

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, March 2, 2022 4:01 PM
To: O'Connell, Dannan
Subject: FW: December 2021 BAR Decision

From: Watkins, Robert
Sent: Wednesday, December 22, 2021 2:04 PM
To: Eric Amtmann <EAmtmann@dgparchitects.com>
Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>
Subject: December 2021 BAR Decision

Certificate of Appropriateness

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 Eric,

Thanks for your participation in the Board of Architectural Review meeting yesterday. The BAR reviewed the above-referenced project and made the following motion for your project:

Cheri Lewis moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the demolition and addition to and rehabilitation of the existing house, specifically the rear addition and the related site work and landscaping at 517 Rugby Road 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 with the following conditions or modifications:

- *That the applicant will submit a substitute fixture for the yard security lights that will include shrouds and motion detectors.*
- *All lamping for exterior lights will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index of not less than 80, preferably not less than 90.*
- *We recommend choosing a smaller shrub species more suitable for being sidewalk adjacent and that it is required to be maintained at a height not to exceed four feet.*
- *The cementitious siding, trim and materials will be smooth, no faux grain.*
- *That the retaining wall at Rugby Road be a fieldstone or fieldstone-clad wall.*

This motion does not address approval of the front porch.

Jody Lahendro 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
December 21, 2021**



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/Dalgliesh Gilpin Paxton Architects

Project: Alterations to fraternity house



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. 2-1/2 story, Colonial Revival. 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 its current use as a fraternity house.

The City's 1983 historic survey notes the siding is wood shingles, which were installed over the original, weatherboard wood siding. Per the applicant's 2014 submittal*, in 1987, both layers were removed--including the corner boards and trim--and replaced with the current Masonite siding. Additionally, the applicant noted: the windows were originally 2 over 2—some have been replaced; the originally open south porch was enclosed with 8 over 8 windows; the wood shingle or slate roof was replaced with asphalt shingles; and the southwest chimney was lowered and capped.

Historic survey attached.

*http://weblink.charlottesville.org/public/0/edoc/622174/2014-04_517%20Rugby%20Road_BAR.pdf

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

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

April 20, 2021 – Preliminary discussion of proposed addition and reconstruction of front porch. No action taken. **Meeting minutes in the Appendix.** (While submitted as a formal application, due to the estimated cost of the addition a preliminary discussion was required.)

http://weblink.charlottesville.org/public/0/edoc/798405/2021-04_517%20Rugby%20Road_BAR.pdf

Application

- Submittal: Dalgliesh Gilpin Paxton Architects drawings for Delta Sigma Phi - University of Virginia, dated **12/14/2021**: Sheets 01 through 20.

CoA request for front porch extension and reconstruction, the addition to and rehabilitation of the existing house, and the related sitework and landscaping.

Existing

- Existing chimney to remain
- Existing frieze board to remain
- Replace siding with exposure (6") to match that of the existing, non-historic Masonite siding.
- Replace corner board to match existing non-historic
- Repair existing windows: Applicant's note: Existing windows date to mid-twentieth century. Replacement sashes were installed c.2014 or later. Anticipated repairs in place will only include weather sealing, painting, and limited wood restoration as required.
- Existing skylight to remain
- Repair existing security lights
- Shutters on East Elevation will be repaired and reinstalled with their current inoperable function. Shutters on other elevations have previously been removed and will not be replaced.
- New gutters and downspouts: Ogee profile painted aluminum gutter, rectangular painted aluminum downspout.

Front Porch:

Applicant's note: Annotated photos document existing historic and non-historic conditions. Submittal drawings illustrate both detailed existing historic condition, and new condition with distinguishing details.

- New metal roofing on existing non-historic entry porch roof: Prefinished (painted, *Charcoal Gray*) standing seam metal roof with traditional appearance to seams and hips.
- Porch addition with metal roofing, railing, columns and entablature with details to differ from historic
- Historic porch columns, architrave and frieze to remain
- Porch ceiling (additions): Cementitious bead-board ceiling
- Gutters and downspouts: Ogee profile painted aluminum gutter, rectangular painted aluminum downspout.

- New brick pier (match existing brick)
- Historic front door, transom and sidelights will remain.

Rear Addition

- Remove existing stair, projection and dormer.
- Roof: New asphalt shingles to match existing non-historic
- Siding: new, 7 1/4" exposure cementitious siding and corner board. (The exposure will differentiate the addition from the existing house, which will have a 6" exposure.)_
- Panels at rear elevation: cementitious flat panels with flat trim.
- Doors and windows: New aluminum clad windows. Pella Reserve.
- Trim: New rim board.
- Cornice: Existing cornice has frieze board below the bed molding. New cornice on the addition will omit this frieze board for distinguishing characteristic.
- New brick foundation (match existing brick)
- Stairs: Wood, painted.
- Railings: Metal, painted black.
- Gutters and downspouts: Ogee profile painted aluminum gutter, rectangular painted aluminum downspout.

Lighting

- Driveway facade door lighting fixture: Progress Lighting 5" cylinder. Dimmable, CT 3000K, CRI 90.
- Social terrace lighting fixture: Standard flood lights. (120W PAR-38 lamping is available that is dimmable and with CT 3000K.)
- Recessed lighting fixtures: Iolite LED. Dimmable, CT 3000K. CRI 90.

Note: [from applicant]: Building-mounted security lighting has been moved to lowest position possible that provides adequate area illumination for pedestrian safety, while remaining above pedestrian reach height to prevent tampering.

Site

- Terrace and patio: Brick walls with blue stone pavers
- Retaining wall (with steps) at front yard: 24 - 30" +/- height. Fieldstone wall similar to existing. Alternate: CMU/concrete wall with stone facing, pending final wall height.

Landscaping

- New tree at front yard: Black gum tree
- Hedge at front yard hedge and at rear patio: Buttonbush
- Front walk plantings: American sweetshrub
- Hedge at side yard: Winterberry holly

Note: all on City's tree and shrub lists

Discussion and Recommendations

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*.

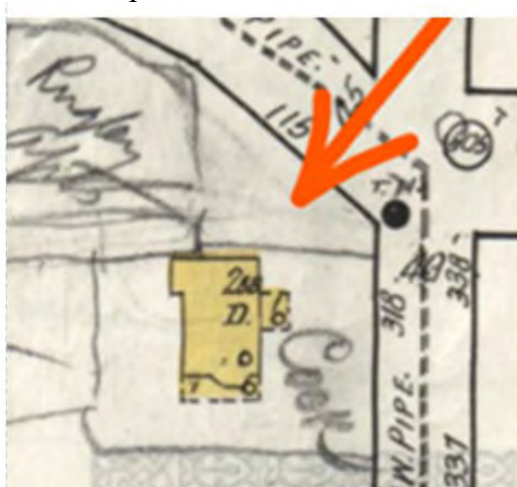
As a checklist for the preliminary discussion, the criteria for Additions in Chapter III:

- 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 front porch: The house was constructed c1910. The 1920 Sanborn Map (below) indicates a porch of a similar size and location to the existing; however, in 1915 (photos below) the porch roof was flat with an upper railing—the columns and entablature appear to be the same, if not similar. The prior design essentially replaced the existing porch, extending it across the façade. The current design retains the existing columns (full and engaged) and entablature as a discrete element, separate from the porch extensions on either side (images below).



