

## April 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 4/23/2021 7:57 AM

To: Garrett Rouzer <GRouzer@dgparchitects.com>

### **Certificate of Appropriateness Application**

BAR 21-04-04

517 Rugby Road, TMP 050046000

Rugby Road-University Circle-Venable ADC District

Owner: Alumni of Alpha Mu, Inc

Applicant: Garrett Rouzer/Dalglish Gilpin Paxton Architects

Project: Alterations to fraternity house

Dear Garrett,

On Tuesday April 20, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

*Carl Schwarz moves to accept the applicant's request for a deferral.*

*Cheri Lewis seconds motion. Motion passes (8-0).*

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
April 20, 2021**



**Certificate of Appropriateness Application**

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**Background**

Year Built: c1910

District: Rugby Road - University Circle - Venable Neighborhood ADC District

Status: Contributing. (The house is also a contributing structure to the *Rugby Road - University Corner Historic District* - VLR 1983, NRHP 1984.)

Constructed as a private residence, this 2-1/2 story, Colonial Revival houses is one of the few in the district covered entirely with wood shingles. (However, it is reported that the house originally had clapboard siding, which may exist below the shingles.) The house features a symmetrical, three-bay front façade with a hipped roof and a front, hipped dormer with latticed casement windows. On the side (south) façade is a two-story bay, on the front (east) facade is a center bay, distyle porch with attenuated Roman Doric columns and a hipped roof. The entrance door features geometrically glazed sidelights and an elliptical, fan-light transom. In the 1964, the house transitioned to a fraternity house, as it is currently used. (Historic survey attached.)

**Prior BAR Actions**

April 2014 – BAR (7-0). Front wood deck: Determined the enlargement of the decks on east elevation (front façade of building) is not appropriate; the proposed azek deck railing is not approved as proposed; the existing porches may be retained and repaired as an alternative. House: the wooden corner boards must be retained and repaired and not replaced with azek; the proposed front door design and materials are appropriate; replacing the railroad tie retaining wall with a parged concrete wall is acceptable; and the materials and configuration of the proposed windows is consistent with the guidelines (but the dormer windows will be retained).

[http://weblink.charlottesville.org/public/0/edoc/622174/BAR\\_517%20Rugby%20Road\\_April2014.pdf](http://weblink.charlottesville.org/public/0/edoc/622174/BAR_517%20Rugby%20Road_April2014.pdf)

Records indicate this CoA may have been extended to October 15, 2016.

### **Application**

- Submittal: Dalgliesh Gilpin Paxton Architects drawings for Delta Sigma Phi - University of Virginia, dated 3/30/2021: BAR-1 through BAR-5 (5 sheets) and three sheets with photographs.

CoA request for construction of a rear addition, removal of the existing front porch, and constructing a new front porch.

### **Discussion and Recommendations**

Note: While this a formal CoA request, due to the estimated cost of the addition, a preliminary discussion is required. The BAR may decide to take action on the porch request independent of the addition; however, the resubmittal for the addition would then be treated as a separate CoA, requiring a new application and the related fee.

Regarding the proposed addition: During a preliminary discussion the BAR may, by consensus, express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, Chapter IV—*Rehabilitation*, and Chapter VII--*Demolitions and Moving*.

As a checklist for the preliminary discussion, the criteria for Additions in Chapter III:

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.

- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Regarding the proposed removal and replacement of the front porch: The house was constructed c1910. The 1920 Sanborn Map indicates a porch of a similar size and location to the existing, if not the same one. The porch now incorporates wood decks on either side; however, the columns (full and engaged), the roof, and the entrance remain intact, allowing the existing [presumed original] porch to remain identifiable as a discrete element of the historic façade.

In the design guidelines for porches (Section D in *Rehabilitations*) are three specific recommendations that should be applied here:

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.

1920 Sanborn Map (517 Rugby Road is #318)



GIS Map



### **Suggested Motions**

Regarding the proposed addition: The BAR may vote to defer this request, in which case the matter will be on the meeting agenda for May 18, 2021. Or, the applicant may request a deferral, in which case it is the applicant's decision on when the request is brought back to the BAR.

Regarding the proposed removal and replacement of the front porch (See note in the Discussion):  
*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed porch demolition and reconstruction at 517 Rugby Road 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 and with the understanding that the request CoA for rear addition will require a separate submittal as a new project[.]

[.. and with the following modifications...]

