

From: Scala, Mary Joy
Sent: Thursday, February 25, 2016 2:55 PM
To: twerle832@gmail.com
Subject: BAR Action - February 17, 2016 - 502 Rugby Road

February 25, 2016

Terri Werle
502 Rugby Road
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application (deferred from January)
BAR 16-01-03
502 Rugby Road
Tax Parcel 050054000
Terri Werle, House Director, Applicant/Alpha Delta Pi Sorority, Owner
Block wall facing Rugby Rd. and Gordon Ave

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2016. The following action was taken:

**The BAR accepted (9-0) the applicant's request for deferral.
(Ms. Knott offered to meet with the applicant. The BAR preferred either brick or poured concrete for the wall material.)**

Please contact Laura Knott at LKnott@CHG-inc.com if you choose to meet with her. Let me know when you are ready to proceed.

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

Sincerely yours,

Mary Joy Scala
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
February 17, 2016**



Certificate of Appropriateness Application

BAR 16-01-03

502 Rugby Road

Tax Parcel 050054000

Terri Werle, House Director, Applicant/Alpha Delta Pi Sorority, Owner

Block wall facing Rugby Rd. and Gordon Ave.

Background

This 1915 property was designed by Eugene Bradbury, and is a contributing structure in the Rugby Road- University Circle-Venable Neighborhood ADC District.

January 19, 2016 - The BAR accepted the applicant's request for deferral (8-0).

The BAR suggested changing the material of the retaining wall to brick or concrete, or other alternatives, including stone, pointing to other materials used for walls in the area. The BAR asked for details of where the walkway and the retaining wall meet (such as a pier or other permanent feature at the end). Also, they suggested a change in the landscape plan, specifically with the types of shrubs utilized. They recommended a fine-leaved, compact, hedge-type shrub.

Application

The applicant is requesting to add a low retaining wall and a new hedge along both the Rugby Road and Gordon Avenue frontages.

The block wall is proposed to be 90 feet in length along Rugby Road, with a height of 15-27". Along Gordon Avenue, it would be 60 feet in length. The length and height has not changed since the last meeting in January. Two types are being considered. The first is Anchor Diamond Highland, with 12" wide block in three random sizes, and 13" wide cap. The second option is StoneCraft Industries LedgeStone - color Bucktown.

They will plant a Wintergreen boxwood at the beginning of the new wall and on the opposite side of the brick walkway to frame the entrance to their walk path up to the front porch and house. The applicant notes that, at the beginning of the wall the height is only one block high, so a column is not necessary.

The proposed hedge to be located behind both walls is to be determined.

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) 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 (see Sec. 34-288(6)).*

Pertinent Design Guidelines for Site Design and Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1. Encourage the maintenance and planting of large trees on private property along the street fronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design cues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) *Fence structures should face the inside of the fenced property.*
- 14) *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

Discussion and Recommendations

A wall in these locations of the appropriate material would create a neat edge. The BAR made suggestions for acceptable wall materials in January; the BAR should determine if either of the materials now being proposed is appropriate.

The applicant will bring a stone sample and the hedge species to the meeting.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed retaining wall and hedge satisfy the BAR's criteria and guidelines 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 (or with the following modifications...).

502 Rugby Road

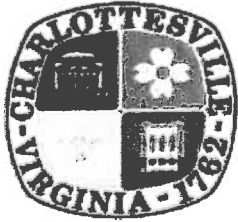


STREET ADDRESS:	502 Rugby Road
MAP & PARCEL:	5-54
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Fraternity House
PRESENT USE:	Fraternity House
PRESENT OWNER:	Zeta Xi Chapter of Alpha Delta Pi House
ADDRESS:	c/o Jeanne Loveland 11588 Greenwich Point Reston, Va. 20194
DATE/ PERIOD:	1915
STYLE:	Colonial Revival
HEIGHT IN STORIES:	2.5 stories
DIMENSIONS AND LAND AREA:	4,250 sq ft/0.332 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, Colonial Revival-style brick building was constructed ca. 1915 and designed by local architect Eugene Bradbury. The Delta Chapter of Alpha Tau Omega

