

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, June 21, 2018 3:54 PM
To: 'dtimmerman@brw-architects.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - June 19, 2018 - 513 Rugby Road

June 21, 2018

Certificate of Appropriateness Application

BAR 18-06-06
513 Rugby Road
Tax Parcel 050053000
Pi Kappa Alpha, Owner/ West Range Castle Dango, LLC, Applicant/ BRW Architects
Enclosure of porches, replacement of windows, repainting of trim, repointing of brick

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, and New Construction and Additions, I move to find that the proposed renovations and porch enclosures satisfy 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, with the following stipulations:

- **For replaced windows, keep and repair the window frames and casings [exterior trim] in place.**
- **The rear [basement level] doors being replaced with windows, the opening shall be retained with panels infilling the space below the windows.**
- **The front and rear light fixtures will be submitted to staff and circulated to BAR for approval.**
- **The rear windows [center of elevation at 1st and 2nd floors] at the interior stairs will remain as double-hung windows. [If replaced, the new will match the existing.]**
- **Recommend at the porch enclosures the investigation of other window configurations—decision being left to applicant's discretion.**
- **Recommendation to repair existing windows [wherever possible], rather than replacing.**
- **For windows that must be replaced, they must be replaced in-kind.**
- **Front door should be repaired, and if not, should be replaced in-kind.**

Balut seconded. Approved (6-1, with Miller opposed).

This certificate of appropriateness shall expire in 18 months (December 19, 2019), 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. 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 wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 19, 2018**



Certificate of Appropriateness Application

BAR 18-06-06

513 Rugby Road

Tax Parcel 050053000

Owner: Pi Kappa Alpha/ West Range Castle Dango, LLC

Applicant: BRW Architects

Enclosure of porches, replacement of windows, exterior rehabilitation, maintenance and repair

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. (Historic survey attached)

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.

February 19, 2013 - Approved as submitted (7-0-1 with Hogg recused).



Application

Submitted by applicant:

- BRW Architects submittal dated May 29 2018: Cover, narrative, context, existing elevation photographs (2 pages), elevations (4 pages), and plan.
- Waterstreet Studio: Site development Plan dated 5/29/2018.

In addition to the exterior maintenance and repair noted on the submitted drawings, new work to include:

- Replacement of all existing windows identified as "being in poor condition."
- New wall-mounted light fixtures at the front (east) and rear (west) entries.
- Enclosure of the first floor porches located on the north and south elevations. New exterior wall to be set back from porch columns and railing. Wall to have double-hung windows over paneled knee walls. (Detail/wall section was requested.)
- Replacement of the rear (west) entry door.
- Replacement of front (east) entry door, IF it cannot be repaired.
- Replacement of the Mechanical Room door and frame. (West Elevation)

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.*

Pertinent Guidelines for Rehabilitations

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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

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.*

E. CORNICE

The cornice occurs at the junction between the roof and the wall and is sometimes decorated with brackets and moldings. On commercial buildings, it may be a decorated classical projection or a flat decorative band within the wall material.

- 1) *Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.*
- 2) *Repair rather than replace the cornice.*
- 3) *Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.*
- 4) *Match materials, decorative details, and profiles of the existing original cornice design when making repairs.*
- 5) *Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.*
- 6) *If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.*
- 7) *Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.*

F. FOUNDATION

The foundation forms the base of a building. On many buildings it is indistinguishable from the walls of the building. While, on others, it is a different material or texture or is raised well above ground level.

- 1) *Retain any decorative vents that are original to the building.*
- 2) *Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.*
- 3) *When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.*

- 4) *Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.*

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.*

H. MASONRY

Masonry includes brick, stone, terra cotta, concrete, stucco, and mortar. Masonry is used on cornices, pediments, lintels, sills, and decorative features, as well as for wall surfaces. Color, texture, mortar joint type, and patterns of the masonry help define the overall character of a building. Brick is used for the construction of building walls, retaining walls, fencing, and chimneys.

- 1) *Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.*
- 2) *When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.*
- 3) *When repointing masonry, duplicate mortar strength, composition, color, and texture.*
 - a) *Do not repoint with mortar that is stronger than the original mortar and the brick itself.*
 - b) *Do not repoint with a synthetic caulking compound.*
- 4) *Repoint to match original joints and retain the original joint width.*
- 5) *Do not paint unpainted masonry.*

Maintenance Tips

- 1) *Use knowledgeable contractors and check their references and methods.*
- 2) *Monitor the effects of weather on the condition of mortar and the masonry units and ensure that improper water drainage is not causing deterioration.*
 - a) *Prevent water from gathering at the base of a wall by ensuring that the ground slopes away from the wall or by installing drain tiles.*
 - b) *Prevent rising damp by applying a damp-proof course just above the ground level with slate or other impervious material. This work may require the advice of a historical architect.*
 - c) *Do not apply waterproof, water repellent or non-historic coatings in an effort to stop moisture problems; they often trap moisture inside the masonry and cause more problems in freeze/thaw cycles.*
 - d) *Repair leaking roofs, gutters, and downspouts; secure loose flashing.*

- e) *Repair cracks which may indicate structural settling or deterioration and also may allow moisture penetration.*
- f) *Caulk the joints between masonry and window frame to prevent water penetration.*
- 3) *Clean masonry only when necessary to halt deterioration or to remove heavy soiling.*
- 4) *Clean unpainted masonry with the gentlest means possible.*
 - a) *The best method is low-pressure water wash with detergents and natural bristly brushes.*
 - b) *Do not use abrasive cleaning methods, such as sandblasting or excessively high-pressure water washes. These methods remove the hard outer shell of a brick and can cause rapid deterioration. Sandblasted masonry buildings cannot receive federal or state tax credits.*
 - c) *Use chemical cleaners cautiously. Do not clean with chemical methods that damage masonry and do not leave chemical cleaners on the masonry longer than recommended.*
 - d) *Avoid freezing conditions when using water or water-based chemicals.*
- 5) *Damage caused by improper cleaning may include chipped or pitted brick, washed-out mortar, rounded edges of brick, or a residue or film.*
- 6) *Building owners applying for federal or state rehabilitation tax credits must conduct test patches before cleaning masonry.*
- 7) *Disintegrating mortar, cracks in mortar joints, loose bricks or damaged plaster work may signal the need for repair of masonry.*
- 8) *Repair damaged masonry features by patching, piecing in or consolidating to match original instead of replacing an entire masonry feature, if possible.*
- 9) *Repair stucco by removing loose material and patching with a new material that is similar in composition, color, and texture.*
- 10) *Patch stone in small areas with a cementitious material which, like mortar, should be weaker than the masonry being repaired. This type of work should be done by skilled craftsmen.*
- 11) *Use epoxies for the repair of broken stone or carved detail. Application of such materials should be undertaken by skilled craftsmen. Contact the Virginia Department of Historic Resources for technical assistance.*
- 12) *If masonry needs repaints, use an appropriate masonry paint system recommended by a paint manufacturer.*
- 13) *Use water-repellent coatings that breathe only as a last resort after water penetration has not been arrested by repointing and correcting drainage problems.*

I. WOOD

The flexibility of wood has made it the most common building material throughout much of America's building history. Because it can be shaped easily by sawing, planing, carving, and gouging, wood is used for a broad range of decorative elements, such as cornices, brackets, shutters, columns, storefronts, and trim on windows and doors. In addition, wood is used in major elements such as framing, siding, and shingles.

