure and environs FAIR	
State potential threats to structure Note any archaeological interest	
Should be investigated for possible register potential? yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.) BRICK (RUNNING BOND). 2 STORY. LOW PITCHED ROOF. 5 BAY. COMMERCIAL ITALIANATE. CA 1915. 1/1 SASH, DOUBLE HUNG, WITH SEMICIRCULAR HEADS. SEMICIRCULAR BRICK ARCHES. RECESSED BRICK PANELS ABOVE WINDOWS. BRICK CORBELING ABOVE PANELS. HOUND'S TOOTH BRICK BELOW BRACKETED METAL CORNICE. 100 PRESTON ST. WOOD ENTRANCE WITH FIXED LIGHT ABOVE 102 PRESTON ST. METAL & GLASS STOREFRONT WITH RECESSED CENTRAL ENTRANCE 104 PRESTON ST. (BIBBS FISH MARKET) CA 1950 GLASS STOREFRONT WITH ENTRANCE TO THE EAST. 106 PRESTON ST. WOOD ENTRANCE WITH FIXED GLASS ABOVE.	
Interior inspected?	
Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)	
 <p>1980</p>	



1996



# Cardinal LoE Glass Delivers Outstanding Thermal Performance

Solar energy can be broken down into the UV, Visible, and Near Infrared spectrums. Characteristics of these energy spectrums are as follows:

- UV, 300 to 380 nm- Can cause fading of furnishings
- Visible, 380 to 760 nm- Visible light
- Near Infrared, 760 to 2500 nm- Solar energy that we feel as heat

A comparison of the performance of Cardinal's LoE products is shown below.

Depending on the application, the best glass product would have a low UV transmission, a high visible light transmission and a low near infrared transmission. Considerations of outdoor aesthetics, color, glare, solar gain (SHGC), heat loss (U-Factor), comfort, visible light transmission, etc., should be taken into account on any application.

All Cardinal LoE glass products can be supplied in stock sheets and can be tempered, bent and laminated for stock delivery. Maximum stock sheet size: 96" X 144" (2.43 meters X 3.65 meters)

	Unit Make Up			Visible Light			Transmission	Refle
	Exterior Lite	Airspace	Inboard Lite	Transmission	Reflectance			
					Exterior	Interior		
3mm	*Gray LoE³ 366*	13mm	Clear	43%	7%	11%	17%	23%
	*Gray LoE² 272*	13mm	Clear	48%	7%	10%	26%	19%
	*Gray LoE³ 366*	13mm	Clear	31%	6%	10%	12%	14%
6mm	*Gray LoE² 270*	13mm	Clear	34%	6%	11%	16%	13%
	*Gray LoE² 272*	13mm	Clear	35%	6%	10%	18%	12%
	Clear	13mm	LoE² 180*	77%	14%	15%	52%	18%
	LoE² 240*	13mm	Clear	37%	13%	10%	19%	27%
	LoE² 272*	13mm	Clear	70%	10%	11%	35%	29%
	LoE² 270*	13mm	Clear	68%	12%	12%	31%	32%
	LoE³ 366*	13mm	Clear	63%	11%	11%	24%	36%
	Arctic Blue	13mm	LoE² 270*	40%	7%	10%	17%	8%
	Arctic Blue	13mm	LoE³ 366*	37%	7%	9%	14%	8%
	Evergreen	13mm	LoE² 270*	50%	9%	11%	19%	7%
	Evergreen	13mm	LoE³ 366*	46%	8%	10%	16%	8%
	Blue-Green	13mm	LoE² 270*	57%	10%	11%	24%	12%
	Blue-Green	13mm	LoE³ 366*	53%	9%	10%	19%	13%
	Bronze	13mm	LoE² 270*	40%	7%	11%	19%	17%
	Bronze	13mm	LoE³ 366*	37%	7%	10%	14%	9%
	Gray	13mm	LoE² 270*	34%	7%	11%	16%	13%
	Gray	13mm	LoE³ 366*	31%	6%	10%	12%	15%
	SuperGray	13mm	LoE² 270*	6%	4%	9%	3%	4%
	SuperGray	13mm	LoE³ 366*	6%	4%	9%	2%	4%
8mm	LoE² 240*	13mm	Clear	37%	13%	10%	18%	24%
	LoE² 272*	13mm	Clear	68%	10%	11%	33%	24%
	LoE² 270*	13mm	Clear	66%	12%	12%	29%	28%
	LoE³ 366*	13mm	Clear	61%	10%	11%	23%	31%
	Blue-Green	13mm	LoE² 270*	53%	9%	11%	21%	9%
	Blue-Green	13mm	LoE³ 366*	49%	9%	10%	17%	10%

