

Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:25 PM
To: Linda Coile (lcoile@glaveandholmes.com)
Cc: Werner, Jeffrey B
Subject: BAR Action - April 17, 2017- 1824 University Circle

April 25, 2018

Certificate of Appropriateness

BAR 18-04-04
1824 University Circle
Tax Parcel 060097000
Jake Rubin, Owner and Applicant
Restoration of historical building with landscaping updates including site walls, patio, and pergola

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

Balut moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design and Elements, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road- University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted with the following provisos to be submitted to staff via e-mail and circulated to the BAR for administrative approval:

- **cut sheets for the architectural shingles**
- **cut sheets for the storm windows**
- **cut sheets for lighting fixtures**
- **any changes to the site plan should come back to the BAR**

Sarafin seconded. Approved (6-0).

This certificate of appropriateness shall expire in 18 months (October 17, 2019), 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. 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 Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 17, 2018**



Certificate of Appropriateness Application

BAR 18-04-04

1824 University Circle

Tax Parcel 060097000

Jake Rubin, Owner and Applicant

Restoration of historical building with landscaping updates including site walls, patio, and pergola

Background

1824 University Circle is a contributing property in the Rugby Road-University Circle-Venable ADC. This fine 2-story, Vernacular English Revival-style dwelling is now a student center. Designed by Eugene Bradbury, constructed in 1913, probably for built for Dr. S. H. Watts, Professor of Surgery and Gynecology at UVA, this is one of the most sophisticated and inventive dwellings in the city and contributes to the District. Historic survey attached.

Application

Site Changes:

- Remove selected trees, shrubs, and plantings as shown on the demolition plan (Page 7)
- Remove and relocate existing shed to adjacent property
- Remove existing cleanouts, replace with new cleanouts
- Remove existing staircase railing, replace with proposed cheek wall and staircase railing
- Remove and replace basement window well frames and acrylic glass covers
- Construct pergola a top a new deck of bluestone paving on a concrete base
- Add a 14" high seat wall and retaining wall
- Add in multiple plantings, specified in the landscape plan found on Page 14 of the submission.

Building Rehabilitation and Construction

- Replace gutters and downspouts to match existing profile
- Replace existing roof shingles with architectural shingles (color to match existing)
- Restore window and provide triple-track exterior storm windows at sash windows
- Repair damaged stucco
- Clean and paint existing and repaired exterior to match existing
- Repoint brick paving
- Patch exterior plaster ceiling at Porch
- Restore existing screen doors and replace screening with acrylic glass to create storm door
- Replace rear terrace concrete pad
- Rebuild and re-stucco deteriorated site walls
- Restore shutters
- Patch chimney stucco and replace missing chimney pot to match existing

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 Review Guidelines for Site Design and Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1. Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2. When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3. Match old fencing in material, height, and detail.*
- 4. If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5. For new fences, use materials that relate to materials in the neighborhood.*
- 6. Take design clues from nearby historic fences and walls.*
- 7. Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8. Traditional concrete block walls may be appropriate.*
- 9. Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
- 10. If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11. Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12. Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13. Fence structure should face the inside of the fenced property.*
- 14. Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
- 15. Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16. Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17. Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1. Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3. Gravel or stone dust may be appropriate, but must be contained.*
- 4. Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5. Limit asphalt use to driveways and parking areas.*
- 6. Place driveways through the front yard only when no rear access to parking is available.*
- 7. Do not demolish historic structures to provide areas for parking.*

8. *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

G. GARAGES, SHEDS, AND OTHER STRUCTURES

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

1. *Retain existing historic garages, outbuildings, and site features in their original locations.*
2. *If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter VII C. Moving Historic Structures.)*
3. *Choose designs for new outbuildings that are compatible with the major buildings on the site.*
4. *Take clues and scale from older outbuildings in the area.*
5. *Use traditional roof slopes and traditional materials.*
6. *Place new outbuildings behind the dwelling.*
7. *If the design complements the main building however, it can be visible from primary elevations or streets.*
8. *The design and location of any new site features should relate to the existing character of the property.*

Pertinent Design Review Guidelines for Rehabilitation

The majority of Chapter 4 from Charlottesville Architectural Design Control District Design Guidelines

Discussion and Recommendations

The majority of the building rehabilitation falls under general maintenance and upkeep of the structure, and are replacing deteriorating portions with components to match existing profiles and materials. In staff's opinion the changes the applicant is proposing are in compliance with the ADC guidelines.

The BAR should discuss the landscaping plan, including tree removal, patio and pergola, retaining wall, and other new exterior elements.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and Site Design and Elements, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted.



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

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 JAKE RUBIN Applicant Name _____
Project Name/Description BRODY JEWISH CENTER Parcel Number 060097000
Project Property Address 1824 UNIVERSITY CIRCLE

Applicant Information

Address: 1824 UNIVERSITY CIRCLE

Email: JAKE@BRODYJEWISHCENTER.ORG
Phone: (W) 434.295.4963 (C) 434.249.5724

Property Owner Information (if not applicant)

Address: _____

Email: _____

Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits
for this project? YES

Signature of Applicant

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

[Signature] 3/22/18
Signature Date

JAKE RUBIN 3/22/18
Print Name Date

Property Owner Permission (if not applicant)

