

## **Lasley, Timothy G**

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**From:** Mess, Camie  
**Sent:** Thursday, March 21, 2019 3:52 PM  
**To:** permitting@sigorasolar.com; susanblank@yahoo.com; Andi Campbell  
**Cc:** Werner, Jeffrey B; Lasley, Timothy G  
**Subject:** March BAR Actions - 924 Rugby Road

March 21, 2019

### **Certificate of Appropriateness (Historic Conservation District)**

BAR 19-03-03  
924 Rugby Road  
Tax Parcel 050147000  
Susan and Jonathan Blank, Owner/Sigora Solar, Applicant  
Addition of Solar Panels

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 19, 2019. The following action was taken:

**Approved on the consent agenda. Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed solar panel system satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted.**

**Motion: Balut moved to approve the consent agenda. Earnst seconded. Approved (7-0-1, with Mohr recused)**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:  
[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1354](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1354)

This certificate of appropriateness shall expire in 18 months (September 19, 2020), 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

If you have any questions, please contact me at 434-970-3998 or [messc@charlottesville.org](mailto:messc@charlottesville.org).

Sincerely,  
Camie Mess

Camie Mess  
Assistant Historic Preservation and Design Planner  
City of Charlottesville  
Phone: 434.970.3398  
Email: [messc@charlottesville.org](mailto:messc@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 19, 2019**



**Certificate of Appropriateness Application**

BAR 19-03-03

924 Rugby Road

Tax Parcel 050147000

Susan and Jonathan Blank, Owner/Sigora Solar, Applicant

**Addition of Solar Panels**

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**Background**

Constructed circa 1908, the W. Allan Perkins House is a contributing property in the Rugby Road Historic Conservation District. Built in the Arts and Crafts style this two story, three bay house has a complex four-part gable roof. (Historic Survey attached.)

**Application**

Applicant's submittal:

- Application dated February 26, 2019: description of work and diagram of solar panel placement on the roof

Install roof-mounted, solar photovoltaic system. The 8.06 kWp DC system will consist of 26 panels mounted on 3 roof planes.

**Discussion and Recommendations**

This property is in a Historic Conservation District where guidelines are less stringent than an ADC District.

Due to trees on the property and the location of the panels, the system will be largely non-visible from the road. Staff finds the proposed location for the solar panels is appropriate.

**Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed solar panel system satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted.

...as submitted and with the following modifications/conditions:...

*Denial:* Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed solar panel system does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR denies the application as submitted.

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-341(a) 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 conservation district design guidelines; and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

#### **Standards for Review of New Construction and Additions include:**

- (1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- (5) Any applicable provisions of the city's conservation district design guidelines.

#### **Pertinent Design Review Guidelines for New Construction and Additions**

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##### **Building Scale – height and massing**

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

##### **Building Form – roofs and porches**

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

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##### **Building Materials and Textures**

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.

2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

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### **Rugby Road Historic Conservation District Guidelines (adopted September 2, 2014)**

#### Architectural character-defining features:

1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding, front porticos or porches, slate shingle roofs, gable or hipped roof forms, roof dormers, contributing outbuildings, and deep-set, planted front yards mostly unpaved with no visible garages.

#### Individually Protected Properties:

The following structures have been identified that **may potentially qualify** for designation as Individually Protected Properties (IPP): 712, 924, 928, 929, 933, 936, and 1007 Rugby Road.



**Board of Architectural Review (BAR)  
Conservation District - 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.

Project Name/Description 924 Rugby Road Rooftop Solar Panels Parcel Number 050147000  
 Project Address/Location 924 Rugby Road  
 Owner Name Susan and Jonathan Blank Applicant Name Sigora Solar

**Applicant Information**

Address: 1222 Harris St, Charlottesville, VA. 22903

Email: permitting@sigorasolar.com

Phone: (W) (434)465-6788 (H) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: 924 Rugby Rd., Charlottesville, VA. 22903

Email: susankblank@yahoo.com

Phone: (W) \_\_\_\_\_ (H) (434)466-3147

**Signature of Applicant**

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

[Signature] 2/18/19  
Signature Date

[Print Name] 2/18/19  
Print Name Date

**Property Owner Permission (if not applicant)**

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

[Signature] 2/21/19  
Signature Date

Susan K. Blank 2/21/19  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):**  
Installation of roof top solar panels as indicated on attached.

