

From: Scala, Mary Joy
Sent: Thursday, August 27, 2015 9:22 AM
To: Wolf, Fred
Cc: 'deanna@lighthousestudio.org'
Subject: BAR Action - August 18, 2015 - 220 W Market Street

August 27, 2015

Light House Studio, Deanna Gould Exec. Dir.
121 E Water Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-08-01
220 West Market Street
Tax Parcel 330277000
Light House Studio, Owner/ Fred Wolf, Applicant
Proposed 2nd Story Addition to Vinegar Hill Theater's west side facing Old Preston Ave.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 18, 2015. The following action was taken:

The BAR approved the application as submitted (7-0), specifically the changes dated July 28, 2015, [and received at the August 18, 2015 meeting]. The BAR requests that the applicant work with the City to address the right-of-way adjacent to the building.

This certificate of appropriateness shall expire in 18 months (February 18, 2017), 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.

Upon completion of the project, 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
August 18, 2015**



Certificate of Appropriateness Application

BAR 15-08-01

220 West Market Street

Tax Parcel 330277000

Light House Studio, Owner/ Fred Wolf, Applicant

Proposed 2nd Story Addition to Vinegar Hill Theater's west side facing Old Preston Ave.

Background

This building is a contributing structure in the Downtown ADC District. The previous use was the Vinegar Hill Theater. The National Register nomination (1980) describes the building as: cinder block with brick and stone veneer; 1 story; flat roof; 3 bays. Commercial Vernacular. CA. 1955. Recessed east bay entrance; plate-glass windows; west addition.

The City assessor's records date the building to 1949. A site plan was approved in 1975 for a small addition on the west side (attached). The front addition was added in 1996 (attached).

June 4, 1984 – The BAR approved repainting the Vinegar Hill Theater.

August 15, 1996 – The BAR approved a front restaurant addition to Vinegar Hill Theater with conditions: 1) The large west window must be broken up into two windows 2) All HVAC equipment and venting ducts must not be visible from the public R/W 3) The gutter and drain system is approved 4) The final color is subject to administrative review.

May 21, 2001 – Administrative approval of an outdoor patio for L'Aventura restaurant.

Application

The applicant proposes a two-story addition to the building's west side facing Old Preston Avenue.

The addition includes a sub-grade and ground level studio space, two stairs, an open porch at ground level, and a roof terrace at second floor level. A new canopy will be added to the existing entry on Market Street. A skylight will be added to the roof.

The existing planter boxes and gooseneck lights will be removed from the Market Street elevation. On the roof, an existing restaurant exhaust hood will be removed. Minor appurtenances to the building on the west side will be removed, and one large magnolia tree.

Proposed materials are painted stucco, anodized aluminum storefront, steel canopies and pergola, and steel railings with stainless steel cables.

The existing site plan page and narrative outline the items to be demolished.

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 Guidelines for New Construction and Additions

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. 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.

Discussion and Recommendations

The proposed addition will expand the existing building to the property lines – the City retains ownership of the parking and landscaped area to the west.

The magnolia tree is the only item of interest to be removed.

The Vinegar Hill Theater has been an iconic building downtown for many years. It is good that the building will be re-used and occupied by Light House Studio.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new addition satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

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 \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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.

Information on Subject Property

Physical Street Address: 220 West Market Street
(Light House Studio at Vinegar Hill Theater)
City Tax Map/Parcel: 330277000

Name of Historic District or Property: Downtown ADC

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

Applicant

Name: Fred Wolf / WOLF ACKERMAN DESIGN
Address: 110-B 2nd Street NE; Suite 201
Charlottesville, VA 22902
Email: fw@wolfackerman.com
Phone: (W) 434-296-4848 (H) _____
FAX: 434-296-4877

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.)

[Handwritten Signature] 7.24.15
Signature Date

Property Owner (if not applicant)

Name: LIGHT HOUSE STUDIO / Attn: Deanna Gould, Exec. Director
Address: 121 East Water Street
Charlottesville, VA 22902
Email: deanna@lighthousestudio.org
Phone: (W) 434-293-6992 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

Signature Date

Description of Proposed Work (attach separate narrative if necessary): Proposed 2 Story addition to Vinegar Hill Theater's west side facing Old Preston Ave. Addition includes a sub-grade and ground level studio space, two stairs, an open porch at ground level and a roof terrace at a second floor level.

In addition, we propose to add a canopy at existing entry, remove planter boxes and lights from Market Street elevation, remove exhaust hood at roof and add a skylight at existing roof.

Attachments (see reverse side for submittal requirements): Eleven (11) 12 x 18 Sheets including: Aerial View of Site, Site Plan showing Proposed Addition

Roof Plan, Existing Condition Photos, Context Photos, Street Elevations, North Building Elevation, West Building Elevation, East Building Elevation, South Building Elevation and 3D Views

For Office Use Only

Received by: D. Eubank
Fee paid: 12500 Cash/Ck. # 4354
Date Received: 7/24/15

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

RECEIVED

AUG 07 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

1504 - Lighthouse Studio at Vinegar Hill Theatre

Narrative of Changes:

Site Changes:

- Remove Large Magnolia from Site
- Remove small junipers and shrubs
- Remove sidewalk and boardwalk from West side of building
- Remove concrete planter from West side of building
- Remove plantings adjacent to building
- Remove trellis from West side of building
- Remove existing concrete knee walls and pipe railings
- Remove trash corral from southwest corner of site
- Remove shrubs from West side of building
- Remove sign and posts from West side of building

Building Changes:

- Remove all exterior lighting and planter boxes
- Remove wooden stairs from West side of building
- Remove knee wall and CMU walk-in cooler from West side of building
- Remove lean-to from Southwest side of building
- Remove kitchen equipment from rooftop

- Add steel canopy at Northeast entrance
- Repaint existing stucco and stucco band
- Add skylight at theater roof
- Partially demolish West wall and add storefront
- Repaint windows and trim
- Add new concrete stairs and walk to West entry
- Add painted steel canopy over West entry

- Add two story addition with one story partially below grade.
- Foundation to be exposed concrete
- Addition to be comprised of stucco with aluminum storefront windows
- Stucco fire stair to be added at rear
- Add roof terrace with steel trellis and polycarbonate canopy
- All guardrails to be painted steel with stainless steel cables