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

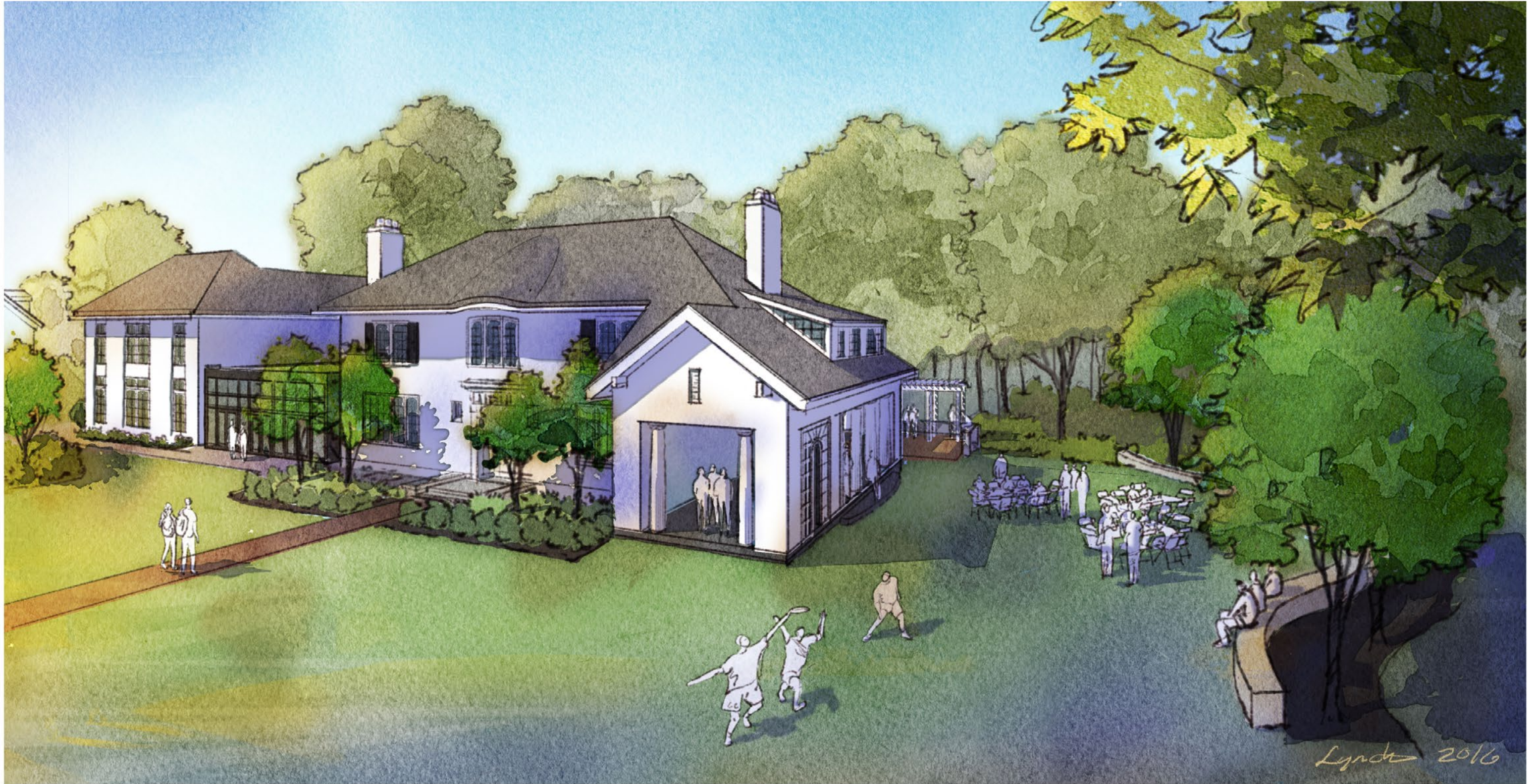
Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): RESTORATION OF HISTORIC BUILDING AND SITE WORK/LANDSCAPING UPDATES INCLUDING SITE WALLS, PATIO, AND PERGOLA

List All Attachments (see reverse side for submittal requirements): BRODY JEWISH CENTER PRESENTATION (15 PG DOCUMENT, 11X17)

