

February 20, 2013

Certificate of Appropriateness Application (Deferred from May 2012)

BAR 12-05-06

513 Rugby Road

Tax Map 5 Parcel 53

Jeff Riley, Applicant/ West Ranger Castle Dango, LLC, Owner

Railing Replacements

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 19, 2013. The following action was taken:

Approved as submitted (7-0-1 with Hogg recused).

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (August 19, 2014), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

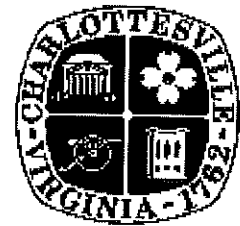
Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

and

Kristin Rourke
Preservation Intern - NDS - City of Charlottesville
(832)452-5716
(434)970-3723
rourkek@charlottesville.org
kdr8pb@virginia.edu

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 19, 2013**



Certificate of Appropriateness Application (Deferred from May 2012)
BAR 12-05-06
513 Rugby Road
Tax Map 5 Parcel 53
Jeff Riley, Applicant/ West Ranger Castle Dango, LLC, Owner
Railing Replacements

Background

513 Rugby Road is a Georgian Revival-style fraternity house built in 1915 and designed by Eugene Bradbury. The house is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District.

May 15, 2012: The BAR accepted (7-0) the applicant's request for deferral. The BAR requested that an architect design something more aesthetically appropriate and structurally integral to the column (not a metal band, but something similar to the original design that would also meet the code.)

January 15, 2013: The BAR accepted (7-0-1 with Hogg recused) applicant's request for deferral. The BAR asked to see better scaled drawings and a more clever way to attach the rails to the columns.

Application

The applicant is requesting approval to replace a wooden railing with a metal railing on the porch surrounding the building. The wood railing failed on 9/25/2011 during a gathering at the fraternity.

The applicant previously proposed a black metal railing attached to the columns with a plate and rod. The metal plate was to be contoured with the column and was to have a small nut that would secure it to the column. The BAR did not favor that solution.

The second proposal was for a heavy gauge aluminum railing powder coated white, in a similar design to the existing wood Chippendale railing. The new metal rails will be attached to both the columns and porch floor for added structural support.

This third design will feature aluminum or steel replicating the wooden Chippendale railing. It will be painted white rather than powder coated to give the appearance of wood. The new railing will be attached just like the existing railing: nailed directly into the adjacent columns at the 1-1/4 x 1-1/2" vertical members. Unlike the existing railing, additional stability will be provided through a mid-support which will anchor the railing to the porch on each of the 8 foot spans of rail.

This latest design also proposes the removal of the wooden steps and an enclosure of the access points at the front of these two side porches with the new railing.

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.*

Standards for Review of Construction and Alterations

Sec. 34-276 of the City Code states that,

- (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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Rehabilitation

D. Entrances, Porches, and Doors

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 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.*

Discussion and Recommendations

According to historic photographs of the building, the side porches were not part of the original 1915 Bradbury-designed structure but were added in the late 1930s or early 1940s (see photos attached). The earliest photo of the side porches shows a Chippendale railing similar to the existing design.

While the newly proposed railing will be made of aluminum rather than traditional wood it would be painted to match the color of the existing railing rather than powder coated. The new railing would also be attached in the same way to the columns as the existing one so as not to impact the appearance or material integrity of the columns.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed railing satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications....

Parcel ID
050053000

Card Address
01 of 01 513 RUGBY RD

Index Order ADDRESS
Index Value RUGBY RD



Zoom 100%

Picture
Date 03/18/2003

Front
Year: 2004

Seq: 1



Photo of 513 Rugby shortly after construction in 1916, *Corks and Curls*, 1916.

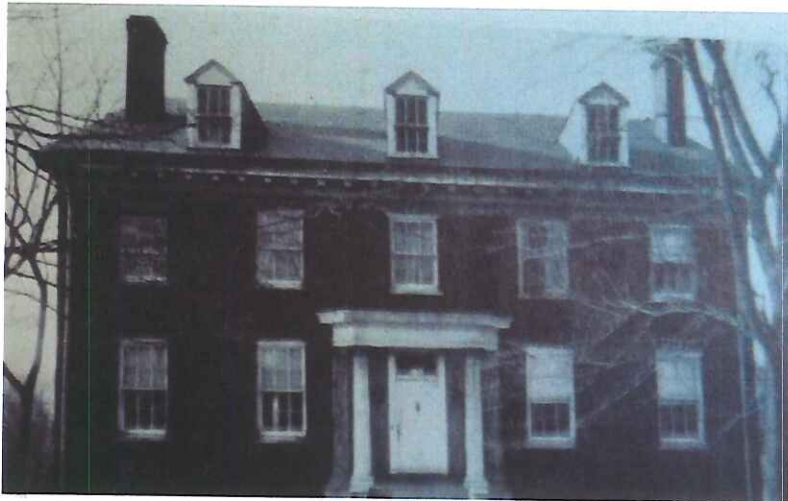


Photo of 513 Rugby in 1934, still with no side porches constructed, *Corks and Curls*, 1934.

The side porches are not original to 513 Rugby Road. According to photographs of the building from *Corks and Curls* the porch was built sometime between 1934 and 1946.

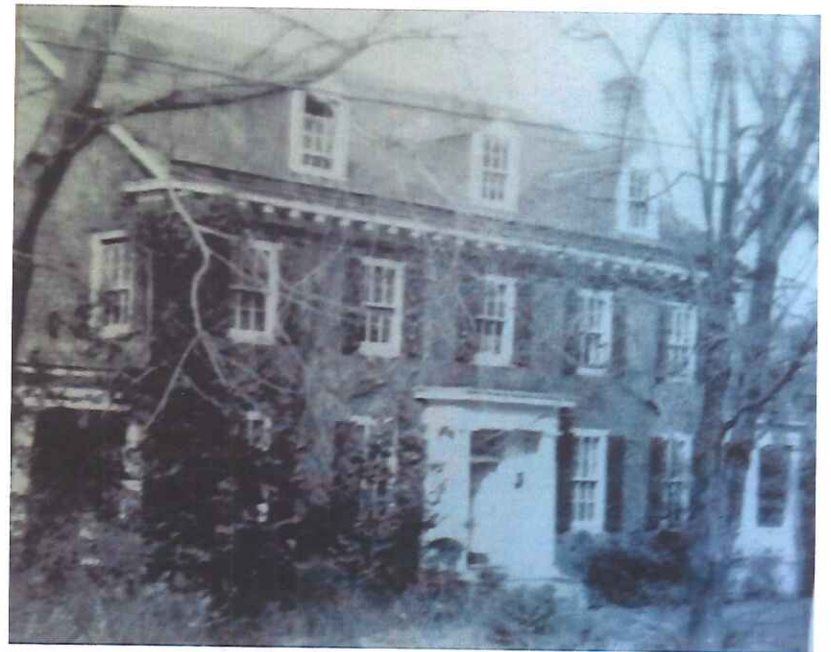


Photo of 513 Rugby in 1946, the first photograph showing the side porches, *Corks and Curls*, 1946.