purchased this lot in 1902 and built the fraternity house in 1915. Unlike most early Colonial Revival-style houses in the area, which followed Virginia precedents, this house is closer to Maryland and Delaware prototypes. It has fine detailing including: English-bond brickwork; a steeply pitched truncated gable with a simple balustrade; a modillion and dentil cornice; floor length windows; elaborate dormers on the front with round-headed arches; interior-end chimney stacks joined by a parapet; and an entrance flanked by a pair of Tuscan columns supporting a pediment. A rear addition was added between 1957 and 1969. This handsome and finely detailed building is a contributing resource in the District.



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 3:30 p.m.

Owner Name Alpha Delta Pi Sorority Applicant Name TERRI WERLE
Zeta Xi Chapter HOUSE DIRECTOR
Project Name/Description _____ Parcel Number 050054000
Property Address 502 Rugby Rd, Charlottesville, VA 22903

Applicant Information

Address: 502 Rugby Rd
Charlottesville, VA 22903
Email: twerle832@gmail.com
Phone: (W) _____ (H) 757-810-3519
FAX: _____

Property Owner Information (if not applicant)

Address: same
Email: _____
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.)

Signature _____ Date _____

Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

Terri Werle 12-28-15
Signature _____ Date _____
TERRI WERLE 12-28-15
Print Name _____ Date _____