1920 Sanborn Map (517 Rugby Road is #318)



GIS Map



1915



2021



April 2021



December 2021

BAR should discuss the extent that the details and features of the new are differentiated from the existing—columns, railings, entablature, ceiling, etc.

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.

Staff note on suggested motions:

Applicant informed staff they plan to complete the construction documents in April 2022 and initiate construction by June 2022. This project has at least three separate *components*: the front porch, the addition to/rehab of the existing house, and the related site work/landscaping. If there are elements of a component that require clarification and/or further submittals, but the other

component(s) are acceptable as submitted, staff suggests approving what is ready and omitting from the CoA what is not. A requested CoA cannot be approved piecemeal. Components cannot be approved, with others deferred for consideration under the same application. However, the latter can be omitted from the approved CoA and resubmitted later as a new request, requiring a new application and fee.

BAR should consider the following conditions:

- All lamping for exterior lights will be dimmable, have a Color Temperature not exceeding 3,000K, and have a Color Rendering Index of not less than 80, preferably not less than 90.
- The cementitious siding, trim and materials will be smooth, no faux grain.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the front porch extension and reconstruction, the addition to and rehabilitation of the existing house, and the related sitework and landscaping 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[.]

[.. with the following conditions/modifications: ...]

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move to find that the front porch extension and reconstruction, the addition to and rehabilitation of the existing house, and the related sitework and landscaping 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*

Link: [III: 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*

Link: [IV: New Construction and Additions](#)

I. Windows and 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.

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*

Link: [V: Rehabilitation](#)

C. Windows

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.

- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

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 on 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.
- [...]

Chapter VII – *Demolitions and Moving*

Link: [VIII: Moving and Demolition](#)

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.

APPENDIX UPDARE

BAR meeting minutes April 20, 2021

BAR 21-04-04

517 Rugby Road, TMP 050046000

Rugby Road-University Circle-Venable ADC District

Owner: Alumni of Alpha Mu, Inc

Applicant: Garett Rouzer/Dalgliesh Gilpin Paxton Architects

Project: Alterations to fraternity house

Note: This is a formal submittal; however, this will be treated as a preliminary discussion, per City Code section Sec. 34-282(c)(4).

Jeff Werner, Staff Report – 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. CoA request for construction of a rear addition, removal of the existing front porch, and constructing a new front porch. 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. 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. 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.

Mr. Lahendro – Is this a COA application or is this a preliminary discussion?

Mr. Werner – It came in as an application. I am calling it what it is. I don't know the cost of this project. I think the information is lacking for you to issue a COA. Given that it came in as an application, you can have that discussion and defer at the end for action at a later date.

Mr. Lahendro – I would like to know what we're reviewing here and what the applicants wants us to review.

Mr. Schwarz – The applicant should tell us what he wants us to review. I think we need to treat this as a preliminary discussion. It's not a complete application. There are some missing documents. Our ordinance requires that this is a preliminary discussion given the cost of the project.

Garrett Rouzer, Applicant – That is understood. We expect to exceed that \$350,000 cap. If this could be treated as our required preliminary discussion and we can receive feedback from the Board, we would appreciate that.

Mr. Zehmer – I thought that I heard that the expansion of the current front porch deck was approved by a previous BAR. The staff report says prior BAR actions determined that the enlargement of the deck is not appropriate.

Mr. Werner – The deck was approved but not the materials. When someone comes in with an application, staff can say that it is incomplete and not send to the BAR. We still want to have some review. You can defer to next month. The applicant can bring the same thing

back. By accepting an application, it does not compel you to consider approval if it is not ready to be approved. I will get clarification on what happened. My understanding is that the deck was approved but not the materials and railings.

Mr. Zehmer – It would be helpful to know the clarity on that and know if this particular applicant steps in line with BAR actions and approvals.

Mr. Rouzer – There are two elements happening here. One is the front porch replacement. The other larger move is the addition of the western part towards the back of the lot. You can see the grey-scaled portion is the existing house with the new addition basically on the left hand side of the sheet. The intent here is to continue with materials as far as the asphalt roof and tying into that hardy plank siding and brick foundation work along with clad window units. We are tying in the new construction basically behind the mass of the existing building. This is the south elevation portion. The north section here with the existing on the left hand side and the new on the right.

Mr. Lahendro – Is the existing house still shingled and painted white and the addition is clapboard?

Mr. Rouzer – It is wood siding. The addition is proposed to be cement board siding.

Mr. Lahendro – The existing house is not shingled. I see white. Are the shingles painted white?

Mr. Werner – In this older report, it says that in 1987, they removed the wood shingles. That's the entirety. At this point in time, it is all clapboard.

QUESTIONS FROM THE PUBLIC

Eric Edwardson – It is Masonite siding permanently clapboard. It was replaced in 1987. The shingles that had been there were pulled off and replaced.

QUESTIONS FROM THE BOARD

Ms. Lewis – Knowing that you have Masonite siding, you wouldn't consider replacing that?

Mr. Edwardson – It had degraded in a number of places pretty seriously. I know that they had some trouble. The siding comes down pretty low to the ground in a lot of places. Water has done damage to it over the years. The hardy plank was a better product at this point.

Ms. Lewis – Knowing that the shingles were removed and it is not an original material, it does have a tendency to degrade. It seems like it would be a nice opportunity. I think the hardy plank would fit our guidelines. I wouldn't have any concern replacing the Masonite siding if you wanted to do that.

Mr. Werner – The flanking decks that you see were in place. In 2014, the request was to extend that further around the south side. That is what was not approved. Those wing decks were there at that time. There was a series of other improvements that were done back in the 80s. The 2014 request was some improvements that were approved. It was the extension of

the deck that was not approved. What you see didn't go in without BAR review. That happened prior to the BAR reviewing that as a house within a district.

Mr. Schwarz – With the new porch, is that intended to match the existing? Are you copying the detail? Or are you approximating it and making a larger front porch?

Mr. Rouzer – The intent was to take those details and carry those over those bays. The existing wood porch extensions would be rebuilt. The intent was to take that existing center bay and extend it over the front elevation.

Mr. Schwarz – Are all of the materials composite?

Mr. Rouzer – Yes.

Mr. Zehmer – Basically, you're tearing off that original porch completely and replacing it with four new columns and a new roof. Is that the intent?

Mr. Rouzer – That's the intent but keeping with the details that are there now. That's basically in that center bay. We would use that center bay to drive those details.

Ms. Lewis – Is the current profile hipped? Are you replicating that on the new one? The pictures aren't really clear about what the existing is. It's hard to tell.

Mr. Rouzer – Yes, the existing is hipped. In image 5, you can see the angle.

Ms. Lewis – It definitely is a little bit different profile. Is the height of the roof the same from the bottom of the existing porch? Would the columns be the same height?

Mr. Rouzer – Yes. That would be the intent.

Ms. Lewis – My only concern would be the beautiful light over the door. I am just making sure that is visible. We're not seeing drawings with dimensions and a little bit more detail. I just wanted to confirm that would be important for my vote.

Mr. Mohr – If I was to take the porch drawing literally, the columns seem more slender and the eave more exaggerated. I would be surprised if the roof pitch wasn't flatter. The drawing seems more generic than specific to that detail. Am I right about that? If you look at the entablature in the photo, the eave bears out more projection to it.

Mr. Rouzer – If that's a concern, we can certainly adjust that, ideally adjusting so that the roof functions better. Either way would be fine.

