

**From:** Scala, Mary Joy  
**Sent:** Thursday, September 24, 2015 9:46 AM  
**To:** 'da@wolfackerman.com'; Wolf, Fred  
**Subject:** BAR Action – September 15, 2015 –206 West Market Street

September 24, 2015

David Ackerman  
110-b 2<sup>nd</sup> Street NE Suite 201  
Charlottesville, VA 22902

**Preliminary Discussion**

206 West Market Street  
Tax Parcel 330270000  
David Ackerman, Applicant/Biarritz, LLC, Owner  
Three story addition with fire stair and partial roof deck over second story

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 15, 2015. The following action was taken:

**The applicant asked for a preliminary discussion. The BAR is in favor of the addition and asks for further thought regarding the nature of material on the little box, and real samples and colors to come back at a later meeting.**

You may submit your certificate of appropriateness application when ready.  
If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 15, 2015**



**Certificate of Appropriateness Application**

BAR 15-09-06

206 West Market Street

Tax Parcel 330270000

David Ackerman, Applicant/Biarritz, LLC, Owner

Three story addition with fire stair and partial roof deck over second story

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**Background**

This building, built c. 1913, is a contributing structure in the North Downtown ADC District.

The National Register nomination (1980) describes the building as: 206 (Mentor Lodge): brick (stretcher bond); 2-1/2 stories ; flat roof; 4 bays. Institutional Vernacular. Ca. 1913. 2 1st-floor entrances; 1/1 double-hung segmental-arch windows; circular, louvered oculus in attic story; tile parapet.

**Application**

The applicant proposes a two- and three-story addition that will cover approximately half the remaining site in the rear. The addition exterior is partly white stucco and partly sided with 1x6 clear cedar rainscreen.

On top of the existing two- story building will be a new fire stair structure that projects above the west building wall. The structure will require demolition of approximately 140 square feet of the existing exterior brick wall. The fire stair includes a vertical window of clear anodized aluminum with horizontal dividers.

A painted steel trellis will connect the fire stair structure with the new addition to create a roof deck. The roof deck occupies the rear of the existing building, and the west side of the addition. The roof deck is enclosed with 2x6 clear cedar guardrail on the west side, and painted steel guardrail with stainless steel cables on the east side. The cedar guardrail either covers or replaces approximately 22 feet of the stepped brick parapet on the west wall.

**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 Standards for Considering Demolitions include:**

*The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:*

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:*
  - (1) The age of the structure or property;*
  - (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*
  - (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;*
  - (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*
  - 5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*
  - (6) The degree to which distinguishing characteristics, qualities, features or materials remain;*
- (b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.*
- (c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;*
- (d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and*
- (e) Any applicable provisions of the city's Design Guidelines*
  - 1. The criteria established by the City Code.*  
*The public necessity of the proposed demolition.*
  - 2. The public purpose or interest in land or buildings to be protected.*
  - 4. The existing character of the setting of the structure or area and its surroundings.*
  - 5. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*

6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

## **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 BAR should decide if the partial demolitions on the west side of the building are appropriate or if they compromise the integrity of the building. Otherwise, the addition meets the Guidelines for New Additions.

**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 (does not satisfy) the BAR's criteria and is (is not) compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves (denies) the application as submitted, (or approves the application with the following modifications...).

RECEIVED

AUG 25 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

### 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: 206 West Market Street  
Charlottesville, Virginia 22902  
City Tax Map/Parcel: 330270000

Name of Historic District or Property: \_\_\_\_\_  
Downtown ADC District

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

#### Applicant

Name: David Ackerman / 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.)

David Ackerman 8/25/15  
Signature Date

#### Property Owner (if not applicant)

Name: Biarritz, LLC (Joshua Rogers and Derek Sieg)  
Address: 5473 Gordonsville Rd.  
Keswick, Virginia 22947  
Email: josh@commonhouse1.com / derek@commonhouse1.com  
Phone: (W) \_\_\_\_\_ (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):

Three story addition with fire stair and partial roof deck over second story

Attachments (see reverse side for submittal requirements): See Attached 7 Sheets - Location/Site Plan, Existing Conditions, Context, Elevations, 3D views

<b>For Office Use Only</b>	
Received by: _____	Approved/Disapproved by: _____
Fee paid: <u>\$125.<sup>00</sup></u> Cash/Ck. # _____	Date: _____
Date Received: <u>4/30/2014</u>	Conditions of approval: _____
	_____
	_____



**VIRGINIA**  
**HISTORIC LANDMARKS COMMISSION**

File no. <u>104-72A</u>
Negative no(s). <u>22</u>

(5857)

SURVEY FORM

Historic name <u>MENTOR LODGE</u>	Common name <u>PENTECOSTAL TRUE HOLINESS</u>
County/Town/City <u>ALBEMARLE / CHARLOTTESVILLE</u>	<u>ASSEMBLY CHURCH</u>
Street address or route number <u>206 WEST MARKET ST.</u>	

USGS Quad <u>CHARLOTTESVILLE WEST</u>	Date or period
Original owner	Architect/builder/craftsmen
Original use <u>INSTITUTIONAL</u>	Source of name
Present owner	Source of date
Present owner address	Stories
Present use	Foundation and wall const'n
Acreage	Roof type

State condition of structure and environs  
DETERIORATED

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential?    yes     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.)

BRICK (RUNNING BOND), 2 1/2 STORIES, FLAT ROOF, 4 BAYS, INSTITUTIONAL VERNACULAR, CA. 1913. 2 FIRST FLOOR ENTRANCES. 1/1 DOUBLE HUNG <sup>segmentally arched</sup> WINDOWS ~~TOPPED BY SEGMENTAL QUARTER~~ ~~CIRCLE BRICK ARCHES~~, CIRCULAR, LOUVERED OCULOUS IN ATTIC STORY. TILE PARAPET.

Interior inspected?

