

From: Scala, Mary Joy
Sent: Monday, August 29, 2016 10:08 AM
To: 'Sandy Wilcox'
Subject: BAR Action - 450 Rugby Road - August 16, 2016

August 29, 2016

Westminster Presbyterian Church
450 Rugby Road
Charlottesville, VA 22903
ATTN: Sanford Wilcox, Church Administrator

RE: Certificate of Appropriateness Application

BAR 16-08-02
450 Rugby Road
Tax Parcel 090004000
Westminster Presbyterian Church, Owner / Sanford Wilcox, Church Administrator, Applicant
Addition of Solar Panels

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 16, 2016. The following action was taken:

Keesecker moved and Balut seconded a motion to approve the solar panels as submitted. Approved 8-0.

This certificate of appropriateness shall expire in 18 months (February 16, 2018), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 16, 2016**



Certificate of Appropriateness Application

BAR 16-08-02

450 Rugby Road

Tax Parcel 090004000

Westminster Presbyterian Church, Owner/ Sanford Wilcox, Church Administrator, Applicant

Addition of Solar Panels

Background

This property is a contributing structure located in the Rugby Road-University Circle-Venable Neighborhood ADC District. The Westminster Church was designed by Marshall wells in 1939. The Social Hall was added in 1958 after a design by Johnson, Craven and Gibson, and a Fellowship Hall in 1966. They are connected to the church by a covered walkway. (attached survey and site map)

August 16, 2011 – The BAR accepted (5-0) the applicant’s request for deferral of walkway, signage and Common Grounds porch improvements. The concepts are fine but details of porch and walkway/steps are needed. The BAR recommended a comprehensive signage plan.

January 17, 2012 - The BAR approved the previous application on the consent agenda (9-0) with Hogg abstaining.

Application

The applicant wishes to install an array of solar panels on the church kitchen’s flat roof, to reduce the church’s carbon footprint by generating a portion of its electrical service needs through an onsite solar energy collector.

The solar panels would be located completely out of sight as viewed from the west or from the south on Rugby Road. While the views from the north (Gordon Avenue) and from the east (17th Street NW) are not completely shielded, the setback from those streets is several hundred feet in each direction. The panels extend up from the roof by less than one foot, and the visible portion does not change the profile of the roofline - the adjacent roof sections extend up higher than beyond the panels.

Discussion

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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Rehabilitation

