

## Mess, Camie

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**From:** Werner, Jeffrey B  
**Sent:** Monday, November 26, 2018 2:23 PM  
**To:** Mess, Camie  
**Subject:** FW: BAR Action - November 20, 2018 - 404 East Main Street

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**From:** Werner, Jeffrey B  
**Sent:** Wednesday, November 21, 2018 12:13 PM  
**To:** 'shawnm@purplecherry.com' <shawnm@purplecherry.com>  
**Subject:** BAR Action - November 20, 2018 - 404 East Main Street

November 21, 2018

### **Certificate of Appropriateness Application**

BAR 18-11-06

404 East Main Street; Tax Parcel 280046000

New Dominion Bookshop, George B. McCallum III and David W. Kudravetz Trustees

Applicant/ Shawn Martin

Proposed mezzanine addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2018. The following action was taken:

**Motion: Gastinger moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Additions, and Rehabilitation, I move to find that the proposed mezzanine addition and rear porch replacement satisfies 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, including the additional material\* submitted at the meeting [11/20/2018] with the additional material on the synthetic product [at the rear porch] be submitted to city staff. Earnst seconded. Approved (7-0).**

(\*Cut sheets for doors, windows and skylights. Two drawings: a) revised elevation showing scuppers at south wall; b) revised section showing mezzanine wall height at 16'-6".)

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1331](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1331)

This certificate of appropriateness shall expire in 18 months (May 20, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause. (See City Code Section 34-280. *Validity of certificates of appropriateness.*)

If you have any questions, please contact me at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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Jeff Werner, AICP  
Historic Preservation and Design Planner  
City of Charlottesville  
Neighborhood Development Services  
City Hall | P.O. Box 911  
610 East Market Street  
Charlottesville, VA 22902  
Phone: 434.970.3130  
Email: [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 20, 2018**



**Certificate of Appropriateness Application**

BAR 18-06-01

404 East Main Street

Tax Parcel 280046000

New Dominion Bookshop,

Owner/NDB Land Trust/ George B. McCallum III and David W. Kudravetz Trustees

Applicant/ Shawn Martin, Purple Cherry Architects

**Proposed mezzanine addition and rear deck reconstruction**

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**Background**

The present Keller Building--constructed in 1915 after fire destroyed the original, 1873 building--is a two-story contributing structure in the Downtown ADC District. The building features a three part façade consisting of the storefront, second floor windows, and cornice. The building practices traditional World War I era masonry techniques. (Historic survey attached)

**Recent BAR Approvals:**

June 19, 2018 – (Window repair and replacement)

Motion: Part I Schwarz moved to accept the applicant’s request for deferral.

Part II: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation I move to find that the proposed window replacement and rehabilitations satisfy the BAR’s criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves only the application for replacement of the front window sash. Ball seconded. Approved (7-0.).

July 17, 2018 - the BAR approves the application [regarding window replacement] as submitted; windows to have 1-1/8” mullions.

**Application**

Applicant submitted:

- Mezzanine: Purple Cherry Architects submittal dated October 30, 2018: Project transmittal letter, Kebony product sheet, proposed plans (BAR-1; date 10.30.2018), proposed sections and elevations (BAR-2; date 10.30.2018), rendered elevations and axons (BAR-3; date 10.30.2018), Site context and pedestrian perspectives (BAR-4; date 10.30.2018), and existing plans, elevations, and sections (BAR-5 date 10.30.2018).
- Rear Porch: Purple Cherry Architects preliminary submittal dated November 13, 2018: Rear porch plans, elevations, and axon (BAR-5; date 10.30.2018)

Mezzanine:

Construction of a roof-level, contemporary, enclosed mezzanine (approximately 20-feet x 35-feet) with small, exterior wood patio. (Space to be accessed via a stair from the second floor.) Exterior walls to be clad in stained pine siding; color will patina over time from deep brown to a weathered gray. Windows to be metal, non-operable. The walls (14-feet) extend to form a capped parapet enclosing a flat roof, on which will be mounted a double row of low skylights. (Roof drainage—whether by roof drain or scuppers with downspouts---to be determined.)

To the rear (south) a Nanawall multi-panel sliding door provides access to a small wood deck. To the mall side (north) a full-lite metal door provides rooftop access. Existing rooftop mechanical units will be moved to accommodate the addition, but will remain unseen from street level. The addition is adequately stepped back making it not visible from ground level.

Rear Porch:

Removal of the existing painted wood porch and replacement with new design, matching the current footprint and height. (Removal of the existing porch will provide access to the entire rear wall, allowing assessment and repair where necessary.)

**Discussion and Recommendations**

Mezzanine:

Much of this proposal is presented somewhat conceptually, however staff believes the submittal provides adequate information to make a decision. Like the recently approved roof monitor at 440 East Water Street, the addition does not irreparably disturb the historic building; not being visible from street level, it does impair or detract from the building’s historic context.

Staff recommends approval, however the BAR should require some resolution of the roof drainage and that the applicant submit door, window and skylight cut sheets for the BAR record.

Rear Porch:

The porch is not a historic element. Staff finds the request to be appropriate and recommends approval.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, Additions, and Rehabilitation, I move to find that the proposed mezzanine addition and rear porch replacement satisfies 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.

...as submitted with the following modifications (or conditions)....

## 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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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.

## CHAPTER 3 – NEW CONSTRUCTION AND ADDITIONS

### A. INTRODUCTION

...

According to the Secretary of the Interior's Standards for Rehabilitation:

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the existing building.
2. Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.

- c. c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3. Design
    - a. New additions should not destroy historic materials that characterize the property.
    - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
  4. Replication of Style
    - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
    - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
  5. Materials and Features
    - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
  6. Attachment to Existing Building
    - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
    - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

## **Chapter 4 – Rehabilitation**

### **A. INTRODUCTION**

These design review guidelines are based on the Secretary of the Interior’s Standards for Rehabilitation, found on page 1.8. “Rehabilitation” is defined as “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.”

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building’s historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

### **G. Roof**

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.

- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
  - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
  - b. Artificial slate is an acceptable substitute when replacement is needed.
  - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

#### L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.



# Board of Architectural Review (BAR) Conservation District - 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.

Project Name/Description NEW DOMINION BOOKSHOP - ROOF ADDITION Parcel Number 28004600  
 Project Address/Location 404 EAST MAIN STREET, CHARLOTTESVILLE, VA  
 Owner Name NDB LAND TRUST Applicant Name SHANN MARTIN

### Applicant Information

Address: PURPLE CHERRY ARCHITECTS  
701 WATER ST. EAST, CHARLOTTESVILLE, VA  
Email: SHANN.M@PURPLECHERRY.COM  
Phone: (W) 434-245-2211 (H) ---

### Signature of Applicant

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

[Signature]  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
SHANN TAYLOR MARTIN  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: NDB LAND TRUST  
250 EAST HIGH STREET, CHARLOTTESVILLE, VA  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

### Property Owner Permission (if not applicant)

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

[Signature] 10/26/18  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
R. Ted Weschler  
Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED NARRATIVE

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

SEE ATTACHED NARRATIVE

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised April 2017	





TO: City of Charlottesville Board of Architectural Review  
C/O Jeff Werner

FROM: Purple Cherry Architects,  
On behalf of Hans Cailen von Briesen and R. Ted Weschler

DATE: October 30, 2018

SUBJECT: Certificate of Appropriateness Application

Members of the Board of Architectural Review,

Purple Cherry Architects would like to submit the attached application and exhibits for consideration. We are proposing a mezzanine addition to the second story commercial office space of the New Dominion Bookshop building located at 404 East Main Street.

The addition will be fully compliant with all relevant sections of the Charlottesville, Virginia, and International Building Codes. All fenestration at adjacent structures is to be fire rated glazing and all wall assemblies will comply with relevant fire rating mandates. The exterior of the addition will be clad in a rot-resistant wood rainscreen system utilizing the “Kebony” process, a brief overview of which we have attached for your consideration. This envelope material will patina over time, beginning as a deep brown tone and eventually taking on a weathered pale grey appearance. All new glazing will be aluminum or steel framed non-operable picture window units, with frame color to match the trim/frame color of the rear windows on the existing structure. The rear of the addition will feature a “nanawall” multi-panel sliding door system. A full light access door and transom will be provided at the front of the addition in order to maintain access to relocated mechanical systems.

Current mechanical and HVAC components located on the rear of the roof are to be relocated toward the front of the building. However, these will not interfere with sightlines from either East Main Street (pedestrian mall) or Water Street and parapet heights at all sides are to remain undisturbed.

The addition will only be accessible from the second story private office space currently occupied by the building owner. We feel that the proposed addition will extend the life of this historic structure and allow the full capabilities of its location to be realized, particularly in regards to the rear mountain views afforded the rooftop. We have designed the addition in such a way that visibility from public spaces is minimal.



Please find the following Exhibits attached for your consideration:

1. Existing conditions plans, section, and elevations
2. Proposed work sheets, including plans, elevations, axonometric views, material palettes, and perspective views
3. Manufacturer's cut sheet describing the "Kebony" process and rainscreen system

Thank you,

Shawn Martin  
Purple Cherry Architects



Kebony Clear New



# Beauty & Performance in Wood™

Kebony Clear Weathered



Kebony Clear Weathering

Wood species	Durability 1=best EN 350	Hardness Janka (lbf)	Swelling Dry to wet in tangential direction (%)
Ipê	1	3510	6
<b>Kebony Clear RAP</b>	<b>1</b>	<b>1618</b>	<b>4</b>
Teak	1	1070	3 - 4
Thermo Ash	1 - 2	900	5
<b>Kebony Character</b>	<b>1 - 2*</b>	<b>630</b>	<b>6</b>
Thermo Pine	2	600	4
Western Red Cedar	2 - 3	350	5

\*) Heartwood

Kebony is beautiful wood recommended by leading architects. It is sustainable, durable and requires no maintenance beyond normal cleaning. Kebony's performance has been proven in a variety of applications including decking and cladding.



**REAL WOOD**

Real wood with enhanced cell structure



**LOW MAINTENANCE**

No additional treatment needed beyond normal cleaning



**MAXIMUM HARDNESS**

Hardness levels increased to levels of the best hardwoods



**OUTSTANDING STABILITY**

Swelling and shrinkage reduced by 40 - 60%



**GUARANTEED LONG LIFE**

Outdoor life time warranty of 30 years against rot

# KEBONY CLADDING



## Kebony Clear

## Kebony Character

Art. Nr. **2436** **RAP Rhombus Cladding**  
Kebony Clear RAP  $\frac{3}{4} \times 4\frac{3}{4}$  in

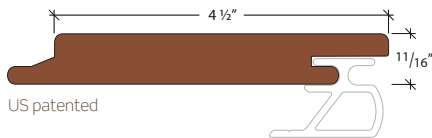
Art. Nr. **1234** **Rectangular Cladding**  
Kebony Character  $1\frac{3}{16} \times 5\frac{7}{8}$  in

Art. Nr. **2453** **90° Shiplap Cladding**  
Kebony Clear RAP  $\frac{3}{4} \times 4\frac{3}{4}$  in

Art. Nr. **2216** **90° Shiplap Cladding**  
Kebony Character  $1\frac{3}{16} \times 5\frac{7}{8}$  in

### Special profile: Climate-Shield® Rain Screen System

Kebony Clear RAP  $4\frac{1}{2} \times 1\frac{1}{16}$  in



All products are FSC®-certified.

170207 www.usjpro

The Kebony® technology gives a deep rich brown color. After exposure to sun and rain the wood develops a natural silver-gray patina. Original color can be maintained using UV protection oils.

Kebony is a natural wood product for outdoor applications and its appearance will therefore be influenced by local environmental conditions over time.

Color changes and checking, or small surface cracks, will occur due to natural weathering. The manufacturer cannot be held liable for any of such variations in color and surface appearance as this will not influence durability and overall performance of the product.



info@kebono.us / www.kebono.us



855.230.5656



KebonyWood



# Beauty & Performance in Wood™



© Kebony USA 2018



# What is Kebony?

## Kebony is beautiful wood recommended by leading architects.

It is sustainable, durable and requires no maintenance beyond normal cleaning. Kebony's performance has been proven in a variety of applications including decking and cladding.

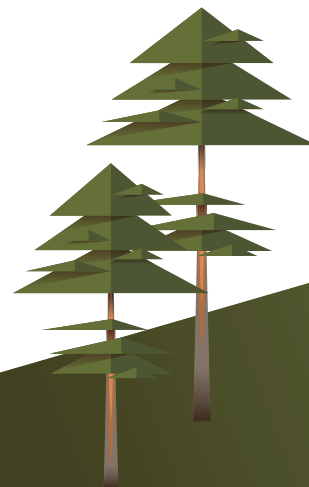
Developed in Norway, the Kebony® technology is an environmentally friendly, patented process, which enhances the properties of sustainable softwood with a bio-based liquid. The process permanently modifies the wood cell walls giving Kebony premium hardwood characteristics and a rich brown color.

Ideal for exterior applications that demand high performance and a refined look, Kebony is available in clear and character grade. After exposure to sun and rain the wood develops a natural silver-gray patina. Performance is maintained while beauty is enhanced.



Recognized as Technology Pioneer by the World Economic Forum and Global Cleantech 100 listings, Kebony has been embraced by leading American and international architects and developers, which are served through a global sales and distribution network.

As part of the company's commitment to corporate social responsibility, Kebony has chosen to participate in these global initiatives:

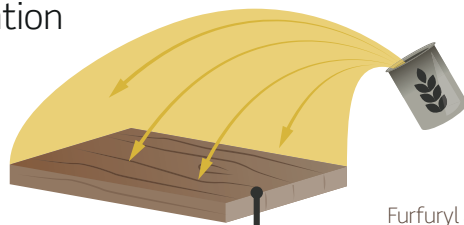


# Kebony® technology

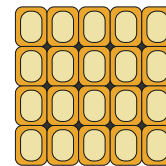


## STEPS

### 1 Impregnation

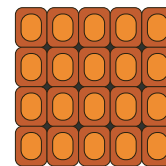
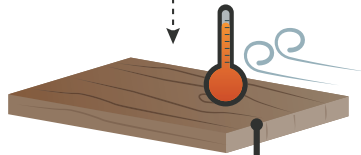


Furfuryl alcohol  
Produced from a  
bio-based liquid



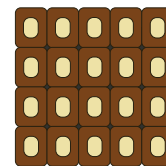
Wood cells  
before treatment

### 2 Curing & Drying



Wood cells soaked  
in liquid

### 3 Kebony wood



Wood cells  
after treatment:  
significantly thicker

Stable, locked-in furan  
polymers in the wood cell  
walls give:

- Outstanding stability
- Maximum hardness
- Guaranteed long life



# Durability, hardness & maximum movement

Wood species	Durability 1=best EN 350	Hardness Janka (lbf)	Swelling Dry to wet in tangential direction (%)
Ipê	1	3510	6
<b>Kebony Clear RAP</b>	<b>1</b>	<b>1618</b>	<b>4</b>
Teak	1	1070	3 – 4
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Thermo Pine	2	600	4
Western Red Cedar	2 – 3	350	5

\*) Treated sapwood





# Appearance

All Kebony woods have a deep brown color that will turn to a silver-gray patina over time. The speed of this graying process depends on the intensity of exposure to sun and rain and type of application.



Kebony Clear RAP products are produced from FSC®-certified Pinus Radiata, they have a clear front surface and are treated through the board. They can be further machined as any other hardwood.



Kebony Character products are produced from FSC®-certified Pinus Sylvestris and contain knots and untreated heartwood. They should not be further machined or split as untreated heartwood will be exposed. Kebony Character products can be cross-cut to length. Exposed end grain after cross-cutting must be treated with a wood preservative.

# Product benefits

Kebony is a highly durable, sustainable wood with the aesthetics and performance of the best tropical hardwoods. It requires minimum maintenance and brings low life cycle costs.



