

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 15, 2016**



Certificate of Appropriateness Application

BAR 15-11-06

206 West Market Street

Tax Parcel 330270000

David Ackerman, Applicant/Biarritz, LLC, Owner

Details for the three story addition with fire stair and partial roof deck over second story

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.

December 15, 2015 - The BAR recommended that the special use permit to allow a private club will not have an adverse impact of the North Downtown ADC District, and the BAR recommends approval of the special use permit, but the BAR is not making any determination as to the impact of the use. (7-0)

January 25, 2016 - Rear roof collapsed in snowstorm.

March 7, 2016 - City Council approved special use permit for a private club.

Application

This is an amendment to a previously approved plan to add a new two- and three-story rear addition with a rooftop terrace.

The January roof collapse requires re-building portions of the east and west brick walls. This amendment would raise the height of the parapet on the east and west sides with matching brick, eliminating two of the three parapet step-downs on both sides. The brick parapet would replace the previously approved stainless steel guardrail.

The other major change in the design, the elimination of west facing windows in the new addition, is necessitated by the building code due to the windows being located on a property line.

The rear, south facing windows have also been reconfigured, with clad wood double hung windows instead of casements.

On the front elevation, one set of doors must be changed to conform to egress code.

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 Design Guidelines for Rehabilitations

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*

6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.
9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16. Retain transom windows and sidelights.

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H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

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

It is excellent news that this old building will not be lost due to roof collapse. The stepped parapet should be discussed. In staff opinion, there is no longer a practical reason for a stepped parapet, and the level parapet would better express that these walls had to be rebuilt.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, and for New Construction and Additions, I move to find that the proposed amendments satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

**RESOLUTION
APPROVING A SPECIAL USE PERMIT
TO ALLOW USE OF A BUILDING LOCATED AT
206 WEST MARKET STREET TO BE USED AS A "PRIVATE CLUB"**

WHEREAS, pursuant to Biarritz, LLC ("Applicant") has requested City Council to approve a special use permit pursuant to City Code §34-796, to authorize the use of the building located at 206 West Market Street ("Subject Property"), within the "Downtown" Mixed Use Corridor zoning district, to be used as a non-residential (general/ miscellaneous commercial) use referred to within the city's zoning ordinance as a "private club"; and

WHEREAS, the specific use requested by the Applicant is generally described within the Applicant's November 24, 2015 application materials ("Application Materials") as follows: a social club open only to members and their invited guests, where individuals from the creative classes of art and commerce can meet to dine together or simply to gather in-person to connect, with rules and regulations requiring members to be good neighbors by (1) being quiet when leaving the house or within the surrounding neighborhood, (2) minimizing noise when outside or on any terrace, and (3) avoiding honking, loud music or excessive engine or vehicle noise while arriving or departing the club. The club will not be a "club" in the "nightclub" or "dance club" sense. The club may include a banquet hall/ restaurant (serving breakfast, lunch and/or dinner), lounge, tea room, library, bridge room, billiard room, communal workspace (which will also serve as rentable "event space"), bars (offering alcohol for consumption), kitchen, office, rooftop terrace and restrooms. The private social club is intended to welcome members for social interaction, food service and the occasional private function (the club will, for a fee, host and cater private events within the "event space" to members or nonmembers). Programmed activities offered to members within the club will include programs of workshops and lectures, music series, and parlor games; and

WHEREAS, the Planning Commission has reviewed this application as required by City Code Sec. 34-160(b), and following a joint public hearing, duly advertised and conducted by the Planning Commission on January 12, 2016, the Commission voted to recommend that Council approve the requested special use permit, and recommended certain conditions for Council's consideration; and

WHEREAS, following a joint public hearing, duly advertised and conducted by the City Council on January 12, 2016, and upon consideration of the Planning Commission's recommendation as well as the factors set forth within Sec. 34-157 of the City's Zoning Ordinance, this Council finds and determines that granting the requested special use permit subject to suitable conditions would serve the public necessity, convenience, general welfare or good zoning practice; now, therefore,