Ms. Lewis – The existing porch is quite a simple porch. There's not a whole lot of fuss on this property at the cornice or soffits.

Mr. Gastinger – While I think the porch design proposed is a reasonable approach, there's not a lot of support in our guidelines for this kind of change. In Chapter 4, Section B1, it says the original details in the shape of porches should be retained including the outlying roof height and roof pitch. Number 4 says replacing an entire porch only if it is too

deteriorated to repair or is completely missing and designed to match the original as closely as possible. Number 7 says to not remove or radically change entrances, porches, and important defining the building's overall historic character. The Secretary of Interior standards also have very stringent recommendations relative to changing the primary entrance of this historic structure. I am not convinced that this is necessary. I am supportive of the addition in the back. I have real problems with the porch proposal.

Mr. Lahendro – I would second that. The porch is clearly an important character defining feature of the house on the main elevation, centered on this elevation, the main decorative feature, and it is historic. I could never vote for destroying a historic character defining feature to replace it with something else.

COMMENTS FROM THE PUBLIC

No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Mohr – I agree with Jody and Breck on the porch. I don't see much differentiation between the old and the new. One way I could see bringing some of the house's original character back would be to go to hardy shingles or hardy shakes on the existing building. At least you have contextual difference between the old and the new and harken back to what the house was clad in originally. If anything is done to the porch, it has to be a secondary addition to the porch.

The dormers on the back of the house have very thin walls. Is that really as they are going to be or just a schematic? The dormer walls seem awfully thin.

Mr. Rouzer – The intent is to flat frame those and make that a 5 quarter by fours. The idea is to go ahead and keep those as thin as possible.

Mr. Mohr – Resembling the Queen Anne dormer on the front as far as its window to wall relationship? The front dormer has very thin walls.

Mr. Rouzer – There is a diamond shaped pattern on those existing windows we were not carrying. That is the intent.

Mr. Schwarz – You will be OK getting a building permit? How is that going to be insulated?

Mr. Rouzer – Rigid insulation. We're concerned about it.

Mr. Schwarz – I agree with Tim on this. We have had a couple projects where we see very thin, historic rooflines. When things get built, it appears much, much 'chunkier.' If you're assuring us that it is going to look like this, that's great. We just want to make sure we don't get any surprises later. It's really unfortunate when that does happen.

Mr. Rouzer – We have done this on prior projects that exist in the city.

Mr. Edwardson – I have a picture about the siding issue. It's from Coy Bearfoot's Corner book.

Mr. Werner – The shingles were reported in a 1983 survey with the note that it was believed that the house was originally clapboard. It was odd pointing that this house was the only house in the district with shingles and then say we don't think this house was originally here. [JW note: ????]

Ms. Lewis – The notation actually says clapboard underneath to be believed weather board.

Mr. Werner – That proved to be true with the renovations after that.

Mr. Edwardson – This picture clearly shows that it is clapboard siding. It also shows a railing on top of that porch roof.

Ms. Lewis – What year is that?

Mr. Edwardson – I believe that the picture is around 1921. It is referenced in the book. I managed to get a digital version from one of the University groups.

Mr. Zehmer – Looking at that photo on the south side, was there an open porch that later was enclosed?

Mr. Edwardson – There's an open porch and a part underneath that was enclosed as well.

Mr. Zehmer – I think it would be awesome to include that photograph in the presentation materials so we can reference it. As you're developing your drawings, we would need to see a drawing that shows everything that would be removed. On the rear of the elevation of the house, it looks like there's a stair tower bump out. I don't know if that was original to the house. We would want to see that clearly shown on the demo plan. Looking at the photo, it looks like there are two chimneys currently existing in the house. I did like Tim's idea of similar materials for the original portion of the house and the rear addition. I think the original was clapboard siding. It looked like there were some pretty strong vertical corner boards.

Mr. Werner – That came up in the 2014 discussion. There was a lot of work done.

Mr. Mohr – My concern right now is there's not enough differentiation between old and new.

Mr. Schwarz – It looks like the only differentiation is that you have a different exposure on your siding. You just told us that you're going to replace the siding on the original house as well. Does that mean everything is going to be the same exposure?

Mr. Rouzer – No. We would differentiate between the exposures with definitely keeping the smaller on the historic portion of the house and going with a wider on the new addition.

Mr. Schwarz – Our guidelines say not to use the same roofline or eave line. You do step back the massing. We have been a little lenient on some of those things. I do think this one

is so subtle with the differences. I can think of some other methods where you can find some differentiation.

Mr. Mohr – I was thinking about the shingles and maybe doing away with the floor boards throughout the corner; something that makes it distinct relative to the clapboard house.

Mr. Schwarz – It looks like you are using the artisan siding. I know it is a better product than the standard James Hardy stuff.

Mr. Mohr – Thinking about shingles from a maintenance standpoint and trying to think of a way to differentiate the old and the new a bit more. It is a substantial addition. That's the danger when you're carrying a whole lot of the same stylistic cues all the way around.

Mr. Zehmer – You could also consider a different roofing material for the original versus the addition.

Mr. Mohr – The boarding is significantly different. If it is 4 inch on the old house, what are you thinking for the new part?

Mr. Rouzer – Artisan has a 7.35 inch reveal with their 8 inch boards.

Mr. Mohr – What do you have on the old house?

Mr. Rouzer – I think it is 4.5. It is significantly narrower.

Mr. Schwarz – Does the house have gutters? Or are they internal?

Mr. Edwardson – It should have gutters. They may have disappeared from time to time in its history.

Mr. Schwarz – When this comes back, it would be good to see the gutters on the elevations.

Mr. Rouzer – Our intent here was to really tie into that roofline and the eave line coming around and continuing that gutter profile on the existing into the new. Is there concern about doing that? Should we have greater differentiation there?

Mr. Schwarz – I am OK if you use the same roofline. You need to find something that differentiates this more. Maybe that is breaking the roofline or maybe some other tactic. You need to find something that does a little bit more.

Mr. Mohr – Breaking the roofline in a case like this seems forced. It is more about doing something with the materials. I think it gets forced if you drop the eave a foot. Internally, it makes sense to have the eave at the same height.

Mr. Lahendro – It appears that the addition is set back from the corners of the historic house a couple of feet. Unfortunately, the elevation drawing if it was shaded or showed the shadow line, that would help a lot in indicating that one block is distinct from another. I don't mind seeing the eave lower. I think that does help with the differentiation between the

two parts. The other options you pointed out was (different roofing materials. Different siding materials are all fine and acceptable. I haven't given the addition a lot of thought.

Mr. Schwarz – Is there anybody who would be supportive of replacing the porch and building it back larger?

Ms. Lewis – I probably would be supportive if the profile of the porch would remain the same. The renderings are a completely different porch. The entablature is 'fussier' than what's there. The 1984 nomination notes that the columns are intonated doric. They seem to have some detail on the top. They are much plainer and thinner than what is proposed here. The railings are not reflective of the existing historic building. I would love to see a lattice in lieu of these. That's probably picking too much up from the windows. I wonder if something else can be done with the railings so that it looks less chunky.

Mr. Lahendro – They could go to the historic photograph that Mr. Edwardson showed and take that railing and replicate it.

Mr. Mohr – If you could have the original porch and add wings to it, it would have to be set back slightly. There's something you could take off the original porch.

Mr. Edwardson – There is nothing set in stone with how that porch would work.