G. ROOF

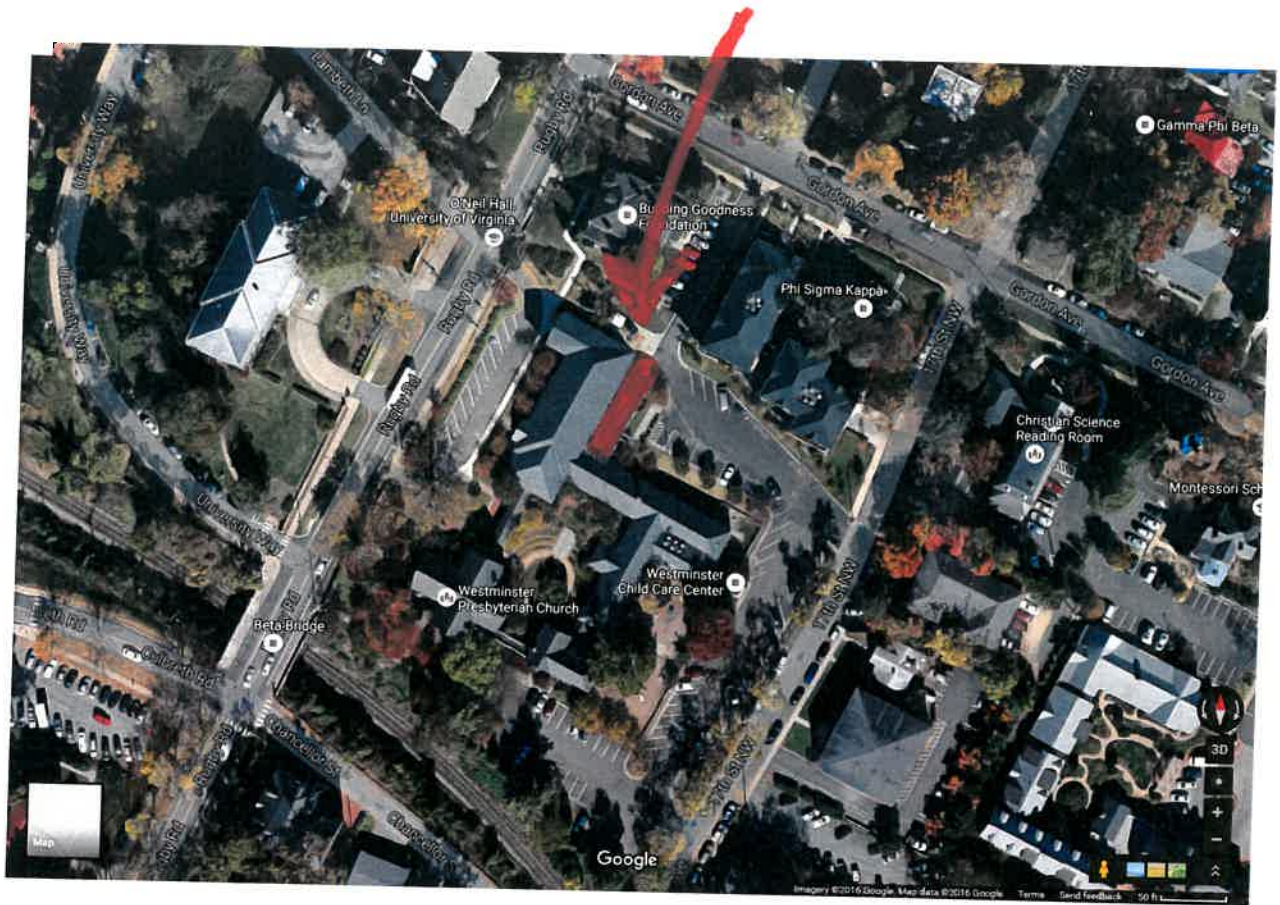
- 1. When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
- 2. If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- 3. Original roof pitch and configuration should be maintained.*
- 4. The original size and shape of dormers should be maintained.*
- 5. Dormers should not be introduced on visible elevations where none existed originally.*
- 6. Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
- 7. When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
 - b. Artificial slate is an acceptable substitute when replacement is needed.*
 - c. Do not change the appearance or material of parapet coping.**
- 8. Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.**
- 9. Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

Recommendations

The proposed location is appropriate.

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 addition of solar panels satisfies the BAR's criteria and guidelines 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 (or with the following modifications...).



Site Map

190-210 Rugby Road (Westminster Presbyterian Church)



STREET ADDRESS:	190-210 Rugby Road
MAP & PARCEL:	9-5, 9-4
PRESENT ZONING:	R-3
ORIGINAL OWNER:	Westminster Presbyterian Church
ORIGINAL USE:	Church
PRESENT USE:	Church
PRESENT OWNER:	Westminster Presbyterian Church
ADDRESS:	190 Rugby Road Charlottesville, Va. 22903
DATE/ PERIOD:	1939, later additions
STYLE:	Neo-Colonial
HEIGHT IN STORIES:	1.0 stories
DIMENSIONS AND LAND AREA:	52,984 sq ft/1.377 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 1-story, brick (Flemish bond) church was designed by Marshall Wells, architect, and based on the Abingdon Anglican Church (1755) in Gloucester County, Virginia. Details include: pediment cross-gable roofs; 1-bay front; cruciform plan; wooden modillion cornice; pediments, rubbed-brick frontispiece; round-arched window heads, and multi-light windows. A 3-story brick Colonial-style classroom wing was added to the rear of the church ca. 1950-51 and is connected to it by a brick arcade. The Westminster Church Social Hall was added in 1958 after a design by Johnson, Craven, and Gibson architects of Charlottesville. It is connected to Westminster Church by a covered walkway and generally harmonizes with the architecture of the church without calling attention to itself. This handsomely proportioned and detailed church is an important Rugby Road landmark and a contributing resource in the District.