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, pursuant to City Code §34-796, a special use permit is hereby approved and granted to authorize the use of the building located at 206 West Main Street to be used as a private social club, subject to the following conditions:

1. The use of the Subject Property shall be as generally described in the Application Materials; and
2. There shall be no audible noise, detectable vibration, or odor beyond the confines of the Subject Property, including transmittal through vertical or horizontal party walls, between the hours of 1:00 a.m. and 8:00 a.m. every day.
3. There shall be no use of any sound amplification device(s) outdoors (including, without limitation, on the roof terrace) after 11:00 p.m. every day.



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 Email scala@charlottesville.org

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.

Owner Name BIARRITZ, LLC Applicant Name DAVE ACKERMAN
Project Name/Description COMMONHOUSE Parcel Number 330270000
Project Property Address 206 W. MARKET ST.

Applicant Information

Address: WOLF ACKERMAN DESIGN
1108 2nd ST. NE, C. VILLE 22902
Email: da@wolfackerman.com
Phone: (W) 434-296-4848 (C) 434-249-1951

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

[Signature] Date 2/23/16
Signature Date

DAVE ACKERMAN 2/23/16
Print Name Date

Property Owner Information (if not applicant)

Address: 5473 GORDONSVILLE RD
KESWICK, VA 22947
Email: derek@commonhouse.com
Phone: (W) _____ (C) 310-498-5842

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.

Signature Date

Print Name Date

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

THIS IS AN AMMENDMENT TO A PREVIOUSLY APPROVED PROPOSAL. THE ROOF COLLAPSE IS CAUSING US TO REBUILD PORTIONS OF THE EAST & WEST BRICK WALLS. WE ARE RAISING THE HEIGHT OF THE PARAPET WITH MATCHING BRICK. THE BUILDING DEPT. HAS ASKED US TO ELIMINATE PROPOSED OVER →

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

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

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



February 25, 2016

Chris Novelli, Tax Credit Specialist
Office of Preservation Incentives
Capital Region Preservation Office
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

RE: 206 West Market Street, Charlottesville, VA

Dear Chris,

I understand from Ben Pfinsgraff that he will be meeting with officials at DHR on March 4th to discuss tax credit eligibility for his building located at 206 West Market Street in Charlottesville.

I am very pleased that this building will be rehabilitated for a new social club. The building has been protected by the City of Charlottesville since 1985, as a contributing structure in the Downtown Architectural Design Control (ADC) district. It is also a contributing structure in the Charlottesville and Albemarle County Courthouse District, which is listed on the Virginia Landmarks Register and on the National Register of Historic Places.

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, louvred oculus [sic] in attic story; tile parapet.

The building known as "Mentor Lodge" at 206 West Market Street holds historical significance to the City of Charlottesville. It is located one block off the Downtown Mall, and was built in 1913 to serve as the local lodge for the Grand United Order of Odd Fellows, a social club for the African American community. The attached photo shows the building (originally built with a front gable) with West Main Street buildings, now on the Downtown Mall, visible to the rear. The photo can be dated between 1913 and 1921, when the Victory Shoe Store would have appeared in the photo.

Just to the west of this photograph was Vinegar Hill, an area of African American homes, businesses, and institutions, which was demolished for urban renewal in 1964. The preservation of Mentor Lodge is especially important as one of few remaining buildings associated with the African American community still extant in the Charlottesville Downtown area.