1975

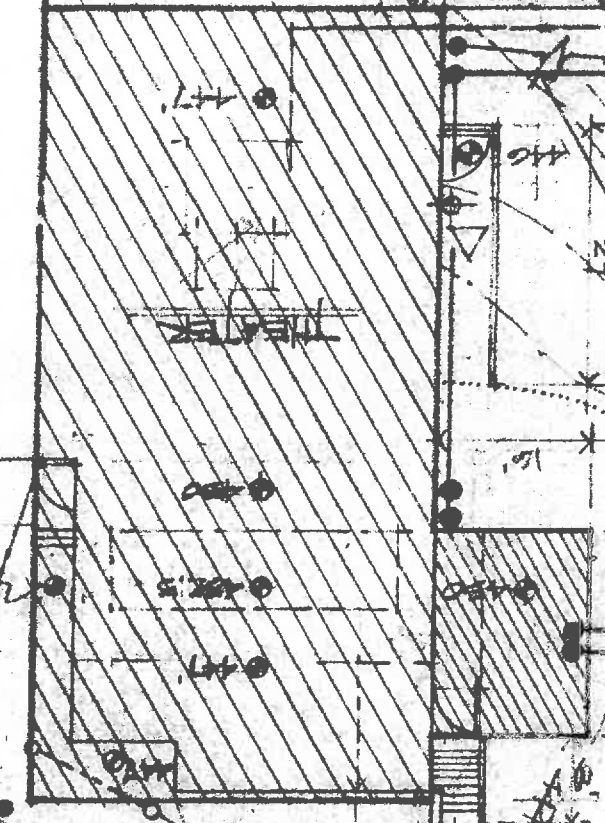
PROPERTY LINE

FUTURE RENOVATION

EXISTING WATER CONNECTION
EXISTING GAS CONNECTION
EXISTING SEWER CONNECTION

NEW CONNECTION

NEW TRAILAGE
NEW TRAILAGE
NEW TRAILAGE



BOILER ROOM

PROPERTY LINE

EXISTING ASPHALT DRIVE

EXISTING ASPHALT DRIVE

CURB ENTRANCE

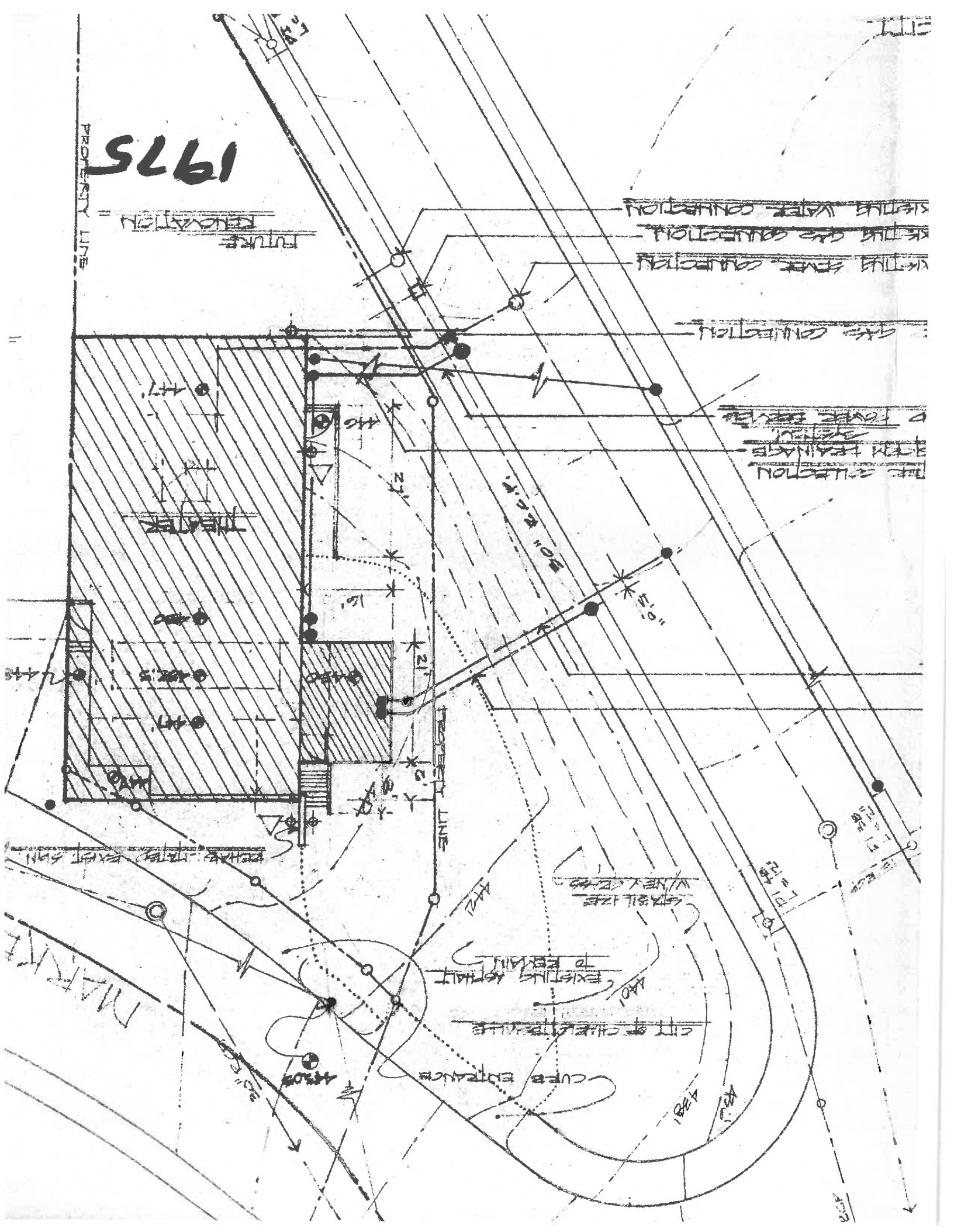
CITY OF CHARLOTTE

MARKET

4321

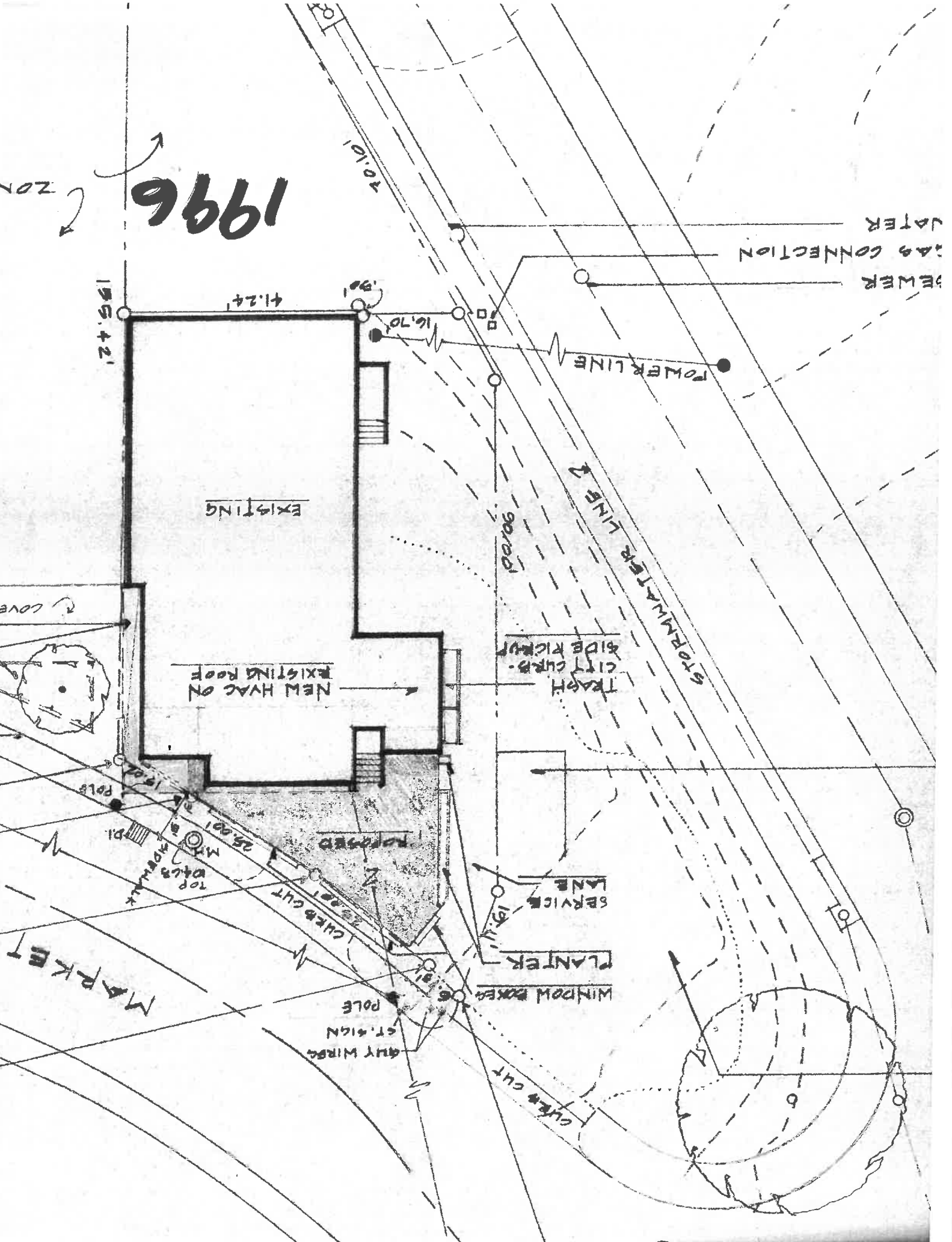
4321

BOY

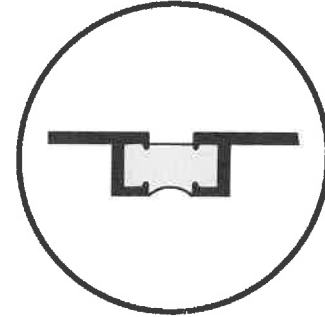
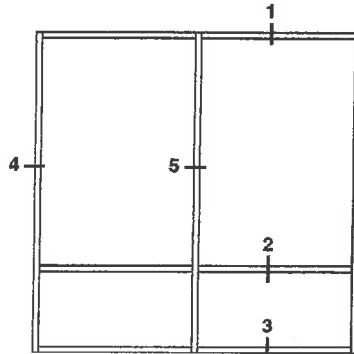


1996

207



SCALE 3" = 1'-0"