Architectural And Historic Survey



Identification

STREET ADDRESS: 190 Rugby Road

MAP & PARCEL: 9-5

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-3

ORIGINAL OWNER: Westminster Presbyterian Church of

ORIGINAL USE: Church Ch'ville

PRESENT USE: Church

PRESENT OWNER: Westminster Presbyterian Church of

ADDRESS: 190 Rugby Road Ch'ville
Charlottesville, Virginia 22902

HISTORIC NAME: Westminster Presbyterian Church

DATE / PERIOD: 1939

STYLE: Colonial Revival

HEIGHT (to cornice) OR STORIES: 1 storey

DIMENSIONS AND LAND AREA: 122.3' x 370' (one acre)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1981

SOURCES: City Records

"A Brief History of Westminster Presbyterian Church"
The Daily Progress, special edition 4/13/1962

ARCHITECTURAL DESCRIPTION

This small cruciform Georgian Revival church is a replica of the Abingdon Parish Church at Gloucester Point, Virginia built in 1755. Both foundation and wall construction are of brick laid in Flemish bond with random glazed headers and a moulded brick water table. It has a steep gable roof covered with slate with four pedimented gables and a boxed cornice with modillions. The tall round-arched windows are double-sash, 16-over-16 light, with half-round transoms and fluted pilasters. Basement windows are 8-over-8 light. The frontispiece entrance is of rubbed brick. Brick pilasters support a segmental pediment of moulded brick above a round arch and double entrance doors, each with three raised panels. The interior has a simple entablature and a chair rail. Windows and doors have architrave trim. The ceiling is slightly arched. The original chancel was remodeled in 1967 to give it a more typically Presbyterian central pulpit. The addition of a small pipe organ in 1980 further altered the appearance of the chancel. A 3-flight open-well corner stair in the vestibule gives access to the balcony.

HISTORICAL DESCRIPTION

The Presbyterian Church of Charlottesville purchased this lot in 1926 from Dr. John Staige Davis for the purpose of building a church at the University (City DB 55-95). The Depression, however, caused these plans to be postponed for over a decade. Westminster Presbyterian Church was finally organized in January 1939, the lot was deeded to the new congregation (DB 98-407), and ground was broken for the church building on March 13, 1939. Marshall Wells designed the building, and Mrs. William H. White, Jr., gave the sanctuary as a memorial to her father. The first service in the new building was held on September 17, 1939, and the building was dedicated on November 17, 1939. A balcony was added in 1948. Rather than build an addition to the church building, separate buildings have been constructed and connected to it by colonnades: a Sunday School building (now the administration building) designed by Wells in 1950-51, and a new Sunday School building in 1958 and a fellowship hall in 1966, both designed by Johnson Craven & Gibson. The chancel was remodeled in 1967, under the direction of Milton Grigg, and further altered in 1980 by the addition of a pipe organ.



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 Email scala@charlottesville.org

RECEIVED
JUL 28 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Westminster Presbyterian Church Applicant Name Sanford Wilcox, Church Administrator
Project Name/Description Solar panels Parcel Number 090004000
Project Property Address 450 Rugby Road, Charlottesville, Virginia 22903

Applicant Information

Address: 450 Rugby Road, Charlottesville, VA 22903
Email: swilcox@westminsterva.org
Phone: (W) (434) 293-3133 (C) (434) 981-9125

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.
Sanford P. Wilcox 7/27/2016
Signature Date

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

SANFORD P. WILCOX 7/27/2016
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 _____

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

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

List All Attachments (see reverse side for submittal requirements):
ALTENERGY DRAWINGS C-1, A-1 THRU A-7

For Office Use Only
Received J. Barmore Approved/Disapproved by: _____
Fee paid: \$125.00 by: _____ Date: _____
Date 7/28/2016 Cash/Ck. # 2384 Conditions of approval: _____
Revised 2016 P16-0132 Received: _____

R. Charles Grant, Interim Pastor
Lynne Clements, Assoc. Pastor of Christian Education
Megan Sharp, Co-Director of Music Ministry, Choir
Jonathan Schakel, Co-Director of Music Ministry, Organ
Tracy Howe Wispelwey, Assoc. Pastor of University Ministry



RECEIVED

JUL 28 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Board of Architectural Review
City of Charlottesville
P.O. Box 911
Charlottesville, Virginia 22902

Re: Certificate of Appropriateness Application
Westminster Presbyterian Church Solar Panels

Dear Board members:

Westminster Presbyterian Church seeks to be a good environmental steward of God's creation as part of the church's overall mission and to set an example for its members and the Charlottesville community of operating by the principles it preaches.