- 1) *Repair rotted or missing sections rather than replace the entire element.*
 - a) *Use epoxies to patch, piece, or consolidate parts.*
 - b) *Match existing materials and details.*
- 2) *Replace wood elements only when they are rotted beyond repair.*
 - a) *Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.*
 - b) *Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.*
 - c) *Complement the existing details, size, scale, and material.*
- 3) *Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.*

Pertinent Standards of Additions

I. WINDOWS & 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.*

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

- 1) *Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.*

M. MATERIALS & TEXTURES

- 1) *The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
- 2) *In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*

- 3) *In commercial/office areas, brick is generally the most appropriate material for new structures. “Thin set” brick is not permitted. Stone is more commonly used for site walls than buildings.*
- 4) *Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
- 5) *Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
- 6) *Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
- 7) *Concrete or metal panels may be appropriate.*
- 8) *Metal storefronts in clear or bronze are appropriate.*
- 9) *The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
- 10) *The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
- 11) *All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

O. DETAILS & DECORATION

The details and decoration of Charlottesville’s historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville’s more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to “paste on” historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

- 1) *Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.*
- 2) *The mass of larger buildings may be reduced using articulated design details.*
- 3) *Pedestrian scale may be reinforced with details.*

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 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.*

Discussion and recommendation

Ordinary maintenance and repair of exterior elements or features is exempt from requiring a COA, therefore for work specifically stated as such in the submitted drawings, no BAR action is required. However, in the context of the entirety of this project, the BAR is encouraged to ask questions and/or comments related to that maintenance and repair work.

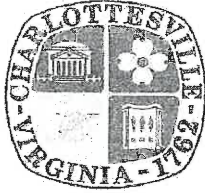
Regarding the proposed new work:

- Replacement of windows in poor condition.
 - Applicant must provide survey of existing windows, per guidelines.
 - Applicant must provide information/cut sheets for replacement windows.
- New wall-mounted light fixtures at the front (east) and rear (west) entries.
 - Applicant must provide cut sheet.
- Enclosure of the first floor porches located on the north and south elevations.
 - Staff requested from applicant a wall section or elevation showing the wall's construction.
 - Applicant must provide cut sheets for proposed new windows.
- Replacement of the rear (west) entry door.
 - Applicant must provide cut sheet.
- Replacement of front (east) entry door, IF it cannot be repaired.
 - If replaced, applicant must provide cut sheet for new.
- Replacement of the Mechanical Room door and frame. (West Elevation)
 - Applicant must provide cut sheet.

If there is a change to the exterior paint palette, applicant must coordinate approval from staff.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, and New Construction and Additions, I move to find that the proposed renovations and porch enclose satisfy 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...).



**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

RECEIVED
MAY 29 2018

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	<u>West Range Castle Dango, LLC</u>	Applicant Name	<u>David Timmerman - BRW Architects</u>
Project Name/Description	<u>Dike - 513 Ruffin Rd</u>	Parcel Number	<u>050053000</u>
Project Property Address	<u>513 Ruffin Rd (Legal: Lot 33, Parcel D University Pk)</u>		

Applicant Information

Address: BRW Architects
112 4th St. NE Charlottesville VA
Email: dtimmerman@brw-architects.com
Phone: (W) 434-971-7160 (C) 434-292-4199

Signature of Applicant

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

[Signature] 5/29/18
Signature Date

David Timmerman 5/29/18
Print Name Date

Property Owner Information (if not applicant)

Address: West Range Castle Dango, LLC
8347 West Range Cove, Memphis, TN 38125
Email: dcorah@pikes.org
Phone: (W) 901-333-2785 (C) 901-830-7453

Property Owner Permission (if not applicant)

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

[Signature] 5-29-18
Signature Date

Secretary - Treasurer
Daniel Corah
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? _____

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

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

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>D. Barnore</u>	Date: _____
Fee paid: <u>\$125⁰⁰</u> Cash/Chk. # <u>10132</u>	Conditions of approval: _____
Date Received: <u>5/29/2018</u>	_____
Revised 2016 <u>P18-0107</u>	



Pi Kappa Alpha
513 Rugby Road

BAR
Rugby Road Historic District
5/29/18



History of 513 Rugby Road

This large, 2-1/2 story (3-1/2 at the rear) Georgian Revival dwelling was built around 1913-1915 for the local chapter of Pi Kappa Alpha national fraternity. Features include a gable roof with three pediment front dormers; 2 large interior-end brick chimneys; a symmetrical 5-bay front; brick belt course; bold wooden modillion cornice; front entry shelter with Roman Doric columns and pilasters.

According to historic photographs of the building, the two 1-story, 2-bay porches at either end of the building are not part of the original structure but were added sometime in the late 1930's or early 1940's.

The interior of the first floor is divided into two main Chapter Rooms which retain much of the historic fabric but have sustained considerable damage including severe damage to the fireplace and mantle, plaster damage, and deteriorated wood trim (see photos for full overview). Each element will be addressed on a case-by-case basis as to whether it will require replacement, repair, or replication. The original staircase also remains, but is in fair to poor condition with missing railings and evidence of inadequate repairs. The scope of rehabilitation is limited to this stair and the two historic front rooms.

Description of Proposed Work

The 513 Rugby is primarily an interior renovation: changing the current layout into a series of 2-4 bedroom apartments while preserving the historical artifacts (fireplace mantels, significant interior window trim) and replacing the 'beyond repair' interior trim with new to match. This new renovation will be in line with the recent trends in fraternal organizations of breaking down the house into smaller units vs. the older model of 1 large communal house.

The majority of exterior work deals with the repair and renovation of the existing shell; which would include the re-pointing of existing masonry, repair and repainting of existing trim and the repair of the south chimney. All of the unsightly window air conditioning units will be removed. All windows, currently in poor condition, will be replaced with new windows that will match the existing frame and muntin proportions to exacting standards. The fire -escape structure behind the house is to remain.

Other than the revovation of the existing elements, the main change to the exterior is the proposal to enclose the 2 existing side porches and re-use them as the kitchens for the new down stairs apartments. Our plan is to keep and protect the historic building elements by building the new wall within the house's original columns; the idea being that this work could always be removed in the future should there be a desire for full restoration of the house. The new walls will be mostly comprised of windows (above the railings and between the columns) so as to maintain the idea of the original function of these 2 spaces.