West Range Castle Dango LLC
 8347 W Range Cove
 Memphis, TN 38125



**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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
 For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name West Range Castle Dango, LLC Applicant Name Reuben Rodriguez, Director of Real Estate West Range Castle Dango, LLC
 Project Name/Description Rail Replacement Parcel Number 050053000
 Property Address 513 Rugby Road, Charlottesville, Virginia

Applicant Information

Address: 8347 West Range Cove
Memphis, TN 38125
 Email: rrodriguez@pikes.org
 Phone: (W) 901-333-2756 (H) (419) 419-615-3444
 FAX: 901-748-3100

Property Owner Information (if not applicant)

Address: _____
 Email: rrodriguez@pikes.org
 Phone: (W) _____ (H) _____
 FAX: _____

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. (Signature also denotes commitment to pay invoice for required mail notices.)

Reuben P. Rodriguez 12/19/2012
 Signature Date

Reuben P. Rodriguez 12/19/2012
Director of Real Estate West Range Castle Dango, LLC
 Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Replace the existing wood railing that has failed with a heavy gauge aluminum with a powder coat finish

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

Photos of the current railings, railings on the properties around the house, written description on how columns and railings will be attached, and drawings of proposed project

For Office Use Only

Received by: _____
 Fee paid: _____ Cash/Ck. # _____
 Date Received: _____

Approved/Disapproved by: _____
 Date: _____
 Conditions of approval: _____

P12-0066



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 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
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The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

| | | | |
|--------------------------|------------------------------------|----------------|---|
| Owner Name | <u>West Range Castle Dango LLC</u> | Applicant Name | <u>Jeff Riley - Historic Renovation Corp.</u> |
| Project Name/Description | <u>Rail Replacement</u> | Parcel Number | <u>050053000</u> |
| Property Address | <u>513 Rugby Road</u> | | |

Applicant Information

Address: P.O. Box 400218
Charlottesville, VA 22904-4218
Email: jeff@virginia.edu
Phone: (W) (434) 243-2504 (H) (434) 982-4840
FAX: 434-982-4852

Property Owner Information (if not applicant)

Address: 8347 W. Range Lane
Memphis TN 38126
Email: cbattman@ptke.org
Phone: (W) 901-748-1868 (H) _____
FAX: 901-748-3100

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. (Signature also denotes commitment to pay invoice for required mail notices.)

Jeff Riley 4-12-12
Signature Date

Jeff Riley 4-12-12
Print Name Date

Property Owner Permission (if not applicant)

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

Daniel Corah 4-19-12
Signature Date

Daniel Corah _____
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Replace the existing wood railing that has failed with a metal railing.

List All Attachments (see reverse side for submittal requirements):
Photos of the current railing, Railings on the properties around the house and an example of the metal railing to be installed. Letter from Structural Engineer.

| | |
|---|--------------------------------|
| For Office Use Only | Approved/Disapproved by: _____ |
| Received by: <u>BSW</u> | Date: _____ |
| Fee paid: <u>125.00</u> Cash/Ck. # <u>14265</u> | Conditions of approval: _____ |
| Date Received: <u>4/20/2012</u> | _____ |

P12-0066



Present Rail Design in Wood

Example of Rail Support with Epoxy next to Column



513 Rugby Road Old Railing



Rail Sample



Broken Railing Area



Missing Railing



Missing Railing Connection

Scala, Mary Joy

From: Clint E. Bartman <cbartman@Pikes.org>
Sent: Tuesday, February 28, 2012 3:22 PM
To: Fabio, Aaron
Cc: jtr6b@eservices.virginia.edu; Carrington, Patricia; Scala, Mary Joy
Subject: RE: 513 Rugby Road, Charlottesville, VA

Fabio:

Thank you for the email and we are working right now to organize this work for submittal to the Board of Architectural Review. The delay in this project is financial, simply stated this is a very expensive project and was an unexpected in this budget year. We are now prepared and able to afford the necessary work that needs to be completed.

We will be working with Jeff Riley at HRC, as our local agent, for the submittal to the BAR and we will continue to move this along quickly and in a expedited manner.

Regards,

Clint

Clint E. Bartman

Senior Director of Real Estate

WEST RANGE CASTLE DANGO, LLC

8347 West Range Cove | Memphis, TN 38125

O: 901-748-1868 xt.138 | F: 901-748-3100

E: cbartman@pikes.org

www.pikes.org

From: Fabio, Aaron [<mailto:FABIOA@charlottesville.org>]
Sent: Tuesday, February 28, 2012 1:25 PM
To: Clint E. Bartman
Cc: Riley, Jeff (jtr6b) (jtr6b@eservices.virginia.edu); Carrington, Patricia; Scala, Mary Joy
Subject: 513 Rugby Road, Charlottesville, VA

Mr. Bartman:

I have been informed by Jeff Riley that you are the contact person for the Pi Kappa Alpha Fraternity at 513 Rugby Road in Charlottesville, VA. On Friday, February 17, 2012 a 10-Day Notice (copy attached) was sent requesting a plan of action for the repairs of the south side porch. Please reply to this email with the requested plan of action by Tuesday, March 6, 2012 as requested in the attached letter.

I would also like to reiterate that any work that is conducted on the exterior of the structure will require approval from the Board of Architectural Review (BAR). The contact person for the BAR is Mary Joy Scala. She can be reached at 434-970-3130 or via email at scala@charlottesville.org. I recommend that you contact her to discuss your plans for the railings as well.

If you have any questions regarding this situation, please feel free to contact me at the information below.

