

From: Scala, Mary Joy
Sent: Tuesday, November 24, 2015 12:19 PM
To: 'da@wolfackerman.com'; Wolf, Fred
Cc: josh@commonhouse1.com; derek@commonhouse1.com
Subject: BAR Action - 206 W Market Street - November 2015

November 24, 2015

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 November 17, 2015. The following action was taken:

Graves moved to find that the proposed new addition satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted (7-0). The BAR asked that the plan for exterior lighting beyond the LED's be submitted through staff.

This certificate of appropriateness shall expire in 18 months (May 17, 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



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.

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 stucco fire stair structure. The fire stair structure includes an aluminum storefront door and sidelight window on the west side, and an aluminum storefront window on the east side. The structure has a copper parapet cap.

A roof deck extends from the fire stair structure to the rear of the new addition. The roof deck is enclosed with 2x6 clear cedar guardrail on the addition part, and painted steel guardrail with stainless steel cables on the existing building. A painted steel trellis with wood purlins is located on the roof of the 2-story rear addition to create a gathering space.

The additional details on the nature of materials as requested by the Board of Architectural Review have been added to the application.

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

In staff's opinion the BAR should take into account how the stained Cypress siding will weather, but the addition and materials used meets the Guidelines for New Additions. The applicant should explain the proposed use of the LED tape lighting.

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 the North Downtown ADC district, and that the BAR approves the application as submitted, (or approves the application with the following modifications...).

**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

DEVELOPMENT SERVICES
NEIGHBORHOOD
OCT 27 2015
RECEIVED

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 10/27/15
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

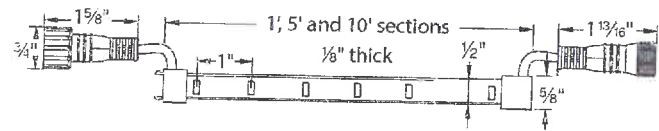
Attachments (see reverse side for submittal requirements): See Attached 8 Sheets - Location/Site Plan, Existing Conditions, Context, Elevations, 3D views

For Office Use Only

Received by: _____ Approved/Disapproved by: _____
Fee paid: _____ Cash/Ck. # _____ Date: _____
Date Received: _____ Conditions of approval: _____

InvisiLED® Pro Outdoor

24V Outdoor LED Tape Light



WAC LIGHTING

Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Pro Outdoor is great for any and all outdoor accent lighting applications. Double insulated silicon encasement and distinct electrical and mechanical junctions make for a superior watertight custom system.

FEATURES

- IP-68 rated, allows for submersion up to five feet
- Power supply is UL and CUL listed
- Wet location listed
- Ultra thin profile at 1/8"
- Diodes spaced evenly at 1" on center
- Minimum run length of 1' and maximum of 28'
- May be field cut every 6" and at the end of a run
- Unique tape section connections ensure even LED spacing and no dark spots
- Four mounting options provided for different surfaces
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Flexible, silicone sealed tape light. Indicating marks on back for field cutting

Power Supply: Remote electronic Class 2 transformer. 120VAC 50/60Hz input, 24VDC 100W output.

Light Source: 12 LED diodes per foot. Runs on 24V at 3.5W per foot.

Operating Temperature: -4°F – 122°F (-20°C – 50°C), relative humidity 95%.

Standards: UL & CUL Listed. UL (E204239) wet location certified.

FIXTURE PERFORMANCE

Color	Color Temp	Watts/ft	Lumens/ft
White	3500K	3.5	220

POWER SUPPLY

EN-O24100-RB2-T 24VDC/100W Class 2 LED transformer

TAPE LIGHT ACCESSORIES

LED-TO24-IC	Joiner cables
LED-TO24-X	4 way "X" connector
LED-TO24-Y	3 way "Y" connector
LED-TO24-EC	End cap
LED-TO24-C1	Mounting clip 1 (10 per pack)
LED-TO24-C2	Mounting clip 2 (10 per pack)
LED-TO24-C3	Mounting clip 3 (10 per pack)
LED-TO24-CH	Clear channel

For full descriptions and specs of Power Supply and Accessories see next page.

