



CITY COUNCIL AGENDA
August 18, 2014

5:00 p.m. – 7:00 p.m.

Closed session as provided by Section 2.2-3712 of the Virginia Code

(Boards and Commissions; consultation with legal counsel regarding pending lawsuits involving panhandling and Fontaine Avenue Fire Station; acquisition of easement for Schenk's Branch Interceptor)

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL

Council Chambers

AWARDS/RECOGNITIONS
ANNOUNCEMENTS

MATTERS BY THE PUBLIC

Public comment will be permitted for the first 12 speakers who sign up in advance of the meeting (limit of 3 minutes per speaker) and at the end of the meeting on any item, provided that a public hearing is not planned or has not previously been held on the matter.

COUNCIL RESPONSE TO MATTERS BY THE PUBLIC

1. CONSENT AGENDA*

(Items removed from consent agenda will be considered at the end of the regular agenda.)

a. Minutes for July 21

b. APPROPRIATION:

Appropriation of Insurance Recovery Reimbursement – Environmental Division's Nissan Leaf – \$2,095.75 (2nd of 2 readings)

c. APPROPRIATION:

Department of Behavioral Health and Developmental Services, Thomas Jefferson Area Crisis Intervention Team Mentorship Program – \$90,000 (2nd of 2 readings)

d. APPROPRIATION:

Virginia Commission of the Arts Challenge Grant - \$5,000 (2nd of 2 readings)

e. APPROPRIATION:

Strategies for Youth Training - \$27,778 (1st of 2 readings)

f. APPROPRIATION:

Peace Lutheran Church Donation for Ongoing Recruitment of Foster Families - \$3,900 (1st of 2 readings)

g. APPROPRIATION:

Check and Connect Student Engagement Continuation Grant - \$64,860 (1st of 2 readings)

h. APPROPRIATION:

Adoptions Through Collaborative Partnerships Grant - \$84,000 (1st of 2 readings)

i. APPROPRIATION:

Albemarle County Reimbursement for Gordon Avenue Library Exterior Envelope Project – \$1,325 (1st of 2 readings)

j. APPROPRIATION:

Virginia Juvenile Community Crime Control Act Grant (VJCCCA) - \$452,704 (1st of 2 readings)

2. PUBLIC HEARING / RESOLUTION*

Council Priorities for FY 15-16 Community Development Block Grant (CDBG) and HOME Funds

3. RESOLUTION*

Garrett Street Stairs Closure and Rehabilitation (1st of 1 reading)

4. ORDINANCE*

County Office Building Rezoning (1st of 2 readings)

5. ORDINANCE*

Lyman Street Rezoning (1st of 2 readings)

6. ORDINANCE*

Rugby Road Conservation District (1st of 2 readings)

7. REPORT

Downtown Mall Update

OTHER BUSINESS

MATTERS BY THE PUBLIC

*ACTION NEEDED

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**

Agenda Date:	July 21, 2014
Action Required:	Appropriation of Funds
Presenter:	Kristel Riddervold, Environmental Sustainability Manager
Staff Contacts:	Leslie Beauregard, Director, Budget and Performance Management Kristel Riddervold, Environmental Sustainability Manager
Title:	Appropriation of Insurance Recovery Reimbursement - Environmental Division's Nissan Leaf - \$2,095.75

Background: The City recently received payment from Progressive Insurance in the amount of \$2,095.75, as reimbursement for expenses previously paid for vehicle repairs related to an auto claim filed on 4/10/14.

Discussion: The auto accident occurred on 4/9/14 at the intersection of Barracks Road and West Park Road. The driver of the other vehicle was cited for illegal lane change. As a result, the City received reimbursement to cover expenses associated with the repair work.

Community Engagement: N/A

Alignment with Council Vision Areas and Strategic Plan: This request supports City Council's "Smart, Citizen-Focused Government" vision. It contributes to Goal 4 of the Strategic Plan, *Be a well-managed and successful organization* and objective 4.1, *to align resources with the City's strategic plan*.

Budgetary Impact: The funds will be appropriated into the Environmental Division's FY '15 operating budget to off-set the associated expenses related to repair of the vehicle.

Recommendation: Approve appropriation as requested.

Alternatives: N/A

Attachments: N/A

APPROPRIATION

**Appropriation of Insurance Recovery Reimbursement - Environmental Division's Nissan Leaf
\$2,095.75**

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that \$2,095.75 is hereby appropriated in the following manner:

Revenues - \$2,095.75

Fund: 631

Cost Center: 2711001000

G/L Account: 451110

Expenses - \$2,095.75

Fund: 631

Cost Center: 2711001000

G/L Account: 599999

CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.



Agenda Date:	July 21, 2014
Action Required:	Appropriation of Department of Behavioral Health and Developmental Services and Department of Criminal Justice Services funding
Presenter:	Lieutenant C. Sandridge, Police Department
Staff Contacts:	Lieutenant C. Sandridge, Police Department Thomas Von Hemert, Jefferson Area C.I.T. Coordinator
Title:	Department of Behavioral Health and Developmental Services, Department of Criminal Justice Services, and Thomas Jefferson Area Crisis Intervention Team Mentorship Program - \$90,000

Background:

The Department of Behavioral Health and Development Services (D.B.H.D.S.) and the Department of Criminal Justice Services (D.C.J.S.) have entered into separate Memorandum of Understanding (M.O.U.) with the Thomas Jefferson Area Crisis Intervention Team/Charlottesville Police Department. These M.O.U.'s agree that D.B.H.D.S. will provide \$50,000, and D.C.J.S. will provide an additional \$40,000 of funding in order to assist our local C.I.T. program and its director, Thomas von Hemert, in mentoring C.I.T. programs across Virginia. This will provide for the creation, training, and expansion of much needed C.I.T. programs across the Commonwealth.

Discussion:

This funding will provide ongoing mentoring, training, technical assistance, and consultation, to developing C.I.T. programs. These programs will be identified in conjunction with the Department of Behavioral Health and Developmental Services and the Department of Criminal Justice Services, by the Jefferson Area C.I.T. program.

Alignment with Council Vision Areas and Strategic Plan:

Appropriation of this item aligns with Council's visions by providing additional funding to aid the Thomas Jefferson Crisis Intervention Team Program and the Charlottesville Police Department in delivering optimal CIT services to our City as a Smart, Citizen-Focused Government. It supports our Mission of **providing services that promote exceptional quality of life for all in our community** by providing important quality services to those in need of mental health assistance and safety.

This appropriation also supports **Goal 2** of the Strategic Plan: **Be a safe, equitable, thriving and beautiful community.** The C.I.T. program provides education and training to members of the Community who have frequent interaction with those in need of mental health assistance. These people include but are not limited to, police officers, dispatchers, corrections officers, and fire department personnel. C.I.T. encourages safer and more effective interaction between care providers

and those in need, making those interactions and the community more equitable and safer for all. The Jefferson Area C.I.T. program also embraces **Goal 5: Foster Strong Connections** by involving all aspects of the mental health processes and making them more efficient and safer. C.I.T. facilitates and fosters relationships between Region 10, mental health providers, law enforcement, local hospitals, jails, and many others to ensure that those in need of mental health services can obtain them as safely and efficiently as possible. Outcomes for C.I.T. programs can be reported through the number of people who received services related to the program. Outcomes for this appropriation can be measured by the number of people trained, the number of programs started or who received mentoring assistance.

Community Engagement:

N/A

Budgetary Impact:

The funds will be expensed and reimbursed to separate internal orders in a Grants Fund.

Recommendation:

Staff recommends approval and appropriation of funds.

Alternatives:

The alternative is to not approve this project to the detriment of increasing much needed mental health programs.

Attachments:

N/A

APPROPRIATION.

**Department of Behavioral Health and Developmental Services, Thomas Jefferson Area
Crisis Intervention Team Mentorship Program.
\$90,000.**

WHEREAS, the City of Charlottesville, through the Thomas Jefferson Crisis Intervention Team and the Charlottesville Police Department, has received from the Department of Behavioral Health and Developmental Services, funding to support a M.O.U. for mentorship of Crisis Intervention Team programs from July 1, 2014 through June 30, 2016; and

WHEREAS, the City of Charlottesville, through the Thomas Jefferson Crisis Intervention Team and the Charlottesville Police Department, has received from the Department of Criminal Justice Services, funding to support a M.O.U. for mentorship of Crisis Intervention Team programs from January 1, 2014 through December 31, 2015;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$50,000, received from the Department of Behavioral Health and Developmental Services is hereby appropriated in the following manner:

Revenue

\$ 50,000	Fund: 209	IO: 1900225	G/L: 430080 State Assistance
\$ 40,000	Fund: 209	IO: 1900226	G/L: 430080 State Assistance

Expenditure

\$ 50,000	Fund: 209	IO: 1900225	G/L: 599999 Lump Sum
\$ 40,000	Fund: 209	IO: 1900226	G/L: 599999 Lump Sum

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$50,000 from the Department of Behavioral Health and Developmental Services and \$40,000 from the Department of Criminal Justice Services.

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**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.**



Agenda Date:	July 21, 2014
Action Required:	Approval and appropriation
Staff Contacts:	Jim Tolbert, Neighborhood Development Services Leslie Beauregard, Director, Budget and Performance Management
Presenter:	Jim Tolbert, Neighborhood Development Services
Title:	Virginia Commission of the Arts Challenge Grant - \$5,000

Background/Discussion: The City has received a grant from the Virginia Commission of the Arts in the amount of \$5,000 to match City funding appropriated to arts organizations. These funds will be provided to the Piedmont Council for the Arts. In past years they were divided evenly between the Arts Council and the Virginia Discovery Museum but this year the Discovery Museum did not apply.

Alignment with City Council Vision and Strategic Plan: Approval of this item aligns directly with the City Council Vision for “Charlottesville Arts and Culture” by providing direct support arts organizations.

Community Engagement: N/A

Budgetary Impact: Matching funds have already been approved and appropriated by City Council as part of the F.Y. 2015 Budget.

Recommendation Staff recommends approval and appropriation.

Alternatives: The alternative is to not accept this grant funding.

Attachments: N/A

Appropriation.
Virginia Commission of the Arts Challenge Grant.
\$5,000.

WHEREAS, the Virginia Commission for the Arts has notified the City of Charlottesville of its grant award in the Local Government Challenge Grant category; and

WHEREAS, the grant award will be the Piedmont Council for the Arts for their activities during the F.Y. 2015 Fiscal Year;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that a total of \$5,000 is hereby appropriated in the following manner:

Revenues

\$5,000 Fund: 209 Internal Order: 1900227 G/L Account: 430080

Expenditures

\$5,000 Fund: 209 Internal Order: 1900227 G/L Account: 540100

**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.**



Agenda Date:	August 18, 2014
Action Required:	Appropriation
Presenter:	Rory Carpenter, Community Attention
Staff Contacts:	Rory Carpenter, Community Attention Leslie Beauregard, Director, Budget and Performance Management
Title:	Strategies for Youth Training - \$27,778

Background:

The City of Charlottesville has received a Juvenile Accountability Block Grant (J.A.B.G.) from the Virginia Department of Criminal Justice Services (D.C.J.S.) in the amount of \$25,000, with \$2,778 in required matching funds provided by the City of Charlottesville Police Department, to implement Disproportionate Minority Contact (D.M.C.) reduction strategies based on recommendations from the *Charlottesville Task Force Report on Disproportionate Minority Contact in the Juvenile Justice System* to provide the Strategies for Youth law enforcement training program for the Charlottesville Police Department that is youth focused and designed to reduce D.M.C.

Discussion:

The results of the D.M.C. research process, conducted by the Charlottesville Task Force on Disproportionate Minority Contact in the Juvenile Justice System, show that Black youth are disproportionately represented at arrest. The number one recommendation of the Charlottesville Task Force Report on Disproportionality in the Juvenile Justice System is: training for police, youth, and juvenile justice professionals on disproportionate minority contact, and ways to reduce it. After reviewing best practice police training curriculums, the Task Force recommended the *Strategies for Youth Policing the Teen Brain* training for the Charlottesville Police Department. This is an evidence based program that provides both police training and interactive programs for police and youth. Although the Task Force recommended this training, the Charlottesville Police Department had identified the training months prior to the task force recommendation and had previously sent three officers to Virginia Beach to attend the training and had reached the determination that it would best meet their needs.

Alignment with Council Vision Areas and Strategic Plan:

The Strategies for Youth Training grant aligns with the Council Vision Areas including America's Healthiest Cities and a Community of Mutual Respect and it aligns with Goal 2, Objective 2.1 as follows:

Goal 2: Be a safe, equitable, thriving and beautiful community

Objective 2.1: Provide an effective and equitable public safety system

The expected training outcome will include:

- Equipping Charlottesville Police Department Officers with expanded skills and supports to work with local youth.

Community Engagement:

There has been a great deal of citizen engagement throughout this project as citizens participated as members of the D.M.C. Task Force and the Task Force Subcommittees and through four community meetings. The community attendance and feedback was encouraging at these meetings as more than 200 residents in 4 separate communities actively participated in the forums.

Budgetary Impact:

The funds will be expensed and reimbursed to a Grants Fund and the \$2,778 match will be provided by the Charlottesville Police Department operating budget.

Recommendation:

Staff recommends approval and appropriation of grant funds.

Alternatives:

If grants funds are not appropriated, the Strategies for Youth Training program will not be offered to City Police.

Attachments:

N/A

APPROPRIATION.
Strategies for Youth Training.
\$27,778.

WHEREAS, the City of Charlottesville has been awarded \$25,000 in Federal Funds from the Virginia Department of Criminal Justice Services, and \$2,778 in Matching Funds for a total award of \$27,778 for the Strategies for Youth Training; and

WHEREAS, the grant award covers the period from July 1, 2014 through June 30, 2015.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$27,778 is hereby appropriated in the following manner:

Revenue – \$27,778

\$25,000	Fund: 209	Internal Order: 1900228	G/L Account: 430120
\$2,778	Fund: 209	Internal Order: 1900228	G/L Account: 498010

Expenditures - \$27,778

\$27,778	Fund: 209	Internal Order: 1900228	G/L Account: 530550
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Transfer - \$2,778

\$ 2,778	Fund: 105	Cost Center: 3101001000	G/L: 561209 Transfers for State
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BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$25,000 from V.A. Department of Criminal Justice Services, and \$2,778 from the Charlottesville Police Department.

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**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.**



Agenda Date:	August 18, 2014
Action Required:	Approve Appropriation
Presenter:	Garrett Jones, Program Supervisor Community Attention Foster Families
Staff Contacts:	Garrett Jones, Program Supervisor Community Attention Foster Families Mike Murphy, Director of Human Services
Title:	Peace Lutheran Church Donation for Ongoing Recruitment of Foster Families - \$3,900

Background:

Community Attention has received a generous donation from Peace Lutheran Church in the amount of \$3,900 to be utilized to support the efforts of Community Attention Foster Families to recruit foster families in the community.

Discussion:

Community Attention Foster Families' efforts to recruit foster families to provide unconditional support to children and families involved in our local Child Welfare System are ongoing. Recruitment efforts include attending Community Events to increase understanding of the tremendous need for families in our community, printing brochures and flyers to be distributed throughout our community, hosting orientation sessions in the community as well as utilizing the homes of currently active foster families to coordinate Parent Cafes to discuss specific children in need of adoptive families.

Alignment with Council Vision Areas and Strategic Plan:

Approval of this agenda item aligns with the City's Strategic Plan to be a safe, equitable, thriving and beautiful community. Through recruitment of foster families to nurture and support children in foster care in this community we can ensure that families and individuals are safe and stable. Recruitment of foster families also aligns with the goal of fostering strong connections by promoting community engagement.

Community Engagement:

Community Engagement through partnerships with churches and other organizations or agencies charged with serving children and families is central to the recruitment efforts of Community Attention.

Budgetary Impact:

This donation will be appropriated into the Human Services/Community Attention Fund.

Recommendation:

Staff recommends approval and appropriation of the donation.

Alternatives:

If the donation is not appropriated it would negatively impact the ongoing efforts of the C.A.F.F. program to recruit foster parents to provide nurturance and support to children who enter foster care in our community.

Attachments:

N/A

APPROPRIATION.
Peach Lutheran Church Donation for Ongoing Recruitment of Foster Families.
\$3,900.

WHEREAS, the City of Charlottesville has been given \$3,900 by Peace Lutheran Church to recruit foster families in the community; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$3,900 is hereby appropriated in the following manner:

Revenue – \$3,900

\$3,900 Fund: 213 Cost Center: 3413002000 G/L Account: 451020

Expenditures - \$3,900

\$3,900 Fund: 213 Cost Center: 3413002000 G/L Account: 599999

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$3,900 from Peace Lutheran Church.

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CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.



Agenda Date:	August 18, 2014
Action Required:	Appropriation
Presenter:	Rory Carpenter, Community Attention
Staff Contacts:	Rory Carpenter, Community Attention Leslie Beauregard, Director, Budget and Performance Management
Title:	Check and Connect Student Engagement Continuation Grant - \$64,860

Background:

Check and Connect is an evidence-based truancy prevention program funded by a Juvenile Assistance Grant (J.A.G.) from the Virginia Department of Criminal Justice Services (D.C.J.S.) and administered by Community Attention. The grant provides a comprehensive student engagement intervention for truant youth or youth at risk of truancy in Walker Upper Elementary and Buford Middle Schools. The grant period is from July 1, 2014 through June 30, 2015. The total grant is \$64,860, which includes a required local match of \$32,430 to be provided by Community Attention.

Discussion:

Truancy is a precursor to delinquent behavior that should be addressed in its early stages to avoid further penetration into the juvenile justice system. Locally, the connection between truancy and delinquency has been documented by the *Juvenile Offender Report, I* a research report developed by the Charlottesville/Albemarle Commission on Children and Families that deals with the risk and needs of 794 local juvenile offenders who were placed on probation between 1997 - 2000 and 2004 - 2006. The average rate of truancy for the juvenile offenders in the study group was 48% per year over a seven year period.

Alignment with Council Vision Areas and Strategic Plan:

Approval of this agenda item aligns directly with Council's vision for Charlottesville to be **America's Healthiest City** and contributes to their 2012-2014 priority to *Provide a comprehensive support system for children* and it aligns with the goals and objectives of the City's Strategic Plan:

Goal 2: Be a safe, equitable, thriving and beautiful community

- 2.4. Ensure families and individuals are safe and stable

¹ *Characteristics of Juvenile Offenders*, Ellis, Carpenter, Balnave, Oudekerk, 2008

Community Attention's programs provide residential and community based services that prevent delinquency and promote the healthy development of youth. The Check and Connect Program provides comprehensive support services for upper elementary and middle school children experiencing school attendance problems to prevent early school withdrawal and ultimately delinquent behavior by promoting students' engagement with school and learning. Expected outcomes include increased attendance and decreased delinquent behavior during and after program participation.

Community Engagement:

The community is engaged by serving students and families in the Charlottesville school system through the Check and Connect Program and by collaborating with the many different agencies that interface with the program.

Budgetary Impact:

The funds will be expensed and reimbursed to a Grants Fund. The terms of the award require a local match of \$32,430 which will be provided by Community Attention.

Recommendation:

Staff recommends approval and appropriation of grant funds.

Alternatives:

If the grant funds are not appropriated, Community Attention would not be able to provide this service to local youth.

Attachments:

N/A

APPROPRIATION.
Check and Connect Student Engagement Continuation Grant.
\$64,860.