Thank you,

Aaron Fabio
Property Maintenance Inspector
City of Charlottesville
434-970-3184 - phone
434-970-3359 - fax

MOLER & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
309 EAST WATER STREET
CHARLOTTESVILLE, VIRGINIA 22902
PHONE: 434-971-3027 FAX: 434-971-4027

March 27, 2012

Mr. Jeff Riley
Historic renovation Corporation/
University of Virginia Foundation
P O Box 400218
Charlottesville, VA 22904-4218

Job Name: Porch Rail Review – 513 Rugby Road
Job No.: 1110-05

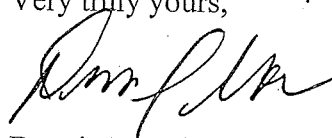
Dear Jeff,

At your request I met with you on October 4, 2011 at the above noted site. The purpose of my visit was to observe the existing wood rails surrounding the porch of the above noted structure. These rails had failed in a number of locations and you requested engineering information as to how to replace the rails. I noted that the current International Building Code requires rails to meet certain design requirements based on point and uniform loads.

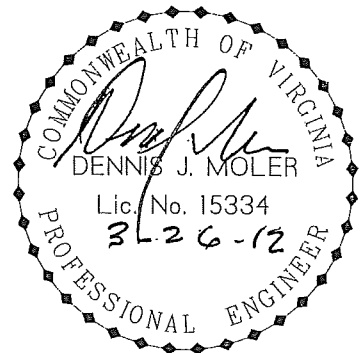
Based on these requirements, it is my professional opinion that wood rails and columns cannot be economically designed or constructed. I therefore recommend the use of steel structural shapes such as tubes or pipes.

If I can be of further assistance, please contact me.

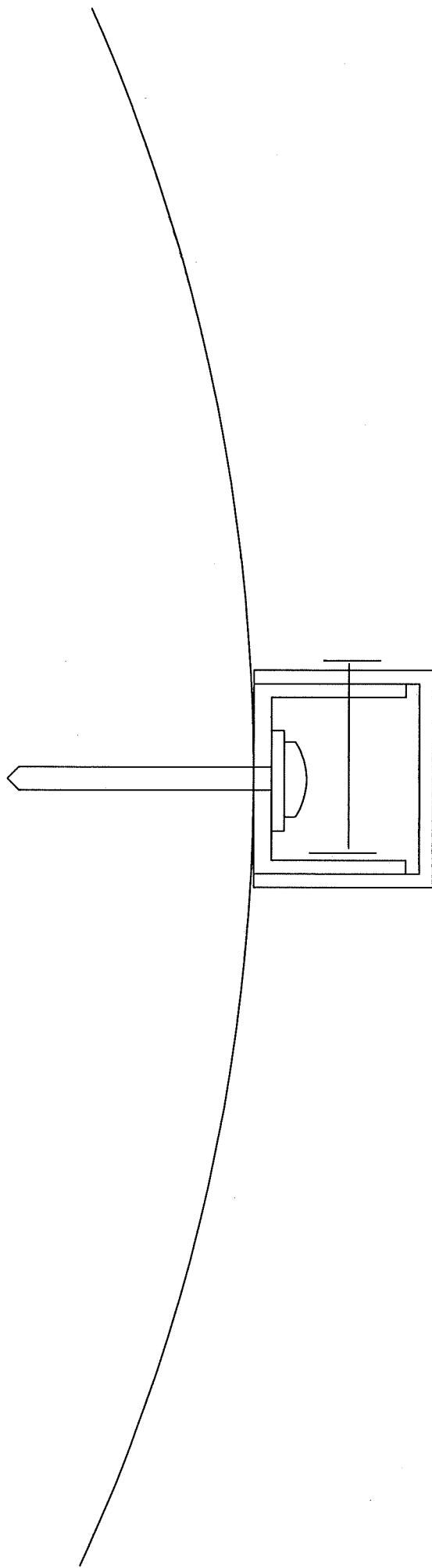
Very truly yours,



Dennis J. Moler P.E.



Scanned



Scanned

RECEIVED

DEC 27 2012

Historic Renovation Corporation

NEIGHBORHOOD DEVELOPMENT SERVICES



Ms. Scala,

I am the local Property Manager for the Pi Kappa Alpha house located at 513 Rugby Road. The Pi Kappa Alpha House is owned by West Range Castle Dango LLC which is headquartered in Memphis Tennessee.

In my capacity as Property Manager I am re-submitting the attached information for the owners of the property in order to obtain approval to replace the railings on the porches of the house.

The Owners are requesting to replace the existing wood railings that have failed twice with metal railings of the same design. The new metal rails will be attached to both the columns and the porch floor for added structural support.

The information provided has been forwarded to be by Reuben Rodriguez who is the Director of Real Estate for Castle Dango LLC. Mr. Rodriguez has been working with Vann's Welding & Ornamental Works of Monroe North Carolina and with Todd Buck who is the owner of Weston Construction in Charlottesville.