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	



HG Design Studio
5701 Grove Ave.
Richmond, VA 23226
804.740.7500

Brody Jewish Center at the University of Virginia
March 26, 2018

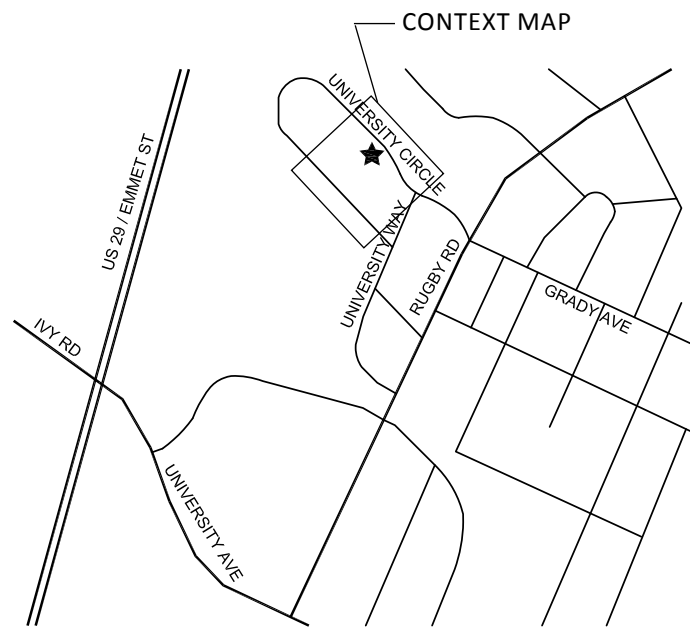


Glave & Holmes Architecture
2101 E. Main St.
Richmond, VA 23223
804.649.9303

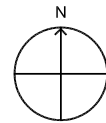


Brody Jewish Center
at the University of Virginia

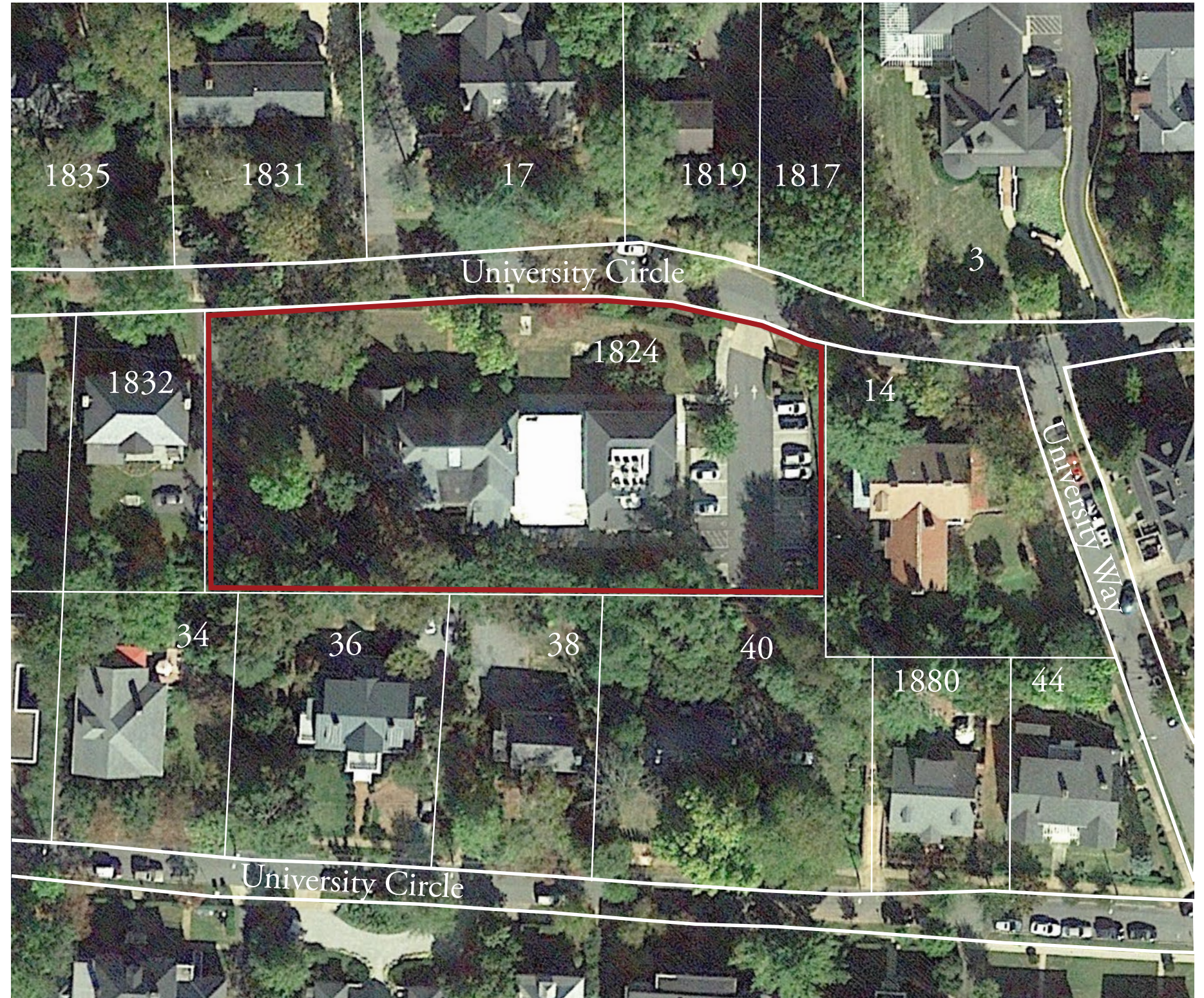
Owner: Hillel Jewish Center at the University of Virginia
 Address: 1824 University Circle
 Parcel #: 060097000
 Acreage: 0.998 AC
 Zoning: R-1UH; Historic District

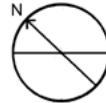


1824 UNIVERSITY CIRCLE
 CHARLOTTESVILLE, VIRGINIA 22903



Location Map



Context Map 



1831 University Circle



17 University Circle



1819 University Circle



1817 University Circle



3 University Circle

North Side of Street



14 University Circle



1824 University Circle, Brody Jewish Center at the University of Virginia



1832 University Circle

South Side of Street

The Brody Jewish Center Watts-Hillel House is a contributing element in the Rugby Road-University Corner Historic District under Criterion C. It is considered to be the work of architect Eugene Bradbury, one of the most accomplished designers working in Charlottesville in the early twentieth century. It is thought to have been built in 1913-14 for Dr. Stephen Hurt Watts (1877-1953), Professor of Surgery and Gynecology at the University of Virginia from 1907 to 1928.

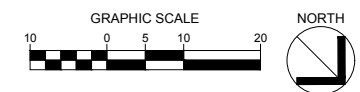
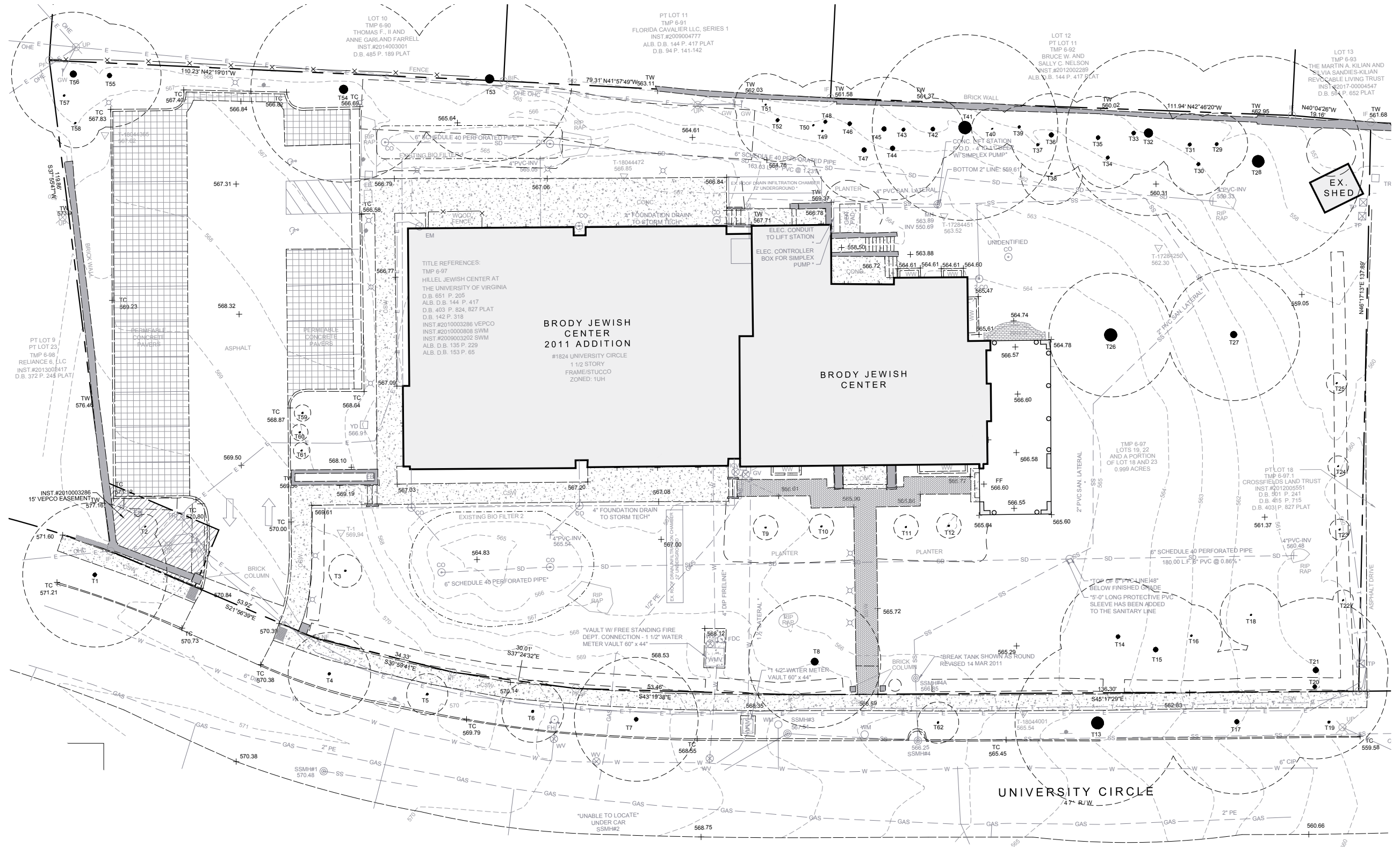
The house entered on a new use in 1949, when it was purchased by the B'nai B'rith Hillel of Virginia to serve as a Jewish Student Center. It provided a chapel for services, a dining room for special meals, a kosher kitchen, and other services for students. The second-floor bedrooms were subdivided into student rooms and a small kitchen was added at the east end of the second floor. The Brody Jewish Center later registered as a private nonprofit, an associate of Hillel International's largest organization working with Jewish college students.

