

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



Special Use Permit Recommendation

206 West Market Street
Tax Parcel 330270000
Biarritz, LLC, Owner and Applicant
Common House Private Club

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.

September 15, 2015- 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.

November 17, 2015 - The BAR approved the application as submitted (7-0). The BAR asked that the plan for exterior lighting beyond the LED's be submitted through staff.

Application

The BAR is being asked to make a recommendation regarding the proposed special use permit (SUP). Biarritz, LLC has requested a SUP to allow a private club in this building. The BAR recently approved the design of an addition to the rear and top of the existing structure.

Relevant Code Section: Sec. 34-157(7). *When the property that is the subject of the application for a special use permit is within a design control district, city council shall refer the application to the Board of Architectural Review (BAR) or Entrance Corridor Review Board (ERB), as may be applicable, for recommendations as to **whether the proposed use will have an adverse impact on the district, and for recommendations as to reasonable conditions which, if imposed, that would mitigate any such impacts.** The BAR or ERB, as applicable, shall return a written report of its recommendations to the city council.*

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.*

Discussion and Recommendations

Before City Council takes action to permit the proposed use, they must consider the BAR's opinion whether there are any adverse impacts to the Downtown ADC district that could be mitigated with conditions. A special use permit is an important zoning tool that allows City Council to impose reasonable conditions to make a use more acceptable in a specific location, and to "protect the welfare, safety and convenience of the public."

When the BAR recently considered an addition to this building, the applicant had not yet made application for the special use permit. Because the BAR already approved a certificate of appropriateness for the proposed design changes necessitated by the private club, the BAR has, therefore, determined that the additions are appropriate in the North Downtown ADC district. It follows that the BAR should recommend that the proposed use would not cause adverse impacts to the historic district.

Suggested Motion Regarding the SUP

I move to find that the proposed special use permit to allow a private club **will not** have an adverse impact on the North Downtown Architectural Design Control (ADC) District, and the BAR recommends approval of the Special Use Permit.



northwest view



aerial view

WOLF ACKERMAN DESIGN

COMMON HOUSE

BAR approved 11-17-2015



City of Charlottesville

Application for Special Use Permit

Project Name: Common House

Address of Property: 206 West Market Street

Tax Map and Parcel Number(s): 330270000

Current Zoning District Classification: DH

Comprehensive Plan Land Use Designation: Mixed Use

Is this an amendment to an existing SUP? No

If "yes", provide the SUP #: _____

RECEIVED

NEIGHBORHOOD
DEVELOPMENT SERVICES

Applicant: Biarritz, LLC

Address: c/o Pete Caramanis, Esq., Royer, Caramanis & McDonough, 200-C Garrett St., 22902

Phone: 434-260-8767 Email: pcaramanis@rcmplc.com

Applicant's Role in the Development (check one):

Owner Owner's Agent Designer Contract Purchaser

Owner of Record: Biarritz, LLC

Address: 5473 Gordonsville Road, Keswick, VA 22947

Phone: c/o Applicant above Email: c/o Applicant above

Reason for Special Use Permit:

Additional height: _____ feet

Additional residential density: _____ units, or _____ units per acre

Authorize specific land use (identify) Club, private

Other purpose(s) (specify City Code section): _____

(1) Applicant's and (2) Owner's Signatures

(1) Signature [Signature] Print Ben Hinshelwood Date 11/24/15

Applicant's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____

(2) Signature [Signature] Print Ben Hinshelwood Date 11/24/15

Owner's (Circle One): LLC Member LLC Manager Corporate Officer (specify) _____

Other (specify): _____