Site Work (Waterstreet Studios)

Located at 513 Rugby Road, most of the proposed work will take place on or within the building's envelope. Selective demolition will occur through the removal of the existing decking to the north of the residence, as well as in the rear where lawn will be used as a replacement material. A new landing and stair set will be constructed to the new rear entrance with a sidewalk connecting the base of the stair to the existing parking lot.

General Design Guidelines

Sustainability

Renovation of the existing house and its detailing will not only preserve an important part of the existing fabric by addressing much needed exterior repairs. This project will also provide for improved new higher efficient HVAC and improved, safer electrical systems. New windows will enhance energy efficiency.

Maintain elements and features original to the building

Apart from enclosing the porch and window replacement, the exterior work will renovate a shell that is still comprised of all historic elements. Existing roof to remain. Existing brick walls are to be repointed with careful attention paid to appropriate mortar type and color. Exterior trim to be restored and repainted. Cross reference with historic photos will provide accurate direction in maintaining proper detailing.

Remove inappropriate materials

Exterior AC window units will be removed. All painted signage on bricks to be removed. Wires strung across front of house will be removed.

Restore as many of the original elements as possible

All decorative trim and columns will be repaired as needed and restored to their original state. The existing southern chimney will require some structural work but the intent is to bring it back to a stable condition without changing its appearance.

Design new elements that respect the character, material and design of the building, yet are distinguishable from the original

This guideline is our lead for how we plan to address the porches: essentially keeping the new wall additions separate from the existing porch columns and railing. While the new windows will have the same detailing as the rest of the house, it will be clear that the porches have been infilled to create interior space. At the same time we seek a sensitive addition that respects the style and tradition of the rest of the house.

Avoid using incompatible materials

The walls and trim of the new porch enclosure wall are to be painted wood - no vinyl or aluminum or to be used.

Windows

All windows, currently in poor condition, will be replaced with new windows that will match the existing frame and muntin proportions to exacting standards. All windows will be replaced with new double pane insulated windows that will match the existing frame and muntin proportions to exacting standards.

Entrances

As the photos illustrate, the original entry is largely intact. We do not plan to strip any of the historic detailing from this composition but instead repair and repaint.

Porches

We are aware that the City Guidelines go against infilling porches however in this case, given the porches are not original, we feel enclosing the space will function to better help preserve the building overall.

Foundation and Roof - to remain as is with only repairs as existing conditions require.

Project Narrative

513 RUGBY ROAD





O'Neil Hall



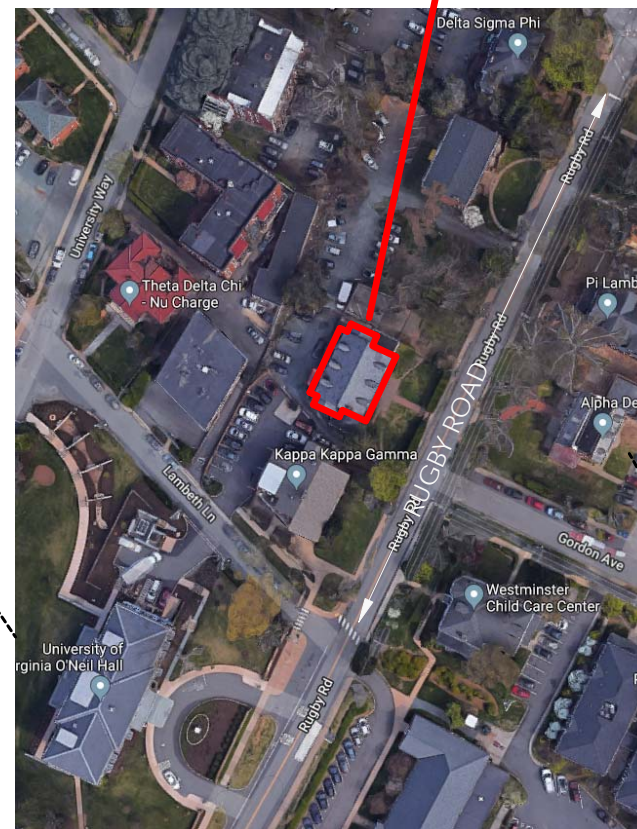
kappa kappa gamma



PIKE - 513 Rugby Road



ZBT



Pi Kappa Phi



Pi Kappa Phi



Alpha Delta Pi



Site in Context

513 RUGBY ROAD



Existing Exterior

513 RUGBY ROAD



Existing conditions - Details

513 RUGBY ROAD

INSPECT AND REPAIR EXISTING WOOD TRIM.
BRUSH OR SAND EXISTING PAINTED SURFACE
AND REPAINT AS NECESSARY

INSPECT AND REPAIR EXISTING
FLASHING AS NEEDED

INSPECT AND REPAIR EXISTING
COPPER BUILT IN GUTTER

INSPECT AND REPAIR DAMAGED
CORNICE - FINISH TO MATCH EXISTING

INSPECT AND REPAIR WOOD SHUTTERS -TYPICAL

REPAIR AND REFINISH (PAINT) EXISTING
ENTABLATURES. INSPECT, TREAT AND REPAIR/REPLACE
EXISTING FLASHING AND ROOFING AT PORTICO

INSPECT AND REPAIR EXISTING
CORNICE. SCRAPE AND REPAINT

NEW DOUBLE HUNG CLAD WOOD
WINDOW. REPEAT IN ALL OPENINGS.

REPAIR COLUMNS AS REQUIRED.
SCRAPE AND REPAINT

NEW WOOD PANELING BEHIND
EXISTING RAILING.

PATCH AND REPAIR CONCRETE
AND WASH AS REQUIRED

RECONSTRUCT EXISTING
AREAWAYS. TYPICAL

INSPECT, REPAIR, AND REPOINT EXISTING BRICK.
MATCH MORTAR COLOR TO EXISTING MORTAR.
TYPICAL THROUGHOUT ALL EXTERIOR BRICK

INSPECT AND REPAIR AS
REQUIRED EXISTING SLATE ROOF

THIRD FLOOR
21' - 6"

SECOND FLOOR
11' - 0"

NEW DOUBLE HUNG CLAD WOOD
WINDOW. REPEAT IN ALL OPENINGS.

FIRST FLOOR
0' - 6"
Grade at Entry
-1' - 11"

REMOVE ALL PAINTED
GRAFFITI ON WALLS

NEW LIGHT FIXTURES

REPAIR OR REPLACE AS REQUIRED
EXISTING CONCRETE STEPS AND
PORCH BASE

REPAIR EXISTING FRONT DOOR

REPAIR EXISTING COLUMNS
(TYP)

1 BAR EAST ELEVATION
BAR 3 1/8" = 1'-0"

Elevations

513 RUGBY ROAD

INSPECT AND REPAIR EXISTING FLASHING AS NEEDED

INSPECT AND REPAIR EXISTING WOOD TRIM. BRUSH OR SAND EXISTING PAINTED SURFACE AND REPAINT AS NECESSARY

EXISTING WOOD SIDING TO REMAIN

INSPECT AND REPAIR EXISTING COPPER BUILT IN GUTTER

INSPECT AND REPAIR DAMAGED CORNICE - FINISH TO MATCH EXISTING

NEW DOUBLE HUNG CLAD WOOD WINDOW. REPEAT IN ALL OPENINGS.

