



**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

**RECEIVED**

**JUN 25 2019**

**NEIGHBORHOOD DEVELOPMENT SERVICES**

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	<u>New Rear Deck and Side Stairs</u>	Parcel Number	<u>050012000</u>
Project Address/Location	<u>1801 Rugby Place</u>		
Owner Name	<u>Rugby Place LLC</u>	Applicant Name	<u>Travis Miller, Dwell Construction</u>

**Applicant Information**

Address: 1817 Franklin Dr., Charlottesville, VA 22911  
Email: travis@dwellcville.com  
Phone: (W) 434-996-7504 (H) \_\_\_\_\_

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

Address: 4 HAMPTON STOCK FARM LN  
WASHINGTON VA 22747  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

**Signature of Applicant**

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

[Redacted Signature] Travis Miller 6/24/19  
Signature Date  
Travis Miller Date  
Print Name

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

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

Sophie Massie 6/24/19  
Signature Date  
Sophie Massie Date  
Print Name

**Description of Proposed Work (attach separate narrative if necessary):**  
Construction of 15-ft x 20-ft wood deck with railing, elevated on brick piers, at rear (north) of house.  
Construction of exterior stairs at side (west) of house.

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

(1) 1801 Rugby Place 24 June 2019.pdf

**For Office Use Only**

Received by: L. Barnore  
Fee paid: \$125.00 Cash/Ck. # 008428  
Date Received: 6/25/2019  
Revised April 2017 P19-0101

