

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, July 18, 2019 12:06 PM
To: lcoile@glaveandholmes.com
Cc: Werner, Jeffrey B
Subject: BAR Action - July 16, 2019 - 1824 University Circle

July 18, 2019

Certificate of Appropriateness

BAR 18-04-04
1824 University Circle
Tax Parcel 060097000
Jake Rubin, Owner/Applicant
Modifications to Pergola

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:

Approved on the consent agenda. 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 modifications to the pergola satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.

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

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



Certificate of Appropriateness Application

BAR 18-04-04

1824 University Circle

Tax Parcel 060097000

Jake Rubin, Owner/Applicant

Modifications to Pergola



Background

Designed by Eugene Bradbury and constructed in 1913 for Dr. S. H. Watts, Professor of Surgery and Gynecology at UVA, 1824 University Circle is a contributing property in the Rugby Road-University Circle-Venable ADC District. This two-story, Vernacular English Revival-style dwelling is now a student center.

Application

Applicant Submitted:

- Glave & Holmes Architecture submittal dated July 16, 2019 (two pages).

Replace the previously approved Doric columns on the rear pergola with simple, 11" x 11" square posts that taper into an octagon profile. No changes are proposed to the approved purlins and rafters.

Note: At the BAR's June 18 meeting, the applicant introduced some of the options being considered. The BAR was generally receptive, with a suggestion that the simpler posts be at least 10" square.

Discussion

The proposed change is consistent with what was presented to the BAR in June. The intent of the change is to create a representation of a light tent-like structure during the Sukkot holiday, a time to celebrate the Israeli Exodus from Egypt.

The pergola is a new element at the site. The original design reflected the existing Doric columns on the building, however the proposed changes are not incompatible with the design and scale of the existing structure.

Staff 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 modifications to the pergola satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable 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 modifications to the pergola do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Rugby Road-University Circle-Venable 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 on Site Design and Elements

G. GARAGES, SHEDS, & OTHER STRUCTURES

- 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.
- 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.

Architectural And Historic Survey

Identification

STREET ADDRESS: 1824 University Circle
MAP & PARCEL: 6-9
CENSUS TRACT AND BLOCK:
PRESENT ZONING: R-1
ORIGINAL OWNER: S. H. Watts
ORIGINAL USE: Residence
PRESENT USE:
PRESENT OWNER: B'Nai B'Rith Hillel Foundation
ADDRESS: 1824 University Circle
Ch'ville, VA 22903

HISTORIC NAME: Watts-Hillel House
DATE / PERIOD: c. 1913-14
STYLE:
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 320' x 130' (41,600 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Summer 1982
SOURCES: City/County Records

ARCHITECTURAL DESCRIPTION

This imposing house with its distinctive columned piazza is two storeys tall, three bays wide, and single pile with a complex of rear additions making it double pile. It is set on a low foundation. The masonry walls are faced with stucco, painted white with black trim. It has a medium-pitched hip roof, covered with black composition shingles, with deeply projecting eaves and a boxed cornice. There are two brick interior end chimneys with stuccoed caps and tile chimney pots. There are bands of four 10-light casement windows (opening outward) in the side bays at the first level of the facade. In the center bay at the second level, there is a segmental headed group of three casement windows. The roofline rises gently above it. Other windows are double-sash, 6-over-6 light, with moulded surrounds and louvered shutters. The entrance door in the center bay of the facade has eight raised panels and is flanked by pilasters. It has a rectangular transom and is set within a paneled, marble-floored recess framed by fluted pilasters carrying on entablature with triglyphs. There is a small and high one-light window on each side of the entrance recess. A one-storey piazza covers the west end of the main block of the house and projects beyond the facade. The western slope of the roof continues as one plane of the piazza's gable roof. There are purlins in the gable. Fluted Greek Doric columns frame the front and rear openings, and there are four columns in the larger side opening. The side openings of the section of the piazza that projects beyond the facade are in the form of a round arched doorway with 14-light sidelights, without glazing. Access to the brick-floored piazza is by paired 10-light French doors with 5-light transoms flanking the chimney. There is a fireplace on the piazza. Above the piazza, there is a broad shed-roofed second storey dormer with a group of three wide 1-over-1 light windows, each with narrow 4-light sidelights. Multi-light, fixed-sash windows fill the end walls of the dormer. At the east end of the house, two pairs of French doors give access to a brick terrace. A 2-storey, 6-bay hip-roofed addition covers the rear elevation. The central section is recessed slightly. Two pairs of 12-light French doors with half-round fanlights, set in marble-floored, round-arched, paneled recesses, give access to a very unimpressive shallow concrete terrace beside the basement stair. A 1½ storey kitchen wing covers the eastern third of the rear addition. It has a very steep shed roof with purlins. There is a segmental-arched band of three 4-light casement windows on its west side and a round-arched pair of 4-over-4 light windows on its east side. It has a wide medium-pitched shed-roofed dormer with paired 4-light casement windows flanking an interior end chimney. The back door has a hip-roofed hood on consoles. Interior woodworks has architrave trim and doors are 8-paneled. The entrance hall has a dentiled cornice and raised paneling. The two-flight closed string stair has a slender spiral newel and delicate balusters. The parlor and dining room cornices have egg-&-dart moulding. The parlor mantel has coupled Corinthian columnettes. A 1½ storey hip-roofed, stuccoed garage with servants' quarters above is falling into ruin. The garage doors are sheltered by a pergola on coupled curved brackets and are located in a gabled projecting bay centered on the facade. A similar projecting bay on the rear elevation has a group of three 6-over-6 light windows. Other windows are paired 4-over-4 light. There is an entrance door on the west side with a gable-roofed wall dormer above it with a pair of 3-light casement windows. A small gable roofed dormer on the east side has a 4-over-4 light window with a wider center muntin to give it the appearance of a pair of small 2-over-2 light windows.

HISTORICAL DESCRIPTION

Dr. S. H. Watts purchased four lots between 1911 and 1913 (ACDB 147-426 & 427, 150-2, 153-65). Tax records show that he built the house in 1913 or 1914. Eugene Bradbury was the architect. Pi Lambda Phi, Inc., bought the house from Dr. Watts in 1941 (City DB 107-296), but sold it two years later to Arthur & Evelyn Eidelman (DB 114-213) who sold it to the Trustees of Virginia B'nai B'rith Hillel Foundation, Inc., in 1945 (DB 121-427). Now called Hillel House, it has served as the Jewish student center since that time.