*Denial:* Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move to find that the proposed porch demolition and reconstruction at 517 Rugby Road does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby Road - University Circle - Venable Neighborhood ADC District, and that 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 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 ADC District Design Guidelines**

Chapter II – *Site Design and Elements*

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- G. Garages, Sheds, and Other Structures
- H. Utilities and Other Site Appurtenances

Chapter III – *New Construction and Additions*

#### **Checklist from section P. Additions**

- 1) Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.

- b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
  - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
  - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
  - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
  - a. New additions should not destroy historic materials that characterize the property.
  - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
  - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
  - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
  - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
  - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
  - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

#### Chapter 4 – *Rehabilitation*

##### D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.

- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
  - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
  - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
  - a. They should be a simple design where lock rails and stiles are similar in placement and size.
  - b. Avoid using aluminum colored storm doors.
  - c. If the existing storm door is aluminum, consider painting it to match the existing door.
  - d. Use a zinc chromate primer before painting to ensure adhesion.

#### Chapter VII – *Demolitions and Moving*

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
  1. The age of the structure or property;
  2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
  3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
  4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
  5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
  6. The degree to which distinguishing characteristics, qualities, features or materials remain;
- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.





# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

Page 1 of 2 (see also attached sheet)

File No. 104-130
Negative no(s). 7228 7229

7216;

Street address 517 Rugby Road  
 Town/City Charlottesville

Historic name \_\_\_\_\_ Common name Delta Sigma Phi Fraternity House

Material

<input checked="" type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input checked="" 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 <input type="checkbox"/> concrete block <input type="checkbox"/> enameled steel <input type="checkbox"/> other: _____	<input type="checkbox"/> cast iron <input type="checkbox"/> terra cotta <input type="checkbox"/> glass and metal
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Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <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 type="checkbox"/> shed <input type="checkbox"/> hipped <input checked="" type="checkbox"/> 1 front <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<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 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	Bays <input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	General description <b>One-bay porch with two attenuated Roman Doric wooden posts and hipped roof.</b>
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Building type

<input checked="" type="checkbox"/> detached house <input type="checkbox"/> detached town house <input type="checkbox"/> row house <input type="checkbox"/> double house	<input type="checkbox"/> garage <input type="checkbox"/> farmhouse <input type="checkbox"/> apartment building <input type="checkbox"/> gas station	<input type="checkbox"/> government <input type="checkbox"/> commercial (office) <input type="checkbox"/> commercial (store) <input type="checkbox"/> railroad	<input type="checkbox"/> industrial <input type="checkbox"/> school <input type="checkbox"/> church <input checked="" type="checkbox"/> <b>fraternity house</b>
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Style/period Colonial Revival      Date c. 1910      Architect/builder \_\_\_\_\_

Location and description of entrance **Entrance has side-lights and elliptical fanlight, all with geometric glazing.**



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

This is one of the few houses in the district covered entirely with wood shingles. The house sits on an include, below street level. Decorative features include the south side two-story bay, the doorway, and the dormer with lattice-glazed casement windows.

The shingles are said to be laid over weatherboarding.

Historical information

This was apparently built as a private dwelling around 1910.

In the mid-1960s (perhaps 1964) Delta Sigma Phi fraternity bought the house; they have used it ever since. (This fraternity was established at UVA in 1964.)

Sources: Corks & Curls, 1968; Eugenia Bibb; Holsinger photos; Real Estate Dept.; Sanborn maps; City Directory;

Surveyed by Jeff O'Dell, VHLC      Date 4-83; 9-83



# Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Alumni of Alpha Mu, Inc. Applicant Name Garett Rouzer  
Project Name/Description Delta Sigma Phi House Renovation Parcel Number 050046000  
Project Property Address 517 Rugby Road, Charlottesville, VA 22903

### Applicant Information

Address: 206 5th Street NE  
Charlottesville, VA 22902  
Email: grouzer@dgparchitects.com  
Phone: (W) 434.977.4480 (C) \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 6231 26th Road N  
Arlington, VA 22207  
Email: ericedwardson@yahoo.com  
Phone: (W) \_\_\_\_\_ (C) 703.629.8078

Do you intend to apply for Federal or State Tax Credits  
for this project? No

### Signature of Applicant

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

Garett Rouzer 30 MAR 2021  
Signature Date

Garett Rouzer  
Print Name Date

### Property Owner Permission (if not applicant)

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

Eric Edwardson 30 MAR 2021  
Signature Date

Eric Edwardson  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):  
Addition to North Elevation, New Front Porch, New Doors and Windows at Basement Level

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

Site Plan, Floor Plan, Exterior Elevations  
Images of Subject Property

**For Office Use Only**  
Received by: \_\_\_\_\_ Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_ Conditions of approval: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
*Revised 2016*