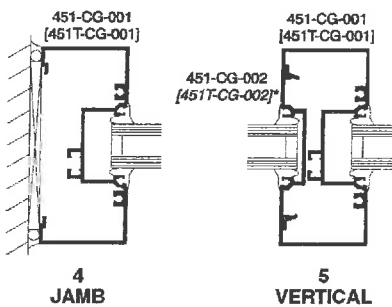
*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

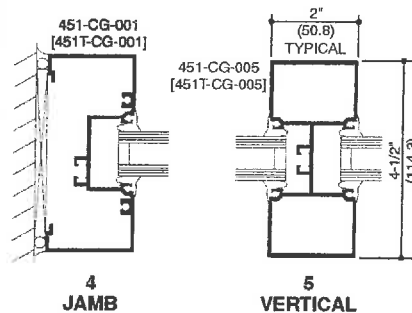
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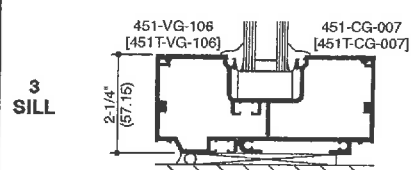
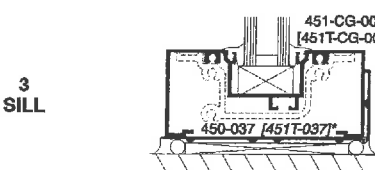
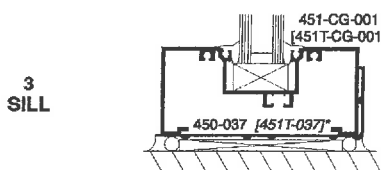
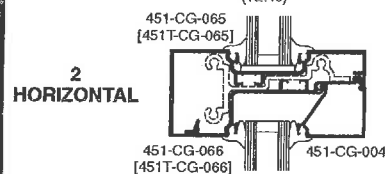
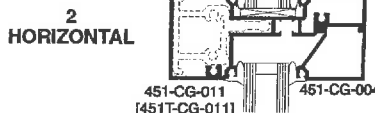
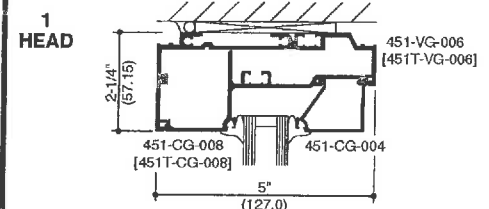
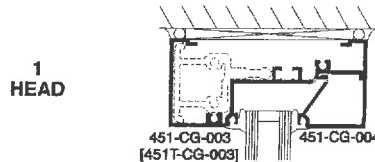
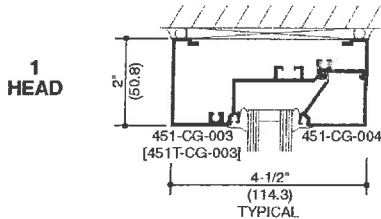
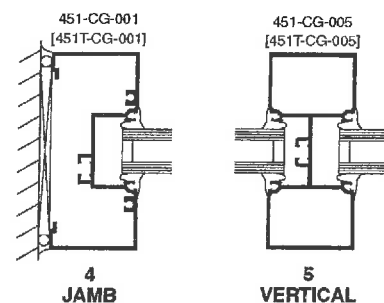
SHEAR BLOCK