Additional References: City DB 304-439, 403-827.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7217

Page 1 of 2 (see also attached City survey form)

Street address	1824 University Circle	295-4963
Town/City	Charlottesville	
Historic name	Watts-Hillel House	Common name Hillel House
		Hillel Foundation, B'nai Brith

Material

<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
<input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____)
<input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____)
<input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____)
<input type="checkbox"/> stucco probably over concrete or terra cotta block <input type="checkbox"/> cast iron
<input type="checkbox"/> concrete block <input type="checkbox"/> terra cotta
<input type="checkbox"/> enameled steel <input type="checkbox"/> glass and metal
<input type="checkbox"/> other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input checked="" type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <i>side-ell</i> <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> shed <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <input type="checkbox"/> hipped <input checked="" type="checkbox"/> <i>monitor</i>	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <i>main block</i> <input type="checkbox"/> 6 <input type="checkbox"/> _____

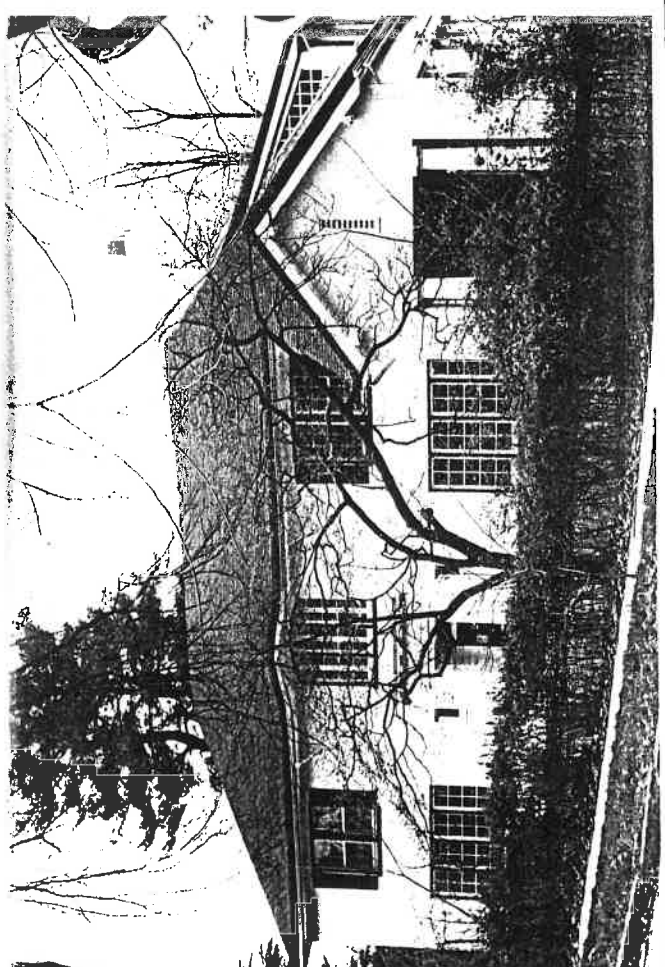
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	South side-porch supported by pierced walls and Doric columns; enclosed room above.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period **English Vernacular Revival** Date **1913-14** Architect/~~XXXX~~ **Eugene Bradbury**

Location and description of entrance **Simple central entrance with aedicule surround consisting of Doric frieze and fluted pilasters.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This is possibly the most interesting of a group of eclectic early 20th-century houses in the University Circle neighborhood. It features an overhanging roof with soft edges and a ^{central} "eyebrow" recalling the contours of thatched roofs. The walls, in contrast, are of stark smooth plaster. Windows are oversize, with up to four casements apiece. The west end porch projects forward, forming an ell. The treatment of this porch is highly idiosyncratic, combining Doric columns with latticework and a monitor-dormer second story. The plastered end chimneys with terra cotta chimney pots also recall contemporary English Vernacular Revival work.

Historical information

This, one of several houses on University Circle designed by architect Eugene Bradbury, served as the home of Dr. S. H. Watts, Professor of Surgery and Gynecology and his family for c. 30 years beginning in 1920 or before.

6-77 ✓

320' x 130'

R-1

1824 Union St - Hillel House

B'nai Brith Hillel Found. 1977 plot 403-827 - re-division

"

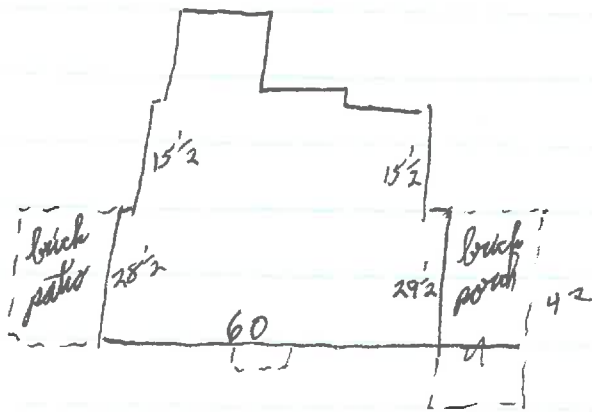
2-story + base, 13 rooms

found, stucco ^{with masonry} walls, asphalt shingle hys (before/after)

7 fireplaces

built 1915, "good+" constr

1977 - re-roofed



$$\begin{array}{r}
 320 \\
 \times 130 \\
 \hline
 41600 \\
 320 \\
 \hline
 41920
 \end{array}$$

Hillel House

403-827 } 304-439

304-439 Trustee of Va. B'nai B'rith Hillel Found., Inc (defunct)

11/1/1968 → " " Va. " "

Lots 18, 19, & 22 Univ Place & western part 23

same as 121-427

121-427 Arthur & Evelyn Edelman → Va B. B. H. F., Inc \$28,000

9/15/1945 Lots 18, 19, 22, & W 23

same as 114-213

114-213 Pi Lambda Phi, Inc → Arthur & Evelyn Edelman ~~(\$28,000)~~

7/20/1943 Lots, 18, 19, 22, & W 23

same as 107-296

107-296 SH & Sarah Walle → Pi Lambda Phi, Inc \$21,500

7/11/1941 Lot 18

~~lots 19 & 22~~

Lot 18 - 5/1/1912 - ACDB 150-2

" 19 - 10/25/1911 - " 147-426

" 22 - 11/18/1911 - " 147-427

all " 23 - 3/26/1913 - " 153-65

Tax

1912	Dr H Watta	219	Univ Pl	$200 + 0 = 200$
"	"	232	"	$200 + 0 = 200$
1913	"	218,19,22	"	$600 + 0 = 600$
1915	"	"	"	$" + 10,000 = 10,600$