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

Sources and bibliography

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

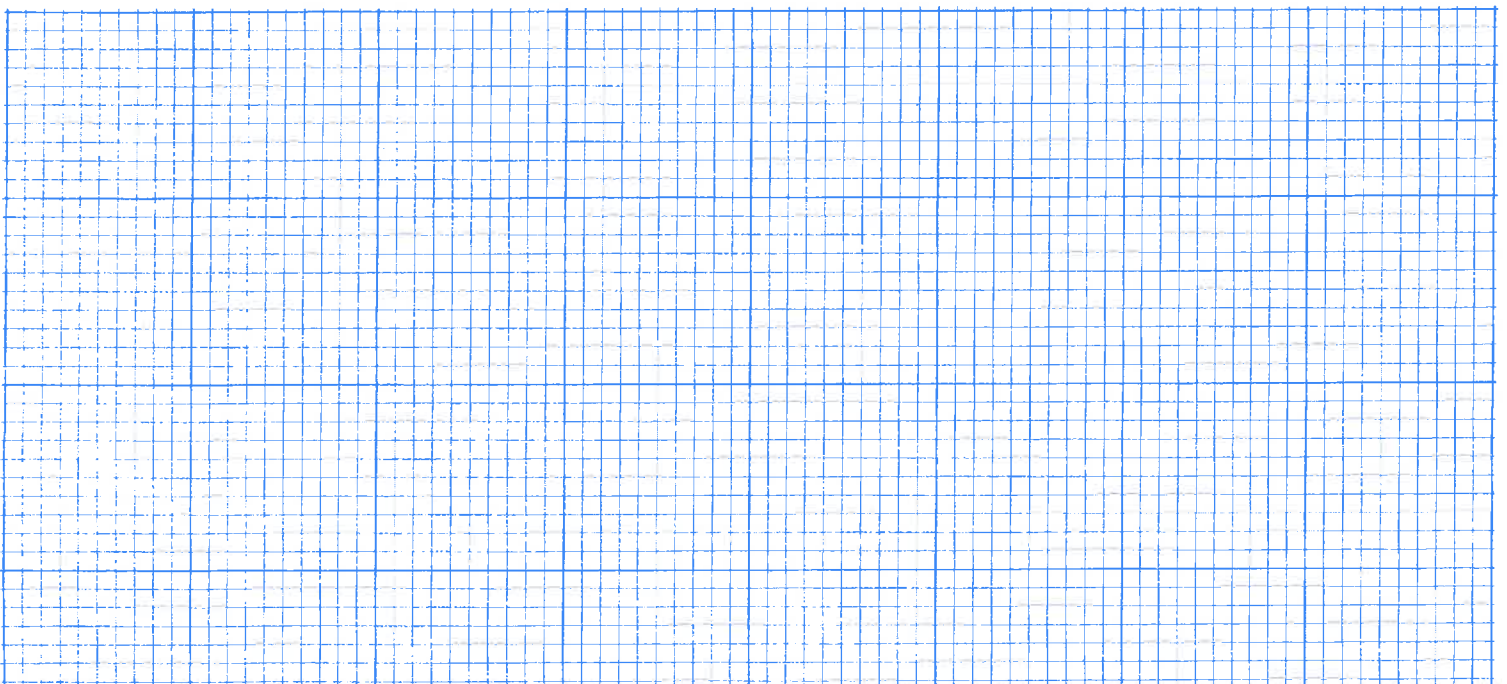
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



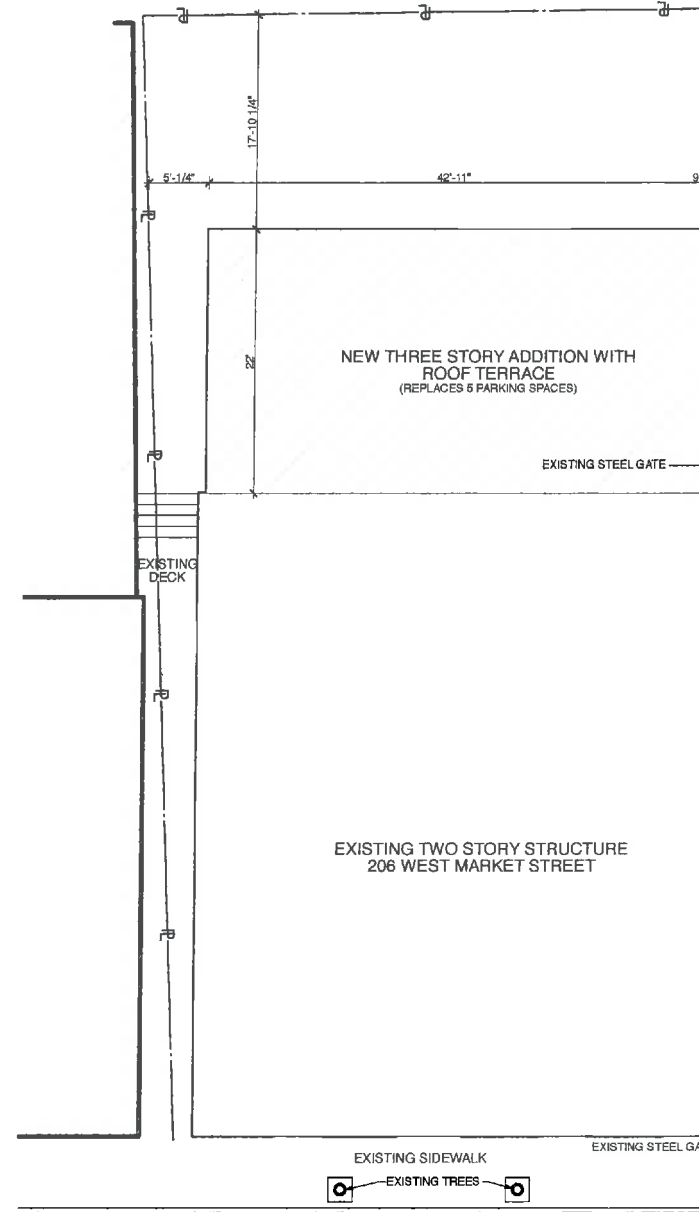
Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)







aerial view



site plan -

WOLF ACKERMAN DESIGN

**COMMON HOUSE** BAR SUBMITTAL

- LIST OF DRAWINGS
- COVER
- EXISTING CONDITIONS
- CONTEXT
- PROPOSED NORTH + SOUTH ELEVATIONS
- PROPOSED EAST ELEVATION
- PROPOSED WEST ELEVATION
- 3D VIEWS