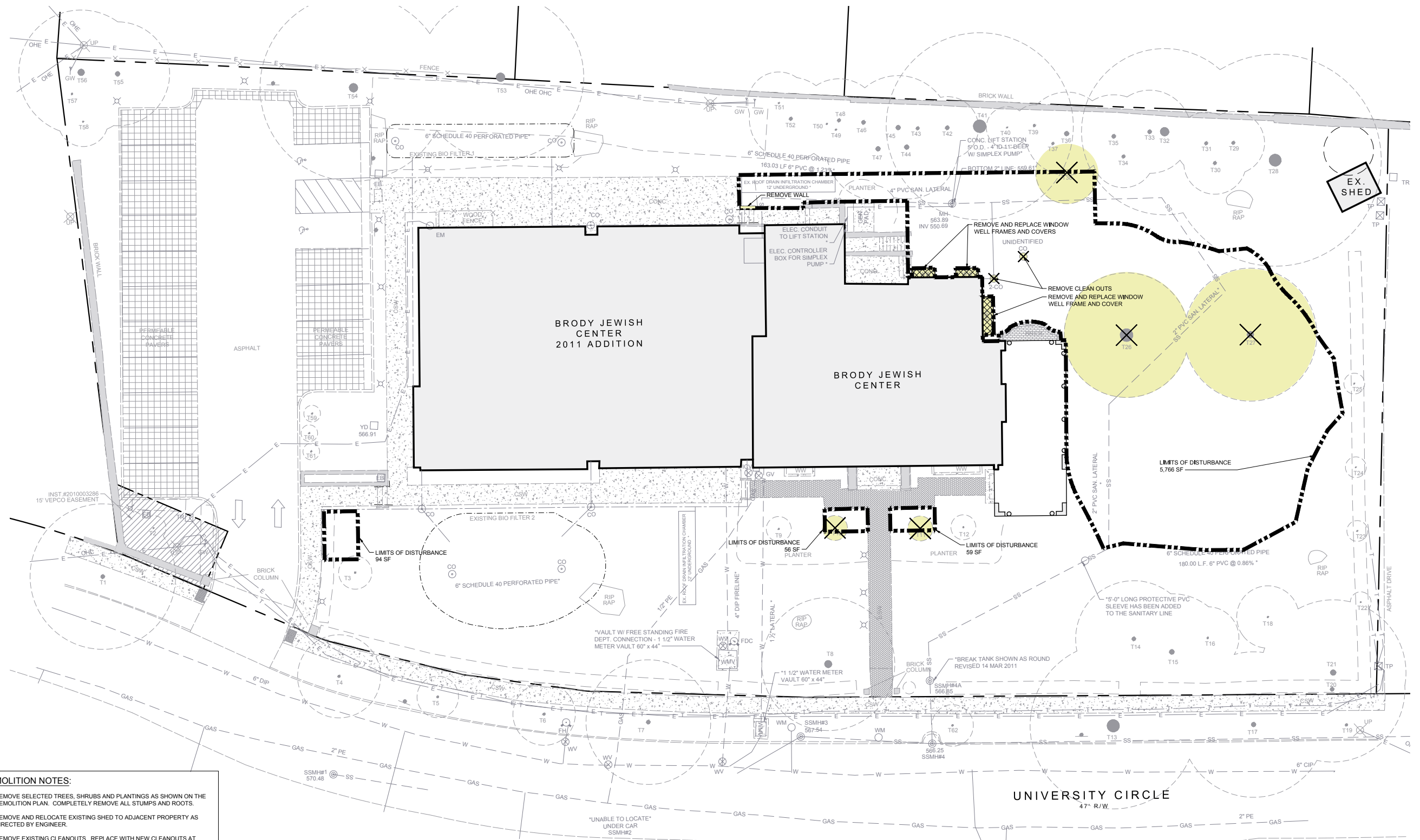
The Watts-Hillel House is a two-story, brick house incorporating details derived from English Arts and Crafts country houses of the late nineteenth and early twentieth centuries. The masonry walls are clad with smooth stucco. The house is covered by a shallow hipped roof to resemble thatch. The west end has a one-story brick-floored loggia with Greek Doric columns and trellis-work. A pergola, also with Greek Doric columns, originally spanned the east end. The marble-floored front door opening was originally sheltered by a bracketed hood covered with a trellis. This was replaced after 1949 with the current Federal-style door surround in the Roman Doric order.

A major addition was added to the east in 2011 where the pergola once stood; the pergola having vanished well before the addition. The addition provides a larger chapel, a full kosher kitchen (removed from the historic house), rest-rooms & service spaces, and a large multi-purpose room.