1914 book lost

garage

stucco

1 1/2 - 5

2 hips roof, comp shing, proj eaves, boxed cornice

proj bay ent facade:

med gable w/ purlins

pr 4/4

gang doors sheltered by ~~large~~ pergola on coupled curved brackets

~~roof~~
E: pr 4/4 1st level



an gable-roofed dormer w/ 4/4 wind looks like 2 2/2

W: door - 3 2/2 panels

pr 3-l casements in gabled wall dormer w/ purlins

S: 2 proj bay

band 3 6/6 1st level

ivy covers end, maybe pr 4/4

walls brick under stucco

int chim SE somewhere

falling down

~~675.6-678.8~~

1824 Univ Ct - Hibel House

2-story, 3-bay, single pile w/

low found, white stucco w/ black trim

red ~~hip~~ roof, black comp. shingles, deeply proj. eaves ~~cornice~~,
boxed cornice, gurlina in porch gables

wide int end chim, stuccoed, 2 tile chim pots E, 3 W

fluted pilasters carrying entab w/ triglyphs ^{over arch-} frame paneled,
marble-floored entry recess in center bay facade;
door w/ 8 raised panels, pl pilasters, 1-l to rest transom

sm high 1-l windows in sm bath & closet flank ent

windows 6/6 w/ ^{moulded} surrounds & ^{con} wooden sills

pr w/ lowered shutters side bays facade 2nd level E 2nd

band 4 10-l casement ^{open out}, 0 shutters, side bays facade 1st level

~~group~~
group 3 " " " center " " 2nd "
seq-headed group; whole roof raises eyebrow above

parlor on rt:

very wide fireplace, coupled fluted Corinthian
columnettes, brick front on frieze, dentel
cornice w/ egg & dart

doors - 8 raised panels; wnh. trim

raised paneling in ent. hall, dentiled cornice

2 fl open stair, ^{paneled} closed string, del bal, ^{slender} twisted or spiral newel

parlor on left; cornice w/ egg & dart

Open fire doors into central rear room and hall

" " doors w/ 1/2 round fan light " " 1st " (1 to closet under stair)

2-fl end back stair w/ winders by kitchen

4 " ~~at~~ attic " ~~above~~ " above

brick wall around huge set

at W end, W plane cont at same pitch as gable roof over
piazza which proj beyond facade
swirls in gable + multi-l slit window
stuccoed walls rather than piers
gluted de Doria columns (0 base, on edge) frame front + rear
openings, 4 in side opening, opp cent block
side openings in front proj framed + round-arch door w/
multi-l sidelights
brick fireplace
pr 10-l Fr door w/ 3-l transom flank parlor fireplace
brick floor

broad shed-roofed dormer over piazza
3 wide w/ wind, each w/ narrow 4-l sidelights
ends multi-light
all wall space glass

E end: brick terrace, 2 pr Fr doors

2-5, hip-roofed add'ns cover rear elevation,
seem to be in 3 parts, cent sl ~~is~~ recessed
roof same

— same 6/6 wind w/ shutters, E wing, both levels
cent wing: " " 2nd, 2 round-arched pr Fr doors (12-l) w/
1/2-round fan lights, in paneled entry recess, marble floor;
— sl conc slab in front of basement stairs

W wing: narrow 4/4 rear, 6/6 w/ shutters w
3 front bays have become 6 rear

behind E wing: 1 1/2-5 kitchen wing
stepped shed roof w/ purlins, much steeper than main roof
seg-arched band 3 4-l casement W

6/6 w/ shutters rear

round-arched pr 4/4 w/ shutters E

broad shed-roofed dormer, pitch 2 main roof

2 pr 4-l casement (same size in 4/4 or 6/6) flanking
int end chim

back door w/ hip-roofed hood on curved brackets or similar





B1 REAR ELEVATION - OCTAGONAL TO SQUARE POST W/ STUCCO BASE & PRECAST CAP
A1.0 | A2.0
 SCALE: 1/4" = 1'



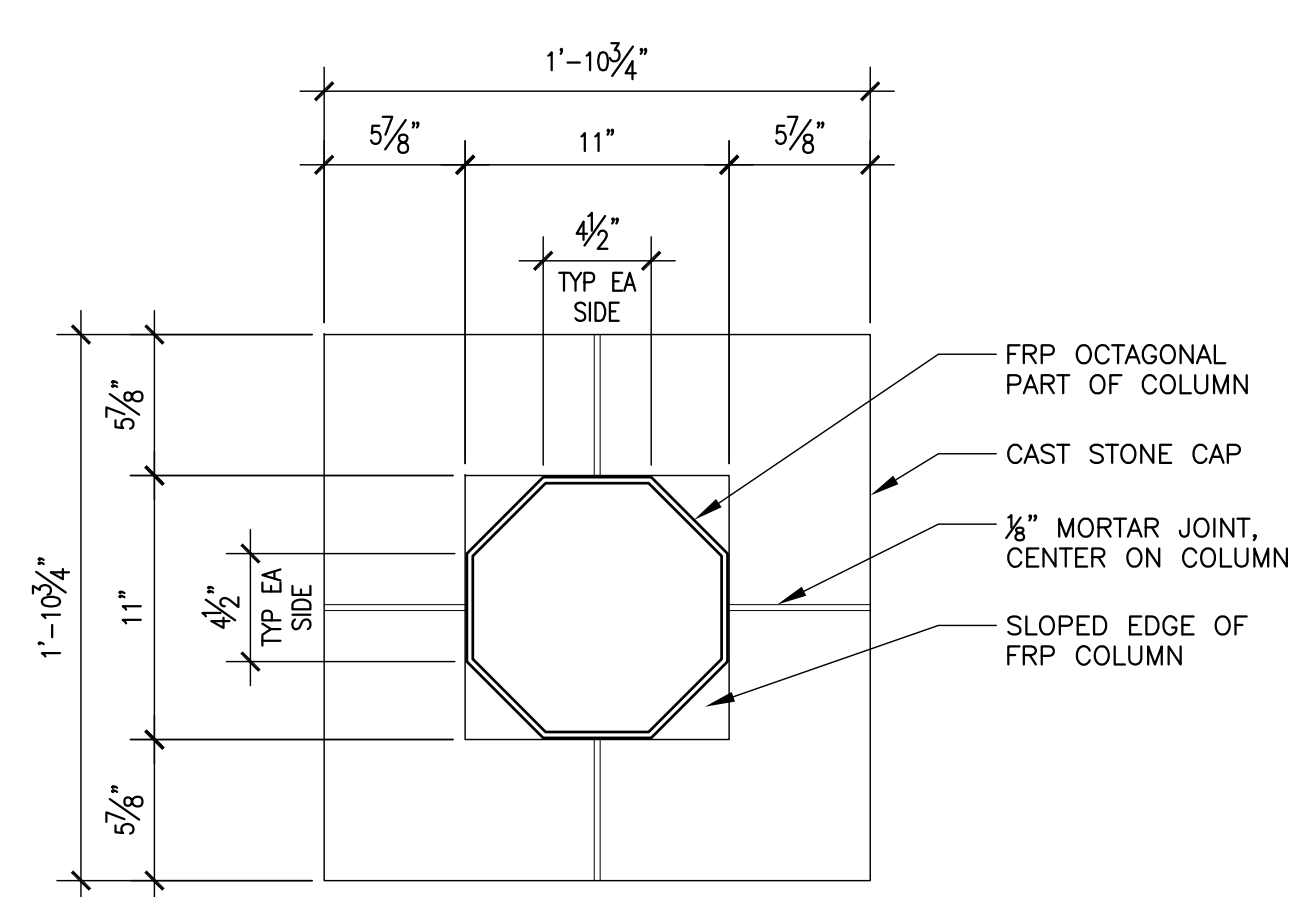
A1 REAR ELEVATION - ORIGINAL DESIGN
A1.0 | A2.0
 SCALE: 1/4" = 1'