ORDER NUMBER

Model #	Length	Color	Watts/ft
LED-TO2435	1 1 foot	WT White	3.5W / ft
	5 5 feet		
	10 10 feet		

Model # **LED-TO2435** - -

Example: LED-TO2435-1-WT

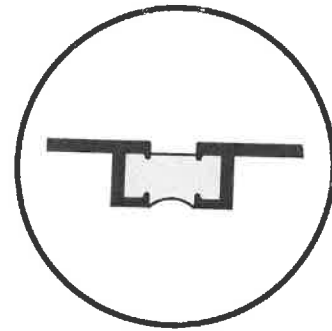
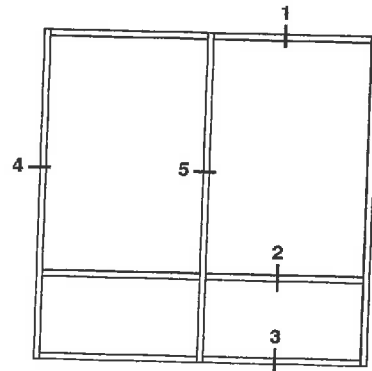
WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUL 2014

SCALE 3" = 1'-0"



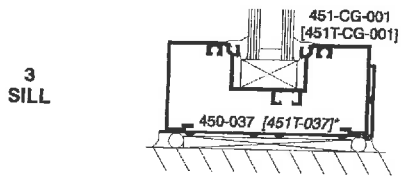
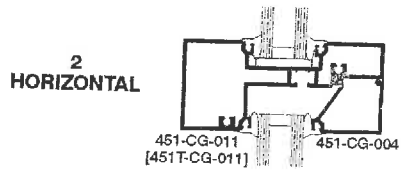
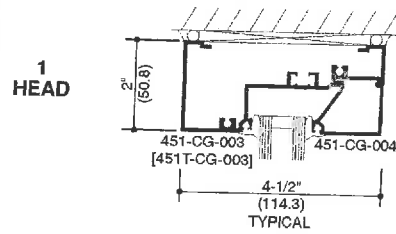
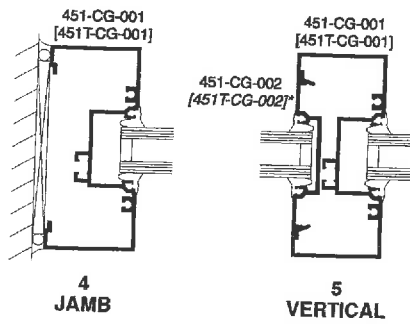
*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

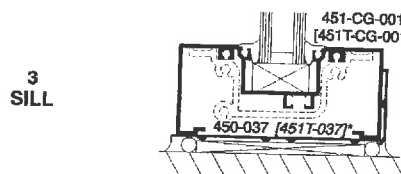
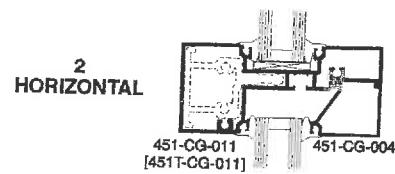
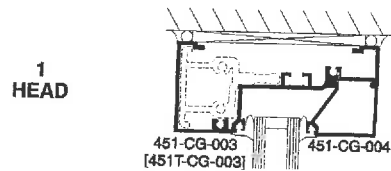
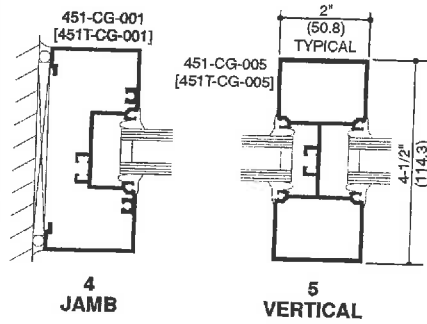
SCREW SPLINE