**List All Attachments (see reverse side for submittal requirements):**

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised April 2017</i>	

**CONSERVATION DISTRICT ORDINANCE:** You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

**DESIGN GUIDELINES:** Please refer to the current *Historic Conservation Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

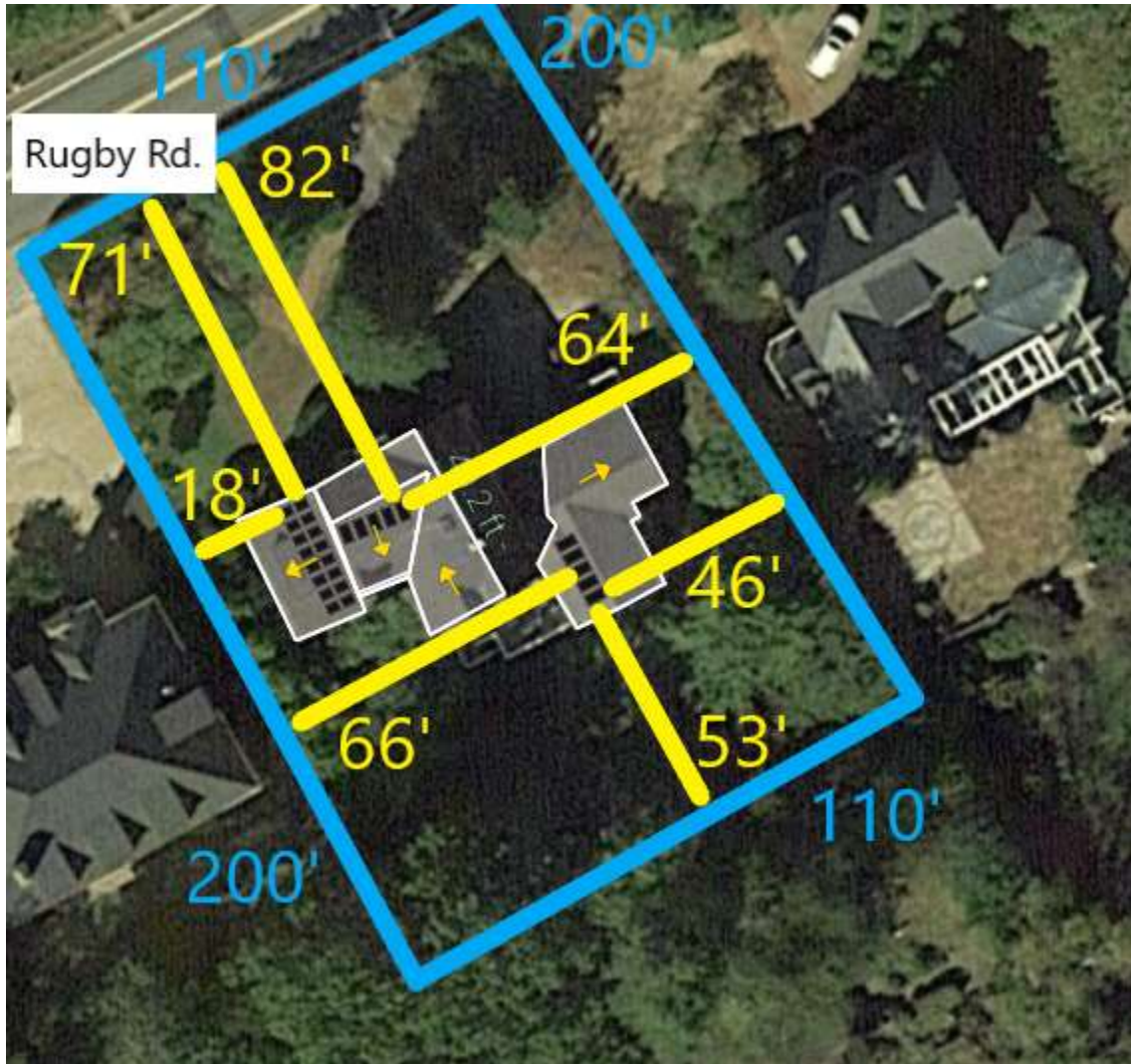
**SUBMITTAL REQUIREMENTS:** Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