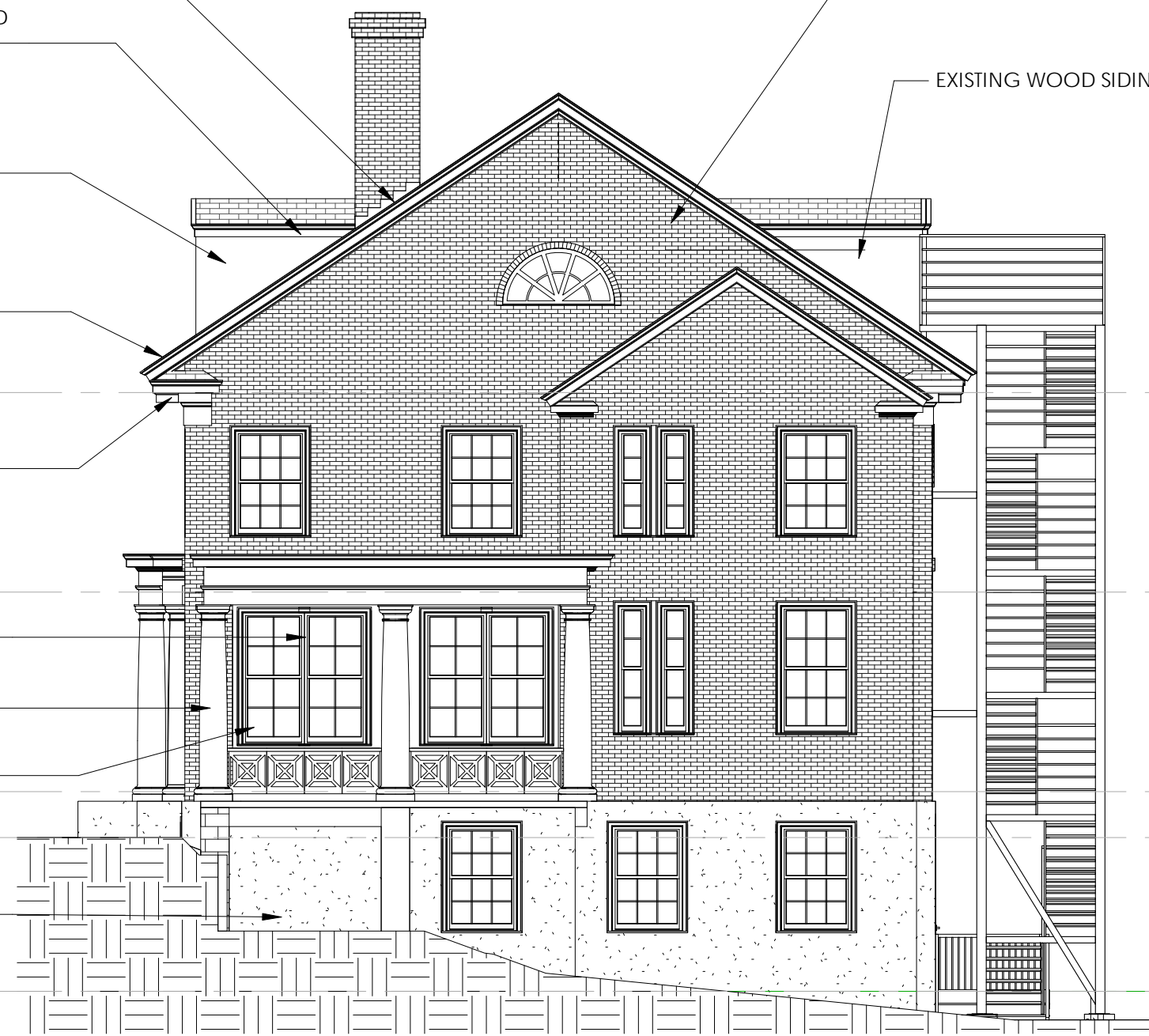
REPAIR COLUMNS AS REQUIRED. SCRAPE AND REPAINT

NEW WOOD PANELING BEHIND EXISTING RAILING.

PATCH AND REPAIR CONCRETE AND WASH AS REQUIRED

INSPECT, REPAIR, AND REPOINT EXISTING BRICK. MATCH MORTAR COLOR TO EXISTING MORTAR. TYPICAL THROUGHOUT ALL EXTERIOR BRICK

EXISTING WOOD SIDING TO REMAIN



THIRD FLOOR
21' - 6"

SECOND FLOOR
11' - 0"

FIRST FLOOR
0' - 6"
Grade at Entry
-1' - 11"

BASEMENT
-10' - 0"

1 BAR NORTH ELEVATION
BAR 4 1/8" = 1'-0"

Building Elevations

513 RUGBY ROAD

INSPECT AND REPAIR EXISTING WOOD TRIM. BRUSH OR SAND EXISTING PAINTED SURFACE AND REPAINT AS NECESSARY

INSPECT AND REPAIR EXISTING FLASHING AS NEEDED

INSPECT AND REPAIR EXISTING COPPER BUILT IN GUTTER

INSPECT AND REPAIR DAMAGED CORNICE - FINISH TO MATCH EXISTING

INSPECT, REPAIR, AND REPOINT EXISTING BRICK. MATCH MORTAR COLOR TO EXISTING MORTAR. TYPICAL THROUGHOUT ALL EXTERIOR BRICK

INSPECT AND REPAIR EXISTING CORNICE. SCRAPE AND REPAINT

NEW DOUBLE HUNG CLAD WOOD WINDOW. REPEAT IN ALL OPENINGS.

REPAIR COLUMNS AS REQUIRED. SCRAPE AND REPAINT

NEW WOOD PANELING BEHIND EXISTING RAILING.

PATCH AND REPAIR CONCRETE AND WASH AS REQUIRED

REPLACE REAR DOOR

INSPECT AND REPAIR AS REQUIRED EXISTING SLATE ROOF

THIRD FLOOR
21' - 6"

EXISTING FIRE ESCAPE TO REMAIN

SECOND FLOOR
11' - 0"

NEW DOUBLE HUNG CLAD WOOD WINDOW. REPEAT IN ALL OPENINGS.