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STICK

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*See Page 14 for Thermal Flashing and Optional High Performance Flashing

*See Page 14 for Thermal Flashing and Optional High Performance Flashing

Laws and building and safety codes governing the design and use of glazed entrances, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2008

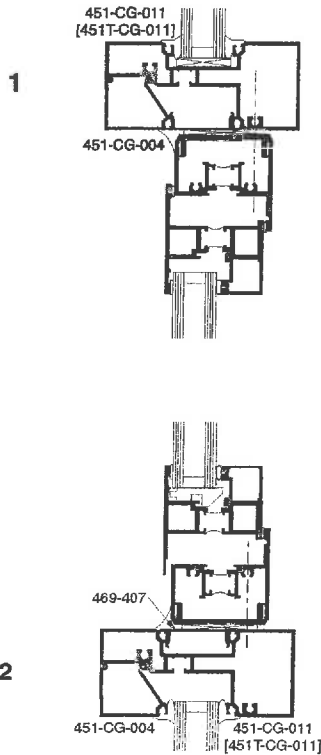
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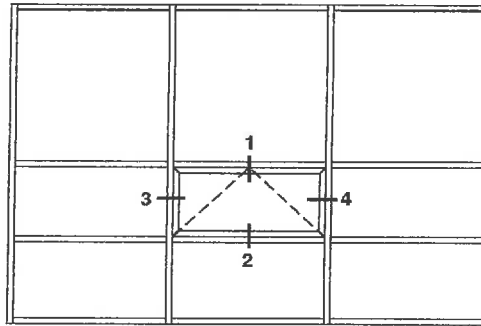
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PROJECT-OUT
VERTICAL SECTION

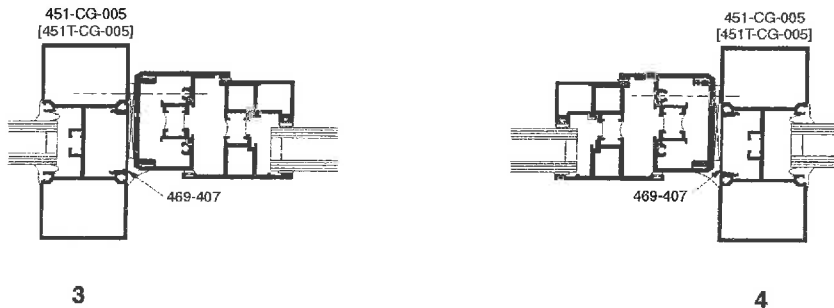


8225T•L VENTS SHOWN
NOTE: OTHER VENT TYPES CAN BE
ACCOMMODATED, CONSULT YOUR KAWNEER
REPRESENTATIVE FOR OTHER OPTIONS



ELEVATION IS NUMBER KEYED TO DETAILS

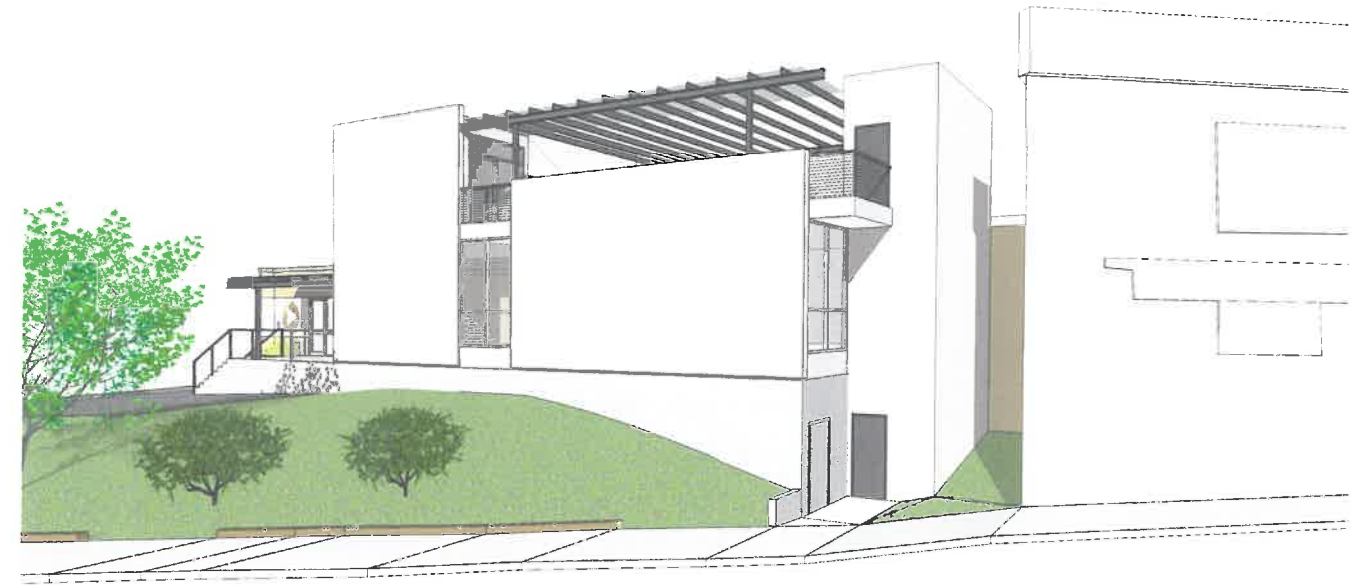
PROJECT-OUT
HORIZONTAL SECTION



Laws and building and safety codes governing the design and use of glazed entrances, window and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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LIGHTHOUSE STUDIO AT VINEGAR HILL THEATRE WEST ELEVATION