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

Block wall 1-3 blocks high at sidewalk area on Rugby and Gordon

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

Email of drawings to be sent via email

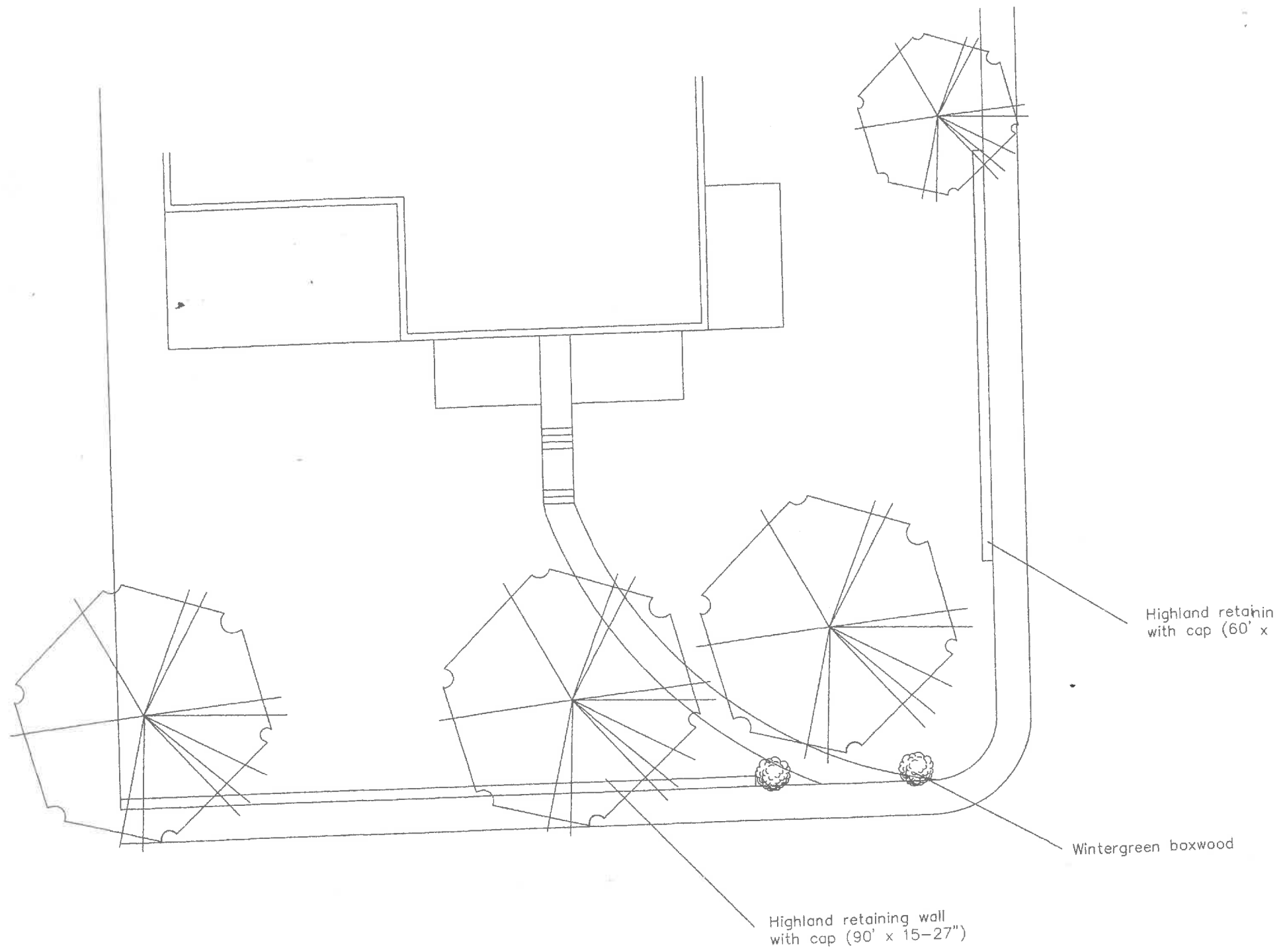
For Office Use Only

Received by: O. Edwards
Fee paid: 125⁰⁰ Cash/Ck. # 1607
Date Received: 12/28/15

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



Highland Stone
FREE-STANDING WALL

THREE & SIX INCH - 6 PIECES (SMALL, MEDIUM & LARGE)
ROUGH HEWN ON TWO SIDES (shown with XL™ Cap, Super Stone™)