1. Data was calculated using the Window 6.3 computer program with NFRC 100-2010 environmental conditions.

2. Gas fill: 90% argon / 10% air.

3. Please contact Cardinal IG for availability of LoE Coatings on Tinted Substrates.

4. Heat treatment of the tinted substrate may be required.





**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)

RECEIVED

FEB 24 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Josh Zansoff Applicant Name The Bebedero  
Project Name/Description Windows Parcel Number 330274000  
Project Property Address 225 West Main Street, Charlottesville, VA 22902

**Applicant Information**

Address: 225 W. Main St  
Charlottesville, VA 22902  
Email: thebebedero@gmail.com  
Phone: (W) 434-234-3783 (C) 434-327-3812

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

Address: 225 W Main St  
Charlottesville, VA 22902  
Email: markb224@yahoo.com  
Phone: (W) 434-234-3783 (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 2/23/17

Print Name Josh Zansoff Date 2/23/17

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

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

Signature [Signature] Date 2/23/17

Print Name Mark Brain Date 2/23/17

Description of Proposed Work (attach separate narrative if necessary): We want to change the 5 mail facing windows at 225 W Main to windows that open.

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

1st is a picture of the current windows from outside, then an interior picture from the back, then from the dining room. The last picture is a rendering of what the new windows will look like.

**For Office Use Only**

Received by: [Signature]  
Fee paid: \$125.00 Cash/Ck. # 20636  
Date Received: 2/24/2017