Mr. Schwarz – We have precedent. We have denied far smaller expansions of porches.

Mr. Rouzer – With that feedback, can we do a deferral on the front porch and come back with something more sensitive to that historic photo and the setback portions. Would that be an option?

Mr. Schwarz – When you come back with the full COA, you could present a different idea. If we had to break up the approval, we could vote to approve the rear addition and defer you on the front porch. If you still want to keep trying to find a solution for the front porch, please do include in your next submittal. It might get broken out of that. It might make it. It might convince us all.

Mr. Mohr – I can see putting a porch up where the side porch used to be. That's even on the south side of the house.

Mr. Zehmer – I think that porch is there. It has just been enclosed.

Mr. Mohr – I assume you want the space and not have it as a porch. If you restored that as a porch or having that as an outdoor deck space over there, it is more appropriate to modify that rather than the old porch on the front of the house.

Ms. Lewis – I wonder what my fellow members of the BAR think about the existing railing. The porch stretches the entire width of the front façade of the house. What is proposed is covering up the two first story windows and demolishing the existing and extending it. The porch does exist. There is something you can stand on each side of the front windows.

Mr. Edwardson – It is a pressure treated deck style with wings off it that juts out of it slightly from the line of the existing old porch.

Mr. Schwarz – It is very clear and obvious that it is a later addition.

Ms. Lewis – We want to give the applicant some guidance. If the majority of the Board is not in favor of extending the porch covering, what are we looking for? What would be acceptable? Do you want the existing railings to stay there?

Mr. Mohr – I would rather see that disappear and go back to the porch. That is why I was suggesting something with the south end of the building where there used to be a porch.

Mr. Schwarz – You're creating an L with the addition between the former porch and the addition. Can you fill that in, cover up another parking space with a porch off the side of the addition?

Mr. Rouzer – Potentially, certainly with this feedback, we could review with the owners and see if that meets their needs as well.

Mr. Schwarz – Some of the stuff that you can bring to us would be an existing elevation and plan of what is being removed or demolished. If you could provide an existing site plan that shows any demo on the site that would be important for us to look at.

Mr. Rouzer – This was all constructive and appreciated. Our key takeaway being that differentiation between the existing and the new and coming up with an option that we think is successful for you to take a look at. We will key in on that for our submittal. Our understanding is the massing that is being shown in that layout is successful and differentiating between the historic and the new.

Mr. Schwarz – If you have any exterior lighting planed, we definitely want to see that.

Mr. Gastinger – Any window replacements or repairs requires quite a bit of documentation.

Motion to Defer – Mr. Rouzer – Request to Defer – Mr. Schwarz moves to accept request for deferral – Second by Ms. Lewis – Motion passes 8-0.



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
- wood frame (siding: weatherboard, ^{wood} shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

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	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 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"/> _____	One-bay porch with two attenuated Roman Doric wooden posts and hipped roof.

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 checked="" type="checkbox"/> fraternity house

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 ^{chapter of the} fraternity was established at UVA in 1964.)

Corks & Curls, 1968; Eugenia Bibb; Holsinger photos;
Source 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 NOV 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 2021.11.30
Signature Date

Eric Edwardson
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

Addition to West Elevation, Addition of Social terrace, Repair existing Front Porch with additions, New exterior doors on South and West Elevations, Existing Windows to be repaired, Existing siding to be replaced.

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

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____

Revised 2016

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.



c. 1915 Photograph (Built c.1910)
1964 Delta Sigma Phi was Established at UVA



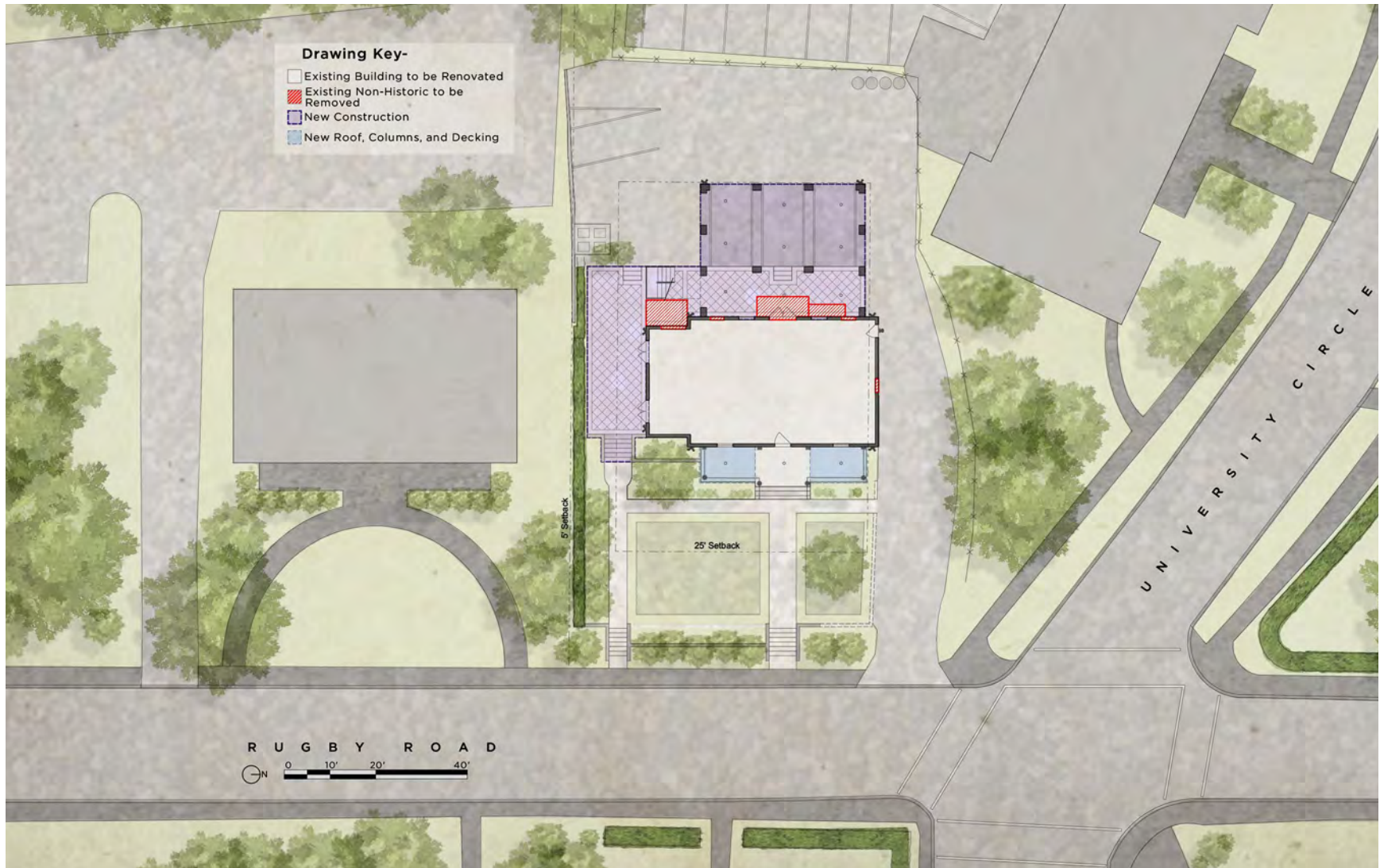
c. 1983 Photograph
Colonial Revival Photograph by Holsinger