COLOR: BULL RUN

ANCHOR

EAGLE BAY
Hardscape Products



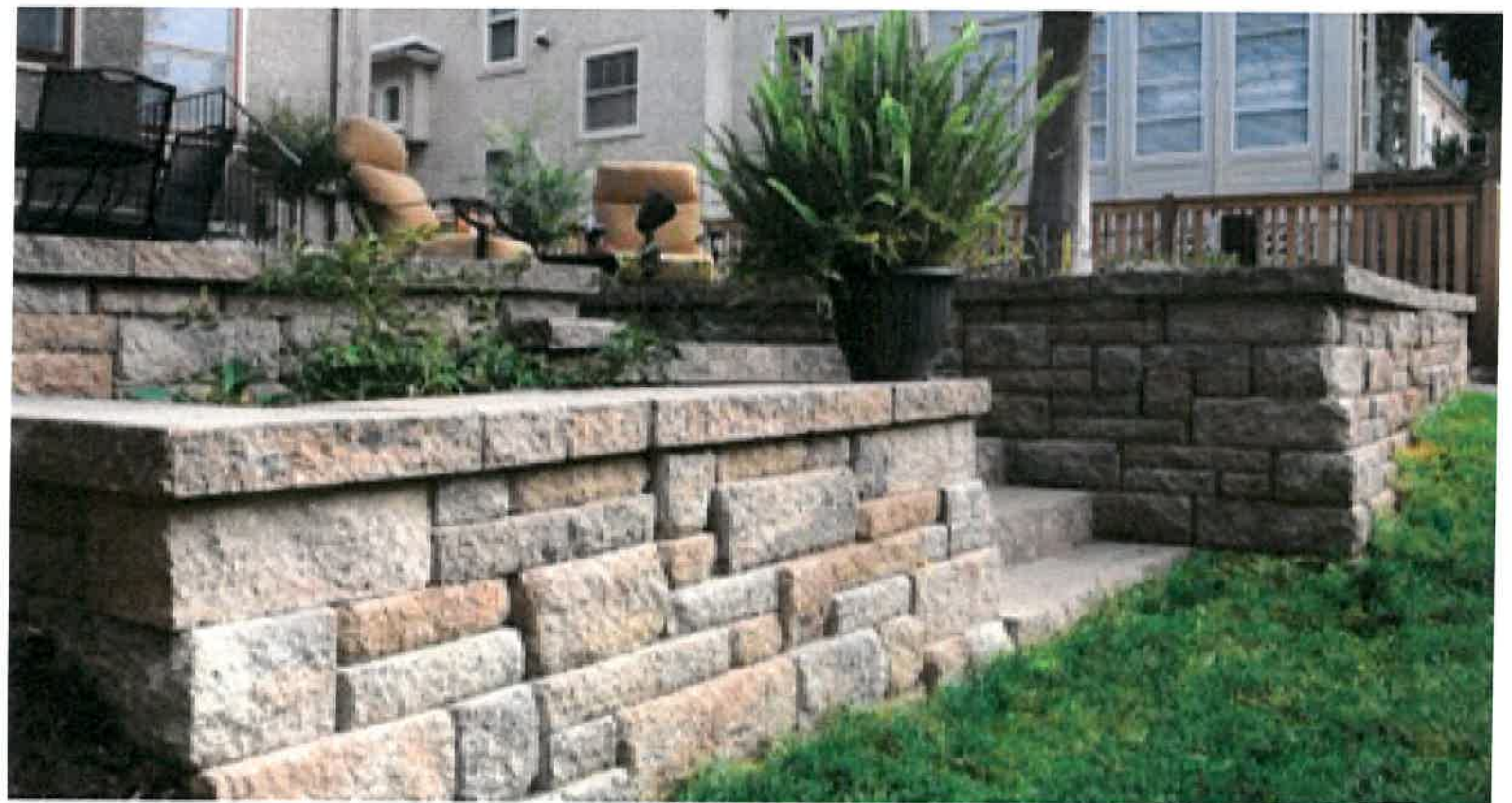
Stone

SIX INCH - 3 PIECES (SMALL, MEDIUM & LARGE)
ROUGH HEWN ON ONE SIDE (shown with XL™ Cap, Super Stone™)

COLOR: JEFFERSON

ANCHOR

EAGLE BAY
Hardscape Products







STONECRAFT
INDUSTRIES



Texture

www.stonecraft.co

PLEASE NOTE: Sample only.



Smoke Wainscot Sill
SPECIAL ORDER





From: Scala, Mary Joy
Sent: Thursday, January 21, 2016 10:39 AM
To: twerle832@gmail.com
Subject: BAR action Jan 19, 2016 - 502 Rugby Road

January 21, 2016

Terri Werle
502 Rugby Road
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application

BAR 16-01-03
502 Rugby Road
Tax Parcel 050054000
Terri Werle, House Director, Applicant/Alpha Delta Pi Sorority, Owner
Block wall facing Rugby Rd. and Gordon Ave.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 19, 2016. The following action was taken:

Miller moved to find that the BAR accepts the applicant's request for deferral. Knott seconded. Motion passes (8-0).

The BAR suggested changing the material of the retaining wall to brick or concrete. Please submit details of where the walkway and the retaining wall meet (such as a pier or other permanent feature at the end). Also, they suggested a change in the landscape plan, specifically with the types of shrubs utilized. They recommended a fine-leaved, compact, hedge-type shrub.

You may contact any BAR member if you want to discuss your proposal. If you choose to resubmit for the Wednesday February 17, 2016 BAR meeting, please let me know by Monday, February 1, so we have time to send notices. Please resubmit 10 sets of information no later than Monday February 8.