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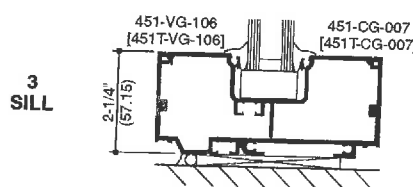
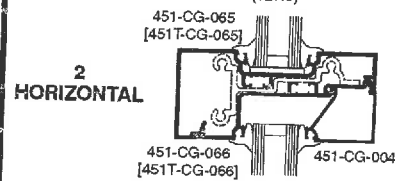
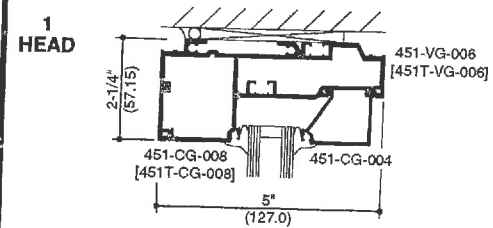
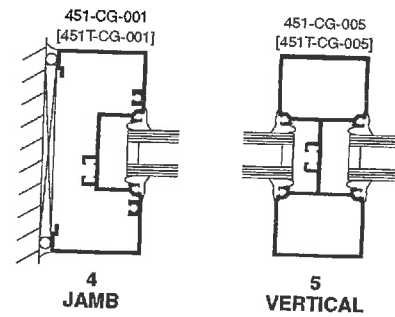
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STICK

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

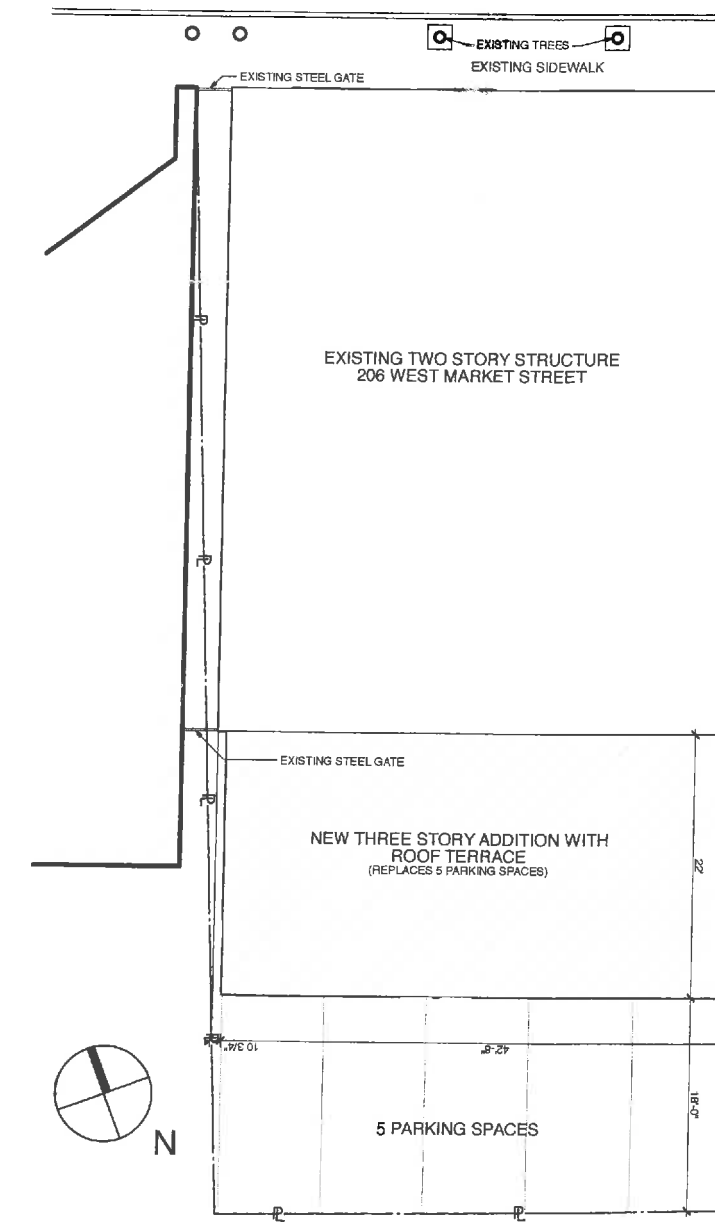
*See Page 14 for Thermal Flashing and Optional High Performance Flashing