## REAL WOOD

Real wood with enhanced cell structure



## REFINED & BEAUTIFUL

Develops a natural patina after exposure to sun and rain



## LOW MAINTENANCE

No additional treatment needed beyond normal cleaning



## MAXIMUM HARDNESS

Hardness levels increased to levels of the best hardwoods



## OUTSTANDING STABILITY

Swelling and shrinkage reduced by 40-60%



## GUARANTEED LONG LIFE

Outdoor lifetime warranty of 30 years against rot



## HIGH RESISTANCE

Against fungi, rot and other wood destroying microorganisms



## SAFE & TOXIN-FREE

No toxins or harmful impregnation substances



## ECO-TECHNOLOGY

Bio-based liquid used in Kebony technology



## SUSTAINABLE SOURCES

Sustainably sourced timber



# Kebony applications



RESIDENTIAL



PUBLIC



COMMERCIAL



LANDSCAPE



MARINE



Terrace

Promenade

Cladding

Roofing

Indoor floor

Furniture

Yacht decking

Pier

Decking

Windows

Structural lumber

Door

Design projects

# Beach Pavilion new



The Kebony® technology gives a deep rich brown color. After exposure to sun and rain the wood develops a natural silver-gray patina. Original color can be

maintained using UV protection oils. Kebony is a natural wood product for outdoor applications and its appearance will therefore be influenced by local

After 3 years



The Beach Pavilion **Bexhill-on-Sea** in Sussex / UK. The pictures show how the elements have given the wood a beautiful patina.

environmental conditions over time. Color changes and checking, or small surface cracks, will occur due to natural weathering. The manufacturer cannot

be held liable for any of such variations in color and surface appearance as this will not influence durability and overall performance of the product.

# The Wharf DC

📍 Washington D.C.

Through the development of The Wharf, Washington D.C. has reestablished itself as a vibrant waterfront destination. The \$2 billion project, spearheaded by PN Hoffman and Madison Marquette, includes 24 acres of land and 50 acres of water along a mile of waterfront on the Potomac River. Breathing new life into the community with shops, restaurants, residences and entertainment for all to enjoy.

Kebony was chosen due to its hard-wearing properties and ability to hold intense foot traffic. With over 100,000 square feet of Kebony Clear used for decking, cladding, benches, tables and trim, The Wharf is now the largest U.S. Kebony installation to date.

**“The Wharf is now the largest U.S. Kebony installation to date”**

Cianbro Corp. was tasked with constructing all marine structures, piers and docks including the ground breaking rec pier designed by Michael Vergason Landscape Architects; that bent Kebony to follow the curvature and incline of the pier. “Cianbro’s carpenters are very experienced and the bending was a particularly interesting process,” according to Robin Lollar, project manager for MVLA. “They literally used brute force to achieve one of the greater successes of this project.” A process that demonstrates the unparalleled strength and stability of Kebony wood.



Photography © Sean O'Rourke Photography

**Brining new life to a community**, The Wharf now serves Washington D.C. residents and visitors as a hub for entertainment and enjoyment of the stunning waterfront views.

# Tommy Bahama Restaurant & Bar

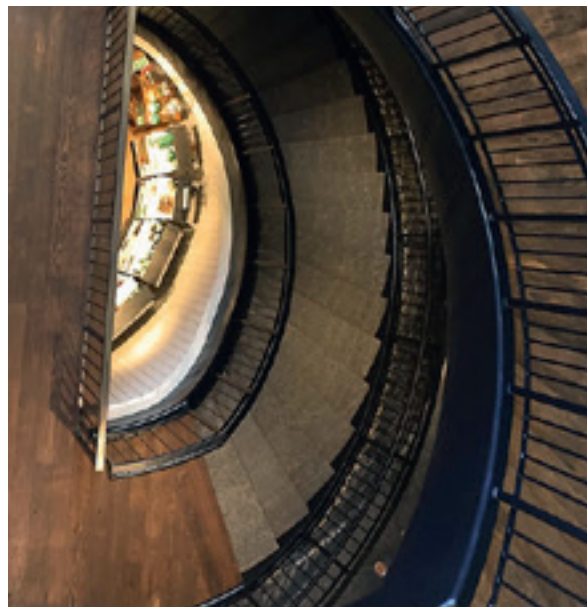
📍 Waikiki, Hawaii

A stunning new retail and dining space has opened on Oahu's southern shore. Tommy Bahama Honolulu Restaurant Bar & Store chose the vibrant beachfront neighborhood of Waikiki as the location for their newest opening. Designed by Oz Architects, the property brings the outside in with natural materials and Kebony wood used throughout.

**“the most elaborate we’ve ever built”** The property, split across three levels, was described as “the most elaborate we’ve ever built” by Tommy Bahama’s Executive Vice President

of Marketing, Rob Goldberg. Kebony was used throughout the restaurant and rooftop lounge – an area of 15,000 square feet – and the property’s centerpiece spiral staircase, which joins the second and third floors, was exquisitely crafted with Kebony.

Kebony was also used in the renovation of Tommy Bahama’s location in Scottsdale, Arizona, design by Stopperknot. The company’s continued use of Kebony within its locations, demonstrates their dedication to sustainability, appreciation of quality and endless pursuit of creating beautiful spaces with a natural and tropical appeal.



Photography © Tommy Bahama

**A stunning retail and dining space** has opened on Oahu's southern shore. Designed by Oz Architects, the property brings the outside in with natural materials including Kebony wood.

# The Rainscreen House

📍 Washington, D.C.

The homeowners sought a modern look for the 1920s residence that was previously masked by a large roof and masonry. The architects looked for a natural wood cladding material that could act as a rain screen and provide a simple, clean and controlled texture. The product needed to offer the ability and flexibility for modern detailing.

**“Kebony was easy to work with”** “Kebony wood provided constructability that couldn’t be matched by other wood siding types,” said Jonathan Kuhn, the architect responsible for the home’s renovation. “Kebony was easy to work with, which helped achieve close tolerance in the detailing and assembly without using special equipment.”

Kuhn was also attracted to Kebony’s sustainability and longevity due to the organic, bio-based solution used to modify the wood via patented technology. Its timeless qualities provide an element of depth that Kuhn knew would age gracefully over time as the gray patina develops.

The result of the yearlong project was a full renovation including a second floor addition along with a habitable attic. The addition is a significant structure clad in wood that intersects with the expansive roof of the existing house. The interior also features contemporary design that matches its new exterior. The new form and materials of the home maintain the context of the urban yet residential neighborhood.



Photography © Jonathan Kuhn

**A successful renovation** of a centuries-old home in the Chevy Chase neighborhood of Washington, D.C. Kebony cladding was chosen to enhance its look with a contemporary exterior.



# Yeti Corporate Office

📍 Austin, Texas

Fast-growing outdoor equipment brand Yeti recently opened the doors of its brand-new global headquarters in Austin, a showcase of sustainable building materials and finishes. The 175,000 square foot complex comprises two 87,500 square foot buildings, designed by Gensler and landscape architects TBG Partners, includes amenities in line with the company's outdoor lifestyle brand such as an archery range, sports and basketball courts, barbecue pits, roof top terrace and jogging trail.

Inspired by Yeti's mission, the design team crafted a workplace as earthy and authentic as the brand itself. Kebony was specified for the outdoor landscaping of the project, including the rooftop deck and employee lounge. "I

**"I really like that the wood develops a silver-gray patina over time"**

chose Kebony wood for the project because I was looking for a rugged exterior deck material that was an alternative to ipe wood, which we're trying to get away from for environmental reasons," TBG Partners senior associate designer Matt Dawson said. "I really like that the wood develops a silver-gray patina over time. This fits with the color and texture pallet that I was looking for."

This is the second Yeti project Kebony has been involved in; Kebony Shou Sugi Ban cladding was used inside and outside Yeti's flagship store in Austin too, sourced locally from Delta Millworks.



Photography © Fine Focus Photography

**Building with intent and respect** was an obvious focus of Yeti's new corporate office that demonstrates its dedication not only to the environment, but to creating a balanced and productive corporate culture.

# Edmonton Funicular

📍 Edmonton, Alberta

The \$24 million Edmonton funicular was publicly funded to make Edmonton's river valley - the city's largest public greenspace - more accessible for everyone to enjoy the beautiful landscape that surrounds them. With a series of vast staircases, glass elevator, trails and numerous lookout platforms, the Edmonton funicular serves as both a functional and beautiful connection between downtown Edmonton and the treasured shores of the North Saskatchewan River.

Kebody Clear was used for decking, cladding and benches throughout; chosen for its performance record in cold climates that experience tough winter conditions in addition

to the beauty of real world that it provides.

**“... it has excellent dimensional stability and resistance to rot”**

According to Dialog, the Canadian architectural firm who designed the entire project: “The river valley is connected by a series of meandering wood stairs, boardwalks, and weathering steel foot bridges and this is an experience that is reinforced through the design. Kebody wood is used on the boardwalk and architectural cladding. Not only does it look beautiful and provide warmth, it has excellent dimensional stability and resistance to rot, designed to last 6 times longer than pressure-treated wood.”



Photography © Brock Kryton

**A durable connection from city life to nature** - accessible to pedestrians, runners, bikers and the physically disabled - the funicular provides a long sought after solution for the city of Edmonton.

# Martial Cottle Park

📍 San Jose, California

Martial Cottle Park welcomed three new facilities to achieve LEED Silver certifications. These additions will complement the 287-acre landscape and include a 4,000 square foot visitor center that neighbors the park's historic orchards, a 3,600 square foot staff and maintenance building with storage and a 300 square foot entry kiosk. The purpose of the park is to preserve the heritage of the area and provide Santa Clara families with educational and recreational opportunities pertaining to the landscape. Kebony was used as a sun shading device and rain screen for the cladding, applied to pre-fabricated bathrooms and also utilized as a fencing material connected to the structures. The project was designed by Page & Turnbull in

collaboration with the California and Santa Clara County Departments of Parks and Recreation.

**“... aligned with our vision of sustainability and giving back to this park district”**

“We wanted to use building materials that would showcase the natural scenery of this beautiful landscape without compromising the structural integrity

of the facilities. Kebony's durability, high resistance to California's extreme weather conditions and toxin-free nature aligned with our vision of sustainability and giving back to this park district,” explained Tom Dufurrena, Principal Architect at Page & Turnbull.



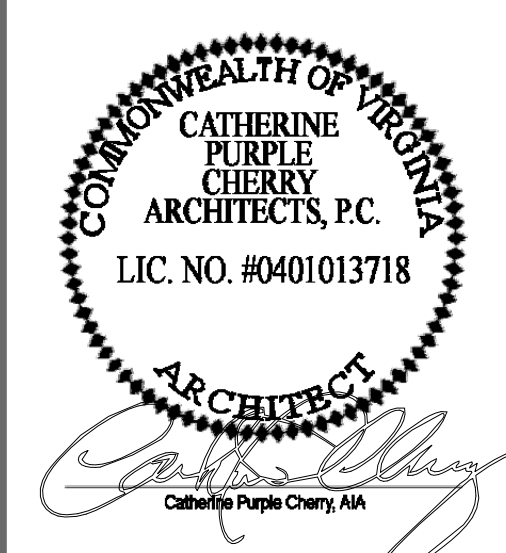
Photography © Rob Hansen

**The purpose of the park** is to preserve the heritage of the area and provide Santa Clara families with educational and recreational opportunities pertaining to the landscape.





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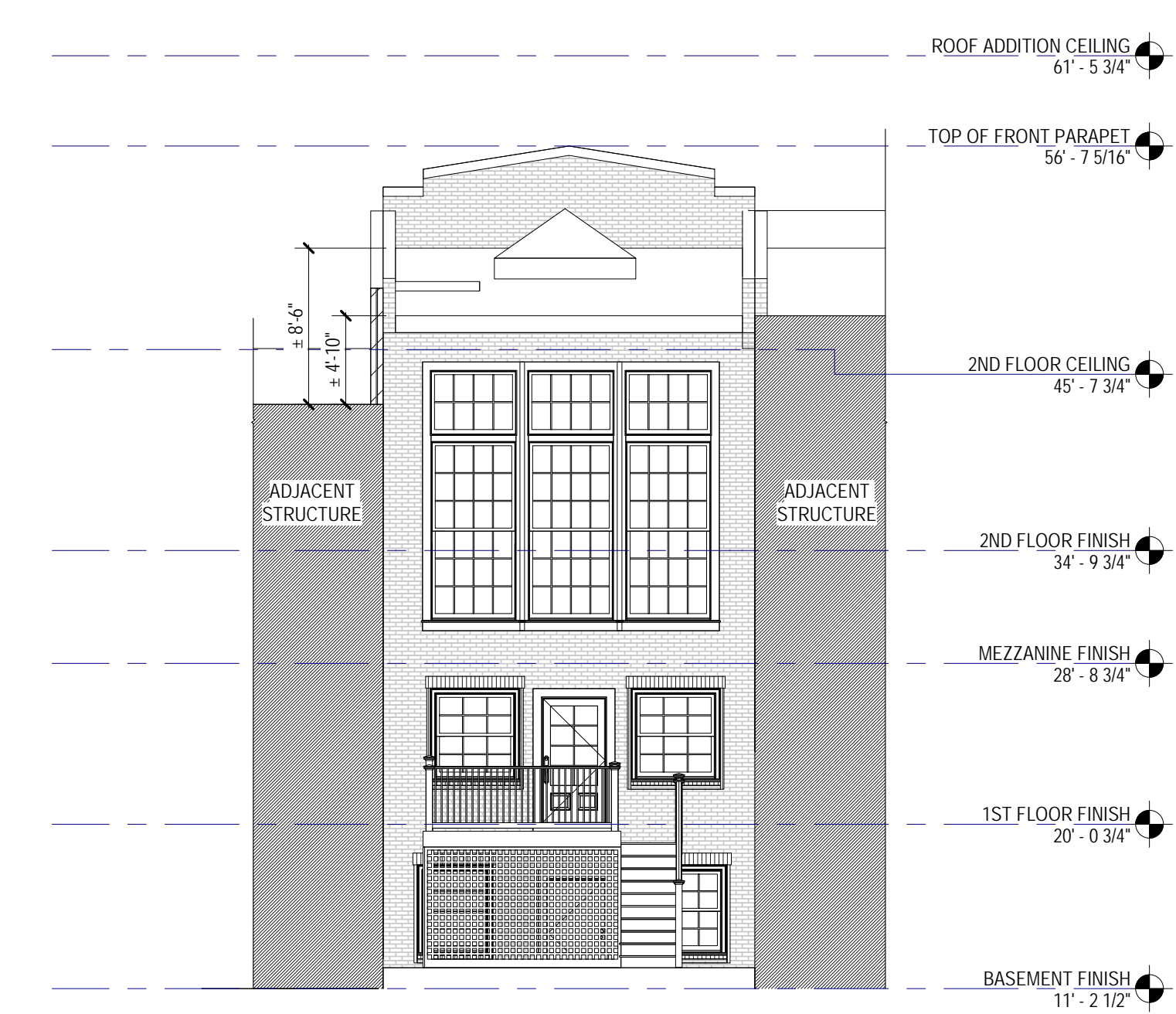
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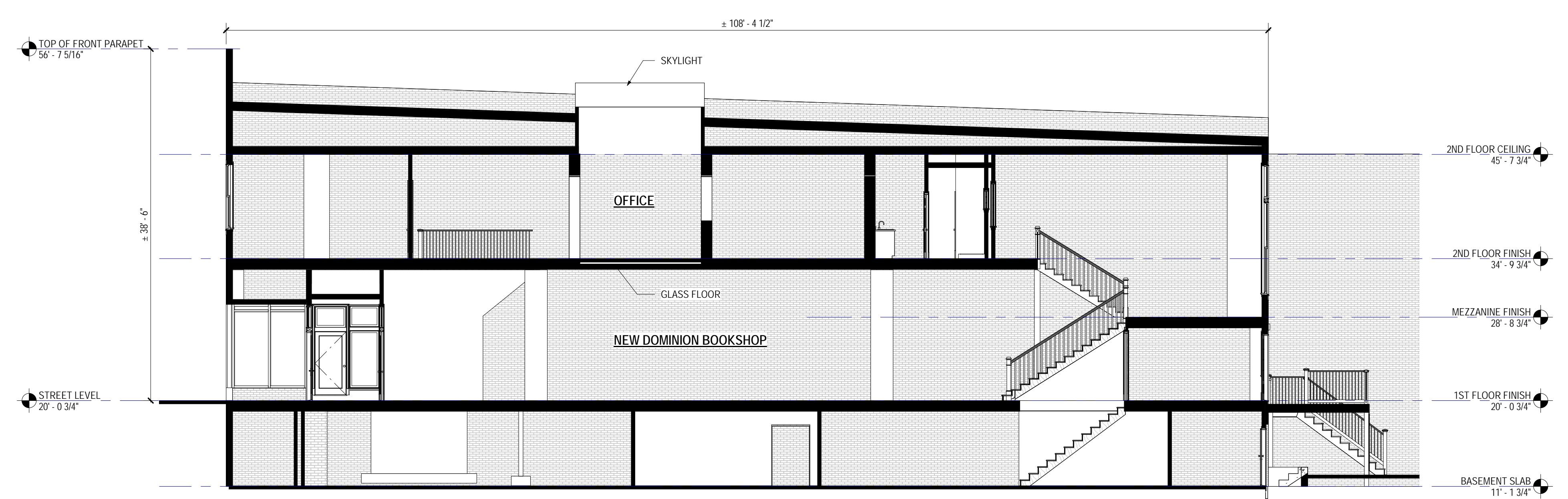
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**EXISTING**  
**CONDITIONS**  
**PLANS &**  
**ELEVATIONS**