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
January 19, 2015**



Certificate of Appropriateness Application

BAR 16-01-03

502 Rugby Road

Tax Parcel 050054000

Terri Werle, House Director, Applicant/Alpha Delta Pi Sorority, Owner

Block wall facing Rugby Rd. and Gordon Ave.

Background

This 1915 property was designed by Eugene Bradbury, and is a contributing structure in the Rugby Road- University Circle-Venable Neighborhood ADC District.

Application

The applicant is requesting to add a low retaining wall and a new hedge along both the Rugby Road and Gordon Avenue frontages.

The Anchor diamond wall is proposed to be 90 feet in length along Rugby Road, with a height of 1-2.5 feet. Along Gordon Avenue, it would be 60 feet in length, with a height of 1-2 feet.

The proposed hedge to be located behind both walls is Otto Luyken English laurel, a dwarf evergreen shrub that grows 3 feet tall and 6 feet wide.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

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- (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*
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- (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;*
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Pertinent Design Guidelines for Site Design and Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

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- 8) Traditional concrete block walls may be appropriate.*
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*

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- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
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- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

Discussion and Recommendations

A wall in these locations would create a neat edge. Other low walls along this stretch of Rugby are brick, concrete, or painted, stacked wood. Staff has requested an end detail and a sample of the proposed material.

Hedges are common, and the proposed low hedge is appropriate.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed retaining wall and hedge satisfy the BAR's criteria and guidelines 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 (or with the following modifications...).



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 3:30 p.m.

Owner Name Alpha Delta Pi Sorority Applicant Name TERRI WERLE
Zeta Xi Chapter HOUSE DIRECTOR
Project Name/Description _____ Parcel Number 050054000
Property Address 502 Rugby Rd, Charlottesville, VA 22903

Applicant Information

Address: 502 Rugby Rd
Charlottesville, VA 22903
Email: twerle832@gmail.com
Phone: (W) _____ (H) 757-810-3519
FAX: _____

Property Owner Information (if not applicant)

Address: same
Email: _____
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.)