In conjunction with that sense of mission, Westminster wishes to install an array of solar panels on the flat roof over its church kitchen to reduce the "carbon footprint" of the church by generating a portion of its electrical service needs through an onsite solar energy collector. These panels would be located completely out of sight as viewed from the west (Rugby Road) or from the south (Buckingham Branch Railroad and Chancellor Street) as the pitched roof of the adjacent church roof sections blocks the view.

While the view from Gordon Avenue (on the north) and from Seventeenth Street, N.W. (on the east) is not completely shielded, the setback from the street is several hundred feet in each direction. Furthermore, as the attached drawings show, the panels extend up from the roof by less than one foot and this visible portion does not change the profile of the roofline as the adjacent roof sections extend up higher than that beyond the panels.

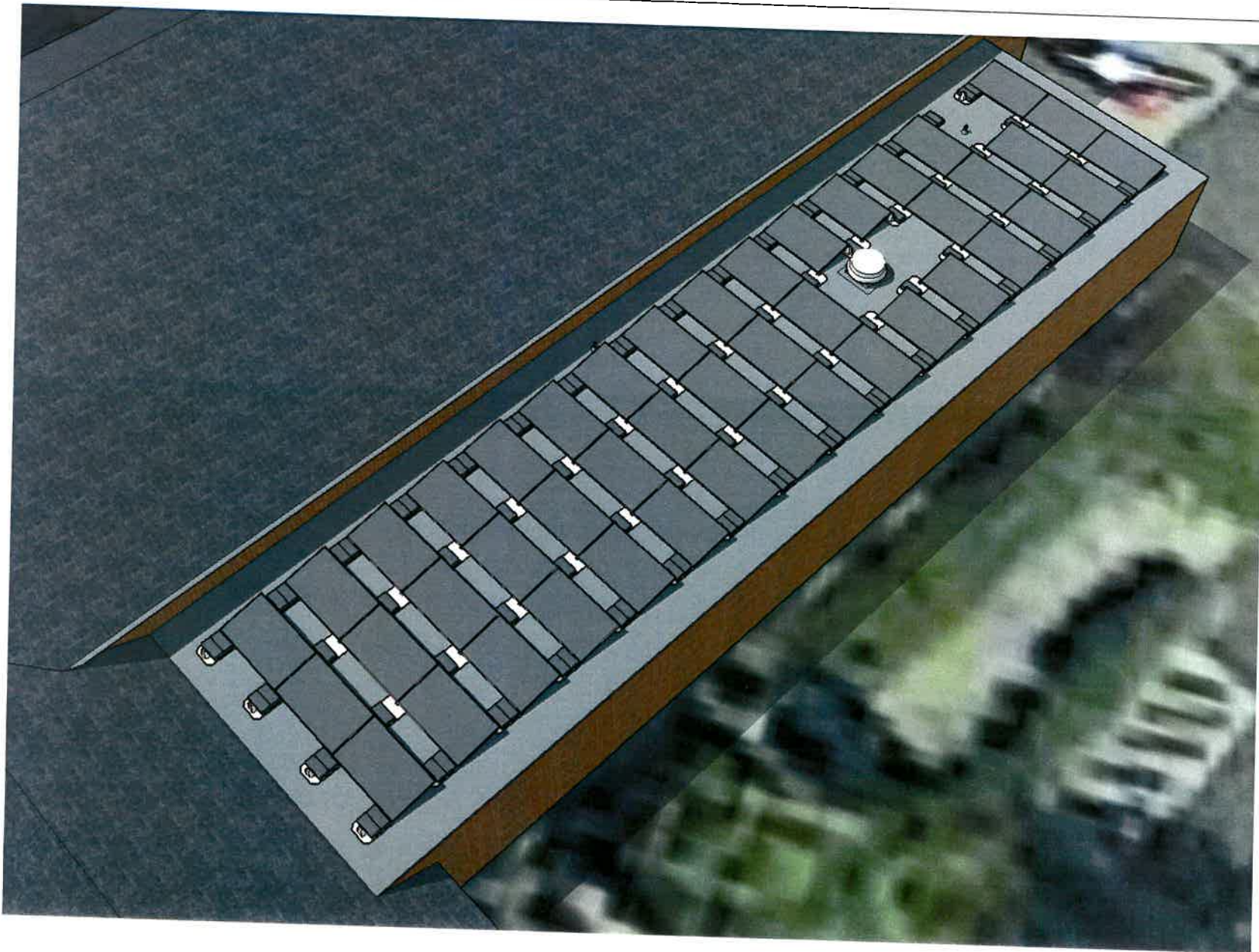
I hope that you see this as a reasonable architectural accommodation with environmental attributes that are valuable to our Charlottesville community and the world around us. I am available to answer questions you might have regarding this proposal.