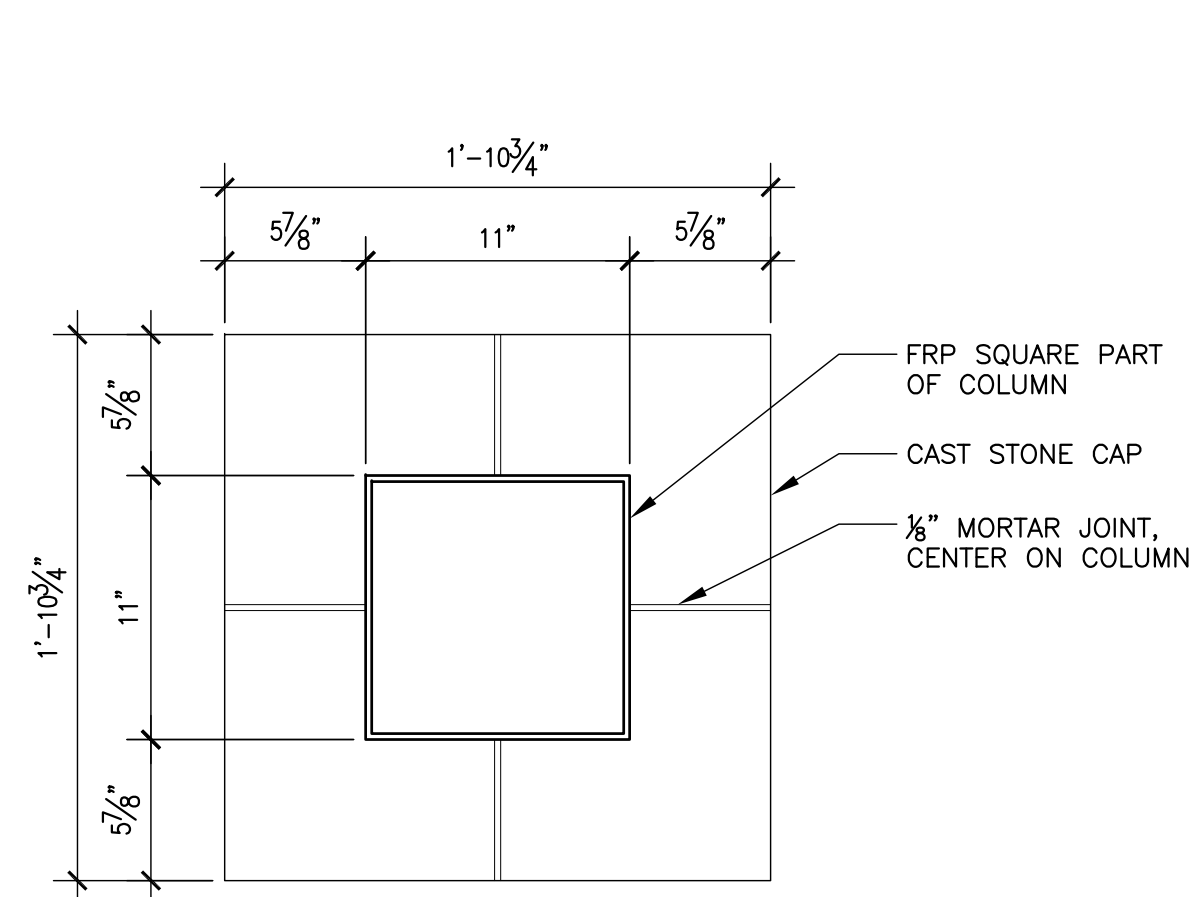
B2 PLAN EAST ELEVATION - OCTAGONAL TO SQUARE POST W/ STUCCO BASE & PRECAST CAP
A1.0 | A2.1
 SCALE: 1/4" = 1'