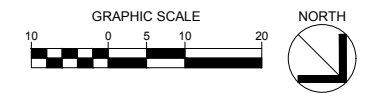


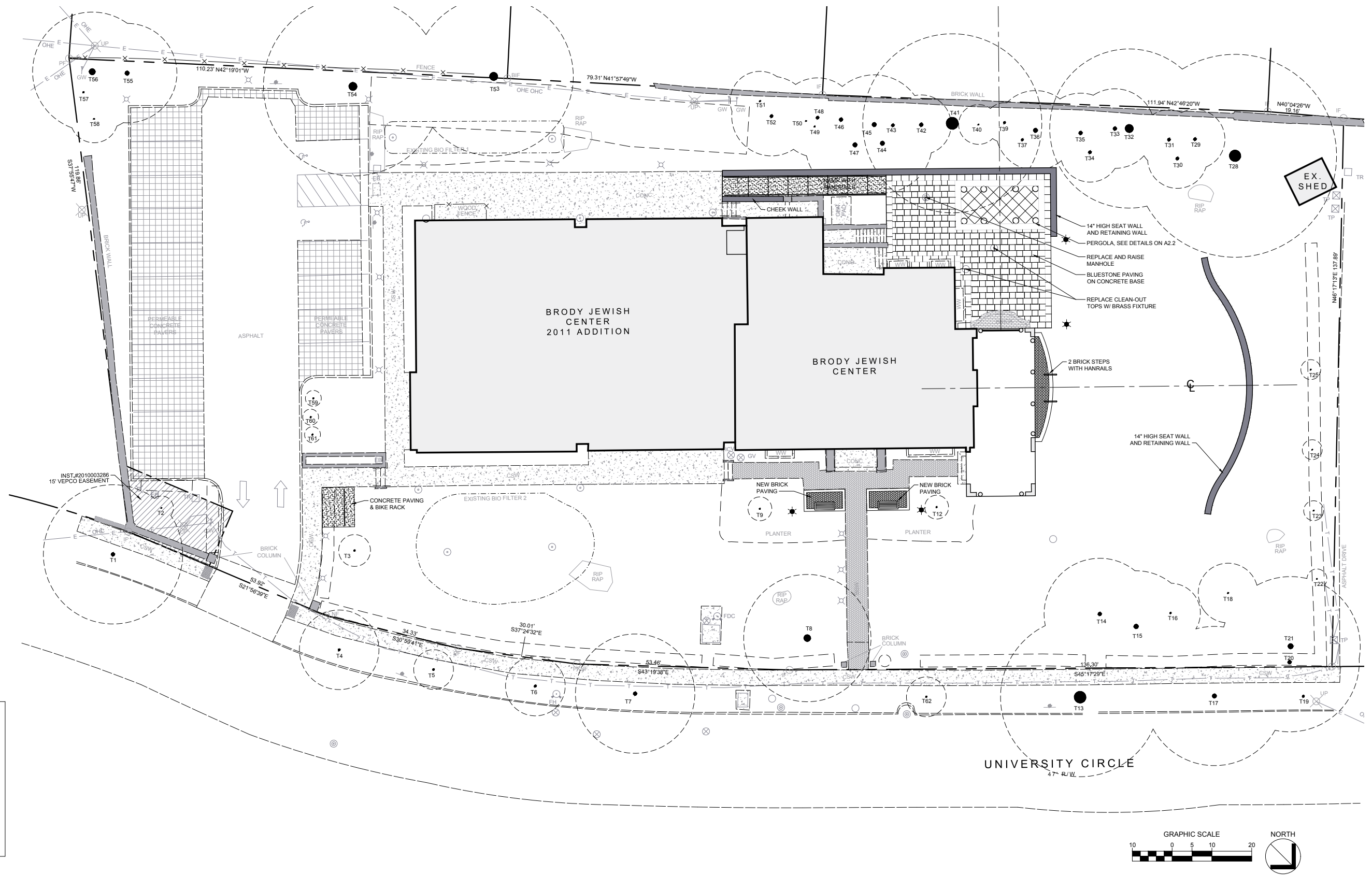
Brody Jewish Center Watts-Hillel House historic photo c.1945





DEMOLITION LEGEND:		DEMOLITION NOTES:	
	REMOVE STRUCTURE	1.	REMOVE SELECTED TREES, SHRUBS AND PLANTINGS AS SHOWN ON THE DEMOLITION PLAN. COMPLETELY REMOVE ALL STUMPS AND ROOTS.
	REMOVE TREE	2.	REMOVE AND RELOCATE EXISTING SHED TO ADJACENT PROPERTY AS DIRECTED BY ENGINEER.
	REMOVE CLEAN OUT	3.	REMOVE EXISTING CLEANOUTS. REPLACE WITH NEW CLEANOUTS AT PROPOSED ELEVATIONS SHOWN ON GRADING PLANS.
	LIMITS OF DISTURBANCE TOTAL AREA: 5,975 S.F.	4.	REMOVE EXISTING STAIRCASE RAILING. REPLACE WITH PROPOSED CHECK WALL AND STAIRCASE RAILING.
		5.	REMOVE AND REPLACE BASEMENT WINDOW WELL FRAMES AND COVERS.







Replace gutters & downspouts to match existing profile

Replace existing roof shingles with Architectural shingles, color to match existing

Restore windows and provide triple-track exterior storm windows at sash windows



Repair damaged stucco

Clean & paint existing & repaired exterior to match existing, including but not limited to: Stucco, stone & wood trim, pilasters, columns, molding, brackets, gutters, downspouts, downspout boots, shutters, window frames.

Replace acrylic glass covers over window wells



Repoint damaged mortar joints in brick paving. Patch exterior plaster ceiling at Porch





Restore existing screen doors and replace screening with acrylic glass to create storm door.