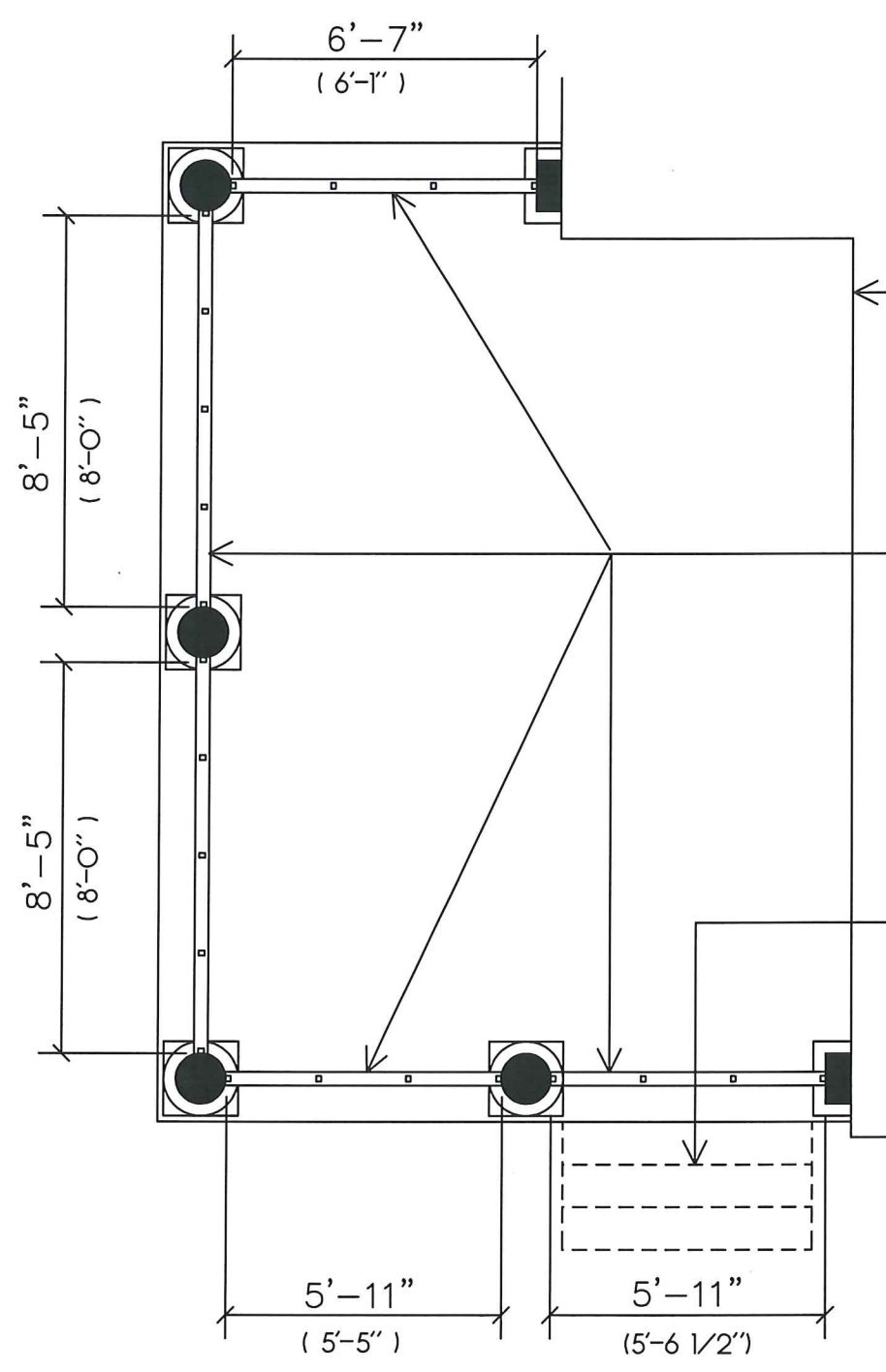
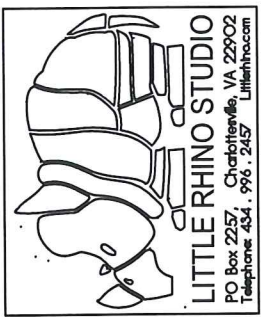
Mr. Buck will be applying for the Building Permit as the General Contractor.

If you have any questions please do not hesitate to contact me.

Sincerely,

Jeff Riley

Property Manager
Historic Renovation Corporation
(434) 243-2584



SOUTH PORCH PLAN

RECEIVED
FEB 01 2013
NEIGHBORHOOD DEVELOPMENT SERVICES

HOUSE

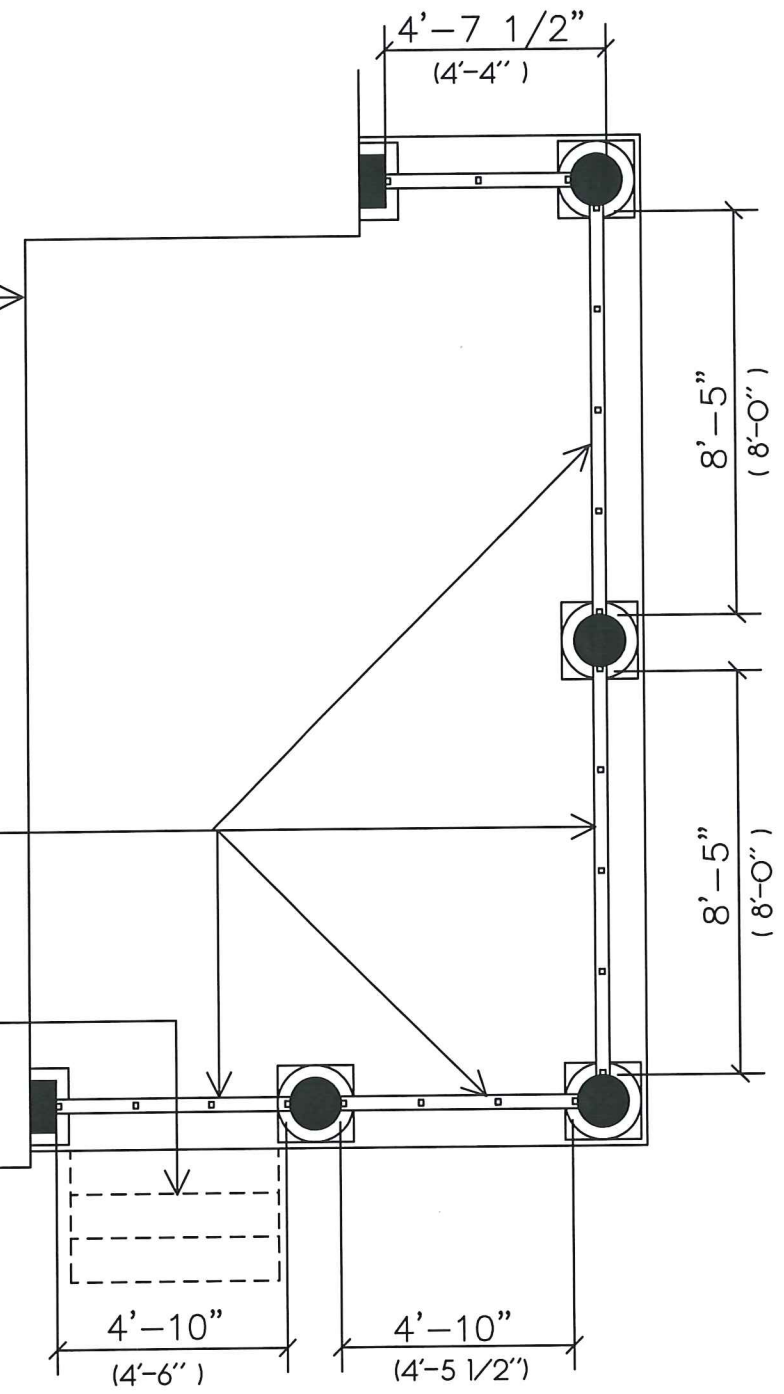
EXISTING RAILINGS TO BE REMOVED FROM SOUTH & NORTH PORCHES

INSTALL NEW RAILINGS AS SHOWN - NOTE DIMENSIONS SHOWN ARE TO BE FIELD VERIFIED PRIOR TO FABRICATION & INSTALLATION OF NEW RAILINGS