Revised 2016

P17-0017

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

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

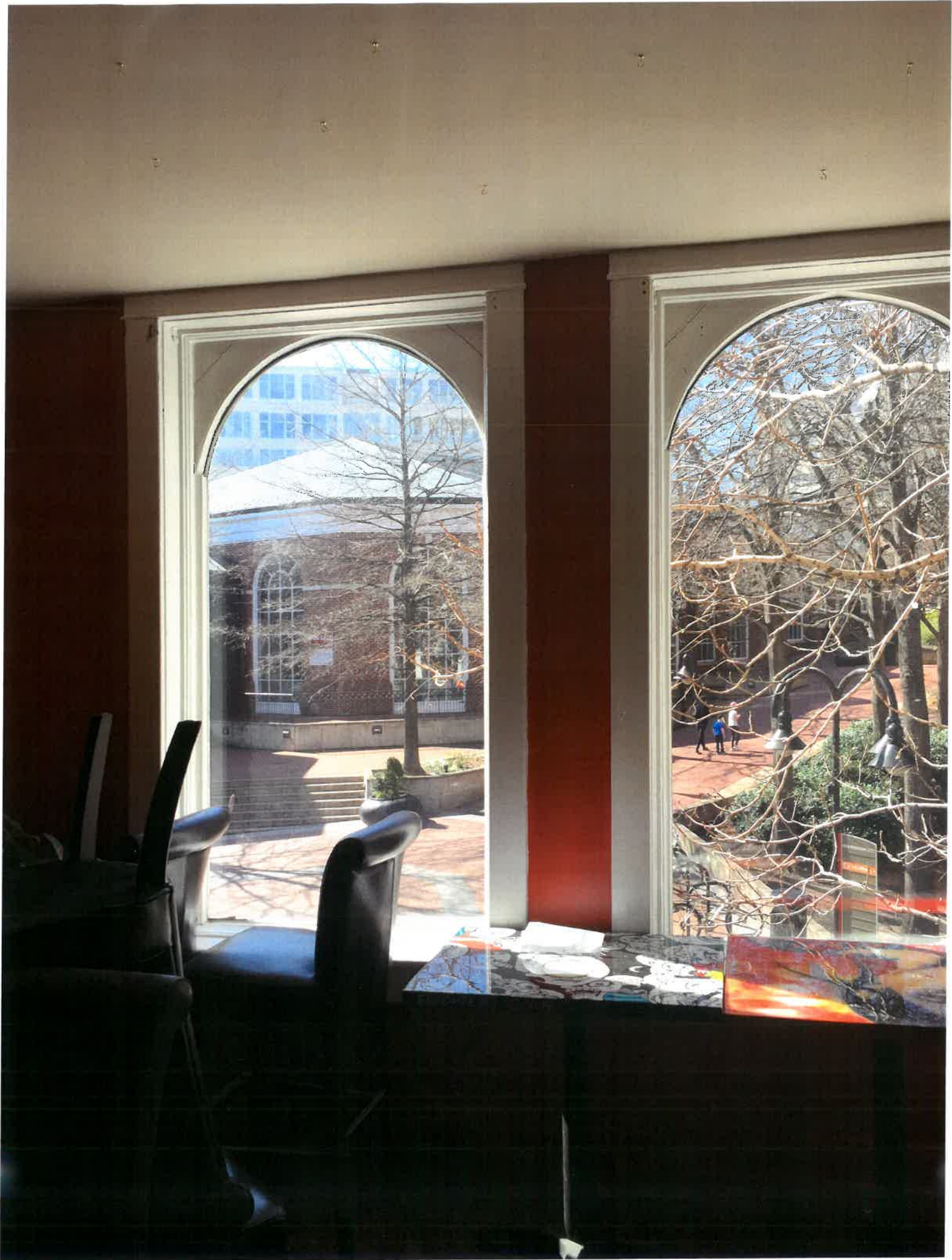
Conditions of approval: \_\_\_\_\_

After the picture is the new window spec sheet.


















	<b>BLUE RIDGE BUILDERS SUPPLY INC</b>  5221 Rockfish Gap Turnpike Charlottesville, VA 22903 Phone: 434-823-1387		<b>Customer Quote</b>	
			Short Form	
			<b>QUOTE EXPIRES</b>	
			N/A	
			<b>QUOTE DATE</b>	
			Quote Not Ordered	
			<b>BID BY</b>	
			<b>PRICE BOOK</b>	
			Price Book 2017	
<b>Customer Information:</b>  Phone:                      Fax:		<b>Delivery Information:</b>  Phone:                      Fax:		<b>CREATED</b>
				2/23/2017
				RoN@brbs.net
				<b>PK # 219</b>

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
1095896	None		2/23/2017 15:01 PM
CUSTOMER JOB NAME	TERMS	QUOTE NAME	PROJECT NAME
		Bebedero	Bebedero

Line #	Room ID	Overall RO	Overall Frame	Price	Qty	Extended
100	Bebedero	42 3/4" X 78 1/2"	42" X 78"	\$1,723.90	5	\$8,619.51



\* Units viewed from exterior.

(A1) DCS CustomCustom - (A2) DCS CustomCustom - (B1) WRAD 38-1 - Standard Mulls

(A1)-Pinnacle Wood Prime Casement XXXX Complete Unit LH LoE 366 IG 4-9/16 Jamb Ext (Room ID: Bebedero)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 21 x 57)(Pine)(Black Matte Hardware)(No Brickmould)(No Sill Nosing) (7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial 1W3H)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG30-C) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.41)(CR: 61)

(A2)-Pinnacle Wood Prime Casement XXXX Complete Unit RH LoE 366 IG 4-9/16 Jamb Ext (Room ID: Bebedero)(Setup (Standard))(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(FD: 21 x 57)(Pine)(Black Matte Hardware)(No Brickmould)(No Sill Nosing) (7/8" Putty WDL Tall w/Inner Bar)(Putty WDL Interior Profile)(Colonial 1W3H)(Black Screen - Not Applied)(BetterVue)(Energy Star: Meets in NC, SC, S Zones)(R-PG30-C) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.41)(CR: 61)

(B1)-Pinnacle Wood Prime Half Round Casement 38-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: Bebedero)(Inside Stop Profile: Standard Stop)(Pine)(No Brickmould) (Energy Star: Meets all US Zones)(LC-PG65-FW) Performance Data:(U-Value: 0.25) (SHGC: 0.24)(VT: 0.58)(CR: 63)

Quote Comments:

Disclaimer:

SUB-TOTAL:	\$8,619.50
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$456.83
TOTAL:	\$9,076.33

Messages:

\* Units meeting Egress size conform to 2015 IRC Section R310.2 Egress requirements; Local codes may differ.  
Customer is responsible to confirm units meet all applicable requirements..

Submitted By: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

**We appreciate the opportunity to provide you with this quote!**