WHEREAS, the City of Charlottesville has been awarded \$32,430 in Federal Funds from the Virginia Department of Juvenile Justice, and \$32,430 in Matching Funds for a total award of \$64,860 for the Check and Connect Student Engagement Program; and

WHEREAS, the grant award covers the period from July 1, 2014 through June 30, 2015.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$64,860 is hereby appropriated in the following manner:

Revenue – \$64,860

\$32,430	Fund: 209	Cost Center: 3413008000	G/L Account: 430120
\$32,430	Fund: 209	Cost Center: 3413008000	G/L Account: 498010

Expenditures - \$64,860

\$32,430	Fund: 209	Cost Center: 3413008000	G/L Account: 519999
\$32,430	Fund: 209	Cost Center: 3413008000	G/L Account: 520010

Transfer - \$32,430

\$32,430	Fund: 213	Cost Center: 3411001000	G/L: 561209 Transfers for State Grants
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BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$32,430 from VA Department of Criminal Justice Services, and \$32,430 from Community Attention.

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**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.**



Agenda Date:	August 18, 2014
Action Required:	Approve appropriation
Presenter:	Diane Kuknyo, Director Charlottesville Department of Social Services
Staff Contacts:	Diane Kuknyo, Director Sue Moffett, Assistant Director Charlottesville Department of Social Services
Title:	Adoptions Through Collaborative Partnerships Grant - \$84,000

Background:

The Virginia Department of Social Services issued R.F.P.# F.A.M.-14-072 titled Adoption Through Collaborative Partnerships on May 8, 2014. Contract awards were made to 12 different collaborative partnerships throughout the Commonwealth, with the goal to achieve timely adoption for a subset of children in Foster Care. The Charlottesville Department of Social Services in collaboration with Albemarle County Department of Social Services, Greene County Department of Social Services and the Community Attention Foster Family program (C.A.F.F.) received an award of \$84,000 to achieve finalized adoptions for children and youth in foster care within our extended community. The primary outcome of this project is to increase the number of finalized adoptions for children and youth in our region and the secondary outcome is to increase the pool of families in our region that are qualified and trained to adopt eligible youth in foster care. The Charlottesville Department of Social Service is designated as the lead agency for this project.

Discussion:

The funding will enable the Charlottesville partnership agencies to achieve the following objectives: to increase the number of finalized adoptions by 15 for children and youth in foster care in the partnership region; to assure that these children and their prospective adoptive parents are ready for an adoptive placement and final adoption; to ensure that the adoptive families are supported through the stages to permanency; and to increase the pool of families in central Virginia by 20 who are trained and dually approved for both foster care and adoption. The accomplishment of these objectives will help to achieve permanence in the lives of these children by connecting them with adoptive families.

Alignment with Council Vision Areas and Strategic Plan:

This project aligns with the Vision 2025 areas **A Connected Community**, and a **Community of Mutual Respect**. It contributes to **Goal 2: Be a safe, equitable, thriving and beautiful community**; and objective 2.4 Ensure families and individuals are safe and stable. It also contributes to **Goal 5: Foster Strong Connections**; and objectives 5.1 Respect and nourish diversity; 5.2 Build Collaborative Partnerships; and 5.3 Promote Community Engagement.

Using innovative practices to improve program outcomes and evaluate cost efficiencies also aligns with Vision 2025 area **Smart, Citizen-focused Government**. It contributes to **Goal 4: Be a well-managed and successful organization**; and objective 4.4 Continue strategic management efforts.

Community Engagement:

This collaborative project is a natural enhancement to the existing partnerships between Charlottesville, Albemarle, and Greene County Departments of Social Services and Community Attention Foster Families. It is the shared mission of these four agencies to assure that suitable families are available in this area for children and youth who require temporary or long-term placement and to enhance efforts aimed at achieving permanency for these children and youth. These agencies have been working together since 2009 to accomplish this mission using a formal Memorandum of Understanding that sets forth protocols to enhance interagency collaboration to recruit, train and approve foster/adoptive/resource/kinship families for the three local departments of social services and to provide ongoing training, oversight and renewal of both pool and kinship foster families.

Budgetary Impact:

Funds will be appropriated into the Social Services Fund.

Recommendation:

Staff recommends approval and appropriation of grant funds.

Alternatives:

This project will not be implemented if the grant funds are not appropriated.

Attachments:

None

APPROPRIATION
Adoption Through Collaborative Partnerships Grant - \$84,000

WHEREAS, the Charlottesville Department of Social Services has received \$84,000 to support Adoptions Through Collaborative Partnerships from the Virginia Department of Social Services R.F.P.# F.A.M.-14-072

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$84,000 is hereby appropriated in the following manner:

Revenue – \$84,000

Fund: 212 Cost Center: 3343012000 G/L Account: 430110

Expenditures - \$84,000

Fund: 212 Cost Center: 3343012000 G/L Account: 599999

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**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.**



Agenda Date:	August 18, 2014
Action Required:	Approve Appropriation
Presenter:	Mike Mollica, Division Manager, Facilities Development – Capital Projects Coordinator, City of Charlottesville
Staff Contacts:	Leslie Beauregard, Director – Budget and Performance Management, City of Charlottesville Mike Mollica, Division Manager, Facilities Development – Capital Projects Coordinator, City of Charlottesville
Title:	Albemarle County Reimbursement for Gordon Avenue Library Exterior Envelope Project – \$1,325

Background:

The City of Charlottesville Facilities Development Division oversees capital projects for jointly owned buildings with Albemarle County. The City invoices the County on a quarterly basis to recover the County's share of the project expenses associated with these joint projects. This appropriation in the amount of \$1,325 represents the County's share of a joint project at the Gordon Avenue Library.

Discussion:

The \$1,325 appropriation covers the County's share of the joint project expenses related to the Gordon Avenue Library Exterior Envelope project for the 4th quarter of 2014 and will replenish the City's Government Lump Sum Large Cap account which is the funding source for this project.

Community Engagement:

N/A

Alignment with Council Vision Areas and Strategic Plan:

This request supports City Council's "Smart, Citizen-Focused Government" vision. It contributes to Goal 4 of the Strategic Plan, be a well-managed and successful organization, and objective 4.1, to align resources with the City's strategic plan.

Community Engagement:

N/A

Budgetary Impact:

The funds have been expensed from the Facilities Development Government Lump Sum Large Cap project budget and the reimbursement is intended to replenish the project budget for the County's portion of those expenses.

Recommendation:

Staff recommends approval and appropriation of reimbursement funds.

Alternatives:

If reimbursement funds are not appropriated, the Gordon Avenue Library Exterior Envelope project budget will reflect a deficiency balance.

Attachments:

N/A

APPROPRIATION.

**Albemarle County Reimbursement for the Gordon Avenue Library Exterior Envelope Project.
\$1,325.**

WHEREAS, Albemarle County was billed by the City of Charlottesville in the amount of \$1,325.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that \$1,325 from Albemarle County is to be appropriated in the following manner:

Revenues:

\$1,325

Fund: 426

Funded Program: CP-011 (P-00601-05)

G/L Account: 432030

Expenditures:

\$1,325

Fund: 426

Funded Program: CP-011 (P-00601-05)

G/L Account: 599999

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**CITY OF CHARLOTTESVILLE, VIRGINIA.
CITY COUNCIL AGENDA.**



Agenda Date:	August 18, 2014
Action Required:	Appropriation
Presenter:	Rory Carpenter, Community Attention
Staff Contact:	Rory Carpenter, Community Attention Leslie Beauregard, Director, Budget and Performance Management
Title:	Virginia Juvenile Community Crime Control Act Grant (V.J.C.C.C.A.) - \$452,704

Background:

In July 2010, the City of Charlottesville became the fiscal agent for the Virginia Juvenile Community Crime Control Act (V.J.C.C.C.A.) funds for both Charlottesville and Albemarle County. This funding stream was established by the 1995 Virginia General Assembly to create balanced, community-based systems of sanctions, programs and services for juvenile offenders. These funds are used to support the Community Attention programs. In F.Y. 2015, \$292,058 in V.J.C.C.C.A. funds will be received from the Virginia Department of Juvenile Justice with a required local maintenance of effort of \$52,231 from Albemarle County, and \$108,415 from the City. The grant period is from July 1, 2014 through June 30, 2015.

Discussion:

The V.J.C.C.C.A. grant funds the delinquency prevention and youth development services provided by Community Attention for Charlottesville/Albemarle youth involved in the juvenile justice system. These services include the following programs: The Attention Home that provides residential treatment services; the Teens GIVE service learning program that provides community service opportunities during both the school year and the summer; the Community Supervision Program that provides pro-social skills training including anger management, individual and group counseling services and case management services for youth on electronic monitoring; the C.A.Y.I.P. paid internship program; and the Juvenile Court Case Manager position providing supervision and case management services for youth identified by the court as truant.

Alignment with City Council's Vision and Strategic Plan:

The V.J.C.C.C.A. grant aligns with the Council Vision Areas including **America's Healthiest Cities** and a Community of Mutual Respect and it aligns with Goal 2, Objective 2.1 as follows:

Goal 2: Be a safe, equitable, thriving and beautiful community

Objective 2.1: Provide an effective and equitable public safety system

Community Attention's V.J.C.C.C.A. funded programs provide residential and community based services that prevent delinquency and promote the healthy development of youth. Expected outcomes include decreased delinquent behavior during and after program participation.

Community Engagement

The V.J.C.C.C.A. funded programs engage youth involved in the juvenile justice system and their families by providing delinquency prevention and youth development services. The programs also engage and coordinate with other local agencies and organizations in the provision of these services.

Budgetary Impact:

The required contribution has already been appropriated as part of the F.Y. 2015 Council Adopted Budget so no new funds are required to cover the match.

Recommendation:

Staff recommends approval and appropriation of funds.

Alternatives:

If the V.J.C.C.C.A. funds are not appropriated, Community Attention would have to serve less youth and eliminate programs and staff.

Attachments:

N/A

APPROPRIATION.
Virginia Juvenile Community Crime Control Act Grant (V.J.C.C.C.A.)
\$452,704

WHEREAS, the City of Charlottesville has been awarded \$292,058 from the Virginia Department of Juvenile Justice; and

WHEREAS, this grant requires local maintenance of effort funds in the amount of \$52,231 from Albemarle County and \$108,415 from the City; and

WHEREAS, the grant award covers the period from July 1, 2014 through June 30, 2015.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$452,704 is hereby appropriated in the following manner:

Revenue – \$452,704

\$292,058	Fund: 220	Cost Center: 3523001000	G/L Account: 430080
\$52,231	Fund: 220	Cost Center: 3523001000	G/L Account: 432030
\$108,415	Fund: 220	Cost Center: 3523001000	G/L Account: 498010

Expenditures - \$452,704

\$ 52,035	Fund: 220	Cost Center: 3523001000	G/L Account: 519999
\$400,669	Fund: 220	Cost Center: 3523001000	G/L Account: 530010

BE IT FURTHER RESOLVED, that this appropriation is conditioned upon the receipt of \$292,058 from V.A. Department of Juvenile Justice, and \$52,231 from Albemarle County.

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	August 18, 2014
Action Required:	Approval
Staff Contacts:	Melissa Thackston, Grants Coordinator
Presenter:	Melissa Thackston, Grants Coordinator
Title:	Setting Priorities for Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds for Program Year 15-16 (Public Hearing)

Background:

This public hearing is intended to aid City Council and staff in gathering information about the City's needs. Goals and priorities determined as a result of this public hearing will be the framework for funding recommendations made by the CDBG Task Force. Based on current projections, the City can expect funding amounts similar to or less than that received in FY 14-15 (CDBG: \$390,000 and HOME \$70,000).

Current Year's Plan: The priorities set by Council for the 2014-15 fiscal year, as determined at the September 2013 public hearing, were workforce development, neighborhood stabilization (homeowner rehabilitation and rental rehabilitation, homeownership and code compliance), and economic development. For 2014-15, 20% of the CDBG entitlement was allocated to Administration and Planning and 15% of the balance was devoted to social programs. In FY 13-14, CDBG and HOME funds benefited 264 people, 11 existing microenterprises, 27 entrepreneurs, created or retained 44 jobs, and rehabbed 9 homes.

FY 2015-16 is the third of five years of the Consolidated Plan (FY 2013 – 2017). This plan was approved in May 2013. The Consolidated Plan sets forth plans for CDBG and HOME funding. This document provides information to encourage communities to look at housing and community development comprehensively, so that projects undertaken have a good fit with the community's needs.

Discussion:

Following the public hearing, staff is asking Council to make the following decisions:

- 1. Set priorities for CDBG & HOME Programs** – Council is asked to determine what its priorities are for FY 15-16. Having specific priorities helps the CDBG Task Force ensure that the diminishing funds are targeted towards projects that meet Council’s goals. Task Force members would like to see funds continue to be used to support the Growing Opportunities Report. For Public Service projects they would like to emphasize a priority of workforce development and also access to educational childcare. Task Force members would also like to see priority given to projects that offer collaboration between one or more agencies and projects that leverage City resources to a high degree.
- 2. Determine if a Priority Neighborhood should be designated** –10th and Page is the FY 14-15 Priority Neighborhood, with specific focus on physical and infrastructure improvements to the Block by Block area. Following precedence, Priority Neighborhoods are named for three fiscal years. FY 15-16 would be 10th and Page’s second year as Priority Neighborhood. In the past, priority neighborhood funds were set at \$200,000, however, reduced entitlement amounts would make this amount more than 50% of the anticipated FY 15-16 budget. Last year, the Priority Neighborhood budget was set as 32.5% of the total entitlement amount or about \$130,000.
- 3. Determine if CDBG funds should be set aside for Economic Development** – In the past, Economic Development funds were set at \$200,000, however, reduced entitlement amounts would make this amount more than 50% of the anticipated FY 15-16 budget. Last year, the Economic Development budget was set as 32.5% of the total entitlement amount or about \$130,000. These funds are being used to help qualified entrepreneurs start businesses as well as help existing businesses improve their capacity.
- 4. Determine the percentage for Public Service Projects** – The maximum amount of our budget that can be allocated towards Public Service Programs is 15% as determined by HUD. Council can decide to keep allocation at 15% or designate a lower percentage. The current budget for Public Service projects is about \$60,000. Historically, these funds have been made available citywide and area focused agencies were asked to make special efforts to broaden their CDBG funded programs to benefit all eligible city residents.
- 5. Administration and Planning** – This amount is capped by HUD at 20% of the total CDBG budget. The current budget for admin and planning is just under \$80,000.
- 6. Additional Guidelines** - Any other guidelines or directions Council may wish to give in determining how CDBG and HOME funds should be spent.

Community Engagement:

The CDBG Task Force met to discuss priority recommendations discussed above. They will meet over the winter to review Housing and Public Service projects and make recommendations for funding to Council in spring 2015. The City’s Strategic Action Team has reviewed

Economic Development applications in the past. A 10th and Page Priority Neighborhood Task Force is being formed. Informational meetings were held in July. At those meetings, some members of the community asked that some or all of the Public Service funds be reserved for the Priority Neighborhood. Members from the public were encouraged to attend this public hearing.

Alignment with City Council's Vision and Strategic Plan

This agenda item aligns directly with Council's vision for Charlottesville to have **Economic Sustainability** and **Quality Housing Opportunities for All**. Projects also have the potential to meet many of the objectives listed in the first three goals of the City's Strategic Plan.

Budgetary Impact:

HOME funds require a 25% local match. In previous years, this match came from the Charlottesville Affordable Housing Fund. There is no impact to the general fund regarding CDBG funds.

Recommendations:

- Staff recommends approving the 15% maximum allocation allowed for Public Service Projects and approving the 20% maximum allocation allowed for Admin and Planning.
- Staff recommends that Public Service funds remain citywide, but that non-profit partners are made aware of the Priority Neighborhood and encouraged to recruit beneficiaries from that area.
- Staff recommends that the remaining 65% of CDBG funds be split evenly amount Economic Development and Priority Neighborhood projects.
- Staff recommends 10th and Page be named FY 15-16 Priority Neighborhood and projects are coordinated with the current Block by Block program.
- Staff recommends that any Public Service, Housing or Economic Development activity must meet the goals and recommendations of the Growing Opportunities report.
- Staff recommends that HOME funds be prioritized among programs that support rehabilitation and first time homebuyers.

Alternatives:

Alternatives include funding the Priority Neighborhood, Economic Development, Public Service, and Housing programs at different percentages or restricting beneficiaries to specific areas of the City.

Attachments:

Resolution

**A RESOLUTION
COUNCIL PRIORITIES
FOR CDBG and HOME FUNDS
FY 15-16**

WHEREAS, the City of Charlottesville is a U.S. Department of Housing and Urban Development (HUD) Entitlement Community for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs and as such expects to receive an award of funding July 1, 2015; and

WHEREAS, in accordance with the City of Charlottesville's Citizen Participation Plan for HUD funding, the CDBG Task Force composed of citizen and community representatives will need to review potential projects and make recommendations for funding in Spring 2015;

BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that the priorities and spending allowances for FY 2015-2016 shall be as follows:

- Council's priorities for the CDBG and HOME program for FY 15-16 shall be _____
- For FY 15-16, 32.5% of the total CDBG entitlement shall be set aside for Economic Development
- For FY 15-16, the Priority Neighborhood shall be ____ and the allocation shall be 32.5% of the total CDBG entitlement.
- The CDBG Admin and Planning budget shall be set at 20% of the total CDBG entitlement.
- The Social Programs budget shall be set at 15% of the total CDBG entitlement.

CITY OF CHARLOTTESVILLE, VIRGINIA CITY COUNCIL AGENDA



Agenda Date: August 18, 2014

Action Required: Approval/Denial of Resolution

Presenter: Jim Tolbert, AICP, Director, NDS
Carrie Rainey, RLA, Urban Designer
Tony Edwards, City Engineer

Staff Contacts: Jim Tolbert, AICP, Director, NDS
Carrie Rainey, RLA, Urban Designer
Tony Edwards, City Engineer

Title: **Closure of a portion of Garrett Street/Construction of Improved Access to Ridge Street**

Background: Ms. Leah Watson submitted a request to permanently close a 3,280 square foot section of Garrett Street where it dead ends at Ridge Street. The applicant is requesting the closure to prevent parking at the end of the paved portion and to prevent loitering along and on the steps. These two problems contribute to illicit activity on the stairs and in her yard adjacent to her home. She feels that it creates an unsafe condition and desires to be able to control that portion of the property in order to attempt to reduce that activity. She would like to buy a portion of the right-of-way and move the stairs to the far northern edge. Her initial request was to close the end of Garrett and close the stairs.

Discussion: This item was presented at a public hearing of the Planning Commission on September 10, 2013. The Planning Commission voted unanimously to recommend denial of the closure request.

The area requested for closure is located within the study area for the Strategic Investment Area (SIA). This is a very important access to and from the community for the people of the community. While the Planning Commission was sympathetic they concurred with staff that any decision regarding closure should wait on the completion of

the SIA report and a project design for the access improvement. The SIA Plan recommended that this area be left open and to enhance the pedestrian connection. It did recommend removing the existing stairway and moving it to the northern edge of the right-of-way. The recommendation included a wider stair that runs perpendicular to Ridge Street.

Since reviewing the final SIA report staff has been working to find a solution to this issue that both enhances the pedestrian access while affording the safety improvements desired by the applicant. Ms. Rainey has prepared a draft plan (attached) that we think achieves both of these goals. It has been reviewed by the applicant and was reviewed by the PLACE Design Task Force subcommittee for small capital projects. The applicant, Ms. Watson, is not pleased with the staff proposal. She believes that the area is unsafe and wants a minimal stairway with a 5' sidewalk that is fenced on both sides.

