

February 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 2/18/2021 3:01 PM

To: Andelic, Jozo <andelic@charlottesville.gov>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 21-02-03

1331 West Main Street

Tax Parcel 100006000

MKV Property LLC, Owner

Jozo Andelic, Applicant

Exterior painting

Dear Jozo,

On Wednesday, February 17, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

James Zehmer moves to defer application.

Breck Gastinger seconds.

Motion passes (8-0).

Since your application was deferred, the BAR will again review your application on Tuesday, March 16. Please let me know if you have any further questions! Jeff and I will be in contact.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2021**



Certificate of Appropriateness Application
BAR 21-02-03
1331 West Main Street, Tax Parcel 100006000
Owner: MKV Property LLC
Applicant: Jozo Andelic
Project: Exterior painting



Background

Year Built: ca. 1965
District: West Main Street ADC District
Status: Contributing

1331 West Main Street (formerly Café Europa, now Fig restaurant) is a contributing structure in the West Main Street ADC District, near the Corner. It was built in the mid 1960s as the University Diner, home of the famous “Grillswith” donut and ice cream sandwich. The West Main façade features decorative cinder block on the covered entrance that was original to the building’s construction.

Prior BAR Reviews

September 2013 – BAR approved (8-1) exterior painting and the covering of the decorative cinder block façade feature with cement boards.

Application

- Applicant’s submittal: Jozo Andelic submittal dated January 20, 2021: photo of existing building detailing areas to be painted, photo of building with similar color scheme to demonstrate desired colors

CoA request for new white and grey exterior paint scheme. Request includes whitewash on unpainted brick.

Discussion

Staff finds the proposed paint scheme appropriate. Though the Design Guidelines discourage painting unpainted masonry, the building's relative lack of architectural distinction and recent construction date merit an exception.

Staff recommends approval of the requested CoA with the following recommendation:

- Brick and mortar be repaired and repointed prior to whitewashing

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed painting at 1331 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move to find that the proposed painting at 1331 West Main Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the West Main Street ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria 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;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitation:

K. Paint

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-71
Negative no(s) 5066-17

SURVEY FORM

Historic name	Common name University Diner
County/Town/City Charlottesville	
Street address or route number 1331 W. Main St.	

USGS Quad Charlottesville East	Date or period mid 1960's
Original owner	Architect/builder/craftsmen
Original use commercial	Source of name
Present owner	Source of date professional estimate
Present owner address	Stories
Present use commercial	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs **good**

State potential threats to structure
Note any archaeological interest **none**

Should be investigated for possible register potential? yes no **individually? no**

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.)

b1331: brick(stretcher bond), concrete block & glass; 1 story; flat roof; 2 bays; commercial; mid 1960's; East bay is a projecting concrete block airlock for entrance; Brick wall with iron rail and planter in front; metal cornice; 3 plate glass windows with metal sash in west bay.