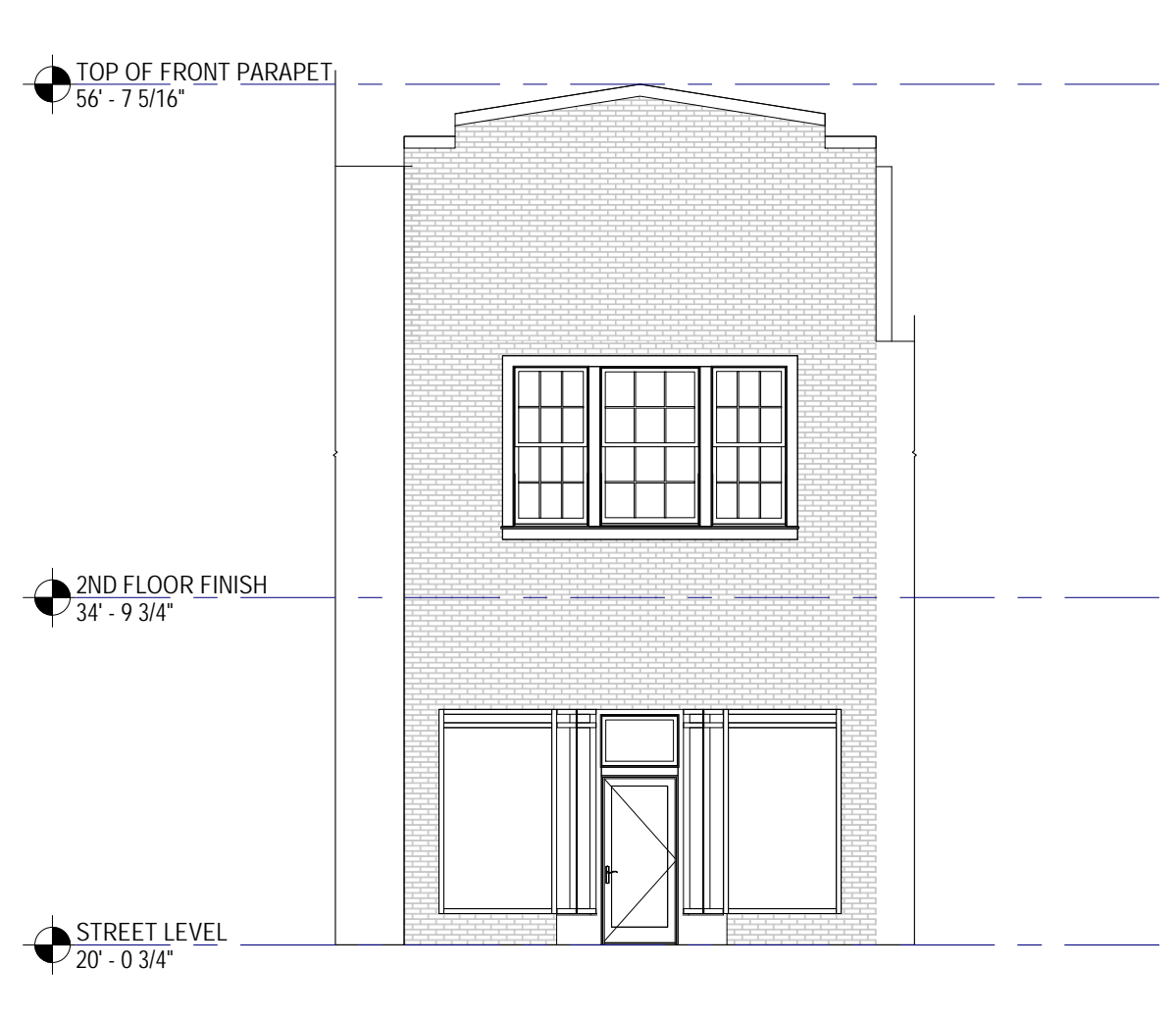
**EC-100**



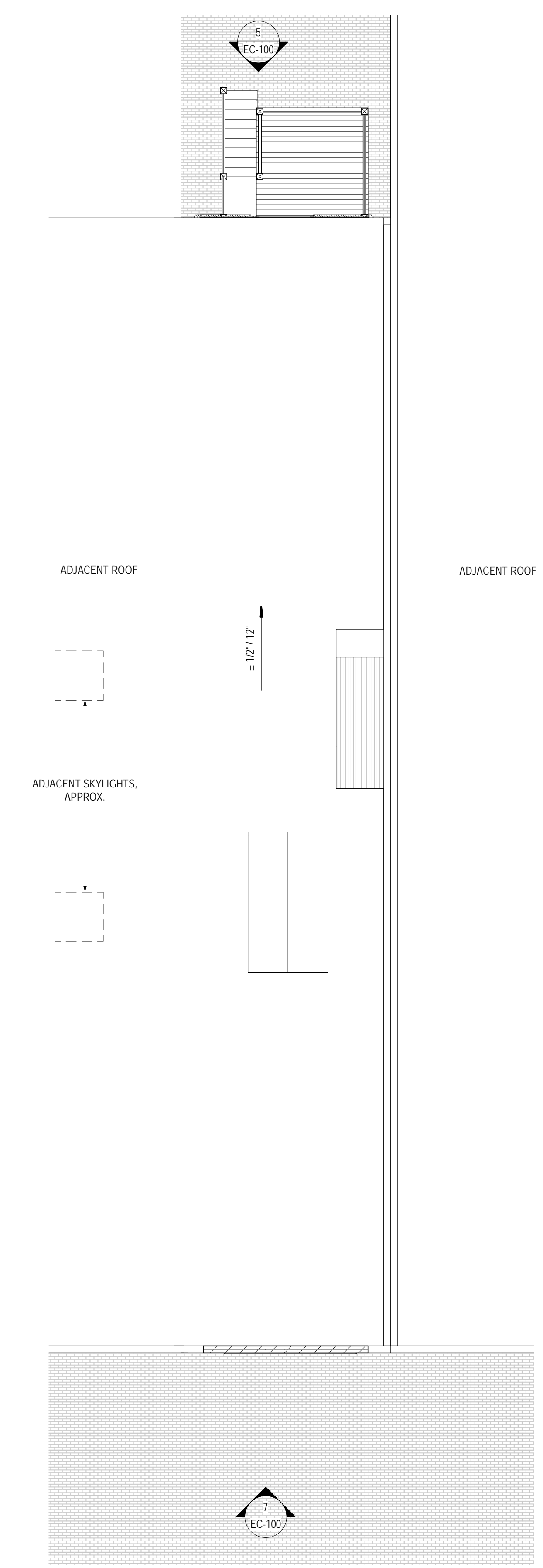
5 ALLEY SIDE REAR ELEVATION  
1/8" = 1'-0"



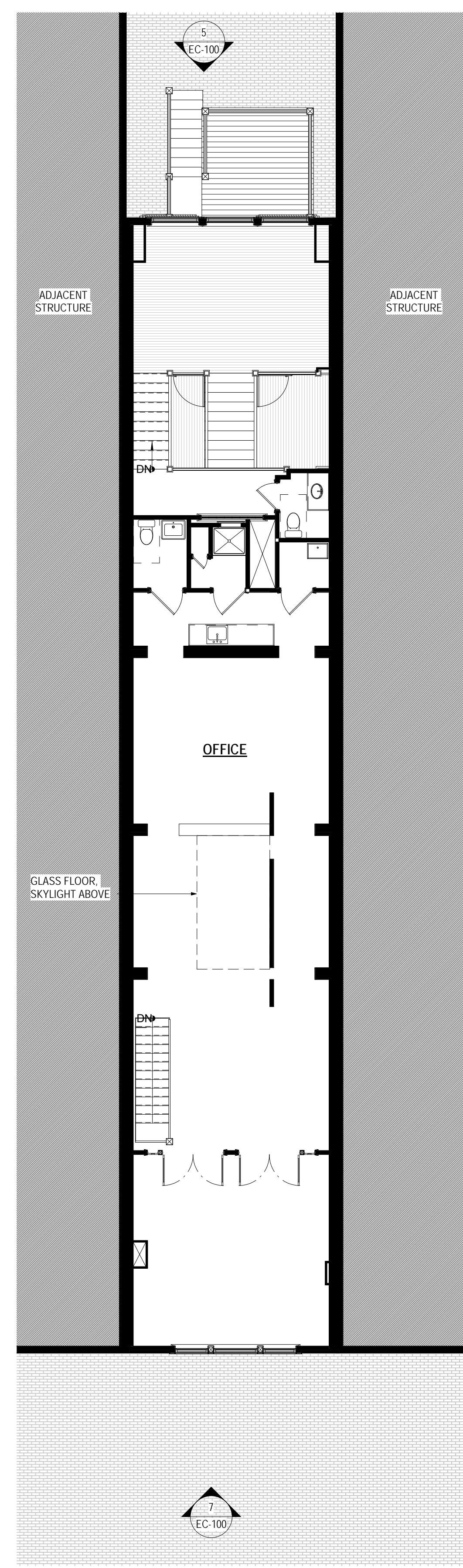
6 EXISTING BUILDING SECTION  
1/8" = 1'-0"



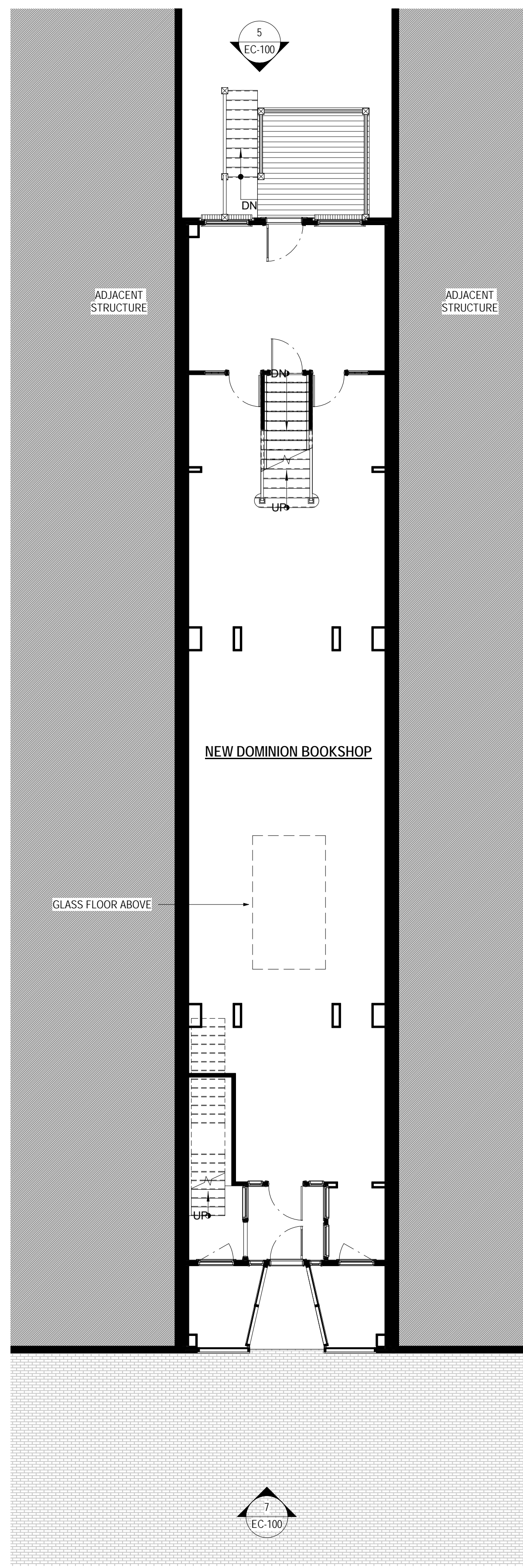
7 STREET SIDE FRONT ELEVATION  
1/8" = 1'-0"



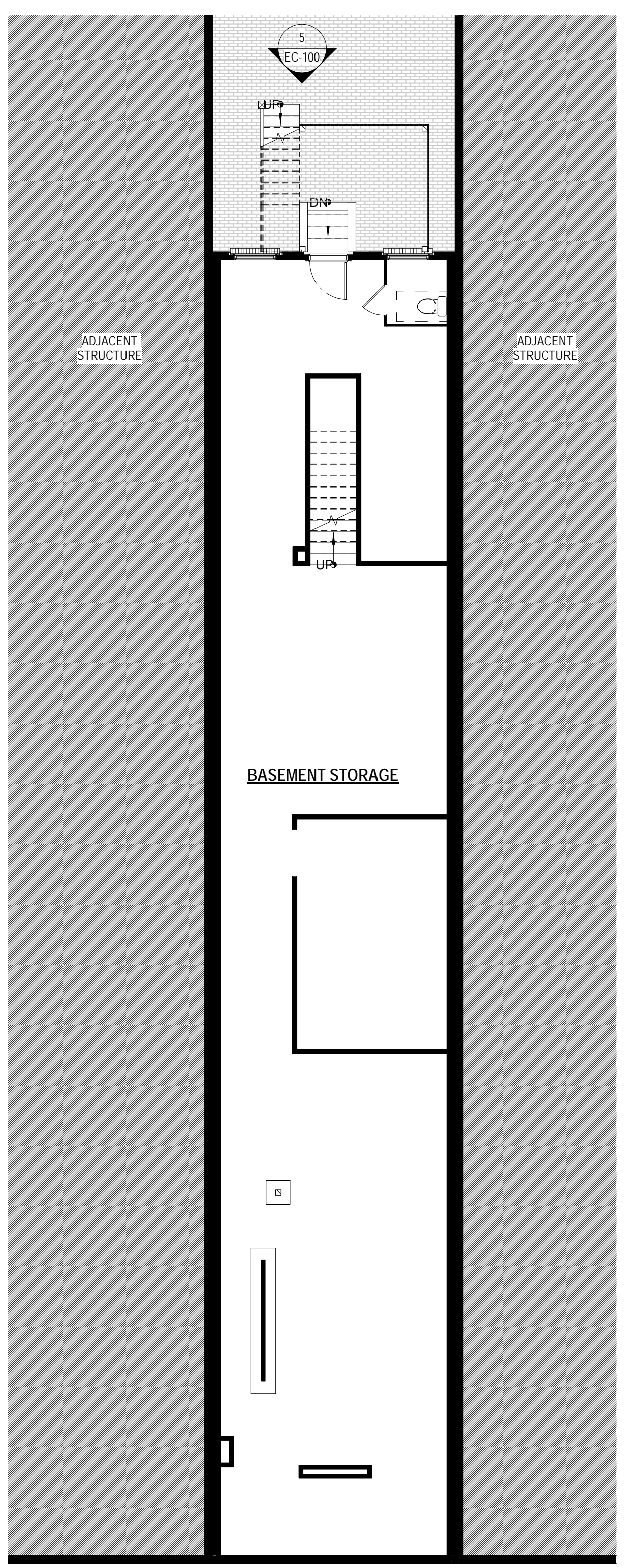
4 EXISTING ROOF PLAN  
1/8" = 1'-0"