While the request was to close or sell the right-of-way to the adjoining property owner staff does not believe that is the appropriate response. Staff believes this is an important public space and that it forms an important connection, and in particular for some of our less fortunate residents. To fence it as requested will present an inferior condition and send a negative message to the community. Instead staff has proposed a plan that does the following:

- Remove the existing stairs and install new stairs on the north side of the right-of-way to provide separation from the applicant property, and to eliminate areas with low visibility. This location is also the most appropriate to provide continued access to existing public utilities in the space. The new stairs would be 10-foot wide and include a prominent landing on Ridge Street to emphasize the connection and provide increased space for maneuvering. The new stairs will be straight and extend east-west from the bridge to provide a more direct route and improve the visibility of the stairs.
- Replace the existing fencing on both sides of the right-of-way with a more appropriate fence. Extend the fencing along the railroad tracks approximately 120 feet to discourage access to the railroad tracks.
- Retain existing tree canopy while removing shrubby growth and vines. Plant low-growing vegetation that preserves visibility and requires minimal maintenance.
- Install additional pedestrian-scale lights.
- Relocate a portion of the sidewalk to connect with the proposed stairs. Remove asphalt to better define driveway access to the applicant property. Install a high-

visibility marked crosswalk with ADA detectable warning materials across the reduced-width road to emphasize the pedestrian route.

- Consider the installation of a wayfinding sign indicating access to Ridge Street on the south side of the right-of-way to align with line-of-sight existing sidewalk.

Although there have been no specific funds budgeted for this purpose there are funds available in the SIA implementation account.

Budgetary Impact: The approximate estimate to construct these improvements is \$70,000. Funds are available in the SIA implementation account.

Alignment with City Council Vision and Strategic Plan: Approval of this request will align with the City Council vision to be a Connected Community.

Community Engagement: This application has been the subject of two joint public hearings before the Planning Commission and City Council, and much discussion during the SIA process. Additionally, two meetings have been held by the PLACE small projects sub-committee to review the plans.

Recommendations: When this item came before City Council in October, staff sensed that Council was interested in finding a solution that worked for Ms. Watson. We believe this proposal arrives at that solution in a way that improves this important pedestrian connection. If Council desires to proceed funds could come from the \$300,000 established by Council for SIA implementation in the FY'2015 Capital Improvement Program. The attachment resolution would authorize the project with funds to come from the budgeted SIA account.

Alternative: Ms. Watson is not satisfied with the staff proposal. She would prefer to own a portion of the right-of-way adjacent to her home so that she can control the access to that area. The City Engineer has prepared a plan that would sell approximately 3,200 square feet of the right-of-way to Ms. Watson, realign the stairs and provide fencing along the sidewalk. The estimated cost of this work is \$82,785. The City Assessor has set the value of the land to be acquired at \$23,200. At the last meeting of the PLACE small projects committee the members present expressed a preference for the alternative proposal.

Ms. Watson has proposed that she pay for the land and perform the demolition work. That would reduce the project cost by approximately \$8,000 - \$10,000.

If Council chooses this alternative the land sale would have to be advertised and a public hearing scheduled at a future Council meeting. At that time the final sale price could be determined.

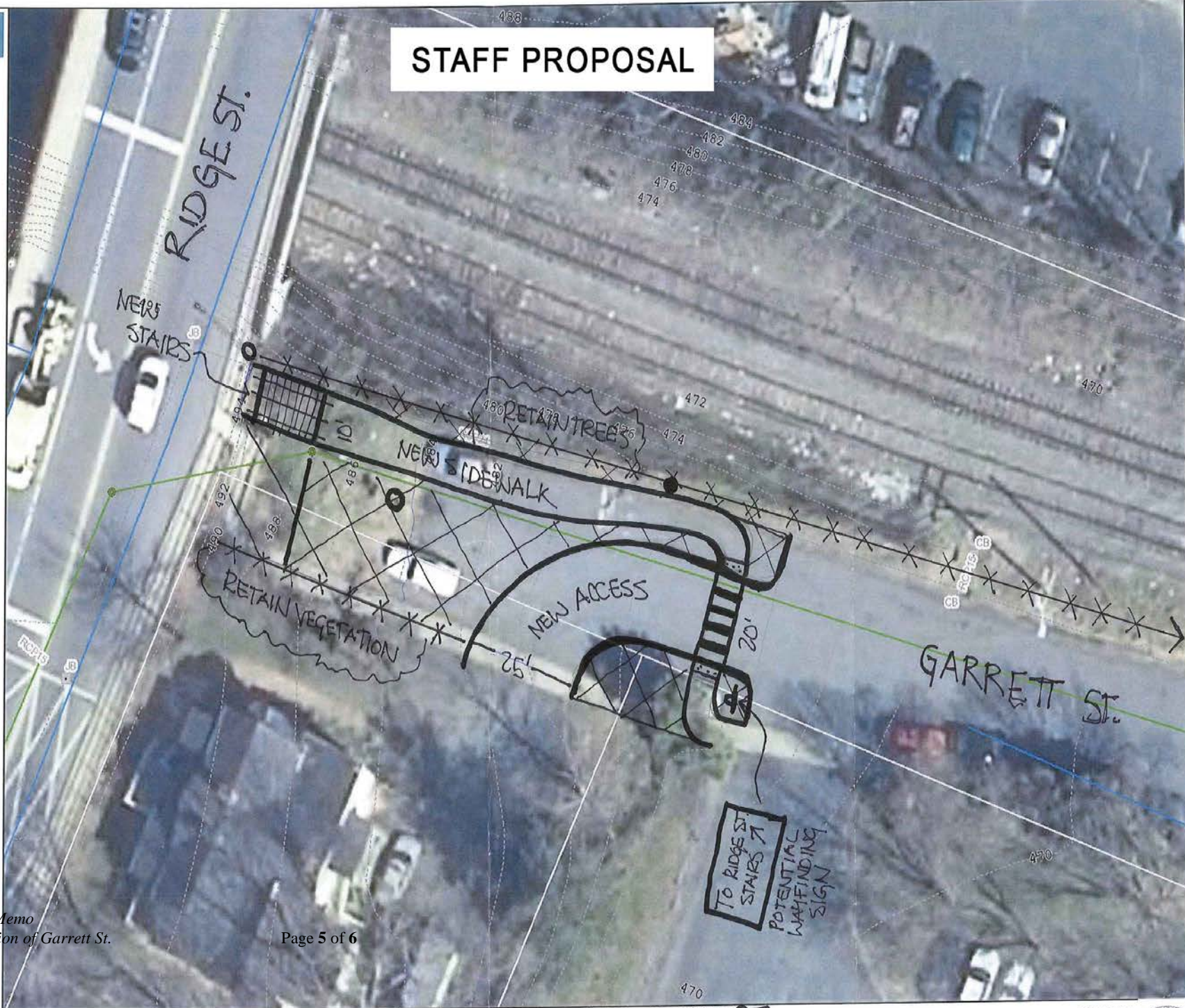
Also, both alternatives would propose a future extension of the sidewalk along the northern edge of the right-of-way to connect to sidewalk at 1st Street.

Attachment: Staff Proposal
Alternative

STAFF PROPOSAL

Legend

- Parcels
- Sanitary Manhole
- Sanitary Line
- Storm Structure
- Storm Line
- Water Hydrant
- Water Line
- Elevation Contour Lines - 2ft (2006)
- ** DECORATIVE FENCING
- EXISTING PEDESTRIAN LIGHT
- PROPOSED PEDESTRIAN LIGHT
- ▣ LOW GROWING DENSE SHRUB
- ▣ LOW GROWING VEGETATION



City Council Agenda Memo
RE: Closure of a portion of Garrett St.

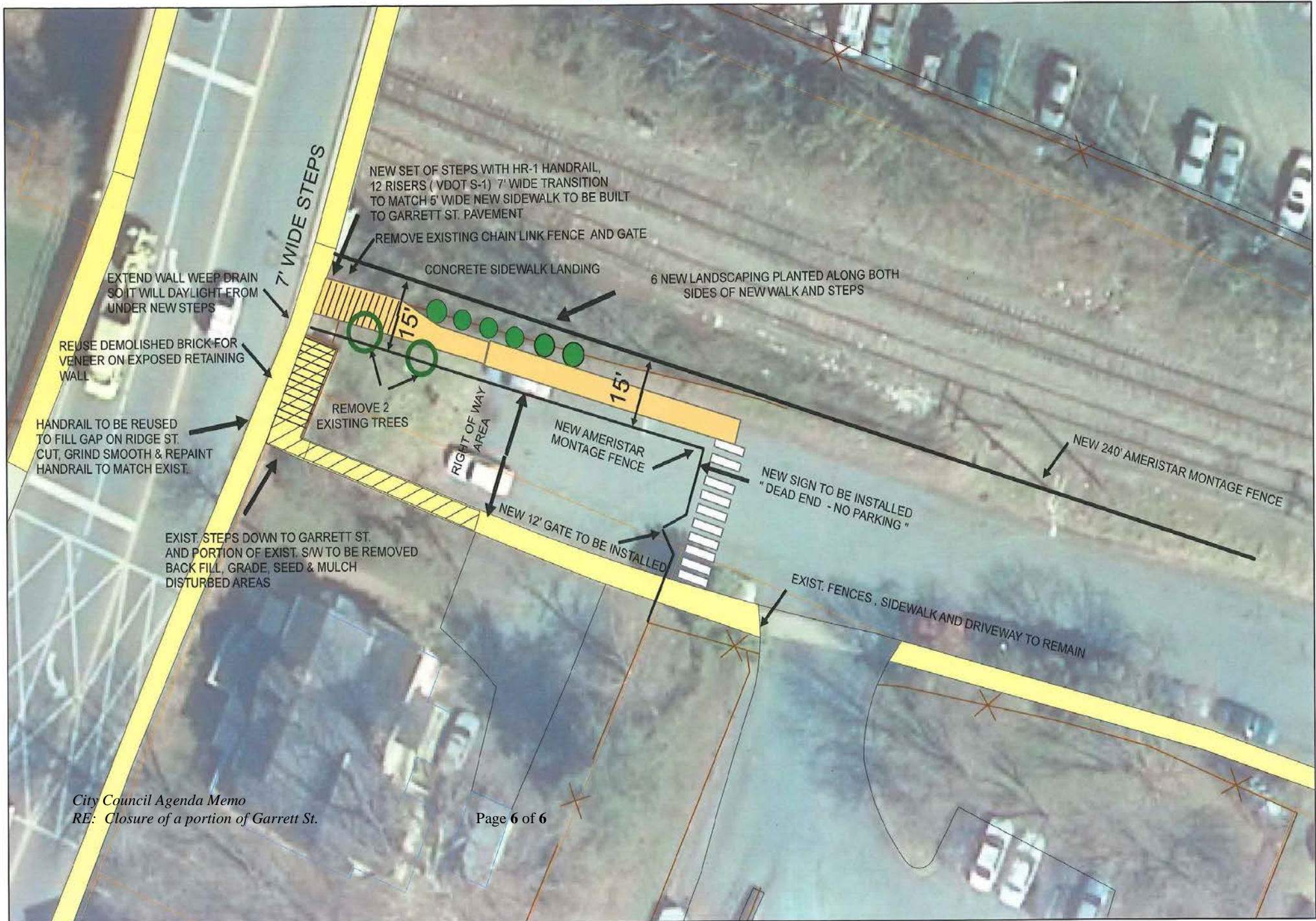


GARRETT STREET STAIRS CONCEPT



PROPOSAL FOR CHANGES TO GARRETT STREET AT DEAD END

1 inch = 20 feet



CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	August 4, 2014
Action Required:	Consideration of an ordinance for rezoning
Presenter:	Brian Haluska, Senior Planner
Staff Contacts:	Brian Haluska, Senior Planner
Title:	ZM-14-07-05 (County Office Building Rezoning – 401 McIntire Road)

Background:

At their meeting on June 16, 2014, City Council directed the City's Planning Commission to study "potential amendments to the City Zoning District Map...that would rezone the above-referenced property currently zoned M-R to an appropriate zoning classification...".

Discussion:

The Planning Commission considered this matter at their meeting on July 8, 2014. The discussion focused on potential zonings for the property that might be considered appropriate. Some of the concerns raised by the Commission were if the zoning should incentivize mixed-use development, or permit residential only development; and if the zoning classification should take into account the existing use of the property. At least one Commissioner felt that none of the existing zoning classifications were the best fit for the property, and hoped that the current work of studying the City's zoning ordinance might yield a better classification for the property in the future.

Alignment with Council Vision Areas and Strategic Plan:

Goal 2 of the City's Strategic Plan is to "Be a safe, equitable, thriving and beautiful community."

Community Engagement:

The Planning Commission has held a public hearing on this request on July 8, 2014.

Budgetary Impact:

This item has no impact on the General Fund.

Recommendation:

The Planning Commission made the following recommendation:

The Commission voted 3-2 to recommend the Council consider a zoning of Downtown North with Entrance Corridor Overlay on the property, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.

Alternatives:

None

Attachments:

Staff Report

Comparison of Zoning Classifications Considered at the Planning Commission meeting on July 8, 2014

**CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT**

APPLICATION FOR REZONING OF PROPERTY

**PLANNING COMMISSION AND CITY COUNCIL
JOINT PUBLIC HEARING**

**DATE OF HEARING: July 8, 2014
APPLICATION NUMBER: ZM-14-07-05**

Project Planner: Brian Haluska, AICP
Date of Staff Report: June 25, 2014
Applicant: Initiated by City Council
Current Property Owner: County of Albemarle, VA

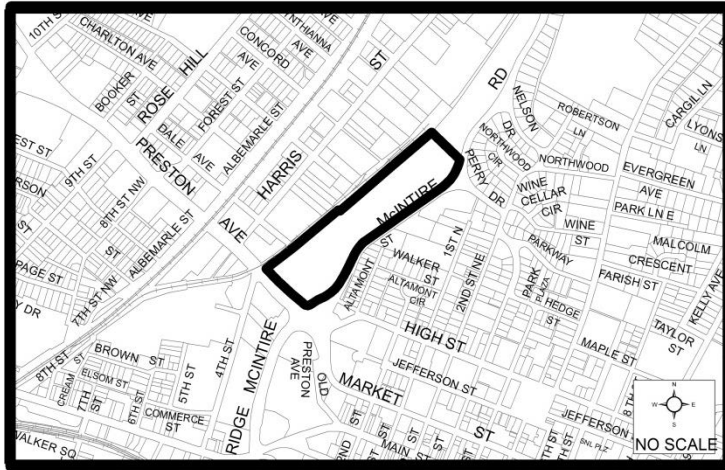
Application Information

Property Street Address: 401 McIntire Road (Albemarle County Office Building)
Tax Map/Parcel #: Tax Map 35, Parcel 134
Total Square Footage/Acreage Site: 8,612.76 square feet
Comprehensive Plan (Land Use Plan) Designation: Public/Semi-Public
Current Zoning Classification: McIntire-5th Street Residential, Entrance Corridor Overlay
Proposed Zoning Classification: As advertised: B-3
Tax Status: Exempt

Applicant's Request

At their meeting on June 16, 2014, City Council directed the City's Planning Commission to study "potential amendments to the City Zoning District Map...that would rezone the above-referenced property currently zoned M-R to an appropriate zoning classification....". However, the County has communicated its position that this property must be rezoned to the B-3 zoning district classification; therefore, that is the classification that has been advertised for a public hearing.

Vicinity Map



Standard of Review

The Planning Commission must make an advisory recommendation to the City Council. Council may amend the zoning district classification of this property upon finding that the proposed amendment would serve the interests of “*public necessity, convenience, general welfare, or good zoning practice.*” To advise Council as to whether those interests would be served, the Planning Commission should inquire as follows: (1) The initial inquiry should be whether the *existing* zoning of the property is reasonable; (2) the Commission should then evaluate whether the *proposed* zoning classification, or any other less-intensive classification(s)**, is/are reasonable. One factor relevant to the reasonableness of a particular zoning district classification is whether that classification is consistent with the City’s Comprehensive Plan designation for the property. Other relevant factors include: the existing use and character of the subject property and adjacent properties; suitability of the property for various uses; zoning classification(s) of adjacent properties; the intent and purposes of the proposed zoning district classification; trends of growth and change (including, without limitation, recent patterns of development of other circumstances which may have changed since the current zoning classification was originally enacted).

**In making its ultimate decision, City Council may not rezone the land to a more intensive use classification than B-3; however, the Planning Commission may, if it wishes, recommend any LESS intensive use classification than B-3.

Project Review/Analysis

1. Background

City Council has directed the Planning Commission to review the zoning of property located at 401 McIntire Road. A copy of City Council’s resolution is attached to this staff report.

2. Proposed Use of the Property

The property is currently used as a government office building. No change of use is specifically proposed at this time. (Within the current M-R zoning district classification, a special use permit is required for municipal/ governmental offices. The County office use was established prior to the requirement for an SUP; therefore, the County offices are a lawful, nonconforming use.)

3. Zoning History

The property was zoned Public Land in 1949, and re-zoned to R-3 (Multi-Family Residential) in 1958. The property was rezoned to B-1 Business in 1978. The property was rezoned to McIntire-5th Residential (M-R) in 2003.

The property is subject to an Entrance Corridor overlay district, and that is not proposed to change as part of any rezoning.

4. Character and Use of Adjacent Properties

The property is located at the corner of Preston Avenue and McIntire Road. The properties to the east across McIntire Road are low-density and high-density residential properties, and are zoned R-3 Residential. The property to the south, across Preston Avenue is zoned Downtown Corridor, and is a commercial building and fast food restaurant. The property to the west is railroad right-of-way as well as commercial and industrial uses, and is zoned Central City Corridor and Industrial Corridor. The property to the north is zoned McIntire-5th Residential with a Public Park Protection Overlay, and is the City Recycling Center and Shenck’s Branch Park.

Direction	Use	Zoning
North	Recycling Center, Park	MR, EC, PPO
South	Commercial	D, EC
East	Multi-Family Residential, Low Density Residential	R-3, ADC
West	Commercial, Industrial	CC (w/EC), IC

5. Reasonableness/Appropriateness of Current Zoning

The current zoning of the property is McIntire-5th Residential. Section 34-350 of the zoning ordinance describes the purpose of the zoning category as “to encourage redevelopment in the form of medium-density multifamily residential uses, in a manner that will complement

nearby commercial uses and be consistent with the function of McIntire Road/Fifth Street Extended as a gateway to the city's downtown area.”

The zoning is reasonable and appropriate for the property based on its compatibility with the adjacent residential uses across McIntire Road. Any future residential development under the current zoning would be consistent with the prevailing pattern of development along McIntire Road.

6. Consistency with Comprehensive Plan

The Future Land Use Plan shows the property’s use as Public/Semi-Public. This designation is based primarily on the current and historic use of the property, rather than any anticipated potential redevelopment.

7. Proffers

No proffers are proposed with the request.

Public Comments Received

Staff has received little input on the request, other than concern that the request may enable a change of use on the property.

Staff Recommendation

Staff advertised a potential rezoning to B-3 as it is the classification that the County contends should be applied, and it is the was the highest intensity zoning staff could contemplate for the property. A rezoning to B-3 on this property, however, raises several concerns.

Reasonableness of B-3 Zoning District Classification. The Zoning Ordinance describes the purpose of the B-3 zone is “to provide for major commercial uses, of a type that is likely to generate significant amounts of traffic from points within as well as external to the surrounding neighborhood, and that may generate moderate noise, odors or fumes, smoke, fumes, fire or explosion hazards, lighting glare, heat or vibration.” Uses permitted by-right in the B-3 zone include: Automobile sales, Automobile rental and leasing, Bowling alleys, Contractor and tradesmen shops, Data Centers, Hospitals, Hotels, **Municipal/ governmental offices, buildings and courts**, Outdoor Storage, Parking Garages, Towing Services, Greenhouses, Home Improvement Centers, Retail Stores Larger than 20,000 square feet, Industrial Equipment repair, Janitorial Service Companies, Moving Companies and Wholesale Establishments. Additionally, the B-3 zone has no maximum setback regulations, allowing these uses to potentially place parking in the front yards of any potential structures.