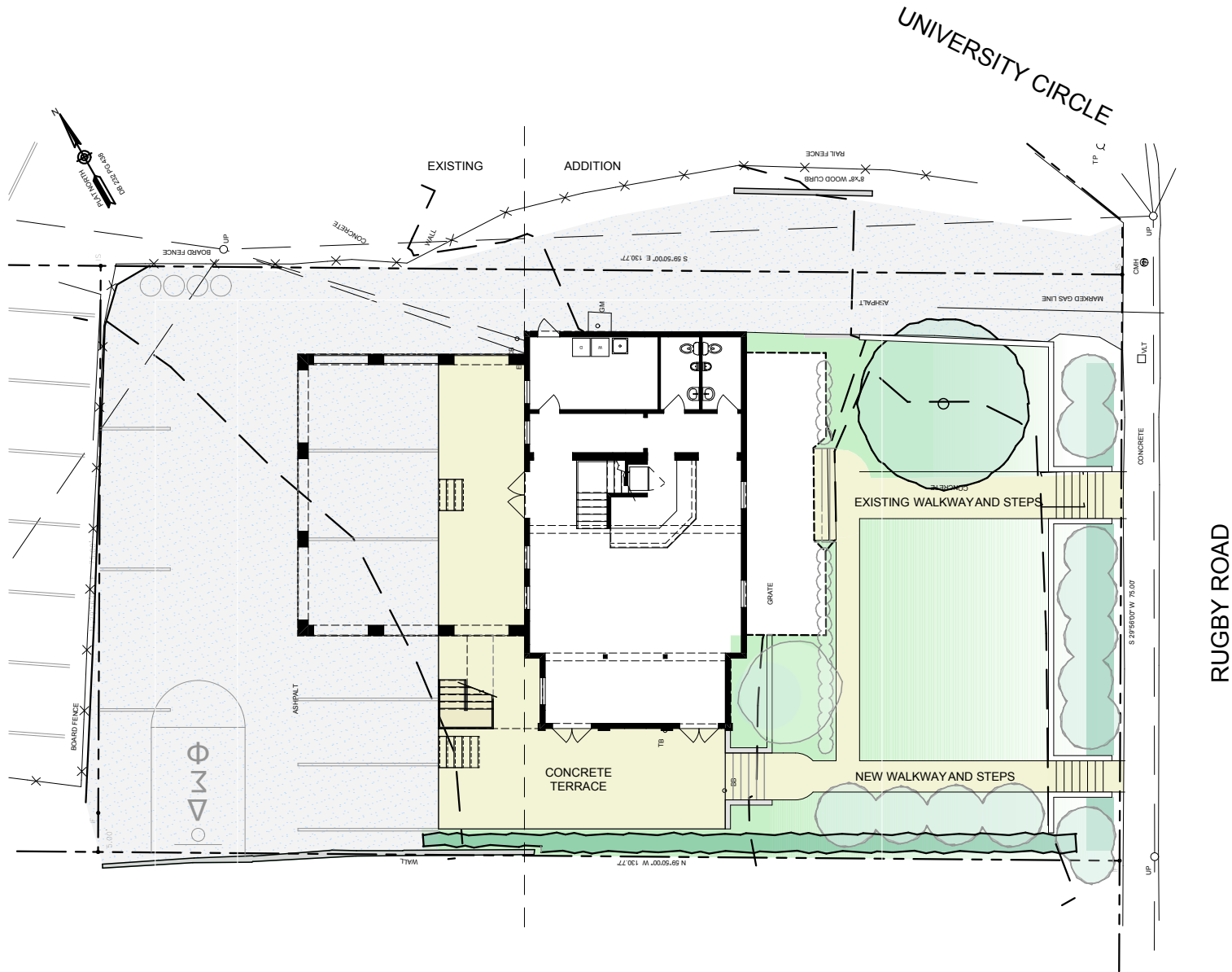














Image 01.JPG



Image 02.JPG



Image 03.JPG



Image 04.JPG

**DELTA SIGMA PHI HOUSE - UNIVERSITY OF VIRGINIA - REFERENCE PHOTOGRAPHS**

DALGLIESH GILPIN PAXTON ARCHITECTS





Image 05.JPG



Image 06.JPG



Image 07.JPG



Image 08.JPG

**DELTA SIGMA PHI HOUSE - UNIVERSITY OF VIRGINIA - REFERENCE PHOTOGRAPHS**

DALGLIESH GILPIN PAXTON ARCHITECTS





Image 09.JPG



Image 10.JPG



Image 11.JPG

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