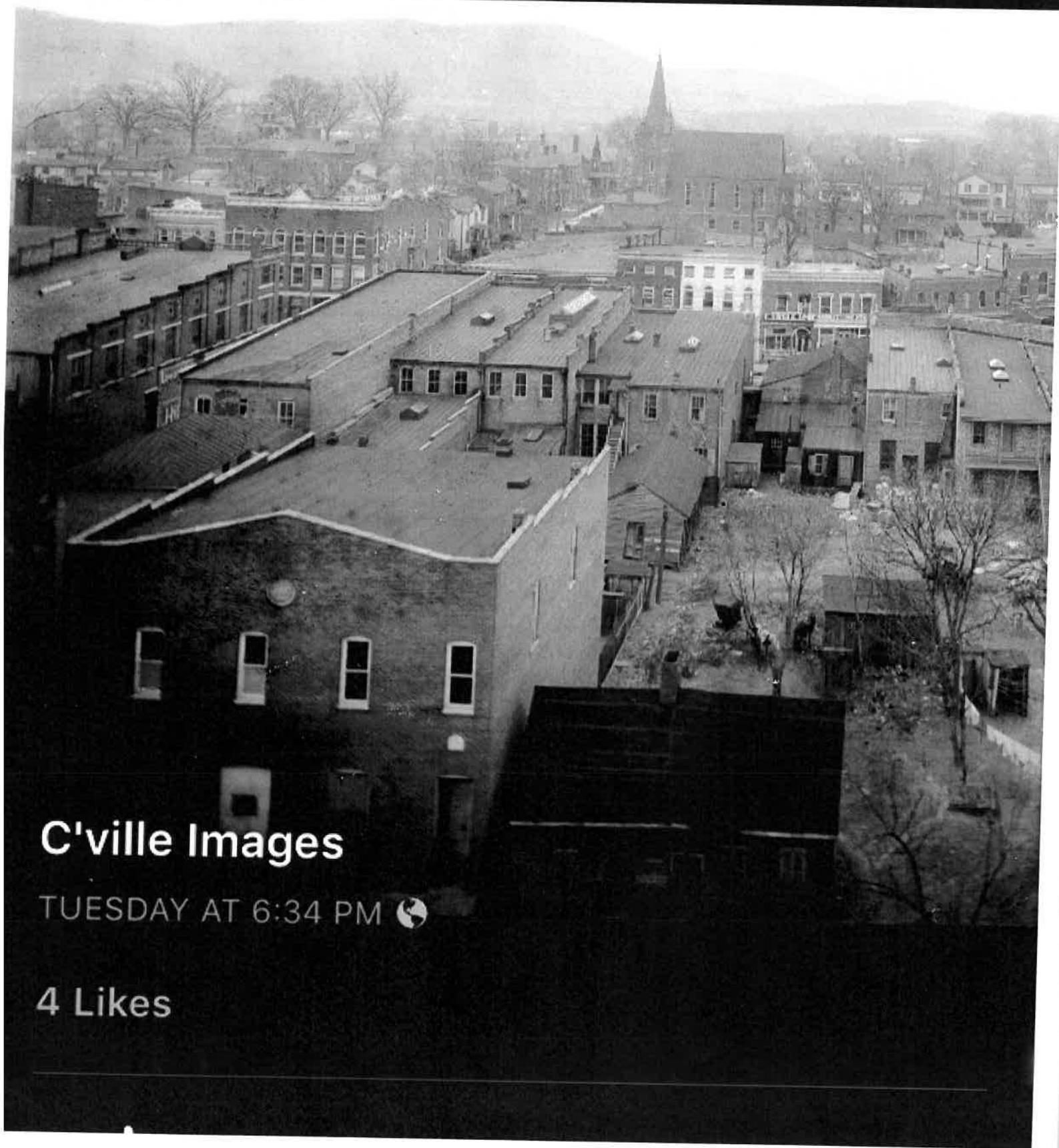
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,



Mary Joy Scala, AICP
Preservation and Design Planner

cc: Ben Pfinsgraff



C'ville Images

TUESDAY AT 6:34 PM 🌐

4 Likes

From: Scala, Mary Joy
Sent: Monday, March 21, 2016 12:22 PM
To: 'da@wolfackerman.com'
Cc: josh@commonhouse1.com; derek@commonhouse1.com
Subject: BAR Action - 206 W Market Street – March 15 2016