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AUG 5 2016

NEIGHBORHOOD  
DEVELOPMENT SERVICES





north elevation



east elevation



south elevation





210 east market street



200 east market stre

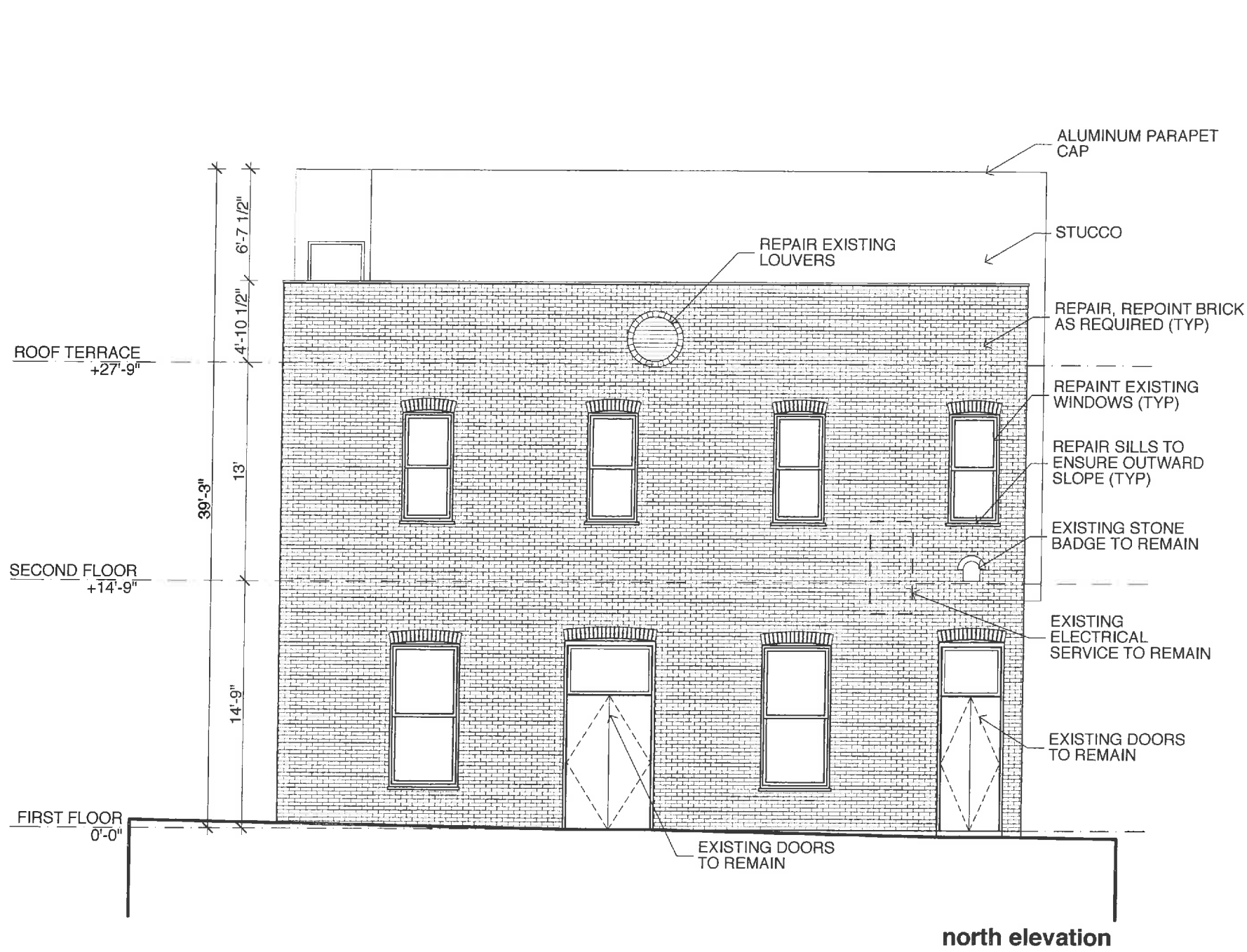


rear alley