Signature _____ Date _____

Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

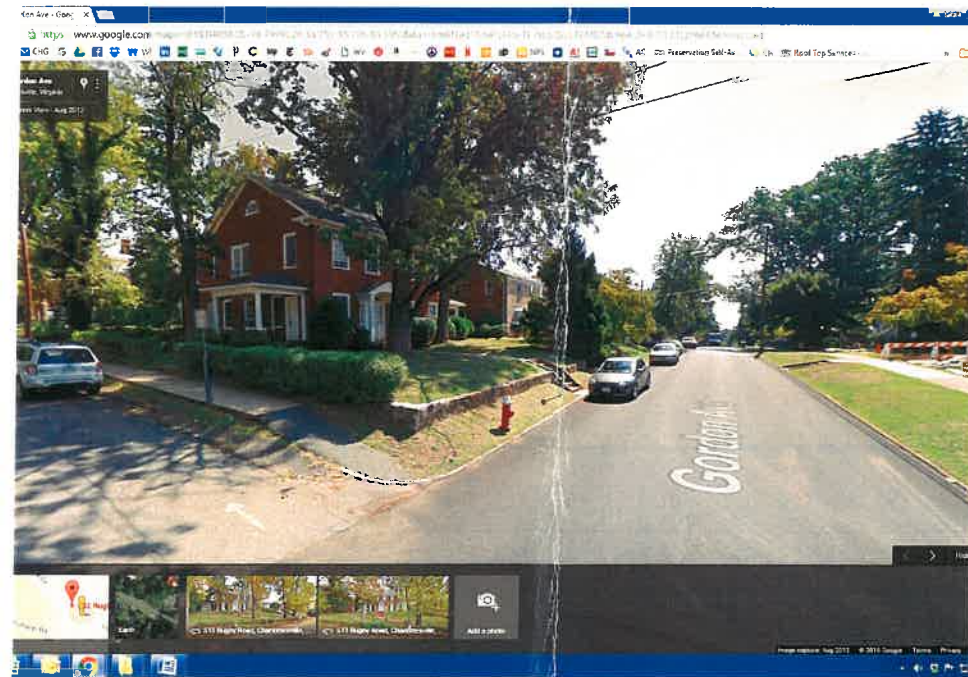
