

From: Scala, Mary Joy
Sent: Friday, October 25, 2013 10:12 AM
To: anjacetic@yahoo.com
Subject: BAR Action September 17, 2013

October 25, 2013

Jozo Andelic
1331 W Main Street
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 13-09-01
1331 W Main Street
Tax Map 10 Parcel 6
Jozo Andelic, Applicant/MVK Property, LLC, Owner
Cover and paint decorative block façade

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 17, 2013. The following action was taken:

Approved (8-1) as submitted

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (March 17, 2015), 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 construction. 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.

Upon completion of construction, please contact me for an inspection of the improvements included in this application. 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
September 17, 2013**



**Certificate of Appropriateness Application
BAR 13-09-02
1331 West Main Street
Tax Map 10 Parcel 60
MKV Property, LLC (Michael Vassalos), Applicant and Owner
Exterior updates and painting**

Background

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 1960 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.

Application



made to the façade)

View as of view9/4/13 (note: changes have already been

The guidelines state that applicants conducting façade rehabilitation projects should:

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'.*
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, unpainted or pressure-treated wood, and vinyl or aluminum siding.*
11. *Avoid introducing inappropriate architectural elements where they never previously existed.*

Regarding entrances, the guidelines offer the following recommendations:

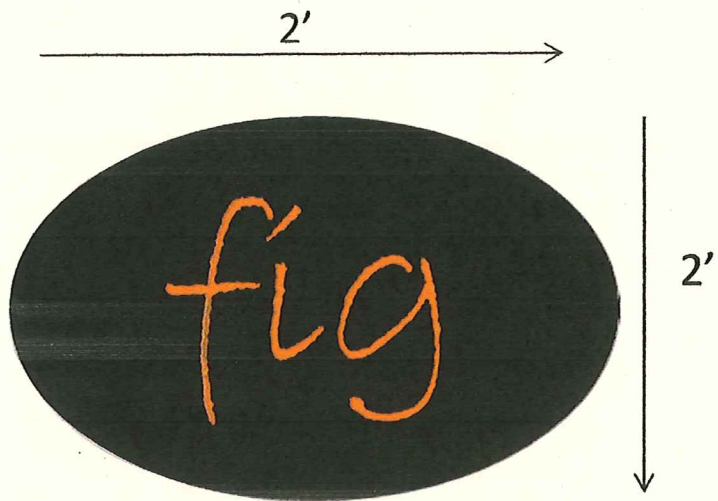
2. *Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
3. *Repair damaged elements, matching the detail of the existing original fabric.*
5. *Do not strip entrances and porches of historic material and details.*
6. *Give more importance to front or side porches than to utilitarian back porches.*
7. *Do not remove or radically change entrances and porches important in defining the building's overall historic character.*
8. *Avoid adding decorative elements.*
10. *Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*
12. *The original size and shape of door openings should be maintained.*
13. *Original door openings should not be filled in.*
14. *When possible, reuse hardware and locks that are original or important to the historical evolution of the building.*

The Guidelines describe the Corner ADC district as: *masonry, minimal setback, predominantly two stories, vernacular retail buildings, three part facades, wide brick sidewalks, metal railings, historic lights, street trees, cobbled crosswalks, lively pedestrian atmosphere, benches, projecting signs, awnings, Colonial Revival styles, stone wall edge, classical details, attached buildings*

Discussion and Recommendations

The decorative cinder block is in good condition, though it needs to be cleaned. Since it has been previously painted, the applicant may repaint the cinder block.

The BAR should decide whether the decorative block should be covered. The BAR may decide that the painted cover that the applicant installed would not compromise the existing decorative cinder block underneath and may protect it from damage until a future choice is made to uncover and restore the cinder block. Or the BAR may prefer that the original block remain exposed. Staff does not know if there a possibility that the cinder block could be damaged while the cover is in place (for example, trapped moisture damage).



1331 West Main Street

Charlottesville, VA 22903

434-825-8866

P13-0141



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 4 p.m.

Owner Name MICHAEL VASSALOS Applicant Name Jozo Andelic
 Project Name/Description Paint Exterior Parcel Number _____
 Property Address 1331 West Main Street

Applicant Information

Address: Jozo Andelic
1331 West Main Street Charlottesville VA 22903
Email: andelic@yahoo.com
Phone: (W) 434-825-8866 (H) _____
FAX: _____

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.)