Sincerely,

Sanford P. Wilcox
Church Administrator

400 Rugby Road
Charlottesville VA 22903
Telephone (434) 293-3133
FAX (434) 296-7208

info@westminsterva.org
www.westminsterva.org
www.facebook.com/WestminsteratRugby



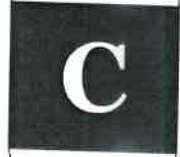
Altenergy Incorporated
1132 E. Market St. Bay 5
Charlottesville, VA 22903
434-293-3763



ISSUE
7/26/16

PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

DRAWN BY
CW
DESCRIPTION
12.285 kW
PV Array

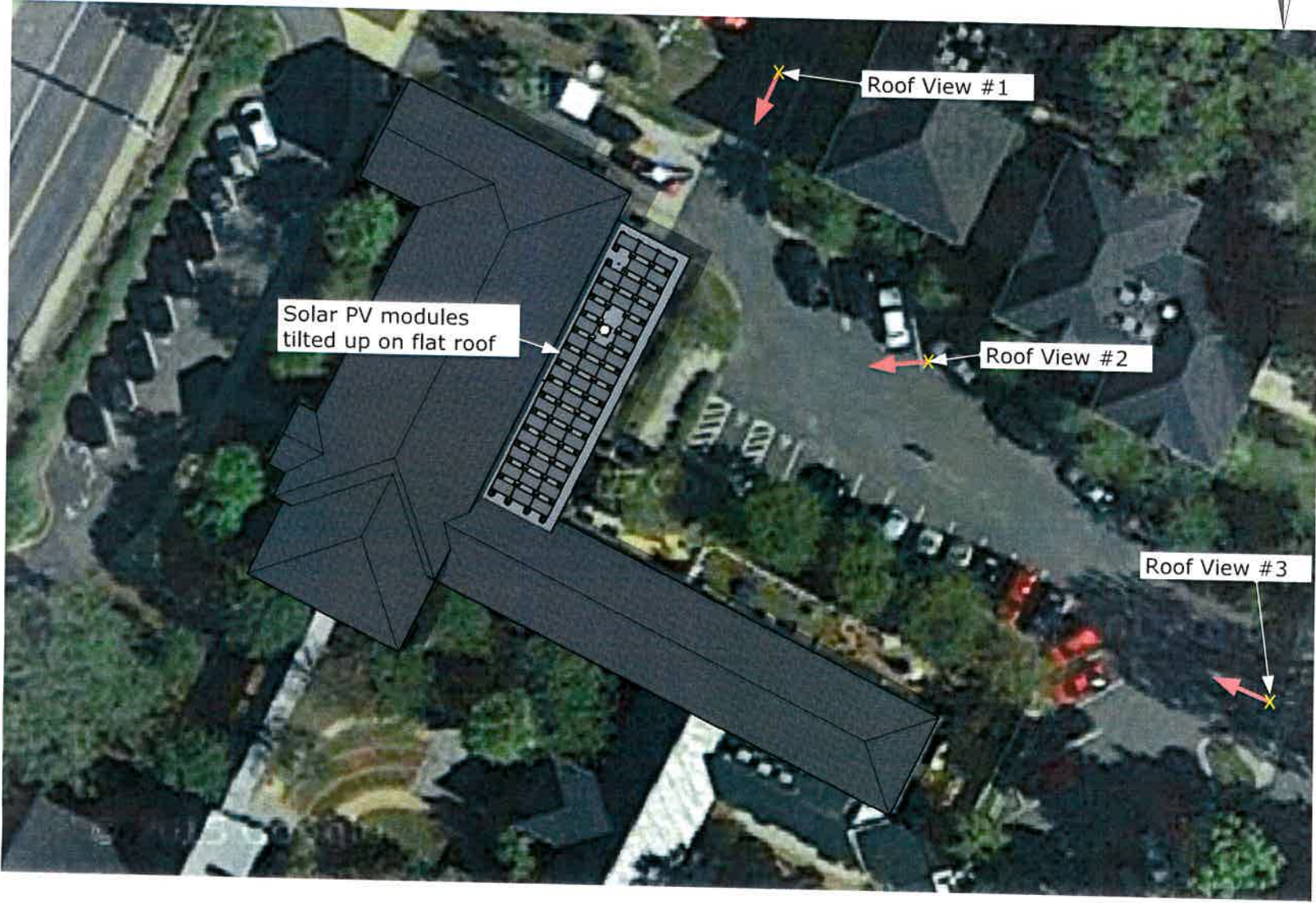


1

Westminster Church Representative Approval Signature: _____

