

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, July 18, 2019 12:07 PM
To: swilcox@westminsterva.org
Cc: Werner, Jeffrey B
Subject: BAR Actions - July 16, 2019 - 400 Rugby Road

July 18, 2019

Certificate of Appropriateness

BAR 19-03-09
400 Rugby Road
Tax Parcel 090005000
Westminster Presbyterian Church, Owner/Sandy Wilcox, Applicant
Tree Removal and Site Improvements

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 16, 2019. The following action was taken:

Motion: Lahendro moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed tree removal, brick wall modifications, and site modifications 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 provided that:

- **The pilasters flanking the two wall entrances are replicated;**
- **The BAR does not approve the option using bluestone pavers on the two wall entrances;**
- **And the BAR recommends exploring ways to memorialize the arc of the historic wall.**

Sarafin seconded. Approved (6-0-1 with Gastinger 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=1377

This certificate of appropriateness shall expire in 18 months (January 16, 2021), 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 either myself, or Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Tim Lasley

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Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services

University of Virginia | Class of 2020
School of Architecture

Phone: (434)-970-3398

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 16, 2019**



Certificate of Appropriateness Application

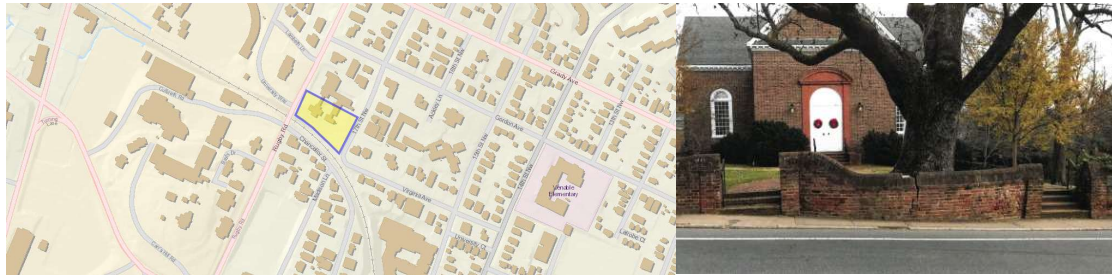
BAR 19-03-09

400 Rugby Road

Tax Parcel 090005000

Westminster Presbyterian Church, Owner/Sandy Wilcox, Applicant

Tree Removal and Site Improvements



Background

Constructed c1939, and designed by Marshall Wells for Westminster Presbyterian Church, this contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District.

Prior BAR Reviews

August 16, 2011: BAR accepted (5-0) the applicant's request for deferral. The concepts are fine but details of porch and walkway/steps are needed. Recommended a comprehensive signage plan.

January 17, 2012: BAR approved the application on the consent agenda (9-0) with Hogg abstaining.

December 18, 2018: Preliminary discussion re: tree removal and wall modifications. No action taken.

Application

Applicant Submitted:

- Nelson Byrd Woltz Landscape Architects submittal dated June 25, 2019, drawings (9 pages) dated 7 March 2019: Existing site condition photo; site demolition plan; proposed site plan; renders (pages 5-8); and site section.

Remove the existing ash tree, modify brick wall abutting this tree, and lower the grade behind the wall to accommodate an ADA accessible path.

Due to tree's growth, the curved segment of the brick wall has continued to fracture and lean into sidewalk space. Reconstruction of the brick wall to match the original, but without the curve. The wall's current condition reduces the usable width of the sidewalk to approximately 2-feet. Eliminating this encroachment will create a continuous width of 4'-6".

Steps at the north wall opening will be eliminated, allowing access to a new, sloped path to the sanctuary; the pathway facilitated by the reduced grade behind the wall. The south wall opening will be reconstructed with steps, however these will be lowered from four risers to two.

At the former location of the ash tree a small planting area feature low plants and groundcover.

Anticipating the eventual removal of the ash, several years ago the congregation planted trees between the wall and the sanctuary.