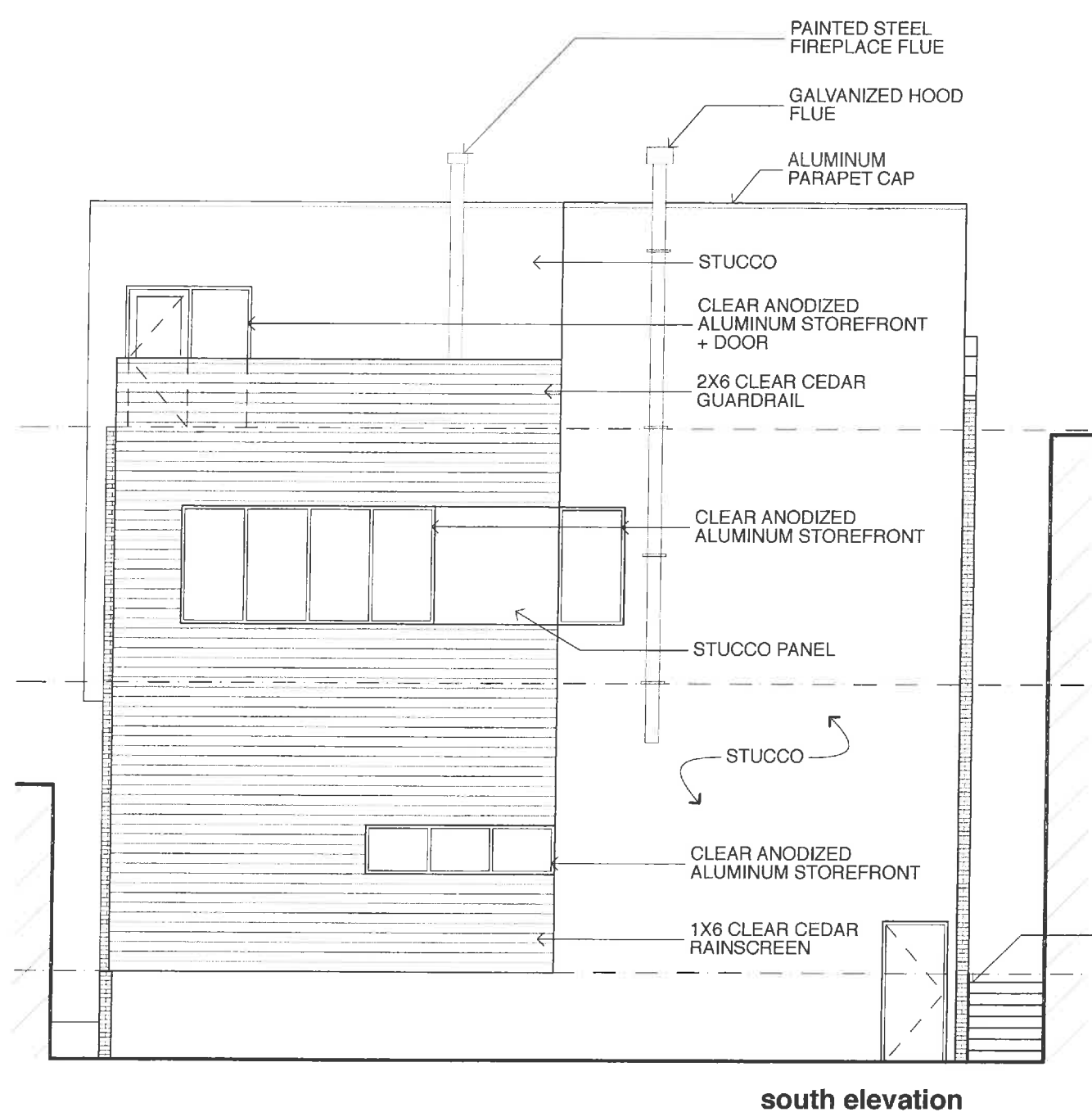


rear alle

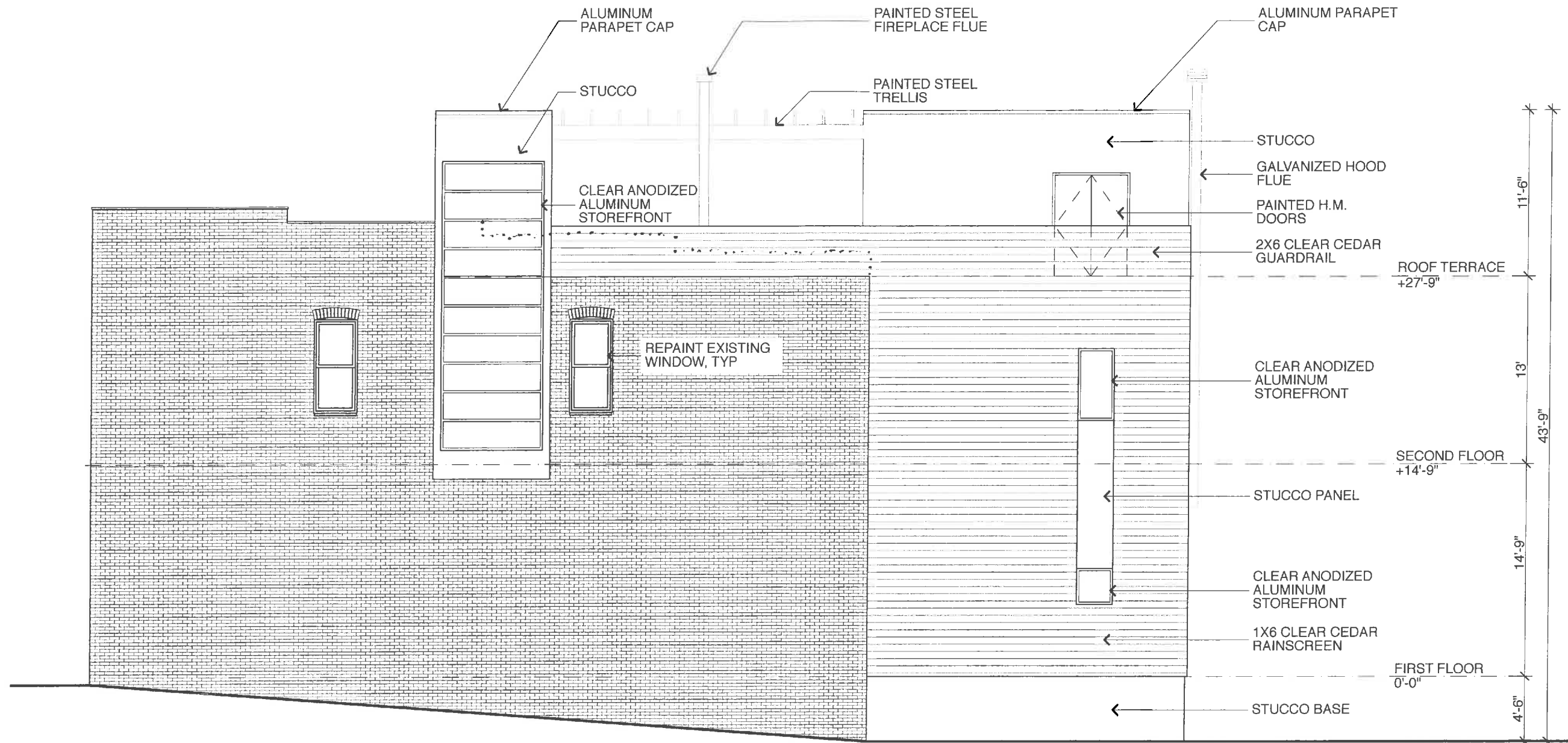


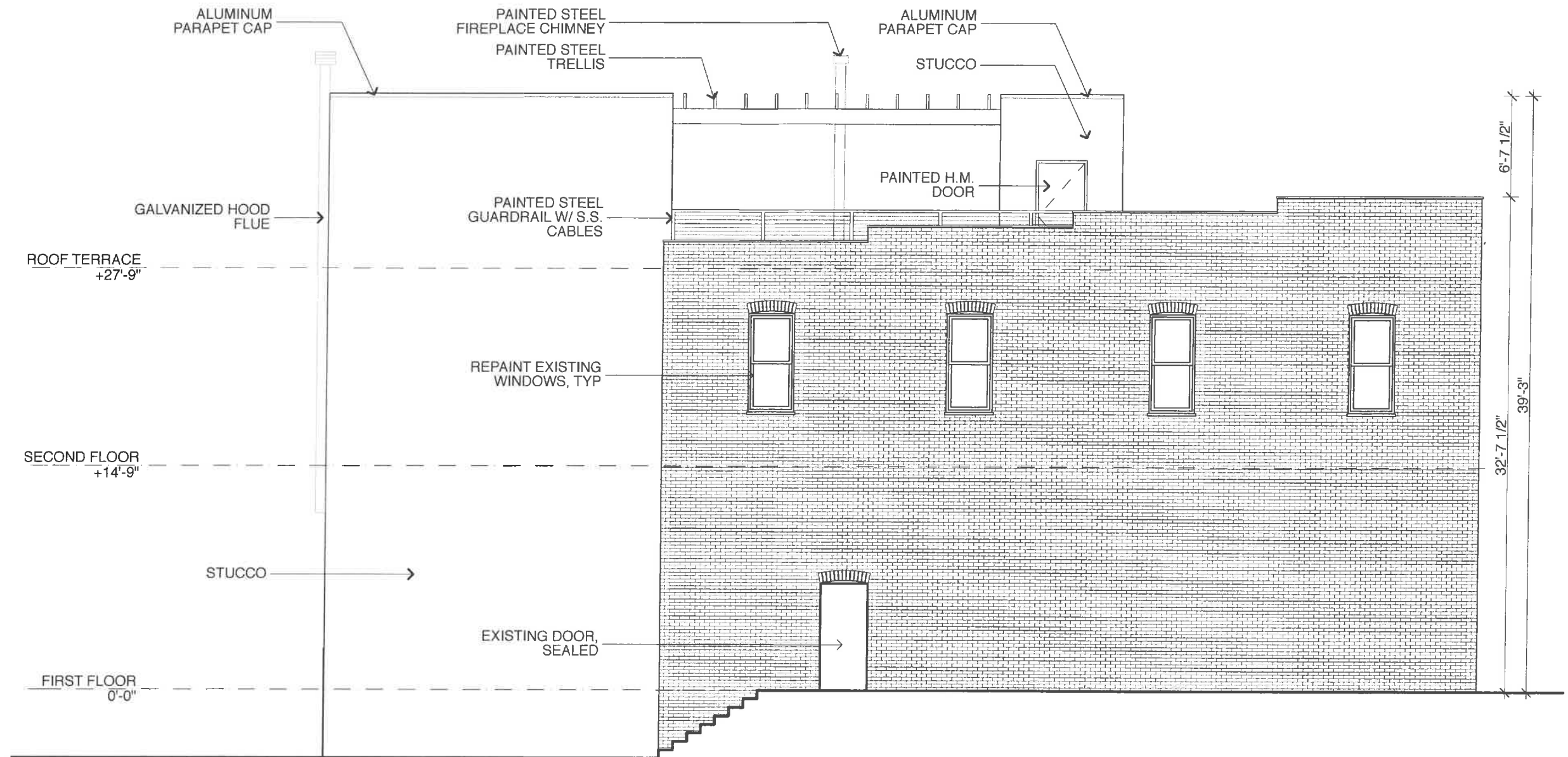


north elevation