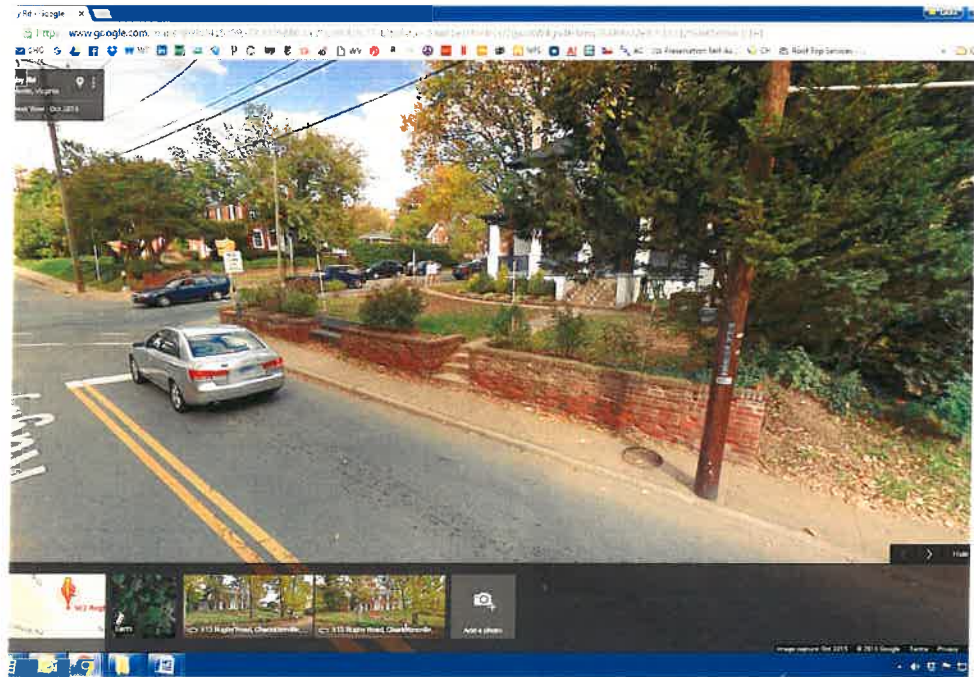
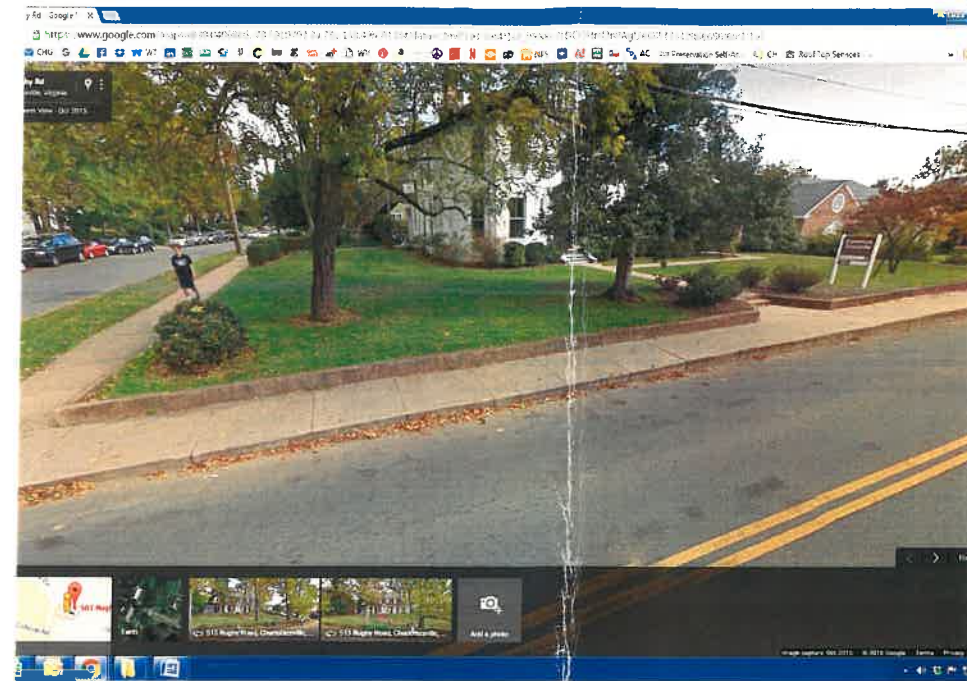
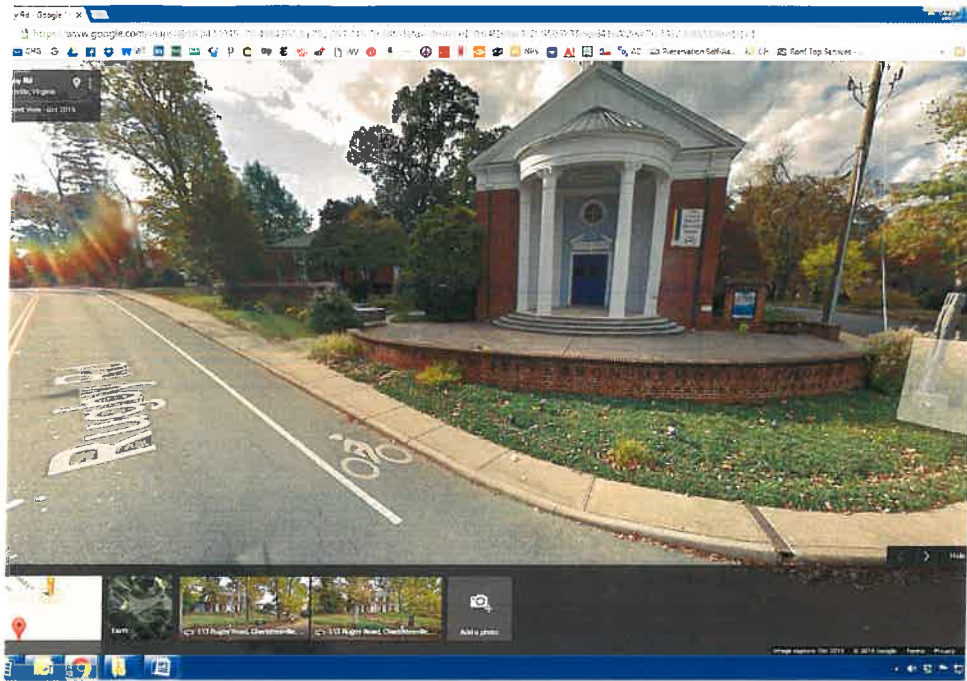
TERRI WERLE 12-28-15
Signature Date