Interior inspected? **yes, excellent condition**

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

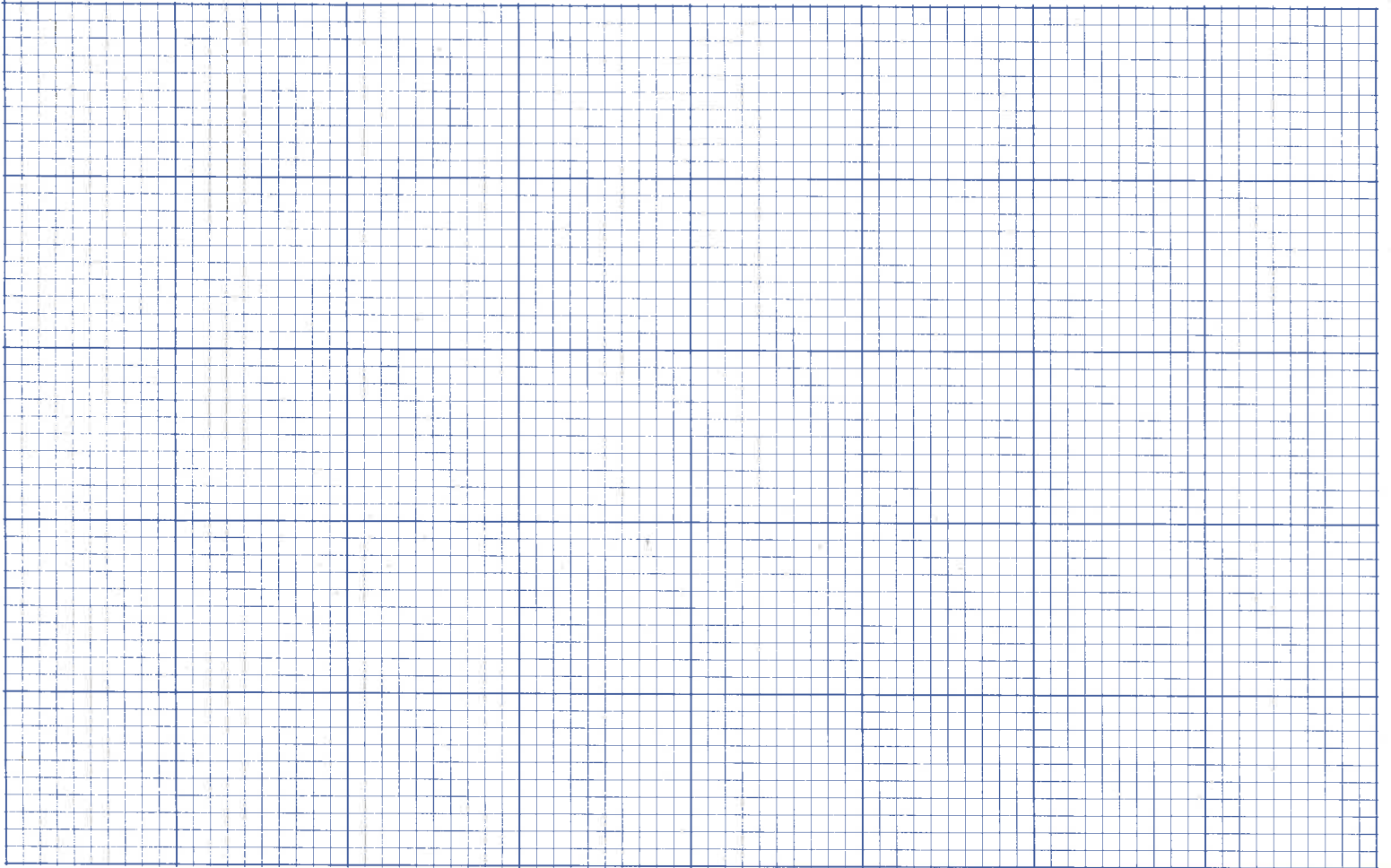
The current establishment is reknwed locally for its special concoction, "grilleds with", which consists of 2 grilled glazed doughnuts topped with a scoop of vanilla ice cream.

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Jack Abgott, Charlottesville

Date

March 1980

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Identification Number: 104-0343

Other DHR Number:

Property Date(s) 1960

PROPERTY NAMES

Building (1331 W. Main St.)

EXPLANATION

Function/Location

Cafe Europa

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 10-6

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number

Thoroughfare Name

Explanation

1331 -

W. Main St.

Vicinity:

Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Built up, pedestrian walkway behind.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #

of

Wuzit Types

Historic?

1.0

1

Commercial Building

Non-historic

TOTAL: 1

Historic: 0

Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Masonry	Brick	Veneer
Roof	0	Flat		Not visible
Window(s)	0	Fixed	Aluminum	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1960

Source of Date: Local Records

Architectural Style: Modern Movement

Description:

Small building of conventional mid-20th-c. commercial form with a cantilevered flat roof, large front windows, and a front facing of textured concrete block and narrow brick laid in stretcher bond. Rear wing with asphalt-shingled gable roof.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Small seating area above brick retaining wall in front.

Number of Stories: 1.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context:

Significance Statement:

This small commercial building of modern design does not contribute to the historic character of West Main Street or the University Corner area.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14636	8 -	2/ /1996
B&W 35mm Photos		-	/ /1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records

Author: City of Charlottesville

Citation Abbreviation:

Tax parcel data base

Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: / /1996

Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: J. Daniel Pezzoni, Preservation Con
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First : Michael K.

Last : Vassalos

Suffix :

Title :

Company:

Address: 1511 W. Main St.

City : Charlottesville

State: VA

Zip : 22903- Country: USA

Phone/extension: 804-971-9814

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



UD - fl 178
galded B meeting
CB

SILM

14636

Date 2-1976 File No. 104-343

Name Building (1331 W. Main St.)

