

From: Scala, Mary Joy
Sent: Thursday, October 27, 2016 3:48 PM
To: 'josh@commonhouse1.com'; 'derek@commonhouse1.com'
Subject: BAR Actions - 206 West Market Street - October 18, 2016

October 27, 2016

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

RE: Certificate of Appropriateness Application
BAR 16-10-05
206 West Market Street
Tax Parcel 330111000
Biarritz, LLC, Owner/David Ackerman, Applicant
Proposed Solar Panel Addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 18, 2016. The following action was taken:

Balut moved to approve the application for solar panels and to eliminate stucco on part of the addition as submitted. Mohr seconded. Motion passes 8-0.

This certificate of appropriateness shall expire in 18 months (April 18, 2018), 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.

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
October 18, 2016**



Certificate of Appropriateness Application

BAR 16-10-05

206 West Market Street

Tax Parcel 330111000

Biarritz, LLC, Owner/David Ackerman, Applicant

Proposed Solar Panel Addition

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, 2105 - 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.

March 15, 2016 - The BAR approved the application as submitted (6-0-1 with Balut abstained) to amend a previously approved plan to add a new two- and three-story rear addition with a rooftop terrace after the roof collapsed in January. The amendment raised the parapet height which would replace the rooftop guardrail and eliminated west windows, reconfigured south windows, and changed a set of doors as necessitated by the building code.

Application

This application proposes the addition of photovoltaic panels to three locations: the top of the roof trellis; on the south (rear) wall of the new addition; and on the unoccupied roof of the original building, hidden behind the building parapet. The panels on the rear wall would be mounted on brackets so they resemble awnings.

In addition, the applicant requests a change to the wall material on the addition. The proposed modification would eliminate stucco on the east, south, and west sides of the addition below the roof deck level. Instead, those surfaces would be painted concrete masonry units to match the stucco color. The reason for the requested modification is that those surfaces are only visible from the alley/parking area to the south (rear) of the building, or from within the very narrow alleyways on the east and west sides, which will be gated.

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 Rehabilitation

G. ROOF

- 1. When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
- 2. If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- 3. Original roof pitch and configuration should be maintained.*
- 4. The original size and shape of dormers should be maintained.*
- 5. Dormers should not be introduced on visible elevations where none existed originally.*
- 6. Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
- 7. When replacing a roof, match original materials as closely as possible.*
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
 - b. Artificial slate is an acceptable substitute when replacement is needed.*
 - c. Do not change the appearance or material of parapet coping.*

8. ***Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.***
9. *Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

Pertinent Design Guidelines for Site Design and Elements

H. UTILITIES AND OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1. *Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
2. *Screen utilities and other site elements with fences, walls or plantings*
3. *Encourage the installation of utility services underground.*
4. *Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
5. *Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations

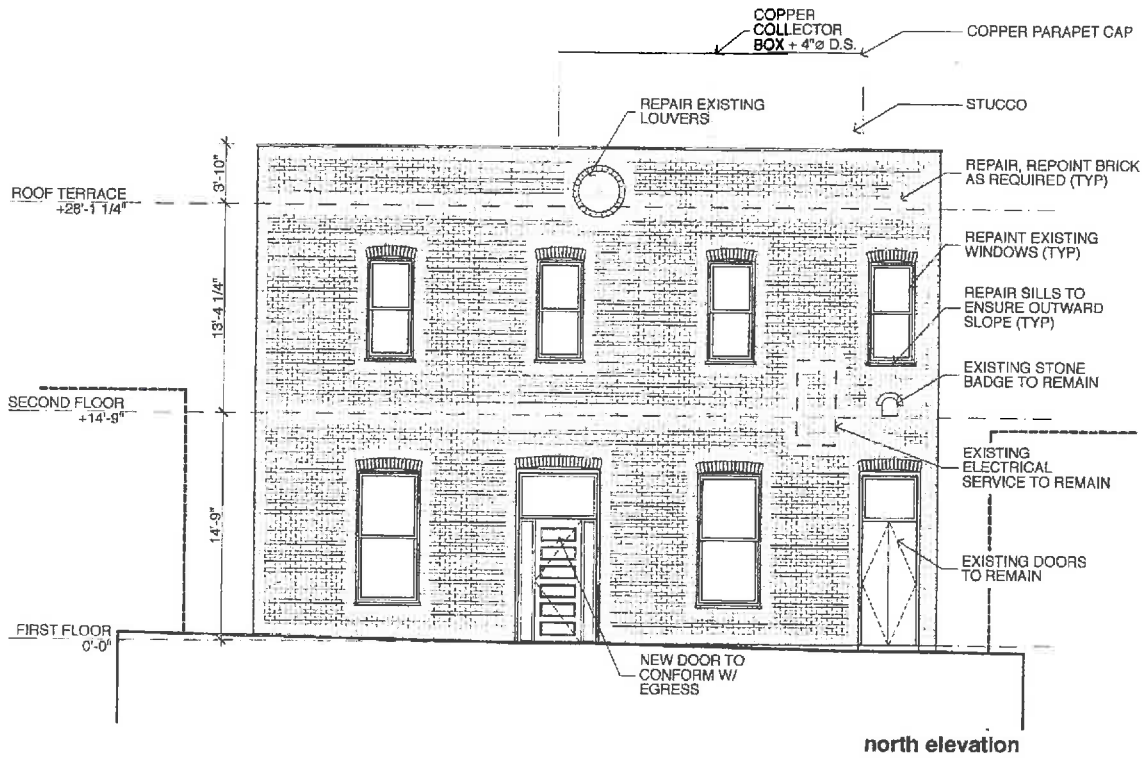
Staff attached small copies of the drawings and photos approved in November 2015 (pre-roof collapse) and the March 2016 amendments.

Guidelines related to photovoltaic panels are those for roofs and for utility equipment. Because the panels will not be visible from the street they are not in conflict with the character of the building or site.

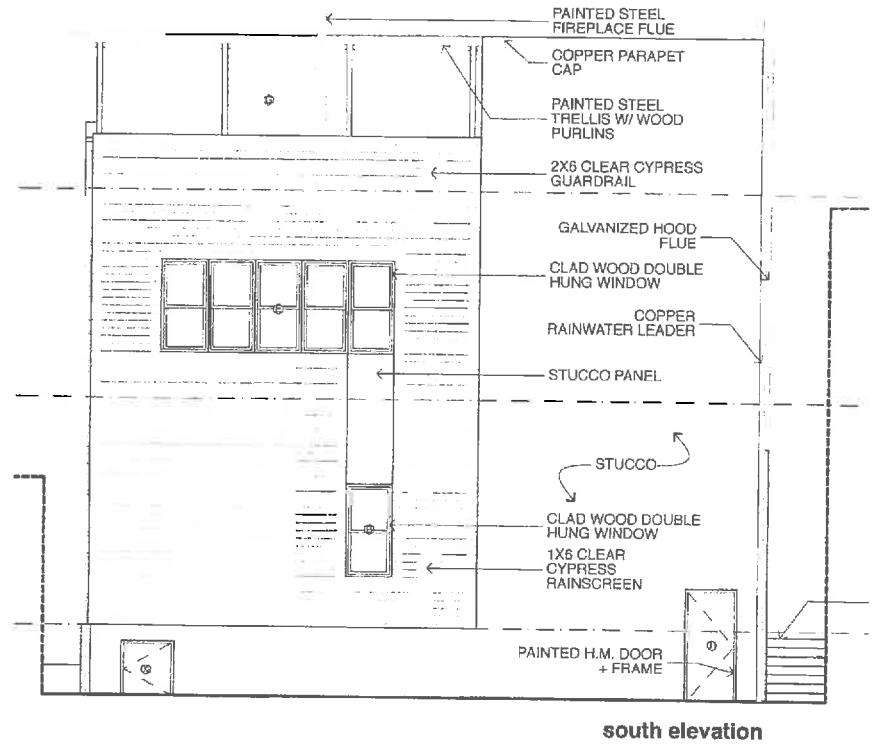
The proposed modification to allow painted CMU in place of stucco on the lower walls of the addition is also appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for Site Design and Elements, I move to find that the proposed photovoltaic panels and the modification of wall material 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.