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

**Legend**

- Parcels
- Addresses
- City Limits

1801 Rugby Pl.

-  Existing
-  Proposed Deck
-  New Stairway into Rear Yard



**Title: Massie Site**

**Date: 6/20/2019**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.*





1801 Rugby Place - 24 June 2019

# 1801 Rugby Place

## Deck Expansion

SE Elevation

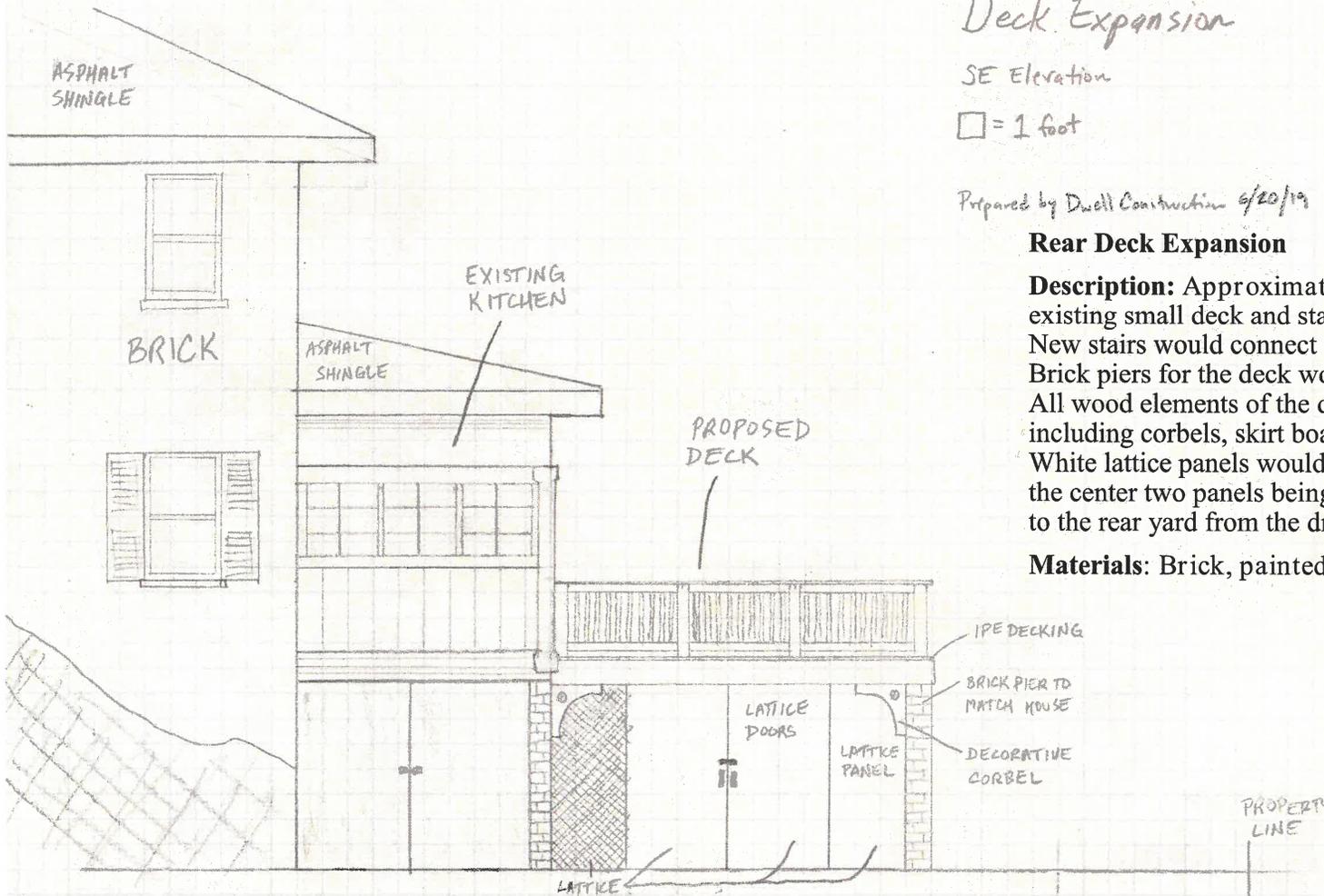
□ = 1 foot

Prepared by Dwell Construction 6/20/19

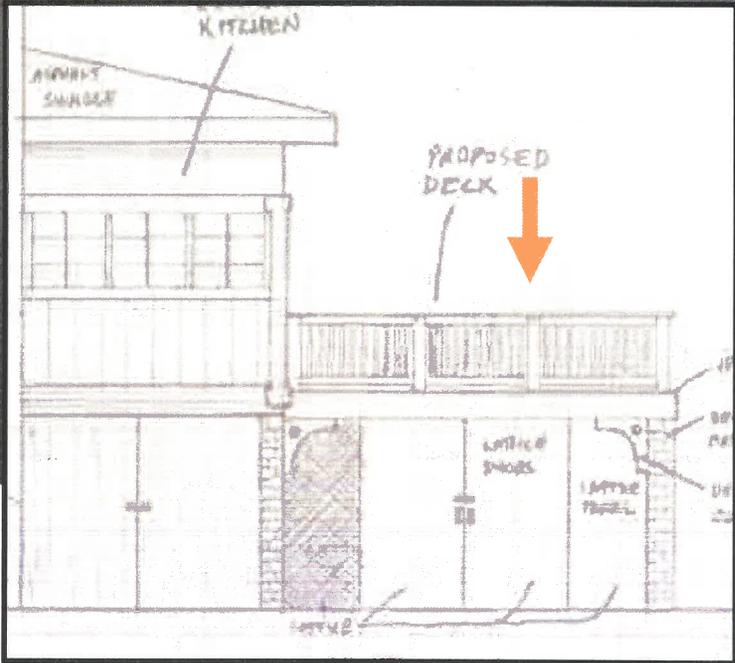
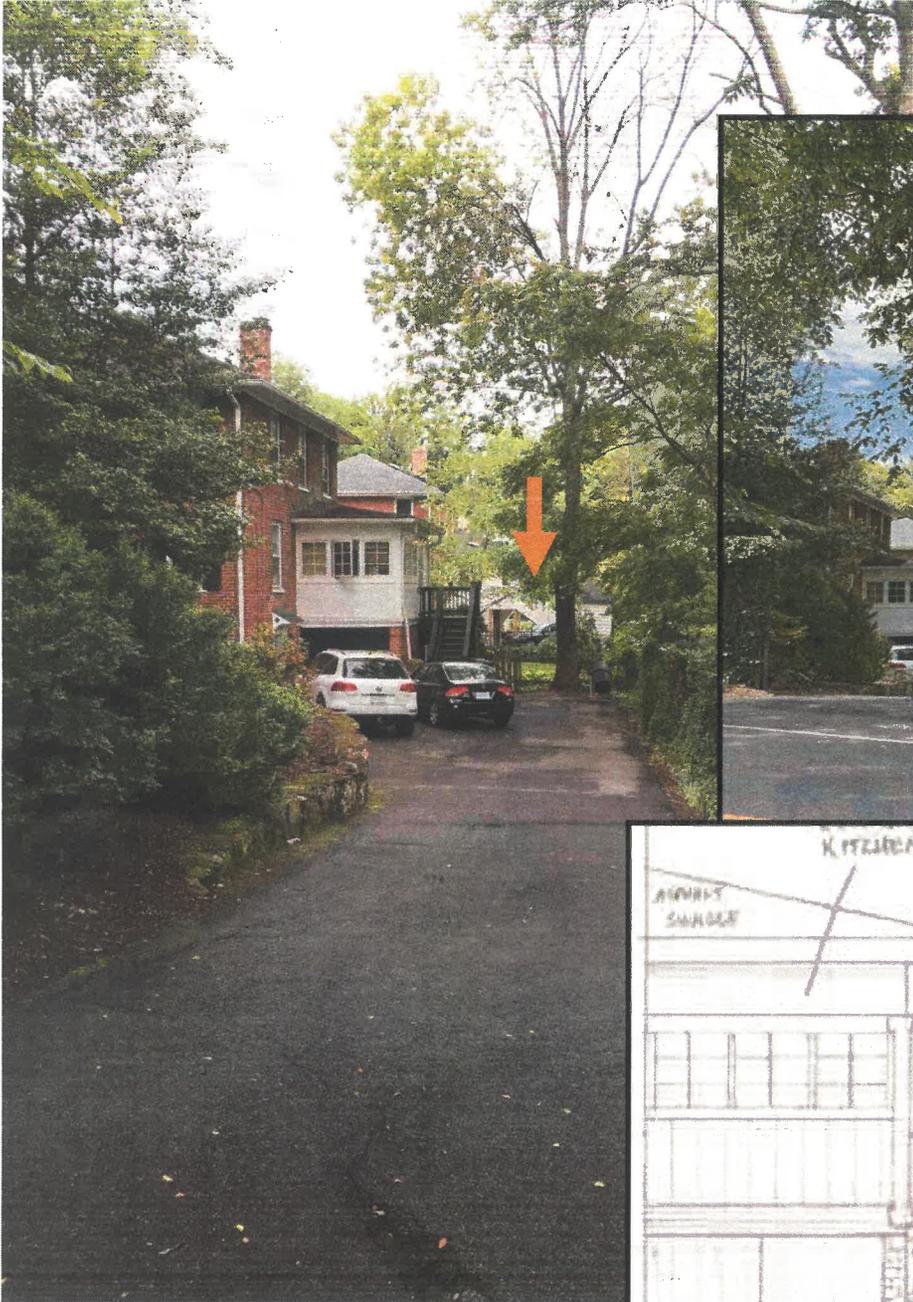
### Rear Deck Expansion

**Description:** Approximately 10' x 15' deck to replace existing small deck and stairway on north face of structure. New stairs would connect the new deck to the back yard. Brick piers for the deck would match the existing house. All wood elements of the deck would be painted white, including corbels, skirt board, posts, railings and spindles. White lattice panels would hide the under deck area, with the center two panels being operable doors to allow access to the rear yard from the driveway.