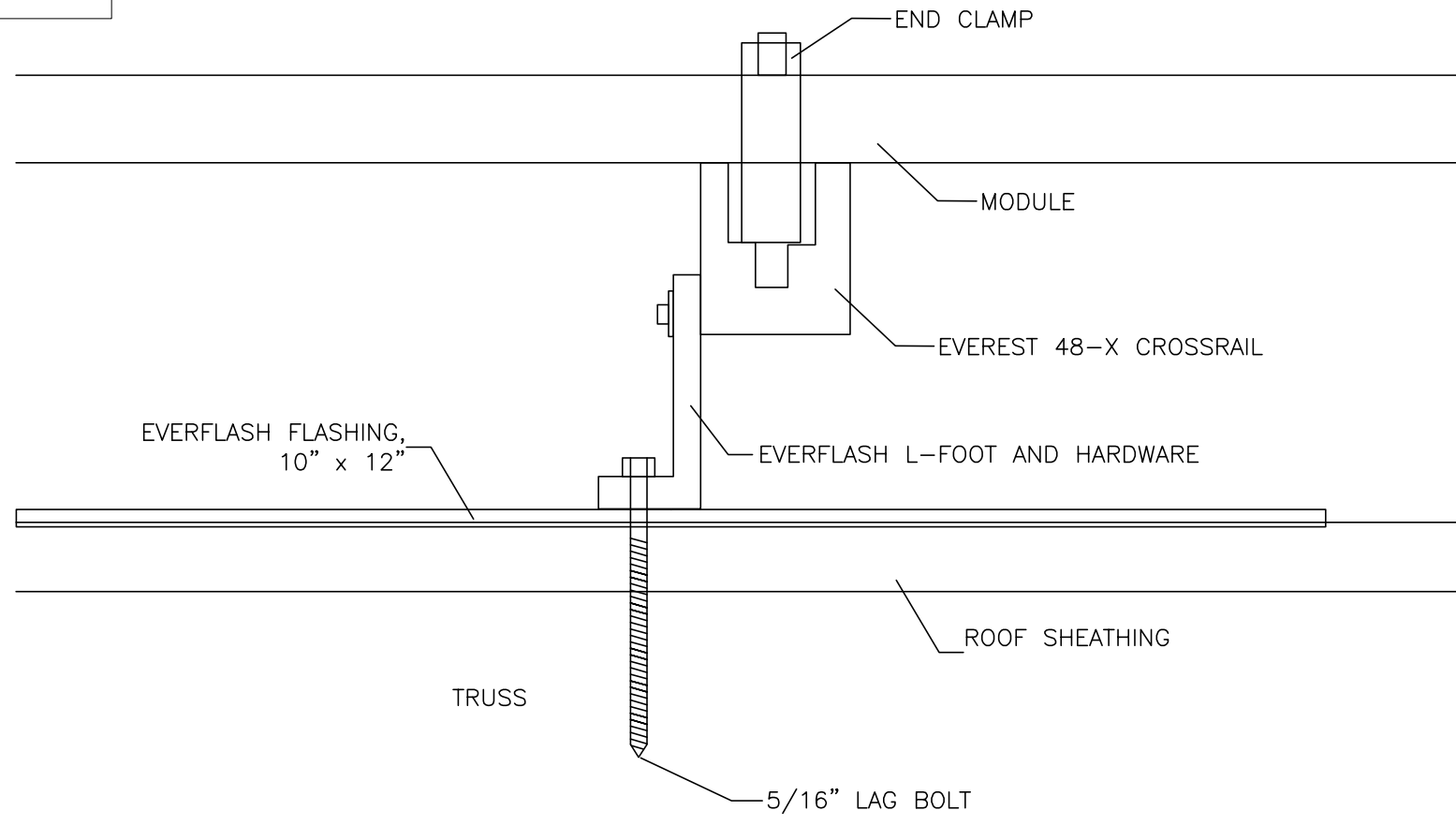
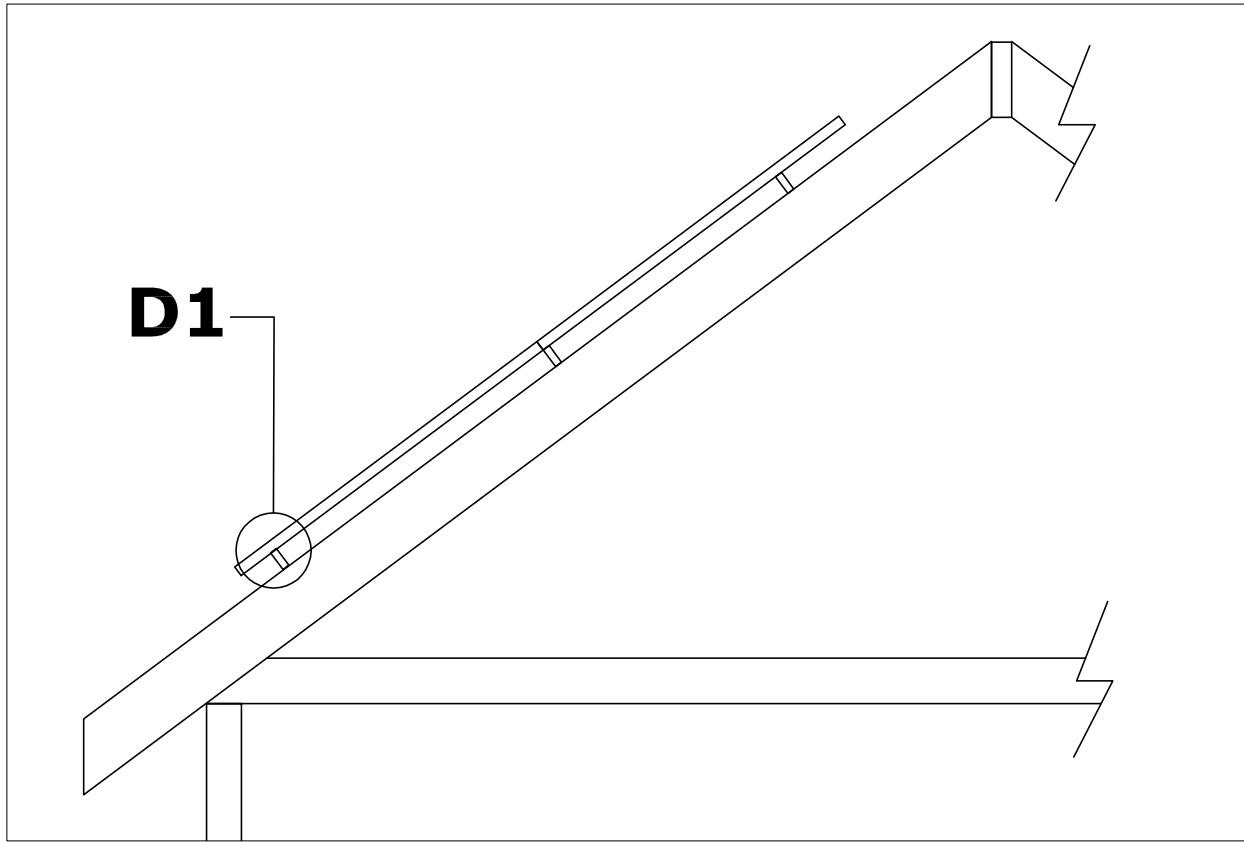
- (1) A written description of proposed exterior changes;
- (2) **A general sketch plan of the property including:** the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.



City of Charlottesville  
Board of Architectural Review  
February 22, 2019

Sigora Solar LLC is proposing to install a roof-mounted solar PV system at 924 Rugby Road. The 8.06 kWp DC system will consist of 26 panels mounted on 3 roof planes. Due to trees on the property and the location of the panels, the system will be largely non-visible from the road. The following diagram displays a bird's-eye view of the proposed layout:





Everest Ecomp Mounting Hardware

**D1** NOT TO SCALE

**PHOTOVOLTAIC  
 SYSTEM INSTALLATION**

**Susan Blank - Owner**  
 924 Rugby Ave.  
 Charlottesville, VA 22903

**SHEET: ATTACHMENT DETAILS**

**BUILDING CODES THAT APPLY:**  
 Virginia Uniform Statewide  
 Building Code - 2012  
 Virginia Construction Code - 2012  
 National Electric Code - 2014

**DESIGNED & DRAFTED BY:**  
**DWG**

**DESIGN VERIFIED BY:**  
**JCK**



PV INSTALLATION PROFESSIONAL  
 #PV-041115-011534

**FOR PERMIT**