Town _____

County Charlottesville

Photographer Dan Pezoni

Contents 1 ext. view



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

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 Michael Vassalos Applicant Name Jozo Andelic
Project Name/Description Exterior painting of building Parcel Number _____
Project Property Address 1331 West Main Street, Charlottesville, VA 22903

Applicant Information

Address: 2409 Bennington Rd.
Charlottesville VA 22901
Email: Andelic.jozo@yahoo.com
Phone: (W) _____ (C) 434-825-5810

Signature of Applicant

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

[Signature] 01/20/21
Signature Date
Jozo Andelic 01/20/21
Print Name Date

Property Owner Information (if not applicant)

Address: PO BOX 6010
Charlottesville, VA 22903
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

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

[Signature] 01/20/21
Signature Date
Michael Vassalos 01/20/21
Print Name Date

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

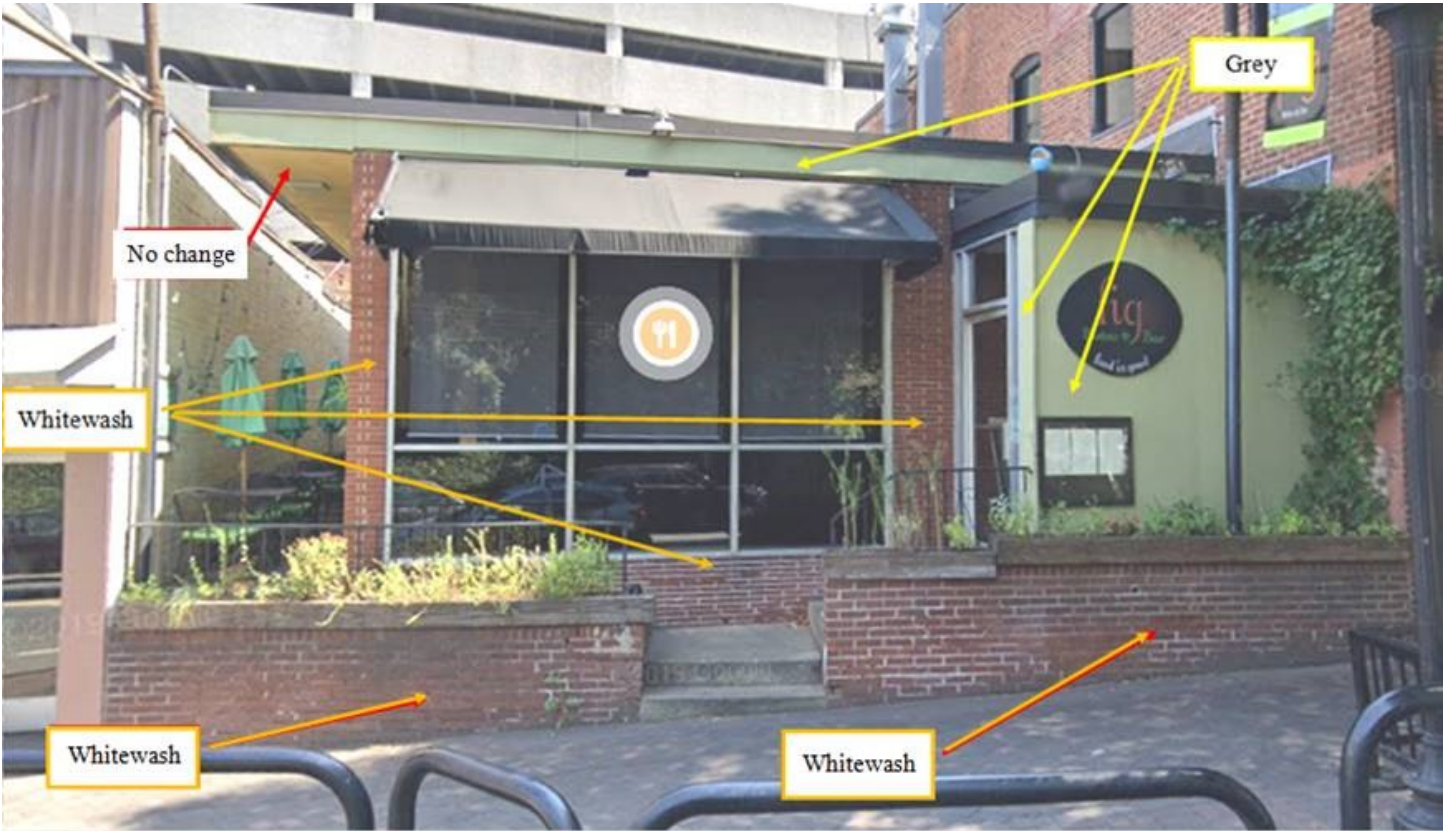
Description of Proposed Work (attach separate narrative if necessary): Painting exterior walls one side in white other side in gray.

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

For Office Use Only
Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

1331 West Main—The Fig (Feb 2021)

Proposed painting



Proposed color palette