Discussion

The ash tree and wall segment are located within the City's right of way. On 31 May 2019, the City Manager granted permission for the church to remove the tree and repair/alter the brick wall segment.

Staff finds the proposed tree removal, brick wall modifications and site modifications appropriate and recommends approval.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed tree removal, brick wall modifications, and site modifications 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.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed tree removal, brick wall modifications, and site modifications do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that 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 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;
- (7) 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.

190-210 Rugby Road (Westminster Presbyterian Church)



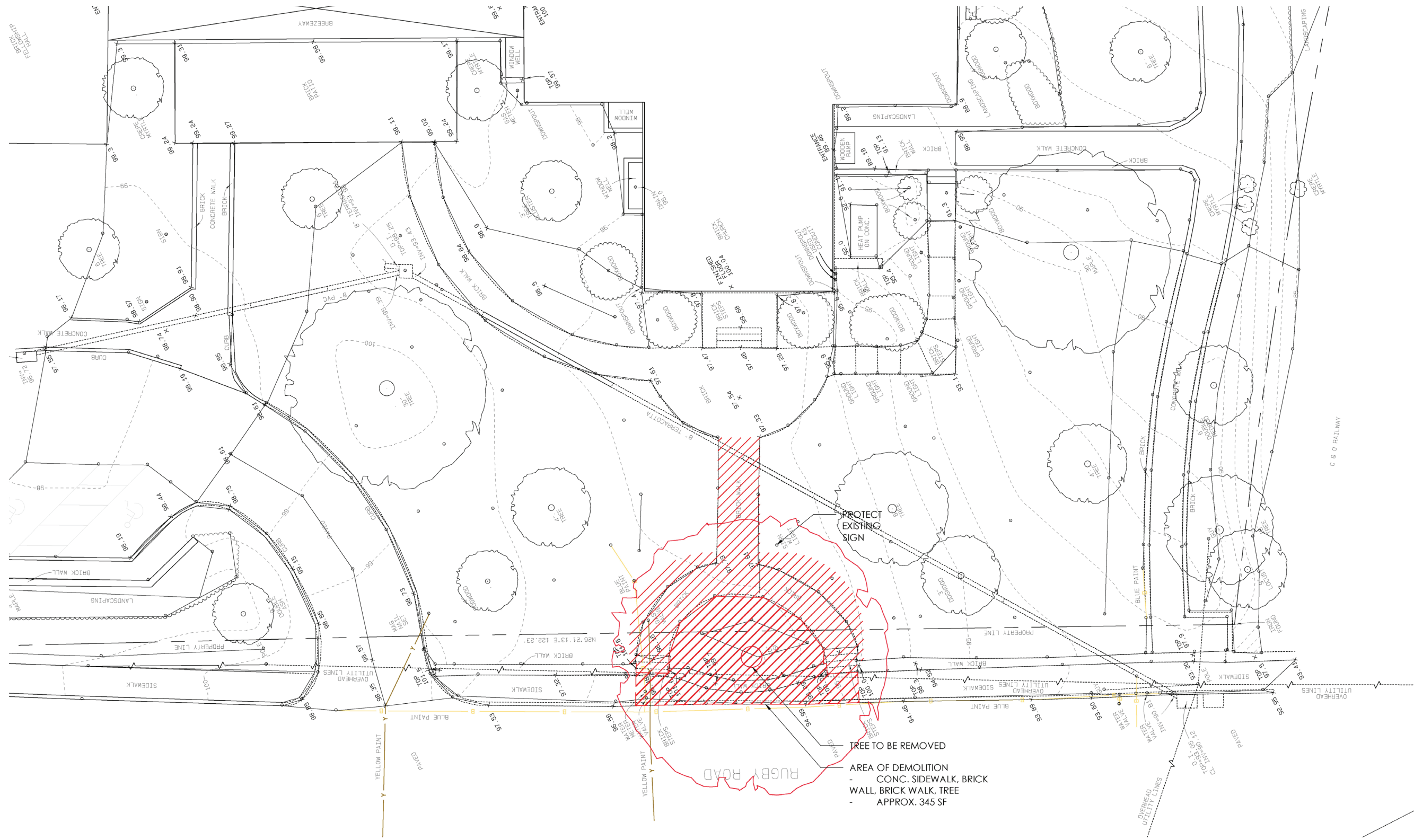
STREET ADDRESS:	190-210 Rugby Road
MAP & PARCEL:	9-5, 9-4
PRESENT ZONING:	R-3
ORIGINAL OWNER:	Westminster Presbyterian Church
ORIGINAL USE:	Church
PRESENT USE:	Church
PRESENT OWNER:	Westminster Presbyterian Church
ADDRESS:	190 Rugby Road Charlottesville, Va. 22903
DATE/ PERIOD:	1939, later additions
STYLE:	Neo-Colonial
HEIGHT IN STORIES:	1.0 stories
DIMENSIONS AND LAND AREA:	52,984 sq ft/1.377 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1-story, brick (Flemish bond) church was designed by Marshall Wells, architect, and based on the Abingdon Anglican Church (1755) in Gloucester County, Virginia. Details include: pediment cross-gable roofs; 1-bay front; cruciform plan; wooden modillion cornice; pediments, rubbed-brick frontispiece; round-arched window heads, and multi-light windows. A 3-story brick Colonial-style classroom wing was added to the rear of the church ca. 1950-51 and is connected to it by a brick arcade. The Westminster Church Social Hall was added in 1958 after a design by Johnson, Craven, and Gibson architects of Charlottesville. It is connected to Westminster Church by a covered walkway and generally harmonizes with the architecture of the church without calling attention to itself. This handsomely proportioned and detailed church is an important Rugby Road landmark and a contributing resource in the District.