Replace Rear Terrace concrete pad



Rebuild and restucco deteriorated site walls



Restore shutters

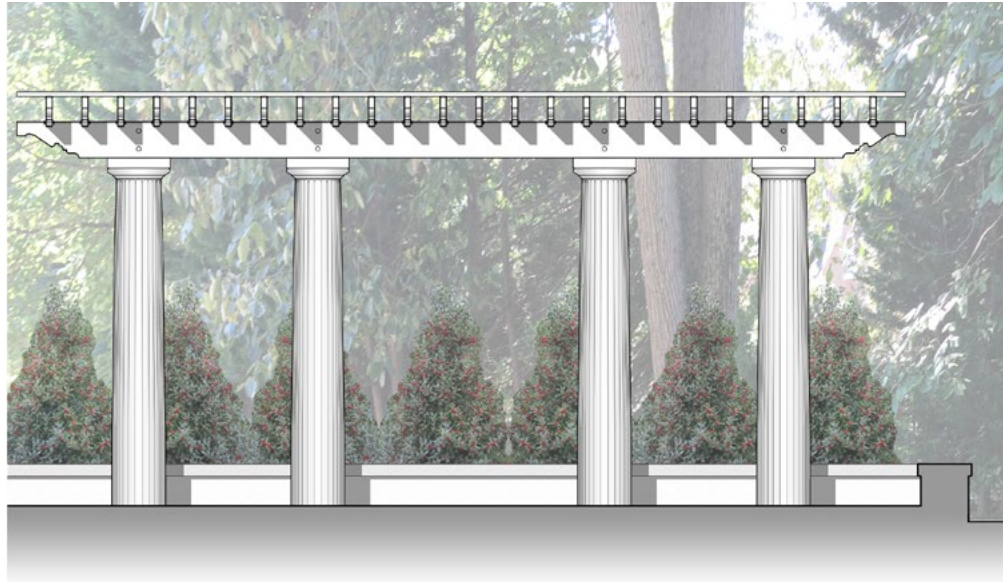
Patch chimney stucco and replace missing chimney pot to match existing



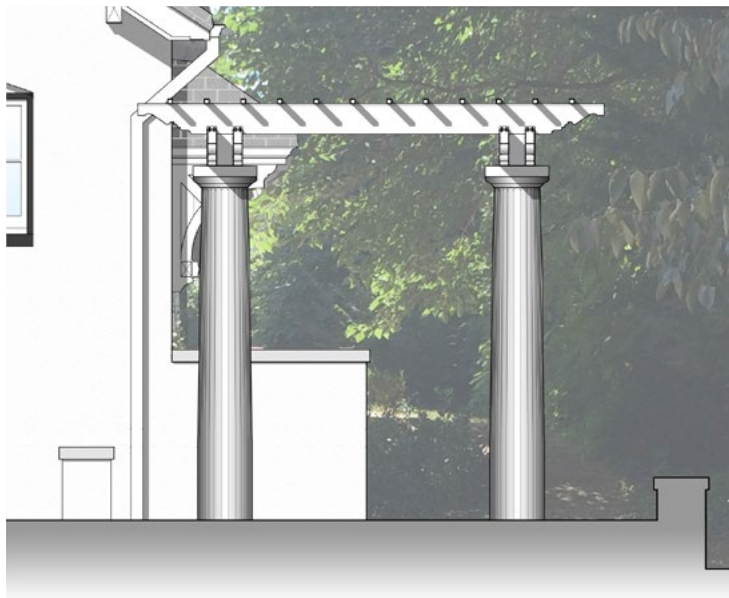
Rear Elevation 0 5' 10' 25' 3/32" = 1'



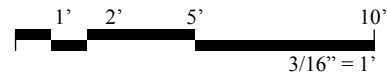
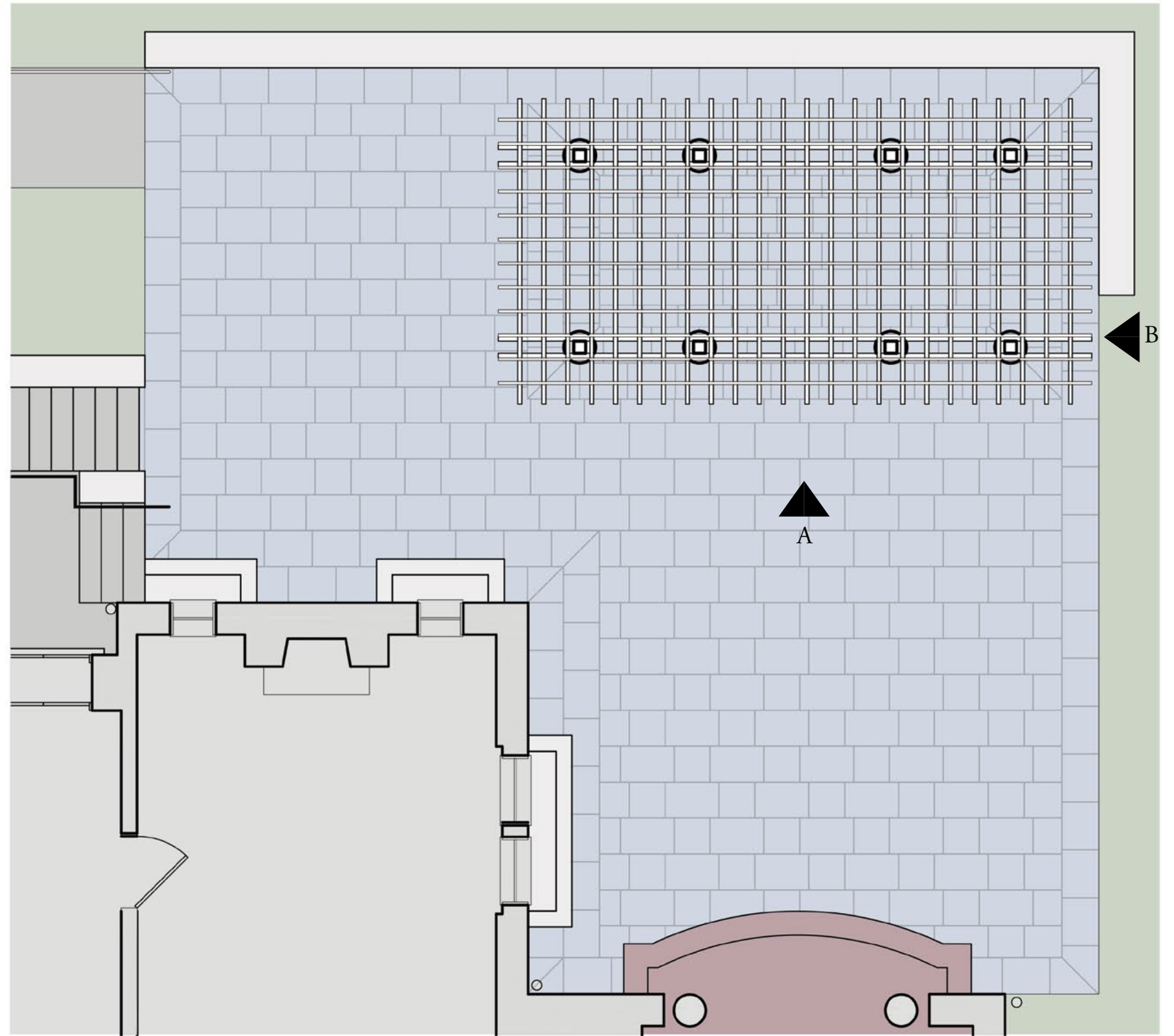
West Elevation 0 5' 10' 25' 3/32" = 1'