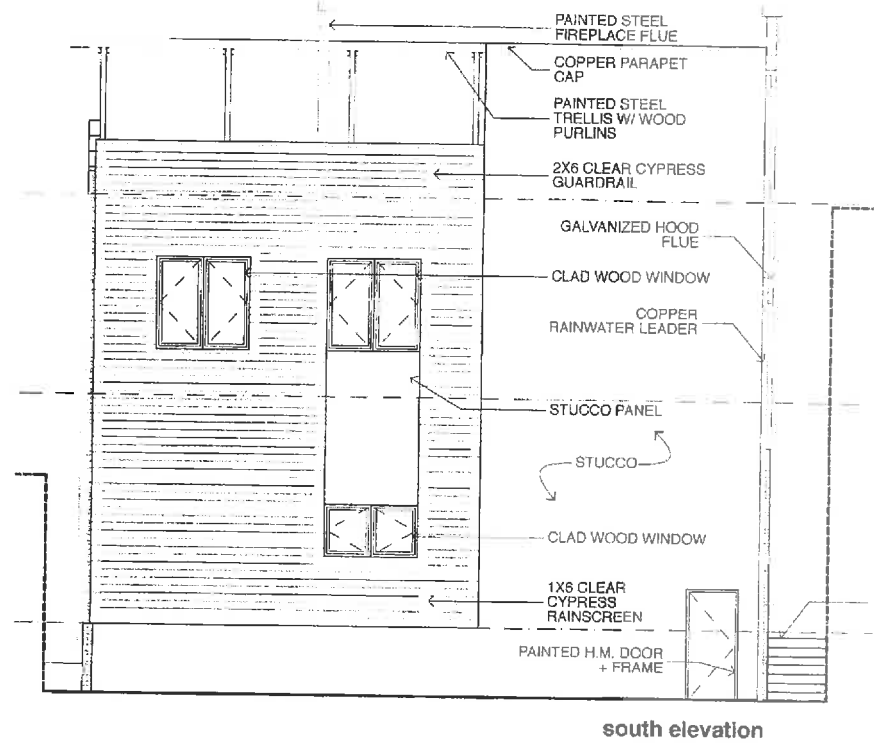


north elevation

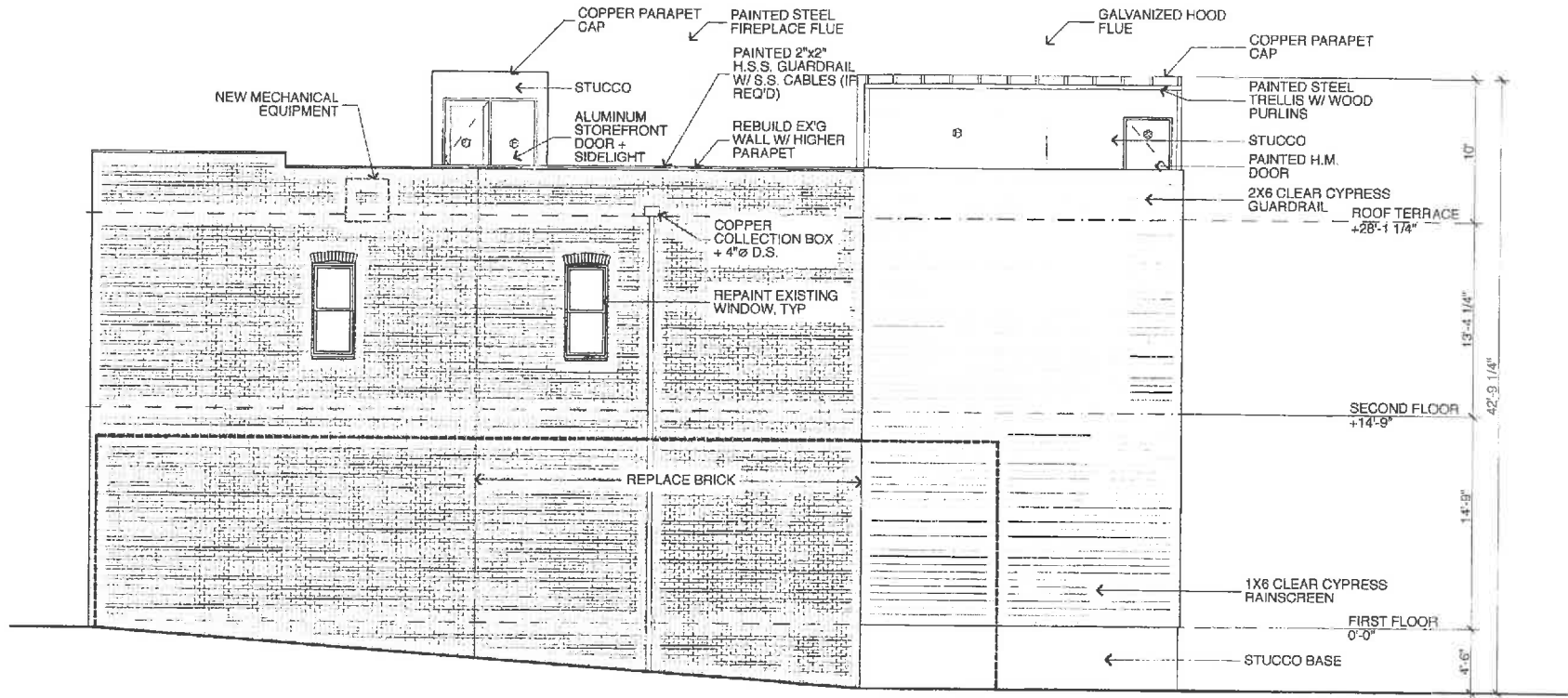


south elevation

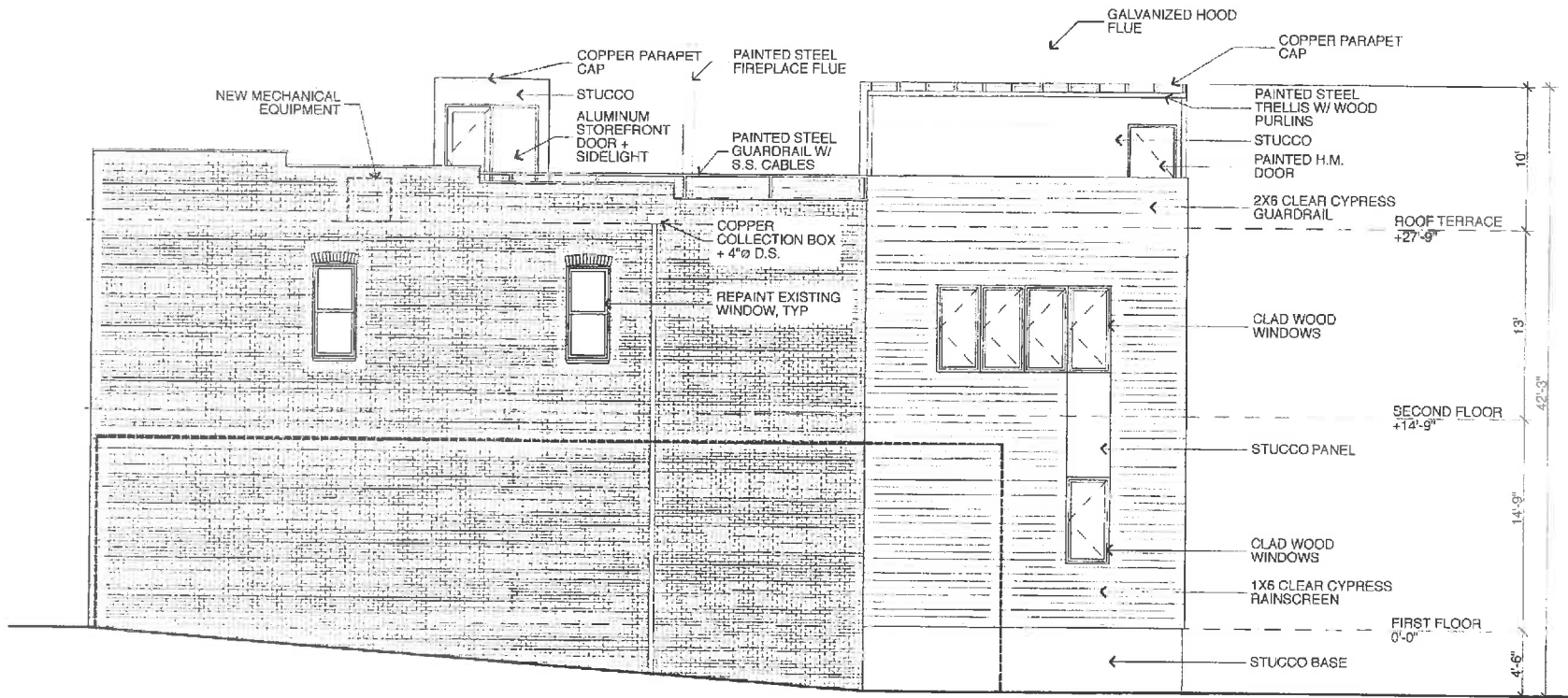
March 2016



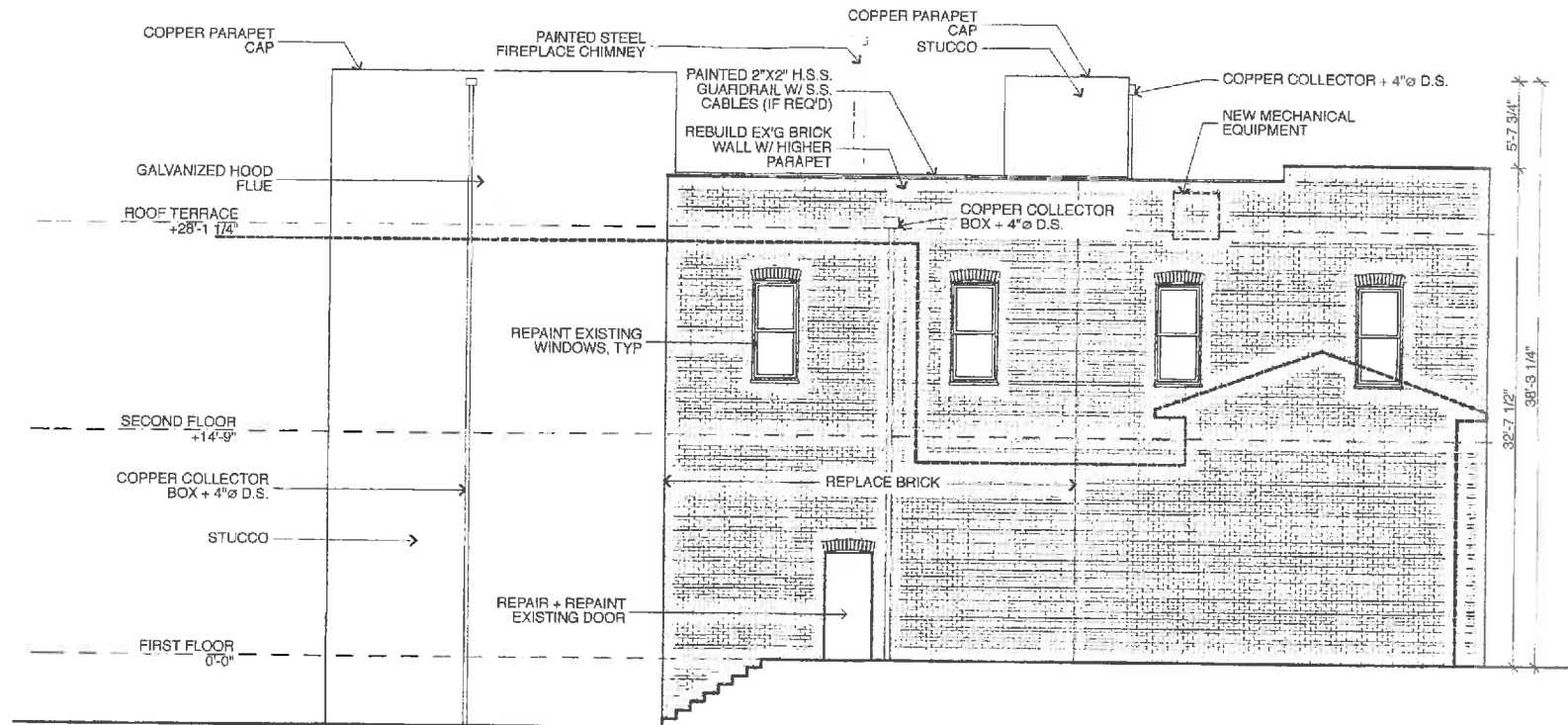
Approved Nov 17, 2015



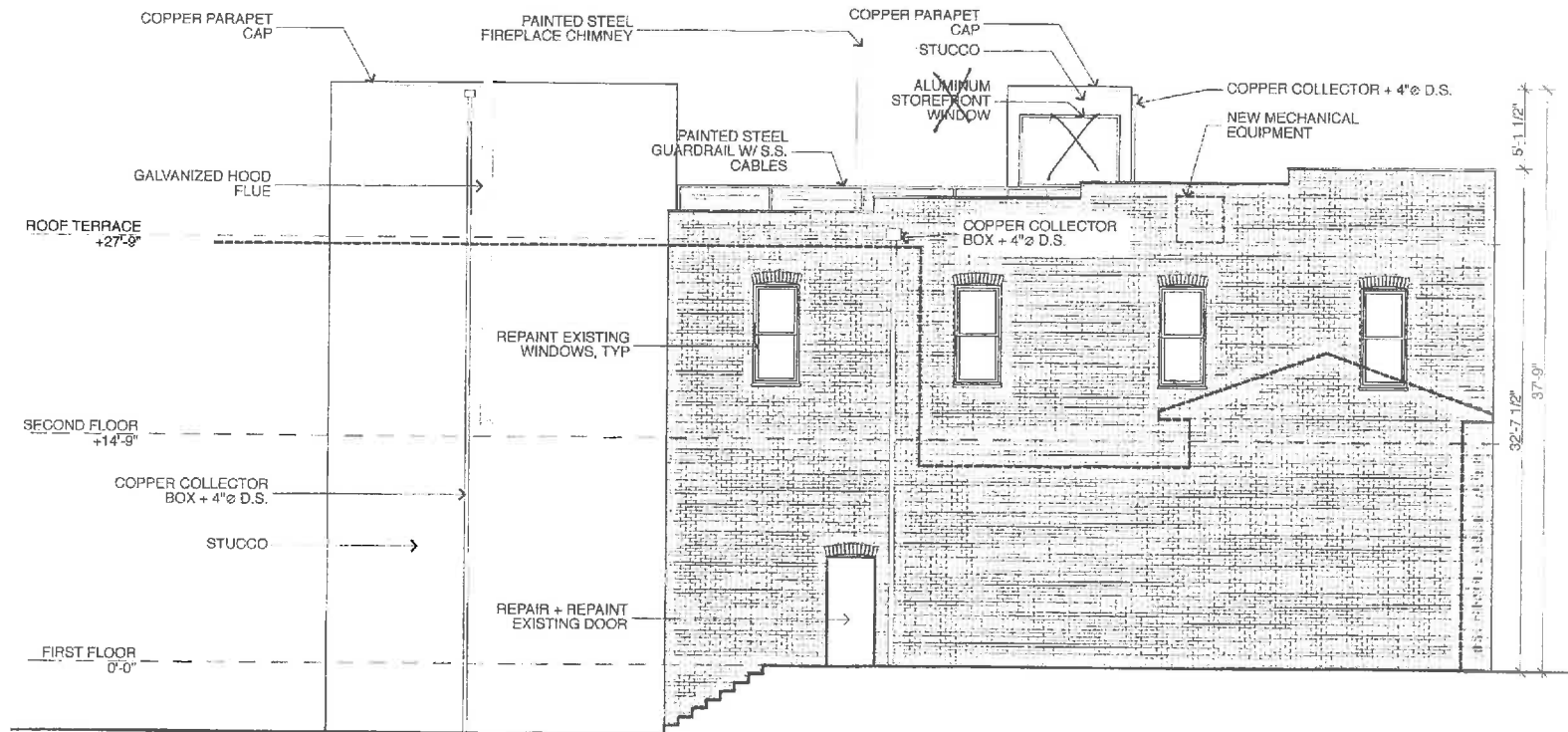
March 2016



Approved Nov 17,
2015

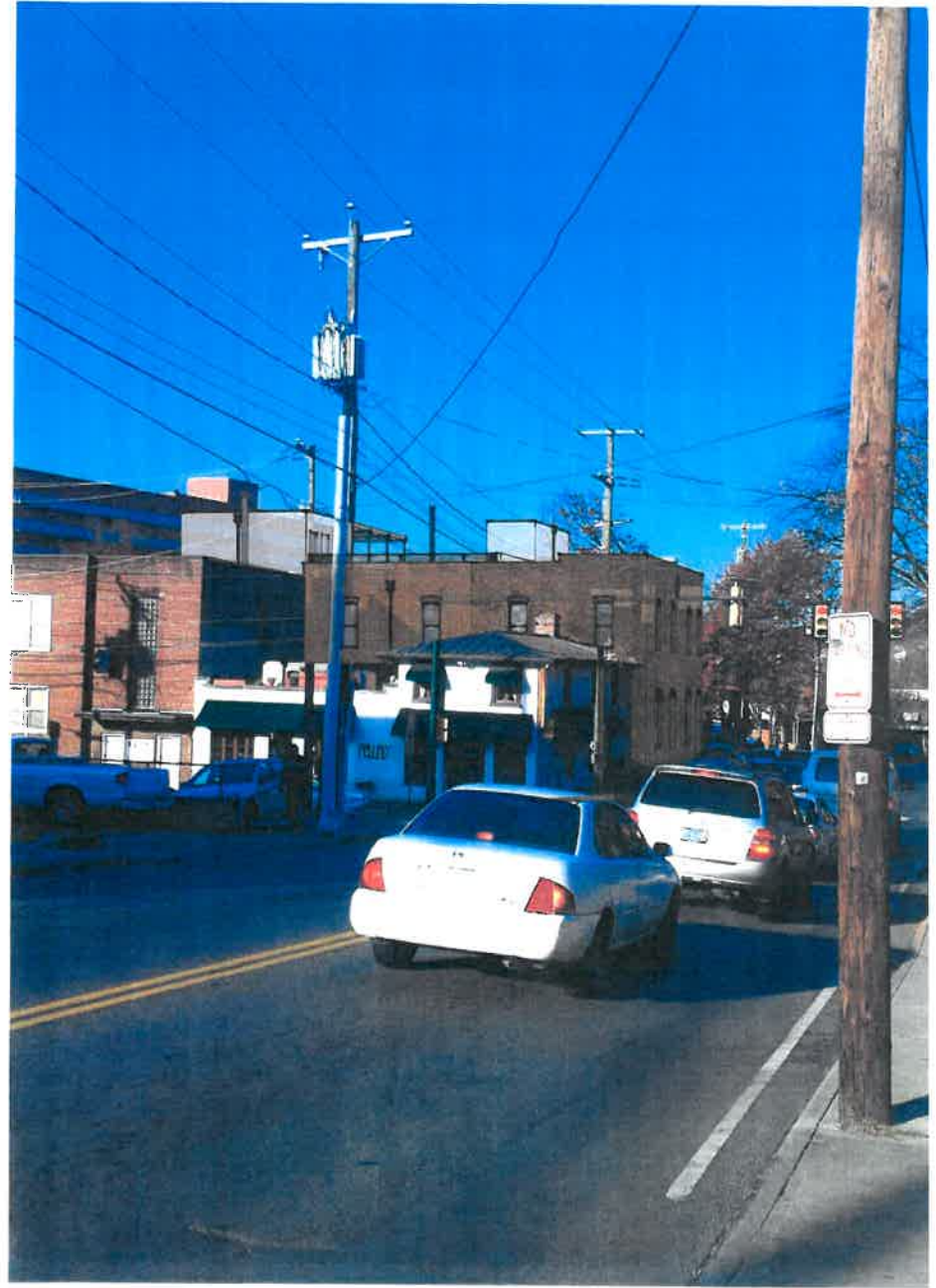


March 2016



Approved Nov 17, 20

2015



WOLF ACKERMAN DESIGN

COMMON HOUSE

March 2016

northeast

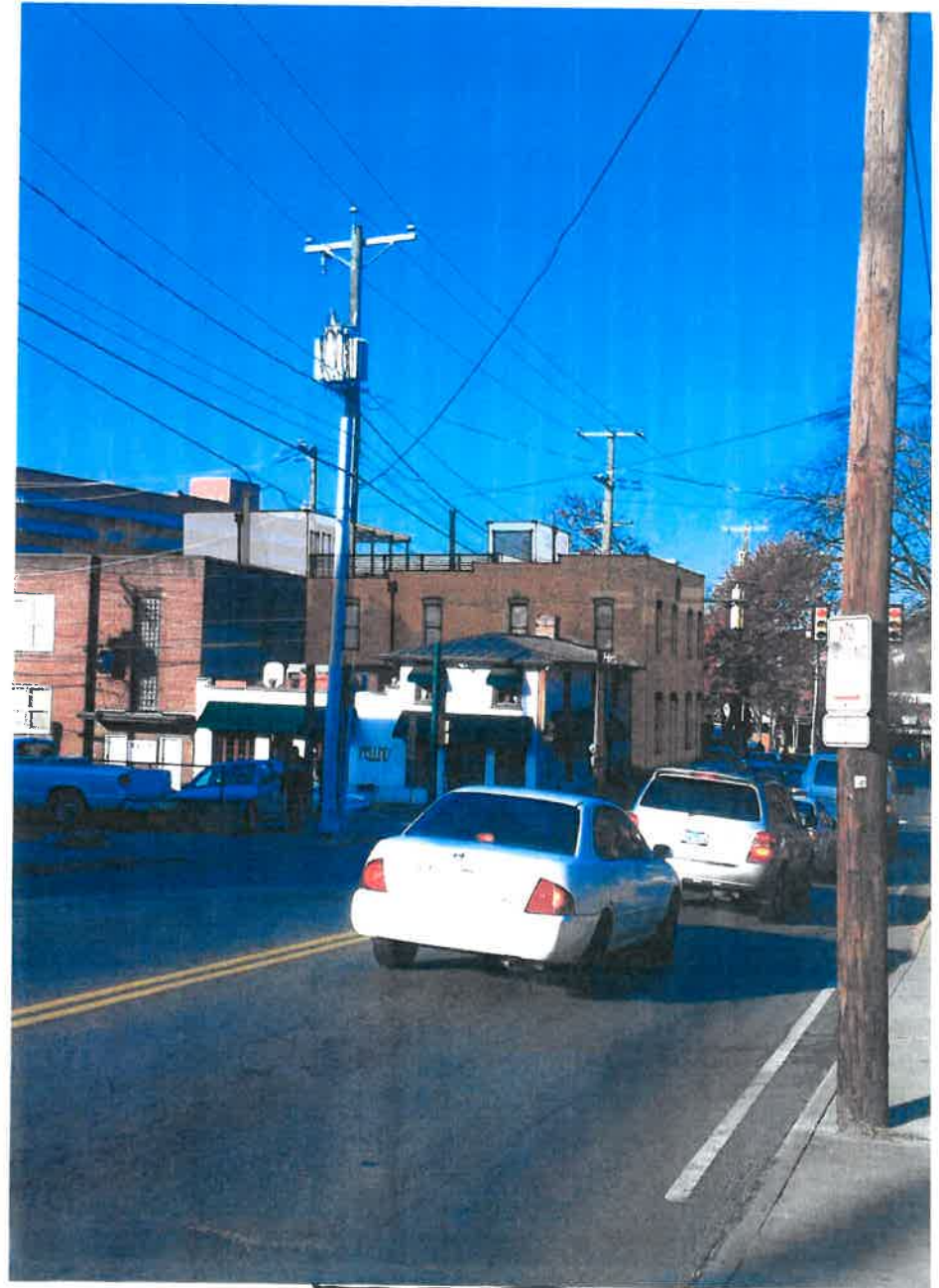
FEBRUARY 23, 2016



northwest view



aerial view



northeast

Approved Nov 17, 2015

OCTOBER 27, 2015

**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

RECEIVED
SEP 27 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