Date: _____

Note: Array is tilted up off the roof at 10 degrees. Approximate max height of modules is 9.75"



Altenergy Incorporated
1132 E. Market St. Bay 5
Charlottesville, VA 22903
434-293-3763



ISSUE
7/26/16

SCALE
1" = 40'

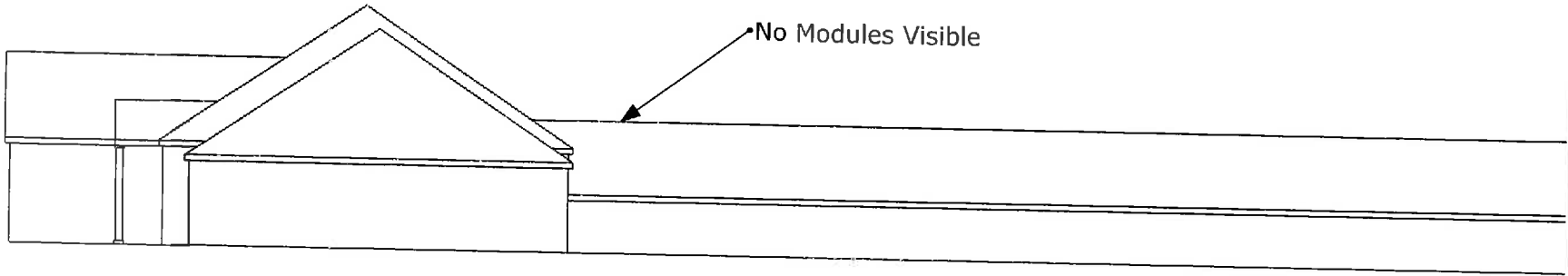
PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

DRAWN BY
CW
DESCRIPTION
Site Plan

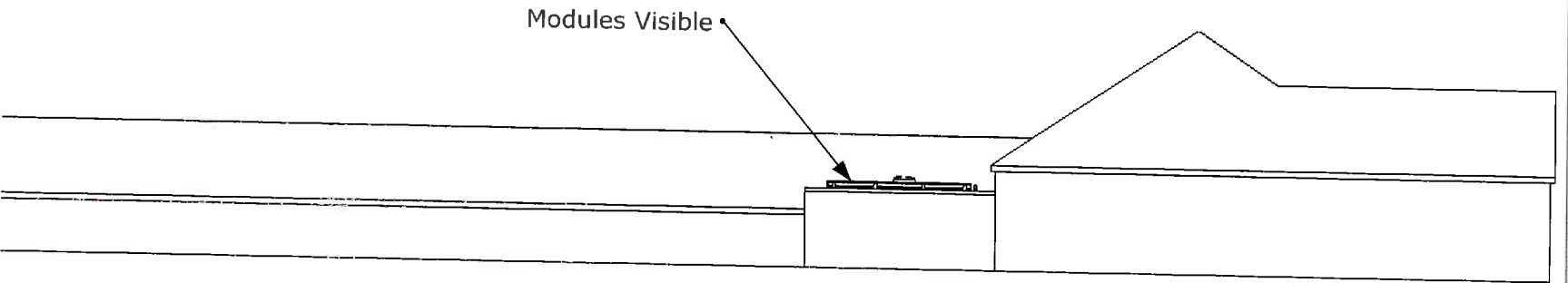
A

1

South Elevation



North Elevation



Altenergy Incorporated
1132 E. Market St. Bay 5
Charlottesville, VA 22903
434-293-3763