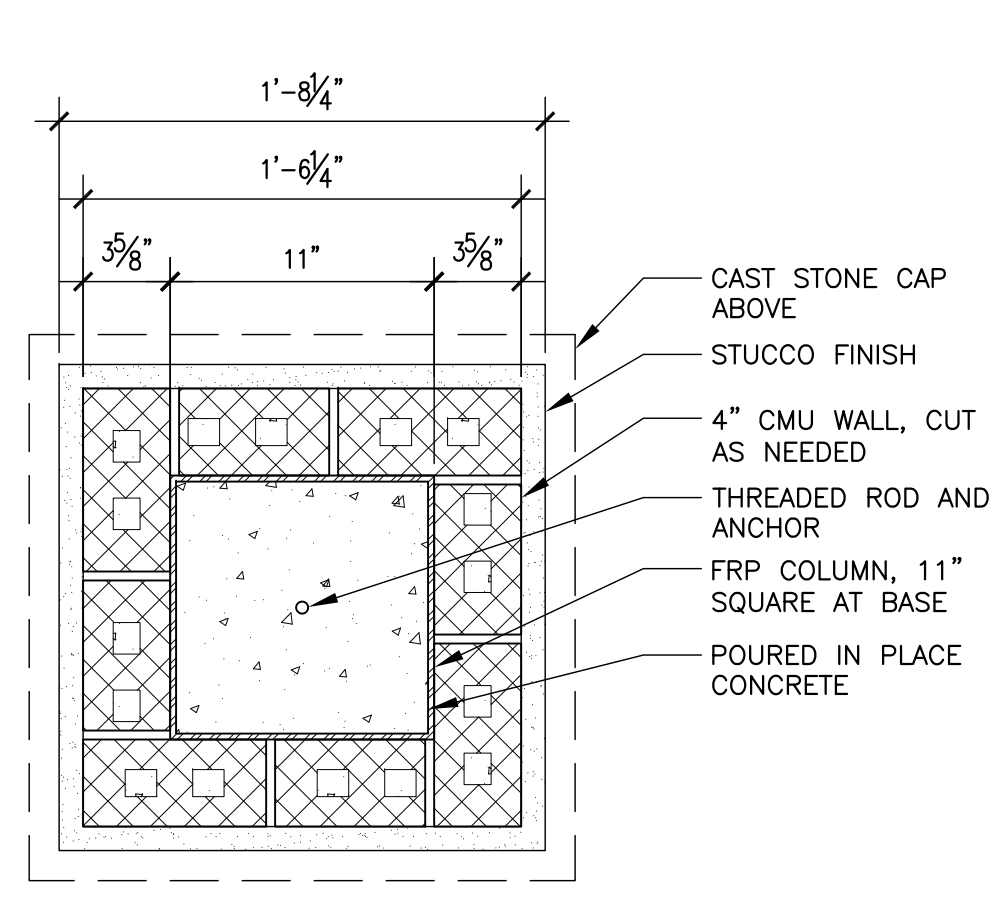
A2 PLAN EAST ELEVATION - ORIGINAL DESIGN
A1.0 | A2.1
 SCALE: 1/4" = 1'



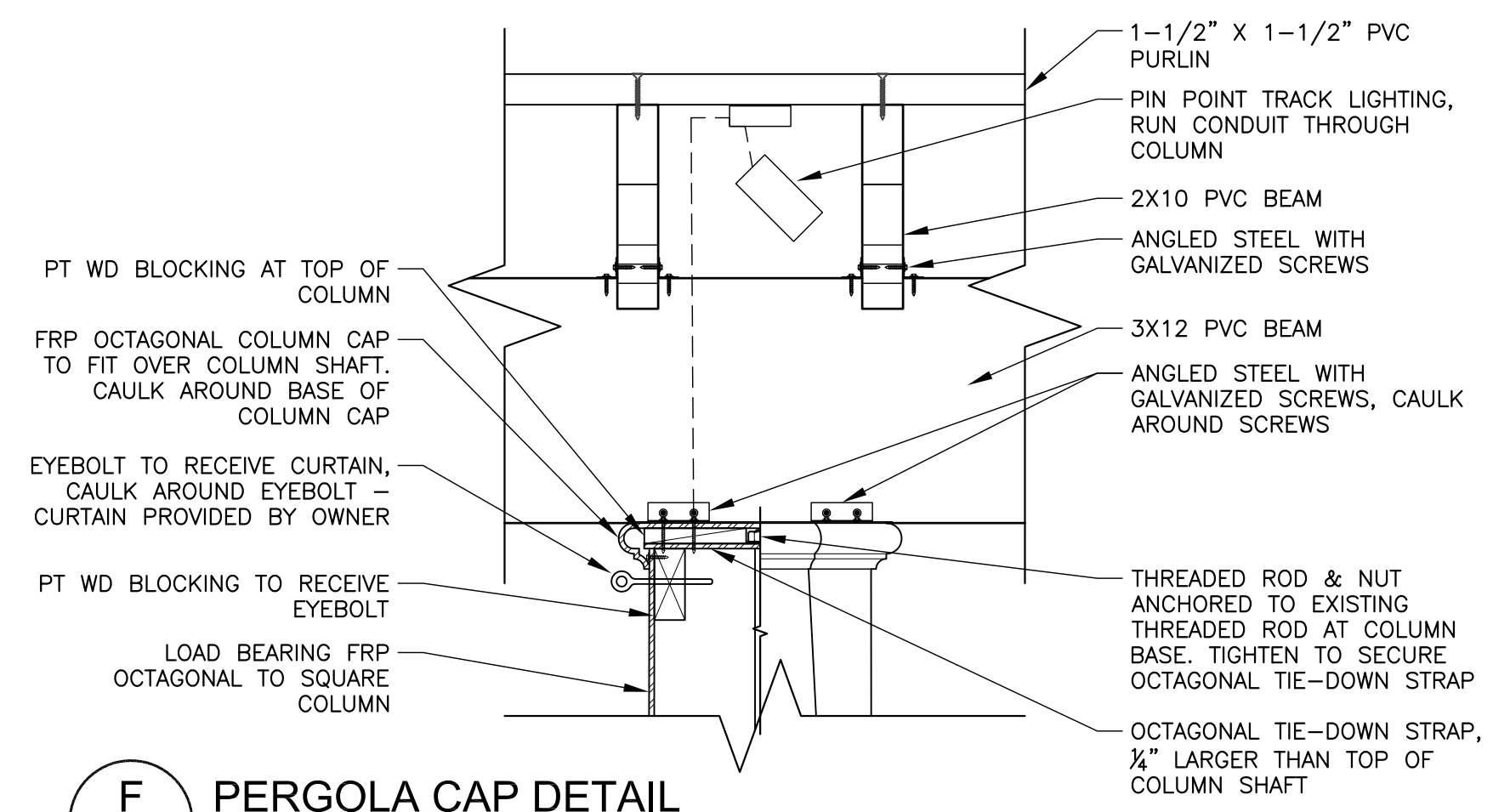
C SECTION THROUGH OCTAGONAL PART OF COLUMN
SCALE: 1-1/2" = 1'-0"