3 SECOND FLOOR EXISTING CONDITIONS  
1/8" = 1'-0"



2 FIRST FLOOR EXISTING CONDITIONS  
1/8" = 1'-0"



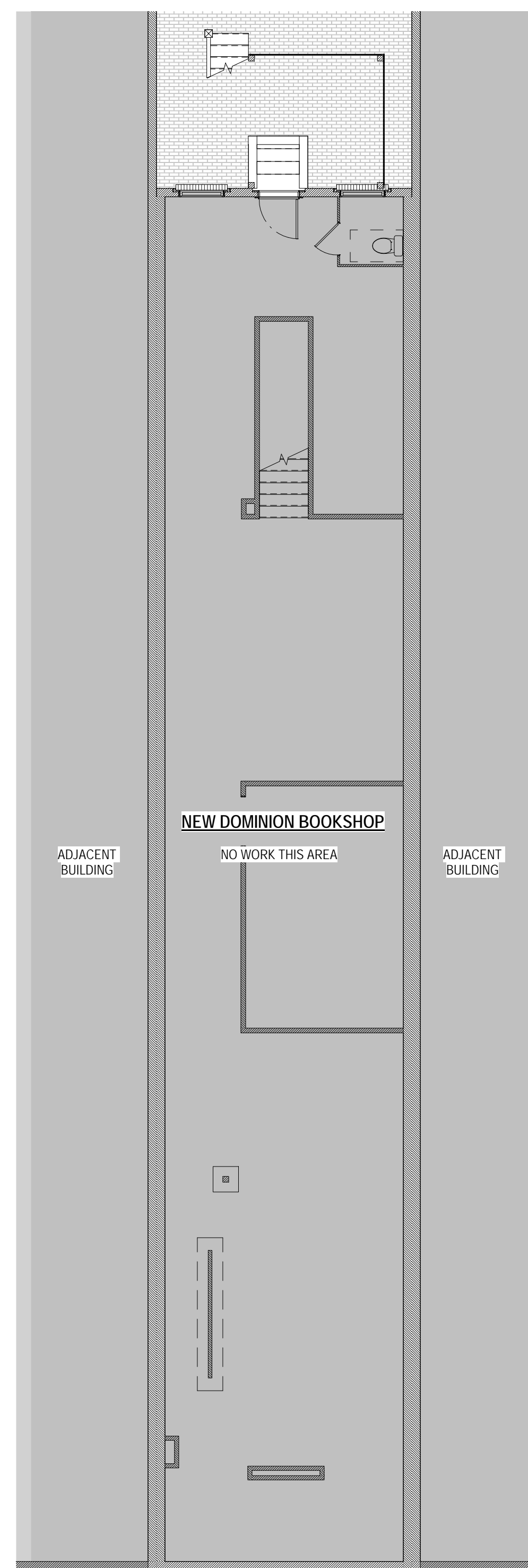
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1/8" = 1'-0"

10/30/2018 2:09 PM

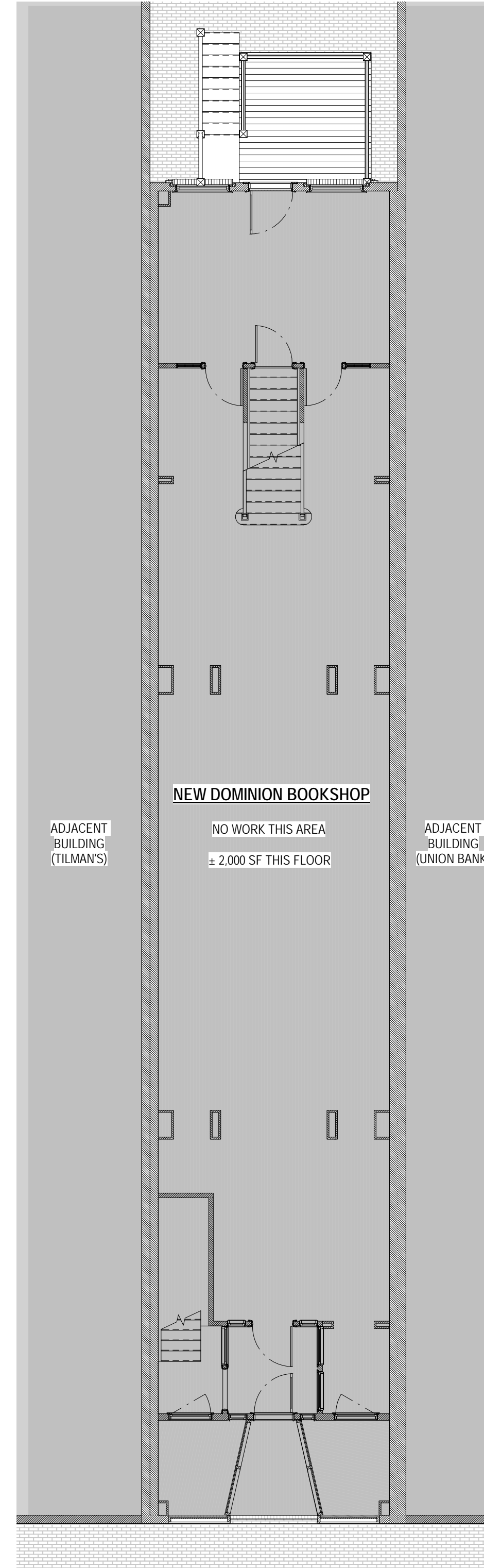


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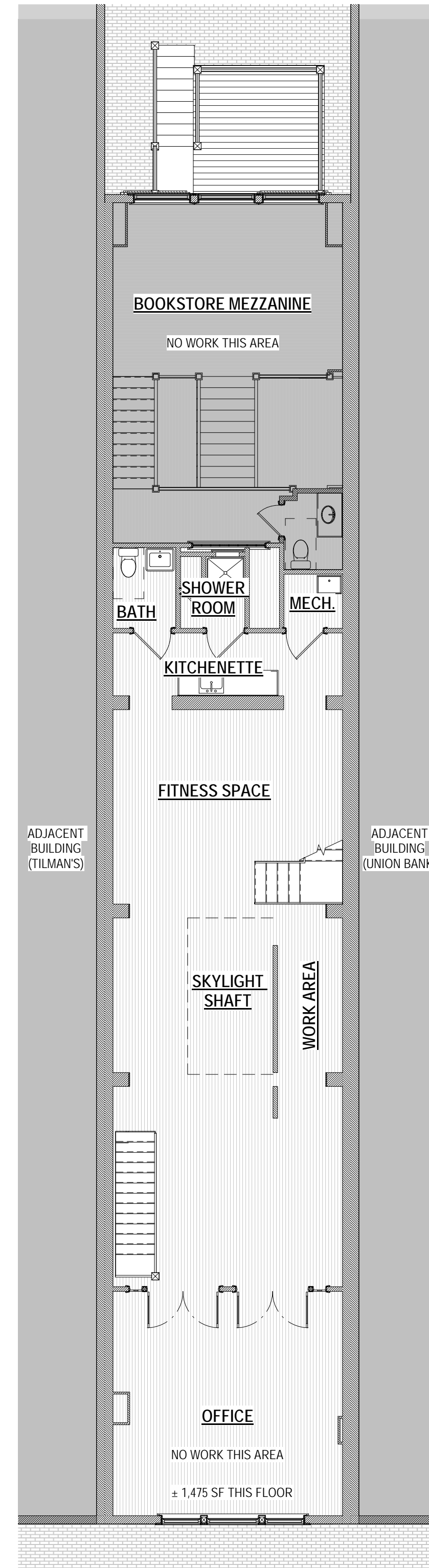
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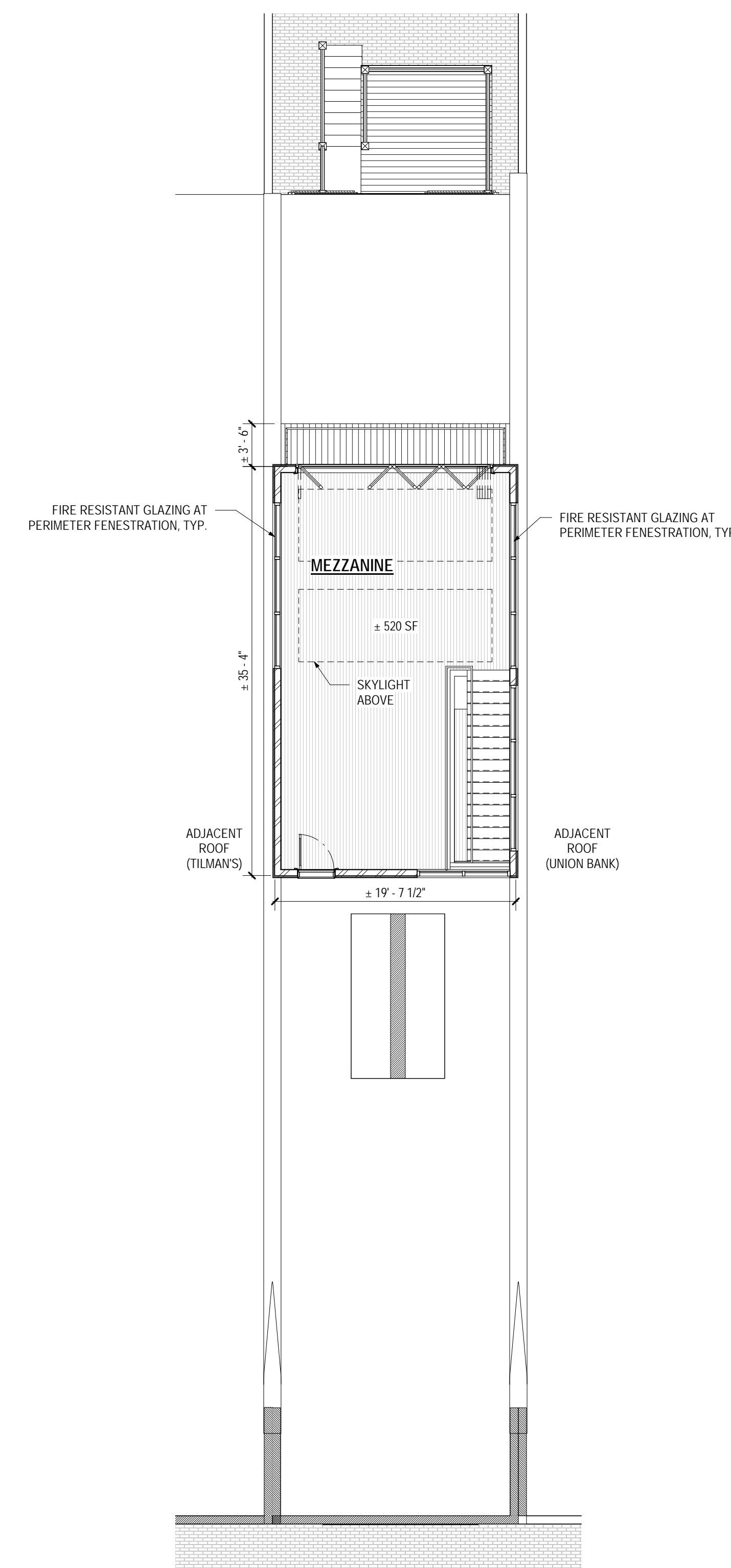
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1/8" = 1'-0"



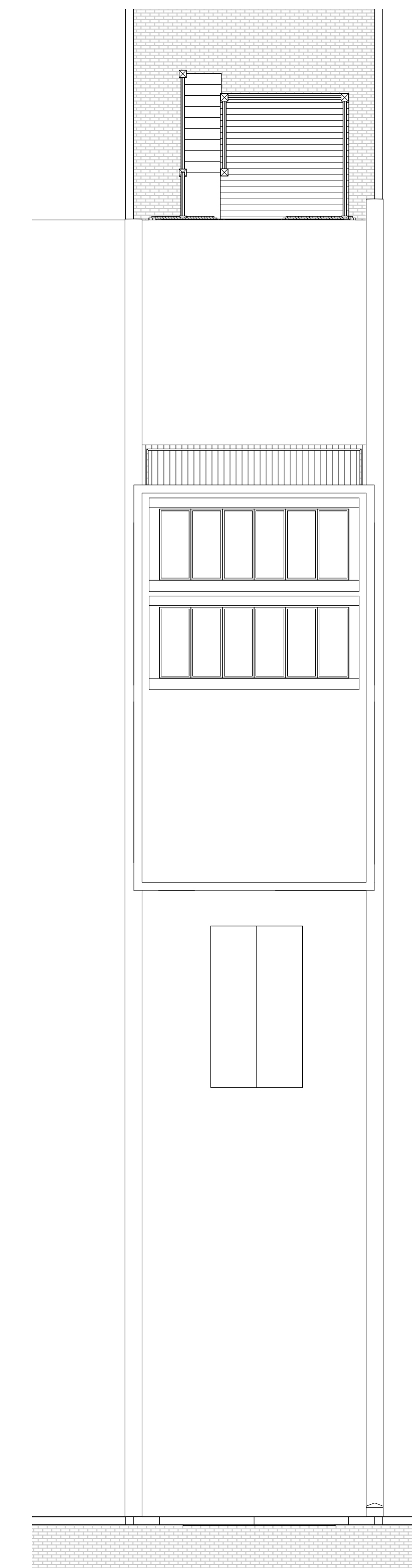
2 FIRST FLOOR PLAN  
1/8" = 1'-0"



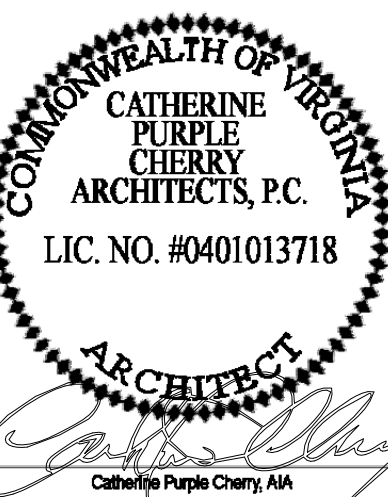
3 SECOND FLOOR PLAN  
1/8" = 1'-0"



4 MEZZANINE  
1/8" = 1'-0"



5 ROOF PLAN  
1/8" = 1'-0"



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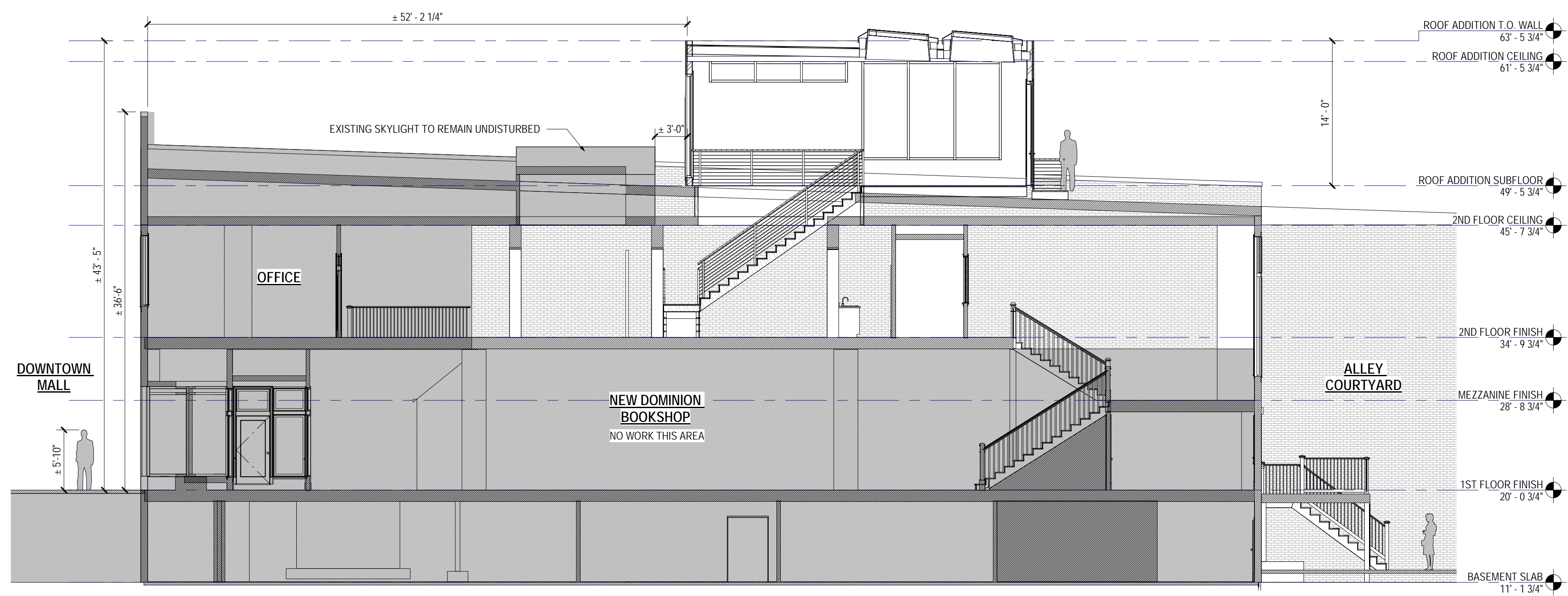
FLOOR PLANS