south elevation

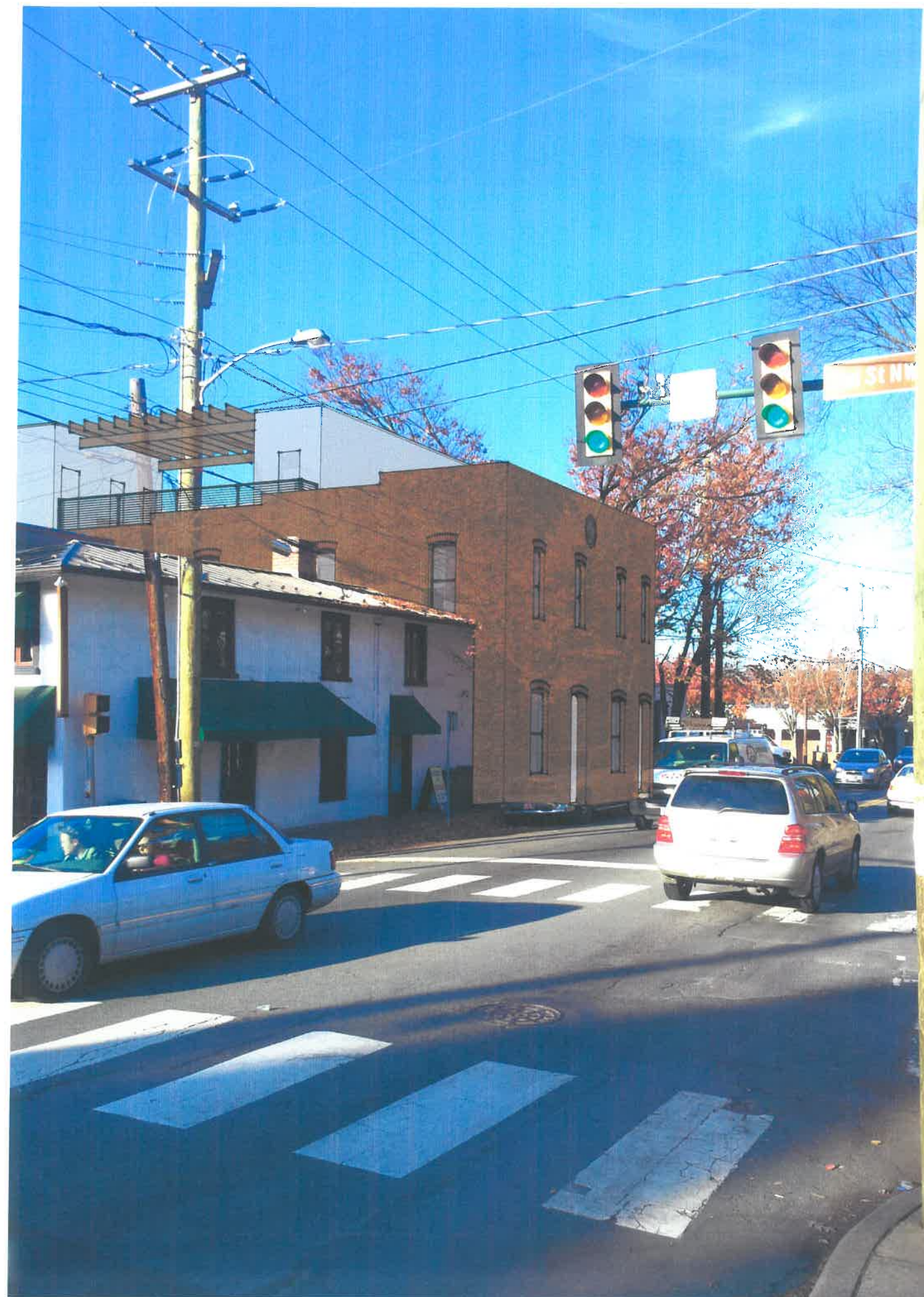








northwest view



northeast



aerial view





northwest view