Jozo Andelic
Signature _____ Date _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Jozo Andelic
Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

Michael Vassalos 7/14/13
Signature _____ Date _____
MICHAEL VASSALOS 7/14/13
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):

Paint Exterior, cover cinder blocks with two concrete boards, cement boards
p.s. cinder blocks have been painted before & could not be scraped properly and they look unrepresentable. thank you

List All Attachments (see reverse side for submittal requirements): Barber Board
Color sample attached B83

For Office Use Only

Received by: BSW
Fee paid: 125.00 Cash/Ck. # 1976
Date Received: 8/22/2013

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

RECEIVED
AUG 22 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

Material used to cover cinderblock

DUROCK Brand 1/2-in x 8-ft x 4-ft Cement Board

Resistance to bacteria and fungus growth

Cement board will not rot, warp, delaminate or disintegrate when exposed to water

Cement board uses mastics on smooth side for bonding material economy and thin set mortars on the rough side for improved resistance during installation

Cement board panels are fire safe and are used in fire-resistant designs.



1331 West Main Street

Wood

Cinder Block

Wood

Wood

Wood

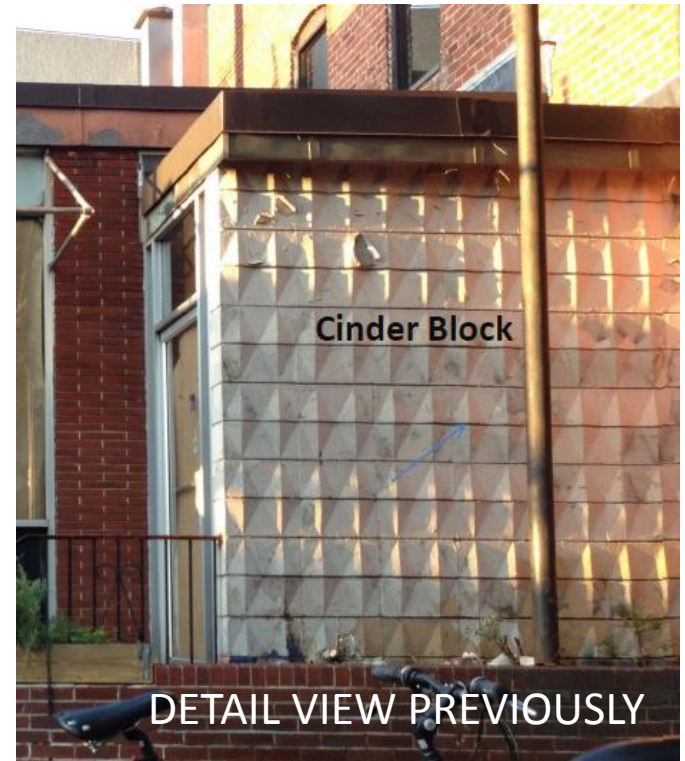


CERTIFICATE OF APPROPRIATENESS APPLICATION

1331 WEST MAIN STREET



CURRENT VIEW



DETAIL VIEW PREVIOUSLY

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



AFFIDAVIT OF MAILING

To File: 1331 W. Main Street (BAR 13-09-01)

I, Madeleine Hawks, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on August 29, 2013.

Signed:

Madeleine Hawks

ADDRESSES

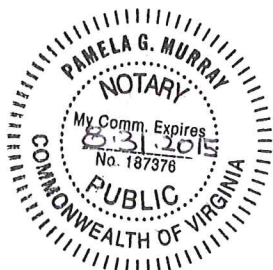
See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 29 day of AUGUST 2013, by Pam Murray.

My Commission Expires: AUGUST 31 2015.



Pamela G. Murray
Notary Public

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



August 29, 2013

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 13-09-02
1331 West Main Street
Tax Map 10 Parcel 60
MKV Property, LLC (Michael Vassalos), Applicant and Owner
Exterior updates and painting

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 17, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd 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 hawksm@charlottesville.org.

Sincerely yours,

A handwritten signature in cursive script that reads 'Madeleine Hawks'.

Madeleine Hawks, MUEP
Preservation and Design

owner_cur	address1	address2	address3	zipcode	propertyad
FOURTEENTH STREET PARKING GARAGE LLC		P O BOX 7765	CHARLOTTESVILLE VA	22906	104 14TH ST NW
WEST MAIN STREET, LLC		P O BOX 5827	CHARLOTTESVILLE VA	22905	1397 W MAIN ST
DAMVAKARIS, JOHN & MARGARET		2800 BROOKMERE ROAD	CHARLOTTESVILLE VA	22901	1395 W MAIN ST
MKV PROPERTY LLC	MICHAEL VASSALOS	P O BOX 1524	CHARLOTTESVILLE VA	22903	1331 W MAIN ST
UNIVERSITY MEWS BANK ASSOCIATES LP		P O BOX 7765	CHARLOTTESVILLE VA	22906	1327-29 W MAIN ST
UNIVERSITY MEWS THEATER ASSOCIATES LP		P O BOX 7765	CHARLOTTESVILLE VA	22906	1325 W MAIN ST
FMW RRI II LLC		605 S FRONT ST	COLUMBUS OH	43215	1301-17 W MAIN ST