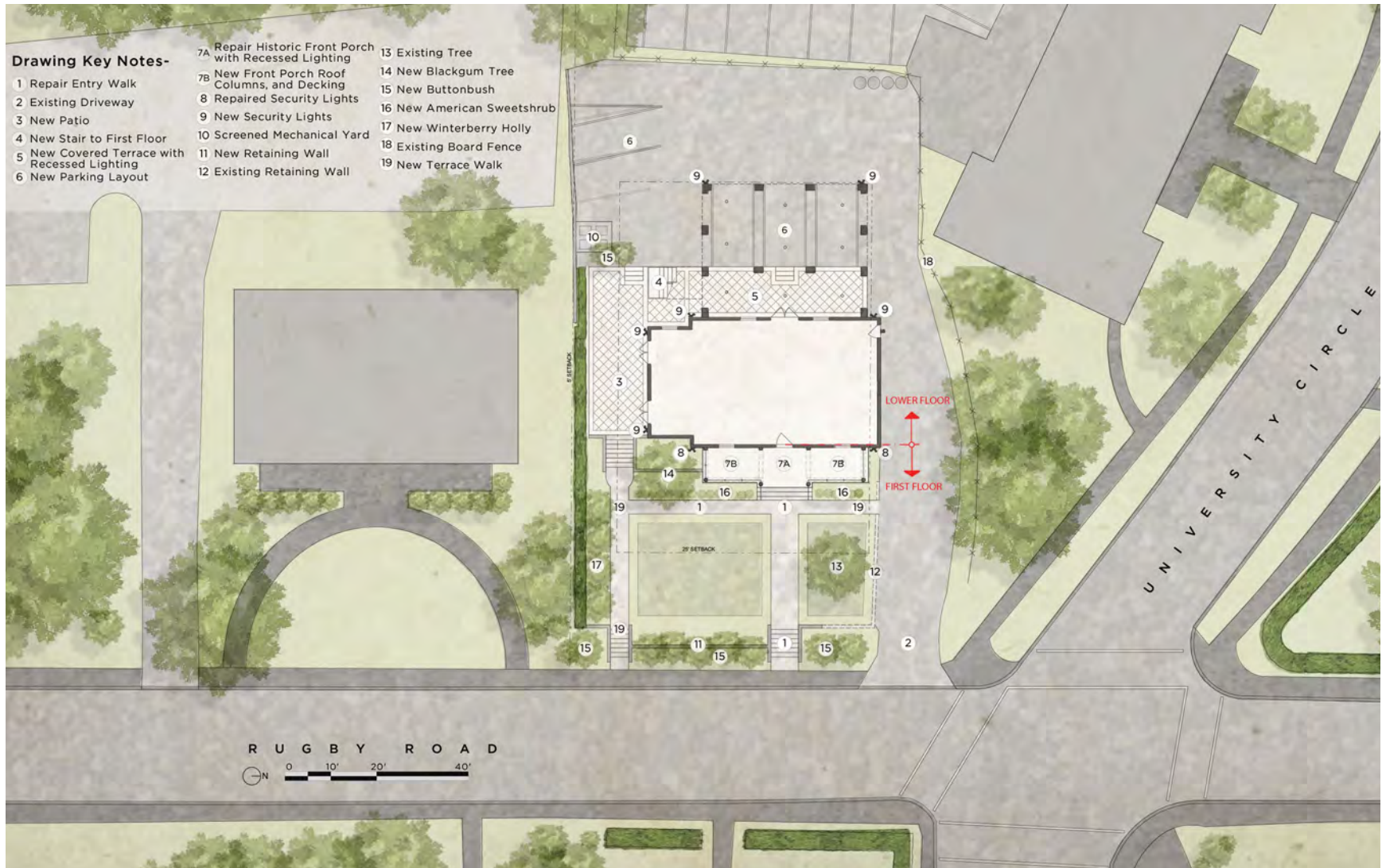


2021 Photograph



2022 Proposed Construction







Entry Porch



East Lawn Facing South



East Lawn Facing North-West



Entry Porch facing East across Rugby Road



Driveway facing South-West



Adjacent Property facing South



Parking area facing South-East



Parking area facing East



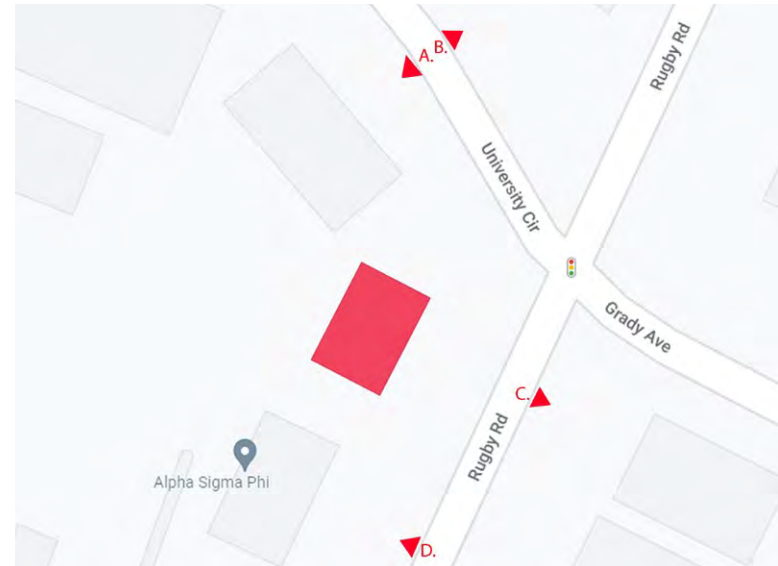
Parking area facing North-East



Parking area facing North-East



Adjacent Property facing East



Site Map of Contiguous Properties- Next Page



A. 4 University Circle



B. 1 University Circle



C. 506 Rugby Road



D. 513 Rugby Road



Piers, Stair, Second Floor Projection, and Third Floor Dormer to be removed

Roof Overhang to be removed

Temporary railing, railroad ties and steps to be removed

DRAWING KEY:

1. EXISTING CHIMNEY TO REMAIN
2. EXISTING FRIEZE BOARD TO REMAIN, REPAIR FOR PAINT
4. REPLACE EXISTING NON- HISTORIC MASONITE SIDING WITH 6" EXPOSURE CEMENTITIOUS SIDING FOR PAINT
5. REPAIR EXISTING CORNER BOARD TO MATCH EXISTING NON-HISTORIC
5. REPAIR EXISTING NON-HISTORIC WINDOWS; EXISTING SASH FOR PAINT
6. NEW STANDING- SEAM METAL ROOF ON EXISTING NON-HISTORIC ENTRY PORCH; CHARCOAL GRAY TO MATCH EXISTING ASPHALT SHINGLES
7. NEW STANDING-SEAM METAL ROOF ON PORCH ADDITION; CHARCOAL GRAY TO MATCH EXISTING ASPHALT SHINGLES
8. NEW PORCH COLUMNS AND ENTABLATURE WITH DISTINGUISHABLE DETAILS (SEE PG. 16)
9. NEW WOODEN PORCH RAILING, FOR PAINT (SEE PG. 16)
10. NEW BRICK
11. NEW OGEE ALUMINUM GUTTERS AND RECTANGULAR DOWNSPOUTS, FOR PAINT
12. HISTORIC PORCH COLUMNS, ARCHITRAVE AND FRIEZE TO REMAIN; REPAIR FOR PAINT (SEE PG. 14-15)
13. NEW ASPHALT SHINGLES TO MATCH EXISTING NON-HISTORIC