TERRI WERLE 12-28-15
Print Name Date

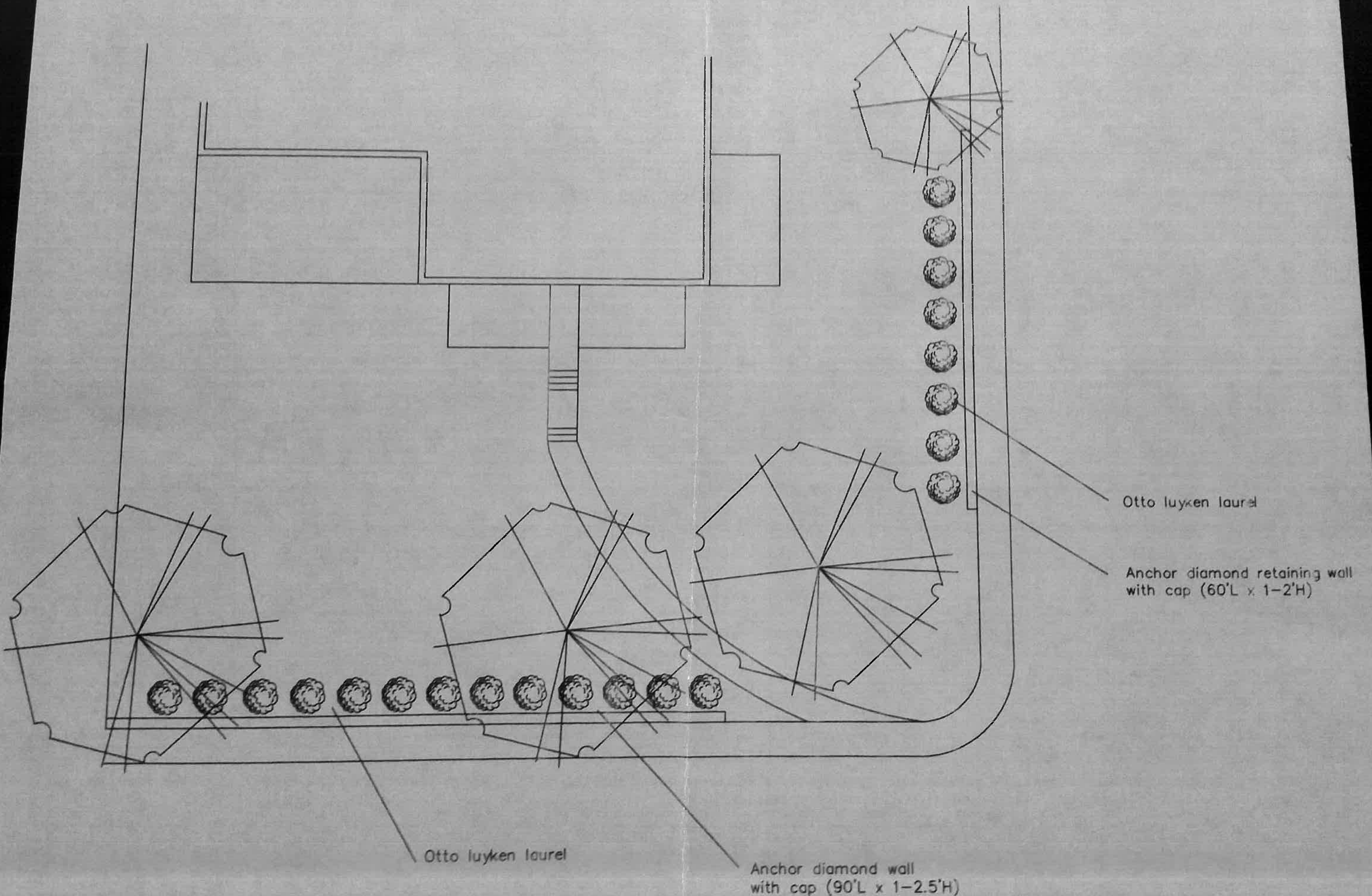
Description of Proposed Work (attach separate narrative if necessary):
BLOCK WALL 1-3 BLOCKS HIGH AT SIDEWALK AREA ON RUGBY AND GORDON

List All Attachments (see reverse side for submittal requirements):
EMAIL OF DRAWINGS TO BE SENT VIA EMAIL

For Office Use Only
Received by: D. Eubank
Fee paid: 125.00 Cash/Ck. # 1407
Date Received: 12/28/15
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



examples of walls in area



Otto luyken laurel

Anchor diamond retaining wall with cap (60'L x 1-2'H)

Otto luyken laurel

Anchor diamond wall with cap (90'L x 1-2.5'H)