**Materials:** Brick, painted wood, Ipe decking



View from Rugby Ave



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



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

BAR 19-07-03

1801 Rugby Place

Tax Parcel 050012000

Sophie Massie, Owner/Travis Miller, Applicant

Construction of Rear Wood Deck



**Background**

Constructed c1929, this two-story Colonial Revival house is a contributing structure within the Rugby Road Historic Conservation District. (Historic Survey attached.)

**Application**

Applicant Submitted:

- Dwell Construction submittal dated June 25, 2019: Proposed area plan, bird's eye location, elevation, location diagram.

Remove existing rear deck and construct new, 10-ft x 15-ft wood deck elevated on brick piers, with a stairway on the west connecting to the side yard.

- Elevation shows east elevation. North and west elevations to be similar.
- Bricks will match those on the house.
- Decking will be Ipe boards with painted wood (white) skirt board.
- Railing to be painted wood (white): 6x6 capped posts, 2x4 top and bottom rails with 2x2 pickets, top rail capped with 2x6.
- Stairs to be Ipe wood with painted trim, rail and stringers to match deck.
- Below deck, space between piers will be have lattice paneling. The center panels will be set on hinges to create a doorways.

**Discussion**

Staff finds the proposed deck to be appropriate and recommends approval.

**Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed rear wood deck 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.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed rear wood deck 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. 34-284(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 on New Construction and Additions (Historic Conservation District)**

##### **Building Location – setback and spacing**

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.
3. Building Scale – height and massing
4. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
5. 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.
6. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
7. An accessory building should appear secondary to the main building in scale and design.
8. 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.

### Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

### 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.

### Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

### **Guidelines specific to the Rugby Road Historic Conservation District**

#### 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.

## 1801 Rugby Place



**Site Description: Date:** circa 1929 (on 1929 Sanborn map)  
**District Status:** Contributing  
**Resources:** 1 Single Dwelling  
**Style:** Colonial Revival

**Architectural Description:** Built into a slope, the dwelling is a two-story, stretcher-bond brick foursquare with a exposed basement level on the rear elevation. Capped by a pyramidal asphalt-shingle roof, the three-bay-wide dwelling features a central hipped-roof, one-story portico with arched brick entry posts. A wide eave overhang with molded wood cornice caps the portico, which shelters a single-leaf, paneled wood door with Chippendale screen. The portico is flanked by 1/1 vinyl replacement windows on the first and second stories. Each features a thin molded wood surrounds and square-edged wood sills. The first-story windows have solid brick lintels, while the second-story windows are set just beneath the eaves. All have vinyl, paneled fixed shutters. An exterior-end and a central-interior brick chimney rise from the roof. Built into a hill, the east corner view reveals a basement with single-leaf rear entrance and small windows. A one-story rear elevation sun porch features a hipped roof, brick foundation, and ground-level garage, accessed via a vertical-board double-leaf door. The porch level is enclosed with beaded board set beneath banks of 9-light wood windows and features a small exterior wood. Several 1/1 replacement windows as well as a central side elevation 9-light window light the dwelling.

**Site Description:** The dwelling sits on a slightly sloping 0.27-acre parcel at the corner of Rugby Place and Rugby Road, facing Rugby Place, but accessed from Rugby Road via a paved driveway that sits to the rear of the dwelling. The property is screened from the street by mature landscaping and features a tall, wooden, ivy-covered fence with arched wooden gate. A paved driveway accesses the front of the parcel from Rugby Road on the northeast end of the lot. There is a grassy side lawn, foundation plantings, mature trees, and an interior stone wall.



