

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Friday, March 22, 2019 4:26 PM  
**To:** Isaac Miller  
**Cc:** Werner, Jeffrey B  
**Subject:** February BAR Actions - 0 Rugby Road

March 22, 2019

### **Certificate of Appropriateness**

BAR 19-02-03  
0 Rugby Road  
Tax Parcel 050047100  
West Range Castle Dango, LLC, Owner/ Isaac Miller, Applicant  
New Construction

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 13, 2019. The following action was taken:

**Motion: Miller moved to accept the applicant's request for deferral. Lahendro seconded. Approved (6-0.)**

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=1352](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1352)

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  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 20, 2019 snowed out; makeup date March 13, 2019**



**Certificate of Appropriateness**

BAR 19-02-03  
0 Rugby Road  
Tax Parcel 050047100  
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New Construction

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**Background**

0 Rugby Road is vacant parcel in the Rugby Road-University Circle-Venable Neighborhood ADC District.

**Application**

Applicant submittal:

- BRW Architects submittal dated 1/29/2019: description of proposed work and relevant design guidelines (page 1), context (page 2), site plan (page 3), elevations (page 4-7), perspectives (page 8-9), materials specifics (page 11-13), site plan planting details (page 14)

Construct a three-story, 12-unit student housing facility located above an underground parking garage.

**Discussion and Recommendations**

Staff recommends the BAR include the following in their discussion:

- Building's relationship to the site and topography
- Building's massing and materiality
- Building's consistency with the surrounding contributing structures
- Building's contemporary design relative to incorporation of historical architectural features
- Project's relationship to 513 Rugby Road (Pi Kappa Alpha)

**Suggested Motions**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design and Elements, I move to find that the proposed new construction satisfies the BAR's criteria and is 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 (or with the following modifications...).

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

***Denial:***

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for New Construction and Additions, and for Site Design and Elements, I move to find that the proposed new

construction does not satisfy or the BAR's criteria and guidelines and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and for the following reasons the BAR denies the application as submitted:...

## **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
- 4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 5) The effect of the proposed change on the historic district neighborhood;
- 6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 7) 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 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 the "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 cues 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 structures 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 a 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.

#### D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, and often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

#### E. WALKWAYS & 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.

#### F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
- 2) Locate parking lots behind buildings.
- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
- 4) Avoid creating parking areas in the front yards of historic building sites.
- 5) Avoid excessive curb cuts to gain entry to parking areas.
- 6) Avoid large expanses of asphalt.
- 7) On large lots, provide interior plantings and pedestrian walkways.
- 8) Provide screening from adjacent land uses as needed.
- 9) Install adequate lighting in parking areas to provide security in evening hours.
- 10) Select lighting fixtures that are appropriate to a historic setting.

#### G. GARAGES, SHEDS, & 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 7 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.

#### H. UTILITIES & 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.

**Pertinent Guidelines for New Construction and Additions include:**

**1. Sustainability**

Sustainability means meeting the needs of the present without compromising the ability of future generations to meet their own needs. Green building means building practices that use energy, water, and other resources wisely. The City of Charlottesville and the Board of Architectural Review support the principles of green building and sustainable design in order to create a community that is healthy, livable, and affordable:

- a) Preservation is the most sustainable choice. Adaptive reuse of a historic building or living in a pre-owned home reduces consumption of land and materials for new construction, and may reduce housing costs.
- b) Durable building materials such as brick, wood, cementitious siding, and metal roofs are economical and more compatible with the character of the community.
- c) Mixed-use development provides an alternative to sprawl that allows residents to live within walking distance of activities, thereby reducing time spent in the car.
- d) Infill development is an efficient use of land that can provide diversity in housing sizes and types, and can revitalize neighborhoods.
- e) Options for walking, bicycling, and transit promote healthy living and reduce dependence on automobiles and energy use.
- f) Designing buildings for the local climate helps conserve energy.
- g) Locally obtained building materials, rapidly renewable or recycled materials, non-toxic materials and finishes, and wood certified by the Forest Stewardship Council provide sustainable choices.
- h) Alternative construction techniques, such as structural insulated panels (SIPS), are energy efficient.
- i) Low impact development methods (porous pavement, rain gardens, vegetated buffers, green roofs) retain storm water on site and protect street water quality by filtering runoff.
- j) Use of rating systems such as LEED, Energy Star, and EarthCraft House are encouraged.

Sustainability and preservation are complementary concepts, and both goals should be pursued. Nothing in these guidelines should be construed to discourage green building or sustainable design. If such a design is found to conflict with a specific guideline, the BAR shall work with the applicant to devise a creative design solution that meets the applicant's goals for sustainability, and that is compatible with the character of the district and the property.

**2. Flexibility**

The following guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville's historic districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville's historic districts.

### 3. Building Types within the Historic Districts

When designing new buildings in the historic districts, one needs to recognize that while there is an overall distinctive district character, there is, nevertheless, a great variety of historic building types, styles, and scales throughout the districts and sub-areas that are described in Chapter 1: Introduction. Likewise, there are several types of new construction that might be constructed within the districts the design parameters of these new buildings will differ depending on the following types:

#### b) Residential Infill

- i. These buildings are new dwellings that are constructed on the occasional vacant lot within a block of existing historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.