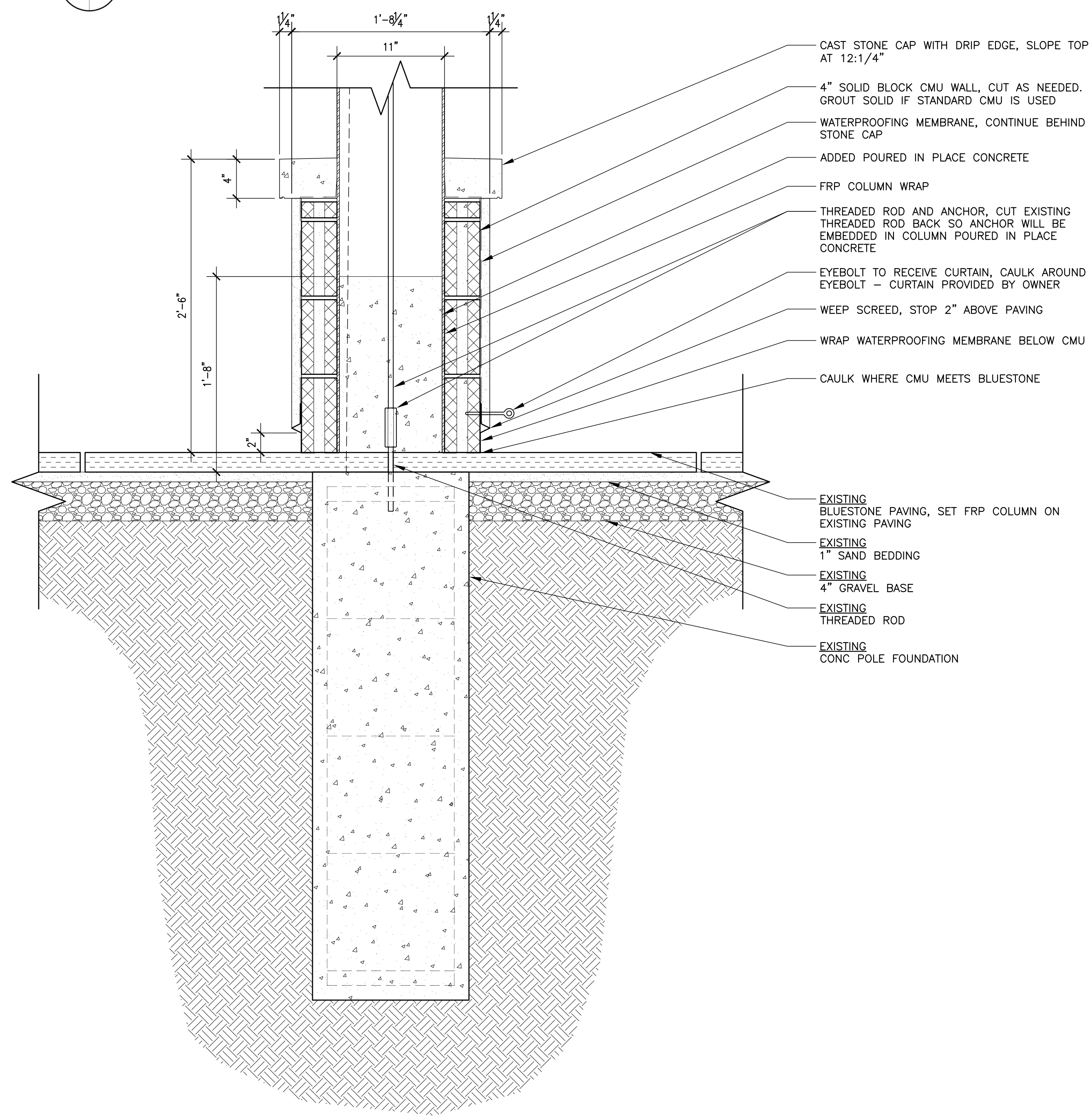
D SECTION THROUGH SQUARE PART OF COLUMN
SCALE: 1-1/2" = 1'-0"



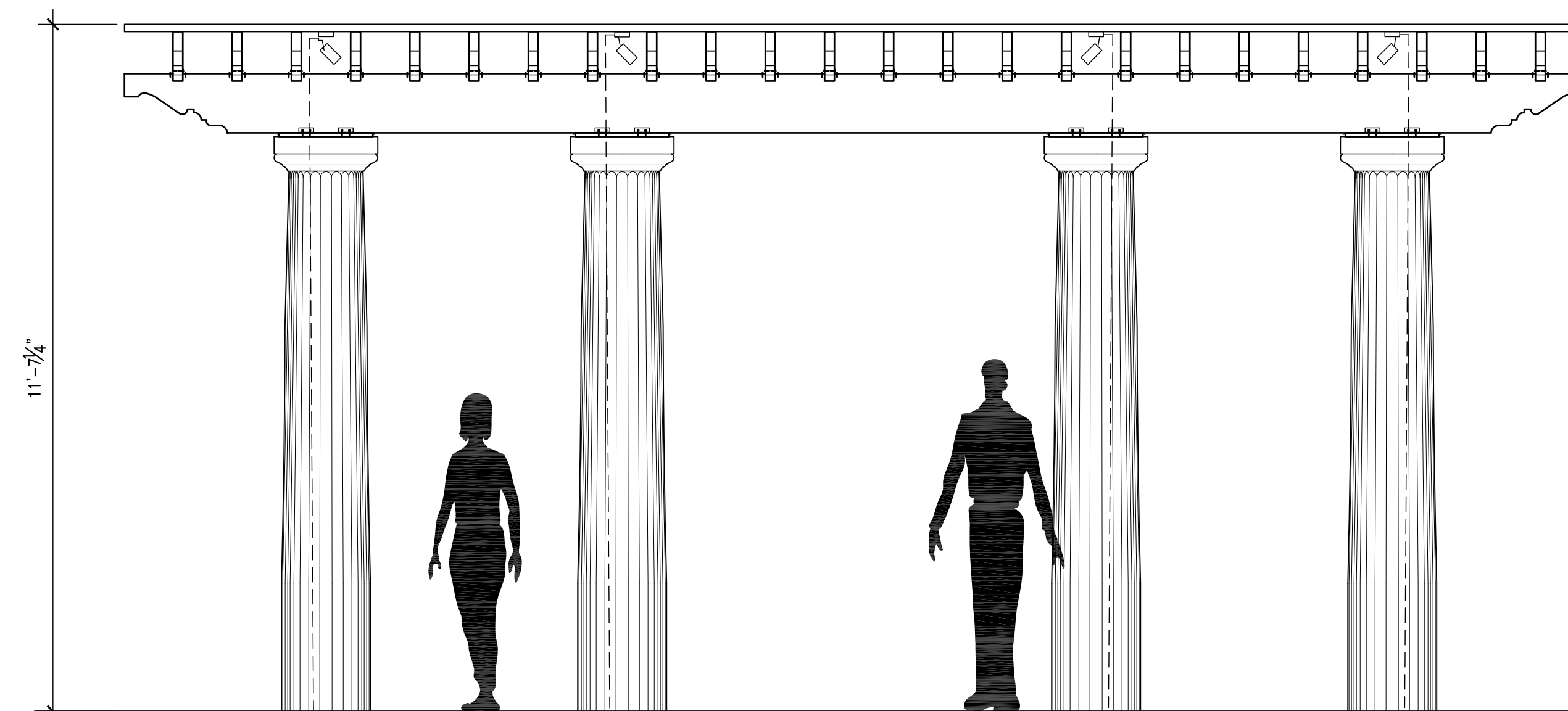
E SECTION THROUGH CMU & STUCCO BASE OF COLUMN
SCALE: 1-1/2" = 1'-0"



