

From: Mess, Camie
Sent: Friday, July 21, 2017 10:26 AM
To: wlochen@gmail.com
Subject: BAR Action - 120 East Main St., Unit B - July 18, 2017

July 21, 2017

Sushi Ten, LLC
ATTN Coran Capshaw

Re: Certificate of Appropriateness Application
BAR 17-07-02
120 East Main St., Unit B.
Tax Parcel 280026000
Coran Capshaw, Owner/Sushi Ten, LLC, Applicant
Façade Materials Change

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 18, 2017. The following action was taken:

Graves moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed façade changes 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. Balut seconded. Motion approved (6-0).

This certificate of appropriateness shall expire in 18 months (January 18, 2019), 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 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assistant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 18, 2017**



Certificate of Appropriateness Application
BAR 17-07-02
120 East Main St., Unit B.
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Background

120 East Main Street is a contributing property located in the Downtown ADC district. The 3-story building is described as Italianate Commercial style and was constructed ca. 1890. The first floor is occupied by Fitzroy; the second floor is occupied by Ten Restaurant.

May 15, 2007 - The BAR denied the application for Ten Restaurant to place dark wood stained furniture on the mall as it does not meet the criteria.

December 18, 2012 - The BAR approved a storefront renovation to Blue Light Grill as submitted at the meeting (without the fixed glass above the doors).

April 16, 2013 - The BAR approved (6-0) the all-black café furniture for Ten Restaurant.

December 15, 2015 - The BAR accepted (8-0) the (Fitzroy) applicant's request for deferral. BAR suggestions were to divorce the geometry of the base section from the upper section with the transom area having a bolder horizontality that reinforces the cornice and the break. Submit specification for varnish; explore extending steel channel across Ten.

January 19, 2016 - The BAR approved (8-0) the Fitzroy façade renovation.

Application

The applicant is requesting approval to tile over the existing green-painted façade material around the restaurant entry way with 3/8" thick porcelain tile made to look like driftwood. The existing sign will be re-painted.

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

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 porcelain tile is an appropriate material. Staff's only concern is whether the details related to installation have been thought through.

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 façade changes 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...).



**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

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 Coran Capshaw Applicant Name Sushi Ten LLC
Project Name/Description Ten Entryway Parcel Number 280026000
Project Property Address 120 East Main St. Unit B Charlottesville, VA 22902

Applicant Information

Ten Sushi
Address: 120 East Main St. Unit B
Charlottesville, VA 22902
Email: jonathan.drdshogen@redlightmanagement.com
Phone: (W) _____ (C) 540 804 8183

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Jonathan Drdshogen 6/15/17
Signature Date
Jonathan Drdshogen Date

Property Owner Information (if not applicant)

Address: 120 East Main St. LLC
310 East Main St. Charlottesville, VA 22902
Email: wiachen@gmail.com
Phone: (W) 434-242-3141 (C) _____

Property Owner Permission (if not applicant)

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

William Achenbach 6/16/17
Signature Date
William Achenbach 6/16/17
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? NO

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

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

For Office Use Only
Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # visa
Date Received: 6/27/17
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

A7-0108

6/15/17

Proposed by: Jonathan Drolshagen, General Manager at Ten Sushi

Description of Proposed Work On Ten Entryway:

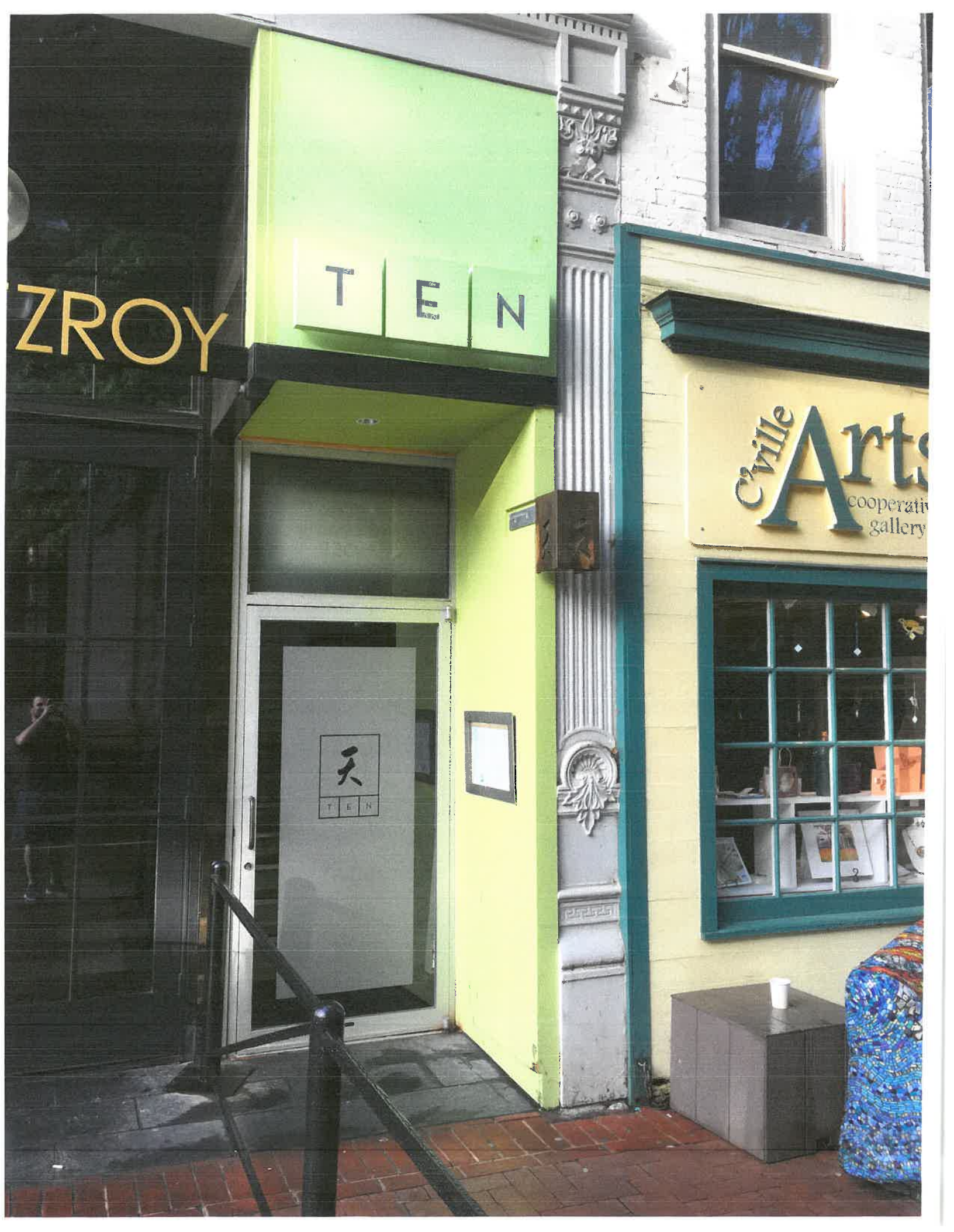
We are looking to tile over our current mint-green wooden façade (Exhibit 1) with a 3/8" thick porcelain tile that has a "driftwood" aesthetic (Exhibit 2). We will keep our current signage that sits above the tile (which we will re-paint to freshen it up). I have attached a schematic with exact measurements from our contractor showing how the tile will be applied on top of the existing façade (Exhibit 3). All existing exterior lighting will be left un-changed. We are simply covering the existing mint-green façade with tile. The existing "Ten Sign" above the door will remain the same but will be re-painted in a hue that is blue (Exhibit 4).