### B. SETBACK

The term “setback” for these guidelines is defined generally as the area between the street and the wall of the building, although in the zoning code it refers to the distance between the property line and wall of the building.

- 1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- 2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
- 3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
- 4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
- 5) In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.
- 6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
- 7) New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.
- 8) At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.
- 9) For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.
- 10) Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.

### C. SPACING

Spacing between buildings depends on the size of the lot, the size of the building, and side-yard setback requirements. Consistent spacing between a row of buildings helps to establish an overall rhythm along a street.

- 1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
- 2) Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.
- 3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
- 4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

### D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat

larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

- 1) New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.
- 2) New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.
- 3) Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.
  - a) If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.
  - b) Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.
- 4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14<sup>th</sup> and 15<sup>th</sup> Street area of the Venable neighborhood.
  - a) The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
  - b) Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

#### E. HEIGHT & WIDTH

The actual size of a new building can either contribute to or be in conflict with a historic area. This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' height often relates to the era and style in which they were built. Houses in the historic districts for the most part range from one to three stories with the majority being two stories. Most historic residential buildings range in width from 25 to 50 feet. While some commercial buildings are larger, the majority are two to three stories in height. Most historic commercial buildings range from 20 to 40 feet in width. The West Main Street corridor has a greater variety of building types. Early nineteenth-century (Federal and Greek Revival) and early-twentieth-century (Colonial Revival) designs often have horizontal expressions except for the townhouse form which is more vertical. From the Victorian era after the Civil War through the turn of the century, domestic architecture is usually 2 to 2 1/2 stories with a more vertical expression. Commercial buildings may be divided between horizontal and vertical orientation depending on their original use and era of construction.

- 1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- 2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- 3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- 4) When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
  - a) Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- 5) In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

## F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

- 1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
- 2) As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.

## G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

### 1. Roof Forms and Pitches

- a) The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
- b) Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
- c) Institutional buildings that are freestanding may have a gable or hipped roof with variations.
- d) Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
- e) Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
- f) Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

### 2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a) For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
- b) In some cases, shingles that mimic the appearance of slate may be acceptable.
- c) Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- d) Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
- e) If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
- f) The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

### 3. Rooftop Screening

- a) If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
- b) The screening material and design should be consistent with the design, textures, materials, and colors of the building.
- c) The screening should not appear as an afterthought or addition the building.

## H. ORIENTATION

Orientation refers to the direction that the front of the building faces.

- 1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
- 2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

## I. WINDOWS & DOORS

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
  - a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
  - b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
  - a) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
  - b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

## J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

- 1) Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

## K. STREET-LEVEL DESIGN

- 1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
- 2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
- 3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.

- 4) Include doors in all storefronts to reinforce street level vitality.
- 5) Articulate the bays of institutional or office buildings to provide visual interest.
- 6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
- 7) Office buildings should provide windows or other visual interest at street level.
- 8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
- 9) Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.
- 10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
- 11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

#### L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.
- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

#### M. MATERIALS & TEXTURES

- 1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
- 2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
- 3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
- 4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
- 5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
- 6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
- 7) Concrete or metal panels may be appropriate.
- 8) Metal storefronts in clear or bronze are appropriate.
- 9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
- 10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
- 11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

## N. PAINT

The appropriateness of a color depends on: the size and material of the painted area and the context of surrounding buildings,

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

## O. DETAILS & DECORATION

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.





**0 Rugby Road**  
BAR submission  
Rugby Road Historic District  
1/29/19





## Description of Proposed Work

The development of a market relevant student housing facility on the 0 Rugby property provides a unique opportunity to create a residential community in the heart of the off grounds neighborhood north of the Rotunda on Rugby Road. While conceived of as an independent co-educational residence distinct from the Pi Kappa Alpha house next door, this development could become the catalyst for an innovative development of this neighborhood.

## General Design Guidelines

### A. Introduction

#### a) Sustainability

Zero Rugby provides much needed housing in walking distance to the University. Also, in contrast to some of the older surrounding buildings, Zero Rugby would provide housing designed to the most current energy efficiency standards.

#### b) Flexibility

We have considered the Guidelines as general recommendations but have not made an attempt to replicate the adjacent historic building, but instead integrate design elements with a nod to the site's historic surroundings.

#### c) Building Types within the Historic Districts

This building could be considered a traditional multi-residential infill project.

### B. Setback

The primary façade of our building respects the setback line established by the Historic building.

The rear façade of the addition moves beyond the rear line of the Historic building, but occupies space that is partly a parking lot.

### C. Spacing

The new building replicates the pattern of spacing you see among the older buildings and houses on the street.

### D. Massing & Footprint

We believe the massing and footprint of the front half of the building is respectful of the 513 Rugby property. The building's volume is broken down between the front and rear halves to help scale down the project and find more consistency with the massing of its neighbors.

### E. Height & Width

We believe the height and width of the addition are respectful of the overall street pattern.

### F. Scale

Similar to the existing building, the new addition incorporates some building elements, like eave and cornice line, that help building relate to its historic neighbor and maintain a human scale.

### G. Roof

The roof form is in keeping with the historic forms of the neighborhood.

### H. Orientation

The new building is oriented to the street; consistent with its neighbors.

### I. Windows & Doors

All glass in the new openings adheres to reflection, efficiency, and color/tint requirements as outlined by the BAR.