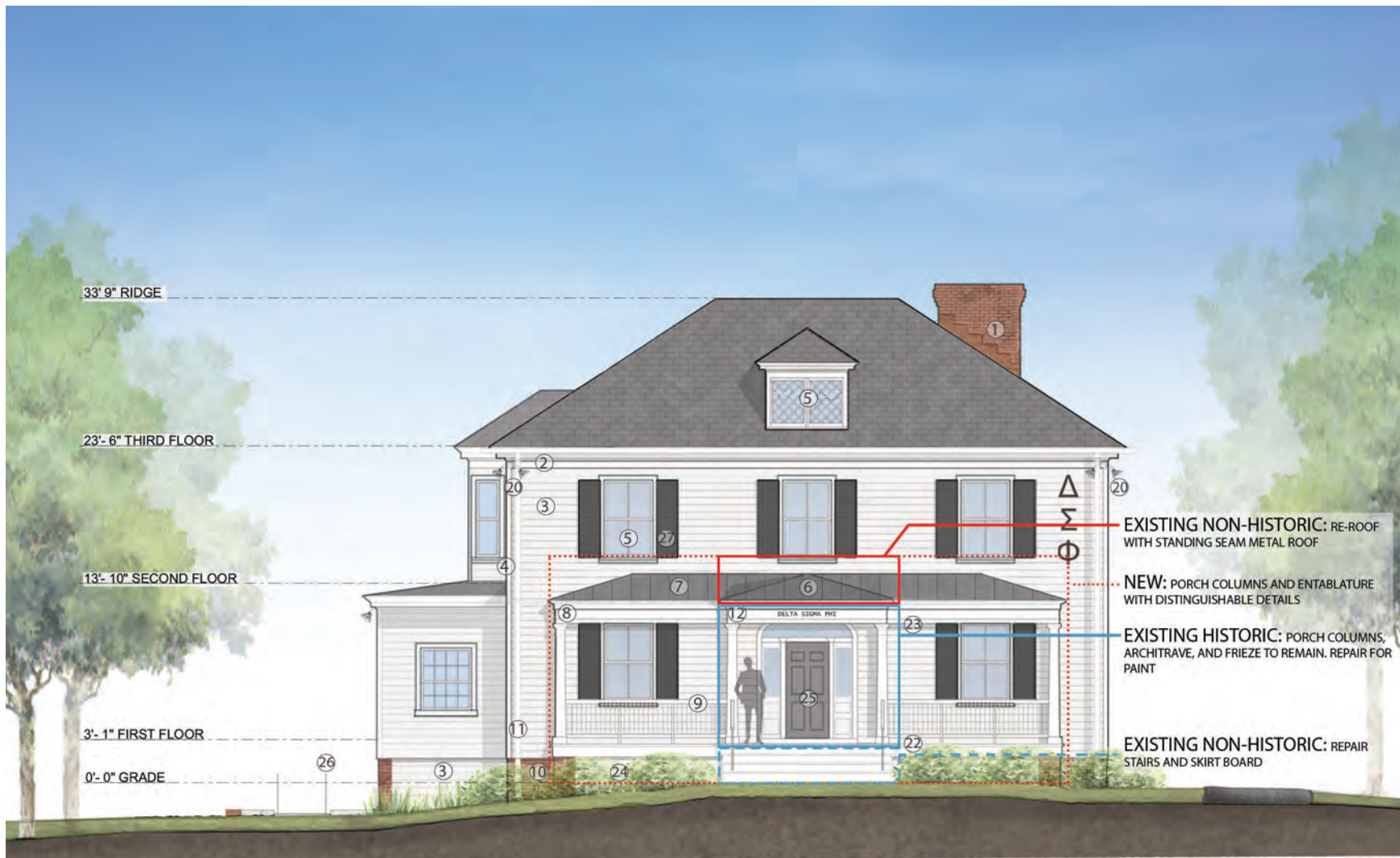
14. NEW 7 1/4" EXPOSURE CEMENTITIOUS SIDING AND CORNER BOARD FOR PAINT
15. NEW ALUMINUM CLAD WINDOWS WITH INTERNAL SPACER BARS, PAINT (SEE PG. 20)
16. NEW RIM BOARD FOR PAINT
17. NEW SECURITY LIGHTING FIXTURE (SEE PG. 17-18)
18. CONCRETE SLAB TERRACE
19. EXISTING SKYLIGHT TO REMAIN, REPAIR AND PAINT SASH
20. REPAIR EXISTING SECURITY LIGHTS
21. CEMENTITIOUS FLAT STILE AND RAIL; CEMENTITIOUS FRAMING PANEL, PAINTED
22. PORCH FLOORING; 1"X12" FIBER CEMENT COMPOSITE BOARDS WITH WOOD FINISH COLOR
23. PORCH CEILING; 1"X6" BEADED FIBER CEMENT COMPOSITE BOARDS FOR PAINT
24. PVC LATTICE
25. EXISTING FRONT DOOR AND SIDE LITES TO REMAIN; REPAIR AND PAINT
26. NEW GALVANIZED STEEL BAR STOCK HANDRAILS, PAINTED BLACK (SEE PG. 16)
27. EXISTING NON-HISTORIC SHUTTERS TO REMAIN AS NON OPERABLE, FOR PAINT
28. NEW ALUMINUM CLAD DOOR WITH INTERNAL SPACER BARS (SEE PG. 20)
29. EXISTING DOOR TO BE REPLACED WITH ALUMINUM CLAD DOOR WITH INTERNAL SPACER BAR



DRAWING KEY:

1. EXISTING CHIMNEY TO REMAIN
2. EXISTING FRIEZE BOARD TO REMAIN, REPAIR FOR PAINT
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11. NEW OGEE ALUMINUM GUTTERS AND RECTANGULAR DOWNSPOUTS, FOR PAINT
12. HISTORIC PORCH COLUMNS, ARCHITRAVE AND FRIEZE TO REMAIN; REPAIR FOR PAINT (SEE PG. 14-15)
13. NEW ASPHALT SHINGLES TO MATCH EXISTING NON-HISTORIC

14. NEW 7 1/4" EXPOSURE CEMENTITIOUS SIDING AND CORNER BOARD FOR PAINT
15. NEW ALUMINUM CLAD WINDOWS WITH INTERNAL SPACER BARS, PAINT (SEE PG. 20)
16. NEW RIM BOARD FOR PAINT
17. NEW SECURITY LIGHTING FIXTURE (SEE PG. 17-18)
18. CONCRETE SLAB TERRACE
19. EXISTING SKYLIGHT TO REMAIN, REPAIR AND PAINT SASH
20. REPAIR EXISTING SECURITY LIGHTS
21. CEMENTITIOUS FLAT STILE AND RAIL; CEMENTITIOUS FRAMING PANEL, PAINTED
22. PORCH FLOORING; 1"x12" FIBER CEMENT COMPOSITE BOARDS WITH WOOD FINISH COLOR
23. PORCH CEILING; 1"x6" BEADED FIBER CEMENT COMPOSITE BOARDS FOR PAINT
24. PVC LATTICE
25. EXISTING FRONT DOOR AND SIDE LITES TO REMAIN; REPAIR AND PAINT
26. NEW GALVANIZED STEEL BAR STOCK HANDRAILS, PAINTED BLACK (SEE PG. 16)
27. EXISTING NON-HISTORIC SHUTTERS TO REMAIN AS NON OPERABLE, FOR PAINT
28. NEW ALUMINUM CLAD DOOR WITH INTERNAL SPACER BARS (SEE PG. 20)
29. EXISTING DOOR TO BE REPLACED WITH ALUMINUM CLAD DOOR WITH INTERNAL SPACER BAR