FIRST FLOOR
0' - 6"

REPLACE MECHANICAL ROOM DOORS AND FRAME

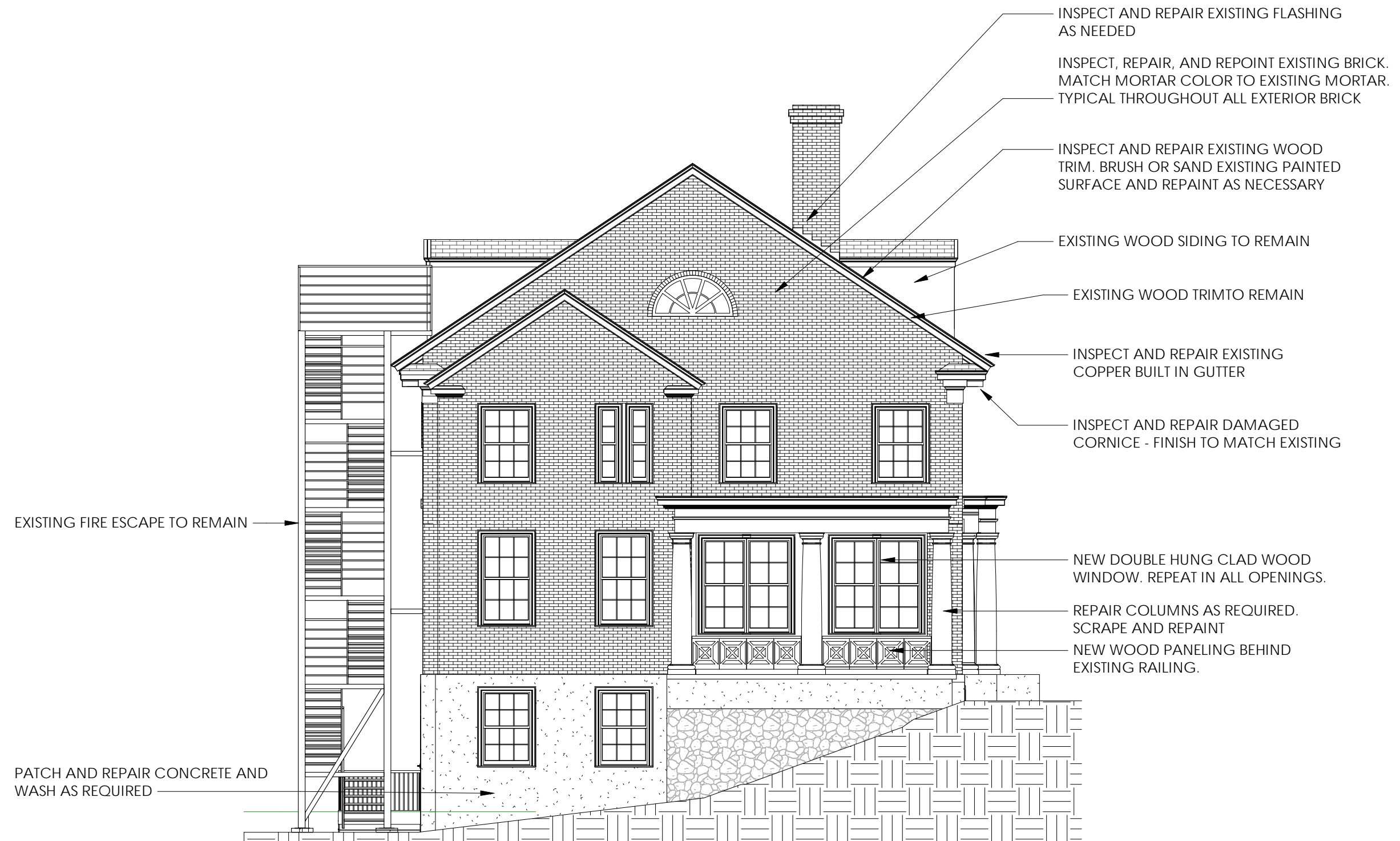
BASEMENT
-10' - 0"