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

necessity for product improvement.
© Kawneer Company, Inc., 2008



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
- MATERIALS



north elevation



east elevation



south elevation



210 east market street



200 east market street

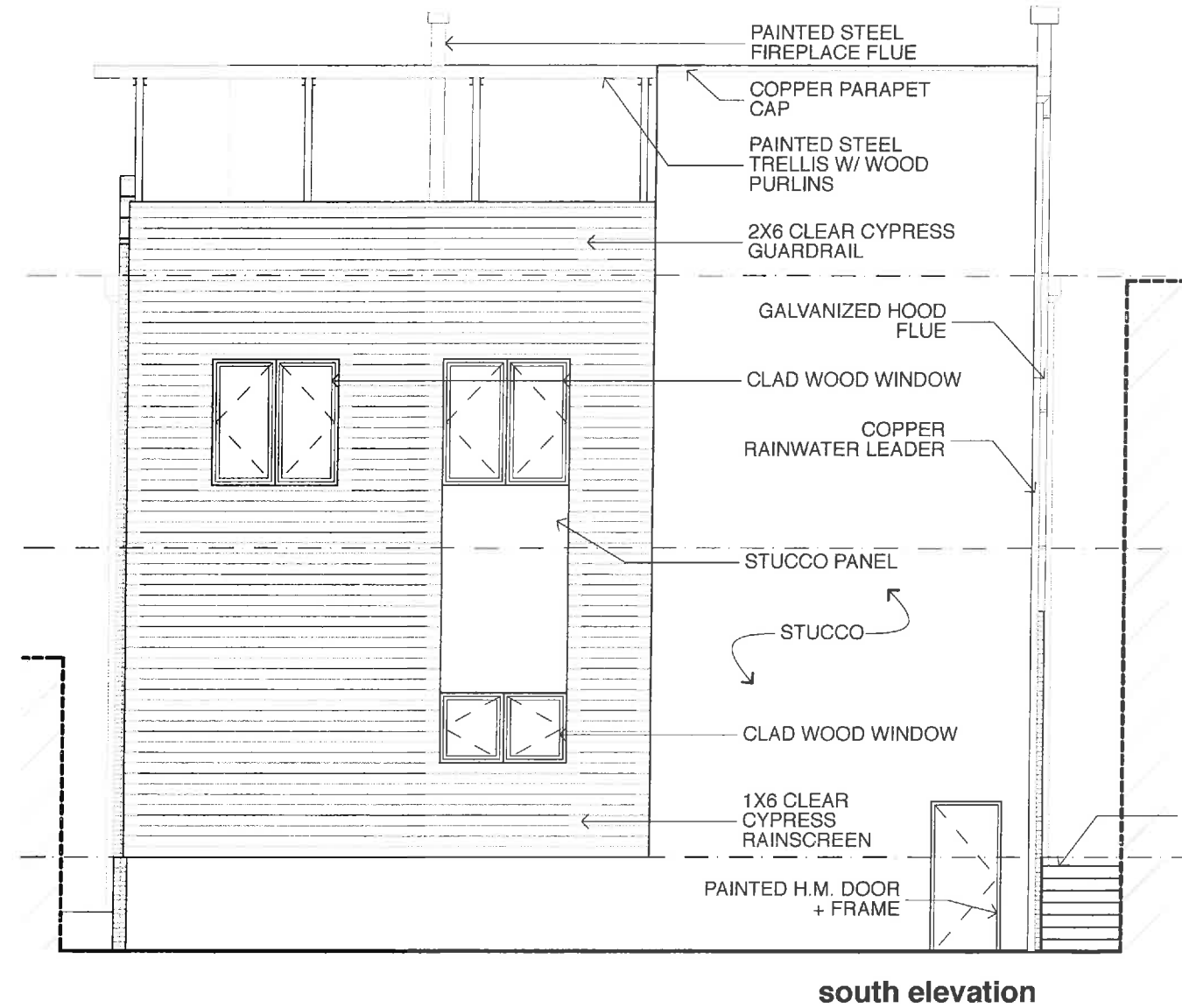