REMOVE EXISTING WOOD STEPS FROM FRONT OF EACH PORCH

FRONT OF HOUSE (FACING RUGBY ROAD)

DIMENSIONS SHOWN ARE FROM FACE OF COLUMN TO FACE OF COLUMN
DIMENSIONS SHOWN IN PARANTHESES ARE FROM FACE OF COLUMN BASE TO FACE OF COLUMN BASE



SOUTH PORCH PLAN

PORCH PLANS
SCALE: 1/4" = 1'-0"

| | | |
|-------------------|------------------|--------------------|
| DESIGN BY: RBA | DRAWN BY: RBA | CHECKED BY: RBA |
|-------------------|------------------|--------------------|

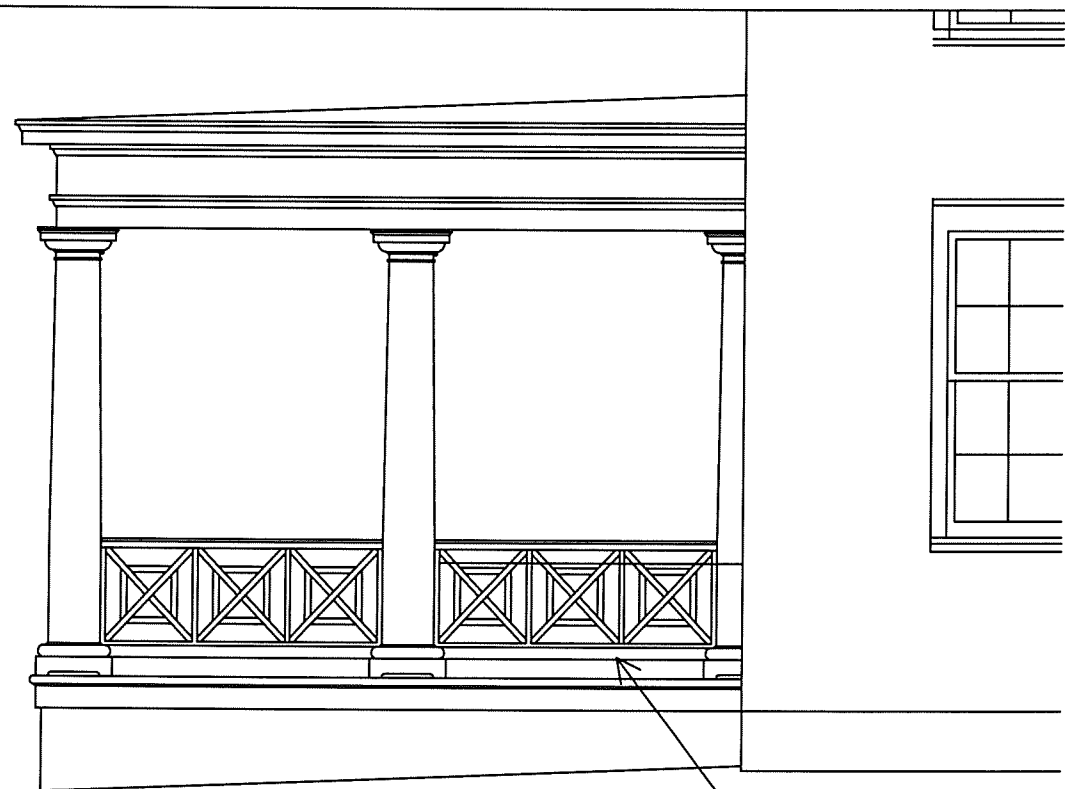
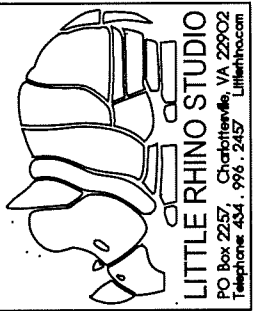
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|---|------------------------------|
| PROJECT TITLE PORCH RAILING REPLACEMENT 513 RUGBY ROAD CHARLOTTESVILLE, VIRGINIA | DRAWING TITLE PORCH PLANS |
|---|------------------------------|

PROJ NO.: 1303

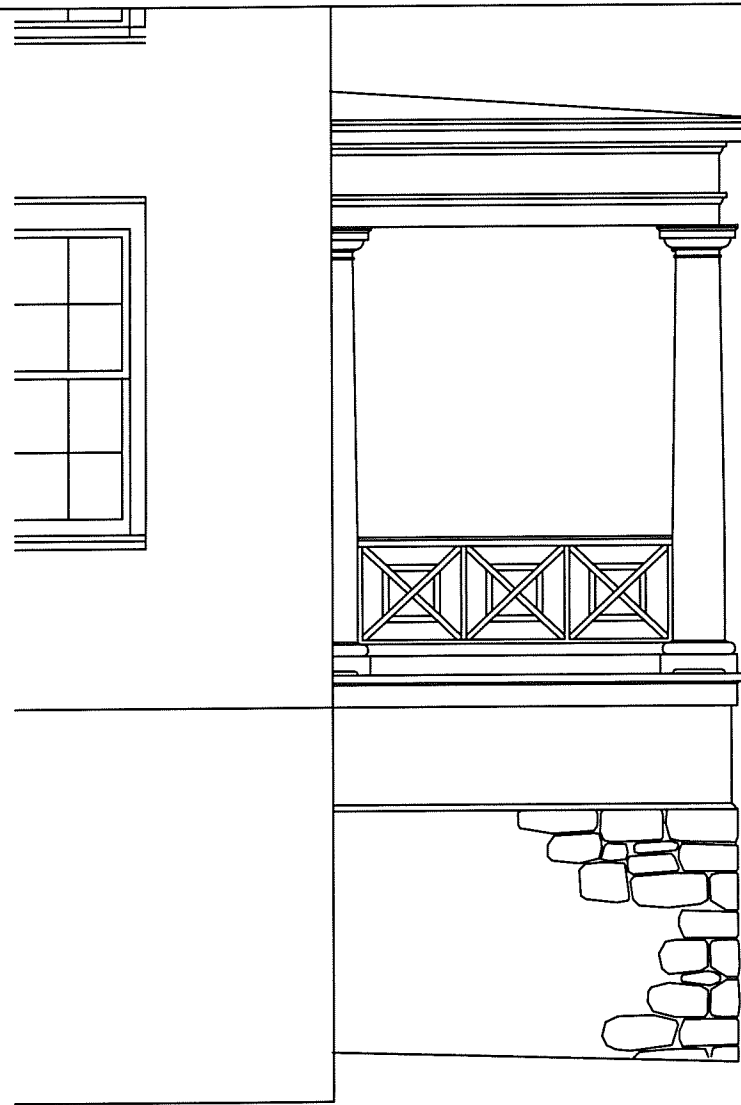
DATE: 01-30-2013

SHEET NO.