Staff finds that the permitted uses in the B-3 zone are not compatible with the surrounding properties, and would not be in keeping with the City’s vision for the Preston Avenue and McIntire Road corridors.

Reasonableness of other, less intensive zoning district classifications. While staff is of the opinion that the current M-R zoning of the property is appropriate and reasonable, staff finds several other zoning classifications that may also be appropriate on the property when considering the property's frontage on Preston Avenue. The northern side of Preston Avenue to the west of the property is zoned **Central City Corridor**, and the property across Preston Avenue is zoned **Downtown Corridor**. A potential rezoning to a mixed use corridor along the subject property's Preston Avenue frontage could be in line with the City's vision for Preston Avenue. In both of these districts, by-right permitted uses include **municipal/ governmental offices, buildings, and courts**. The mixed-use zones, however would not relieve the non-conforming status of the current office building on the property, as the building does not meet the maximum setbacks for the current zoning, or either of the mixed-use zones.

A variety of residential and non-residential uses would be allowed within these zoning district classifications, including a range of commercial and retail uses—either by right or by SUP.

Staff finds that a mixed-use zoning would be appropriate along the Preston Avenue frontage, but the large size of the property coupled with the length of the McIntire Road frontage makes either mixed-use zone (Downtown or Central City) less appropriate as one approaches the northern boundary of the property.

Of the two adjacent mixed-use zonings, staff finds Central City Corridor zoning to be the most appropriate for the Preston Avenue frontage, since its lower maximum height and density would serve as a good transition between the Downtown Corridor zoning across Preston to the residential development on McIntire Road. Additionally, the properties along Preston Avenue northwest of the property are also zoned Central City Corridor, creating consistency with any potential redevelopment along the Preston Avenue corridor.

Staff finds that a potential future rezoning of the property focus on maintaining the residential zoning on the north end of the property, transitioning to Central City Corridor along the Preston Avenue frontage. Staff further suggests that the appropriate portion of the property that could be rezoned to Central City be 250 feet from the frontage along Preston Avenue. This would put the rear line of the Central City portion of the property roughly in line with Dale Avenue to the west, which serves as the boundary of the Central City Corridor along Preston.

Staff also recommends that any future change of zoning maintain the Entrance Corridor Overlay District currently present on the property.

Suggested Motions

We recommend that you proceed in this case in two (2) steps. First, since Council asked you to study this matter, you should identify all of the zoning district classifications that you find to be reasonable and appropriate at the present time.

1. I move that the Planning Commission find and determine that each of the following zoning district classifications is reasonable and appropriate for the property located at 401 McIntire Road and would serve the interests of the public necessity, convenience, general public welfare and good zoning practice:

- a. McIntire/5th Residential (M-R), with EC overlay
- b. Central City Mixed Use Corridor (CC), with EC overlay
- c. Downtown Mixed Use Corridor (D), with EC overlay
- d. B-3
- e. B-1
- f. Other: _____

After identifying each of the the zoning district classification(s) that you can recommend as being reasonable and appropriate for this property, then you should make a second motion containing a specific recommendation of one of those districts to City Council:

- 2. I move to recommend to City Council that it should rezone the property located at 401 McIntire Road, based on a finding that the _____ **zoning district, with EC overlay**, is the most reasonable and most appropriate for the property and will best serve the interests of the public necessity, convenience, general public welfare and good zoning practice.

- 3. I move to recommend to City Council that it should **not** rezone the property located at 401 McIntire Road, because the Planning Commission finds that the current M-R zoning, with EC Overlay, remains the most reasonable and appropriate zoning district classification for this property and will continue to best serve the interests of the public necessity, convenience, general public welfare and good zoning practice.

Attachments

Description of McIntire Road corridor from the Charlottesville Corridor Study

McIntire Road/Ridge Street/5th Street

Gateway to Downtown/Residential Boulevard

Extent of Study Area

McIntire Road/Ridge Street/Fifth Street is a major vehicular entrance and throughway to the city from I-64, continuing through the city and on to connect with the 250 by-pass to the north. This continuous road serves as the primary access to the City from the development areas of Albemarle County in the south and into downtown from Route 29 to the north. The road is comprised of four continuous, yet unique sections from south to north, respectively: Fifth Street, Ridge Road, McIntire Road (between West Main Street and Preston Avenue) and McIntire Road from Preston Avenue to the 250 by-pass. This section will start in the north, with McIntire Road from the 250 by-pass, and move south. The area of McIntire Road between Preston Avenue and West Main Street will be discussed in the sections on the Downtown Mall, Preston Avenue and West Main Street.

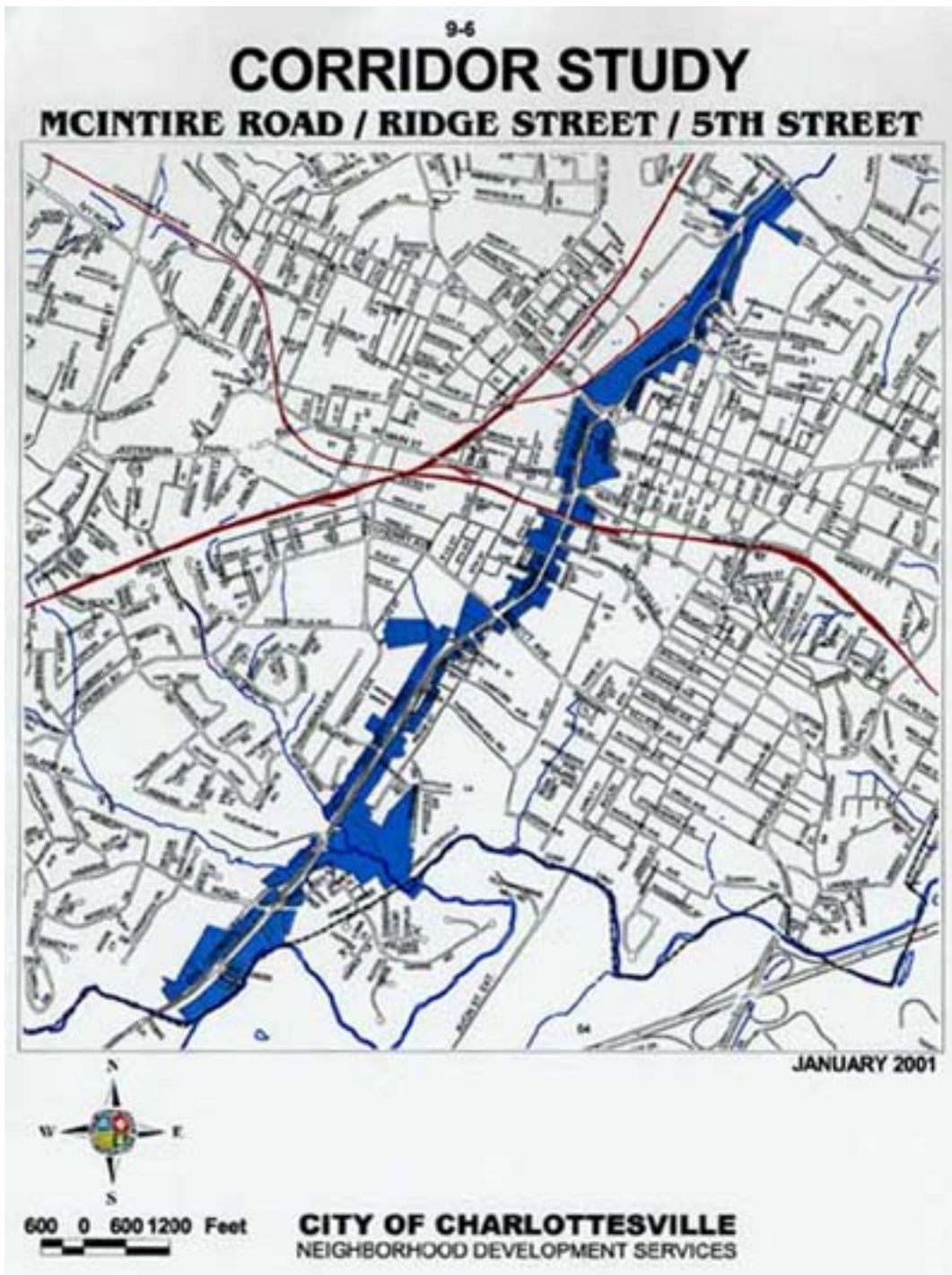
Background

McIntire Road is a primary entrance to Downtown from the 250 by-pass, a status that will likely be reinforced by the construction of Meadowcreek Parkway. In its current state, it has two distinct characteristics. North of Preston Avenue, McIntire Road is a meandering two-lane road with parallel parking on each side. It flanks a park highlighted by Lane Field along much of its western edge. The eastern edge is lined with blocks of single family homes atop an escarpment. Its northern end is composed of a parking lot, a skateboard park, and a rescue squad facility that has poor access at both McIntire Road and the 250 by-pass. Large surface parking lots, located at the southern end of this stretch (Preston Avenue), dominate the land adjacent to the Albemarle County Office Building.

Fifth Street is a fairly new street connecting to existing Ridge Street at Cherry Avenue. This new street travels relatively parallel to the old Ridge Road, connecting downtown to I-64, but is engineered wider and through the existing topography, where old Ridge Road could not be changed. This new Fifth Street was engineered for faster moving traffic and larger, heavier vehicles. At West Main Street, Fifth/Ridge Street becomes McIntire Road and is one of the few corridors that continues through the city center and connects to the 250 by-pass. This juncture of McIntire Road and the 250 by-pass would be the terminus of the proposed Meadowcreek Parkway. This latter point should be emphasized: the construction of the Meadowcreek Parkway could considerably change the nature of this road. Facilitating the additional traffic from this proposed parkway could have a profound effect on the character of this cross-town road. In essence the only north/south thru-road in all of Charlottesville, this road could turn into a cross-town highway similar to the 250 by-pass or Preston Avenue. Additional traffic burdens will also be felt along Fifth Street if a regional shopping center is ultimately built on land in Albemarle County just outside the city limits. While County officials previously rejected a proposal for such a center, it is likely that a redesign will be offered in the future.

While the development pressures cited above suggest significant difficulties ahead for the City's planners and residents, existing conditions offer more challenges. Comprised of four traffic lanes and a wide median, Fifth Street's terrain has been leveled or regraded to modern highway standards. Development possibilities along Fifth Street are challenging in some areas and impossible in others. Though lined with street trees, it is not particularly hospitable to pedestrians; the traffic moves too fast and there are no buildings or services of visual interest along its edge. At its southern end, Fifth Street is dominated by "highway commercial" style development, intended to capture traffic off I-64, as well as from Fifth Street itself. This development, which provides a much needed supermarket in the southern half of the city, is visually and spatially impoverished, dominated by blank sides of commercial structures. Overly large signage competes for attention with the vast amounts of parking.

If these challenges are daunting, the northern end of Fifth Street, where it becomes Ridge Street, is something else altogether. A local historically sited, residential ridgetop thoroughfare, Ridge Street passes Tonsler Park and concludes in a gateway to Downtown. This gateway at the top of Vinegar Hill joins West Main, Water and South Streets, becoming essentially the downtown transition zone.



Other Studies

The area of McIntire Road between Preston Avenue and the 250 by-pass was included in a recent study for Meadowcreek Parkway (Reilly Assoc., 2000). This study suggests a pedestrian tunnel under the 250 by-pass, as well as the creation of bike lanes on McIntire Road.

Fifth Street was a subject in the Charlottesville Urban Design Plan (Carr Lynch, 1988). This study effectively divided the corridor into four zones characterized as: the interstate commercial zone from Moore's Creek to Harris Street; the boulevard residential zone from Harris Street to Cherry Avenue, the Ridge Street Neighborhood zone, bordered by Cherry and Monticello Avenues and the Downtown entry zone.

Fifth Street, in the Entrance Corridor Study (1995), is identified as providing major downtown access. The character of its uses is defined as "urban residential" along Ridge Street, and includes "suburban residential," "suburban commercial" and "undeveloped areas." This study has a series of recommendations for setbacks, parking and landscape elements relevant to their description of Fifth Street.

Comparison of Zoning Classifications
Considered at the Planning Commission meeting on July 8, 2014

Zoning	Minimum Front Yard setback	Maximum Front Yard Setback	Maximum Height By-Right	Maximum Height (SUP)	Residential Only Uses Permitted?	
McIntire-5 th Residential	10 feet	25 feet	60 feet	80 feet	Yes	Current Zoning
B-3	None	None	70 feet		Yes	Requested
Downtown North	None	15 feet	60 feet		Yes	Commission Recommendation
Downtown	None	20 feet	70 feet	101 feet	No	
Central City	None	15 feet	50 feet	80 feet	Yes	Staff Recommendation
B-1	20 feet	None	45 feet		Yes	
B-2	20 feet	None	45 feet		Yes	

**AN ORDINANCE
REZONING PROPERTY LOCATED AT 401 McINTIRE ROAD
FROM “MCINTIRE-5th RESIDENTIAL” TO “NORTH DOWNTOWN CORRIDOR”
SUBJECT TO CONTINUATION OF THE EXISTING ENTRANCE CORRIDOR OVERLAY**

WHEREAS, The County of Albemarle, Virginia, the Owner of property located at 401 McIntire Road, identified on City Tax Map 35 as Parcel 134 (“Property”) requested the City Council to consider rezoning its property, and on June 16, 2014 City Council initiated a rezoning process and requested the Planning Commission to study appropriate zoning classifications for the Property, by a Resolution of that same date; and

WHEREAS, the Owner desires a that the Property have a commercial zoning district designation (“B-3”), therefore legal notice of a public hearing to be conducted on July 8, 2014 on a proposed zoning map amendment was advertised in accordance with Va. Code Sec. 15.2-2204, identifying B-3 as the proposed zoning district (“Proposed Rezoning”), and notice of the Proposed Rezoning was given to the public and to adjacent property owners as required by law; and

WHEREAS, on July 8, 2014, the Planning Commission, by motion, initiated the Proposed Rezoning, stating the public purposes therefor, and following such initiation, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission; and

WHEREAS, the Planning Commission considered the proposed “B-3” zoning district classification and, as requested by City Council, the Planning Commission also considered other, less intensive use and zoning district classifications; and

WHEREAS, on July 8, 2014, the Planning Commission, voted to recommend to City Council that the zoning district classification of the Property should be changed from “McIntire-5th Residential” to “North Downtown Corridor”, subject to entrance corridor overlay, stating within its motion that this change would serve the public necessity, convenience, general welfare or good zoning practice; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare or good zoning practice requires the Proposed Rezoning; that the proposed “North Downtown Corridor” zoning classification, subject to Entrance Corridor Overlay, is reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning from “McIntire-5th Residential” to “North Downtown Corridor,” subject to continuation of the existing entrance corridor overlay, all of the property located at 401 McIntire Road, identified on City Tax Map 35 as Parcel 134.

**AN ORDINANCE
REZONING PROPERTY LOCATED AT 401 McINTIRE ROAD
FROM “MCINTIRE-5th RESIDENTIAL” TO “B-1 COMMERCIAL DISTRICT”
SUBJECT TO CONTINUATION OF THE EXISTING ENTRANCE CORRIDOR OVERLAY**

WHEREAS, The County of Albemarle, Virginia, the Owner of property located at 401 McIntire Road, identified on City Tax Map 35 as Parcel 134 (“Property”) requested the City Council to consider rezoning its property, and on June 16, 2014 City Council initiated a rezoning process and requested the Planning Commission to study appropriate zoning classifications for the Property, by a Resolution of that same date; and

WHEREAS, the Owner desires that the Property have a commercial zoning district designation (“B-3”), therefore legal notice of a public hearing to be conducted on July 8, 2014 on a proposed zoning map amendment was advertised in accordance with Va. Code Sec. 15.2-2204, identifying B-3 as the proposed zoning district (“Proposed Rezoning”), and notice of the Proposed Rezoning was given to the public and to adjacent property owners as required by law; and

WHEREAS, on July 8, 2014, the Planning Commission, by motion, initiated the Proposed Rezoning, stating the public purposes therefor, and following such initiation, a joint public hearing on the Proposed Rezoning was held before the City Council and Planning Commission; and

WHEREAS, the Planning Commission considered the proposed “B-3” zoning district classification and, as requested by City Council, the Planning Commission also considered other, less intensive use and zoning district classifications; and

WHEREAS, on July 8, 2014, the Planning Commission, voted to recommend to City Council that the zoning district classification of the Property should be changed from “McIntire-5th Residential” to “North Downtown Corridor”, subject to entrance corridor overlay, stating within its motion that this change would serve the public necessity, convenience, general welfare or good zoning practice; and

WHEREAS, this Council finds and determines that the public necessity, convenience, general welfare or good zoning practice requires that the Property be rezoned from its current “McIntire-5th Residential” zoning classification; and that a rezoning to the B-1 Commercial District zoning classification, subject to Entrance Corridor Overlay, is reasonable; and that such a rezoning is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning from “McIntire-5th Residential” to “B-1 Commercial District,” subject to continuation of the existing entrance corridor overlay, all of the property located at 401 McIntire Road, identified on City Tax Map 35 as Parcel 134.

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	August 4, 2014
Action Required:	Consideration of an ordinance for rezoning
Presenter:	Brian Haluska, Senior Planner
Staff Contacts:	Brian Haluska, Senior Planner
Title:	ZM-13-01-01 (Lyman Street)

Background:

BKKW, LLC is seeking approval to rezone property located on Lyman Street from Planned Unit Development and R-1 Residential District to Downtown Extended with proffers. The total land involved is 8,612.76 square feet or approximately 0.2 acres. The subject parcel has approximately 150 feet of frontage on Lyman Street, and 40 feet of frontage on Douglas Avenue.

Discussion:

Staff has reviewed the application and recommends the application be approved.

The Planning Commission considered this matter at their meeting on July 8, 2014. The discussion on the matter focused on the suitability of the property for commercial activity, and whether approving the removal of property from a PUD was justified. Several Commissioners felt that Parcel 358E was not a significant portion of the Belmont Lofts PUD, and had no concerns with rezoning it; while other Commissioners were not comfortable with the rezoning because of 358E being a portion of a PUD that had a development plan that had previously been approved by the City. Commissioners also expressed misgivings about increasing the amount of zoning that permits commercial use in the Belmont neighborhood, and whether the Downtown Extended zoning was appropriate on the site.

Alignment with Council Vision Areas and Strategic Plan:

Goal 2 of the City's Strategic Plan is to "Be a safe, equitable, thriving and beautiful community."

Community Engagement:

The Planning Commission has held two public hearings on this request:

- March 12, 2013
- June 10, 2014

The time between the two public hearings was necessary for the applicant to meet with representatives of the neighborhood and craft the proffer statement that restricted the potential

size of any building located on the site, as well as the uses contained within the building.

Budgetary Impact:

This item has no impact on the General Fund.

Recommendation:

The Planning Commission made the following recommendations:

The Commission voted 3-2 to recommend the approval of the application to rezone Tax Map 58, Parcel 289.2 from R-1 to Downtown Extended with proffers, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.

The Commission voted 3-2 to recommend the denial of the application to rezone Tax Map 58, Parcel 358E from PUD to Downtown Extended.

Alternatives:

None

Attachments:

Memo to the Planning Commission from Staff

Staff Report

Applicant's Final Proffer Statement Dated July 15, 2014

City of Charlottesville

MEMO



TO: Planning Commission
FROM: Brian Haluska, Neighborhood Planner
DATE: June 25, 2014
SUBJECT: **Lyman Street Rezoning**

The purpose of this memo is to respond to the Commission's request for additional information on the status of the properties proposed for rezoning on Lyman Street.