### J. Porches

Our design for addition does not include a front porch / entry replicating some of the historic features in the neighborhood.

### K. Street-Level Design

Our street level design does NOT include blank walls, but rather is meant to read more residential.

### Foundation & Cornice

Our design uses similar historic (as seen at 513 Rugby) detailing to distinguish the base of the building. The cornice will have articulated details and profiles using 513 Rugby as a standard.

### M. Materials & Textures

The new building front will have brick to match the Original Building, clad wood windows, and a slate (or slate simulated) roof.

### N. Paint

Metal details will be white.



## PROPOSED WORK DESIGN GUIDELINES

0 Rugby Road  
BAR - Rugby Road Historic District  
January 29 2019







kappa kappa gamma



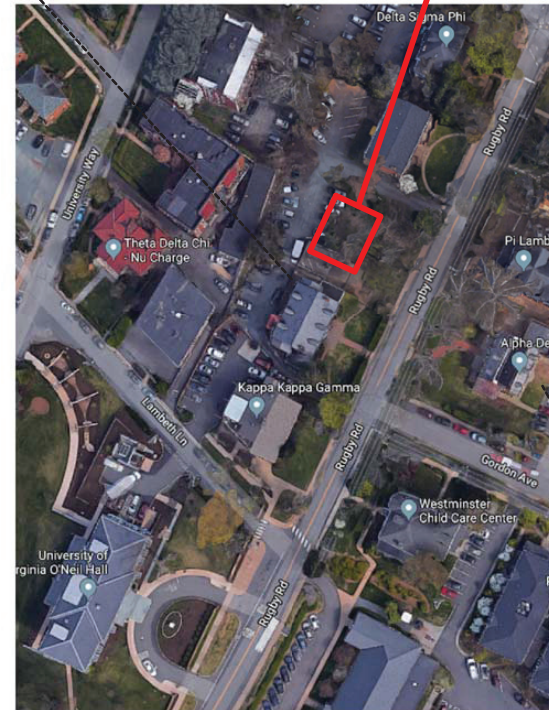
PIKE - 513 Rugby Road



ZERO RUGBY



ZBT



Pi Kappa Phi



Pi Kappa Phi



Alpha Delta Pi



## CONTEXT

0 Rugby Road  
BAR - Rugby Road Historic District  
January 29 2019



**LEGEND**

- ① EVERGREEN HEDGE & SITE WALL
- ② SIDEWALK
- ③ LAWN
- ④ ENTRY STAIRS
- ⑤ STEPPER PATH
- ⑥ FRONT TERRACE W/ SEAT WALL
- ⑦ LOWER TERRACE W/ SEAT WALL
- ⑧ PLANTING BED
- ⑨ SHADE TREES
- ⑩ FLOWERING TREES
- ⑪ BIKE LOCKERS
- ⑫ REAR PARKING LOT
- ⑬ RETAINING WALL
- ⑭ DUMPSTER ENCLOSURE