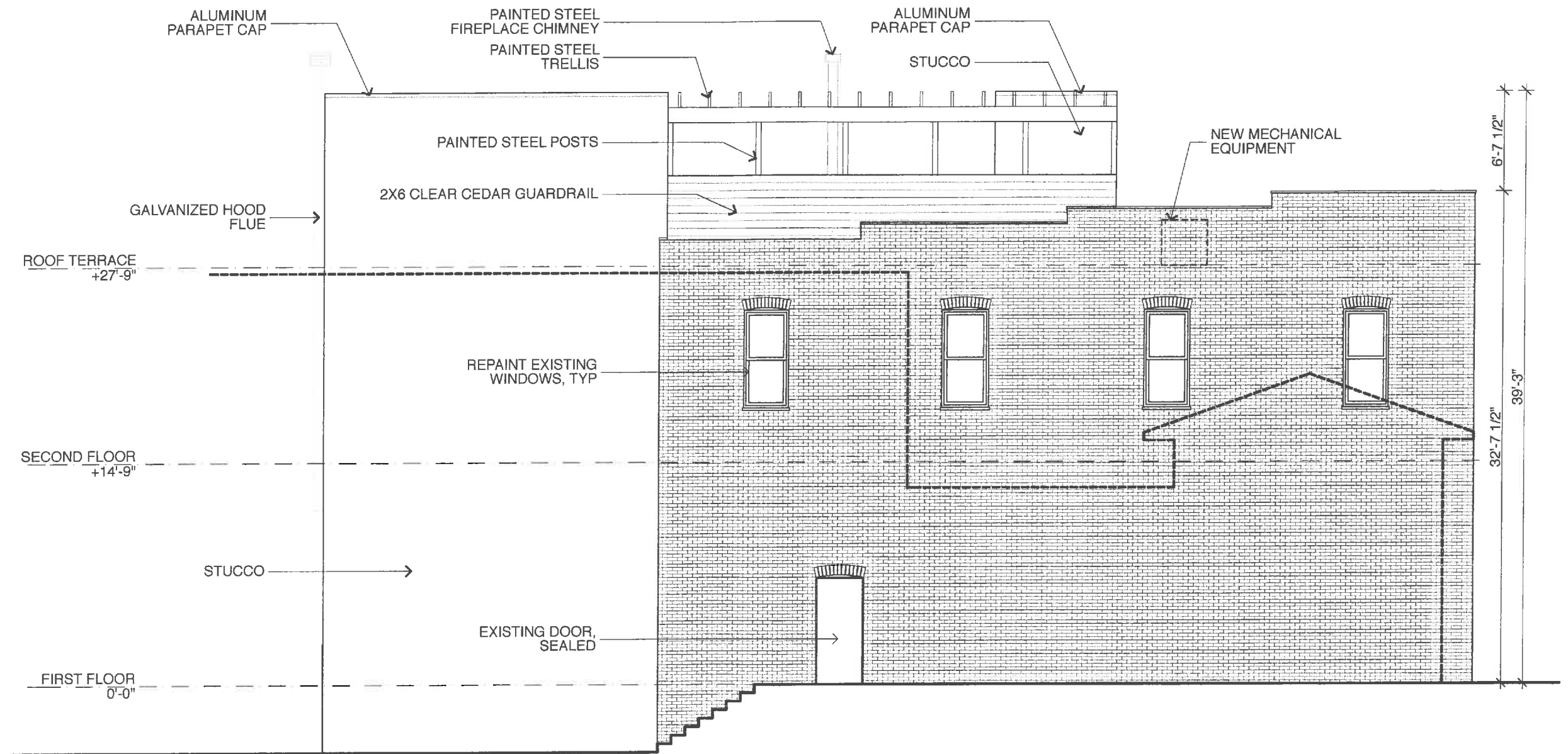


northeast view

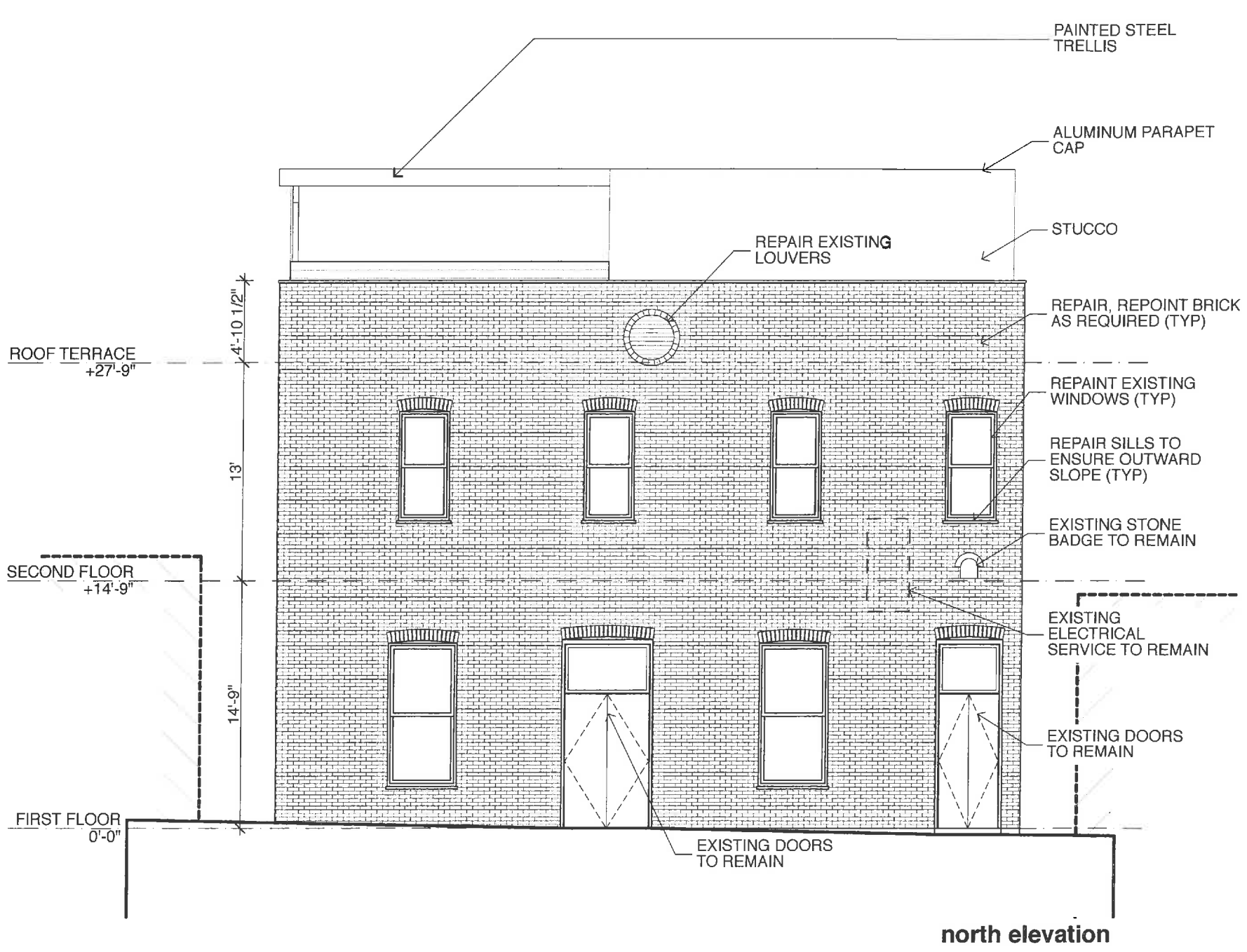


aerial view

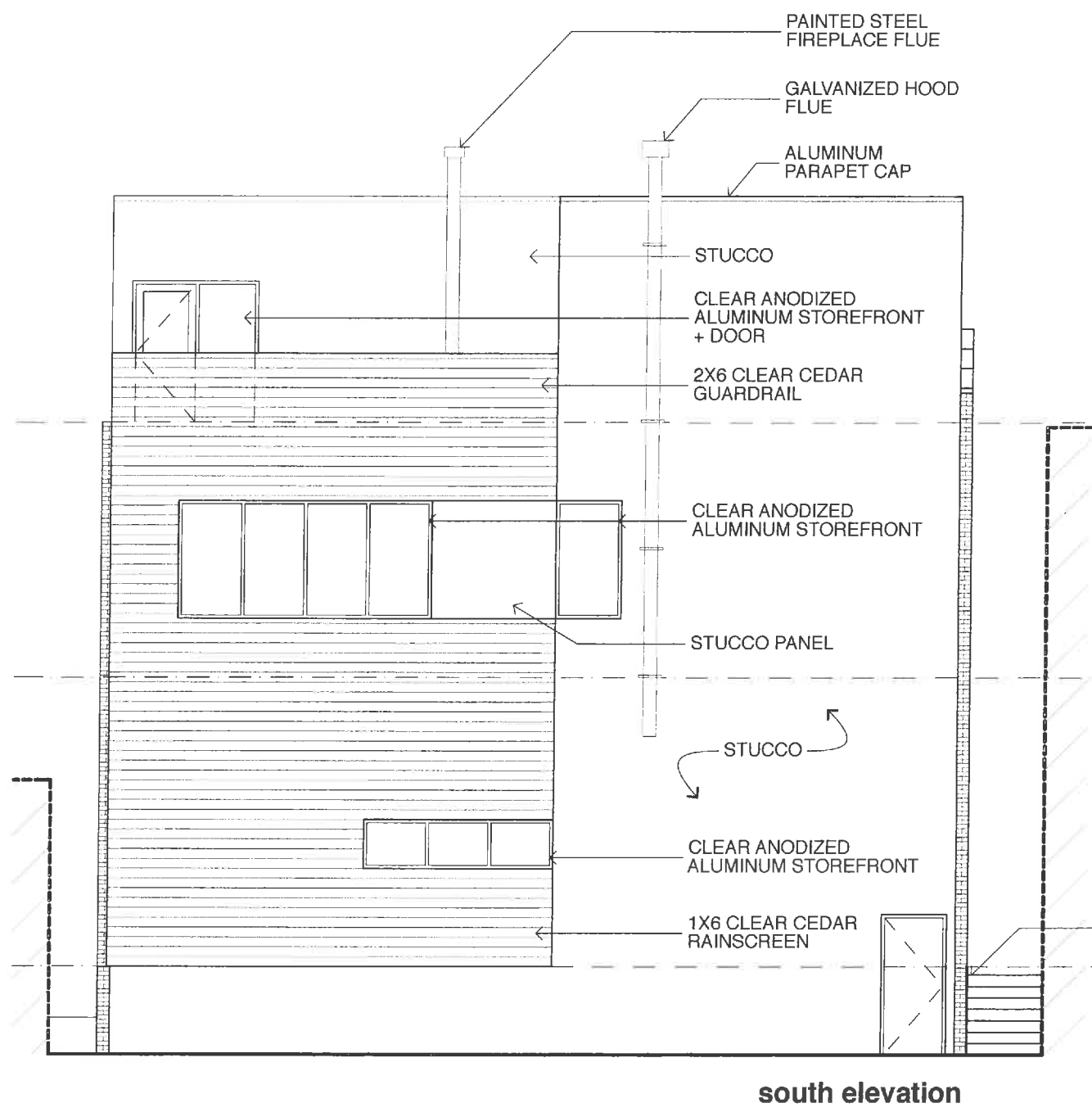