ISSUE
7/26/16

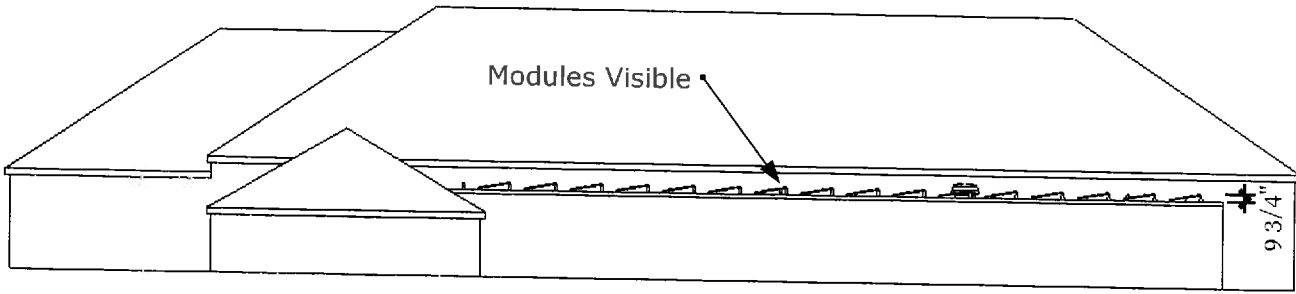
SCALE
1" = 20'

PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

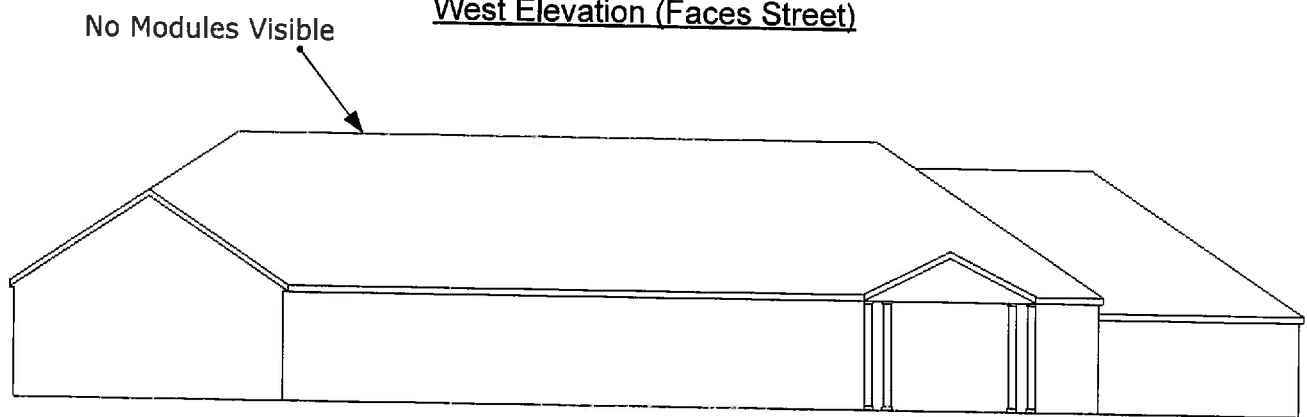
DRAWN BY
CW
DESCRIPTION
"South"
Elevation

A

East Elevation



West Elevation (Faces Street)



Altenergy Incorporated
1132 E. Market St. Bay 5
Charlottesville, VA 22903
434-293-3763

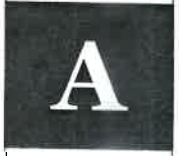


ISSUE
7/26/16

SCALE
1" = 20'

PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

DRAWN BY
CW
DESCRIPTION
East & West
Elevation



5' 6" Vantage Height



Altenergy Incorporated
1132 E. Market St., Bay 5
Charlottesville, VA 22903
434-293-3763



ISSUE
7/26/16

SCALE
NTS

PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

DRAWN BY
CW

DESCRIPTION
ROOF View # 1

A

5' 6" Vantage Height



Altenergy Incorporated
1132 E. Market St. Bay 5
Charlottesville, VA 22903
434-293-3763