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 9.27.16
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): Proposed addition of photovoltaic panels to the top of the roof trellis, the rear of the new fire stair and concealed behind the building parapet on the unoccupied roof.

Attachments (see reverse side for submittal requirements): 3 sheets total including 3D views, photos of the photovoltaic panels and attachment / panel details

For Office Use Only

Received by: David Ackerman
Fee paid: \$100⁰⁰ Cash/Ck. # 004589
Date Received: 9/27/2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P16-0153

Scala, Mary Joy

From: Dave Ackerman <da@wolfackerman.com>
Sent: Tuesday, October 11, 2016 5:21 PM
To: Scala, Mary Joy
Subject: 206 W. Main St.
Attachments: 16.10.11 BAR.pdf

Mary Joy,

I have attached the two sheets I would like to incorporate in our package in PDF format. I can bring hard copies if that would be helpful.

The proposed modification eliminates some of the stucco on the rear of the building. The stucco would remain on all of the exterior walls above the roof deck. The stucco would be removed on the East, South and West sides below the roof deck as indicated on the elevations. Those surfaces would be painted cmu in a color to match the stucco color. These surface are only visible from the alley to the south of the building, or from within the very narrow alleyways on the east and west which will be gated.

Thank you

Dave Ackerman

WOLF | ACKERMAN *architecture + design*
110-B Second Street NE • Charlottesville, Virginia 22902
ph [434.296.4848](tel:434.296.4848) • fx [434.296.4877](tel:434.296.4877)

Scala, Mary Joy

From: Dave Ackerman <da@wolfackerman.com>
Sent: Wednesday, October 12, 2016 4:02 PM
To: Scala, Mary Joy
Subject: Re: Questions on 206 West Market solar panels
Attachments: purlin detail.pdf

Mary Joy,

Answers below:

1. Rain will not penetrate the panels. The water will drain onto the roof deck.
2. The panels have an integrated aluminum wire raceway. This will be screwed to our aluminum purlins (see attached). Their drawing calls our support beam an aluminum channel, but it is steel.
3. That grey fill is an anomaly, it should register as existing brick. It does on my screen, but when I print it to a PDF, it gets weird and I cannot figure out how to fix it.