# 513 RUGBY

# 0 RUGBY



MATCHING CORNICE PROPORTIONS

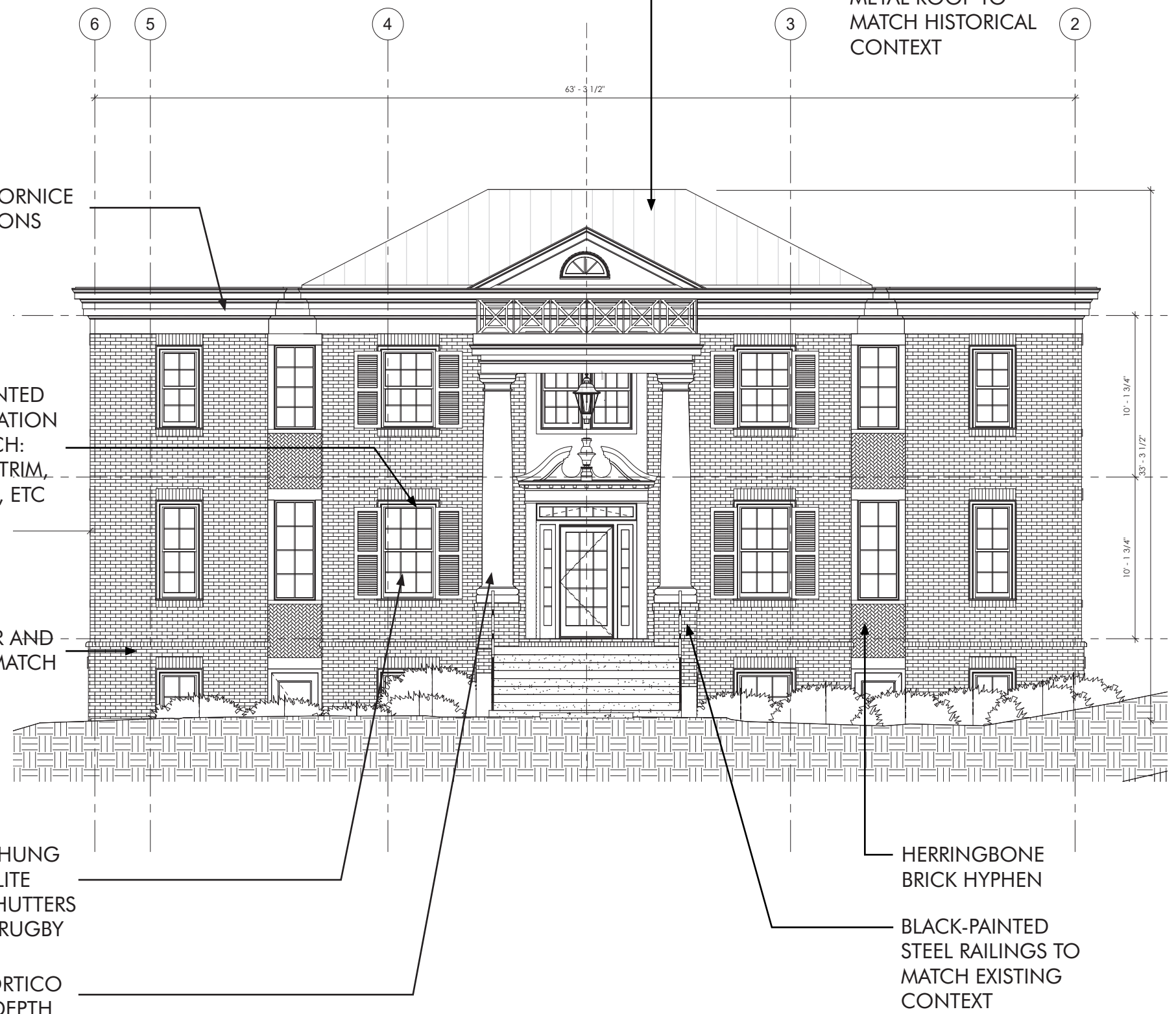
WHITE PAINTED ORNAMENTATION TO MATCH: CORNICE, TRIM, COLUMNS, ETC

BRICK COLOR AND PATTERN TO MATCH

CLAD DOUBLE-HUNG WINDOWS, LITE MUNTINS AND SHUTTERS TO MATCH 513 RUGBY

MATCHING PORTICO WIDTH AND DEPTH