ISSUE
7/26/16
SCALE
NTS

PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

DRAWN BY
CW
DESCRIPTION
Roof View #2

A

5

5' 6" Vantage Height



DRAWN BY
CW

DESCRIPTION
Roof View #3

PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

ISSUE
7/26/16

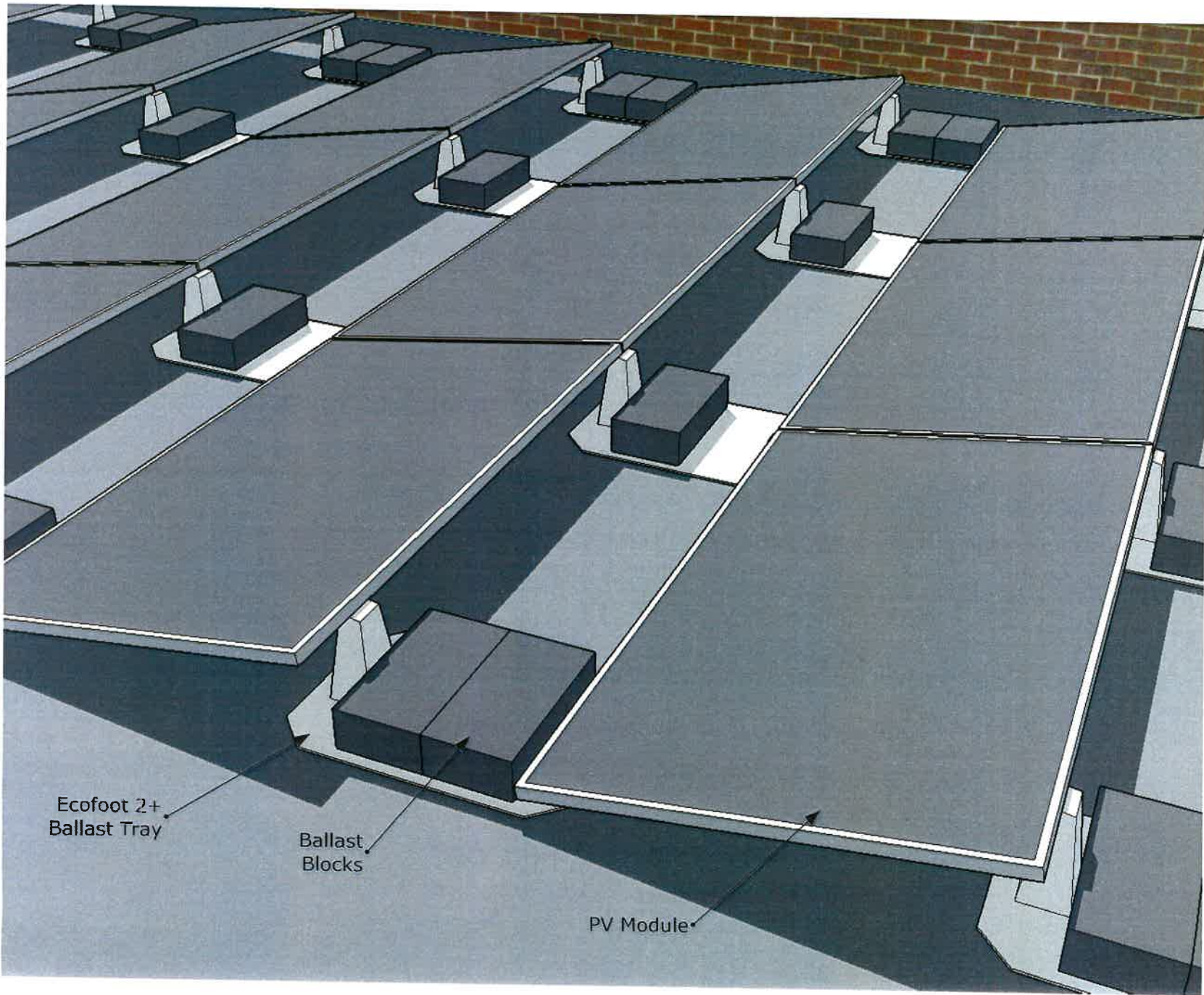
SCALE
NTS



Altenergy Incorporated
1132 E. Market St. Bay 5
Charlottesville, VA 22903
434-293-3763

A

6



Ecofoot 2+
Ballast Tray

Ballast
Blocks

PV Module

Altenergy Incorporated
 1132 E. Market St. Bay 5
 Charlottesville, VA 22903
 434-293-3763



ISSUE
7/26/16

SCALE
NTS

PROJECT NAME
Westminster
Church
Project Address
400 Rugby Rd
Charlottesville, VA
22903

DRAWN BY
CW
DESCRIPTION
Racking
Detail