At the Planning Commission's meeting on June 10, 2014, the Commission considered a request for rezoning of Tax Map 58, Parcels 289.2 and 358E. The applicant, BKKW, LLC has requested the properties be rezoned to Downtown Extended with proffers. Following a public hearing on the matter, the Commission deferred action to permit staff additional time to review any documents that may give the Commission additional guidance regarding the status of Parcel 358E, which was rezoned to Planned Unit Development as a part of the Belmont Lofts PUD in 2001.

Zoning

Parcel 358E is zoned Planned Unit Development as previously mentioned in the staff report.

Parcel 289.2 was the old Lyman Street right-of-way that was closed in 1991. The 2003 zoning map did not zone the property, and it remained unzoned until the City approved Section 34-13, which zoned it R-1.

Open Space

The Commission asked that staff confirm the amount of open space within the PUD as developed, to be sure that removal of 358E from the PUD would not reduce the amount of open space below the 20% that would have been required at the time the PUD was approved.

According to City GIS, the Belmont Lofts Condominium development is 2.51 acres. Parcels 358A through 358E total 0.4 acres. The entire Belmont Lofts PUD is 2.91 acres. The Belmont Lofts condominium property contains 1.1 acres of open space, which makes up 37.8% of the total site. If 358E is considered open space as well, then the site has 41.2% open space.

The removal of 358E from the property would leave the remaining PUD with 39.1% open space.

Belmont Lofts PUD

Prior to the Zoning Ordinance revisions passed by the City in 2003, the Planned Unit Development process was different. Applicants submitted a site plan prior to consideration of the PUD rezoning, and the site plan was a reviewed along with the rezoning. Additionally, PUDs prior to 2003 referenced an

underlying zoning. In the case of the Belmont Lofts development, the underlying zoning was R-2, although the property along Lyman Street was previously zoned M-1 Industrial.

In reviewing the site plan file, parcel 358E was a portion of what was originally parcel 358. The developers of the Belmont Lofts project intended for this to be four single-family residential units, and those units were constructed according to the plan. 358E is what remains of the original parcel after the four units were subdivided off, and right-of-way dedicated for Lyman Street based on its actual location.

Staff also found reference to the additional park space several Belmont neighborhood residents wrote to the Commission and Council about prior to the previous two public hearings. Both a drawing in the site plan file and the staff report for the PUD reference a park area on the west side of Douglas Avenue in what is today the front yard of the Belmont Lofts. The documents mention this area being used for a picnic area that would be open to use by the neighborhood. Parcel 358E is not included in this area.

Attached is a copy of the Proposal by which the developers of the Belmont Lofts PUD described the concept for their development to City Council. This is the best record we have to describe the overall development concept and the intention of City Council in approving the PUD.

The PUD was approved by City Council for a total of 46 units on the property, broken down as 42 units in the two “loft” buildings, and 4 units on the west side of Douglas. The property currently consists of 44 units, as only 40 loft units were constructed.

The density approved on the site was 15.8 units per acre. If parcel 358E is removed from the PUD, the PUD will have an actual density of 15.6 units per acre.

Recommendation

In light of the information presented in this memo, staff has several suggested directions in which the Commission may go with the application as it stands:

1. The Commission can choose to leave Parcel 358E zoned PUD, as based on the documents reviewed by staff, it is clear that the area west of Douglas Avenue within the PUD (parcel 358) was intended to be developed as four residential dwelling units, and those four units have been constructed. The entirety of original parcel 358, including 358E is serving the use laid out in the PUD. (Note: leaving the “PUD” zoning on this sliver of property would not affect the owners’ ability to combine it with an adjacent area to create a new lot (as proposed); however, if you do not change the zoning, that new lot would continue to have “split zoning” and the area within 358E could be used in calculating permissible residential density for the new lot.
2. The Commission can choose to rezone Parcel 358E. As a practical matter, the effect of this would be to slightly increase the residential density of the PUD, overall, and to increase, as a practical matter, the effective residential density of the PUD area west of Douglas. The resultant density of the PUD would still be below what City Council approved.

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT

APPLICATION FOR REZONING OF PROPERTY

PLANNING COMMISSION AND CITY COUNCIL
JOINT PUBLIC HEARING

DATE OF HEARING: June 10, 2014
APPLICATION NUMBER: ZM-13-01-01

Project Planner: Brian Haluska, AICP

Date of Staff Report: February 25, 2013 (Revised May 21, 2014)

Applicant: BKKW, LLC

Current Property Owner: BKKW, LLC

Application Information

Property Street Address: Lyman Street

Tax Map/Parcel #: Tax Map 58, Parcels 289.2 and 358E

Total Square Footage/Acreage Site: 8,612.76 square feet

Comprehensive Plan (Land Use Plan) Designation: Business and Technology

Current Zoning Classification: Planned Unit Development (Parcel 289.2) and R-1 (Parcel 358E)

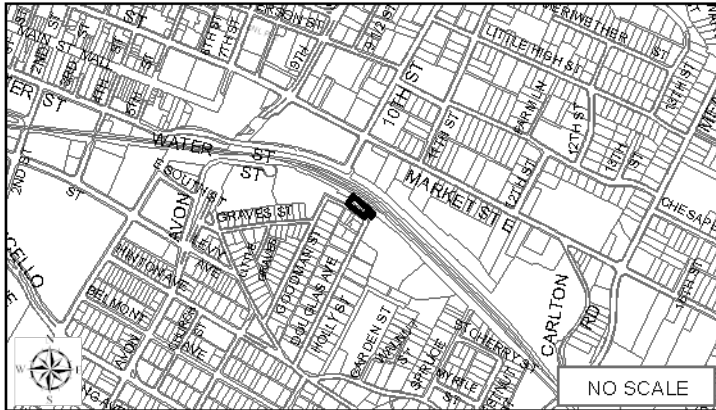
Proposed Zoning Classification: Downtown Extended (DE)

Tax Status: The City Treasurer's office indicates that there are no delinquencies in tax payment for the lot as of February 28, 2013.

Applicant's Request

The applicant is seeking approval to rezone property located on Lyman Street from Planned Unit Development and R-1 Residential District to Downtown Extended with proffers. The total land involved is 8,612.76 square feet or approximately 0.2 acres. The subject parcel has approximately 150 feet of frontage on Lyman Street, and 40 feet of frontage on Douglas Avenue.

Vicinity Map



Standard of Review

The Planning Commission must make an advisory recommendation to the City Council. Council may amend the zoning district classification of this property upon finding that the proposed amendment would serve the interests of “*public necessity, convenience, general welfare, or good zoning practice.*” To advise Council as to whether those interests would be served, the Planning Commission should inquire as follows: (1) The initial inquiry should be whether the *existing* zoning of the property is reasonable; (2) the Commission should then evaluate whether the *proposed* zoning classification is reasonable. One factor relevant to the reasonableness of a particular zoning district classification is whether that classification is consistent with the City’s Comprehensive Plan designation for the property. Other relevant factors include: the existing use and character of the subject property and adjacent properties; suitability of the property for various uses; zoning classification(s) of adjacent properties; the intent and purposes of the proposed zoning district classification; trends of growth and change (including, without limitation, recent patterns of development of other circumstances which may have changed since the current zoning classification was originally enacted).

Project Review/Analysis

1. Background

The applicant has requested a rezoning of the subject property to provide a consistent set of regulations under which the property could be developed in the future. Currently, one parcel is zoned for low-density residential, while the front parcel is governed by the regulations of the Belmont Lofts Planned Unit Development. By rezoning both properties to the same zoning designation, the future development of the property will be based on a consistent set of zoning regulations.

Parcel 289.2 was rezoned to Planned Unit Development as a part of the Belmont Lofts project. Parcel 358E is a portion of abandoned railroad right-of-way as well as a portion of the abandoned Lyman Street right-of-way. Lyman Street was relocated as a part of the Belmont Lofts project.

2. Proposed Use of the Property

The applicant does not offer a specific use for the property. The applicants have indicated that potential uses of the property may be office, residential, or a mixed-use building.

3. Zoning History

The properties were zoned C (Industrial) in 1949, and re-zoned to M-2 (Industrial) in 1958. Parcel 358E was most likely unzoned in 1976 when the City unzoned all railroad right-of-way. Parcel 289.2 was zoned M-1 (Industrial) with a Planned Unit Development Overlay in 1991. Parcel 358E was zoned R-1 in 2012 with the adoption of the City Code Ordinance that addresses unzoned property in the City.

4. Character and Use of Adjacent Properties

The property is located on Lyman Street between Douglas Avenue and Goodman Street. The properties to the south and east are part of the original Belmont Lofts Planned Unit Development. To the north of the property are railroad tracks and the City Walk development. To the west of the property sits National Optronics.

Direction	Use	Zoning
North	Railroad, Multi-Family Residential	DE
South	Multi-Family Residential	PUD
East	Multi-Family Residential	PUD
West	Industrial	DE

5. Reasonableness/Appropriateness of Current Zoning

The current zoning of parcel 358E is R-1. The zoning is not reasonable or appropriate for the site. The property is bordered on two sides by one of the most intense zoning districts in the City, and by multi-family residential on the other two sides.

The current zoning of parcel 289.2 is Planned Unit Development. The current zoning is appropriate in the sense that Parcel 289.2 was part of a larger parcel that was previously zoned to PUD by City Council. The PUD zoning, however, constrains the use of the property to the original PUD concept plan, which does not show any development on the parcel.

6. Consistency with Comprehensive Plan

The Future Land Use Plan shows the property's use as Business and Technology.

The Belmont Neighborhood Plan from 2006 has several statements that relate directly to the project. The first is a concern about the traffic situation at the intersection of Lyman Street and Douglas Avenue. The concern in 2006 was that the Belmont Lofts development had created a challenging traffic situation at the intersection. Staff has heard at least one member of the public mention this issue when inquiring about this application, although their concern was about traffic exiting the Belmont Lofts site without stopping first. The rezoning alone will not address this issue, but future development of this site would most likely require some review of the traffic conditions and resolution of this matter.

Another concern expressed frequently throughout the neighborhood plan is the impact of new development on parking. The City's parking standards are often mentioned as being too low for developments, and the resulting overflow parking impacts adjacent properties. Douglas Avenue and Goodman Street are often mentioned as streets where public parking is difficult to obtain. The future development of this property might contribute to the high demand for on-street parking in the neighborhood.

7. Proffers

In response to many of the concerns raised over the proposed rezoning at the previous public hearing, the applicant has submitted a proffer statement that would restrict the development on the site in several ways:

- The applicant proposes to restrict the use of the property to residential and low impact commercial uses such as offices and art studios. The proffer would prohibit many of the higher traffic uses permitted in the DE zone such as restaurants.
- The applicant proposes a height limitation of 38 feet on the property.
- The applicant proposes a maximum of 12 parking spaces on the site.
- The applicant proposes a maximum of 6 residential units on the site. This would translate to a density limit of 30 units per acre.

Public Comments Received

The Planning Commission received public comment on this matter previously on March 12, 2013. The members of the public that spoke raised several concerns regarding the proposed rezoning. The primary concern with the rezoning was the traffic impact on the nearby streets, which have on-street parking and in many places are not wide enough for two cars to pass alongside parked cars. Residents also raised concern about the lack of certainty with the proposed rezoning if the property were sold in the future, or the owner were able to acquire rights to off-site parking that could support a larger building than what the applicant was showing on the site.

Following the resubmission, one member of the public asked several questions for clarification, and expressed concern that the application may permit a larger building that would be out of character with the surrounding area.

Staff Recommendation

Staff recommends that for discussion purposes, the two parcels be debated individually at first, as each parcel has a different existing zoning. Staff recognizes the unique situation that this application presents to the Planning Commission and City Council.

Staff finds a clear reason to rezone Parcel 358E to Downtown Extended on the grounds that the current zoning of R-1 is not reasonable. The parcel is too small to permit development under the R-1 zoning guidelines, and the surrounding properties are all zoned for a higher intensity of uses.

This leaves the question of Parcel 289.2. The proposal is that this parcel of roughly 3,000 square feet be removed from the Belmont Lofts PUD. Based on the documentation available regarding the Lofts project, Parcel 289.2 was at most considered a portion of the PUD's open space. Removing the parcel from the PUD would not cause the Belmont Lofts project to become a non-conforming use due to a reduction of the available open space. In terms of the parcel's potential as open space – the parcel could possibly serve two functions. It could be landscaped to provide a visual barrier between existing development and the railroad tracks. This could also be accomplished by a building on the property. The property could also be used for recreational purposes, although its proximity to Lyman Street and small size makes this unlikely.

Several items in the standard of review support a rezoning of Parcel 289.2. First, the “existing use and character of adjacent properties”. The properties that surround the parcel are primarily used for higher intensity uses such as industrial development and high density residential development. Additionally, the “trends of growth and change” along the railroad tracks in the City have recently been towards the development of higher intensity uses along the tracks, including residential development. The rezoning to Downtown Extended of Parcel 289.2 would enable the property to be developed much like the surrounding properties, and in keeping with the larger trend of growth and change in the City.

The proffers submitted by the applicant offer greater certainty as to what form the future development of the property may take. The applicant envisions a building no greater than 38 feet in height with no more than 6 residential units or low traffic commercial uses. The proffers will have

the effect of guaranteeing that any future development of the property is similar in use and scale to the properties across Lyman Street.

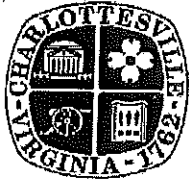
Staff recommends that the application be approved.

Attachments

- Application
- Applicant's Narrative
- Minutes from the March 12, 2013 Planning Commission meeting

Suggested Motions

1. I move to recommend the approval of this application to rezone property from R-1 and PUD to Downtown Extended with proffers, on the basis that the proposal would serve the interests of the general public welfare and good zoning practice.
2. I move to recommend denial of this application to rezone property from R-1 and PUD to Downtown Extended.



REZONING PETITION

Please Return To: City of Charlottesville
 Department of Neighborhood Development Services
 PO Box 911, City Hall
 Charlottesville, Virginia 22902
 Telephone (434) 970-3182 Fax (434) 970-3359

For a PUD please include \$2,000 application fee. For any other type of project, please include \$1,500 application fee. All petitioners must pay \$1.00 per required mail notice to property owners, plus the cost of the required newspaper notice. Petitioners will receive an invoice for these notices and approval is not final until the invoice has been paid.

I (we) the undersigned property owner(s), contract purchaser(s) or owner's agent(s) do hereby petition the Charlottesville City Council to amend the City Zoning District Map for the property described below from P-1 / PUD (Current Zoning Classification) to down town extended (Proposed Zoning Classification).

Reasons for Seeking This Change a portion of property had been unzoned & under new City ordinance was classified as P-1 by default. Rezoning would unify dual zoned property and be consistent with existing zoning of adjacent property to the west. DE is only logical zoning for this property.

Information on Property Applied for Rezoning - Please note any applicable deed restrictions

- 147 feet of frontage on Lyman Street (name of street)
- Approximate property dimensions: 50 feet by 186 feet.
- Property size: 8 612.76 (square feet or acres) DB 515 P 680
- Present Owner: bkkw, llc (Name) as evidenced by deed recorded in Deed Book Number DB 1072 P 878 Page _____, with the Clerk of the Circuit Court.
- Mailing Address of Present Owner: 112 4th STREET NW, CHARLOTTESVILLE, VA 22902
- City Real Property Tax Map Number 58.289.2, Parcel(s) X, _____; Lot(s): _____, _____, _____
58.358E 86

A. PETITIONER INFORMATION

Petitioner Name (Print or Type) bkkw, llc
 Petitioner Mailing Address: 112 4th st nw. charlottesville, virginia, 22902
 Work Phone: 434-971-7160 Fax 434-971-7166
 Home Phone: _____ Email bwardell@brw-architects.com
 Does Petitioner currently own the property where the rezoning is requested? YES
 If no, please explain _____

B. ADJACENT PROPERTY OWNERS ADDRESSES (use additional paper if necessary)

Property Owner Name	Mailing Address	City Tax Map and Parcel #
<u>Belmont Left Company Assoc.</u>	_____	<u>TMP 58 - 35B</u>
<u>DAB Investments, Inc.</u>	_____	<u>TMP 58 - 289.1</u>
<u>Goodman Street Properties, LLC</u>	_____	<u>TMP 58 - 336</u>
<u>John Stephen Huff</u>	_____	<u>TMP 58 - 358A</u>
<u>SEE ATTACHED LISTS</u>	_____	<u>TMP 58 - 358B</u>
		<u>TMP 58 - 358C</u>

C. ATTACHMENTS TO BE SUBMITTED BY THE PETITIONER

- A sketch plan filed with this petition showing property lines of the property to be rezoned, adjoining property, buildings, land uses, zoning classifications and streets.
- Other attachments as required by Section 34-41 or Section 34-516 of the City Code (office use: Submitted _____)
- A rezoning petition filing fee of \$2,000 for a PUD, OR \$1,500 for all others, made payable to the City of Charlottesville; (Signature also denotes commitment to pay the invoice for the required mail and newspaper notices).

Bwardell
 Signature of Petitioner(s)

For Office Use Only (Sign Posting)
 I certify that the sign(s) as required by Section 31-44 of the City Code as amended has been posted on the following date: _____
 Signature _____
 Date Paid: _____ Amt. Paid: _____ Cash/Check #: _____ Recorded by: _____

ADJACENT PROPERTY OWNERS

BELMONT LOFT COMPANY OWNER'S ASSOCIATION TMP 58-358

200 DOGLAS AVENUE
2C
CHARLOTTESVILLE, VIRGINIA
22902

DAB INVESTMENTS, INC TMP 58-289.1

ATTN: DAVID A BEACH
PO BOX 1507
CHARLOTTESVILLE, VIRGINIA
22902

GOODMAN STREET PROPERTIES TMP 58-336

224 14TH STREET NW
CHARLOTTESVILLE, VIRGINIA
22903

JOHN STEPHEN HUFF TMP 58-358A

804 LYMAN STREET
CHARLOTTESVILLE, VIRGINIA
22902

MARK GILBEAU TMP 58-358B

808 LYMAN STREET
CHARLOTTESVILLE, VIRGINIA
22902

ALAN V & LOUISE M O'NEAL TMP 58-358C

201 DOUGLAS AVENUE
CHARLOTTESVILLE, VIRGINIA
22902

Parcels B5 and X Rezoning and Boundary Line Adjustment



Table of Contents

Zoning Determination Request

page 1 Cover

page 2 Introduction

page 3 Statement/Conclusions

Supporting Exhibits

A Survey of parcels (Tom Lincoln - July 22, 2009)

B Deed for parcel B5

brwarchitects
112 Fourth Street NE
Charlottesville, Virginia 22902
434.971.7160

BRW
BOWARCHITECTS

Parcels B5 and X
Rezoning / Boundary Line Adjust
December 10, 2012

INTRODUCTION

Located on the northern edge of Belmont, parcels B5 and X are adjacent to the intersection of Douglas Avenue and Lyman Street and the CSX rail lines. These parcels are adjacent to existing DE, PUD, and M1 zones. Both parcels are very small and do not have the same zoning designation. As stand alone parcels, they are non-conforming for they do not meet minimum lot sizes for new development. Parcel B5 is PUD and Parcel X has been designated R1 by default (see City Zoning Ordinance 34-13)

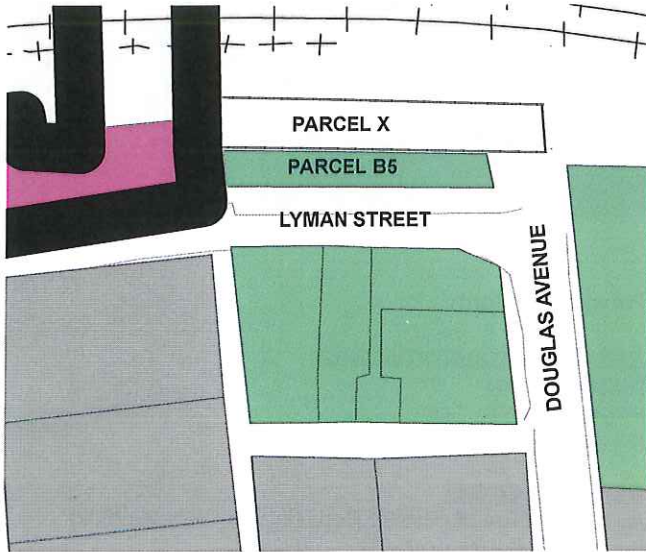
In 2012, the parcels were consolidated under one ownership (BKKW, LLC) in preparation for boundary line adjustment (to combine two lots into one lot) and rezoning (to achieve same zoning on both lots.) The resultant singler owner lot with one zoning designation will create a new buildable infill lot.