Dave Ackerman

WOLF | ACKERMAN *architecture + design*
110-B Second Street NE • Charlottesville, Virginia 22902
ph [434.296.4848](tel:434.296.4848) • fx [434.296.4877](tel:434.296.4877)

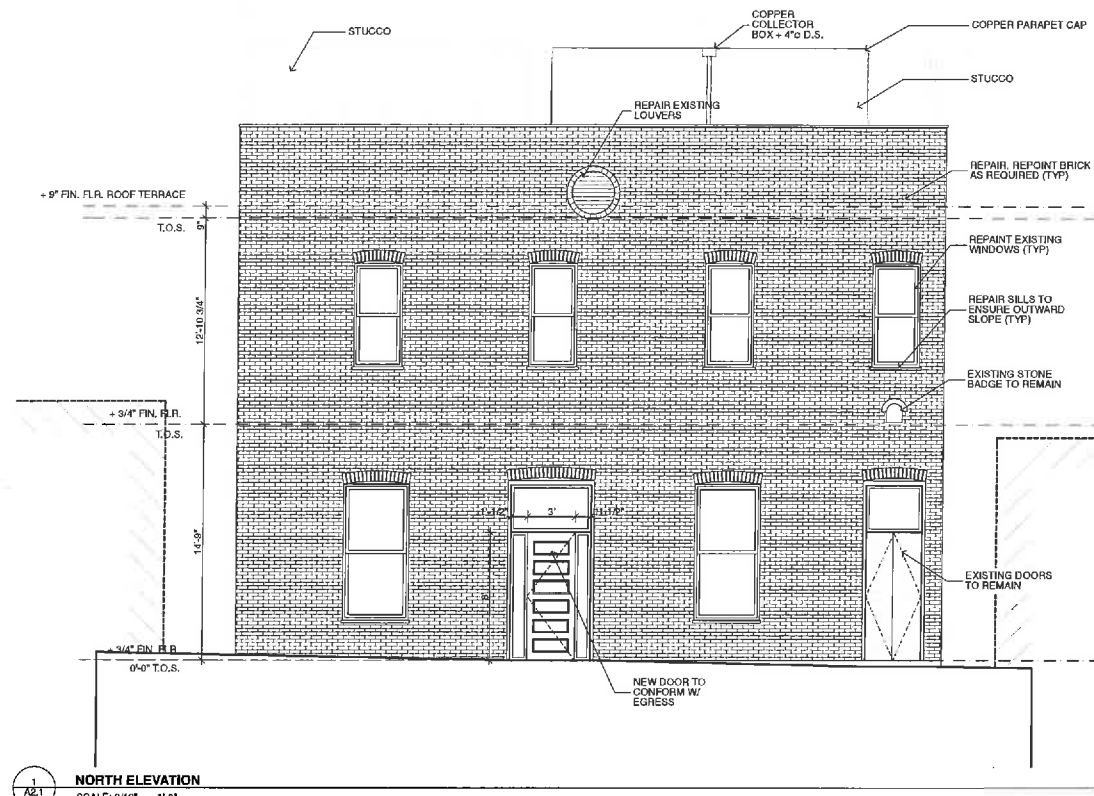
On Oct 12, 2016, at 3:34 PM, Scala, Mary Joy <scala@charlottesville.org> wrote:

Will rain water go through the panels on the trellis, or how will it drain ?
How will the panels be attached to the trellis?

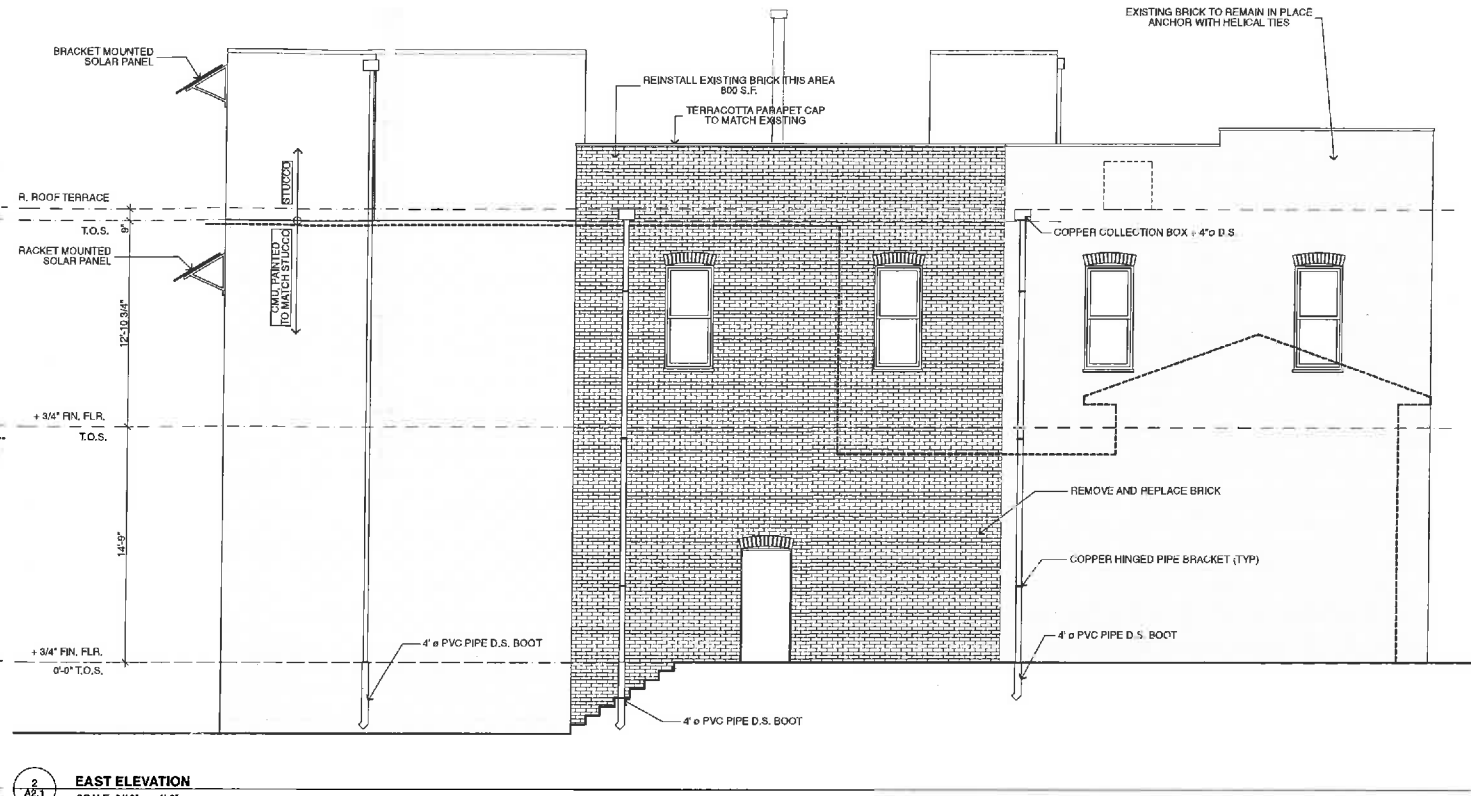
On the new drawings, west elevation, what material is the gray area behind the downspout? It is not rendered, but should be existing brick, correct?