Aerial View of 1801 Rugby Road [Source: screen shot from Google Earth]



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 Owner Name Rugby Place LLC Applicant Name Travis Miller, Dwell Construction

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 Signature Date  
 Travis Miller  
 Print Name Date

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 Signature Date  
 Sophie Massie 6/24/19  
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 Fee paid: \$125.00 Cash/Ck. # 008428  
 Date Received: 6/25/2019  
 Revised April 2017 P19-0101

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 Conditions of approval: \_\_\_\_\_

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**Location of proposed deck.  
Behind house; at driveway**

# 1801 Rugby Place

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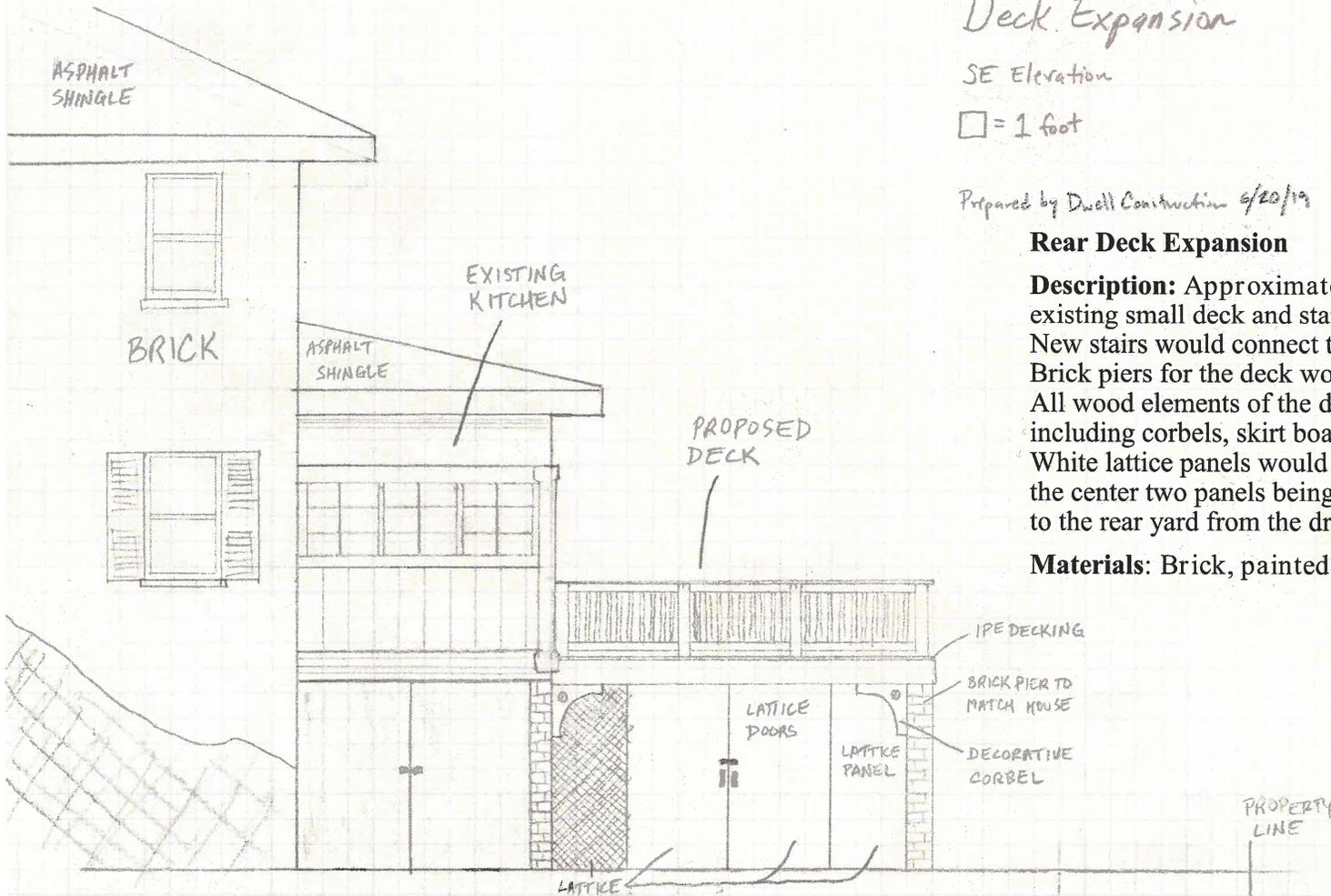
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View from Rugby Ave