SITE INFORMATION

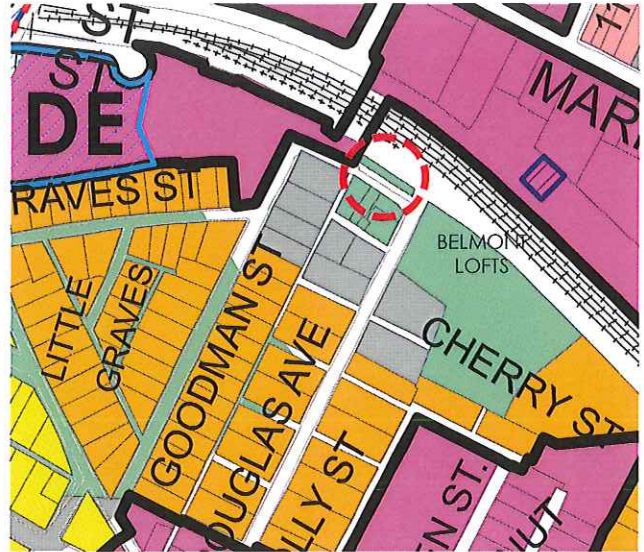
Site Area:
 Parcel B5 site area 2,993 sqft
Parcel X site area 5,516 sqft
 Total for both 8,509 sqft

Current Zoning Map designations:
 Parcel B5 - PUD (Belmont Lofts)
 Parcel X - not on Zoning Map(s) = R1 default

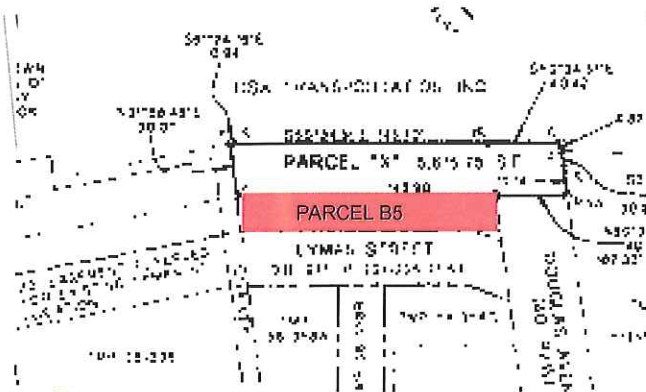
Relevant Dates:
 2001 - PUD for Belmont Lofts established for Parcel B5
 2003 - DE zoning extended at north edge of Belmont
 2006 - Parcel B5 purchased by BKKW, LLC
 2010 - Parcel X purchased by brw architects
 2012 - City process for Unzoned parcels (34-13)
 2012 - Parcel X transferred to BKKW, LLC for single ownership of both lots.



Detail: CHARLOTTESVILLE 2009 ZONING MAP



Context: CHARLOTTESVILLE 2009 ZONING MAP N



Survey: TOM LINCOLN - JULY 22, 2009 (partial)

Subject Property

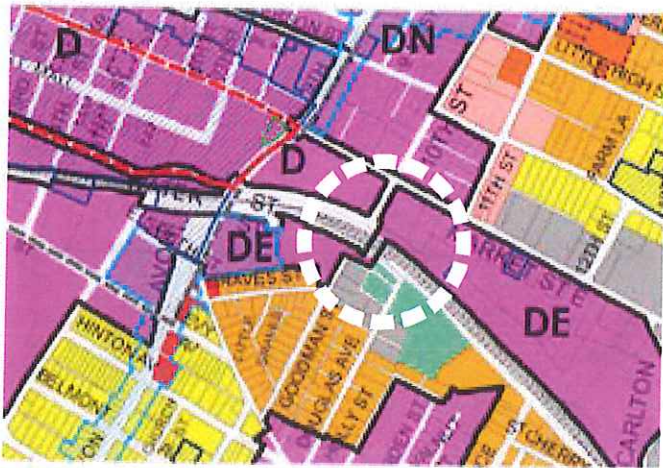


RESIDENTIAL	MIXED USE	INDUSTRIAL
<ul style="list-style-type: none"> R-1 R-1.1 R-1.2 R-1.3 R-1.4 R-1.5 R-1.6 Primary Medium Density Primary High Density Multi-Family Residential Manufacturing Development 	<ul style="list-style-type: none"> Government Center Government General Center Government North Center North Main North Center North Main South Center Central City Center Urban Center High Street Center Highway Center Highway Commercial Center University Center 	<ul style="list-style-type: none"> Light Power District Center Low Power District Center Other Power District Center None Industrial Center

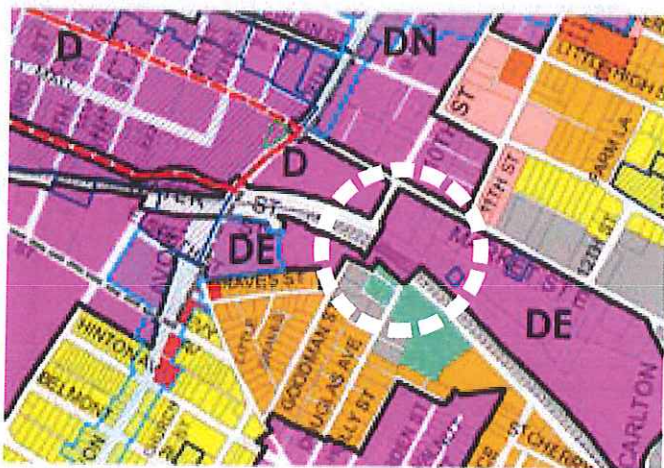
Legend: CHARLOTTESVILLE 2009 ZONING MAP

Introduction
 Parcels B5 and X
 Rezoning / Boundary Line Adjust
 December 10, 2012





EXISTING ZONING MAP



ZONING MAP with proposed rezoning/boundary adjustment

Rezoning for Parcel B5 and X to 'DE'

Following the clear boundaries, timeline, and intent associated with the 2003 revisions to the City of Charlottesville Zoning Map, one may logically conclude both Parcel B5 and Parcel X should be zoned 'DE - Downtown Extended'

1. At the time the City of Charlottesville established the DE zoning district in 2003, all land on the north side of Lyman Street and adjacent properties that were zoned M1, were changed to DE.
2. Based on their location in terms of both their relationship to Lyman Street and the 'transfer' of the 'DE' zone across the CSX tracks, Parcels B5 and X form a logical extension of the 'DE' zoning north of Lyman Street on the southern edge of the CSX right-of-way.
3. If Parcels B5 and X are designated 'DE', the resultant Zoning Map will have clear and uninterrupted boundaries (no 'orphaned parcels') for DE, PUD, R2 and M-1 zones in this portion of the Belmont Neighborhood.
4. A designation of 'DE' at Parcels B5 and X supports a variety of by-right uses that are in keeping with the adjacent existing mix of uses (primarily residential and commercial uses along Lyman Street and Douglas Avenue.)

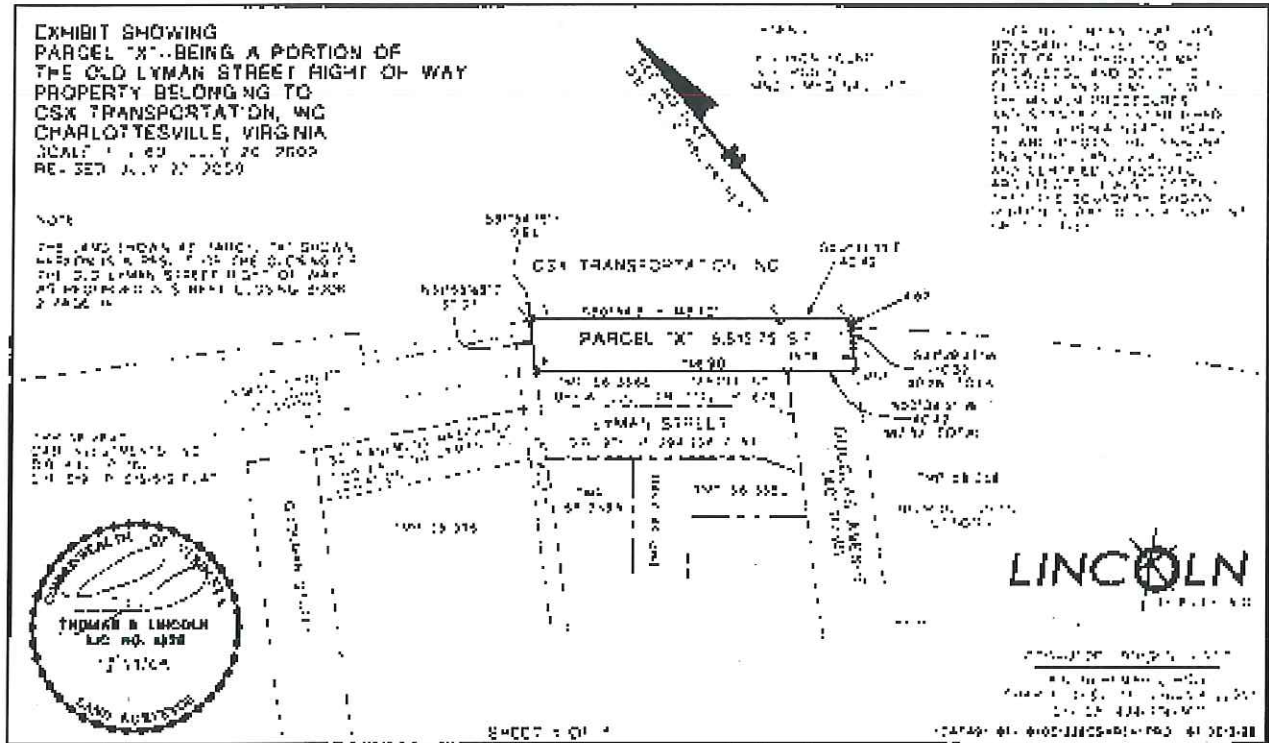
CONCLUSION

We ask for clarification of process and applicable fees for:

- a) rezoning unzoned parcel X from 'R1' to 'DE'
- b) rezoning B5 'PUD' parcel to 'DE' concurrent with the adjacent parcel X rezoning
- c) advice on the timing of when the parcels should be combined into one lot per boundary line adjustment process already begun (but not recorded)

Conclusion
 Parcels B5 and X
 Rezoning / Boundary Line Adjust
 December 10, 2012





BRW
ARCHITECTS

Exhibit A
Survey of Parcel B5 and Parcel X
Parcels B5 and X
Rezoning / Boundary Line Adjust
December 10, 2012

ZM-13-01-01 (Lyman Street): A petition to rezone the property located on Lyman Street from R-1 Single Family Residential District and Planned Unit Development (PUD) to Downtown Extended (DE). The property is further identified as Tax Map 58 Parcels 289.2 and 358E having road frontage on Lyman Street and containing approximately 8,613 square feet of land or 0.2 acres. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Industrial. Report prepared by Brian Haluska, Neighborhood Planner.

Mr. Keesecker recused himself from this item and left chambers.

Mr. Haluska provided the staff report.

Ms. Green disclosed that she lives in the neighborhood but has no financial interest and this will not affect her decision.

She asked if there are other properties in the area with similar zoning and someone wanted to create a building 9 or 10 stories what would be there limitations.

Mr. Haluska stated that the building could be 8 or 9 stories.

Ms. Keller asked if there had been any discussion with applicant on any other uses that would have an effect on adjacent properties and what are the most generous buildings that can be built on a downtown extended use.

Mr. Haluska gave a list of things that could be built such as, multifamily dwellings, banks, health clinics and etc. He also stated that there is nothing in city code where we can use proffers to limit uses.

Ms. Creasy stated that there are many things that lead to site limitations such as zoning and setbacks.

Mr. Santoski asked if the other side of Belmont Lofts where the park was proposed is owned by the City and if the City could still develop the property?

Mr. Haluska stated that discussion of the park was on the other side of the property and the front parcel was formally the

Lyman Street right of way. He also stated that the city could still develop this property if they obtained the right of way.

Ms. Green asked if there was a 50ft setback and could parking be allowed in the 10ft setback and Mr. Haluska stated that there is a 10ft minimum setback in front with 50ft maximum and parking is not allowed in the 10ft setback.

Ms. Smith asked if a Music Hall is allowed

Mr. Haluska stated only by a provisional use permit.

Mr. Wardell the applicant was present and provided a PowerPoint presentation.

Ms. Keller opened the public hearing.

Luke Waldren, 203 Douglas Avenue feels that Lyman Street is very narrow and it should be limited to a one way street. He feels that an R-2 zoning offers more protection and will allow the applicant to have more options to develop. He feels there is no rush in rezoning this property and maybe R-2 should be looked at more.

Ashley Florence, 203 Douglas Ave stated that the railroad is really dividing the Downtown extended zoning of this property. Lyman Street has a car accident almost every day. She stated with no plans from the owner to develop this property in the future, why rush.

Stanton Braverman, 226 Douglas Ave stated that the street is very dangerous. There are delivery trucks on this road daily and they make it dangerous to pass. Cars are side swiped on this road daily and there is no handicapped parking at all.

Linda Renfroe, 202 Douglas Ave, stated that having a commercial building there will create a lot of traffic. There is no guarantee that a residential building will go there and she feels residential will be better.

Maria Bell 202 Douglas Ave, she agrees with what has been said. She feels this neighborhood is overlooked. She feels if Lyman Street would have been built the way it was supposed to we would not have this problem.

Joan Schatzman 204 Douglas Ave would like to see the R-2 zoning considered and she feels that the Downtown extended zoning is the wrong way to go.

Steven Kephart, 509 Stonehenge Ave, agrees with the traffic concerns and the problems it causes.

Eugenia Schettini, 214 Douglas Ave, really appreciates the work Bruce has done. She feels that downtown extended is the wrong way to go.

Judy Zeitler, 200 Douglas Ave, has concerns about the downtown extended zoning. She feels that traffic would be a problem, but maybe underground parking should be considered.

With no one left to speak, Ms. Keller closed the public hearing.

Discussion

Mr. Santoski feels there is a lot of logic to the DE zoning. The R-2 zoning and M-1 makes sense. DE makes more sense by default and is the best thing to put there. Maybe there should be no on-street parking on Lyman and permit parking on Douglas. The main concern he has is traffic. He also does not like the fact that the applicant can't guarantee that he will actually build on this property.

Mr. Santoski asked Mr. Haluska if we could limit the amount of on street parking and make some of these streets one way.

Mr. Haluska stated that staff has the means to make streets permit parking now. He feels that some of these issues still need to be addressed.

Mr. Huja asked if the applicant could offer proffers.

Ms. Creasy stated that we would have to advertise again.

Ms. Sienitsky is very sympathetic to the neighborhood concerns about traffic. She feels really torn and she agrees with Mr. Santoski. She stated that it is not within our power to say how the property will be developed. She feels the neighborhood would feel better if the applicant could place some restrictions on what can be built on the property.

Ms. Green stated that she drives, runs and walks on those streets daily. She feels that the access to the property is not logic. She is torn by the rezoning.

Ms. Keller is very impressed that the applicant took the opportunity to talk to the adjacent property owners. She feels that traffic is a problem and very challenging. She would feel more comfortable with a rezoning that would guarantee the result is a residential structure being built.

Mr. Keller suggested that the applicant would like to request a deferral.

Mr. Wardell asked for a deferral.

Ms. Green made a motion to accept the applicant request for a deferral.

Mr. Santoski seconded the motion

The Planning Commission accepted the applicants request for a deferral

**BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA
IN RE: PETITION FOR REZONING (ZM-13-01-01)
STATEMENT OF PRELIMINARY PROFFER CONDITIONS
Dated as of December 10, 2012
TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL
OF THE
CITY OF CHARLOTTESVILLE:**

The undersigned individual is the owner of land subject to the above-referenced rezoning petition ("Subject Property"). The Owner/Applicant seeks to amend the current zoning of the property subject to certain voluntary development conditions set forth below. In connection with this rezoning application, the Owner/Applicant seeks approval of a REZONING as set forth within City Application No. ZM-13-01-01 dated December 10, 2012.

The Owner/Applicant hereby proffers and agrees that if the Subject Property is rezoned as requested, the rezoning will be subject to, and the Owner will abide by, the following conditions:

1. Use of the Subject Property will be restricted to the uses on the DE Matrix attached to this document highlighted in yellow on the matrix. No other uses even if otherwise permitted by the City's Zoning Ordinance within the Downtown Extended Zoning District will be permitted on the Subject Property.
2. Building Height on the Subject Property, regardless of building type or use will be limited to no less than 18'-0" and no greater than 38'-0" as measured from the top of the curb at the midpoint of the property line on Lyman Street to the mid-point of the roof.
3. All Parking, regardless of type, located on the Subject Property shall be for use only in conjunction with the use located on the Subject Property above, and will not be shared with adjacent properties. No more than 12 parking spaces shall be located on the Subject Property.
4. The development of the Subject Property shall include no more than 6 residential dwelling units.
5. Parcel 'X' and Parcel B5 (as shown on the attached Plat performed by Lincoln Surveying dated 7/24/2012) will be combined into a single parcel.

A waterline easement (as shown on attached exhibit plat prepared by Tom Lincoln, dated 7/24/2012) is hereby dedicated for public use, and conveyed to the City of Charlottesville by an easement in a form approved by the City Attorney and suitable for recordation in the City's land records.

WHEREFORE, the undersigned Owner(s) stipulate and agree that the use and development of the Subject Property shall be in conformity with the conditions hereinabove stated, and requests that the Subject Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

Respectfully submitted this first day of June, 2014.
Revised July 14, 2014



By:

Owner/Applicant

Print Name: Bruce Wardell

Owner's Address: 112 4th Street NE – Charlottesville, Virginia

**AN ORDINANCE
REZONING PROPERTY ADJACENT TO DOUGLAS AVENUE
IDENTIFIED ON THE CHARLOTTESVILLE CITY TAX MAP 58 AS PARCEL 289.2
(BEING A PORTION OF THE OLD LYMAN STREET RIGHT OF WAY
PREVIOUSLY VACATED BY ORDINANCE OF CITY COUNCIL)**

WHEREAS, BKKW, LLC, the Owner of property located adjacent to Douglas Avenue, identified on City Tax Map 58 as Parcels **358E** and **289.2** (“Subject Parcels”) has made an application to the City Council requesting a rezoning of the Subject Parcels, respectively, from PUD (Belmont Lofts) and “R-1” to “Downtown Extended Corridor”; and

WHEREAS, the rezoning application was referred to the Planning Commission for its consideration, and on July 8, 2014, the Planning Commission and City Council conducted a joint public hearing on the zoning map amendment proposed within the application, pursuant to public notice as required by law; and

WHEREAS, on July 8, 2014, following the public hearing, the Planning Commission considered the zoning map amendments proposed within the application and voted to recommend to City Council the following actions: **(i)** denial of the proposed rezoning of **Parcel 358E** from PUD (Belmont Lofts) to the “Downtown Extended Corridor” and **(ii)** approval of a rezoning of **Parcel 289.2** from “R-1” to “R-2, on the grounds that rezoning **Parcel 289.2** to the “R-2” zoning district classification is required by the public necessity, convenience, general welfare or good zoning practice; and

WHEREAS, this Council finds and determines that the “R-2” zoning classification recommended by the Planning Commission is reasonable and appropriate for **Parcel 289.2**, consistent with the Comprehensive Plan, and that a rezoning of **Parcel 289.2** from “R-1” to “R-2” is required by the public necessity, convenience, general welfare or good zoning practice; NOW THEREFORE,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

Section 34-1. Zoning District Map. Rezoning from “R-1” to “R-2,” all of the property located adjacent to Douglas Avenue, identified on the City’s Tax Map 58 as **Parcel 289.2**, consisting of approximately 0.1290 acre of land.