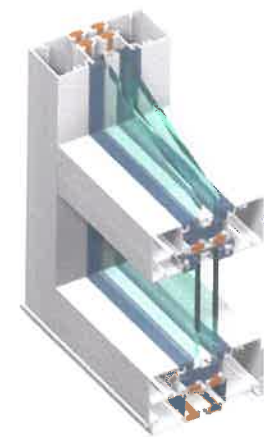


EXISTING STUCCO -PROVIDENCE OLIVE - BENJAMIN MOORE HC-98

NEW STUCCO -VARIANCE TIERRA - ALLOY



PAINTED STEEL + WINDOWS - BLACK HORIZON - BENJAMIN MOORE 2132-30



STOREFRONT - CLEAR ANODIZED ALUMINUM



ROOF CANOPY -PERFORATED STEEL



ROOF TERRACE -IPE DECK PANELS



ROOF TERRACE BALCONY - COATED ALUMINUM PANELS



FOUNDATION - EXPOSED CAST IN PLACE CONCRETE



WOLF ACKERMAN DESIGN

LIGHTHOUSE STUDIO AT VINEGAR HILL THEATRE BAR SUBMITTAL

LIST OF DRAWINGS

- COVER
- AERIAL VIEW
- EXISTING CONDITIONS
- CONTEXT
- SITE PLAN
- ROOF PLAN
- PROPOSED STREET ELEVATIONS
- NORTH ELEVATION
- WEST ELEVATION
- EAST ELEVATION
- SOUTH ELEVATION
- 3D VIEWS