BAR-1

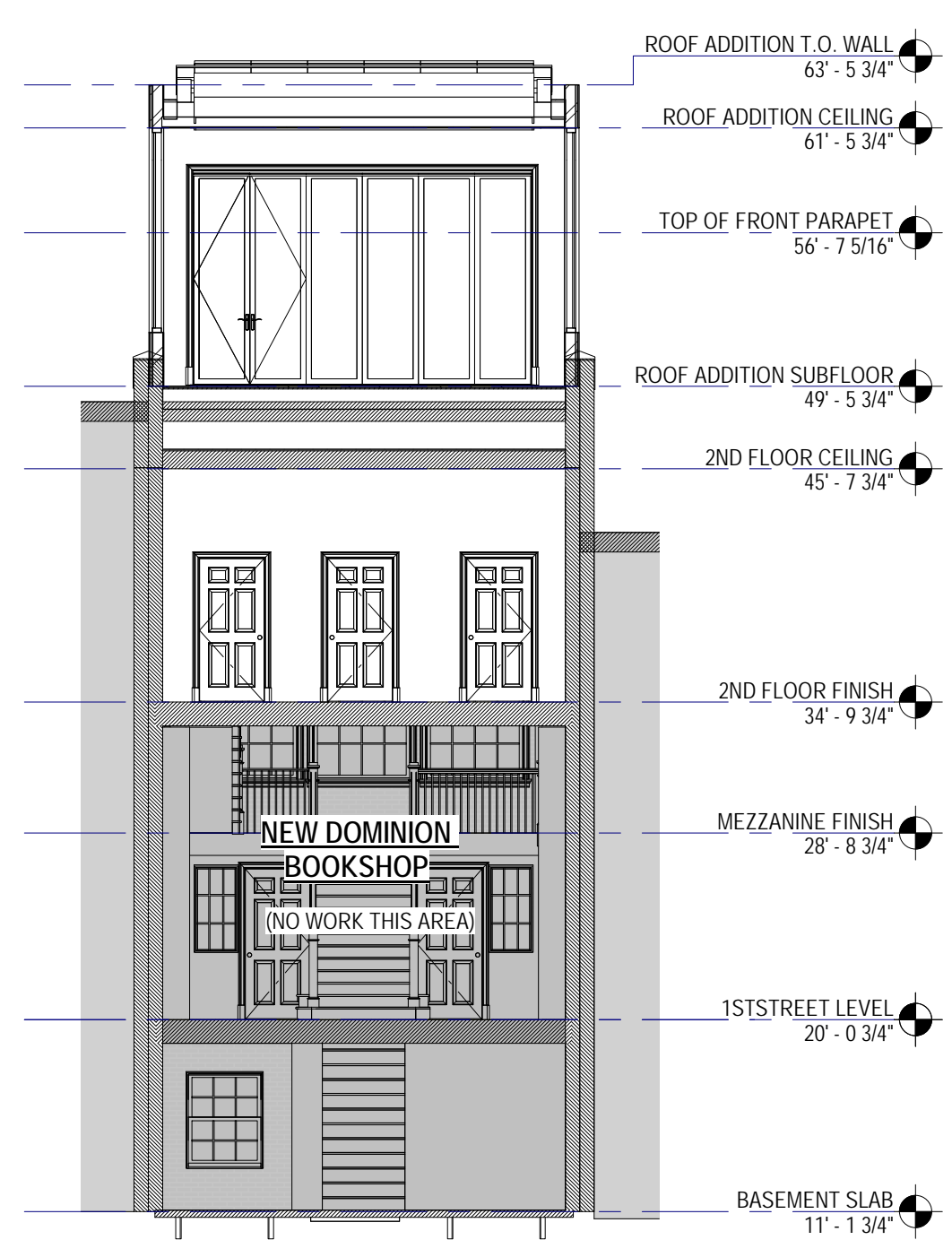


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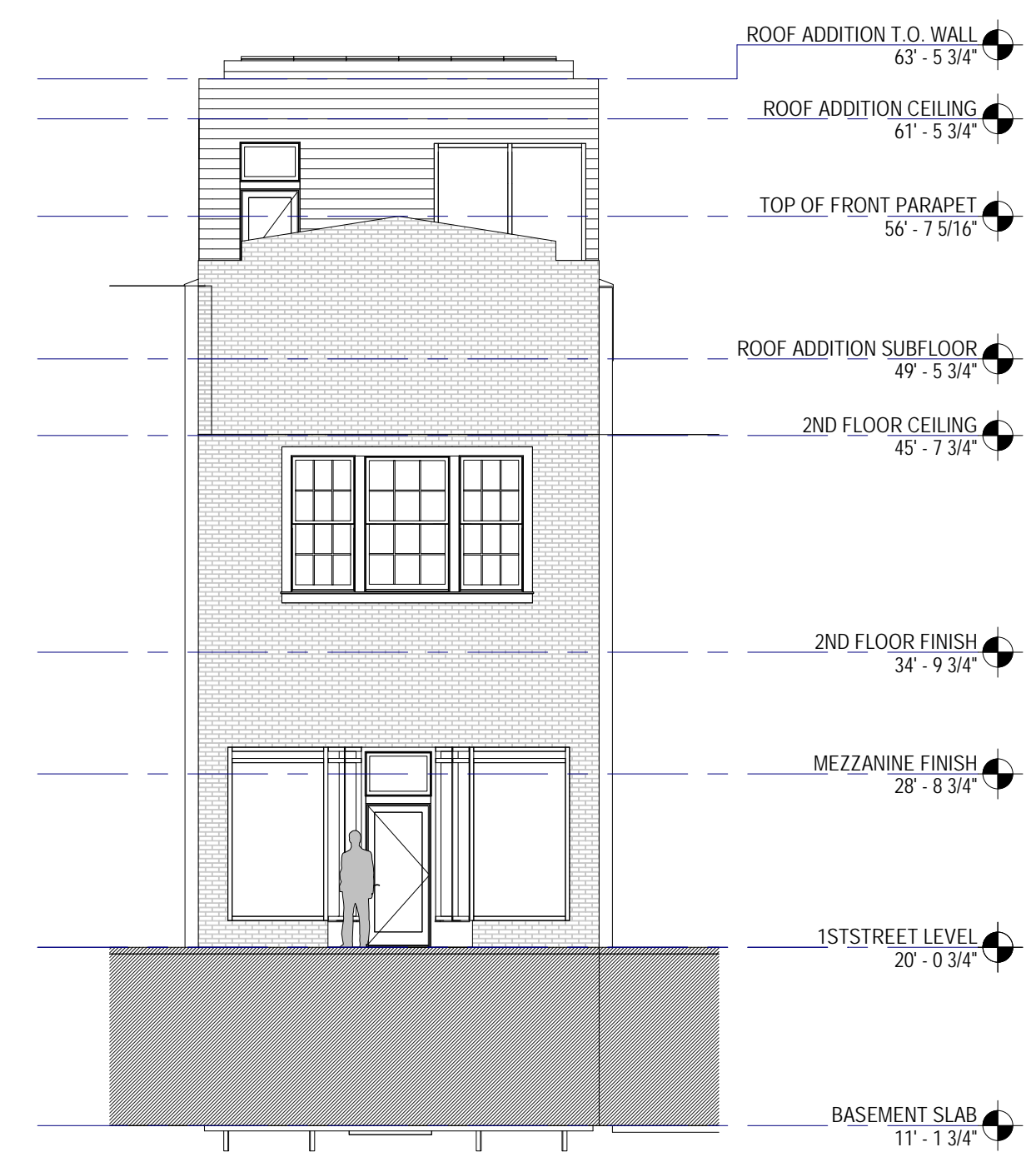
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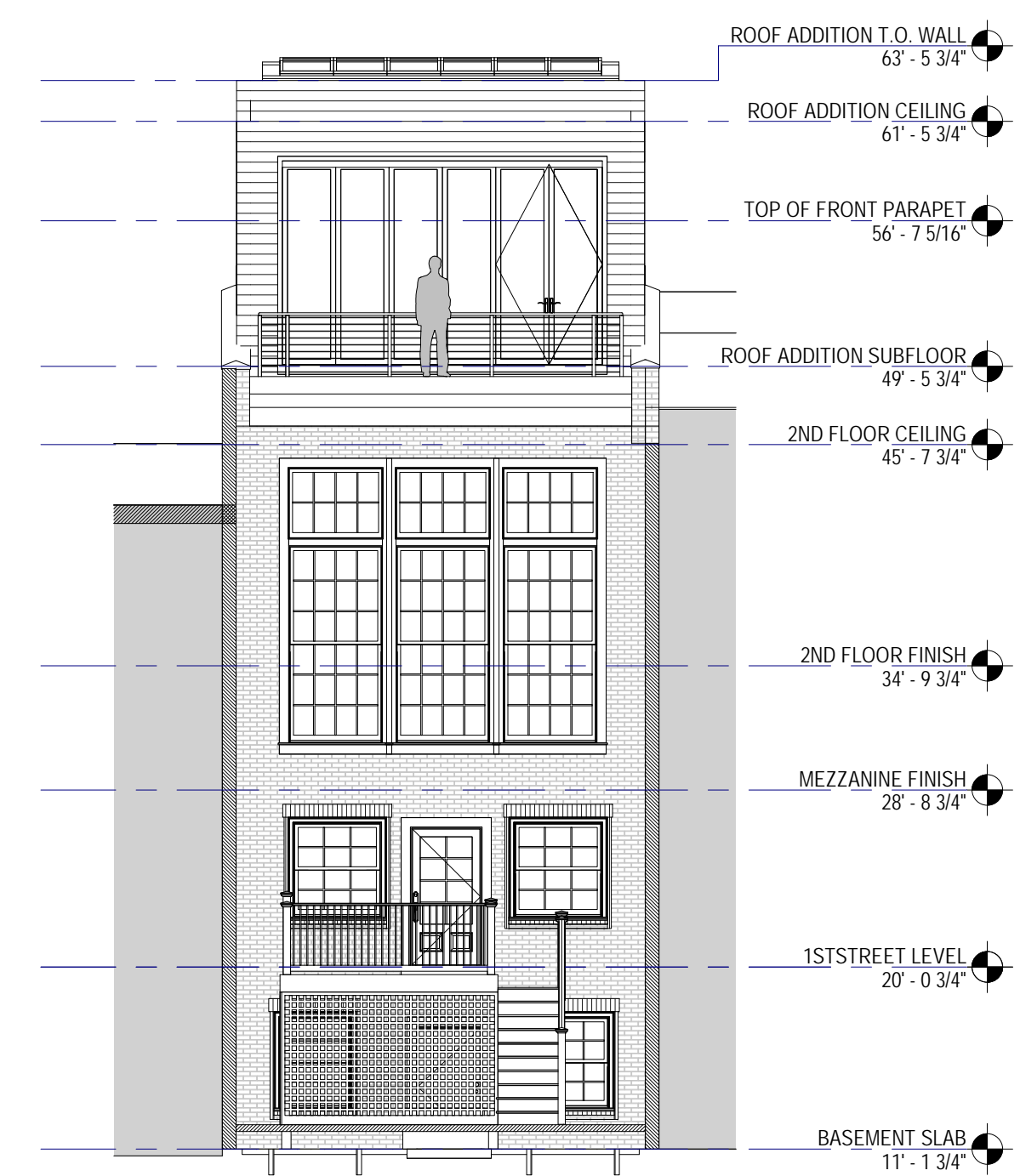
1 BUILDING SECTION  
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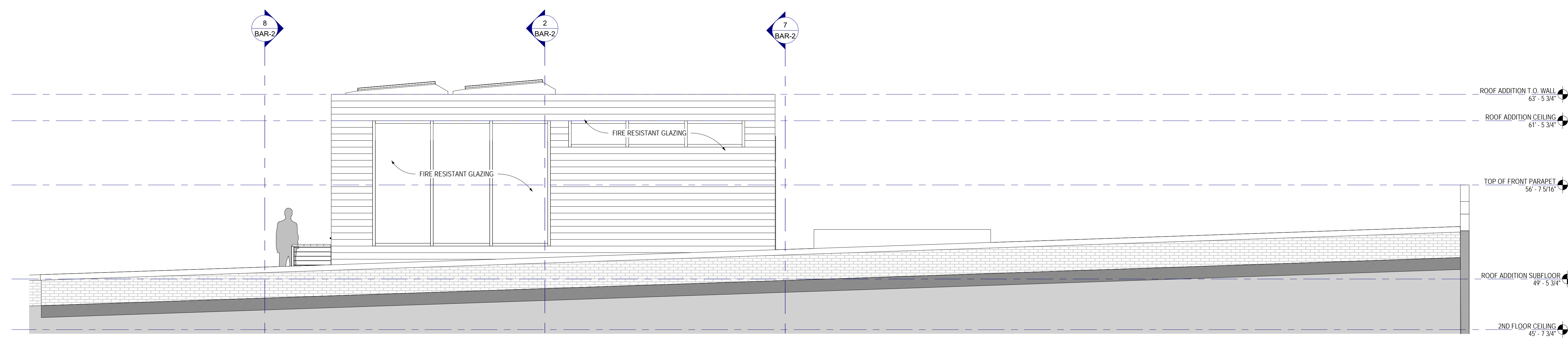
2 BUILDING CROSS SECTION - REAR FACING  
1/8" = 1'-0"



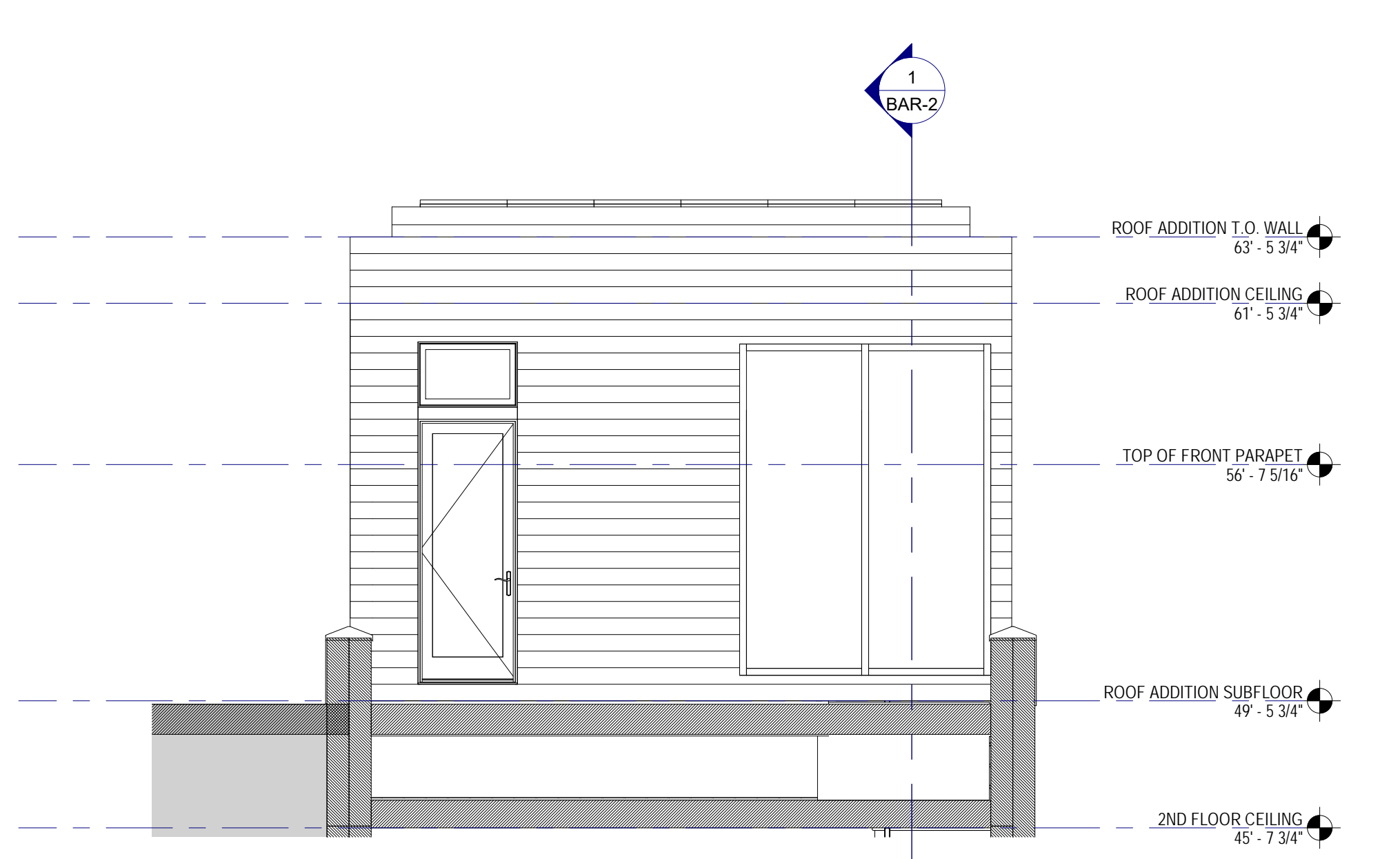
3 BUILDING ELEVATION FRONT  
1/8" = 1'-0"