rear alley

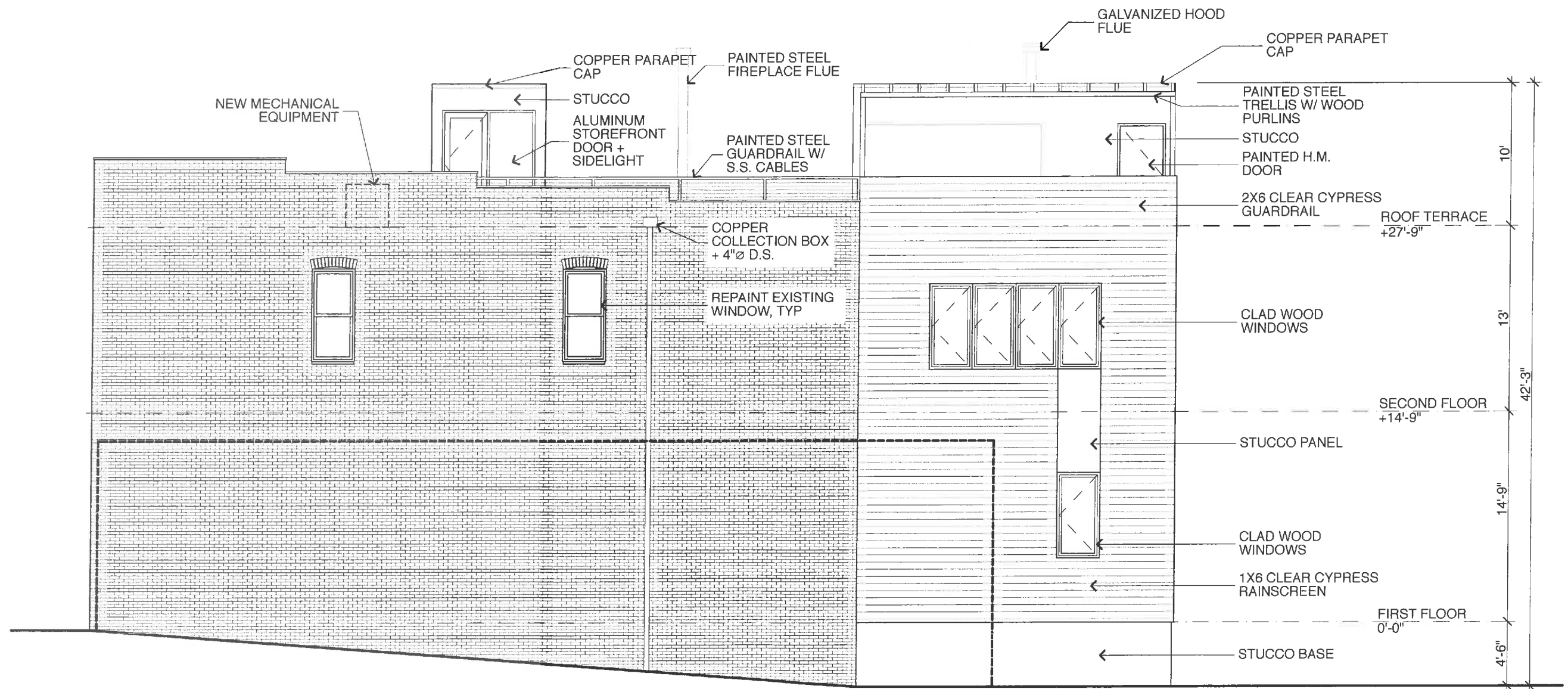


rear alley

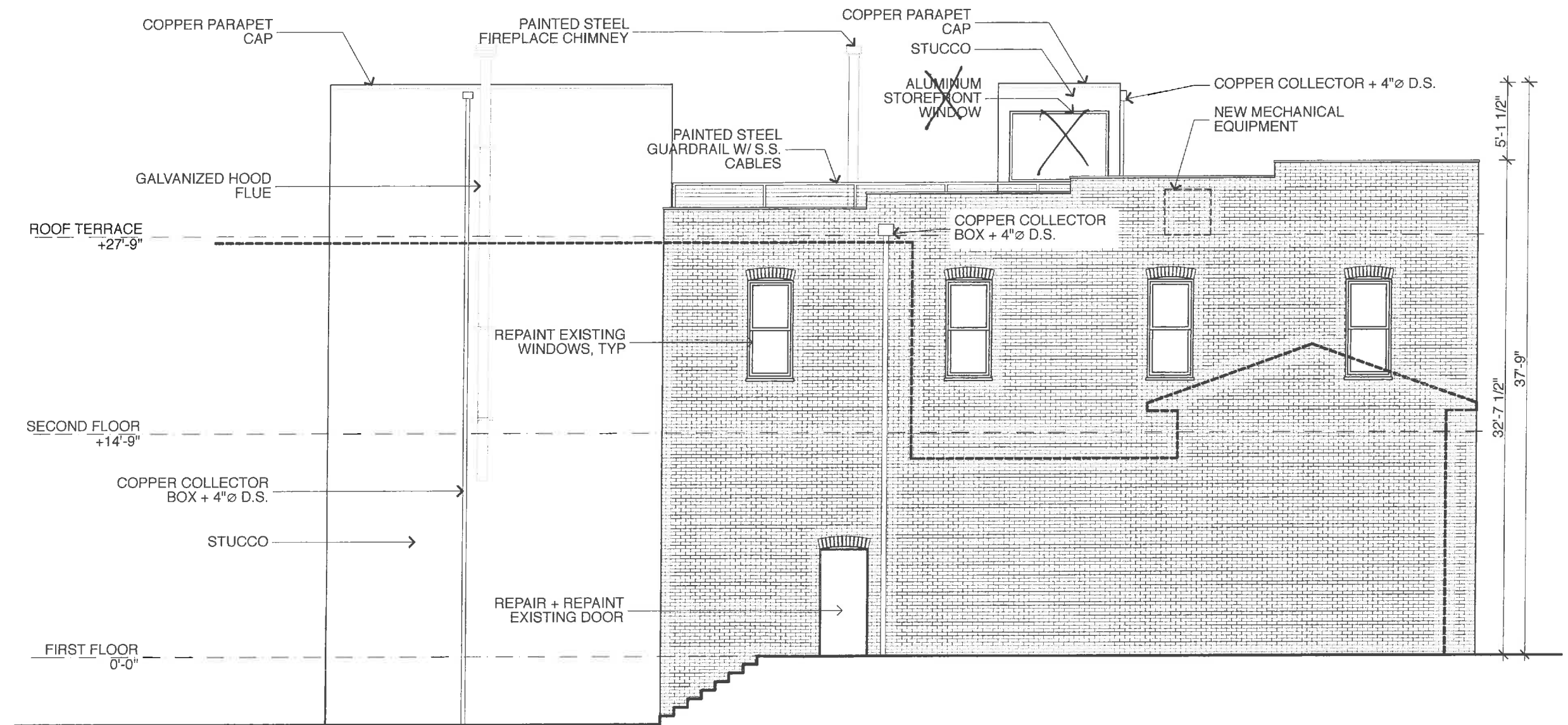
OCTOBER 27, 2015



Approved Nov 17, 2015



Approved Nov 17,



Approved Nov 17, 20



northwest view



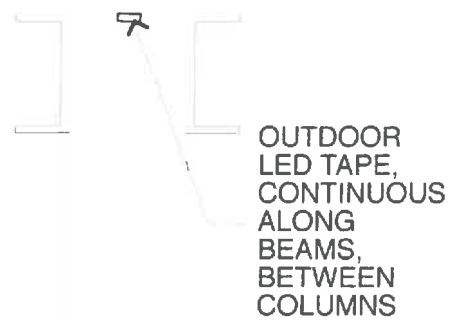
aerial view



northeast

Approved Nov 17, 2015