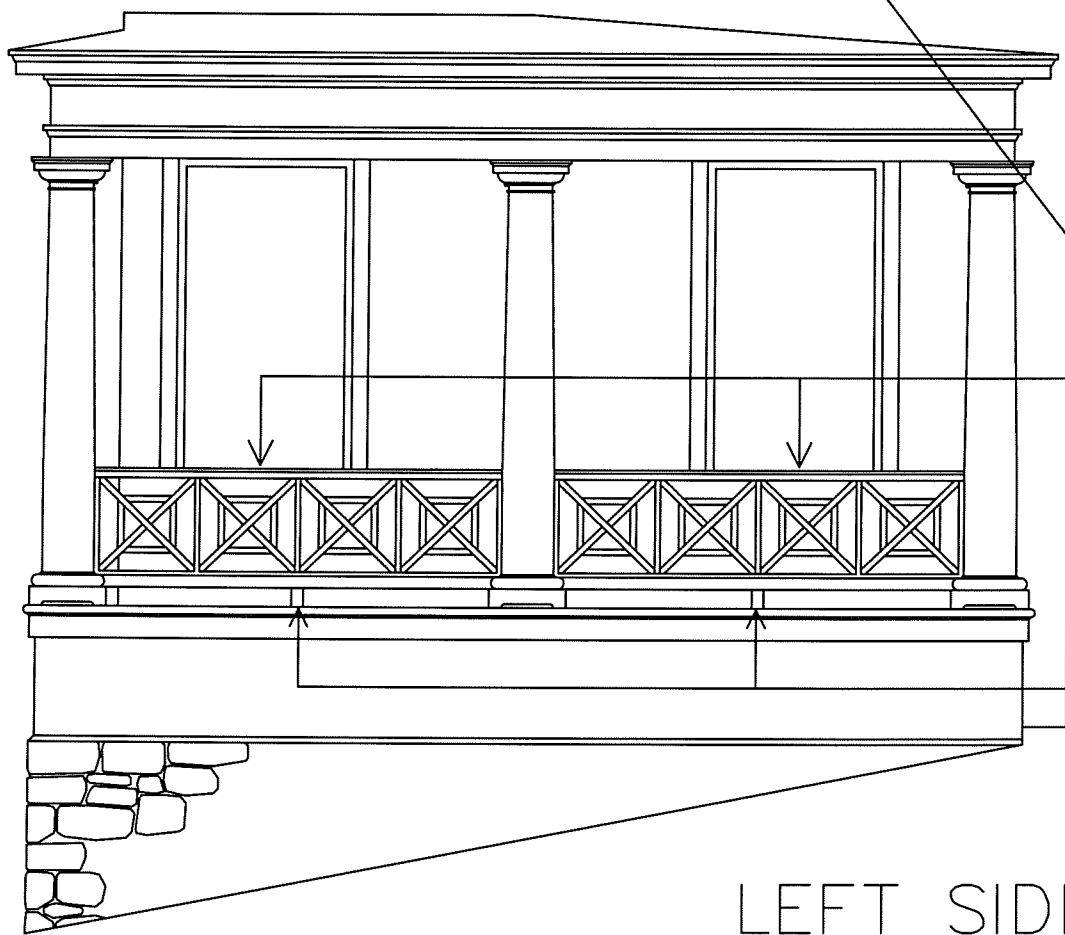
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FRONT ELEVATION
(FACING RUGBY RD)



REAR ELEVATION



LEFT SIDE ELEVATION

REMOVE ALL EXISTING
RAILINGS BETWEEN COLUMNS
& REPLACE WITH NEW
RAILINGS AS SHOWN
PAINT RAILINGS WHITE

FOR 8' SPANS PROVIDE
SUPPORT BLOCKS
AT MID POINTS
PAINT TO MATCH RAILING

SEE SHEET A3.0 FOR RAILING DETAIL
& SHEET A2.2 FOR LARGE SCALE
ELEVATION

**SOUTH PORCH
ELEVATIONS**

SCALE: 1/4" = 1'-0"