ZROY

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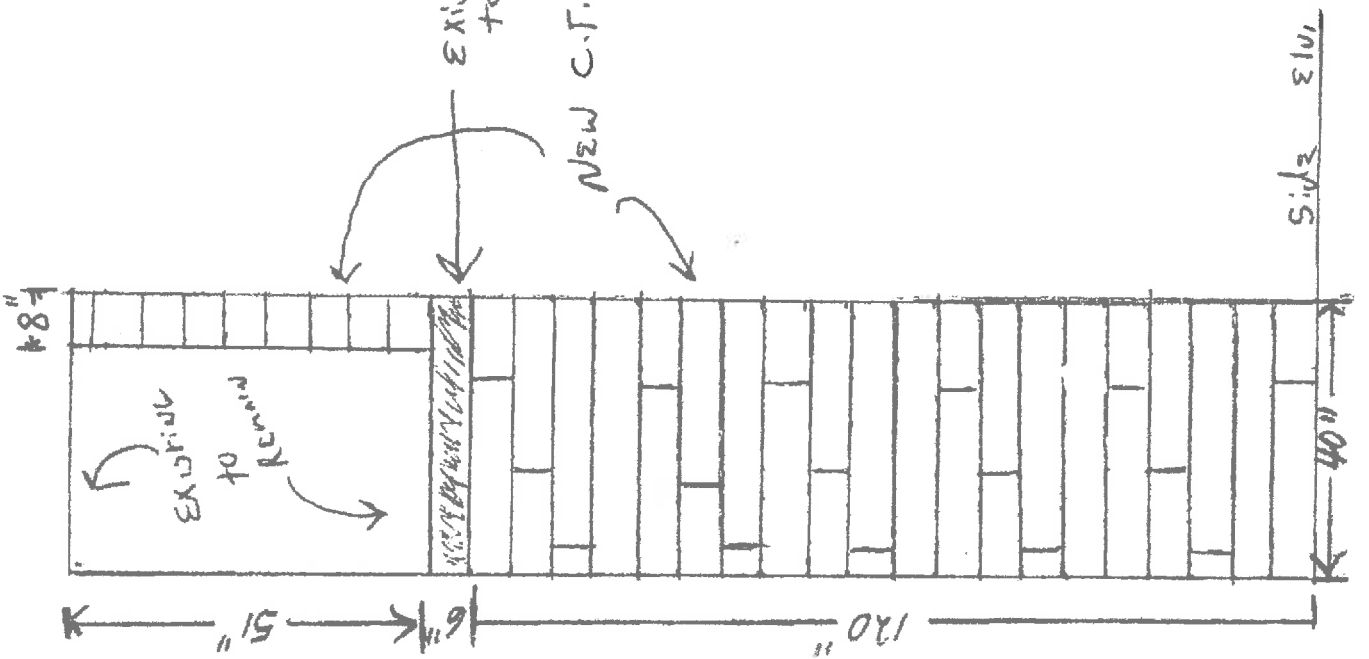
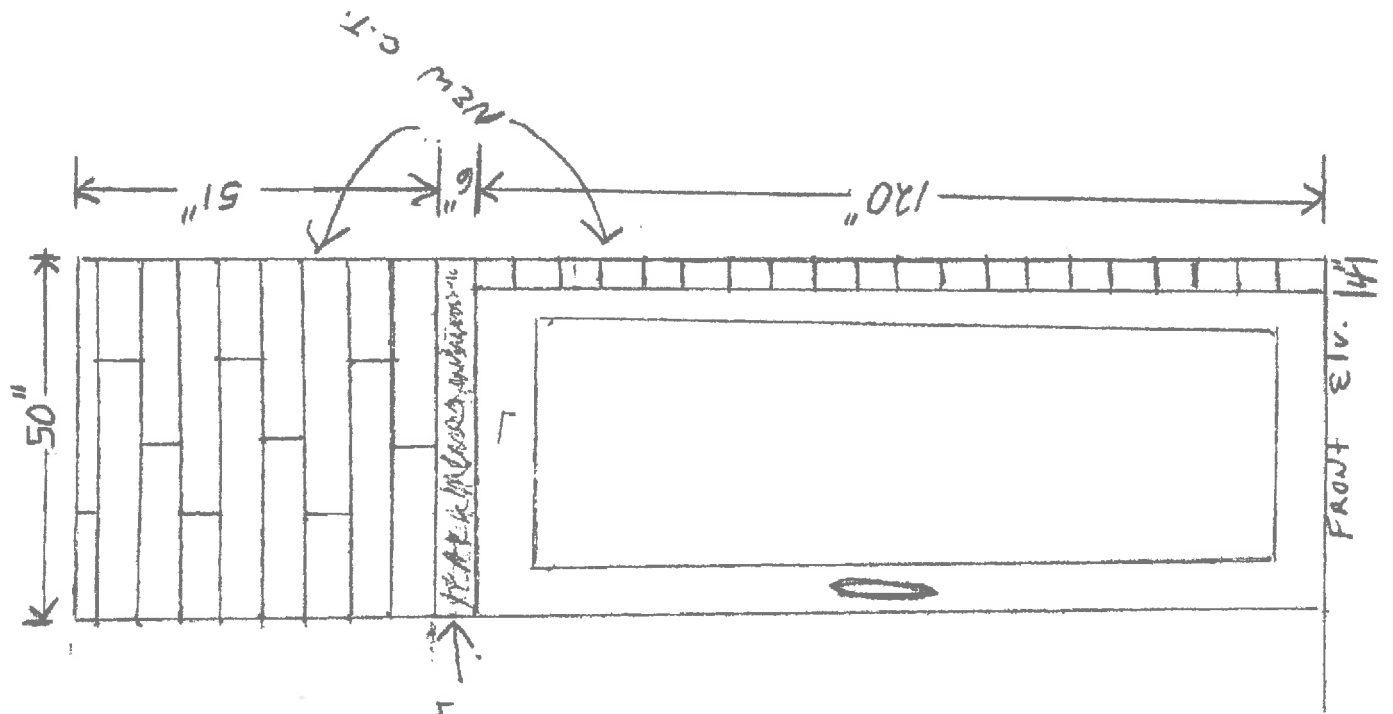
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C'ville Arts
cooperative
gallery



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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



July 3, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review 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 17-07-02

120 East Main St., Unit B.

Tax Parcel 280026000

Coran Capshaw, Owner/Sushi Ten, LLC, Applicant

Façade Materials Change

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, July 18, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information 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,

Mary Joy Scala, AICP
Preservation and Design Planner