DRAWING KEY:

1. EXISTING CHIMNEY TO REMAIN
2. EXISTING FRIEZE BOARD TO REMAIN, REPAIR FOR PAINT
3. REPLACE EXISTING NON- HISTORIC MASONITE SIDING WITH 6" EXPOSURE CEMENTITIOUS SIDING FOR PAINT
4. REPLACE EXISTING CORNER BOARD TO MATCH EXISTING NON-HISTORIC
5. REPAIR EXISTING NON-HISTORIC WINDOWS; EXISTING SASH FOR PAINT
6. NEW STANDING- SEAM METAL ROOF ON EXISTING NON-HISTORIC ENTRY PORCH; CHARCOAL GRAY TO MATCH EXISTING ASPHALT SHINGLES
7. NEW STANDING-SEAM METAL ROOF ON PORCH ADDITION; CHARCOAL GRAY TO MATCH EXISTING ASPHALT SHINGLES
8. NEW PORCH COLUMNS AND ENTABLATURE WITH DISTINGUISHABLE DETAILS (SEE PG. 16)
9. NEW WOODEN PORCH RAILING, FOR PAINT (SEE PG. 16)
10. NEW BRICK
11. NEW OGEE ALUMINUM GUTTERS AND RECTANGULAR DOWNSPOUTS, FOR PAINT
12. HISTORIC PORCH COLUMNS, ARCHITRAVE AND FRIEZE TO REMAIN; REPAIR FOR PAINT (SEE PG. 14-15)
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Existing Historic Column Base



Existing Historic Front Porch Column Capital and Entablature

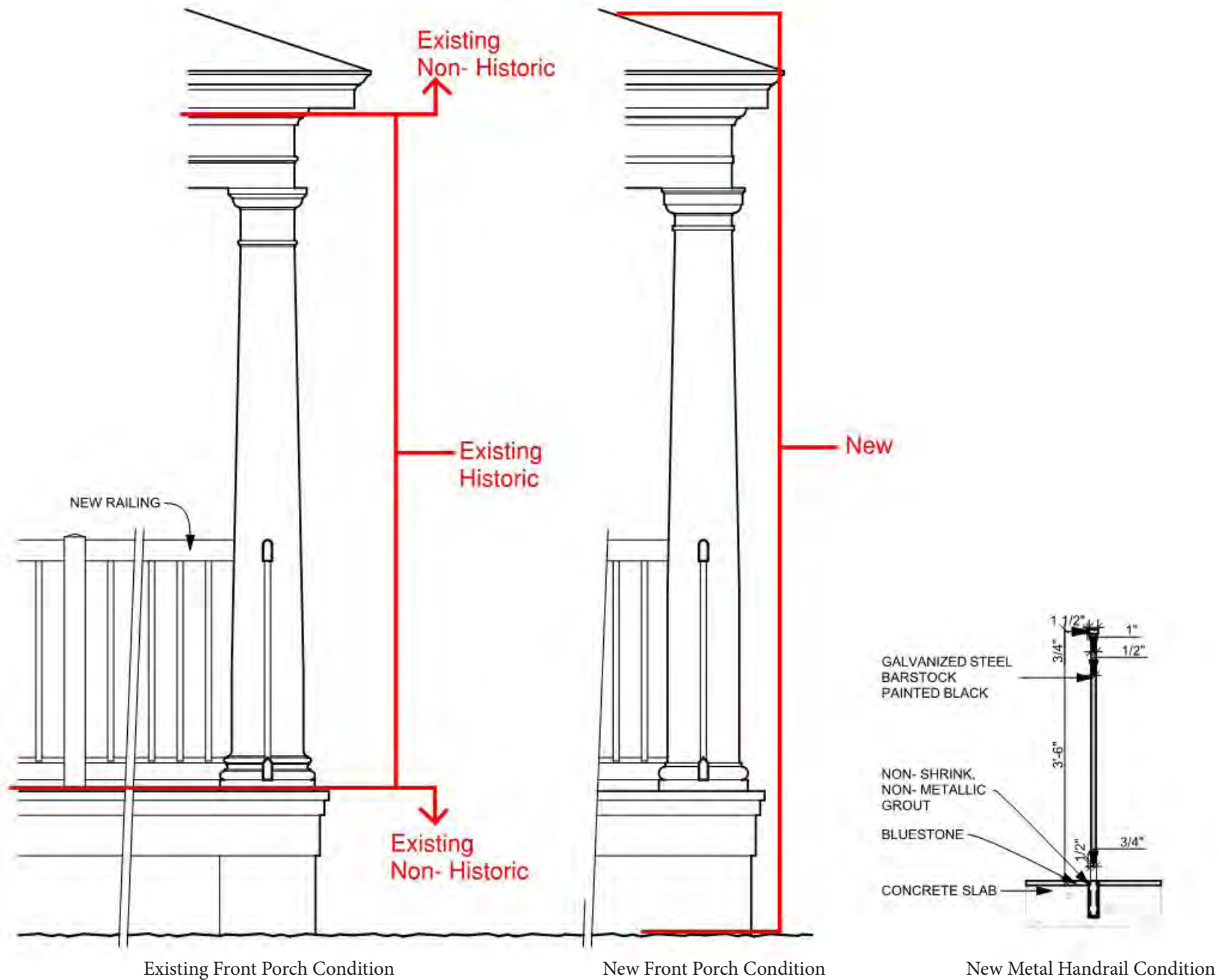


Existing Historic Front Porch Pilaster Base



Existing Historic Front Porch Pilaster Capital and Entablature





Cylinder

Wall Mounted • Wet Location Listed PROGRESS LED

Description:

5" LED wall cylinder/wall lantern in Black. The P5674 Series are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits.

Specifications:

- Black finish.
- Die-cast aluminum construction with durable powder coated finish
- 484 lumens 24 lumens/watt (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W,
- Mounting plate for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	1
Input Power	16.9 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Source)	484/24 (LM-82)
Lumens/LPW (Delivered)	504/29.8 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Wet Location Listed

P5674-31/30K



Dimensions:

Width: 5 in
 Height: 7-1/2 in
 Depth: 8 in
 H/CTR: 2-1/2 in



DATE: _____ TYPE: _____

NAME: _____

PROJECT: _____



Halogen

P5212-30

Par Lampholder

Double non-metallic PAR lampholder in White finish.

Category: Outdoor

Finish: White (unfinished)

Construction: Polycarbonate construction

Width: 11"
Height: 4-5/8"
Depth: 5"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Back plate 4-5/8" dia.	Pre-wired 6" of wire supplied 120V	Quantity: 2 120W PAR-38 Medium porcelain sockets	cCSAus Wet location listed 1 year warranty Companion fixtures are available

NIO-4

4" Iolite Reflectors (New Construction and Remodel)

Source: 14W LED

800lm or 1000lm

PRODUCT DESCRIPTION

4" Iolite reflectors can be specified for use in new construction or remodel applications. The die-cast aluminum reflectors are available in square and round designs, with sharp and clean edges. Reflectors ships with a 60° optic installed. 25° and 38° optics are included and can be easily changed in the field. The reflectors produce 800lm or 1000lm output at 90+ CRI, utilizing 14W.