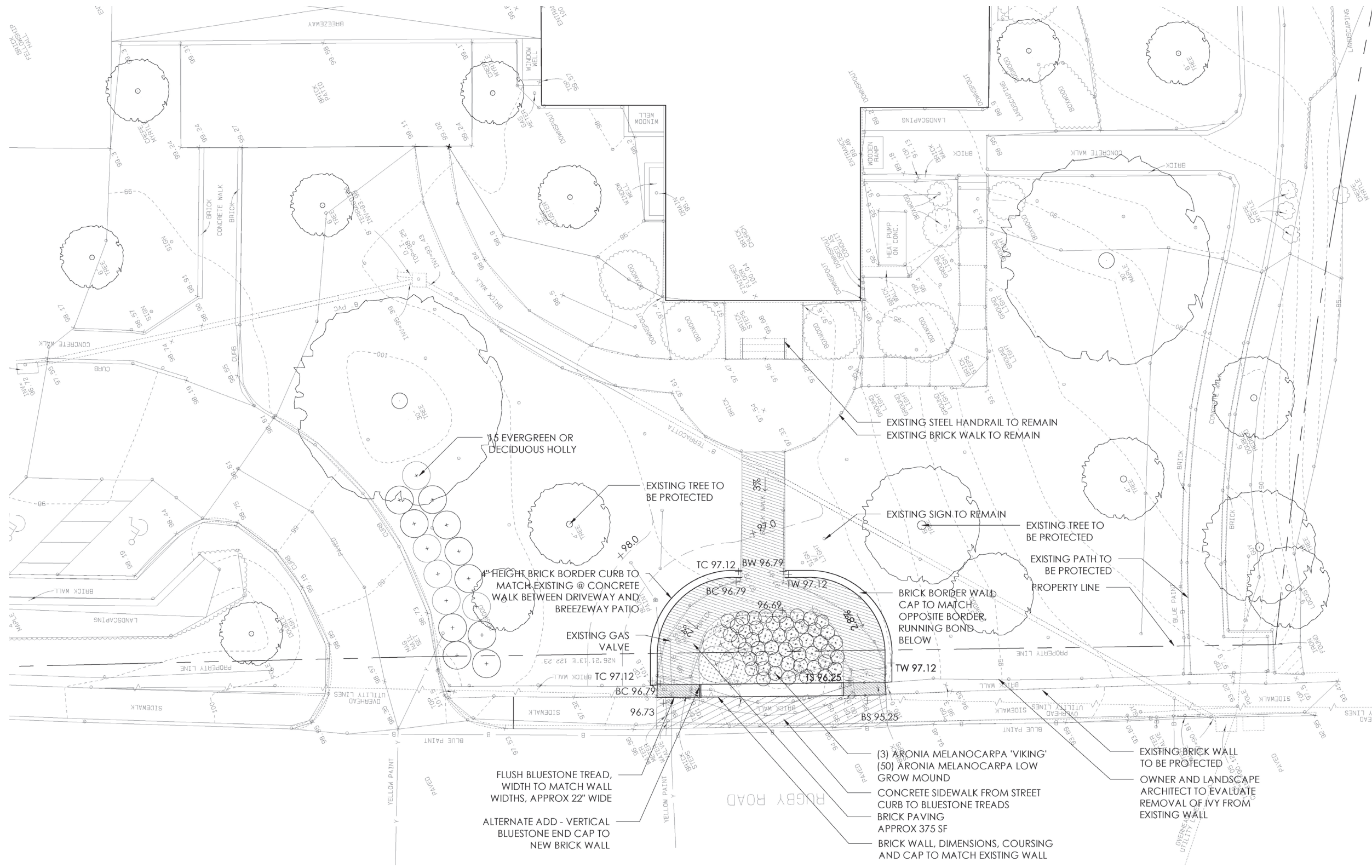






TREE TO BE REMOVED
 AREA OF DEMOLITION
 - CONC. SIDEWALK, BRICK
 WALL, BRICK WALK, TREE
 - APPROX. 345 SF





- NOTE:
- A. CONSTRUCTION TO BE PERFORMED BETWEEN MAY AND AUGUST 2019
 - B. CONTRACTOR TO EVALUATE CONDITION OF EXISTING WALL ADJACENT TO PUBLIC SIDEWALK ALONG RUGBY ROAD
 - C. CONTRACTOR TO EVALUATE WHETHER BRICK FROM WALL DEMOLITION CAN BE USED FOR NEW WALL CONSTRUCTION

1.5 EVERGREEN OR DECIDUOUS HOLLY

EXISTING TREE TO BE PROTECTED

EXISTING SIGN TO REMAIN

EXISTING TREE TO BE PROTECTED

EXISTING PATH TO BE PROTECTED

PROPERTY LINE

BRICK BORDER WALL CAP TO MATCH OPPOSITE BORDER, RUNNING BOND BELOW

EXISTING BRICK WALL TO BE PROTECTED

OWNER AND LANDSCAPE ARCHITECT TO EVALUATE REMOVAL OF IVY FROM EXISTING WALL

EXISTING STEEL HANDRAIL TO REMAIN

EXISTING BRICK WALK TO REMAIN

EXISTING GAS VALVE

FLUSH BLUESTONE TREAD, WIDTH TO MATCH WALL WIDTHS, APPROX 22" WIDE

ALTERNATE ADD - VERTICAL BLUESTONE END CAP TO NEW BRICK WALL

(3) ARONIA MELANOCARPA 'VIKING'