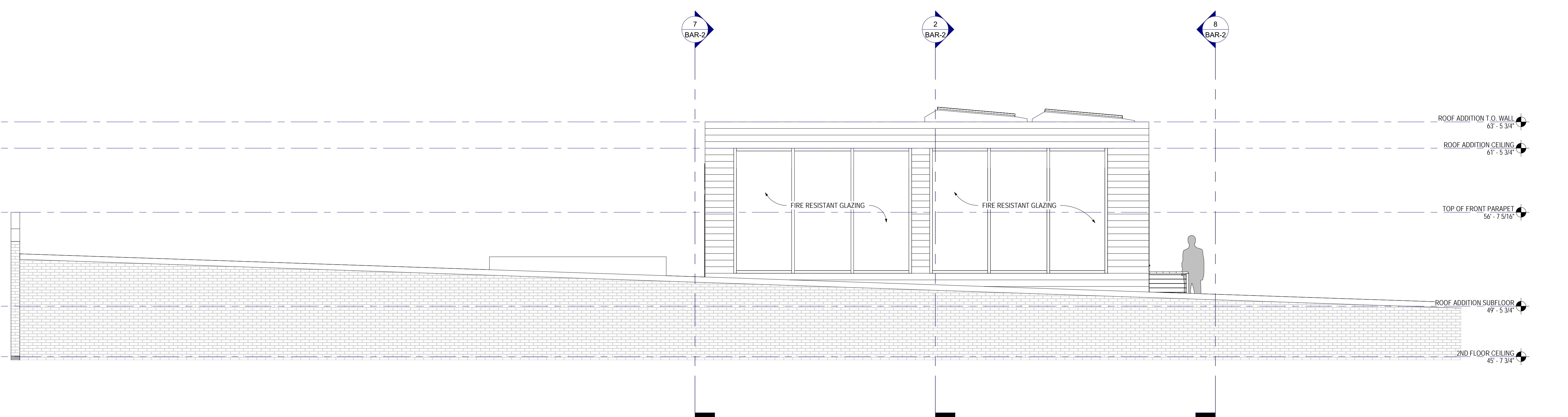
4 BUILDING ELEVATION REAR  
1/8" = 1'-0"



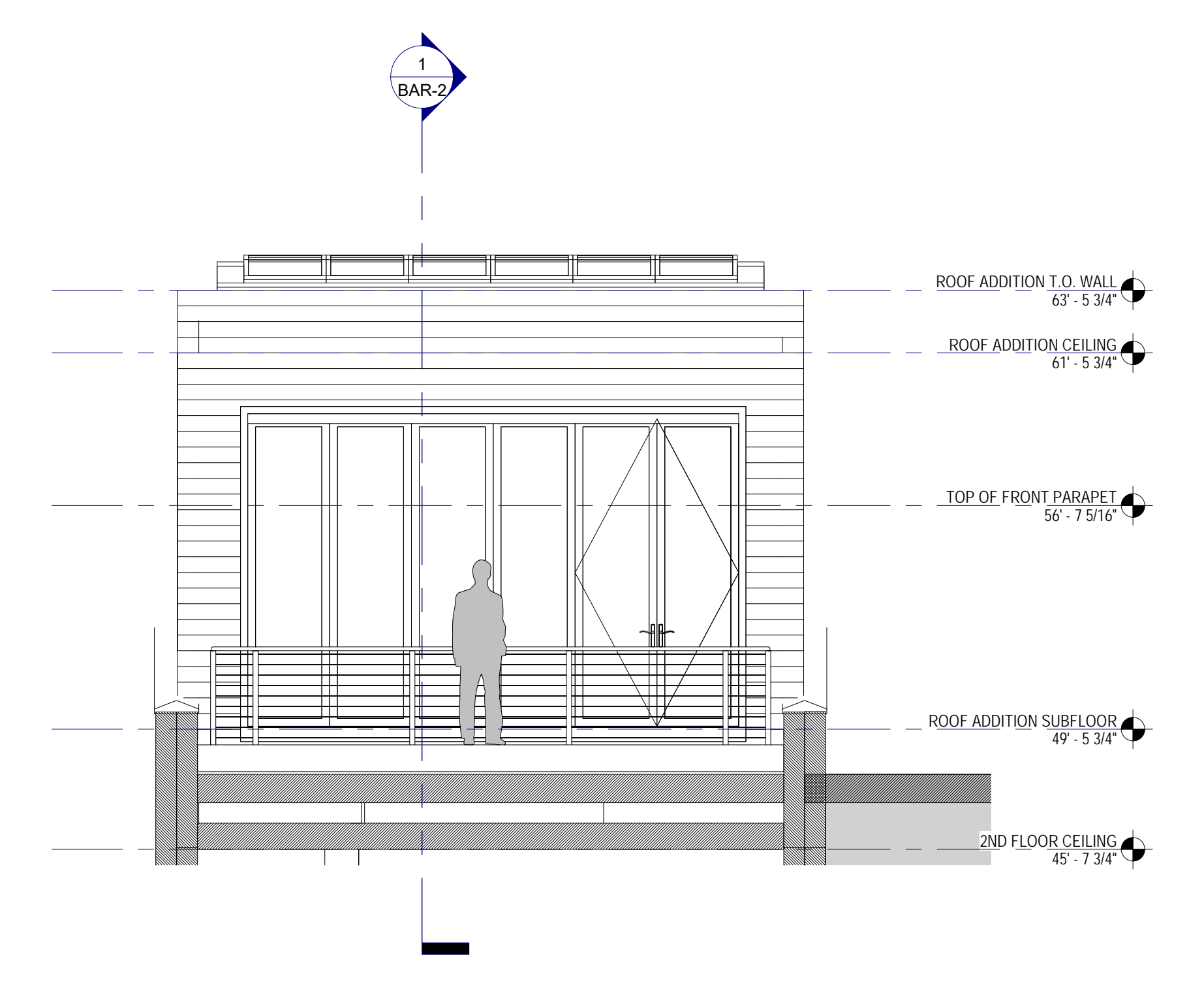
5 MEZZANINE ELEVATION 1  
1/4" = 1'-0"



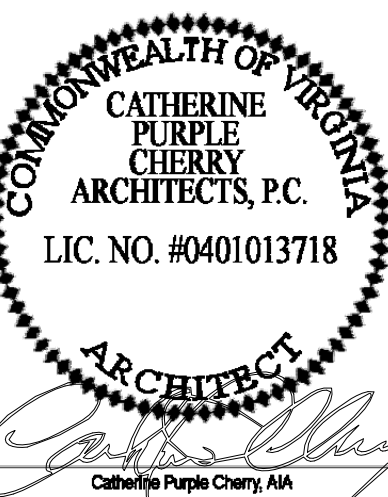
7 MEZZANINE ELEVATION 2  
1/4" = 1'-0"



6 MEZZANINE ELEVATION 3  
1/4" = 1'-0"



8 MEZZANINE ELEVATION 4  
1/4" = 1'-0"



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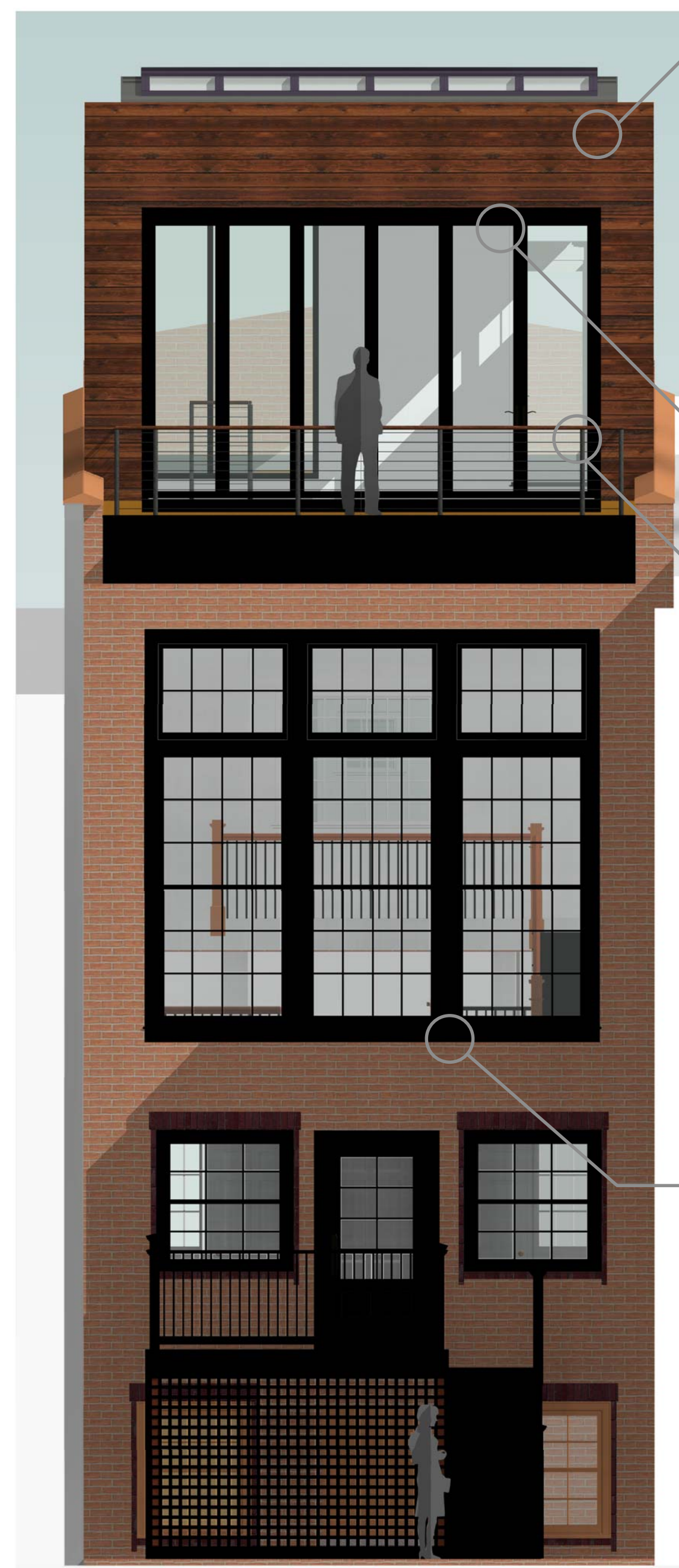
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SECTIONS & ELEVATIONS

BAR-2



ELEVATION 1



ELEVATION 2

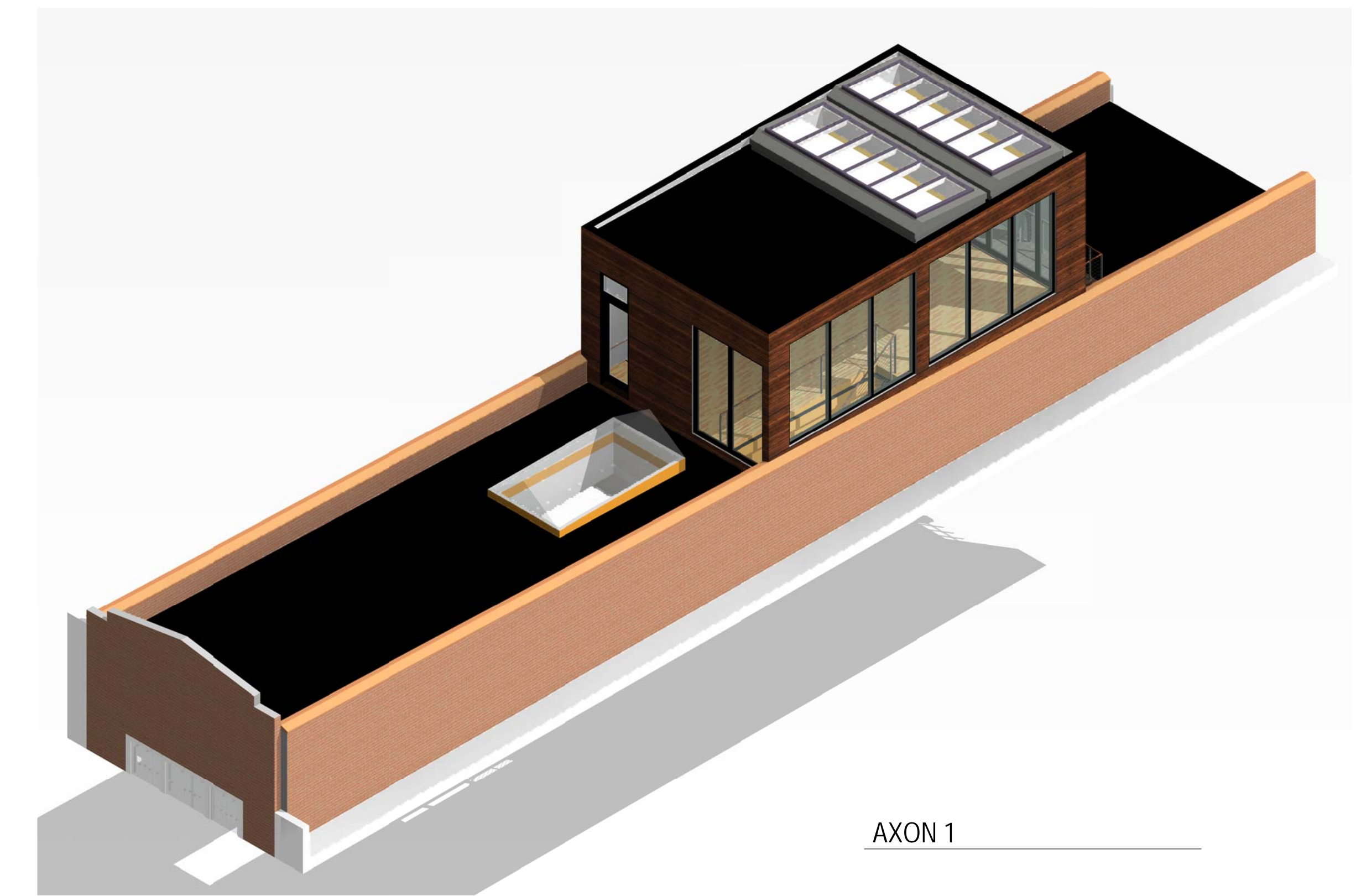
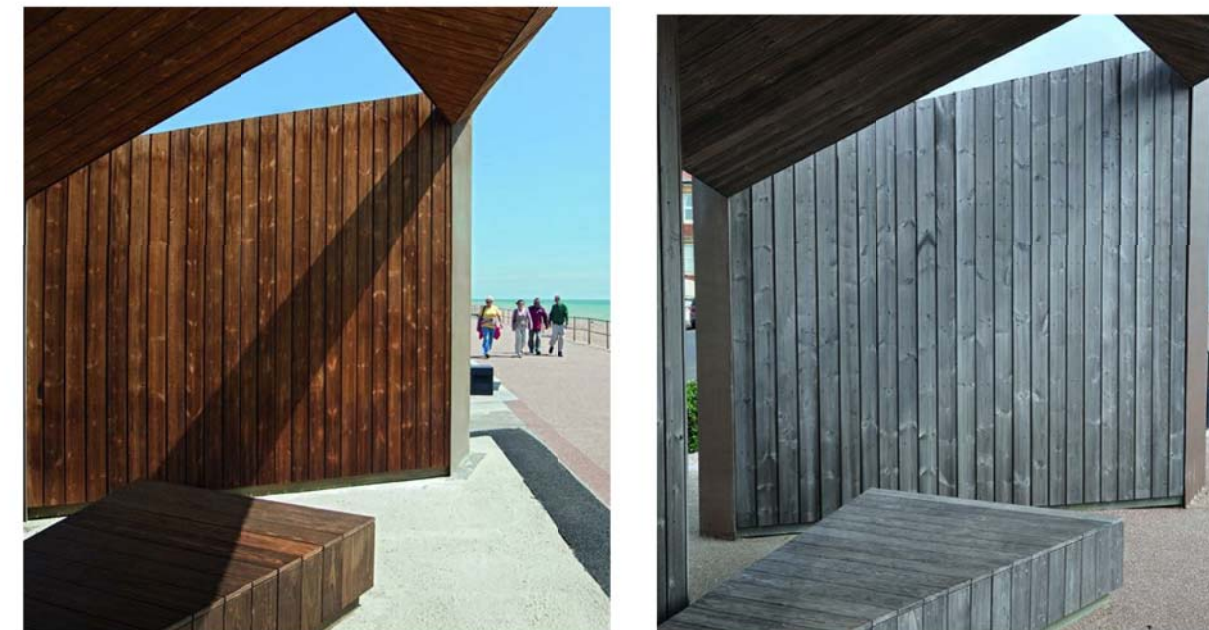
**MATERIAL PALETTE**