STANDING SEAM METAL ROOF TO MATCH HISTORICAL CONTEXT

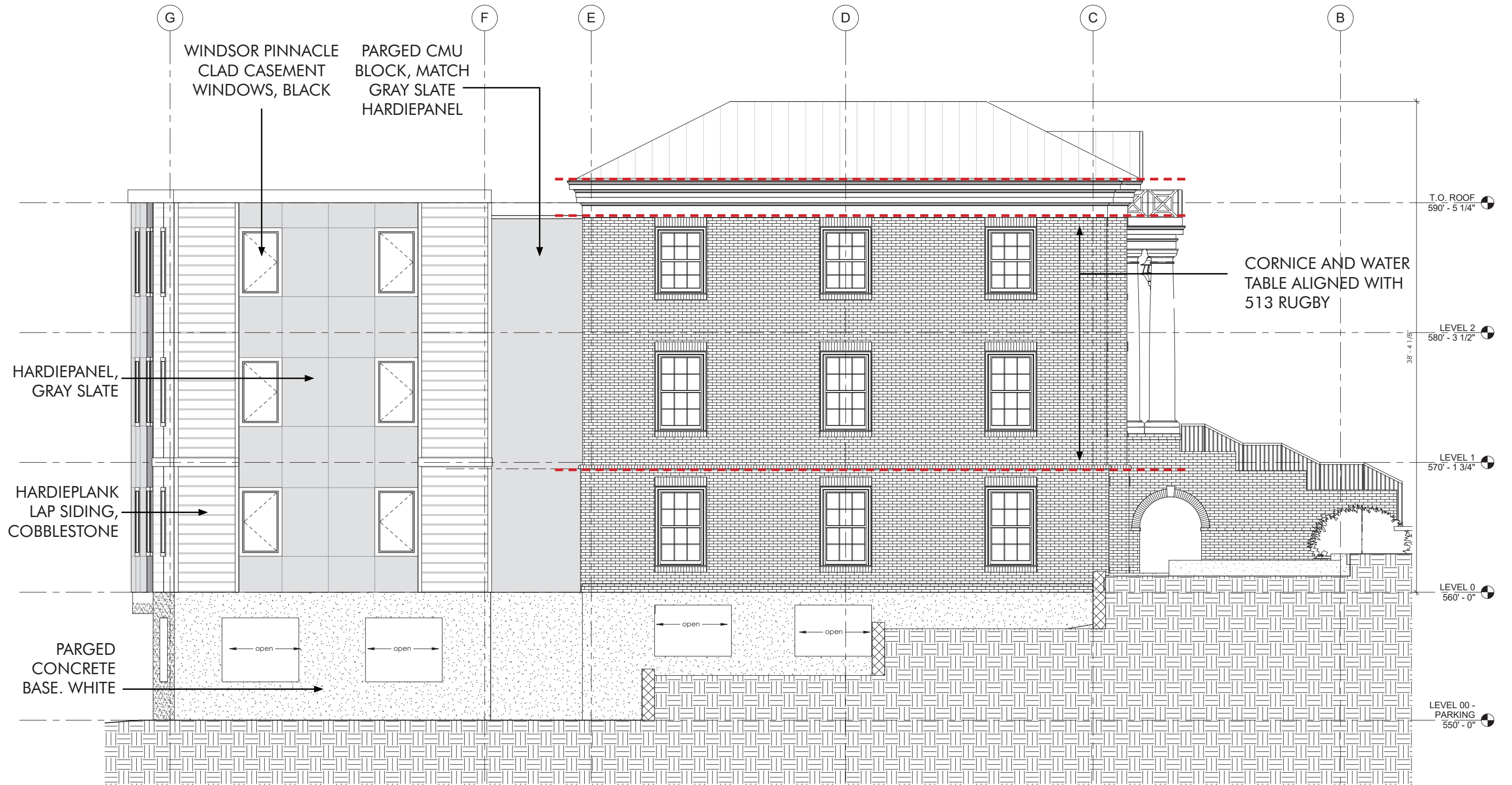


HERRINGBONE BRICK HYPHEN

BLACK-PAINTED STEEL RAILINGS TO MATCH EXISTING CONTEXT

## FRONT ELEVATION (EAST) - 0 RUGBY AND 513 RUGBY

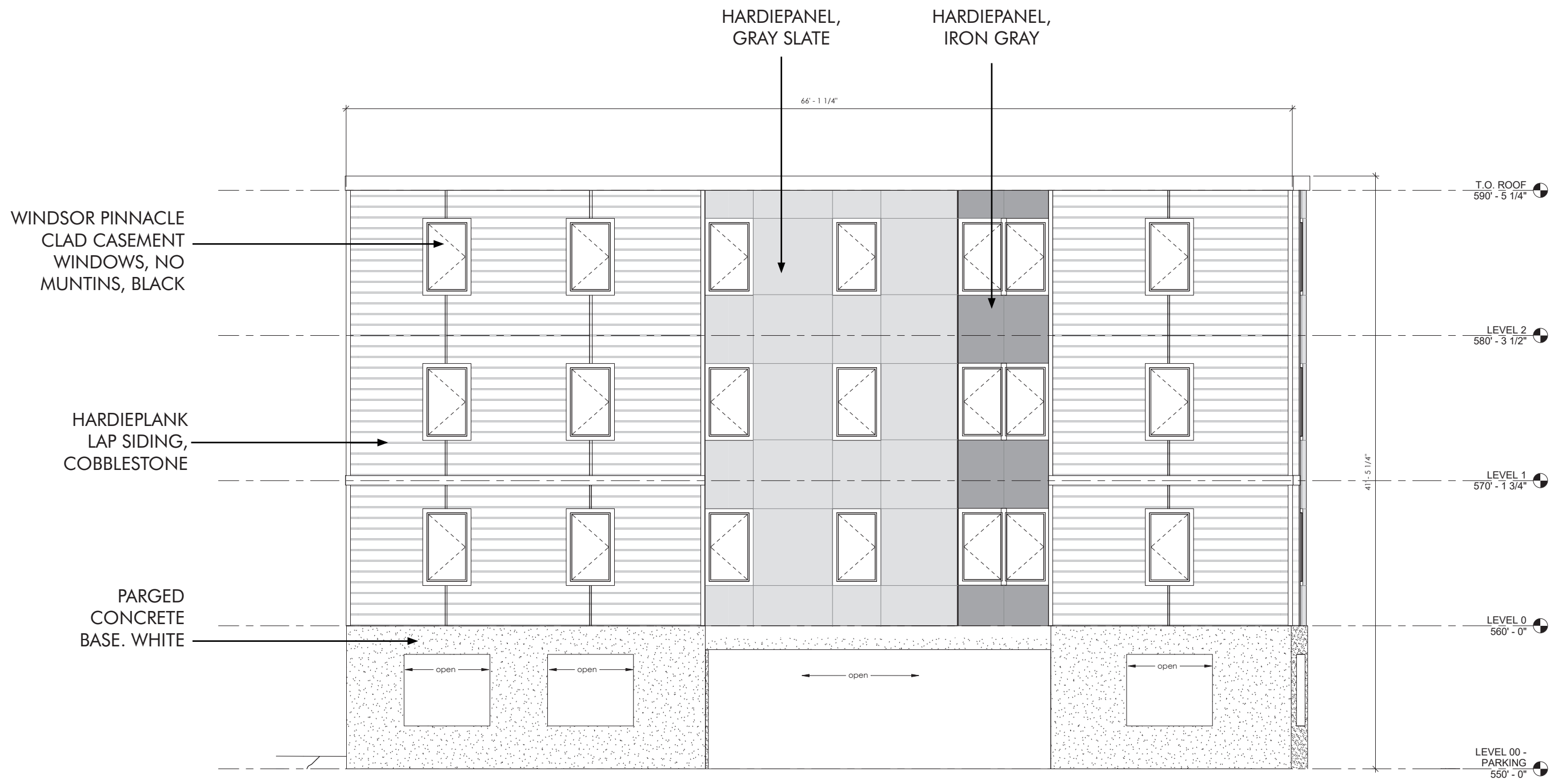
0 Rugby Road  
BAR - Rugby Road Historic District  
January 29 2019