PROPOSED SITE AT 220 WEST MARKET STREET



NORTHWEST EXISTING ELEVATION



NORTHEAST EXISTING E



WEST EXISTING ELEVATION



SOUTHWEST EXISTING EI



136 OLD PRESTON AVE.



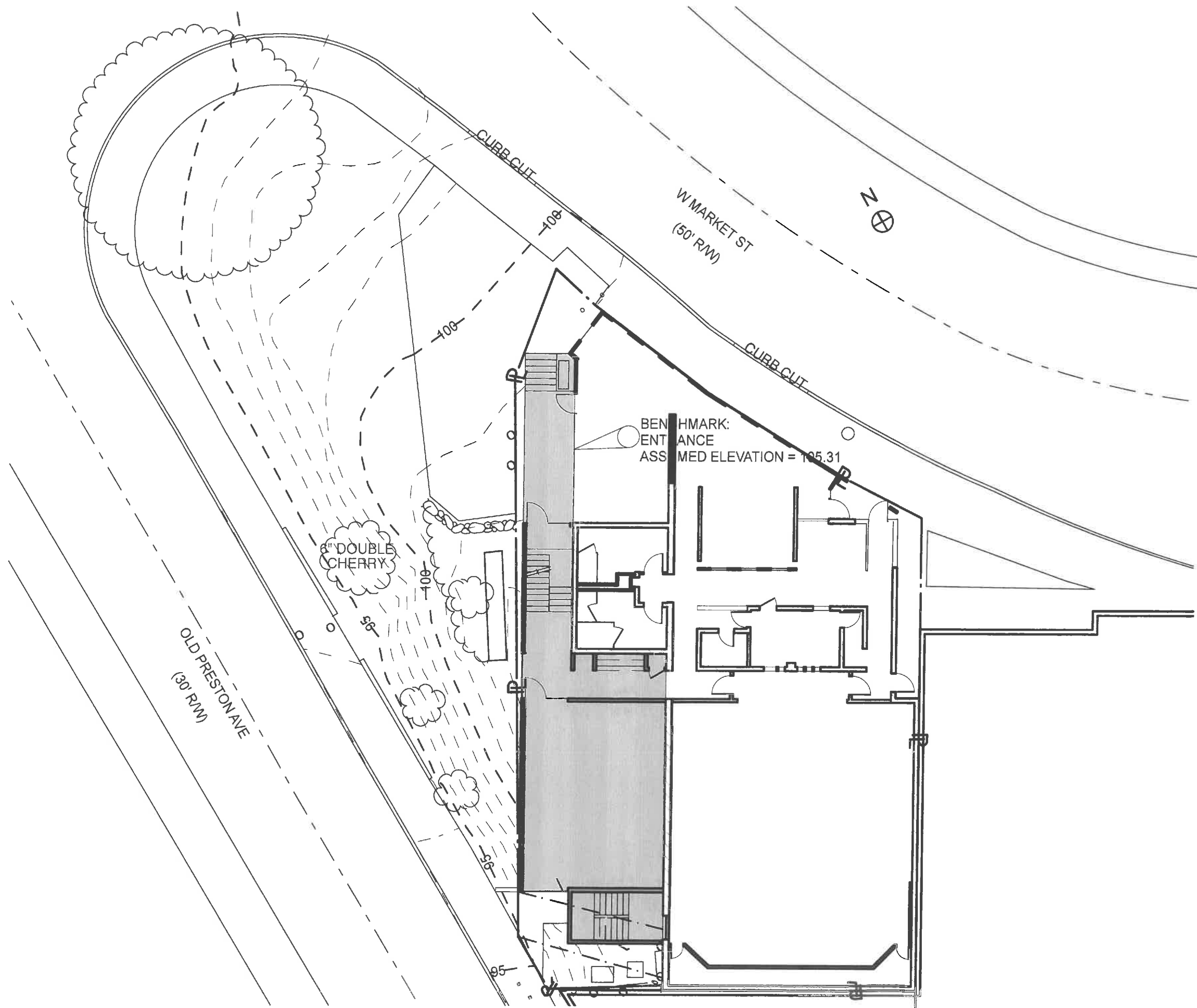
COMMONWEALTH CENTER



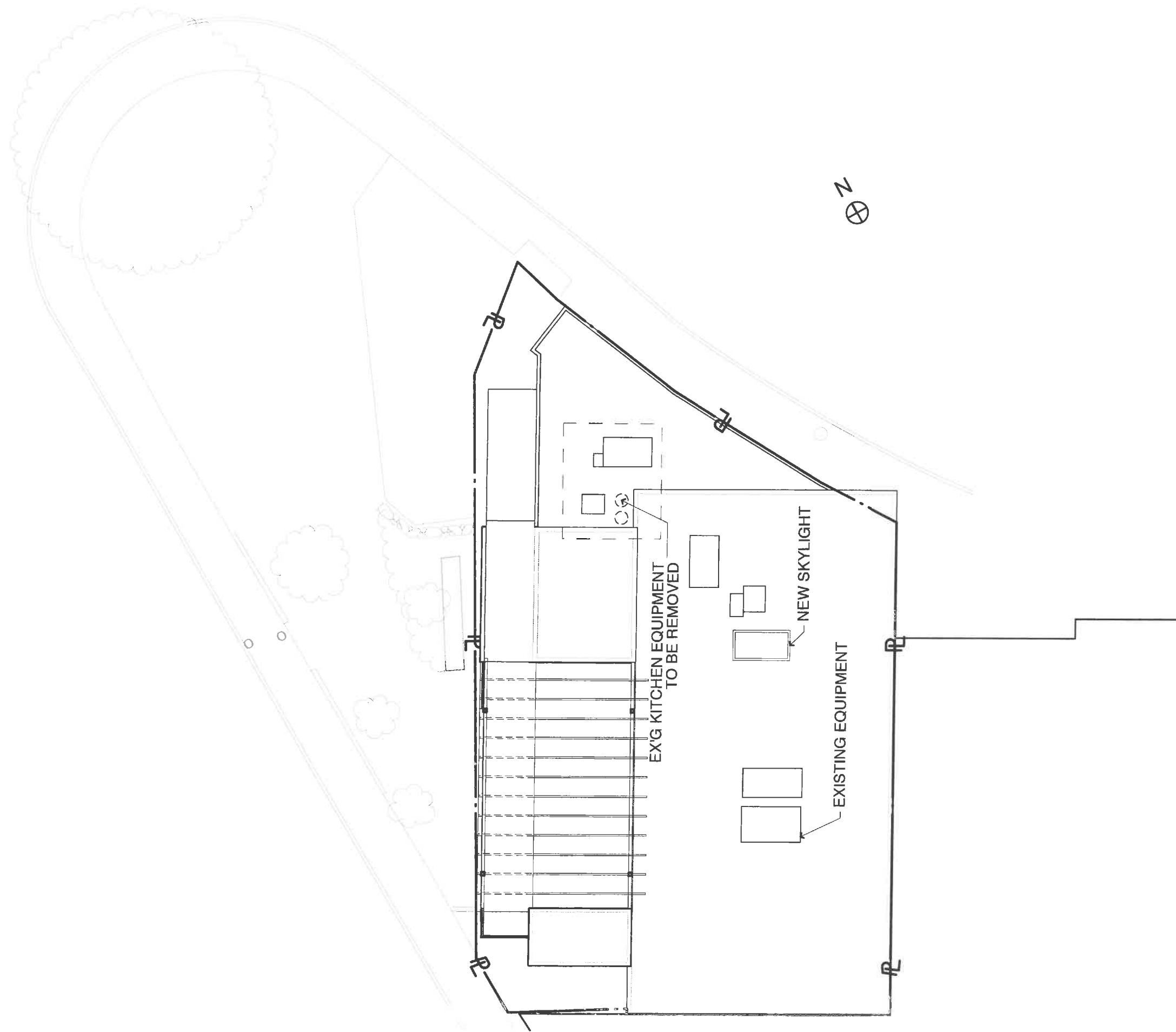
218 WEST MARKET ST.

