

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

September 23, 2004

Mr. Dave Ackerman
110-B Second Street, NE
Charlottesville, VA 22902

BAR 04-09-04
110-112 Second Street, NE
TM 33 P 242
Replace windows and repaint part of exterior
Dave Ackerman with Gauss, LLC, Applicant

Dear Mr. Ackerman,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 21, 2004.

The BAR approved 6-1-1 (Fred Wolf abstained) as submitted to replace the storefront and paint the stucco.

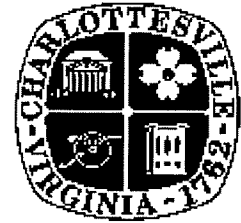
In accordance with Charlottesville City Code 34-285, this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 970-3182 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Neighborhood Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 21, 2004**



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TM 33 P 242
Replace windows and repaint part of exterior
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Background

This is a contributing structure in the Downtown ADC district. The historic landmarks commission survey is attached. The National register Nomination Form describes 110 2nd Street NE as: brick (American bond); 2 stories; flat roof; 3 bays. Commercial Vernacular. Ca. 1940. Entrance – center bay; International ribbon windows. Sanborn Maps: 1886: Dwelling; 1891: Dwelling; 1907: Vacant

Application

The applicant is requesting approval to replace the existing (mis-matched) wood storefront windows at street level with clear anodized aluminum system and insulated glass to match existing doors. Repaint cement stucco exterior below windows gray.

Discussion

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;*
 - 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (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;
(7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
(8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).

Pertinent Design Review Guidelines – New Construction and Additions

C. Design

New additions should not destroy historic materials that characterize the property. 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.

Recommendations

Removing the wood storefronts will not detract from the character of the property.

The proposed changes are compatible with the building and the historic district.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-72.B
Negative no(s). 5373-24

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SURVEY FORM

Historic name _____ Common name PARKS FINANCE / CHRISTIAN SCIENCE BOOKSTORE
 County/Town/City ALBEMARLE / CHARLOTTESVILLE
 Street address or route number 110 2ND ST. N.E.
 USGS Quad CHARLOTTESVILLE EAST, VA. Date or period c. 1930-1940
 Original owner _____ Architect/builder/craftsmen _____
 Original use _____
 Present owner _____ Source of name _____
 Present owner address _____ Source of date _____
 Present use _____ Stories _____
 Acreage _____ Foundation and wall const'n _____
 Roof type _____

State condition of structure and environs

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

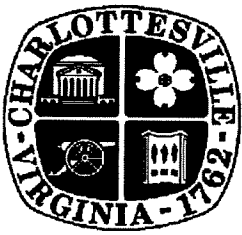
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

BRICK - (AMERICAN BOND); 2 STORIES; FLAT ROOF; 3 BAYS;
COMMERCIAL VERNACULAR; ENTRANCE - CENTER BAY; INTERNATIONAL
RIBBON WINDOWS.
Structure
ca 1940



c., associated with the property.)

SANBORN MAPS:
 1886 DWELLING
 1891 SAME
 1907 VACANT



**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.
The BAR meets third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 5 p.m.

Information on Subject Property

Physical Street Address: 110-112 SECOND STREET N.E.
City Tax Map/Parcel: 330242000

Name of Historic District or Property: "DADC"

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

Applicant DAVE ACKERMAN w/ GAUSS, LLC
Name: GAUSS, LLC
Address: 110-B SECOND ST. N.E. CHARLOTTESVILLE, VA 22902
email: DA @ WOLF-ACKERMAN.COM
Phone: (w) 296-4848 (h) 249-1951
FAX: 296-4877

Signature of Applicant

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

[Signature] 8/31/04.
Signature Date

Property Owner (if not applicant)

Name: SAME
Address: _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

email: _____
Phone: (w) _____ (h) _____
FAX: _____

Signature Date

Description of Proposed Work (attach separate narrative if necessary):

REPLACE EXISTING (MIS-MATCHED) WOOD STOREFRONT WINDOWS AT STREET LEVEL WITH CLEAR ANODIZED ALUMINUM SYSTEM & INSULATED GLASS TO MATCH EXISTING DOORS. REPAINT CEMENT STUCCO EXTERIOR BELOW WINDOWS [REDACTED] GRAY.

Attachments (see reverse side for submittal requirements):

For Office Use Only

Received by: MJS
#150 rec'd

Date Received: 8/31/04

Approved (Disapproved) by: _____

Date: _____

Conditions of approval: _____



110 -112 Second Street NE

Elevation for BAR Approval
August 31, 2004

Scale : 1/4" = 1'-0"

wolf ackerman design

110 B Second St. NE
Charlottesville, VA 22902
434.296.4848

roof deck

existing dk. bronze
anodized aluminum
storefront

second floor

existing clear anodiz
aluminum storefront

ground floor

new clear anodized
aluminum storefront

existing clear anodized
aluminum storefront

new clear anodized
aluminum storefront



wolf ackerman design

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110-112 Second Street NE

Existing Conditions Photographs
August 31, 2004