## SIDE ELEVATION (SOUTH)

0 Rugby Road  
 BAR - Rugby Road Historic District  
 January 29 2019

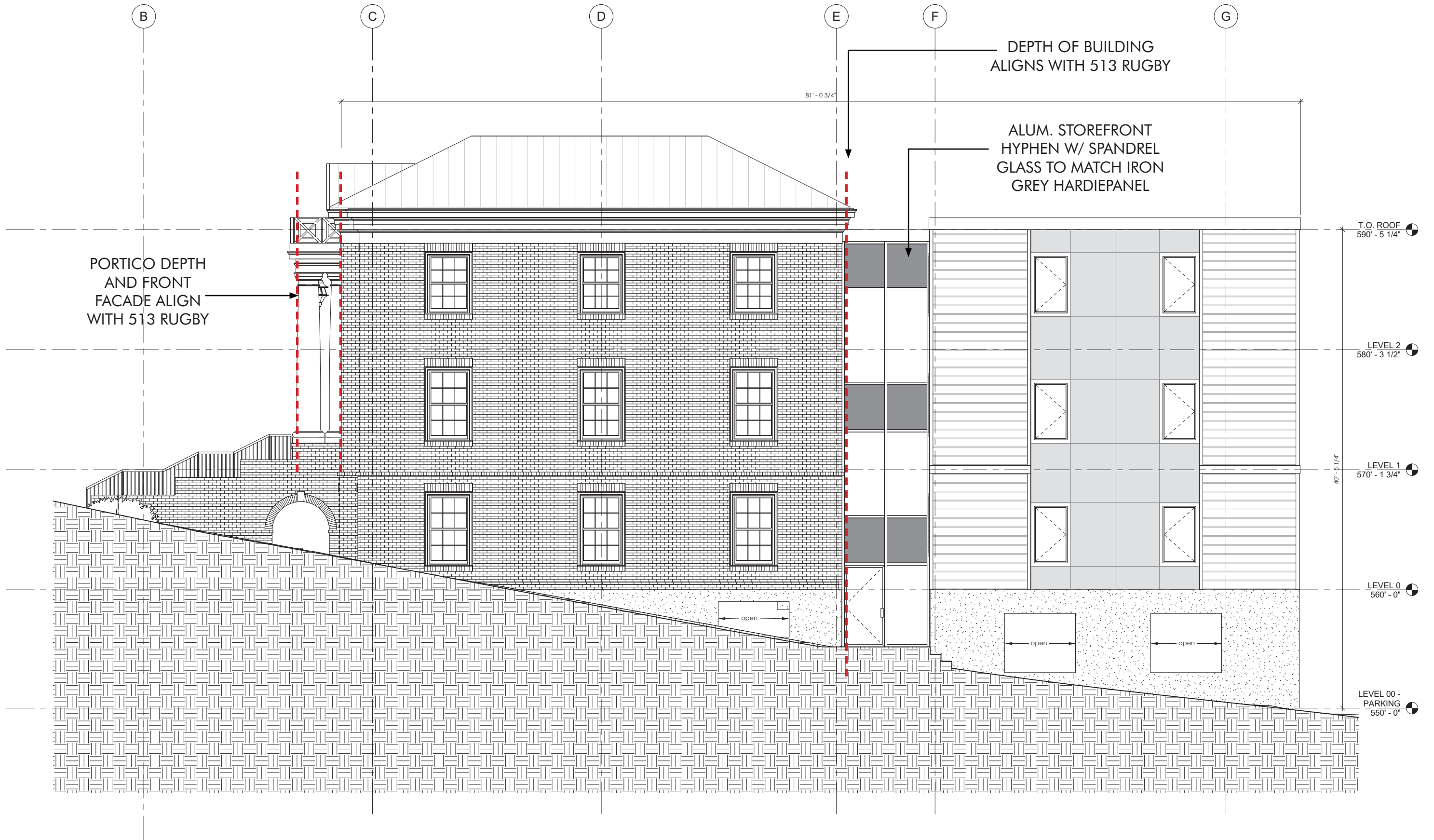




## REAR ELEVATION (WEST)

0 Rugby Road  
 BAR - Rugby Road Historic District  
 January 29 2019





## SIDE ELEVATION (NORTH)

0 Rugby Road  
 BAR - Rugby Road Historic District  
 January 29 2019







VIEW FROM RUGBY RD



VIEW FROM ENTRY DRIVE

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## PERSPECTIVES

0 Rugby Road  
BAR - Rugby Road Historic District  
January 29 2019





VIEW FROM REAR - NE CORNER



VIEW FROM REAR - SE CORNER

**PERSPECTIVES**

0 Rugby Road  
BAR - Rugby Road Historic District  
January 29 2019



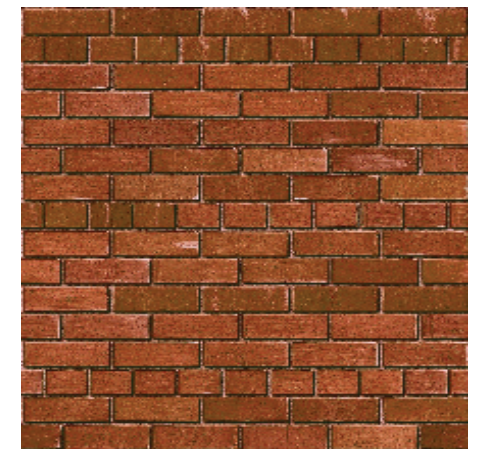
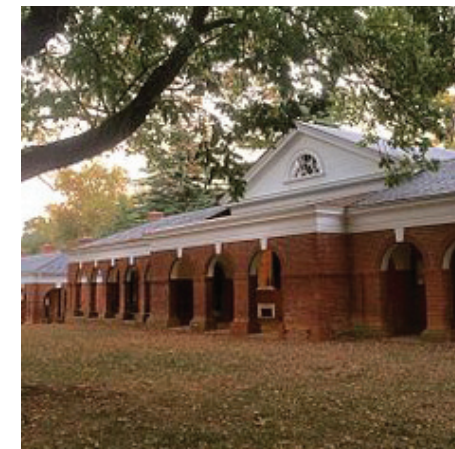