March 21, 2016

David Ackerman
110-B 2nd Street NE Suite 201
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 15-09-06
206 West Market Street
Tax Parcel 330270000
Biarritz, LLC, Owner/David Ackerman, Wolf Ackerman Design, Applicant
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 March 15, 2015. The following action was taken:

The BAR approved the application as submitted. (6-0-1, with Balut abstained)

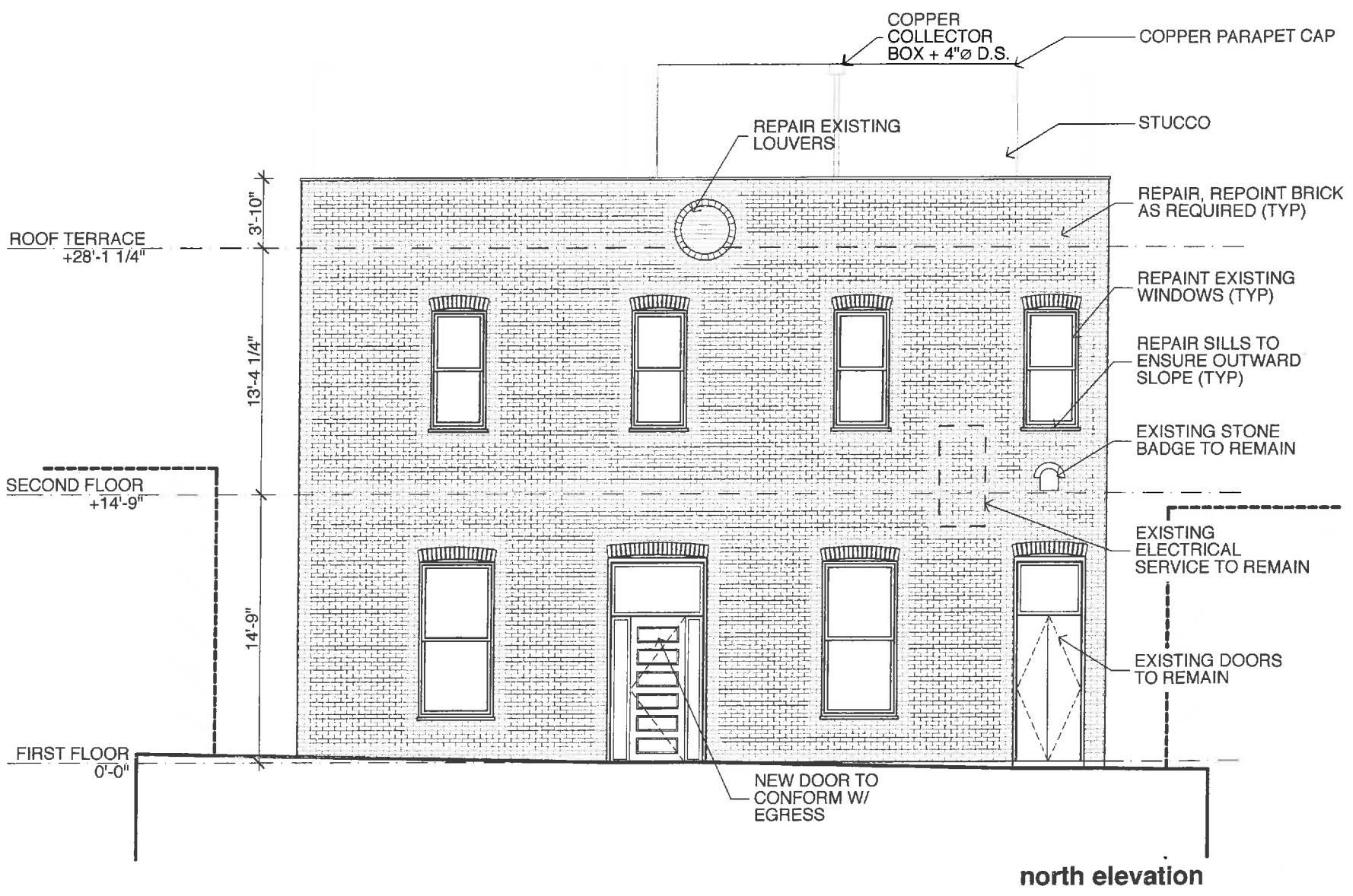
This certificate of appropriateness shall expire in 18 months (September 15, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may 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.