(50) ARONIA MELANOCARPA LOW GROW MOUND

CONCRETE SIDEWALK FROM STREET CURB TO BLUESTONE TREADS

BRICK PAVING APPROX 375 SF

BRICK WALL, DIMENSIONS, COURSING AND CAP TO MATCH EXISTING WALL

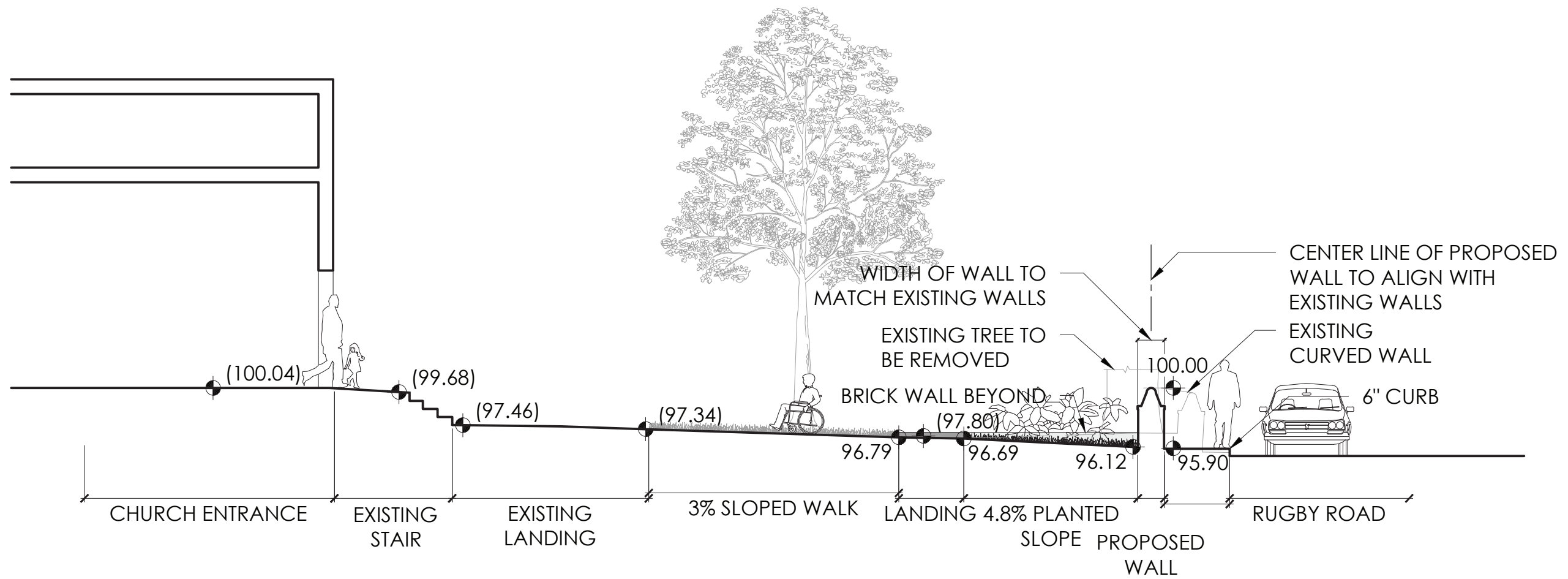












CITY OF CHARLOTTESVILLE

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Office of The City Manager

P.O. Box 911 • Charlottesville, Virginia 22902

Telephone 434-970-3101

Fax 434-970-3890

www.charlottesville.org



May 31, 2019

Sandy Wilcox
Westminster Presbyterian Church
400 Rugby Road
Charlottesville, Virginia 22903

Re: Tree removal and brick wall repair

Dear Mr. Wilcox,

I have reviewed with Jeff Werner the Church's request to remove a tree and make modifications to a brick wall, both of which are located within City right-of-way adjacent to the Church property.

I hereby grant permission to the Church to perform the following work (the "Work") within the City-owned right-of-way adjacent to 400 Rugby Road:

- (1) Removal of the large ash tree,
- (2) Repair/alteration of a section of brick wall,

The specific location of the tree, and of the wall section to be repaired, are as noted in the church's submittal to the BAR dated February 22, 2019.

My permission to perform this work is conditioned on the Church's agreement to comply with the following during performance of the Work:

- The Church must bear responsibility for all costs of performing and completing the Work, for clearing Work-related debris from the right-of-way, and for restoring grass and paved surfaces within the right-of-way;
- The Church must obtain and bear the cost of all permits required for and in connection with all aspects of the Work (building permits, street closing permits, etc.); and
- The City will not be liable for, and does not hereby assume liability for, any negligence on account of the Work.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dr. Richardson', is written over the printed name.

Dr. Tarron Richardson
City Manager