**KEROVY BANSCREEN**  
 • CLEAR FINISH  
 • KEROVY TREATMENT APPLIED TO INCREASE ROT RESISTANCE  
 • INITIAL DEEP BROWN WHEN INSTALLED, WEATHERS TO GREY OVER TIME (SEE EXAMPLE RIGHT)

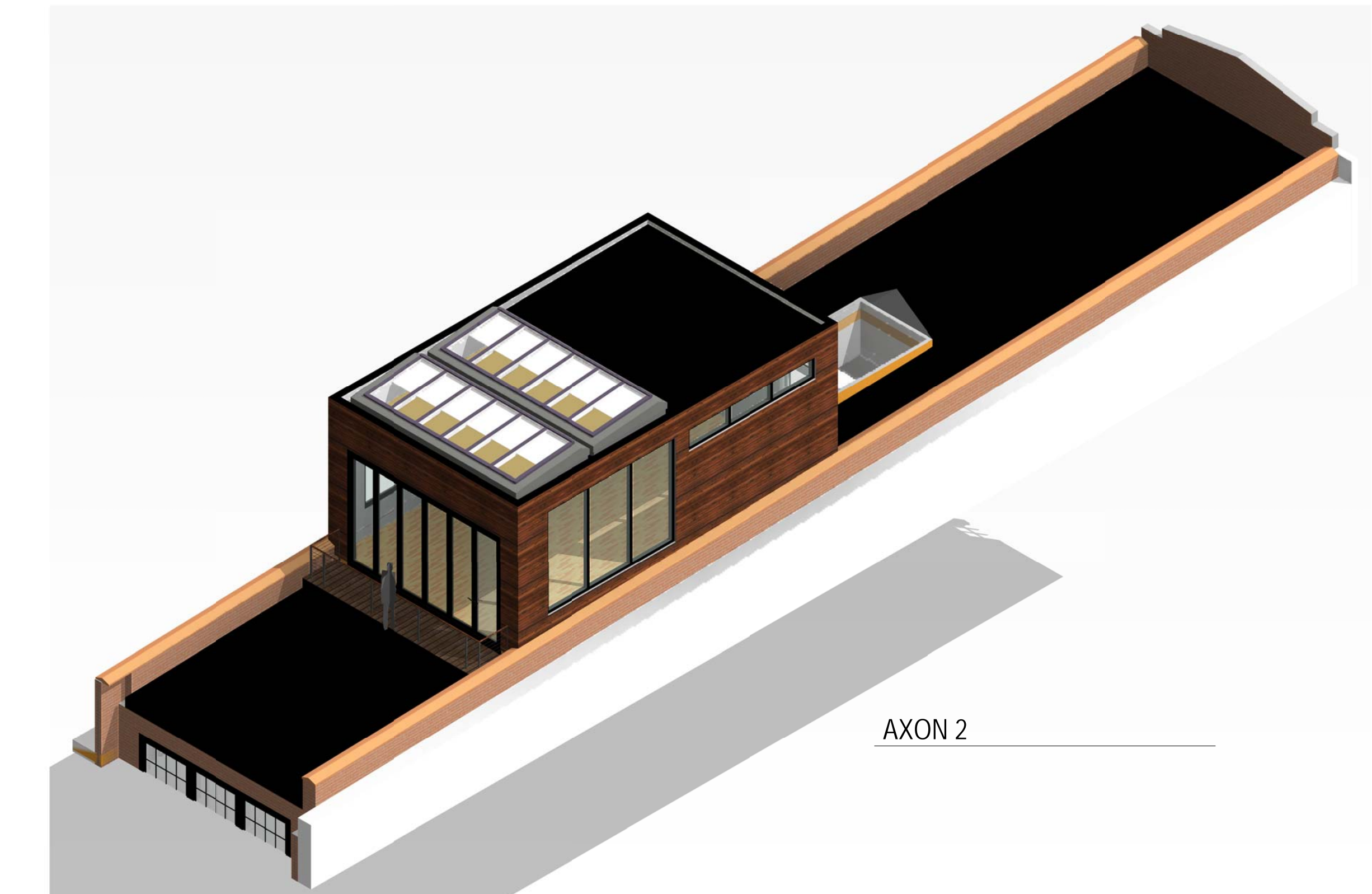
**QUAKER ALUMINUM FRAME WINDOWS/DOORS**  
 • DARK COLORING TO MATCH EXISTING BUILDING  
 • EXTRUDED ALUMINUM FRAME  
 • REAR "NAAMUWIL" MULTIPANEL DOOR SYSTEM

**CABLE RAILING ASSEMBLY & DECK**  
 • CUSTOM BLACKENED STEEL RAIL WITH STAINLESS STEEL CABLE  
 • IPE OR EQUIVALENT HANDRAIL  
 • IPE OR EQUIVALENT DECK

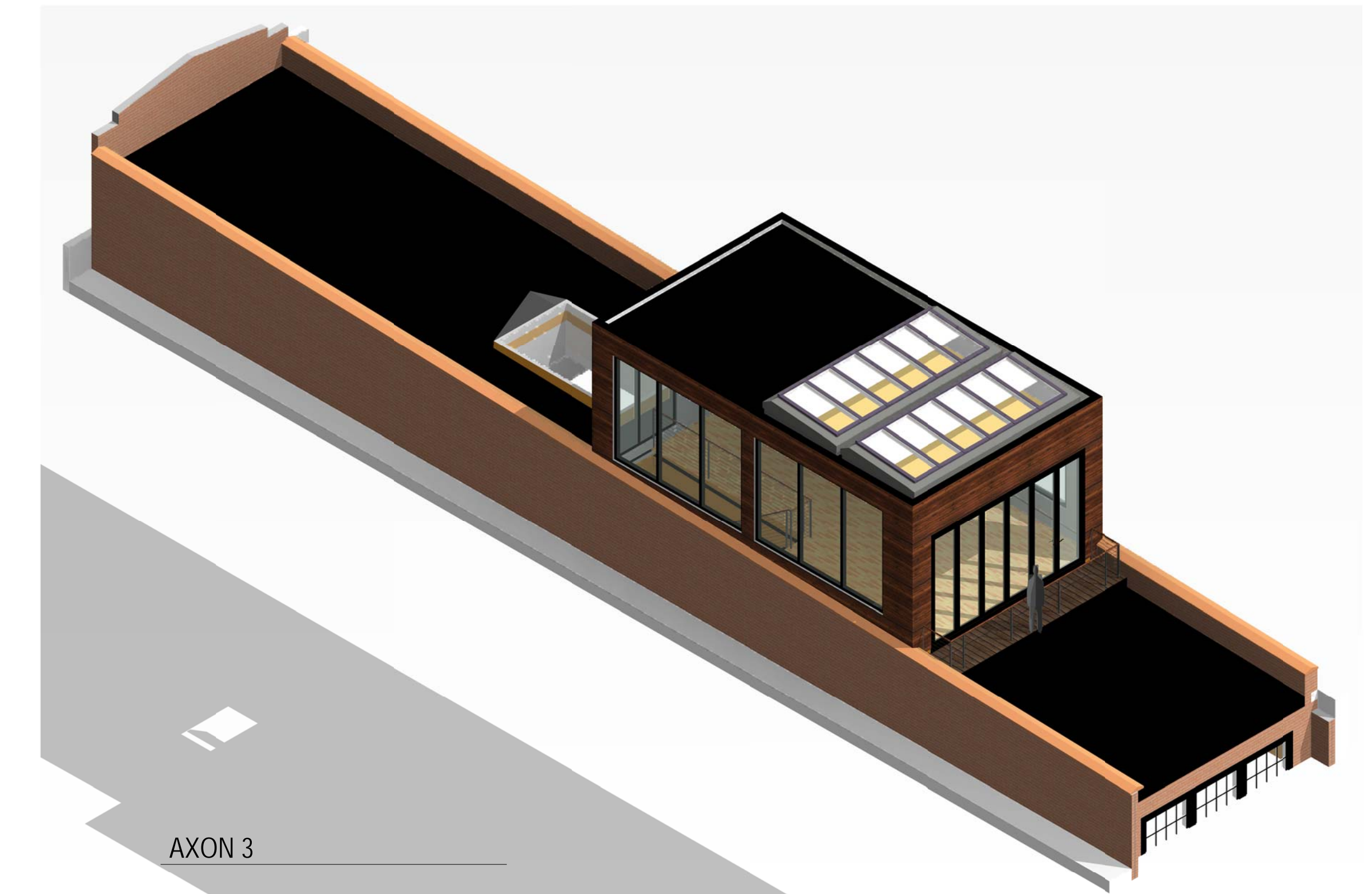
**EXISTING BRICK & WINDOW TRIM**  
 • EXISTING BRICK TO REMAIN UNCHANGED  
 • EXISTING EXTERIOR TRIM TO REMAIN UNCHANGED