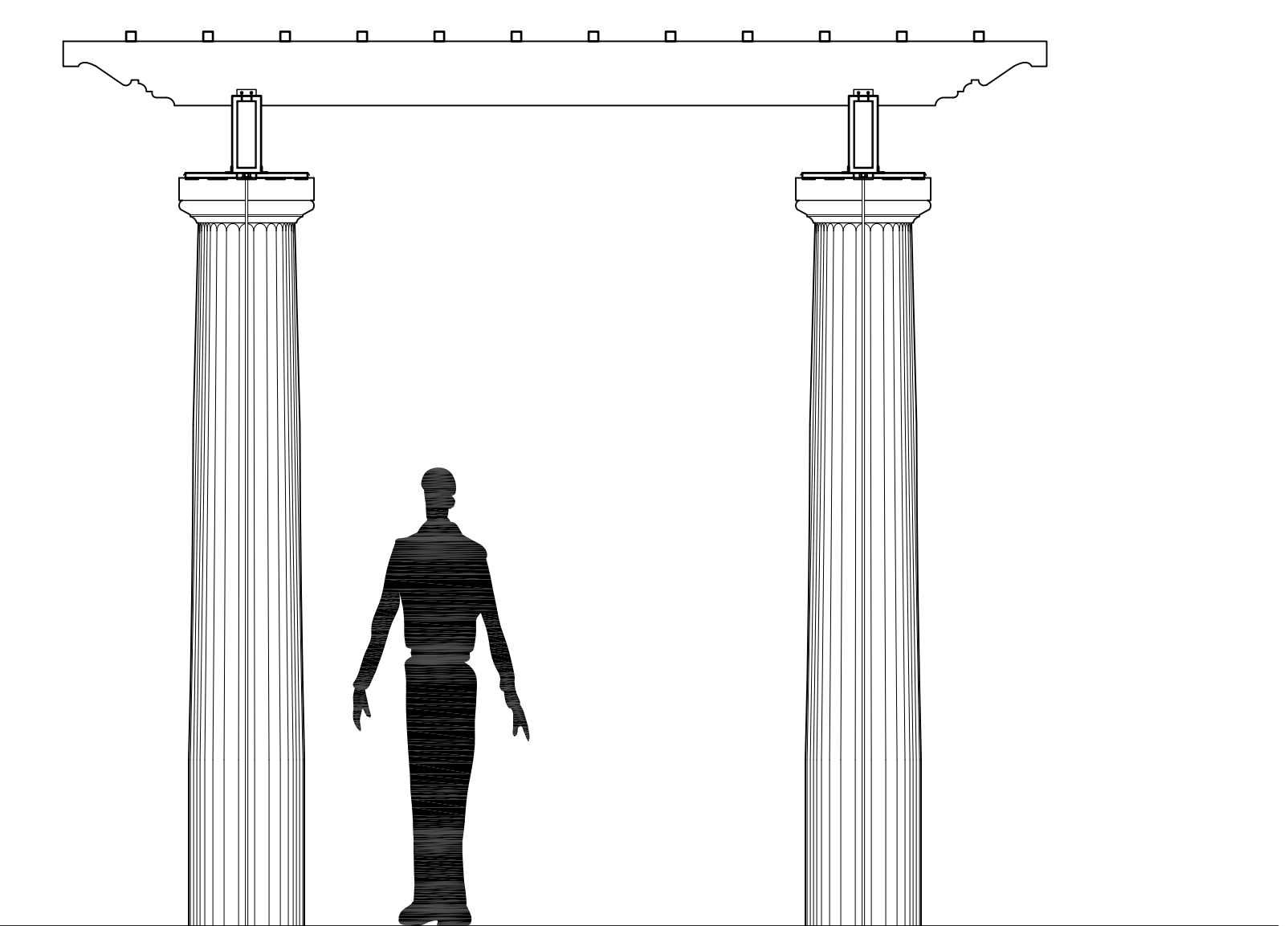
F PERGOLA CAP DETAIL
SCALE: 1-1/2" = 1'-0"