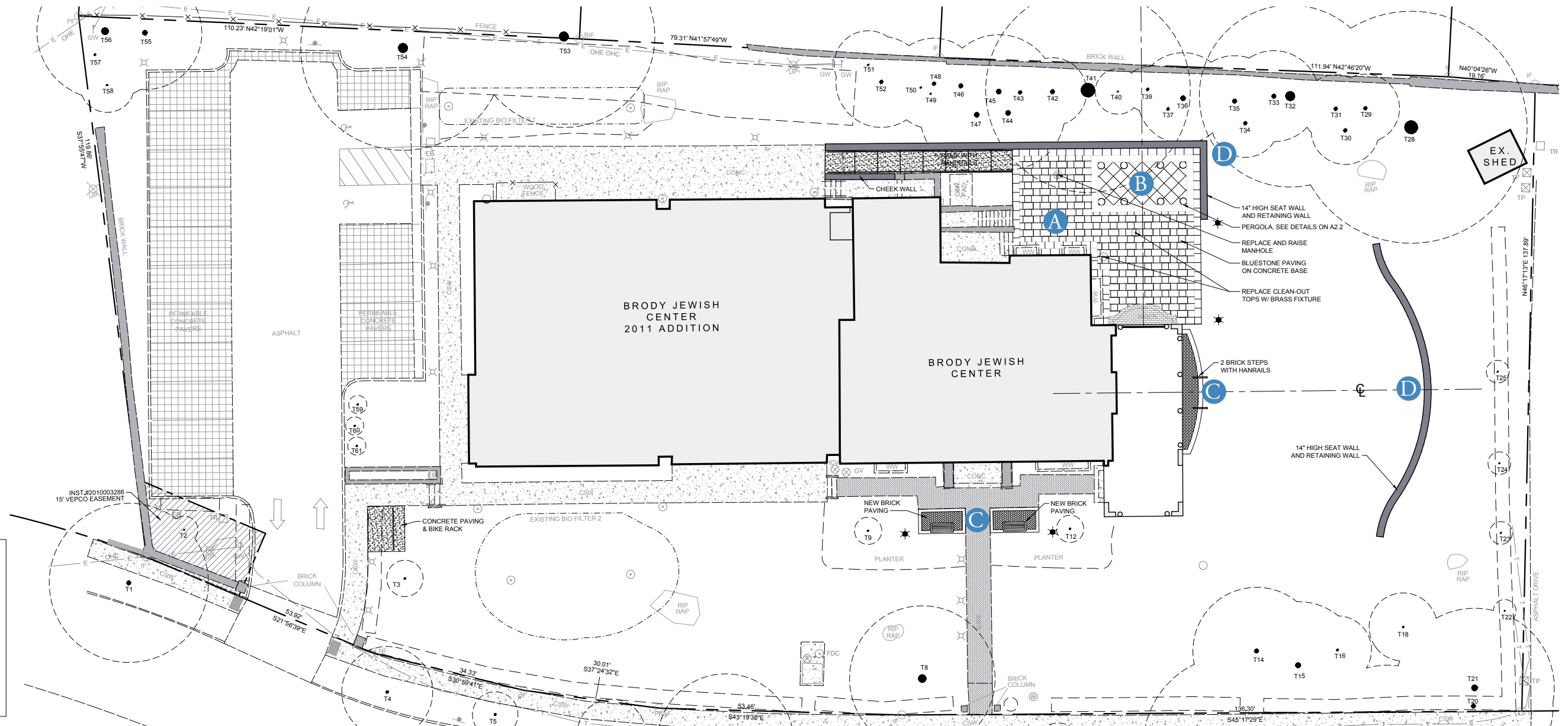


Pergola Elevation A



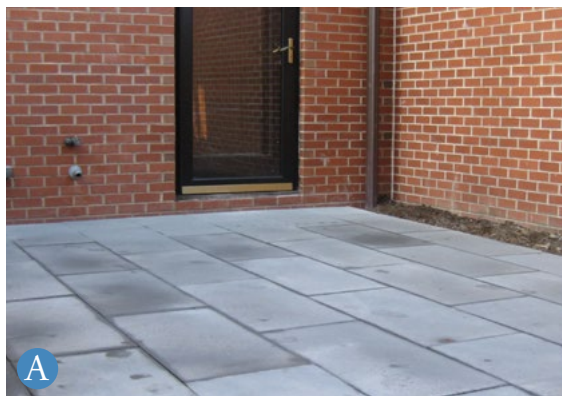
Pergola Elevation B



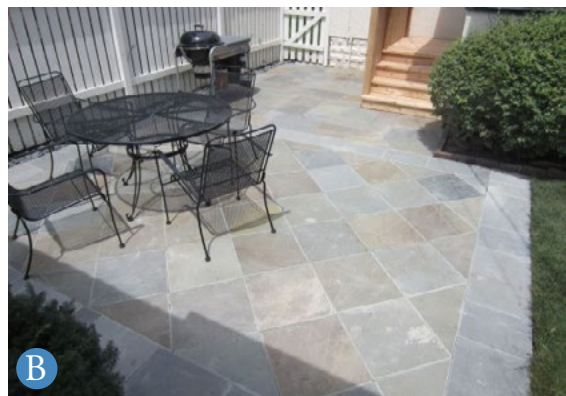


MATERIALS LEGEND:

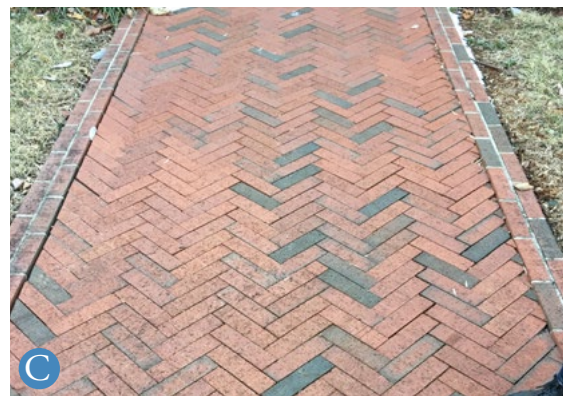
	PROPOSED BRICK PAVING
	EXISTING BRICK PAVING
	PROPOSED CONCRETE PAVING
	EXISTING CONCRETE PAVING



A
Bluestone in Running Bond Pattern



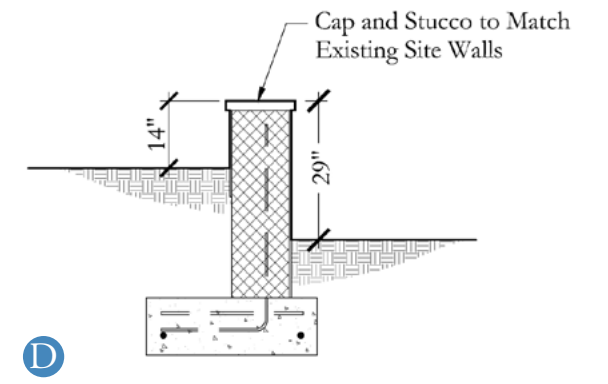
B
Flagstone Paving in Diamond Pattern With 18" Border

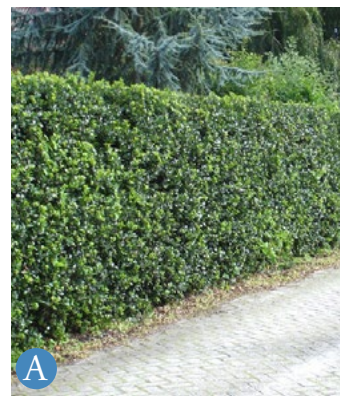
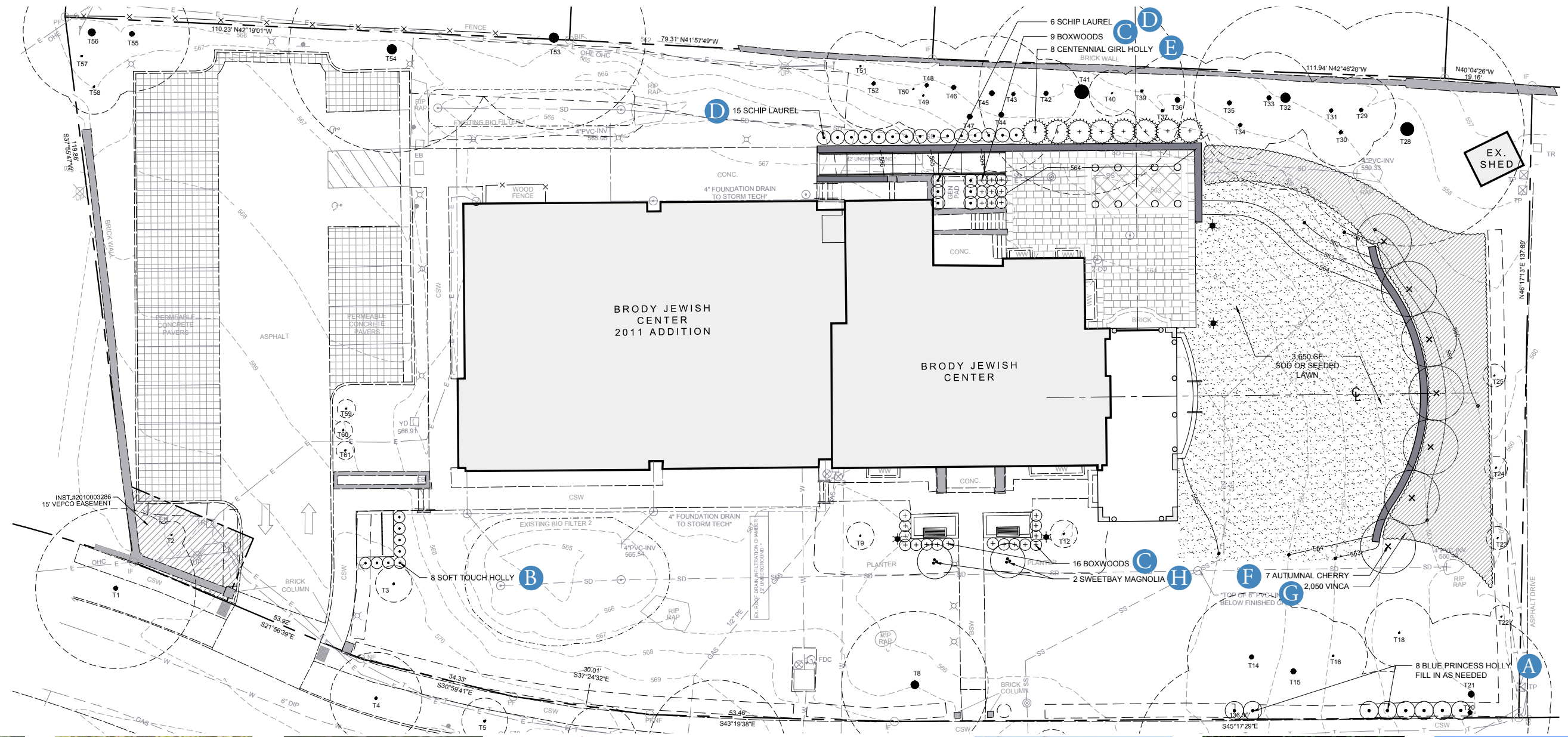


C
Brick Pavers in Herringbone Pattern to Match Existing Brick Walkways



D
New Walls to Match Existing Stucco Walls and Caps





A
Blue Princess Holly
Ilex x meserveae 'Blue Princess'



B
Soft Touch Holly
Ilex crenata 'Soft Touch'



C
Boxwood
Buxus microphylla 'Winter Gem'



D
Schip Laurel
Prunus laurocerasus 'Schipkaensis'



E
Centennial Girl Holly
Ilex 'Centennial Girl'



F
Higan Cherry
Prunus subhirtella 'Autumnalis'



G
Vinca
Vinca minor



H
Sweetbay Magnolia
Magnolia virginiana