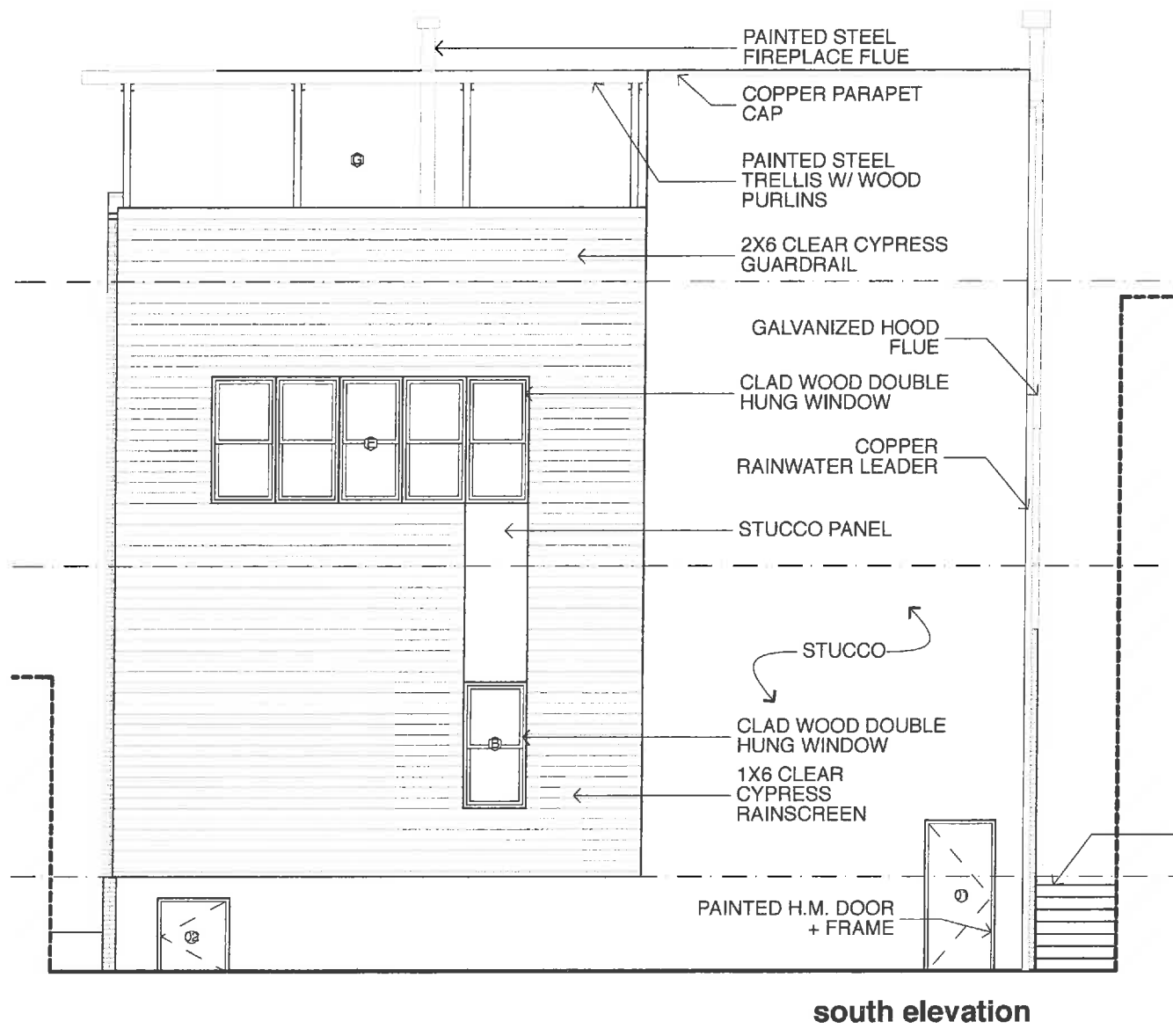
Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