NEW LIGHTS

1 BAR WEST ELEVATION
BAR 5 1/8" = 1'-0"

Building Elevation

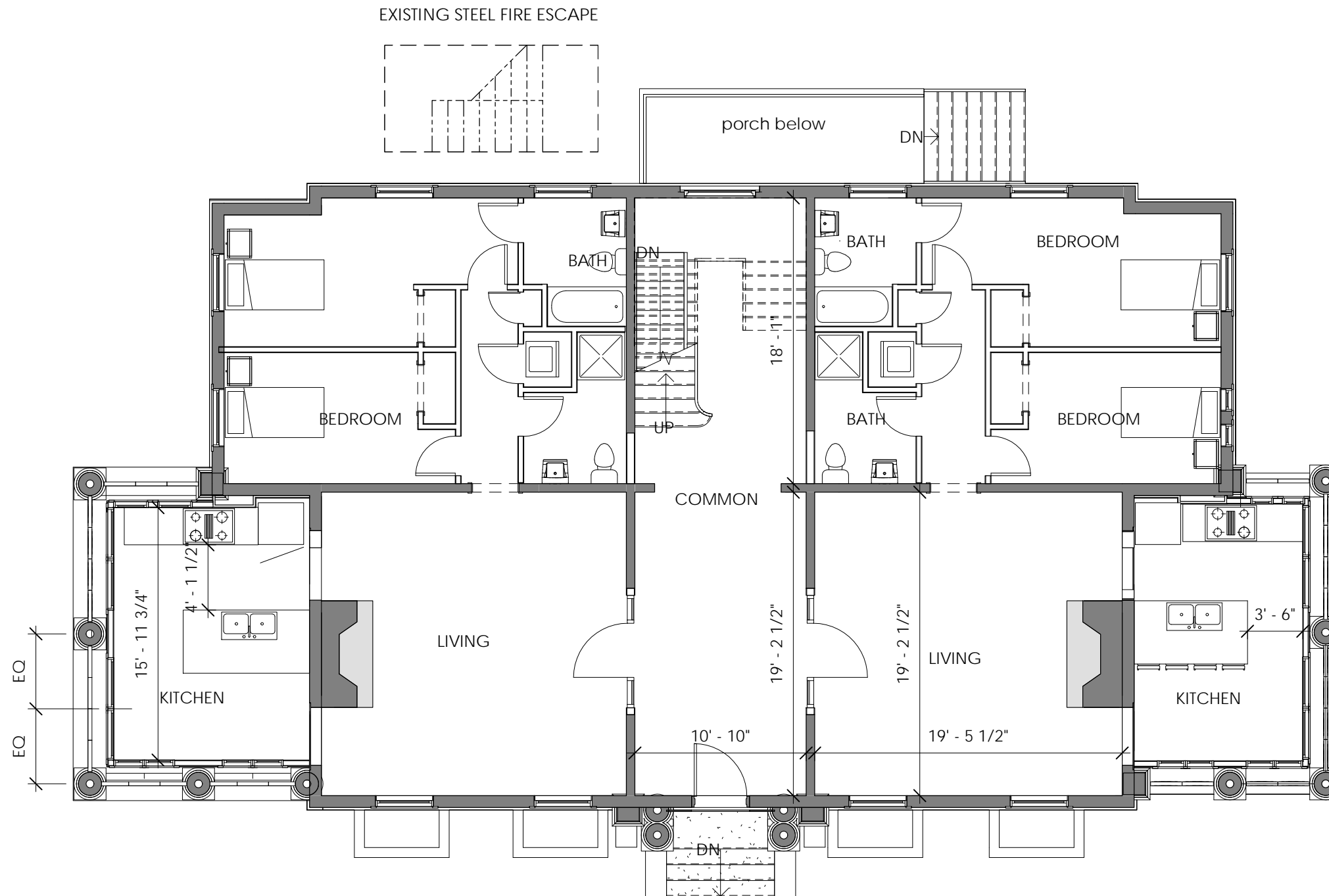
513 RUGBY ROAD



1 BAR SOUTH ELEVATION
 BAR 6 1/8" = 1'-0"

Building Elevation

513 RUGBY ROAD



1 Main Floor Plan
 BAR 7 1/8" = 1'-0"

Floor Plan

513 RUGBY ROAD

LEGEND

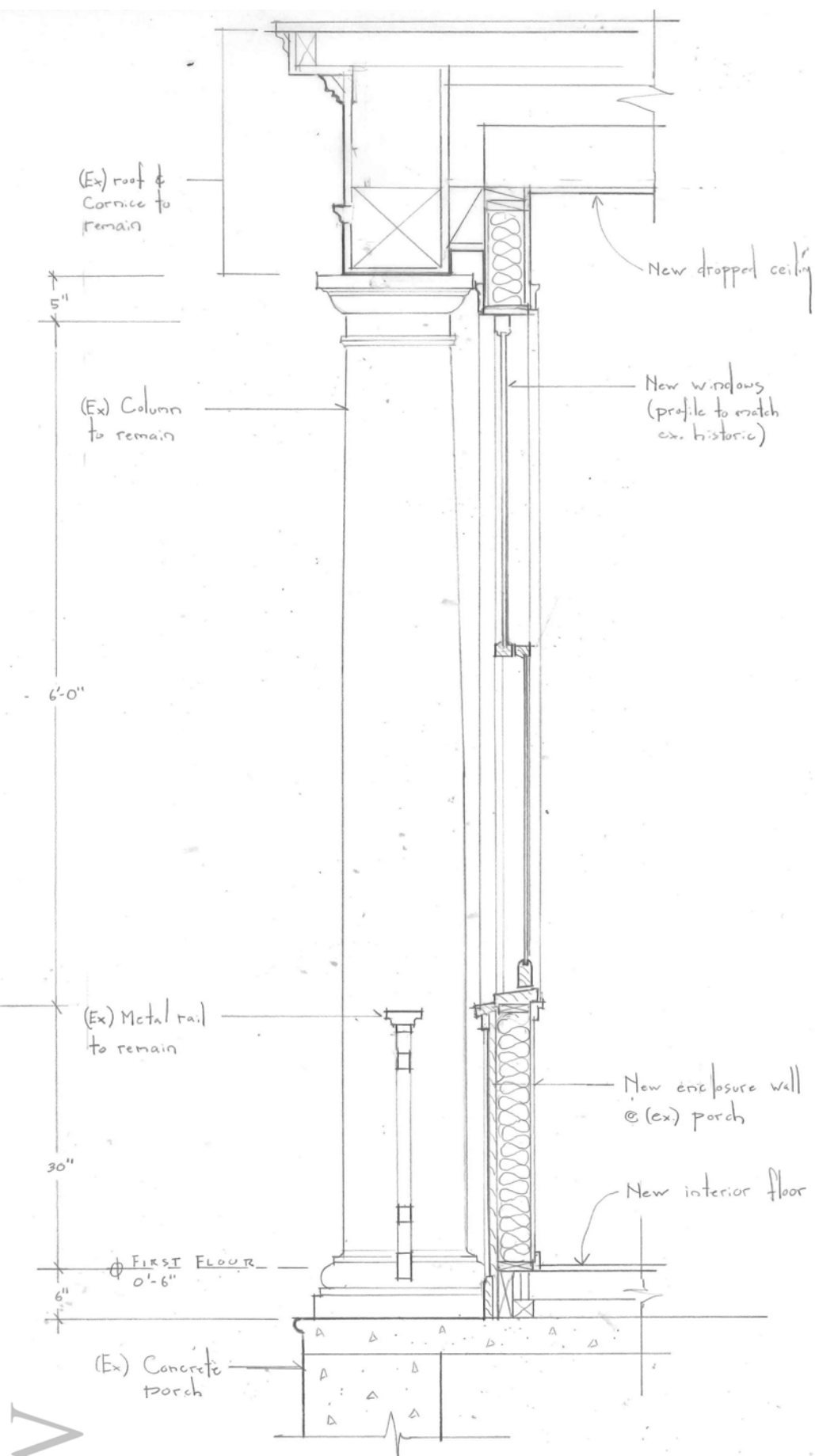
- ① EXISTING EVERGREEN HEDGE/WALL TO REMAIN
- ② EXISTING SIDEWALK TO REMAIN
- ③ EXISTING LAWN TO REMAIN
- ④ EXISTING DECK TO BE REMOVED
- ⑤ EXISTING PARKING LOT TO REMAIN
- ⑥ EXISTING FIRE STAIR TO REMAIN
- ⑦ PROPOSED LANDING & STAIR
- ⑧ PROPOSED WALKWAY
- ⑨ PROPOSED LAWN



SITE DEVELOPMENT

SITE RENOVATIONS
513 RUGBY ROAD
BOARD OF ARCHITECTURAL REVIEW
29 | MAY | 2018



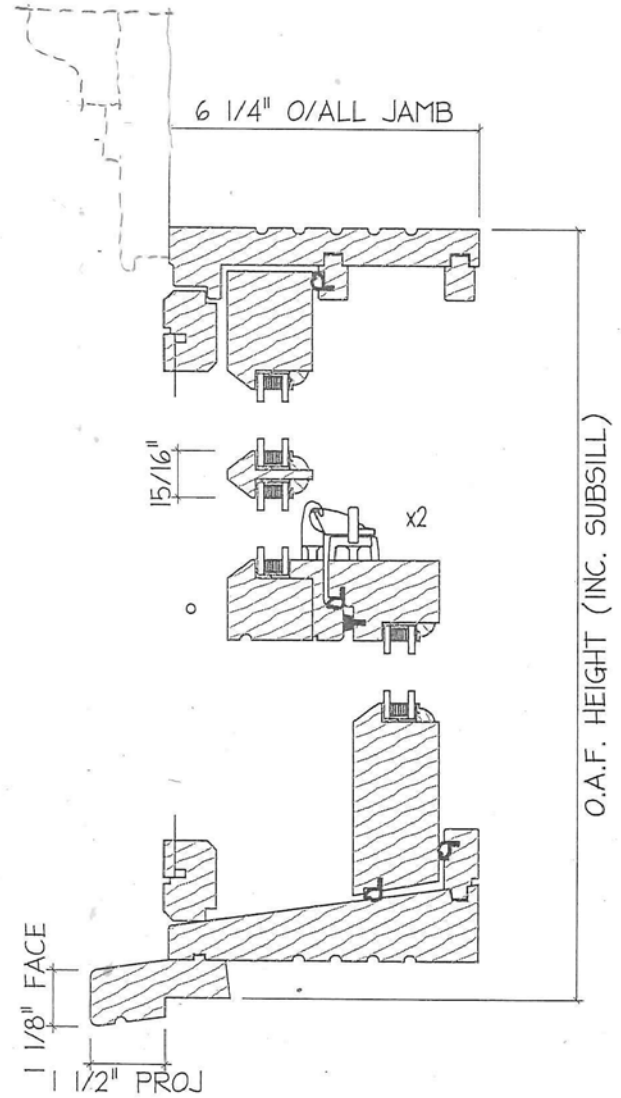


Wall Section @ north porch
3/4" = 1'-0"