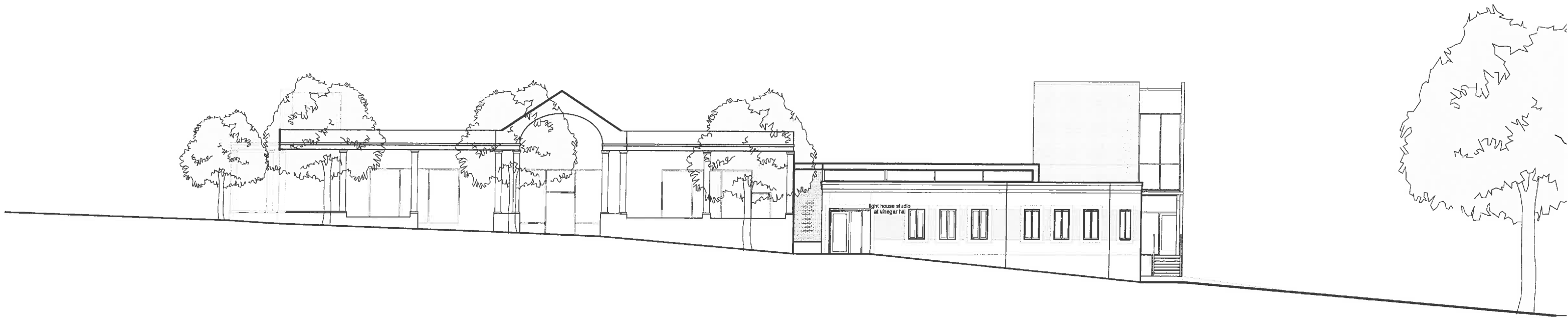


OM

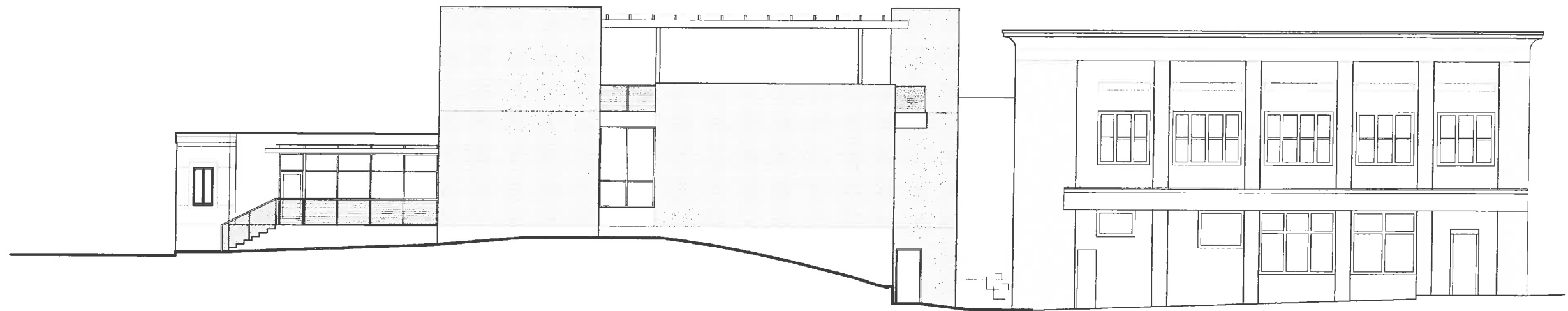


NOTE:
SHADED AREA DENOTES F

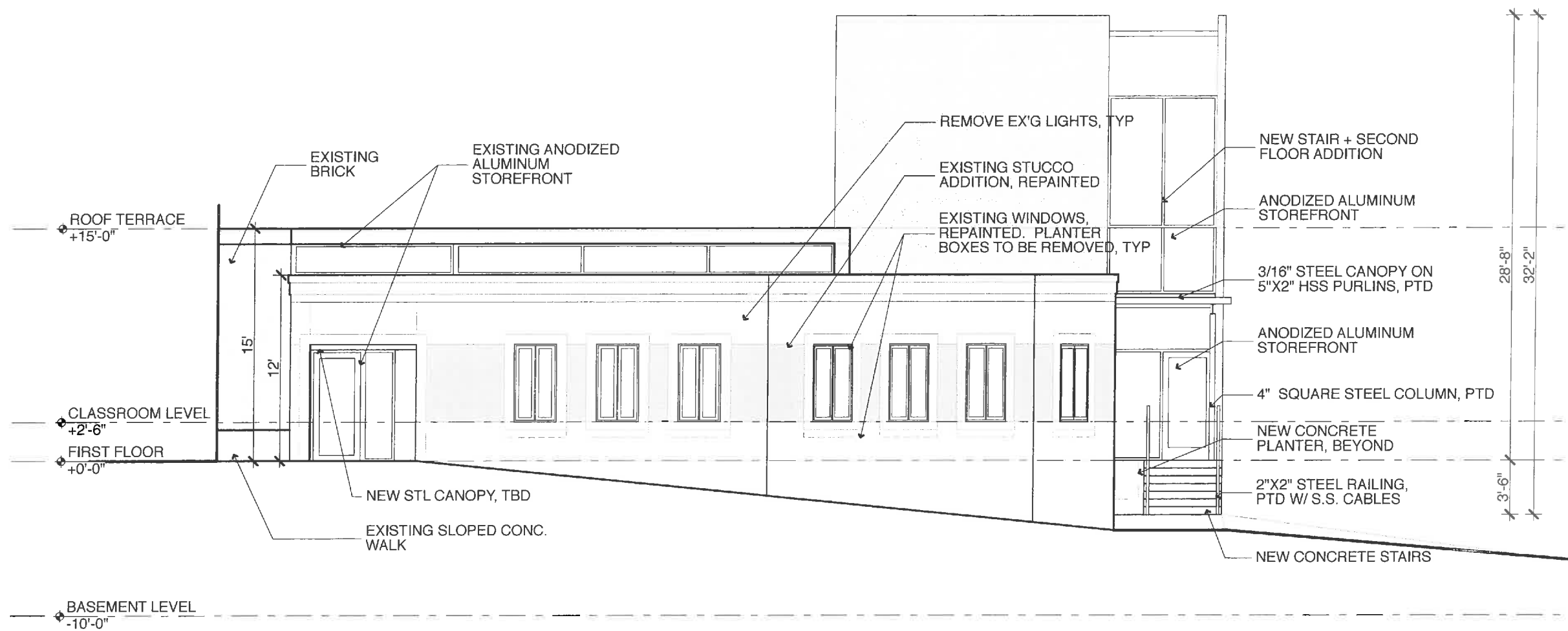


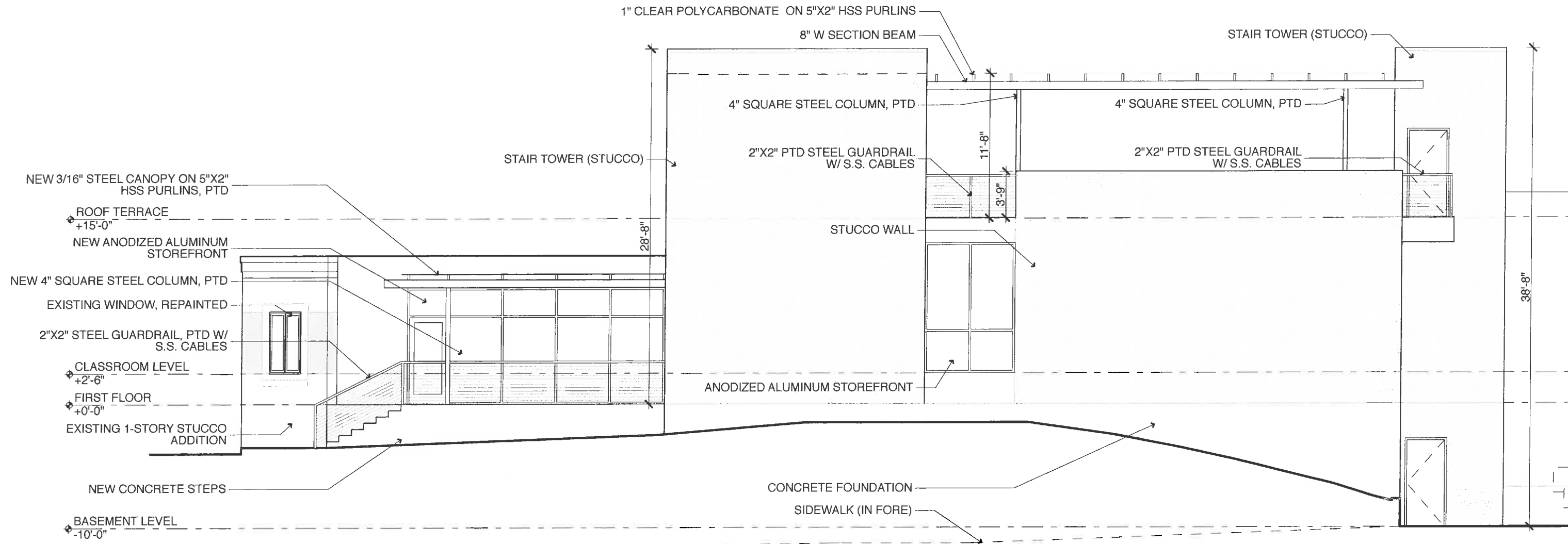