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**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	August 18, 2014
Action Required:	Approve ordinance
Presenter:	Mary Joy Scala, Preservation & Design Planner, NDS
Staff Contacts:	Jim Tolbert, Director, Neighborhood Development Services (NDS)
Title:	Rugby Road Historic Conservation District (1st of 2 readings)

Background:

The Venable Neighborhood Association is seeking a rezoning to add a historic conservation overlay district to thirty-seven parcels (attachment 3) currently zoned R-1-U and R-3, which are located along both sides of Rugby Road. City Council is being asked to approve the overlay district, which was recommended unanimously by the Board of Architectural Review (BAR) on June 17, 2014, and by the Planning Commission on July 8, 2014 (attachments 5 and 6).

Discussion:

In 2013 many Venable neighbors became aware of a subdivision on Rugby Road that included a historic residence threatened with demolition. The Venable Neighborhood Association proposed a Historic Conservation District designation that would protect historic properties from demolition, and engaged in a process to gauge support among property owners in the area. The VNA board also procured an architectural and historic survey of the area (attachment 8). On the basis of the positive neighborhood response, and the findings of the historic survey, the VNA board requested historic conservation designation of Rugby Road by City Council.

The rezoning consists of a Zoning Text Amendment (attachment 1); and a Zoning Map Amendment, which would add a historic conservation overlay designation to the thirty-seven parcels. In addition, every building in the district will be designated either contributing or non-contributing (attachment 2). The effect of the proposed overlay district would make certain exteriors changes subject to review by the BAR, including:

- Demolitions and partial demolitions of contributing structures require BAR approval; except, a rear demolition (that is less than 33% of the total gross floor area of the building), or removal/ replacement of windows and doors do not require BAR approval;
- All new structures require design review by the Board of Architectural Review (BAR); and

- Most additions require BAR approval, except for a rear addition (that is less than 50% total gross floor area of the building and not exceeding the height or width of existing building, and not on a corner lot).

Alignment with Council Vision Areas and Strategic Plan:

The intent of the *Historic Conservation Overlay District* is to (1) identify and preserve buildings, structures and areas; (2) to protect a neighborhood's scale and character; and (3) to document and promote an understanding of a neighborhood's social history.

The proposed rezoning supports City Council's "C'ville Arts and Culture" vision: *Our community has world-class performing, visual, and literary arts reflective of the unique character, culture, and diversity of Charlottesville. Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources....*

It contributes to Goal 2 of the Strategic Plan: *Be a safe, equitable, thriving, and beautiful community*; and Objective 2.5: *Provide natural and historic resources stewardship*.

Community Engagement:

The Venable Neighborhood Association (VNA) engaged in a process to gauge support among property owners in the area. They sent a letter to all property owners in the proposed district regarding a meeting to be held at Gordon Avenue Library in August 2013, and followed up with a letter requesting a vote on the proposed district (attachment 4).

Nine written comments have been received: from within the proposed district, four opposed and two in favor; from outside the proposed district, three in favor (attachment 7).

In addition to the VNA outreach, the required zoning notifications were mailed, and signs posted regarding the BAR meetings on May 20, and June 17, 2014; and the joint public hearing on July 8, 2014.

Budgetary Impact:

Any increase in the number of locally designated historic properties increases the number of BAR applications, and directly adds to the workload of the Preservation and Design Planner, who serves as the sole staff (with intern assistance) to the BAR and to the Entrance Corridor Review Board (ERB). Staff prepares staff reports for the BAR, ERB, and City Council on appeal, and performs administrative review of building permits and signs within those districts.

Below is a comparison of changes in responsibility from 1999 to 2014. The Venable District will add 37 properties to the historic conservation district total. Since 2003 both the BAR and ERB reviews have been expanded to include the entire property rather than only the frontage.

	1999	2014
ADC Historic Districts/ Number of properties	5/ 521	9/ 964
Individually Protected Properties (*some are now in ADC districts)	97	*76
Conservation Districts/ Number of properties	0	1/ 210
Total Historic Districts/ Number of properties (BAR review)	5/ 618	10/ 1250
Entrance Corridors (ERB review)	10	12

Recommendation:

Staff recommends, along with the BAR and the Planning Commission, that City Council should approve, based on the criteria found in Section 34-336(c) of the Zoning Ordinance, this part of the Venable Neighborhood as a *Historic Conservation Overlay District*, including the proposed district boundary and the contributing/non-contributing properties as proposed.

Alternatives:

City Council could:

- (1) choose to deny the proposed historic conservation overlay district designation; or
- (2) choose to reduce the area rezoned (an increase in area would require re-notification); and/or
- (3) choose to change the designation of contributing/non-contributing properties.

Attachments:

1. Zoning Text Amendment actual language
2. Map of proposed historic conservation district
3. Tax map parcels to be rezoned
4. VNA rezoning request letter and letters sent to property owners
5. BAR staff report – June 17, 2014
6. Joint Public Hearing staff report - July 8, 2014
7. Written comments from public
8. Historic Survey prepared by Arcadia Preservation (separate pdf's)

Attachment 1

Rugby Road Historic Conservation Overlay District Zoning Text Amendment ZT-14-07-03 – actual language

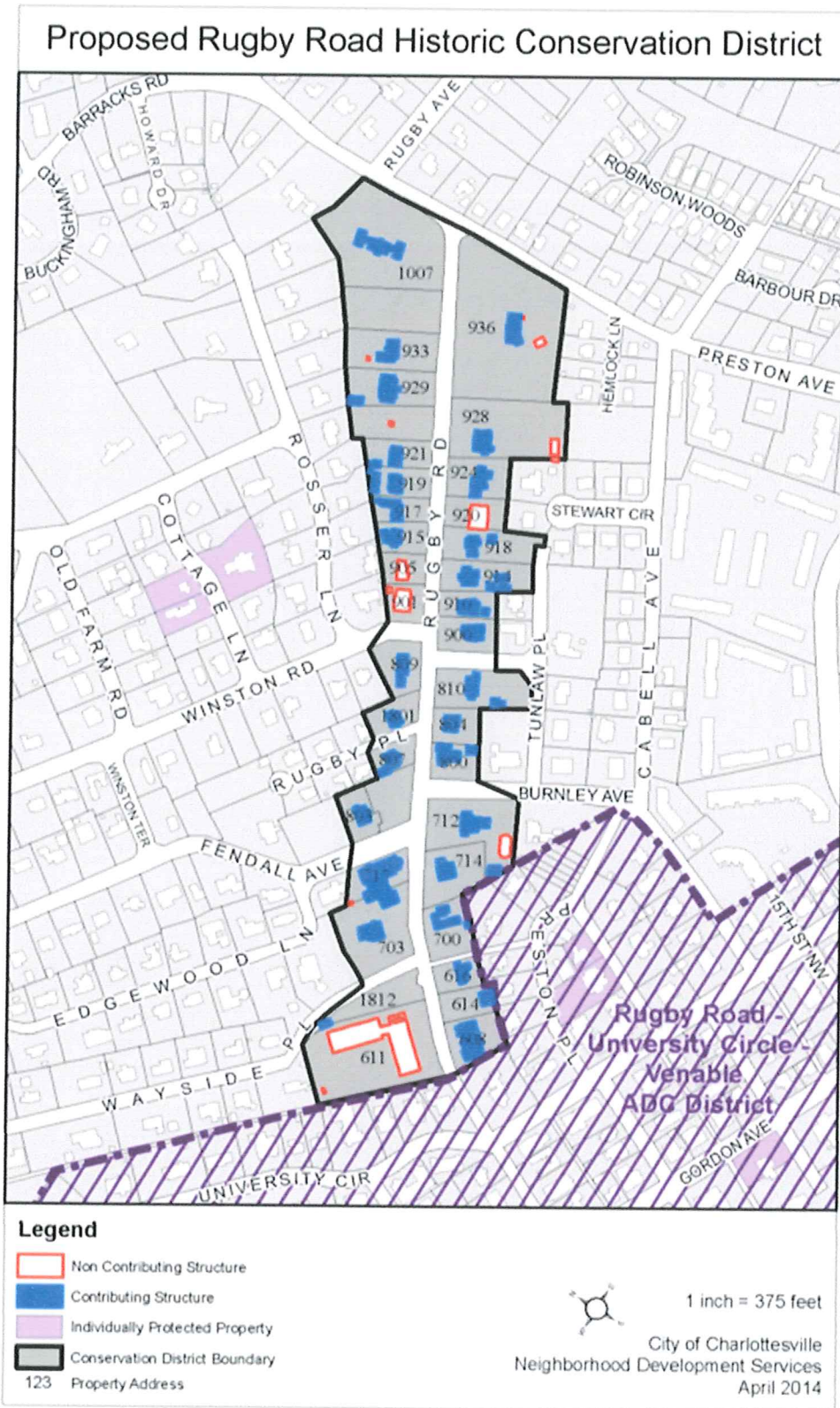
ARTICLE II. OVERLAY DISTRICTS

Sec. 34-337. Conservation districts.

The following areas have been determined by city council to meet the criteria for designation as a conservation district, the limits of which are shown on the city's zoning map:

- (1) The Martha Jefferson Historic Conservation District: City Council has designated only certain buildings within this overlay district as "contributing structures." Those contributing structures are identified on a map included within the conservation district design guidelines, a copy of which is available within the department of neighborhood development services.
- (2) The Rugby Road Historic Conservation District: City Council has designated only certain buildings within this overlay district as "contributing structures." Those contributing structures are identified on a map included within the conservation district design guidelines, a copy of which is available within the department of neighborhood development services.

Attachment 2



CITY OF CHARLOTTESVILLE



This map is intended for display purposes only.
 Distances shown are from plats and may not measure accurately.
 These maps are current as of August 2010.

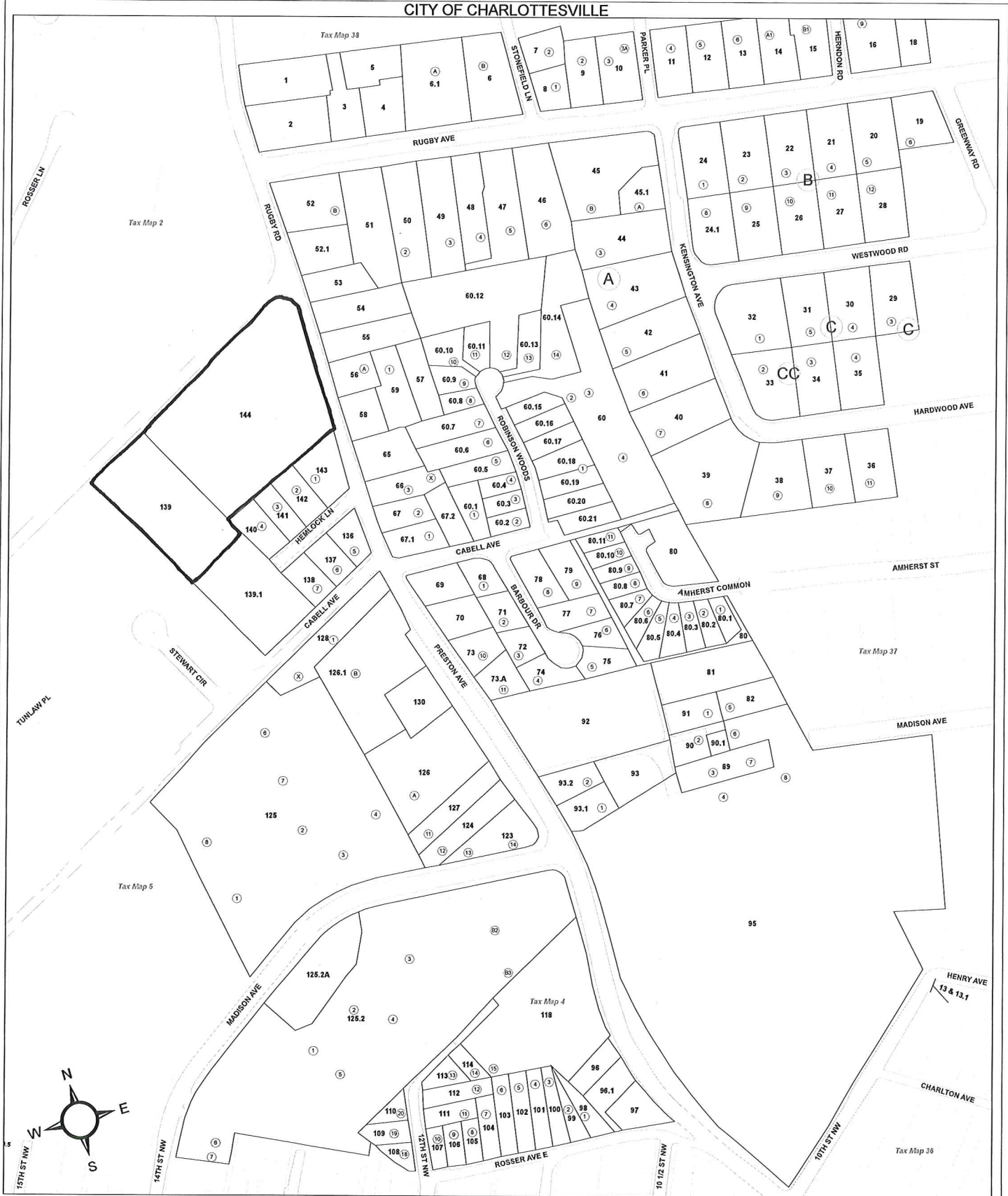


TAX MAP 2

RUGBY RD. 1 OF 3

6

CITY OF CHARLOTTESVILLE



This map is intended for display purposes only.
 Distances shown are from plats and may not measure accurately.
 These maps are current as of June 2009.



TAX MAP 3

RUGBY RD 20F3

CITY OF CHARLOTTESVILLE



This map is intended for display purposes only.
 Distances shown are from plats and may not measure accurately.
 These maps are current as of June 2009.

TAX MAP 5



March 20, 2014

City Councilors
City of Charlottesville
605 East Main Street
Charlottesville, VA 22902

Dear City Councilors:

The purpose of this letter is to seek your support for formally establishing a Historic Conservation Overlay District in a portion of the Venable neighborhood.

In early 2013, many Venable neighbors became aware through the city's subdivision review process that a historic residence located on Rugby Road was threatened with complete or partial demolition. Concern about the potential loss of the historic building galvanized neighbors to find ways to preserve it and other historic buildings and landscapes in Venable that are not already afforded the protection of the Architectural Design Control District regulations. After extensive informal discussion with neighbors, the Venable Neighborhood Association board proposed to pursue a more formal decision-making process for a potential rezoning using the Historic Conservation Overlay District framework. (The Architectural Design Control District review framework was considered too onerous by many neighbors.)

In the summer and fall of 2013, the VNA identified the Rugby Road corridor, stretching from the current ADC district boundary at University/Grady to Preston Avenue, as the preliminary study area due to its prominence in the neighborhood and because of its concentration of historic properties. The VNA sent letters to all 31 property owners within the study area to explain the initiative and to invite owners to attend an informational meeting at the Gordon Avenue Library. The VNA board received and answered questions via email and phone calls from several property owners curious about the potential rezoning. The VNA board followed up with a second letter inviting property owners within the study area to vote on the initiative: YES to support the proposed Historic Conservation District rezoning or NO to oppose the proposed Historic Conservation District rezoning. The VNA received a 45% response rate with 71.4% voted YES to support the potential rezoning and 28.6% voted NO. Many of the non-responders live outside Charlottesville.

After receiving a positive response from property owners, the VNA board procured an architectural survey of the study area, which was funded through the generous contributions of a neighbor. The surveyor provided an additional information letter to all of the property residents in the study area. Using the criteria established in the National Register of Historic Places nomination for the *Rugby Road-University Corner Historic District*, the surveyor undertook field investigations and research for the study area, concluding that at least 29 out of the 33 properties support the historic context and character of the overall district. The survey determined that the approximately 15-acre study area includes "an exceptional representation of late-Victorian and Colonial Revival residential and ecclesiastical architecture, including designs by prominent local architects Eugene Bradbury, Stanhope Johnson and Stanislaw Makielski. Charles Gillete was also involved in one property's landscape design. Featuring large lots with mature trees and substantial stylistic architecture, the potential district is a good



representation of Charlottesville's expansion around the University of Virginia near the turn of the 20th century." Although it appears that the Rugby Road corridor study area may be eligible for inclusion in the National Register of Historic Places—perhaps as a boundary increase for the current Rugby Road historic district—the VNA did not pursue the National Register application but focused instead on rezoning as a reliable, legal basis for continued protection of the historic buildings and landscapes in the neighborhood.

On the basis of the positive neighborhood response to this initiative and the outcome of the architectural survey, the Venable Neighborhood Association board would like to create the Historic Conservation District and seeks official city action and approval. This letter constitutes that formal application and request.

Please do not hesitate to ask any questions about this request or our process. We welcome your comments.

Best regards,

Rachel Lloyd
President, Venable Neighborhood Association

Phone: 434.284.0136

Email: rwelloyd@yahoo.com

Attachments: #1 Letter to property owners
#2 Letter to property owners
Survey data



July 16, 2013

Dear Neighbor,

One of the incredible benefits of living in the Venable neighborhood is its remarkable historic character. Large sections of our neighborhood have been recognized already through National Register historic district designations. These districts include portions of Rugby Road, University Circle, Preston Place, Wertland Street, and other streets in the neighborhood. But despite the official recognition for the historic value of our neighborhood, development pressure and demolition still threaten individual historic properties from time to time.

The City of Charlottesville has two planning tools that help protect the historic character of our city: Architectural Design Control Districts and Historic Conservation Districts. Two portions of the Venable neighborhood are already included in the Architectural Design Control District, which mandates design review by the Board of Architectural Review (BAR) for *any* exterior changes to a historic building. But the more modest Historic Conservation District also offers protection for the character of historic neighborhoods through a review process that only addresses *major* changes to a property, such as the construction of new buildings or substantial demolitions. In addition, the residents in the proposed district help identify the specific neighborhood features to be preserved. Currently, the Martha Jefferson neighborhood is the only section of the city that has Historic Conservation District designation. **The Venable Neighborhood Association Board believes that the Rugby Road corridor—as a prominent historic thoroughfare—warrants the additional preservation protection afforded by Historic Conservation District designation.**

Achieving additional zoning protection and design guideline benefits will require the support of our neighbors within the proposed Historic Conservation District. You have received this letter because your property is located within the area we believe would benefit from additional preservation protection: the *Rugby Road Corridor* currently defined as the properties lining Rugby Road from the 600 block to the intersection with Preston Avenue/Barracks Road. If residents support the idea of a new Historic Conservation District within the Venable neighborhood, then the VNA would request that the Planning Commission formally establish the district.