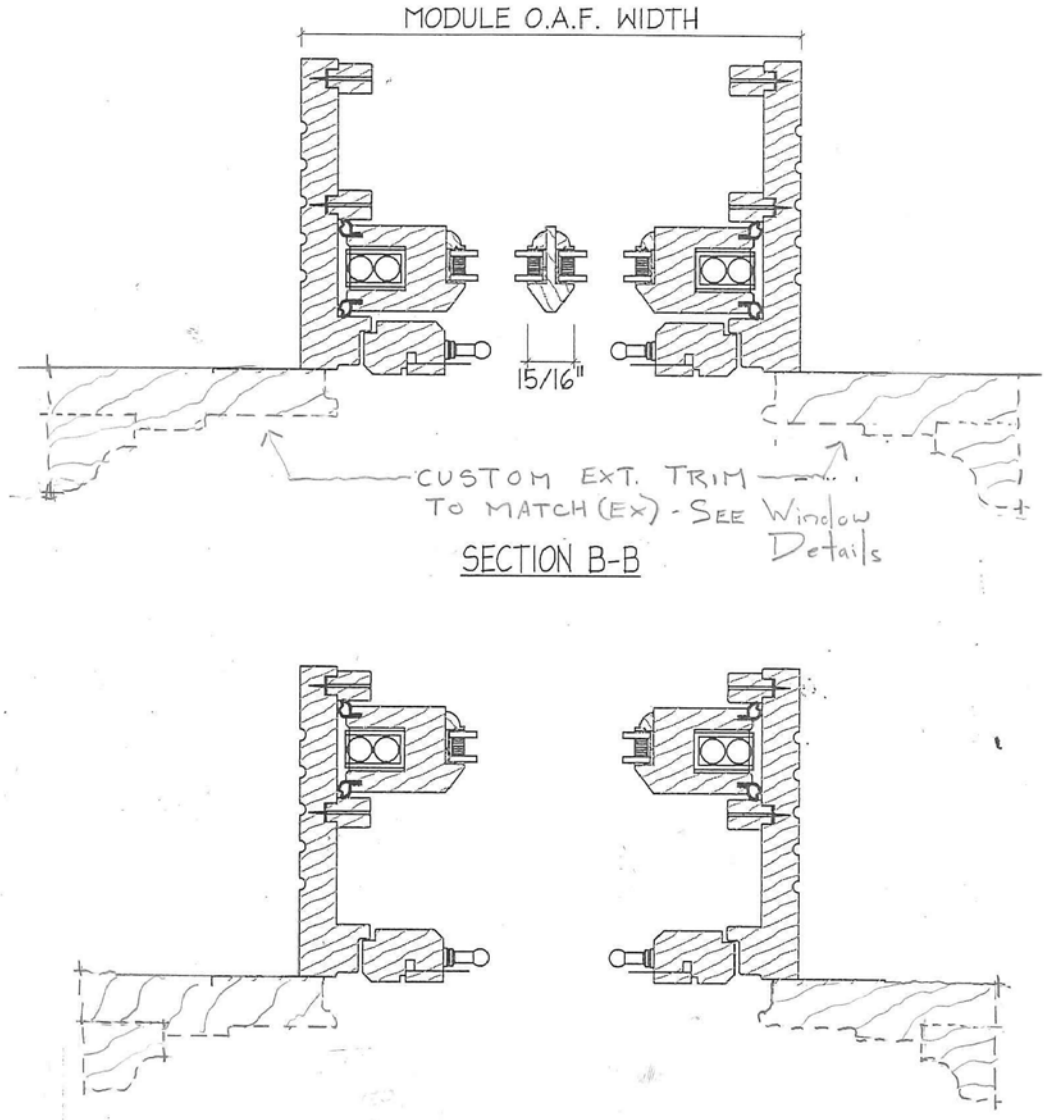


Enlarged Front Elevation @ north porch (typ)
3/4" = 1'-0"

S-001



SECTION I-I



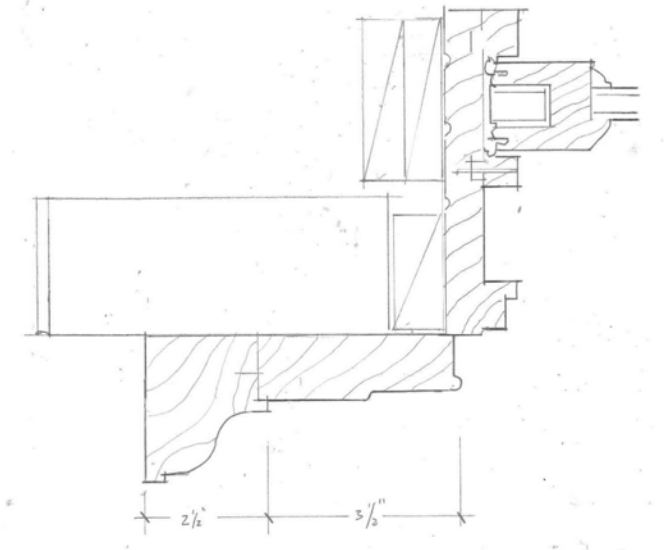
SECTION A-A

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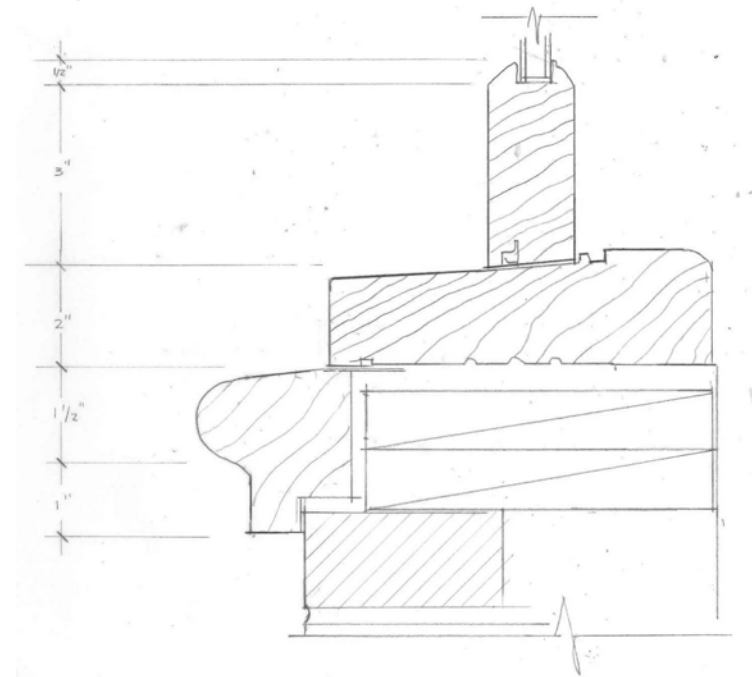
APPROVED FOR MANUFACTURE
X

THIS SECTION IS VALID FOR UNITS: #001 REV C.