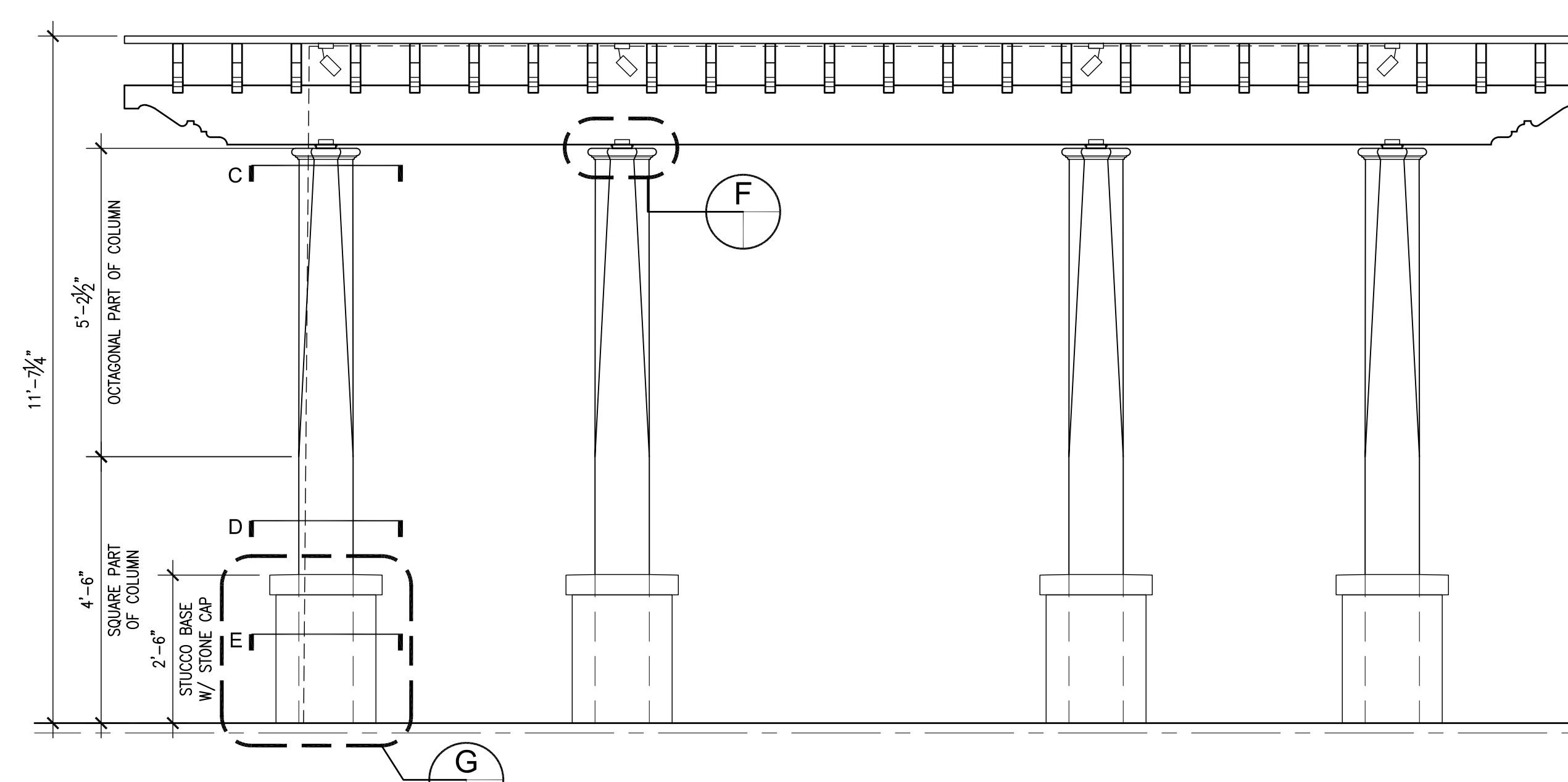
G COLUMN BASE DETAIL
SCALE: 1-1/2" = 1'-0"



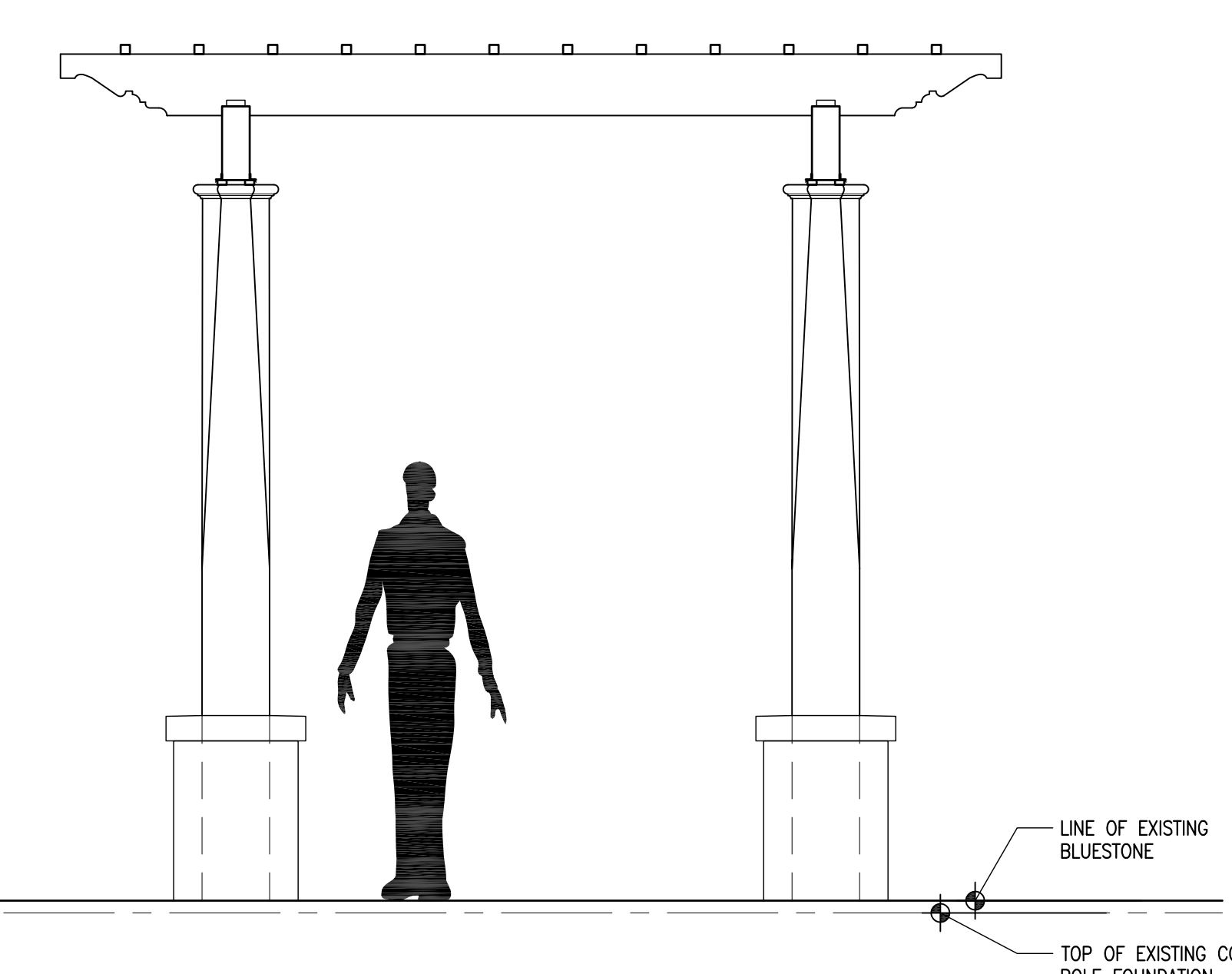
A1 PERGOLA ELEVATION - ORIGINAL DESIGN
SCALE: 1/2" = 1'-0"



A2 PERGOLA ELEVATION - ORIGINAL DESIGN
SCALE: 1/2" = 1'-0"



B1 PERGOLA ELEVATION - OCTAGONAL TO SQUARE POST W/ STUCCO BASE & PRECAST CAP
SCALE: 1/2" = 1'-0"



B2 PERGOLA ELEVATION - OCTAGONAL TO SQUARE POST W/ STUCCO BASE & PRECAST CAP
SCALE: 1/2" = 1'-0"