*Revised 9-15*

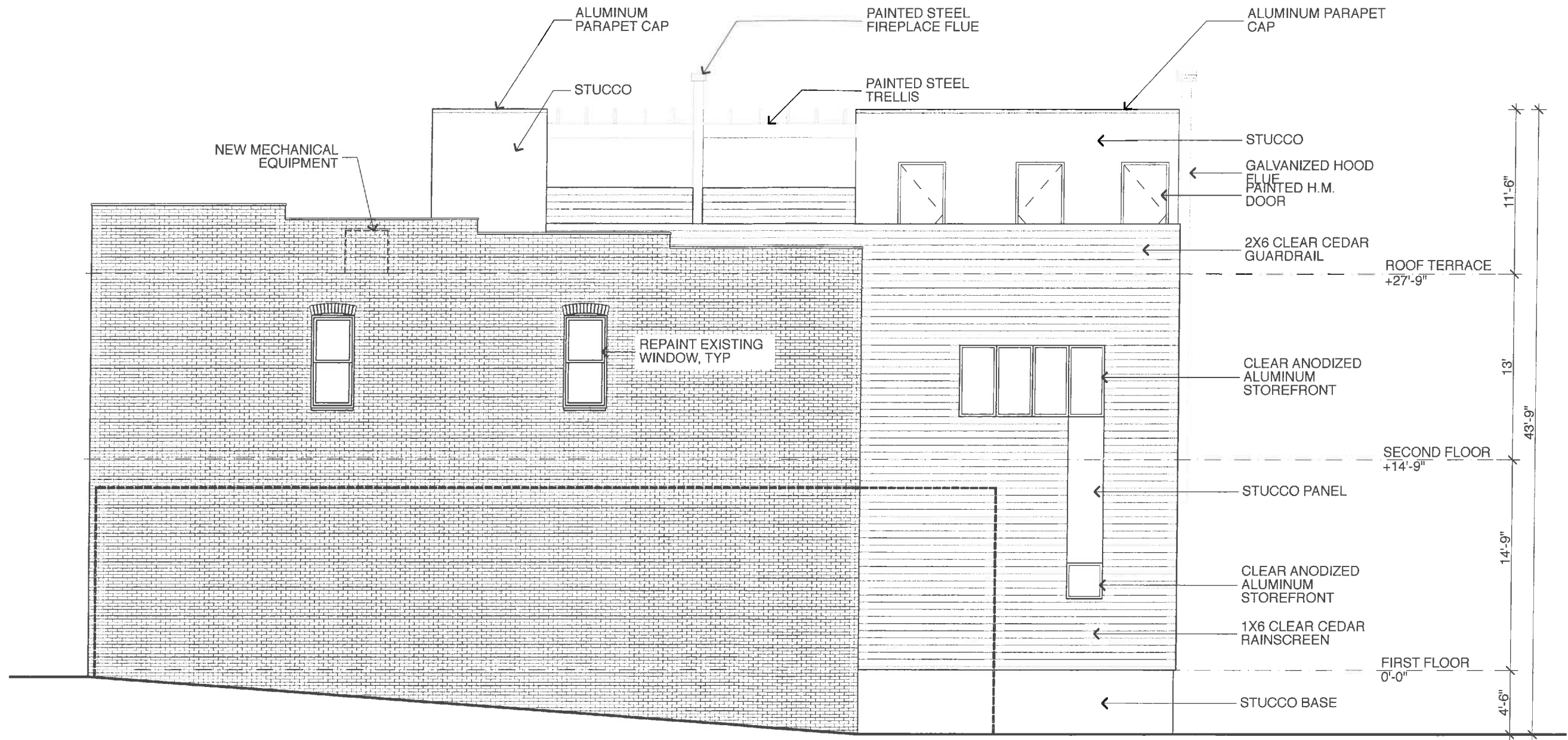


north elevation



south elevation

*Received*



Rec'd 9-15-21