	REF. # : J005675 (SECTION 001)		
	PROJECT :		
	CUSTOMER : DYNAMIC WINDOWS & DOORS	DATE : JUN 18, 2018	SCALE : 1/4" = 1"
	LINE : 1	SALESMAN : JIM OLENDER	3"



Existing Jamb
3" = 1'-0"

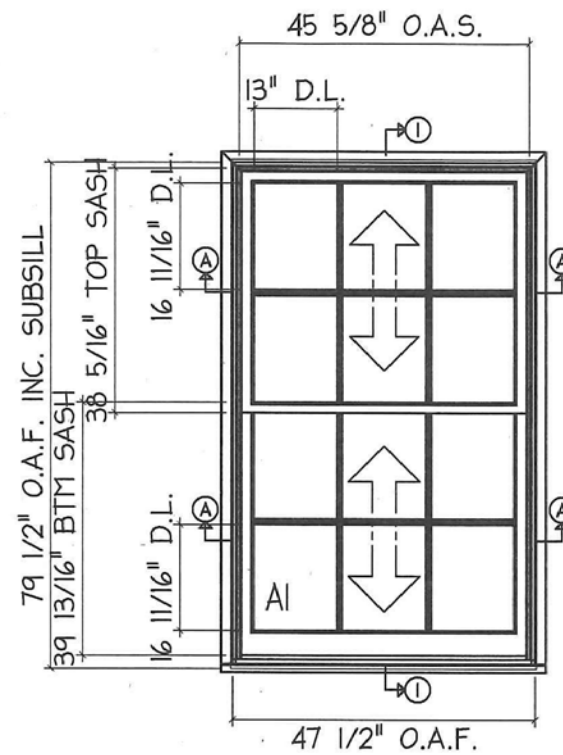


Existing Sill
3" = 1'-0"

Window Details

513 RUGBY ROAD

SPECIFICATION	
FRAME	
JAMB DEPTH	6 1/4"
JAMB TONGUE	3/4"
JAMB TYPE	SQUARE - ONE PIECE
W/S COLOR	BROWN
TRIM	
EXT. TRIM	BRICKMOULD WITH WOOD SILL
TRIM FACE	2 1/4"
TRIM THICKNESS	1 1/8"
EXT TRIM OVERLAP	1/2"
SILL PROJ	1 1/2"
SILL HORN	0" PAST TRIM
SILL FACE	1 1/8"
HARDWARE	
TYPE	DOUBLE PREMIUM LOCKS ONLY
COLOR	NICKEL PLATED
SCREEN	
SCREEN TYPE	WOOD FULL SCREEN DH
MESH COLOR	BLACK VINYL CLOTH
SPREADER ROD COLOR	OIL RUB
WINDOW SASH	
SASH THICKNESS	1 3/4"
TOP RAIL	2"
BTM RAIL	3 1/2"
STILE	2"
BEAD TYPE	0.375" WOOD PUTTY/OVAL
OVERALL TDL BAR	15/16"
INTERMEDIATE RAIL	1 1/4"
GLASS	
TYPE	CARD272 LE ANNL / CLR ANNL
ARGON, NO CAPILLARY TUBES (UP TO 2000ft ELEVATION)	
THICKNESS	3mm/3mm
LOW E SURFACE	2
SPACERBAR	EDGETECH BLACK
TAPE	BLACK



E-001 LEGEND	
O.A.S.	OVERALL SASH SIZE
O.A.F.	OVERALL FRAME
M.O.A.F.	MODULE OVERALL FRAME
D.L.	DAYLITE OPENING
G.O.	GLASS OPENING
PROJ	PROJECTION (SILL)
D.G.	DIRECT GLAZED
MP	MULTIPOINT
F.O.	FRAME OPENING
HDC	HARDCOAT
LE/LOWE	LOW EMISSIVITY
R.O.	ROUGH OPENING
CTR	CENTER
BA	BOTH ACTIVE (MULTIPOINT)
SA	SINGLE ACTIVE (MULTIPOINT)
T	INDICATES TEMPERED
ⓐ	CAM HANDLE / LOCKING POINT

NOTES:
 APPROXIMATE WEIGHT PER UNIT: 195 lbs.
 SCREEN SIZE REQUIRES A SPREADER BAR. SEE SECTION DRAWING.
 BTM SASH CLEAR OPENING 44.5000 x 31.5000.
 SASH OPERATING FORCE IS APPROXIMATELY 37lbs.
 VERTICAL SLIDER: SCREEN MATCHES EXTERIOR SPECIES AND FINISH

UNIT IS VIEWED FROM THE EXTERIOR.

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Eclipse Version: 4.46.1/Elevations Version: 0.28395

APPROVED FOR MANUFACTURE



REF. # : J005675-001	SPECIES : PAINT GRADE SOLID
PROJECT :	FINISH : PREM PAINT 1 COLOR EX/INT
CUSTOMER : DYNAMIC WINDOWS & DOORS	DATE : JUN 18, 2018
LOCATION :	SCALE : 3/8" = 1"
REV. : C	QTY : 1
SALESMAN : JIM OLENDER	



1. Front elevation - 1 & 2nd floor windows



2. Front elevation - 1 & 2nd floor windows



3. Front elevation - 1 & 2nd floor windows



4. Front elevation - 3rd floor window



5. rear elevation

rotten wood due to water damage



7. South elevation (under porch)



6. Front elevation

Window Report

After serving as a fraternity house for most of the 20th century, we found the existing windows have taken considerable abuse and to be in poor condition. Years of glazing replacement show damaged (and sometimes missing) muntins. It is also common to see cracked and damaged sashes and trim both inside and out.

The owners have asked we look into options for total window replacement with new double pane insulated pane with sash, muntin, and exterior trim detailing and profiles to match existing.

Window Report

513 RUGBY ROAD



8.

damaged exterior trim



9.

water damage and wood rot



missing muntin and damaged profiles

10.

overworked muntins due to repeated reglazing



11.

cracking, dents, dry-rot, water damage at sills and sashes - typical



13. Interior detail view



14. Interior detail view



15. Interior detail view



16.

cracking, dents, dry-rot, water damage at interior sills and sashes - typical

Window Report - general details

513 RUGBY ROAD