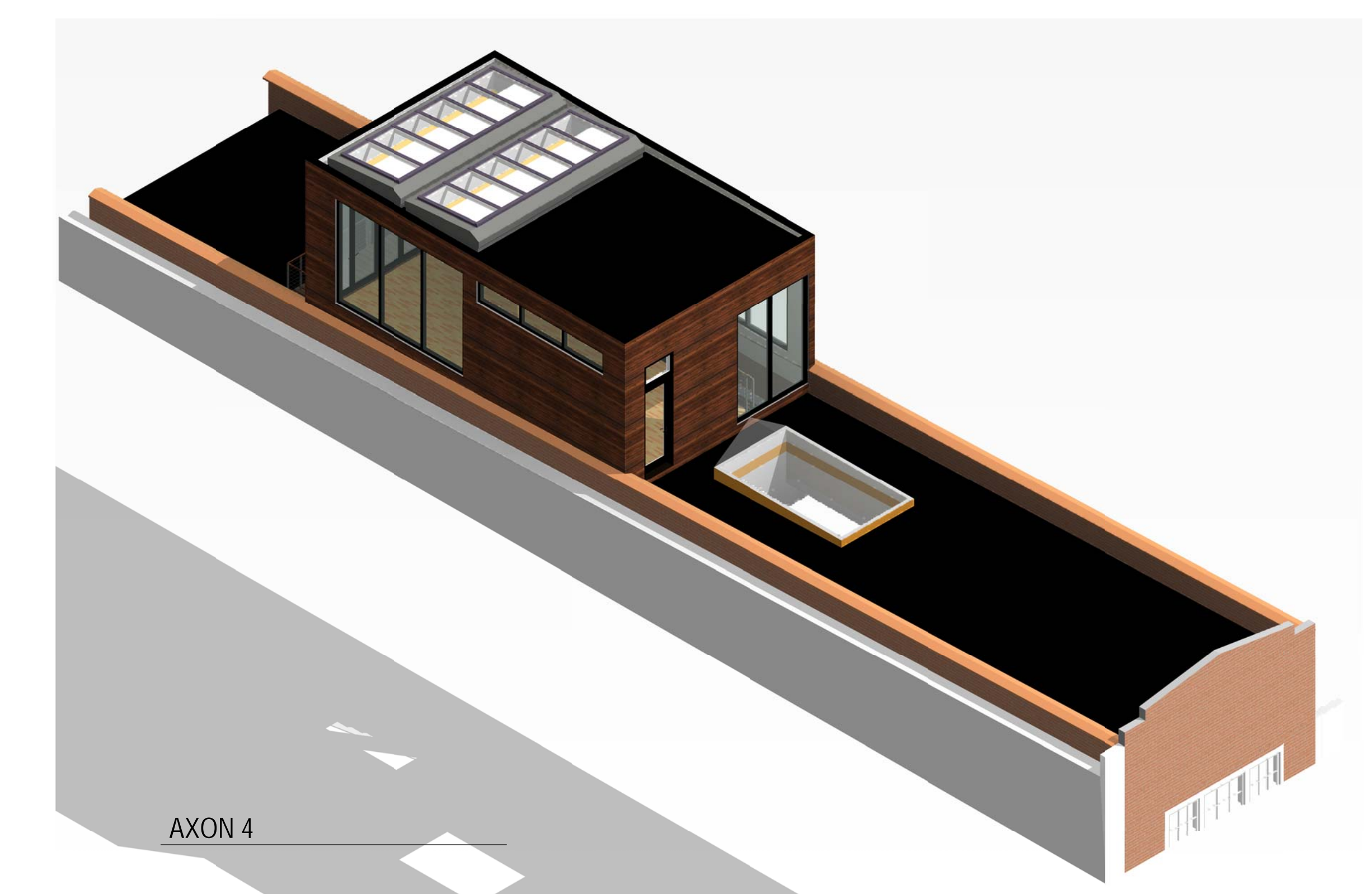
AXON 1



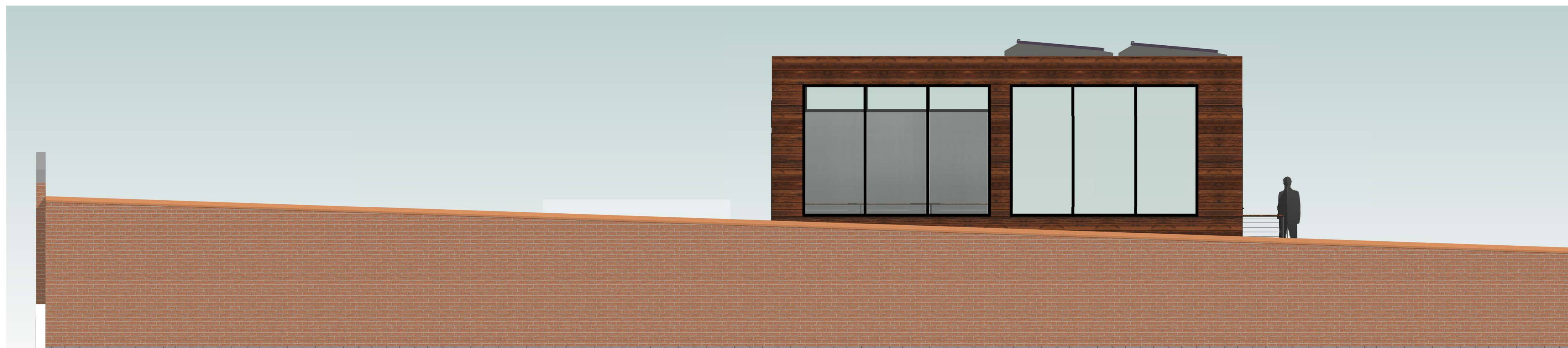
AXON 2



AXON 3



AXON 4



ELEVATION 3



ELEVATION 4



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**REALISTIC AXON VIEWS**

**BAR-3**





DOWNTOWN MALL SIDE STREET VIEW



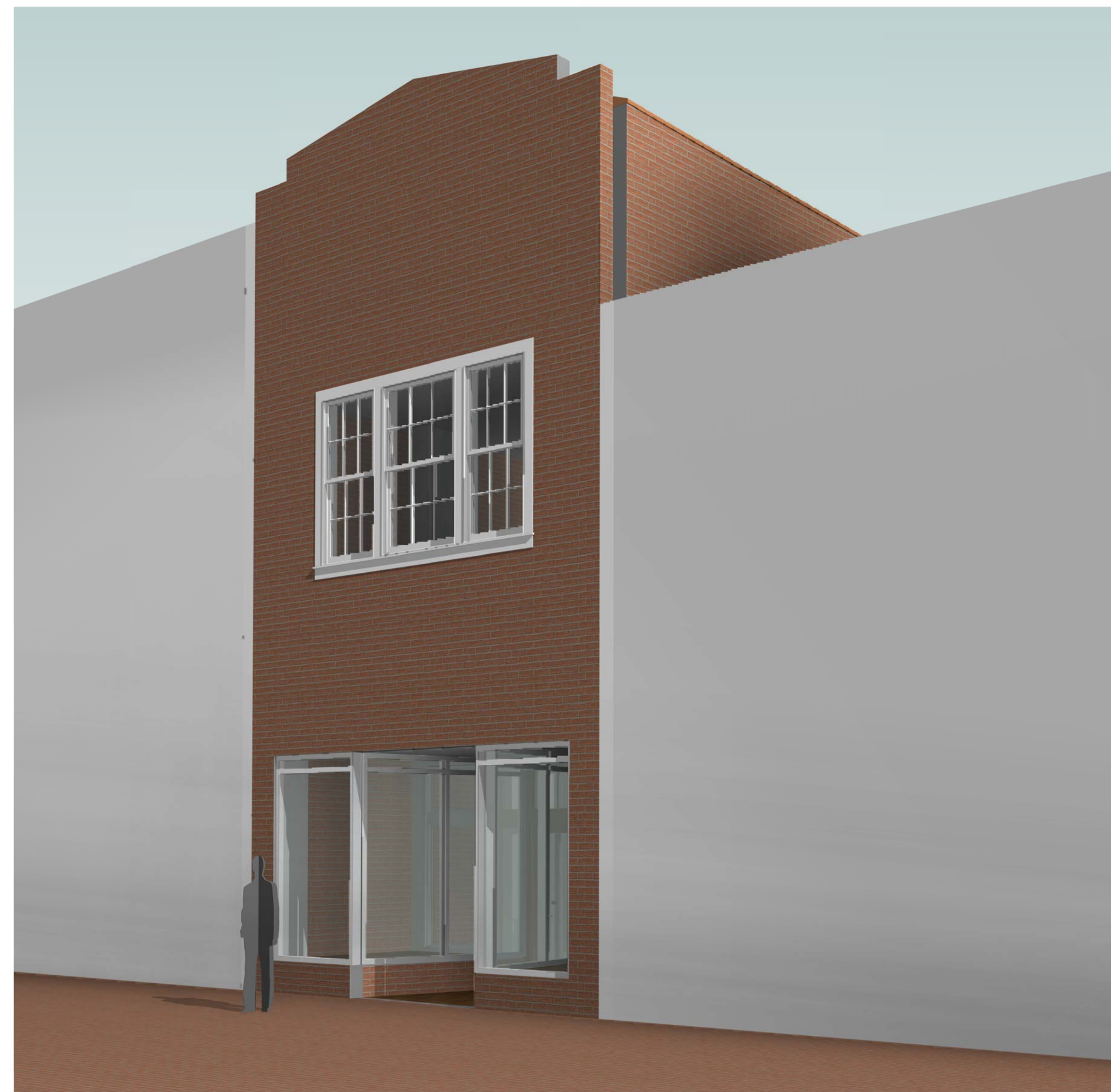
WATER STREET SIDE STREET VIEW



STREET VIEW 1



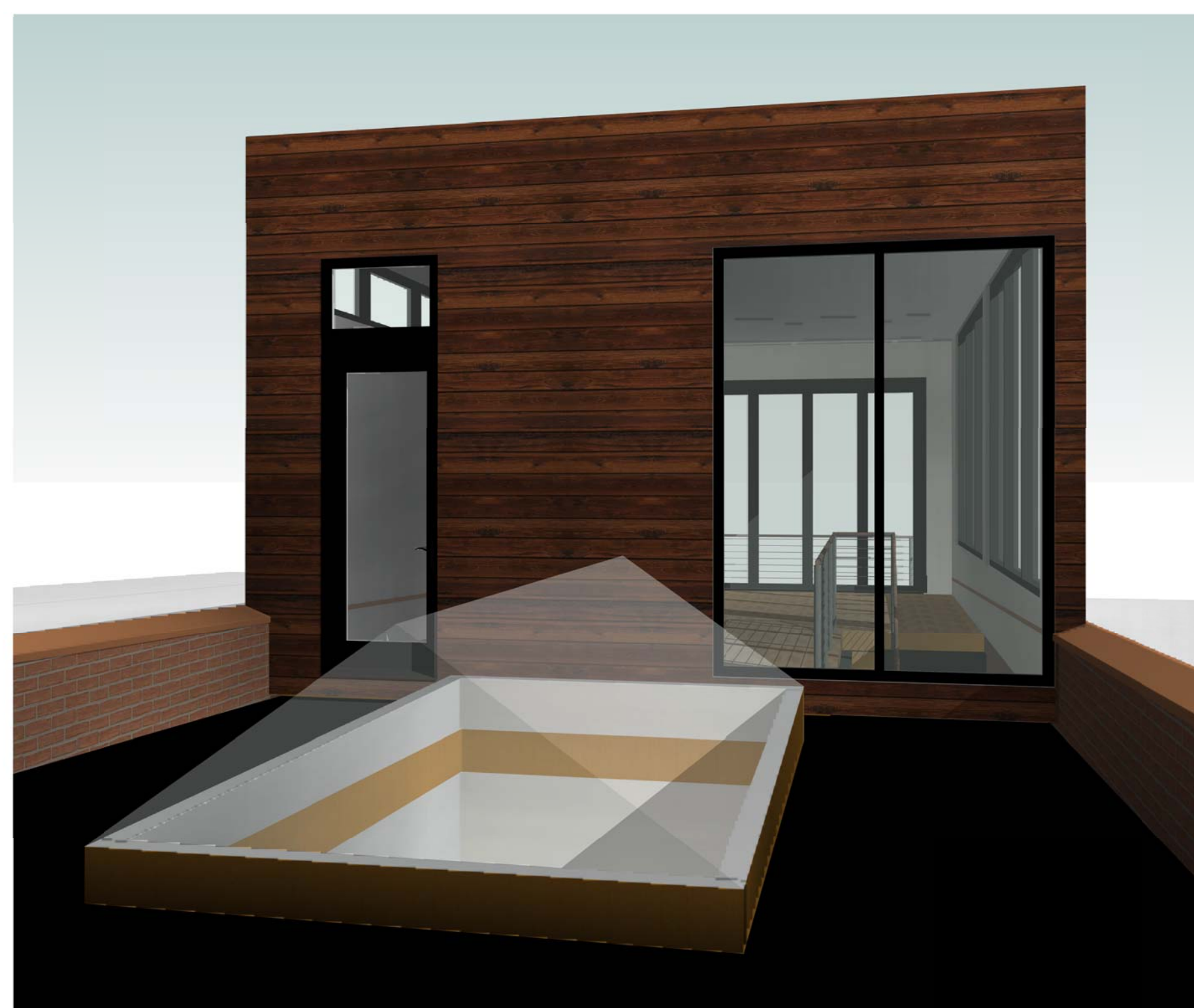
STREET VIEW 2



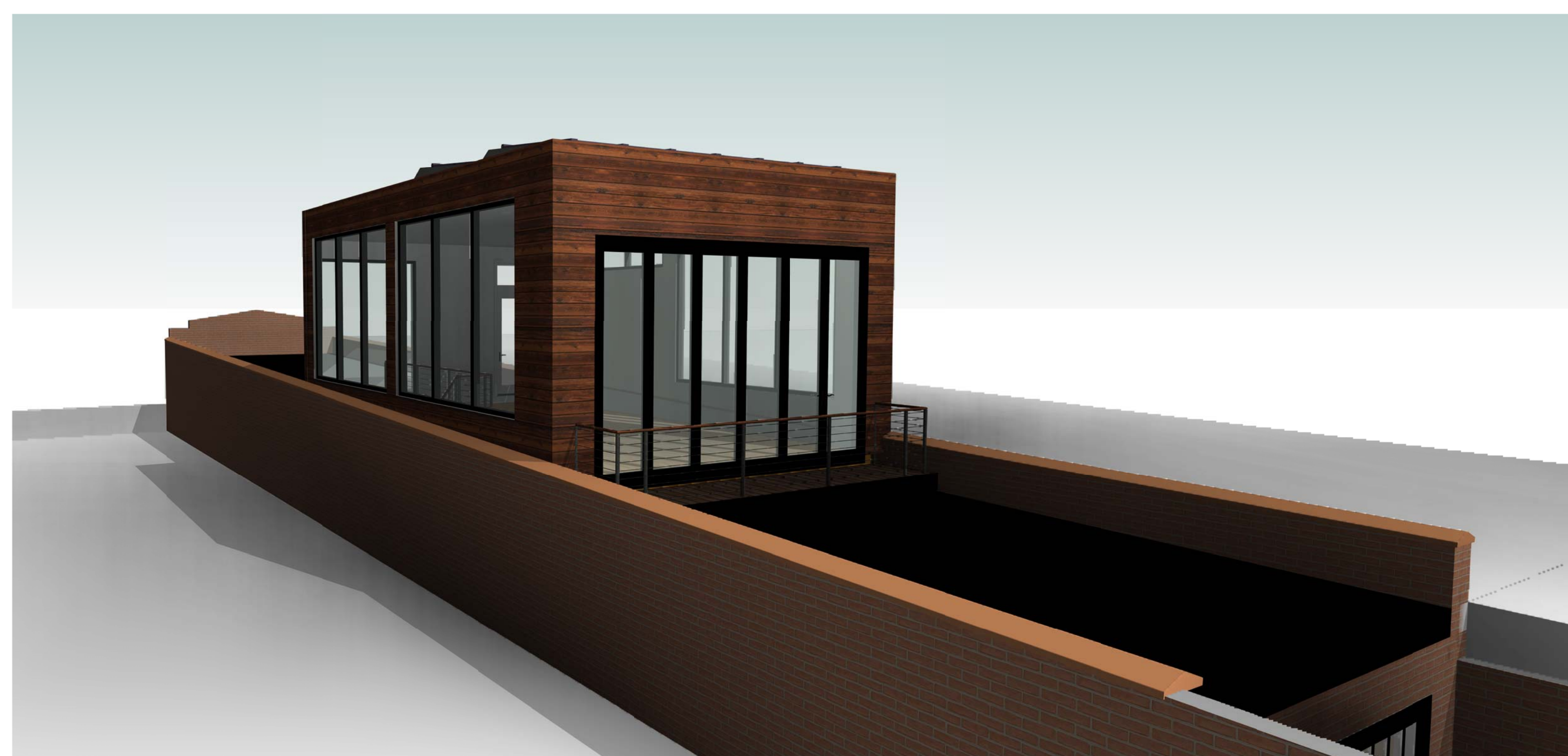
STREET VIEW 3



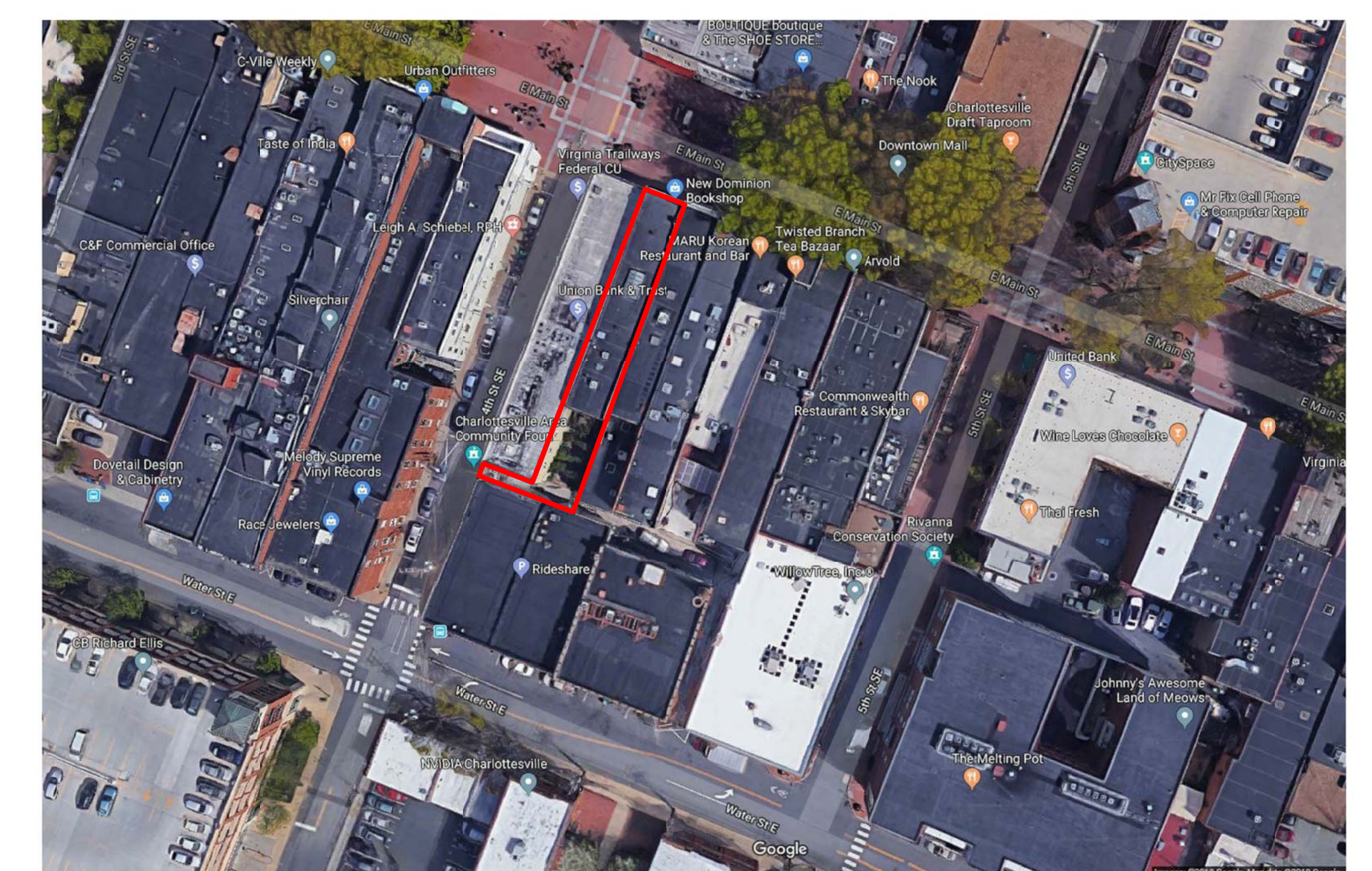
STREET VIEW 4



ROOF VIEW 1



ROOF VIEW 2



PROXIMITY AERIAL VIEW



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REALISTIC  
PERSPECTIVE  
VIEWS

BAR-4