The front section of Rugby is directly inspired by the neighboring building, 513 Rugby, in materiality and proportionality. The surrounding context along Rugby Road, University Circle, and the campus itself inspired various other elements throughout our building, such as the pergola and roof.

We will incorporate the typical red brick and white trim aesthetic that fits within the historic character of the neighborhood.

All windows and doors on this section of the building will be Windsor Pinnacle Double Hung series, clad wood painted white, with simulated divide lites and window casings that match 513 Rugby Road. Glass will be double glazed Cardinal LoE 366 with a VLT of 65% and VLR of 11%.



## MATERIALS - FRONT SECTION

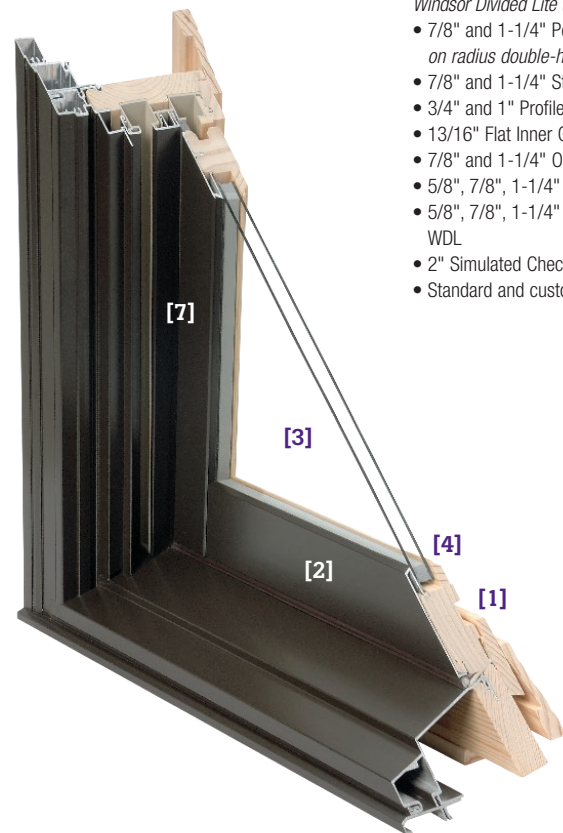
0 Rugby Road  
BAR - Rugby Road Historic District  
January 29 2019



## Pinnacle Double Hung & Glide-by

### Features and Benefits

- [1]** The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2]** Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3]** Glass is replaceable in case of damage
- [4]** Both tape and silicone glazed, with interior wood stops for superior strength and seal
- [5]** EZ Tilt operation available for easy removal and replacement of sash (*double hung only*)
- [6]** Recessed lock and keeper for a sleek appearance
- [7]** Block and tackle balance system for ease of operation
- [8]** Both sashes tilt in with compression or concealed jambliner for easy cleaning
- [9]** No-finger pull option for hardware application



### Sizes

Available in hundreds of standard and custom sizes

### Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

### Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose

### Grilles

- Windsor Divided Lite (WDL) = simulated divided lite*
- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius double-hung*)
  - 7/8" and 1-1/4" Stick Grille
  - 3/4" and 1" Profiled Inner Grille
  - 13/16" Flat Inner Grille
  - 7/8" and 1-1/4" Ogee WDL
  - 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
  - 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
  - 2" Simulated Check Rail (*DH picture only*)
  - Standard and custom grille patterns available

### Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black (*double hung only*) interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows (*double hung only*) offer an assortment of traditional trim options

### Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

### Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

### Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar



[www.windsorwindows.com](http://www.windsorwindows.com)

9/2018

9/2018

## Pinnacle Clad French Impact Swinging Patio Door

### Features and Benefits

- Stainless steel multi-point locking hardware option for added security
- "Easy Adjust" hinge system for effortless operation and correction after installation
- Wept sill system to eliminate water infiltration
- Dual-seal frame weatherstripping at panel face and edge improves air and thermal performance
- Taller sill provides excellent water performance and design pressure ratings
- Active stiles constructed of an LVL core material for added strength and stability
- In-swing and out-swing options available
- Seg-top available
- Certified against hurricane blasts: Laminated glass allows unit to crack instead of shatter when under great pressure
- Meets and exceeds building codes for extreme coastal environment conditions
- Laminated glass dampens sounds from traffic, neighbors and the outdoors
- Preserve protective film standard

### Sizes

- Five standard heights: 6'8", 6'10", 8'0"
- Custom sizes available

### Glazing

- Glazed with tape and Dow Corning® 955 silicone sealant – the strongest silicone bonding agent available
- Cardinal SeaStorm® LoE366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes tempered glass on exterior and laminated glass on interior

### Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing

### Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius doors*)
- 7/8" and 1-1/4" Stick Grille (*Radius swing doors only*)
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 3-3/8" Simulated Mid Rail
- Standard and custom grille patterns available

### Weatherstripping

- Rigid, weatherable PVC or urethane foam encased in polyethylene film
- In-swing and out-swing doors feature bottom heavy-duty, self-adjusting sweep

### Finishes

- Interior – Clad doors available in Clear Select Pine, primed, painted white or painted black interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding

### Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

### Hardware

Classic, contemporary or euro handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass, antique brass, faux bronze, oil rubbed bronze and black; Euro handle available in satin nickel and black

### Performance Ratings

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The concept of O Rugby was inspired by the many layered nature of the historic district it resides. Sitting between buildings of different eras, with the classically detailed 513 on one side and the more 'modern' leaning style of ZBT on the other, we felt our design could reflect both styles, as if the traditional portion of the building existed on its own at one point, and the rear was added as a later addition. Hierarchically we wanted the more 'modern' section to be secondary to the traditional section in the front, therefore much of this part of the building is tucked away in the rear, down in the steep slope of the site and will be minimally perceived from the street.

Materials for this section of the building will be modern and durable, with simple forms and subtle colors.

Windows will be Windsor Pinnacle Casement series, clad wood painted black, with no divided lites. Glass will be Double Glazed Cardinal LoE 366 with a VLT of 65% and VLR of 11%.



## Pinnacle Casement & Awning

### Features and Benefits

- [1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3] Glass is replaceable in case of damage
- [4] 2" thick sash adds beauty and increases insulating value
- [5] Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- [6] Single lever, sequential, multi-point lock for sleek look and easy operation
- [7] Adjustable concealed hinge system ensures smooth operation
- [8] 1-1/4" jamb creates unmatched strength and stability
- [9] Silicone-injected frame corners create a stronger and more attractive joint

### Sizes

Available in hundreds of standard and custom sizes

### Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

### Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill

### Grilles

*Windsor Divided Lite (WDL) = simulated divided lite*

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

### Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional trim options

### Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

### Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

### Performance Ratings

For current performance ratings, visit our website at [windsorwindows.com](http://windsorwindows.com) and click on "Professional Information" in the menu bar



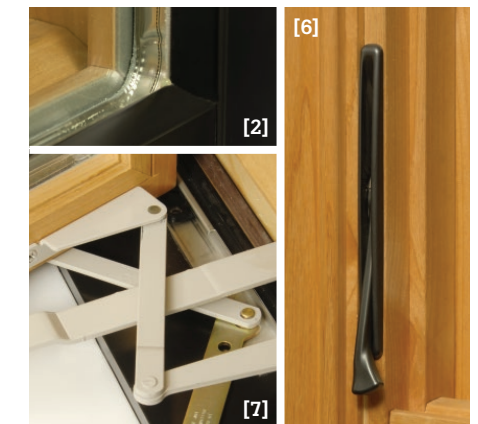
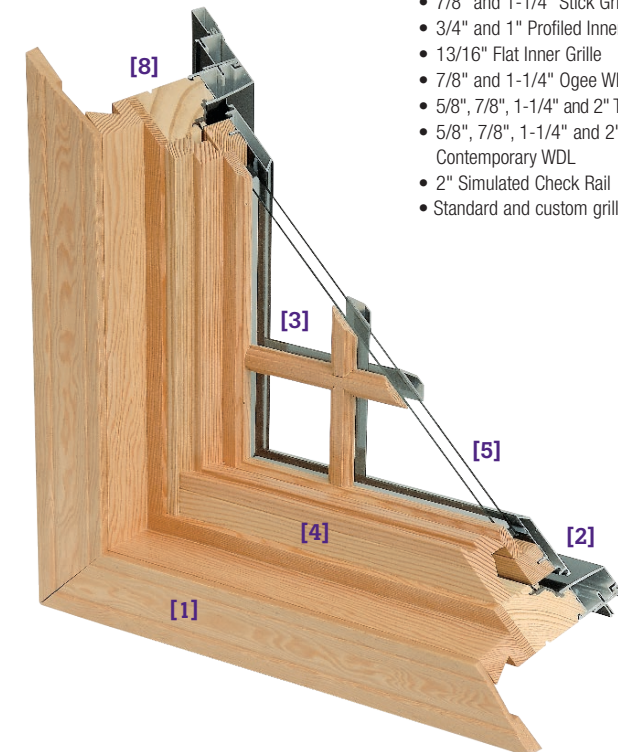
HARDIEPLANK - COBBLESTONE



HARDIEPLANK - GRAY SLATE



HARDIEPLANK - IRON GRAY



## MATERIALS AND WINDOWS - REAR SECTION





EVERGREEN HEDGE, ENTRY STAIR, AND SITE WALL  
IMAGE TAKEN FROM ADJACENT PROPERTY (513 RUGBY ROAD)



STEPPERS IN LAWN  
FINAL PAVING MATERIALS TO BE SELECTED AT A LATER DATE



FRONT LAWN W/ SIDE TERRACE  
FINAL PAVING MATERIALS TO BE SELECTED AT A LATER DATE



LOWER TERRACE  
FINAL PAVING MATERIALS TO BE SELECTED AT A LATER DATE



FLOWERING TREES



EVERGREEN BUFFER TREES