FEATURES

- Cree® LED COB or Comfort Dim Technology
- Wide variety of reflectors and finishes
- 60° (Flood) optic installed, 38° (Narrow flood) and 25° (Spot) optics included
- 5-Year limited warranty

SPECIFICATION

Construction: Reflectors are constructed of heat dissipating, die-cast aluminum. The aluminum die-cast LED heat sink is threaded to fit the reflector and transfer heat.

Reflectors:

- NIO-4RNDC / NIO-4SNDC / NIO-4SNDSQ: Deep regressed cone reflectors optimize visual cut-off.
- NIO-4RG / NIO-4SG: Adjustable surface gimbal adjusts up to 40° (Remodel) or 45° (New Construction).
- NIO-4RC / NIO-4SC: Regressed cone reflectors optimize visual cut-off and adjust up to 40° (Remodel) or 45° (New Construction).
- NIO-4RD / NIO-4SD: Adjustable deep regressed cone reflectors optimize visual cut-off and adjusts up to 20° (Remodel) or 40° (New Construction).
- NIO-4RPH: Pinhole reflector focuses the beam spread through 2-1/4" opening.
- NIO-4RSL: Adjustable slot aperture focus the beam spread through 2-1/4" x 2" opening and adjust up to 15° (Remodel) or 35° (New Construction).

Housing: Reflector includes friction blades to mount securely to housing.

Field Changeable Optics: Each reflector comes with a 60° (installed), 38° and 25° optics (included). Premium TIR optics are also available in 15° or 25°, see page 3.

4" Iolite Reflectors - Dedicated Housing Required

Aperture	Reflector Style	Color Temp.	Finish ¹	Lumens
NIO-4R = Round	C = Adj. Cone Regress	27X = 2700K	BB = Black / Black	(blank) = 800lm
NIO-4S = Square	D = Adj. Deep Cone Regress	30X = 3000K	BMPW = Black / Matte Powder White	/10 = 1000lm
	G = Adj. Surface Gimbal	35X = 3500K	BW = Black / White	
	NDC = Non-Adj. Deep Cone / Round Aperture	40X = 4000K	BZ = Bronze / Bronze	
	NDSQ = Non-Adj. Deep Cone / Square Aperture ²	50X = 5000K	HN = Haze / Natural Metal	
		COX = Comfort Dim ³	HW = Haze / White	
	PNA = Adj. Pinhole ³		HZMPW = Haze / Matte Powder White	
	PH = Non-Adj. Pinhole ³		MPW = Matte Powder White	
	SL = Slot Adjustable ³		NN = Natural Metal / Natural Metal	
	NB = Non-Adj. Bullnose		WW = White / White	

¹ Available in various finishes only.

ELECTRICAL

Lumens / Wattage: 800lm or 1000lm / 14W
Color Temperature: 2700K, 3000K, 3500K, 4000K, 5000K
CRI: 90+ CRI
Operating Temp.: 0°C to 40°C ambient temperature
Lifetime: 50,000 hours @ L70
Comfort Dim: Comfort Dim color tunes the temperature from a bright 3100K, to a romantic and comfortable 2000K on a gradual, even curve. Available in 800lm only.
Dimming: Specified by housing

COMPATIBLE HOUSINGS

Reflectors are compatible with respective Iolite housings manufactured by Nora Lighting.

CATALOG NO.	DESCRIPTION
NHIOICD-48	4" IC Air-Tight New Construction
NHIOICDCP-48	4" Chicago Plenum New Construction
NHRIIC-48	4" IC Air-Tight Remodel

Accessories: Reflectors will accommodate (1) hex louver and (1) translucent deco collar or opaque snoot, no accessory holder is required, see page 3. Flush mount mud ring is available to give the appearance of a trimless reflector, compatible with new construction housing only.

LABELS AND LISTINGS

- cULus Listed for Wet Location (NIO-4RD and NIO-4SD are rated for damp location)
- ENERGY STAR certified
- 5-Year Limited Warranty
- RoHS Compliant
- Can be used to comply with 2016 Title 24 - part 6 High Efficacy LED light source requirements



Type	
Project	
Catalog No.	
Notes	

PRODUCT IMAGES & DIMENSIONS



NIO-4RC
Round Cone Regress
45° Adj. (New Const.) / 40° Adj. (Remodel)
BB, BW, BZ, HW, MPW, NN, WW

NIO-4SC
Square Cone Regress
45° Adj. (New Const.) / 40° Adj. (Remodel)
BB, BW, BZ, HW, MPW, NN, WW



NIO-4RD
Round Adj. Deep Cone
40° Adj. (New Const.) / 20° Adj. (Remodel)
BB, BW, BZ, HW, MPW, NN, WW

NIO-4SD
Square Adj. Deep Cone
40° Adj. (New Const.) / 20° Adj. (Remodel)
BB, BZ, MPW, NN, WW



NIO-4RG
Round Adj. Surface Gimbal
45° Adj. (New Const.) / 40° Adj. (Remodel)
BB, BZ, MPW, NN, WW

NIO-4SG
Square Adj. Surface Gimbal
45° Adj. (New Const.) / 40° Adj. (Remodel)
BB, BZ, MPW, NN, WW



NIO-4RNDC
Round Deep Reflector
Non Adjustable
BB, BW, BZ, HW, MPW, NN, WW

NIO-4SNDC
Square Deep Reflector
Non Adjustable
BB, BW, BZ, HW, MPW, NN, WW



NIO-4RPH
Round Pinhole
Non Adjustable
BB, BMPW, HZMPW, MPW

NIO-4RPHA
Round Adj. Pinhole
35° Adj. (New Const.) / 10° Adj. (Remodel)
BB, BMPW, HZMPW, MPW, WW



NIO-4RSL
Round Adj. Slot Aperture
40° Adj. (New Const.) / 15° Adj. (Remodel)
BB, BMPW, HZMPW, MPW

NIO-4SNDSQ
Square Reflector / Square Aperture
Non Adjustable
BB, BW, BZ, HN, HW, MPW, WW



NIO-4RNB
Round Bullnose
Non Adjustable
BB, BZ, MPW, NN, WW

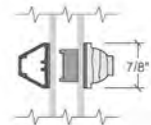
NIO-4SNB
Square Bullnose
Non Adjustable
BB, BZ, MPW, NN, WW



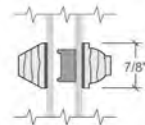
Grilles

Integral Light Technology®

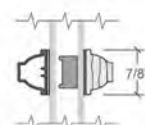
Choose the look of true divided light featuring the industry's only foam spacer.



Putty Glaze Exterior with Ogee Interior¹
 7/8", 1-1/4" or 2"



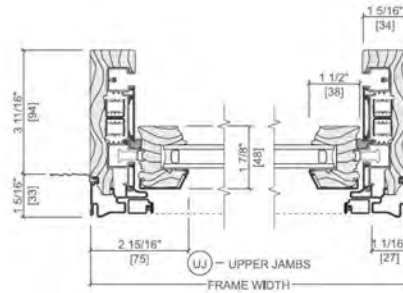
Putty Glaze Exterior with Ogee Interior¹
 7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior¹
 7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