Thank you

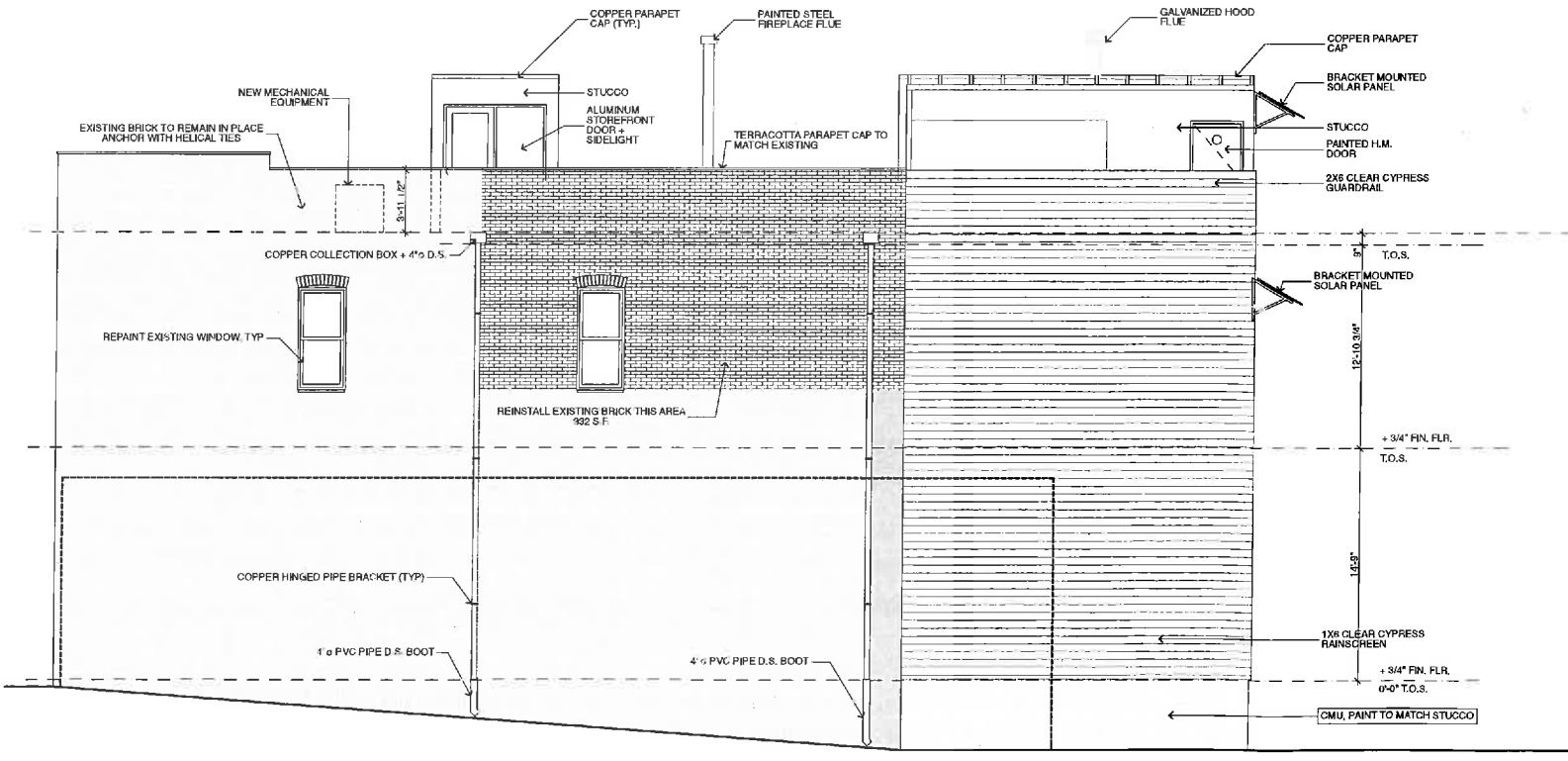
Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
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Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
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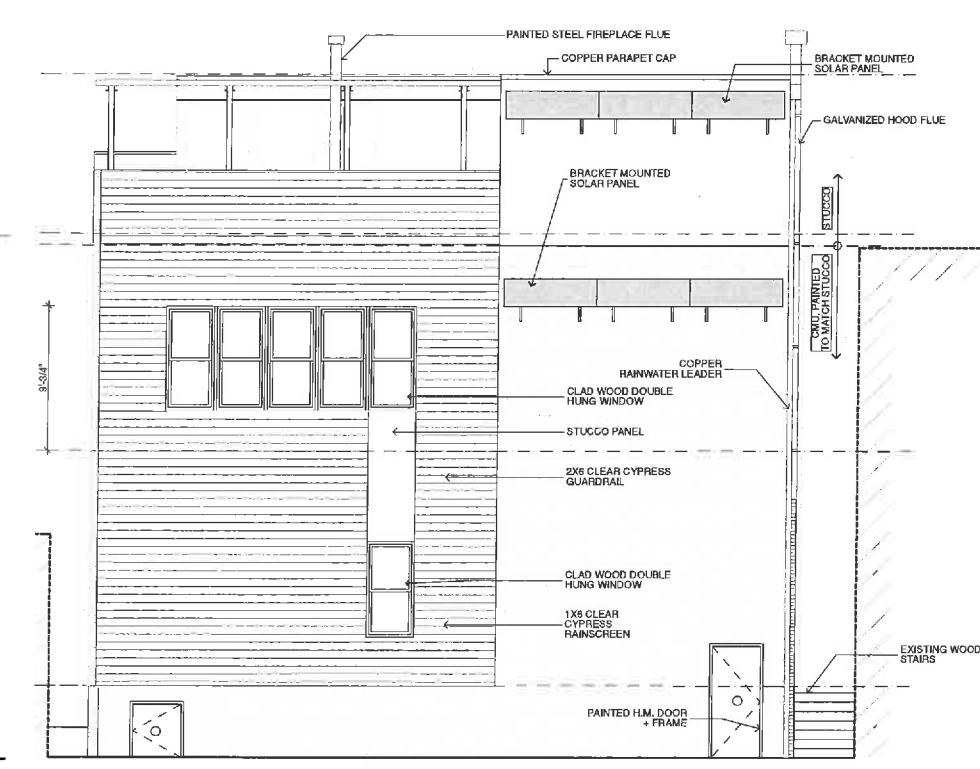
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