OCTOBER 27, 2015



EXTERIOR LIGHT -WAC LIGHTING
INVISILED PRO OUTDOOR
24V OUTDOOR LED LIGHT TAPE



COMMON HOUSE ----ELEVATION



NEW STUCCO -FINE SAND FLOAT FINISH



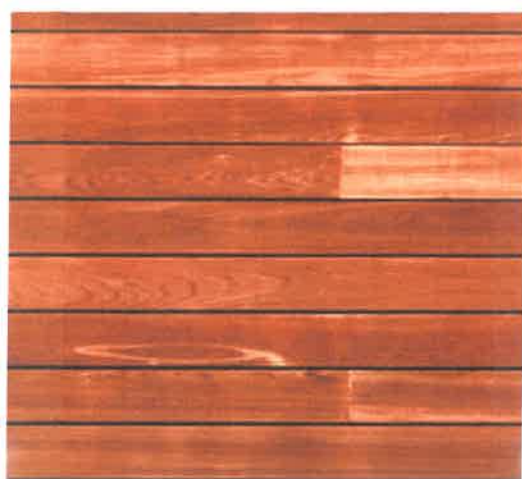
PAINTED STEEL/EXISTING WINDOWS -BLACK HORIZON - BENJAMIN MOORE 2132-30



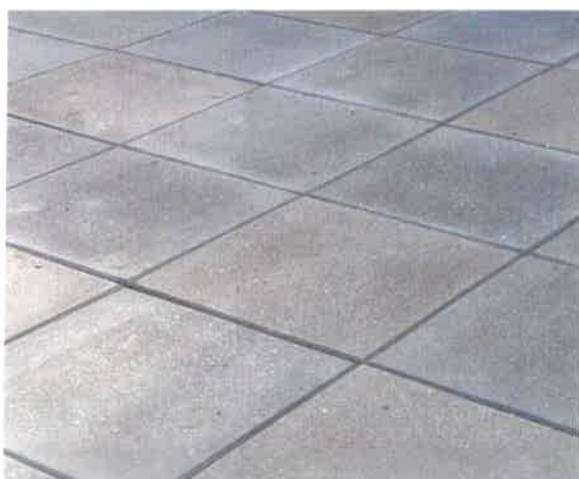
NEW WINDOWS -KOLBE + KOLBE ALUMINUM CLAD - SLATE



STOREFRONT - KYNAR COATED ALUMINUM - TO MATCH WINDOWS



STAINED WOOD -1X6 PLAIN SAWN CLEAR CYPRESS SIDING PENOFIN VERDE STAIN - CYPRESS



ROOF TERRACE -HANOVER PREST CONCRETE PAVERS - LIMESTONE GRAY



RAINWATER LEADERS - 4-INCH COPPER



KITCHEN FLUE - CAPTIVAIR GALVANIZED STEEL FLUE