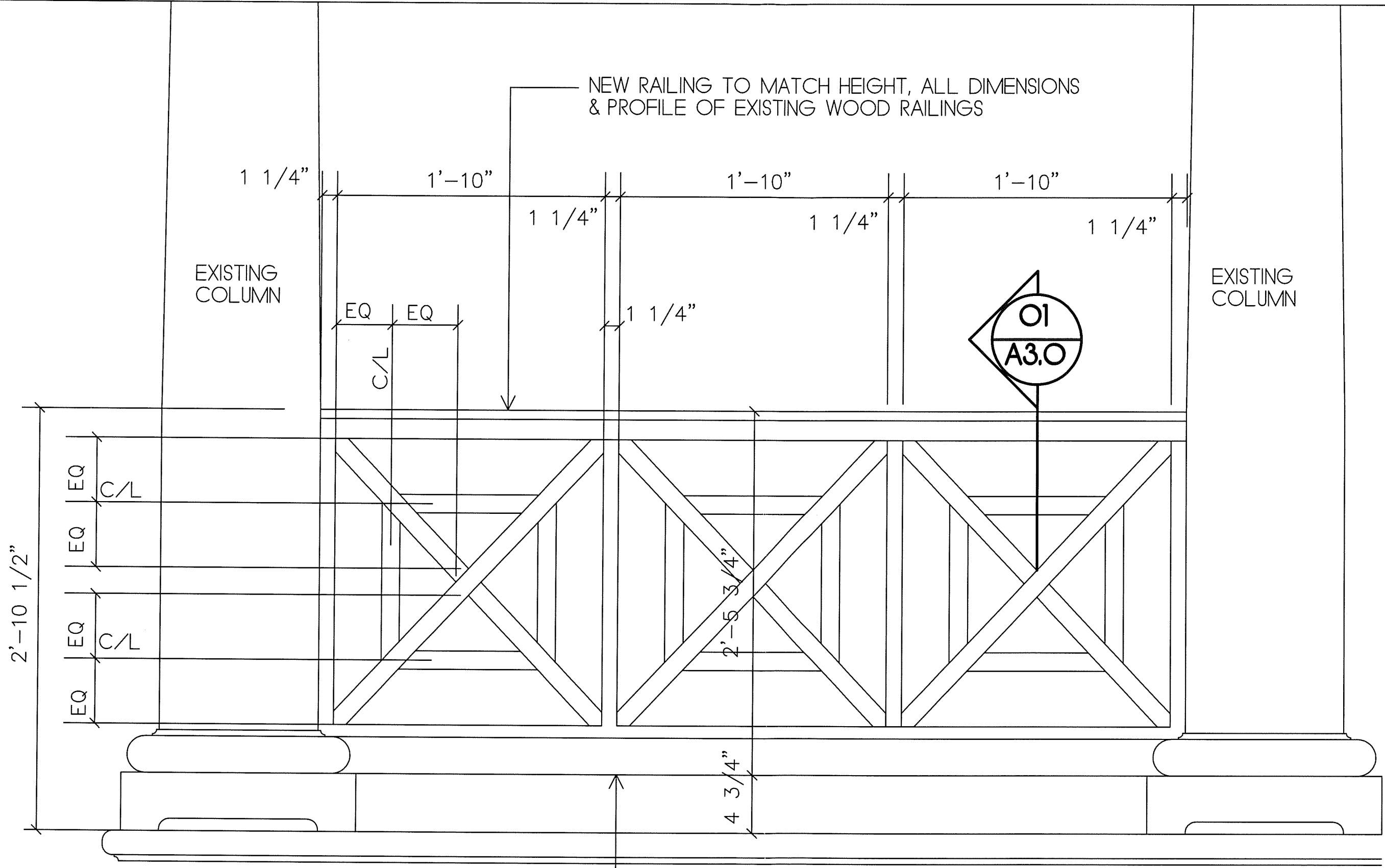
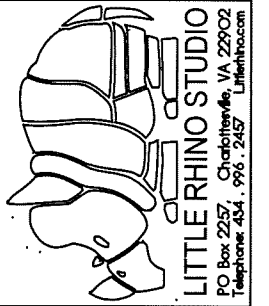
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|-------------|-----|
| DESIGN BY: | RBA |
| DRAWN BY: | RBA |
| CHECKED BY: | RBA |

| | |
|---------------|--|
| PROJECT TITLE | PORCH RAILING REPLACEMENT 513 RUGBY ROAD CHARLOTTESVILLE, VIRGINIA |
| DRAWING TITLE | SOUTH PORCH ELEVATIONS |

PROJ. NO.: 1303

DATE: 01-30-2013

SHEET NO.
A2.0



| | |
|-------------|-----|
| DESIGN BY: | RBA |
| DRAWN BY: | RBA |
| CHECKED BY: | RBA |

| | |
|---------------|--|
| PROJECT TITLE | PORCH RAILING REPLACEMENT 513 RUGBY ROAD CHARLOTTESVILLE, VIRGINIA |
| DRAWING TITLE | LARGE SCALE ELEVATION |