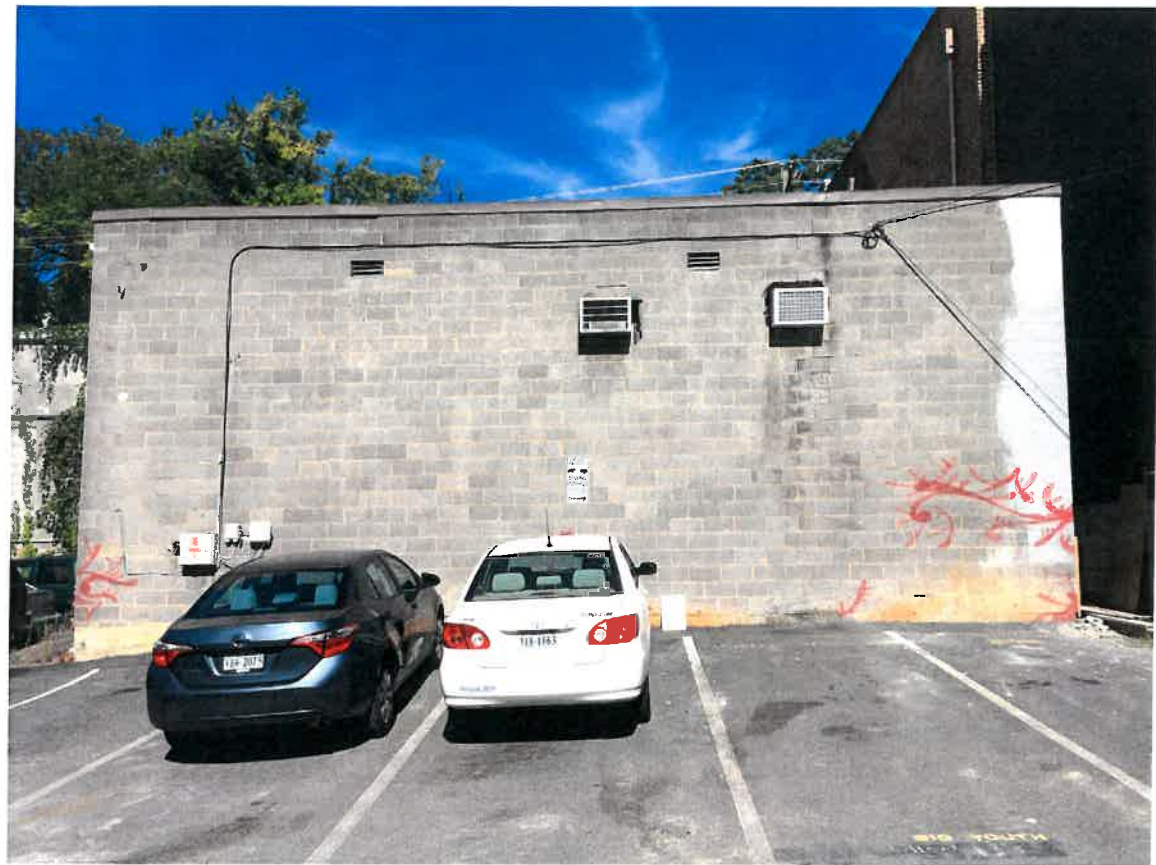
3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



ALLEY VIEW OF BROWN'S LOCK AND SAFE



ALLEY VIEW OF BROWN'S LOCK AND SAFE



ALLEY VIEW OF 206 W. MARKET



ALLEY VIEW OF ELKS LODGE



VIEW FROM MARKET STREET



Northeast View



N

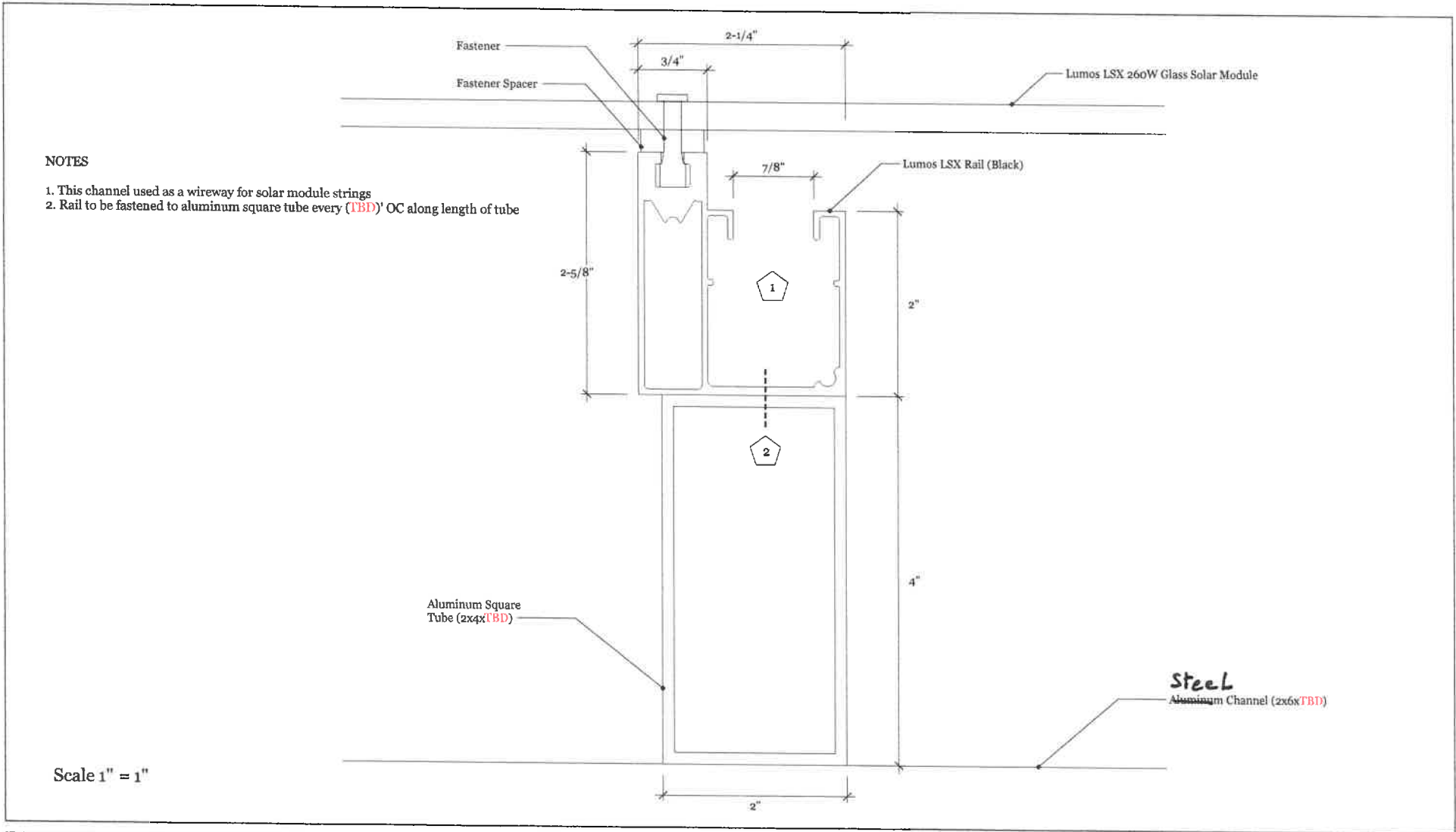




Photo of trellis installation




Photo of awning installation



NOTES

- 1. This channel used as a wireway for solar module strings
- 2. Rail to be fastened to aluminum square tube every (TBD)' OC along length of tube

Scale 1" = 1"

<p>Rail and Purlin</p>	 <p>Sun Tribe</p>	REVISIONS		<p>A 05</p>
		MM/DD/YY	REMARKS	
	Common House	1		
		2		
		3		
		4		
		5		