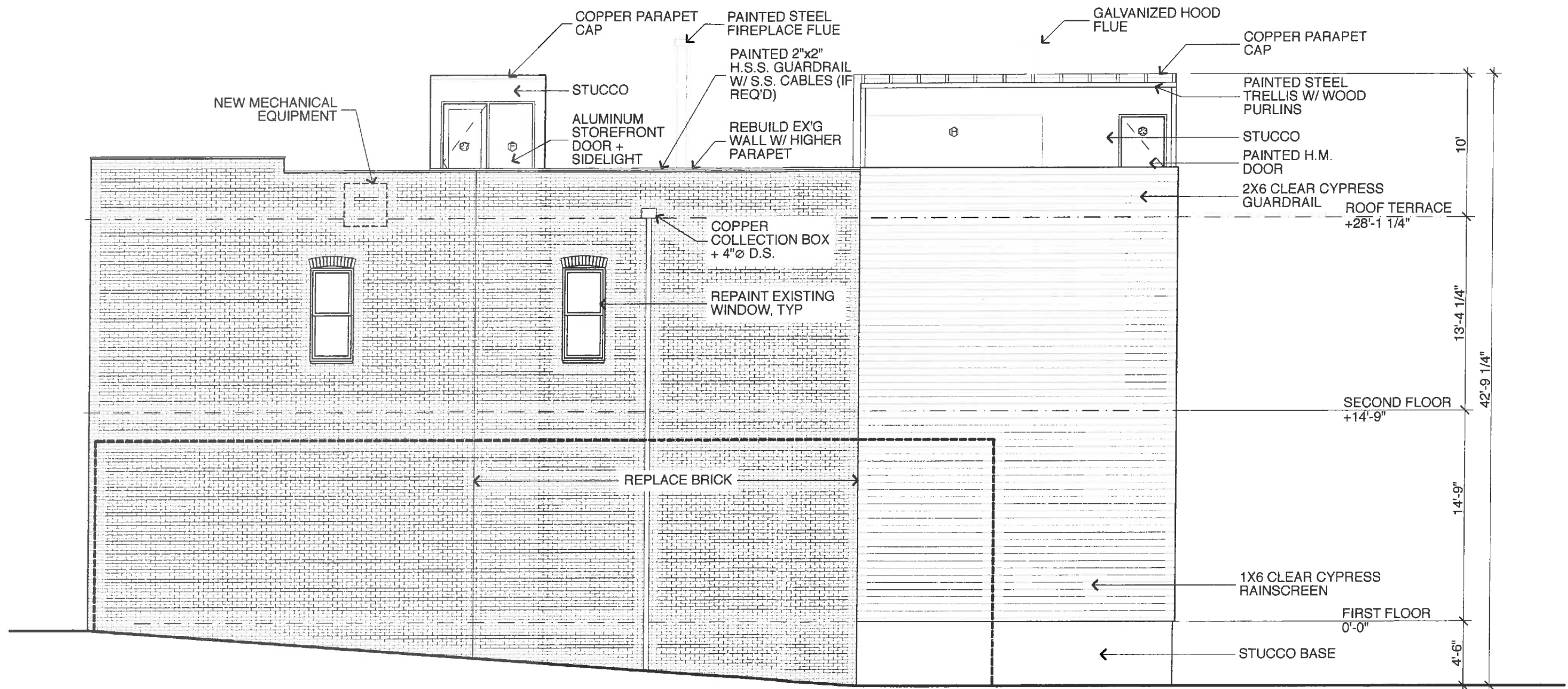
Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
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Charlottesville, VA 22902