PROJ. NO.: 1303

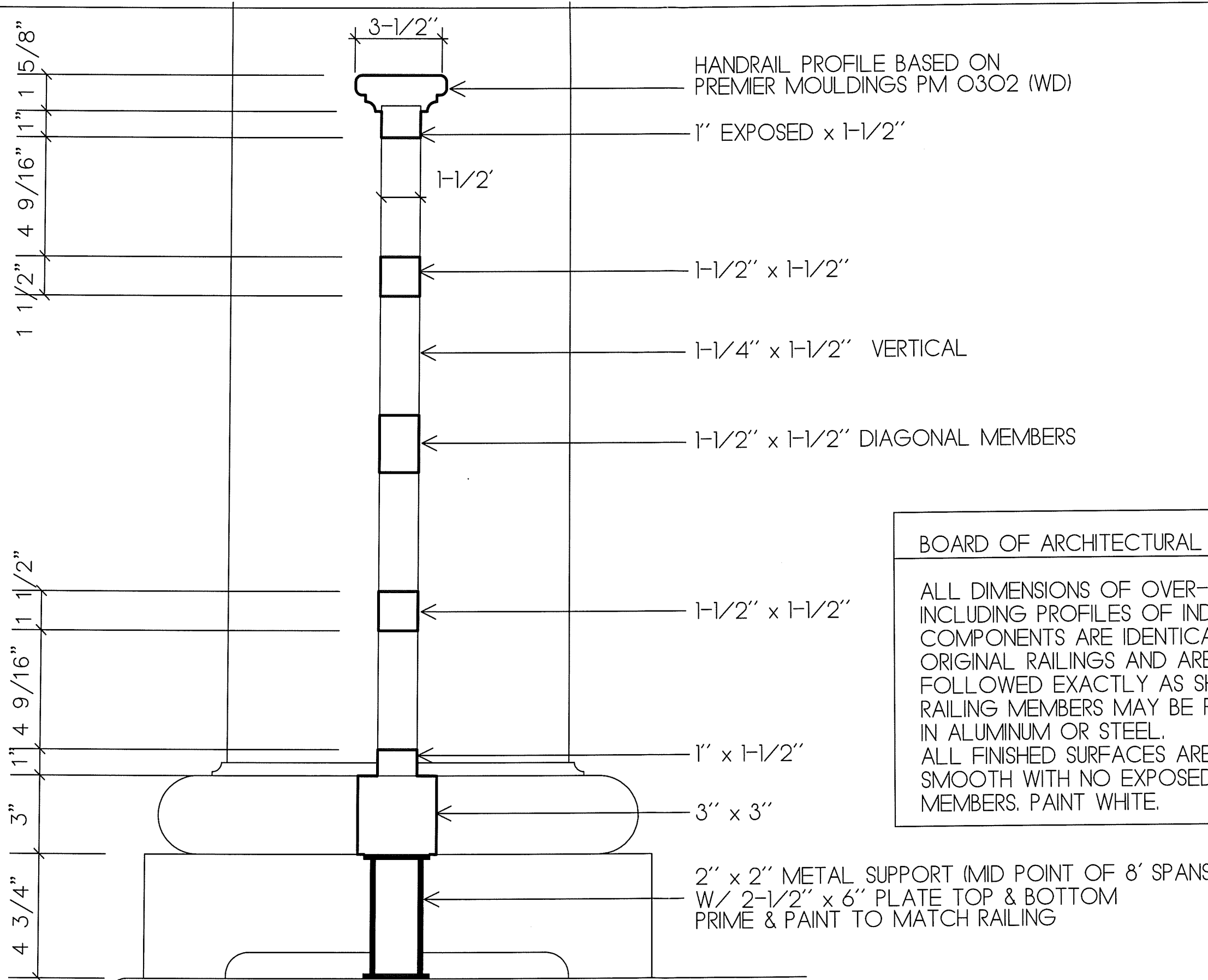
DATE: 01-30-2013

SHEET NO.

A2.2

LARGE SCALE ELEVATION

SCALE: 1-1/2" = 1'-0"



HANDRAIL PROFILE BASED ON
PREMIER MOULDINGS PM 0302 (WD)

1" EXPOSED x 1-1/2"

1-1/2"

1-1/2" x 1-1/2"

1-1/4" x 1-1/2" VERTICAL

1-1/2" x 1-1/2" DIAGONAL MEMBERS

1-1/2" x 1-1/2"

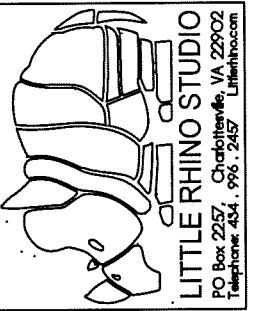
1" x 1-1/2"

3" x 3"

2" x 2" METAL SUPPORT (MID POINT OF 8' SPANS)
W/ 2-1/2" x 6" PLATE TOP & BOTTOM
PRIME & PAINT TO MATCH RAILING

BOARD OF ARCHITECTURAL REVIEW

ALL DIMENSIONS OF OVER-ALL RAILING INCLUDING PROFILES OF INDIVIDUAL COMPONENTS ARE IDENTICAL TO THE ORIGINAL RAILINGS AND ARE TO BE FOLLOWED EXACTLY AS SHOWN. RAILING MEMBERS MAY BE FABRICATED IN ALUMINUM OR STEEL. ALL FINISHED SURFACES ARE TO BE SMOOTH WITH NO EXPOSED FASTENING MEMBERS. PAINT WHITE.



LITTLE RHINO STUDIO
PO Box 2257, Charlottesville, VA 22902
Telephone: 434.996.2457
LittleRhino.com

| | | |
|------------|-----------|-------------|
| DESIGN BY: | DRAWN BY: | CHECKED BY: |
| RBA | RBA | RBA |

| | |
|---|---------------|
| PROJECT TITLE | DRAWING TITLE |
| 513 RUGBY ROAD PORCH RAILING REPLACEMENT | DETAIL |
| CHARLOTTEVILLE, VIRGINIA | |

PROJ. NO.: 1303

DATE: 01-30-2013

SHEET NO.



DETAIL

SCALE: 1-1/2" = 1'-0"

City of Charlottesville
Department of Neighborhood Development Services
City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



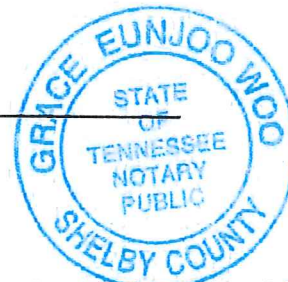
AFFIDAVIT

I, Reuben Rodriguez, of West Range Castle Dango LLC affirm that I am the owner of a certain tract or parcel of land located at 513 Rugby Road, Charlottesville, VA and that I have applied for a building permit(s). I affirm that I am familiar with the prerequisites of Section 54.1-1111 of the Code of Virginia that states that I am not subject to licensure as a contractor or subcontractor.

Reuben R. Rodriguez
Affiant

Signed and acknowledged by Reuben Rodriguez in the City of Charlottesville, Virginia on the 20th day of December, 2012, in the presence of the undersigned witness.

[Signature]
Witness



My Commission Expires May 24, 2015

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

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AFFIDAVIT OF MAILING

To File: 513 Rugby Road (BAR 12-05-06)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on February 1, 2013.

Signed:



Kristin Rourke

ADDRESSES

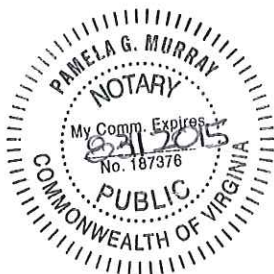
See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 6 day of February 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015



pamelagmurray
Notary Public

CITY OF CHARLOTTESVILLE

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Department of Neighborhood Development Services

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Charlottesville, Virginia 22902
Telephone 434-970-3182
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February 4, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application (Deferred from January 2013)
BAR 12-05-06
513 Rugby Road
Tax Map 5 Parcel 53
Jeff Riley, Applicant/ West Ranger Castle Dango, LLC, Owner
Railing Replacements

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, February 19, 2013, starting at 5:30 pm in the Basement Conference Room, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go down to the basement level.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

ALUMNI OF ALPHA MU INC
JAMES MARSHALL
6231 26TH RD N
ARLINGTON VA 22207

WADE APARTMENTS, LLC
1025 WERTLAND STREET
CHARLOTTESVILLE VA 22903

ZETA XI CHAPTER OF ALPHA DELTA PI HOU
OMEGAFI
P O BOX 2278
COLUMBUS GA 31902

CHI BLDG ASSO-ZETA BETA TAU FRA
JONATHAN D FRIEDEN
1775 WIEHLE AVE STE 400
RESTON VA 20190

NEIGHBORHOOD INVESTMENTS--LL, LLC
810 CATALPA CT
CHARLOTTESVILLE VA 22901

WESTMINSTER PRESBYTERIAN CHURCH
400 RUGBY ROAD
CHARLOTTESVILLE VA 22903

WEST RANGE CASTLE DANGO, LLC
8347 W RANGE COVE
MEMPHIS TN 38125

EPSILON SIGMA HOU CO-KAPPA KAPPA GAMM
GRACE GIRAS
527 LEGO DRIVE
CHARLOTTESVILLE VA 22911