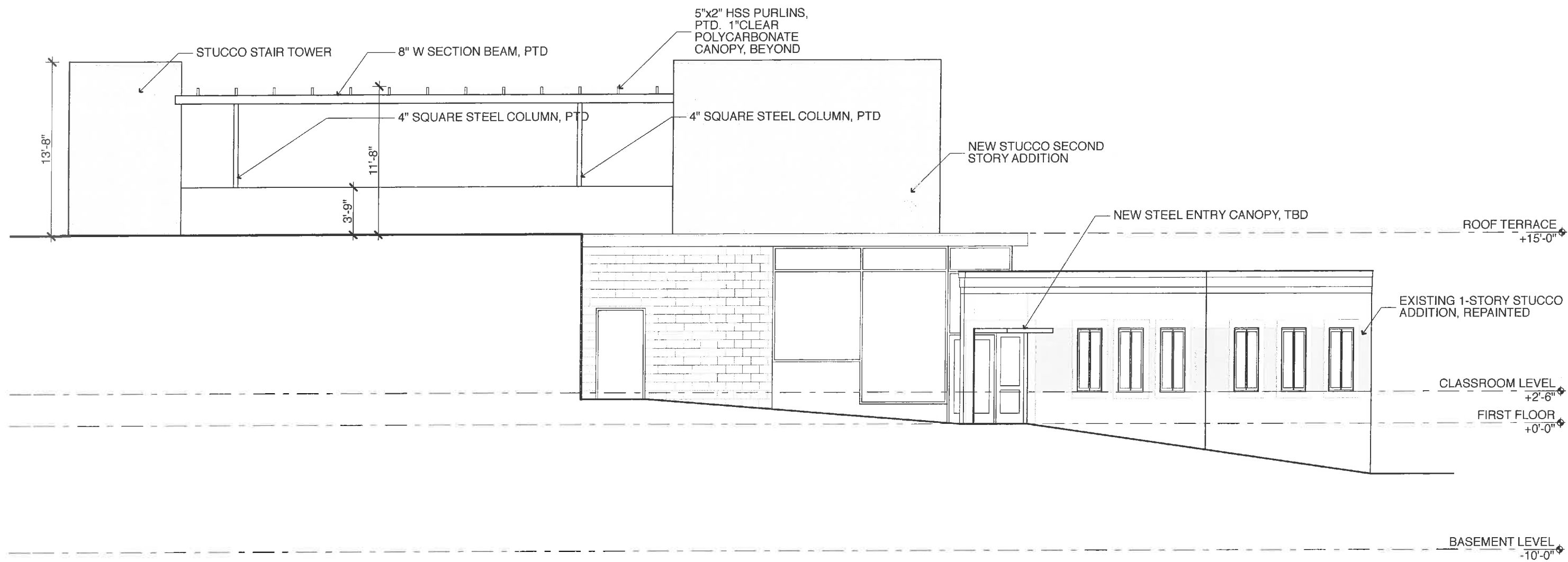
PROPOSED MARKET STREET ELEVATION

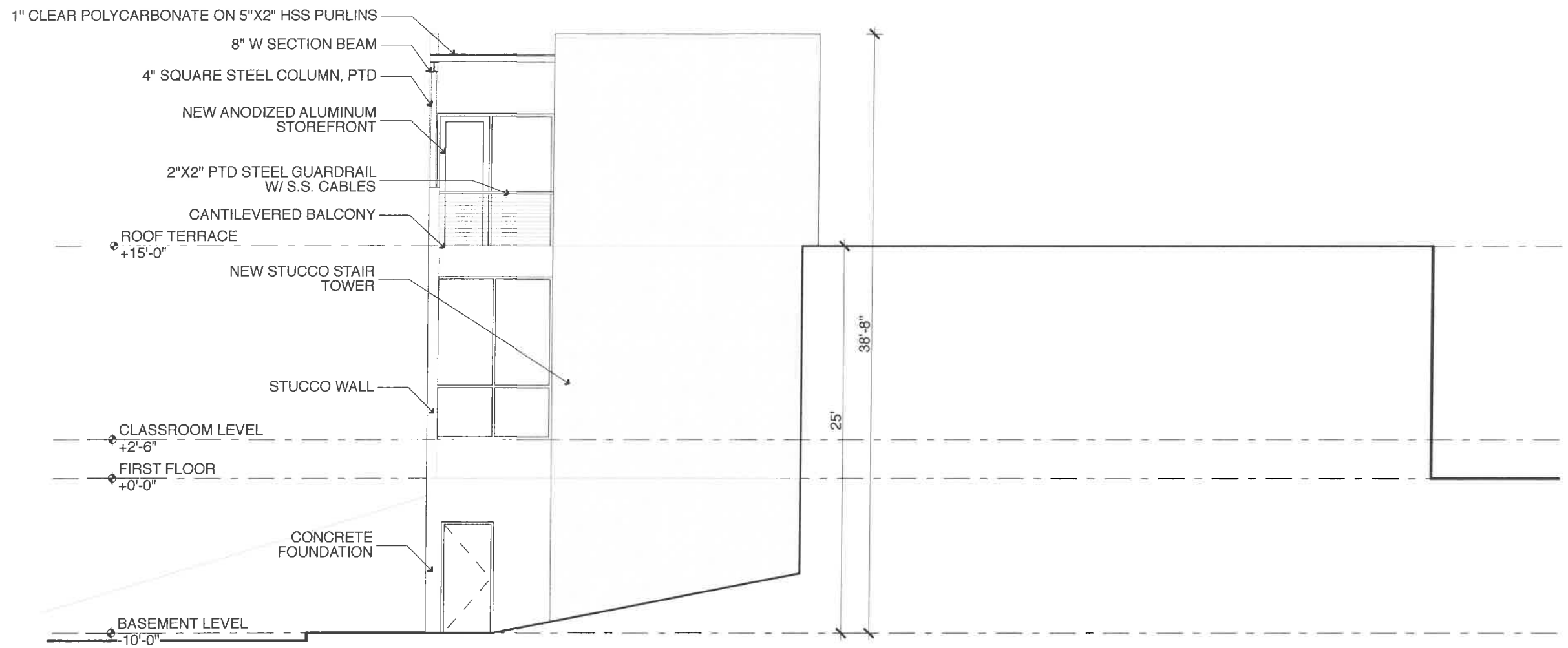


PROPOSED OLD PRESTON AVENUE ELEVATION











RECEI
AUG 0
NEIGHBORHOOD DEV