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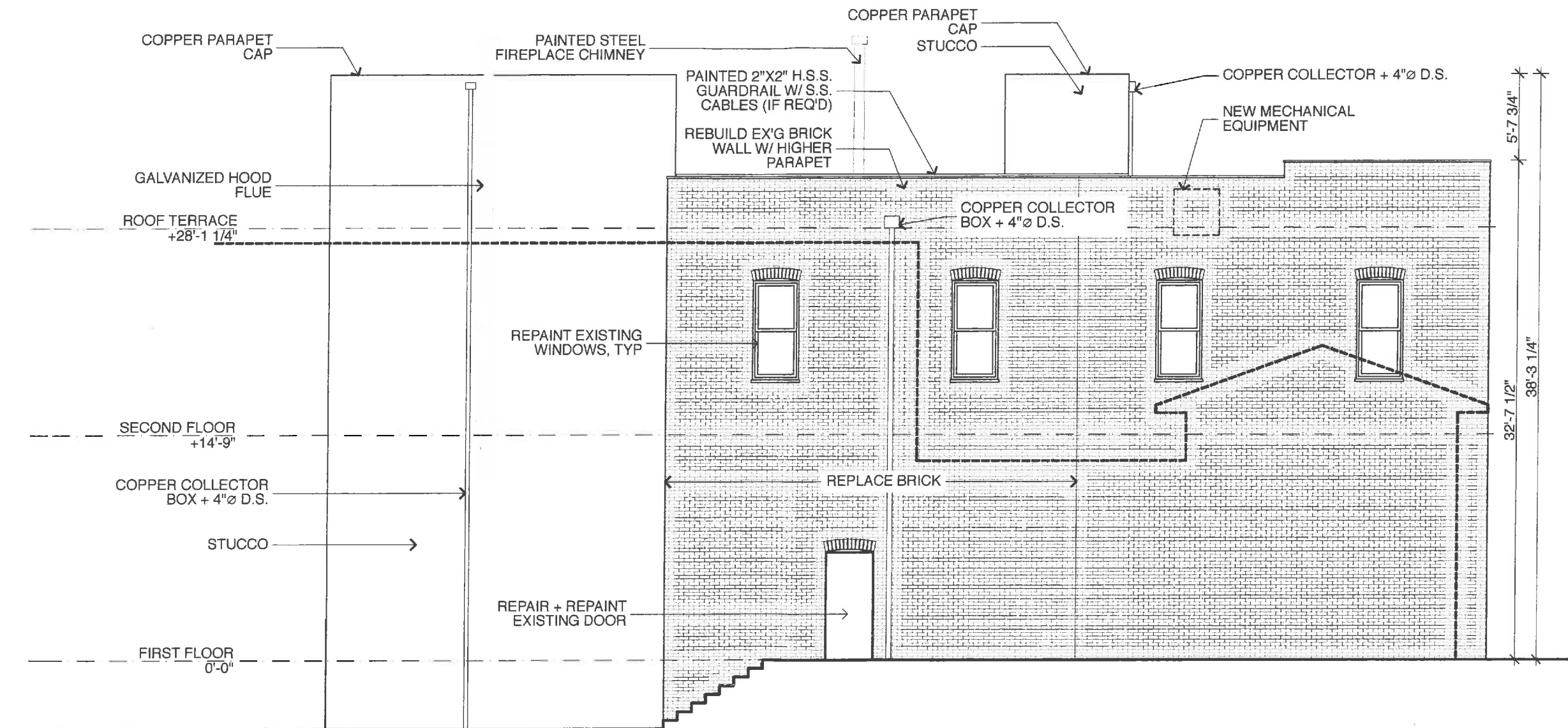


north elevation



south elevation







northeast

FEBRUARY 23, 2016