It is important to note that neither the VNA nor the City of Charlottesville wants to impose this zoning protection on the neighborhood unless it is understood and supported by residents. Additional information about Historic Conservation Districts is available on the City's website at <http://www.charlottesville.org/Index.aspx?page=2878>. The City has also provided a sample letter (attached) outlining what property ownership within the district would mean for you.

We ask that you consider the benefits and responsibilities of property ownership within a Historic Conservation District before we ask you to vote for your preference (pro or con a new Rugby Road Historic Conservation District.) Your opinion counts!

We will host an informational meeting about this topic on **August 19th at the Gordon Avenue Library from 7-8pm** in the "Century Room" and you are encouraged to attend. Please feel free to contact Rachel Lloyd, VNA Board member, for any questions about this initiative. Her contact information is: rwelloyd@yahoo.com or 434-284-0136.

Best regards,

Venable Neighborhood Association Board

P.O. Box 4814
Charlottesville, VA 22905

//

SAMPLE LETTER

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



June 18, 2012

**IMPORTANT INFORMATION ABOUT PROPERTY IMPROVEMENTS IN
CHARLOTTESVILLE'S HISTORIC DISTRICTS**

Dear Property Owner,

Your property is located in a Historic Conservation District, a unique type of local historic district in Charlottesville. (Note that a Conservation District is intended to be less restrictive than the other type of local historic district known as an Architectural Design Control (ADC) District.) This letter is being sent to inform you of this special designation on your property, and the benefits and responsibilities that go with it.

To assist you in making decisions regarding exterior changes to your property, we have summarized some information below that applies to properties within a Historic Conservation District. For more information on design review or historic resources, please visit the City's website at www.charlottesville.org then go to Departments and Services, Neighborhood Development Services, Historic Preservation and Design Planning, Board of Architectural Review.

If you have any questions, or would like to make an appointment to discuss your project, please contact me at 434-970-3130, or email scala@charlottesville.org.

BOARD OF ARCHITECTURAL REVIEW

If you are planning an exterior change to your building or property, please contact me to discuss your plans to determine if your project will require further review and approval by the Charlottesville Board of Architectural Review (BAR). The following actions would require that you submit an application for a certificate of appropriateness (COA) from the BAR before you may apply for a building permit or demolition permit or begin exterior work:

- A demolition or partial demolition that is located in whole or in part to the front or side of a contributing structure when the proposed demolition equal to or greater than 33% of the total gross floor area of the existing building. (Note that replacement of windows or doors in a Conservation District is not considered a demolition and does not require a COA)
- Any new building
- An addition located on a corner lot
- An addition located in whole or in part to the front or side of an existing building

- An addition equal to or greater than 50% of the total gross floor area of the existing building
- An addition located to the rear that would exceed the height or width of the existing building

The following actions do not require a certificate of appropriateness:

- Interior work
- Ordinary maintenance or repair (using same design and materials) of exterior features
- Work ordered by the Building Code Official to correct an unsafe structure

Applications for certificate of appropriateness are available on the BAR web page or at the Department of Neighborhood Development Services. Submit an application at least 3 weeks prior to the regularly scheduled BAR meeting, held the 3rd Tuesday of every month in Council Chambers. You are encouraged to speak to staff early in the planning process to coordinate your design review with any other reviews or permits you may need, such as site plan review, special use permit, or a building, demolition, or sign permit.

The BAR reviews applications for: (1) consistency with Historic Conservation District standards and guidelines, and (2) compatibility with the character of the district in which the property is located. You can access on the BAR web page both the *Historic Conservation District Design Guidelines* and the *Historic Conservation Overlay Districts* regulations from the Charlottesville Zoning Ordinance, Chapter 34, Sec. 34-335 through 34-348. Please call if you need assistance.

FINANCIAL INCENTIVES

The Historic Conservation District boundaries may be included within a National and Virginia Register Historic District. Listing on these two registers is primarily honorific and does not place additional restrictions on the property owners. A benefit is that any contributing property in a National or Virginia Register Historic District may qualify for significant state and federal tax credits for rehabilitations. For more information on tax credits or historic registers, visit the Virginia Department of Historic Resources website at www.dhr.virginia.gov

In addition, the City of Charlottesville has a real estate tax abatement program for single-family housing improvements. Any property that is at least 25 years old may qualify for a seven-year tax abatement, depending on the current assessed value of the home, and the value of the planned improvements. See the City Assessor's website for details.

THANK YOU

Preservation in Charlottesville is not possible without your cooperation. Charlottesville's rich historic and cultural legacy establishes the City's unique sense of place, and represents one of its primary economic and cultural assets. Let us know how we can better assist you in your continued stewardship of your historic property.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner



Dear Neighbors:

Last month we sent you a letter with some information about the proposed Historic Conservation District rezoning for the Rugby Road corridor. Some of you attended the informational session about this rezoning in August, and many of you have already voted in favor of the initiative. Now the Venable Neighborhood Association (VNA) asks for you to take the time to vote for your preference: YES to support the Historic Conservation District rezoning or NO to reject the Historic Conservation District rezoning.

Some points to consider:

- The Historic Conservation District operates under very modest design control principals. Only major demolitions and additions or new construction along the Rugby Road corridor would require design review by Board of Architectural Review (BAR). It differs from the Architectural Design Control District in other sections of the Venable neighborhood, which requires a much stricter and more detailed review process for any architectural work.
- The VNA believes the simple review process for major architectural changes along Rugby Road would help protect the historical character of the neighborhood and the city.
- More information is available at the City's website:
<http://www.charlottesville.org/Index.aspx?page=2878>

Please contact Rachel Lloyd if you have any questions about the proposed Historic Conservation District or the process for requesting the rezoning.

The VNA asks that you vote in one of two ways:

- Email Rachel Lloyd at rwelloyd@yahoo.com with your name, address, and vote YES or NO.
- Call Rachel Lloyd at 434-284-0136 and leave a message with your name, address, and vote YES or NO.

Please consider making your vote by OCTOBER 4.

If a strong majority of neighbors vote against the initiative, the VNA will not proceed with the rezoning request. However, most neighbors who have voted have supported the initiative; in fact several have indicated an interest in expanding the proposed boundary of the district. For now, the proposed district includes the Rugby Road corridor only. The VNA will follow up with an architectural survey of the Rugby Road corridor this fall.

Thank you for considering this important initiative and for taking the time to engage in the preservation planning process. Charlottesville's rich historic and cultural legacy establishes the City's unique sense of place, and represents one of its primary economic and cultural assets. Preservation in Charlottesville is not possible without your cooperation.

Best regards,
Venable Neighborhood Association Board

P.O. Box 4814
Charlottesville, VA 22905

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 17, 2014**



Recommendation

Establishment of Rugby Road Historic Conservation District
Venable Neighborhood Association, Applicant

Background

The historic conservation district ordinance was adopted on March 16, 2009 to create a second, less stringent type of local historic district that would provide an alternative to the existing architectural design control (ADC) District. The intent is to protect historic buildings from unwarranted demolition, and to require a basic level of design review for new structures.

The Martha Jefferson Neighborhood Historic Conservation District, requested by the Martha Jefferson Neighborhood Association (MJNA), was the first designation of this type approved by City Council (in 2010). The proposed Rugby Road district would be the second.

May 20, 2014 - The BAR accepted (7-0) the applicant's request for deferral so comments can be incorporated into the report.

What it means to be designated as a Historic Conservation District

The "historic conservation district" designation was originally devised to protect the character and scale of the more modest historic Charlottesville neighborhoods that were facing increased development and tear-downs. The designation requires review by the Board of Architectural Review (BAR) of all new structures, and certain additions and demolitions, *all of which have the potential to change the character of the historic neighborhood*. Otherwise, a historic conservation district does not impose requirements on residents who may want to rehabilitate their homes.

A historic conservation district is different from an ADC district in three main respects: (1) Unlike in an ADC District, where review is required of all exterior changes to existing buildings, in a historic conservation district BAR approval is only required for certain additions and demolitions; (2) The historic conservation district guidelines are short and simple; and (3) The residents of a historic conservation district are asked to help identify neighborhood features to be preserved.

The guidelines and ordinance are attached; the following is intended to be a summary of the effects of a conservation district:

- All new structures require design review by the BAR.
- Most additions require BAR approval, except for a small rear addition (less than 50% total gross floor area of the building and not exceeding the height or width of existing building) and not on a corner lot.
- Demolitions of contributing structures require BAR approval except:
 - A demolition that is not visible from the public right-of-way and is less than 33% of the total gross floor area of the building; or
 - Removal/ replacement of windows and doors (in the same openings).

Staff would interpret changing siding or roof material that is visible from the public right-of-way to be a demolition requiring BAR approval. In reviewing new construction and additions the BAR and staff would use simple guidelines that focus on the objectives of protecting character and scale. In addition, the neighborhood residents help identify the character-defining features of the neighborhood that would be referenced and reinforced when applying the guidelines. The historic conservation district ordinance does not address subdivisions. Special use permit applications within the district would require a BAR recommendation.

The appeals process is the same as for an ADC District.

Standard of Review

City Council may, by ordinance, from time to time, designate properties and areas for inclusion within a historic conservation district. Any such designation must follow the process for an amendment to the city's zoning ordinance and zoning map, including a public hearing and notification.

Prior to the adoption of any such ordinance, the BAR shall define, taking into consideration information that may be provided by neighborhood residents, the architectural character-defining features of the proposed district. Those features would be referenced and reinforced when applying the district design guidelines.

Before an area is designated as a historic conservation District, each structure shall be determined to be either "contributing" or "non-contributing." Each of the structures that may qualify for designation as an Individually Protected Property (IPP) under Section 34-273 within that area shall be identified.

Prior to the adoption of any such ordinance, City Council shall consider the recommendations of the Planning Commission and the BAR as to the proposed designation.

Application

The boundary of the historic conservation district, as proposed by Venable Neighborhood Association, includes all properties fronting on Rugby Road from the existing ADC district at University Circle north to the intersection of Preston Avenue. All primary structures would be contributing except the Rugby-McIntire Apartments (611), ***two mid-century residences (901 and 905)*** and one new residence (920). In addition, certain outbuildings would be designated as contributing, as shown on the attached map. No structures are recommended to be designated as an IPP.

The proposed historic conservation district designation is an *overlay* zoning district, meaning it would add regulations, but the current underlying zoning designations would not change. All properties in the proposed district are zoned R-1U Residential, except the two southern-most properties, 608-612 and 611, which are zoned R-3 Residential.

Criteria to Establish a Historic Conservation District

The following criteria found in Section 34-336(c) shall be addressed by both the Planning Commission and the BAR when making recommendations. Staff's assessment of the criteria is as follows:

(1) The age of buildings and structures;

The period of significance is 1889-1950, with the majority of buildings constructed between 1889 and 1929.

(2) Whether the buildings, structures and areas are listed on the Virginia Landmarks Register or the National Register of Historic Places, or are eligible to be listed on such registers;

None of the buildings, structures and areas are currently listed on the Virginia Landmarks Register or on the National Register of Historic Places. They would be eligible as a separate district, or an expansion of the abutting Rugby Road-University Corner National/Virginia Register district. Some of the buildings would be individually eligible due to their significance.

(3) Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest;

This area of Rugby Road contains an exceptional representation of late-Victorian and Colonial Revival residential and ecclesiastical architecture from the late 19th and early 20th century.

(4) Whether the buildings, structures or areas are associated with an historic person or event or with a renowned architect or master craftsman, or have special public value because of notable features relating to the cultural or artistic heritage of the Charlottesville community;

The designs of prominent local architects Eugene Bradbury, Stanislaw Makielski, Stanhope Johnson and *Marshall Swain Wells* are represented in the district. Charles Gillette, a prominent landscape architect associated with the restoration and re-creation of historic gardens in the upper South and especially Virginia, was involved in one property's landscape design.

(5) Whether the buildings, structures or areas are part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exists a number of buildings or structures separated geographically but linked by association or history; and

The area was part of a large tract, owned by John Kelly, that Jefferson originally envisioned as the site for the Rotunda, known as Central College. Instead, the University was established in 1817 to the south, on a lower-elevation plot. As the University grew, this area primarily consisting of the Rugby and Wyndhurst farms became very desirable for development lots.

(6) Whether the buildings, structures or areas, when viewed together, possess a distinctive character and quality or historic significance.

The Rugby Road area possesses a distinctive character and historic significance. It is an area of large lots, mature landscaping, and substantial, stylistic architecture. The potential district is a good representation of Charlottesville's expansion around the University of Virginia near the turn of the 20th century.

Discussion and Recommendations

1. The BAR should decide, based on the above criteria, whether it is appropriate to designate this area along Rugby Road as a historic conservation district. Staff recommends that it is appropriate based on the criteria.
2. The BAR should confirm the proposed district boundary and the contributing/non-contributing properties. Staff recommends the boundary and contributing structures as proposed.
3. The BAR should identify each of the structures that may qualify for designation as an Individually Protected Property (IPP). When this topic was last discussed in 2008, there were several properties under consideration as IPP's: 703, 717, 924, 928, 929, 933, 936 and 1007. The BAR recommended that creating a district would be more appropriate outcome.
4. The BAR should define, taking into consideration information that may be provided by neighborhood residents, the architectural character-defining features of the proposed conservation district. Staff suggests the following features are character-defining: 1.5, 2.0 or 2.5 story dwellings with: stucco, red brick or painted brick, or wood siding; front porticos or porches; slate or asphalt shingle roofs; gable or hipped roof forms; roof dormers; contributing outbuildings; and landscaped yards.

Major changes made since the May discussion:

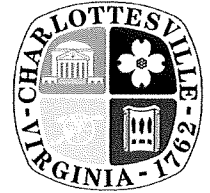
- ***Established 1889 as date of construction of 703 Rugby Road, and changed to non-contributing 901 and 905 Rugby Road, thereby making the period of significance of district 1889-1950;***
- ***Added Marshall Swain Wells as a prominent architect (933 Rugby Road);***
- ***Explained Faulkner name (917 Rugby Road);***
- ***Added verbiage about new subdivision and "U" house name (803 Rugby Road);***
- ***Changed styles (810, 924, 936 Rugby Road);***
- ***Added photos of 1812 Wayside Place and 1801 Rugby Place.***

Suggested Motion

Having considered the criteria set forth within the City Code, I move to recommend that City Council should designate the Rugby Road Historic Conservation District with the boundary and contributing structures as proposed; and

The BAR defines the architectural character-defining features of the proposed Rugby Road Historic Conservation District as follows....

CITY OF CHARLOTTESVILLE
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES
STAFF REPORT



APPLICATION FOR REZONING OF PROPERTY

**PLANNING COMMISSION AND CITY COUNCIL JOINT
PUBLIC HEARING**

DATE OF HEARING: July 8, 2014

APPLICATION NUMBERS: ZT-14-07-03 and ZM-14-07-04

Project Planner: Mary Joy Scala

Date of Staff Report: July 8, 2014

Applicant: Venable Neighborhood Association

Current Property Owner: Multiple

Application Information

Property Street Address: Multiple addresses on Rugby Road, Rugby Place, Wayside Place

Tax Map/Parcel Numbers: Multiple

Tax Map 2, Parcels 68, 68.1, 69, 70, 71, 72, 73, 74, 75, 76, 77;

Tax Map 3, Parcels 139, 144; and

Tax Map 5, Parcels 11, 12, 13, 15.L, 15.1, 28, 29, 35, 36, 128, 130, 131, 132, 133, 134, 135, 136, 137, 142, 144, 145, 146, 147, 147.1.

Total Square Footage/Acreage Site: Approximately 24 acres

Comprehensive Plan (Land Use Plan) Designation: Low Density Residential except one parcel (050128000) designated High Density Residential

Current Zoning Classification: R1-U – Residential Single Family “University” except two parcels (05 036000 and 05128000) zoned R-3 Residential Multifamily Medium Density

Applicant’s Request: The applicant, Venable Neighborhood Association, is seeking a rezoning to add a Historic Conservation overlay district to properties located along both sides of Rugby Road (as shown on the map below):

Standard of Review: City council may, from time to time, designate properties and areas for inclusion within a *Historic Conservation Overlay District*. Any such designation must follow the process for an amendment to the city's zoning ordinance and zoning map, including a public hearing and notification. City council shall consider the recommendations of the Planning Commission and the Board of Architectural Review (BAR) regarding criteria found in Section 34-336(c) as to the proposed designation.

The Planning Commission must make an advisory recommendation to the City Council. Council may amend the zoning district classification of this property upon finding that the proposed amendment would serve the interests of “*public necessity, convenience, general welfare, or good zoning practice.*” To advise Council as to whether those interests would be served, the Planning Commission should inquire as follows: (1) The initial inquiry should be whether the *existing* zoning of the property is reasonable; (2) the Commission should then evaluate whether the *proposed* zoning classification is reasonable. One factor relevant to the reasonableness of a particular zoning district classification is whether that classification is consistent with the City’s Comprehensive Plan designation for the property. Other relevant factors include: the existing use and character of the subject property and adjacent properties; suitability of the property for various uses; zoning classification(s) of adjacent properties; the intent and purposes of the proposed zoning district classification; trends of growth and change (including, without limitation, recent patterns of development of other circumstances which may have changed since the current zoning classification was originally enacted).

Executive Summary: The applicant, Venable Neighborhood Association, is seeking a rezoning to add a Historic Conservation overlay district to thirty-seven parcels located along Rugby Road, which are currently zoned R1-U and R-3 Residential. The Planning Commission is being asked to make a recommendation to City Council regarding the proposed designation.

Thirty of the thirty-five primary structures are proposed to be designated “contributing;” and five primary structures are proposed to be designated “non-contributing,” including one 1961 multi-family dwelling, two 1951 dwellings, one 2010 dwelling, and one dwelling currently under construction. In addition, certain outbuildings and structures are proposed to be designated “contributing” or “non-contributing.”

The intent of the *Historic Conservation Overlay District* is to (1) identify and preserve buildings, structures and areas; (2) to protect a neighborhood’s scale and character; and (3) to document and promote an understanding of a neighborhood’s social history.

The effect of the proposed overlay district would make certain exterior changes subject to review by the BAR, including:

- Demolitions and partial demolitions of contributing structures require BAR approval; except, a rear demolition (that is less than 33% of the total gross floor area of the building), or removal/ replacement of windows and doors do not require BAR approval;
- All new structures require design review by the Board of Architectural Review (BAR); and

- Most additions require BAR approval, except for a rear addition (that is less than 50% total gross floor area of the building and not exceeding the height or width of existing building, and not on a corner lot).

The Venable Neighborhood Association is the second neighborhood association (Martha Jefferson was the first in 2010) to request this type of historic designation for a portion of the neighborhood.

Project Review:

Overall Analysis:

1. Proposed Use of the Property.

The proposed use of the properties will not change with the historic district designation. Included within the proposed district boundaries are twenty-nine single family dwellings (one under construction); three multi-family dwellings; one church; one former dwelling used as church offices; one small building used as an apartment; and two vacant parcels. However, the historic designation would require that certain demolitions, new construction and additions would become subject to BAR review.

2. Zoning History

The structures in the district were built between 1889-current, with most built before 1929.

The zoning of the area over the years has remained fairly consistent. In 1949 the properties were zoned A and A1 Residence. The 1958 map designated the properties as R-1 and R-3 Residential. The 1991 zoning map remained R-1 and R-3. The 2003 zoning map changed R-1 designation to R-1U.

3. Character and Use of Adjacent Properties

The character of this section of Rugby Road is formed by large residences with deep-set landscaped front yards. The proposed district is on the edge of a large, low-density single family area that abuts a large area of multi-family student housing closer to the University.

Direction	Use	Zoning
Northwest	Single family Residential	R-1U
Northeast	Single Family Residential	R-1
Southeast	Single family, Multi-family, Fraternities/Sororities	R-3 with ADC district overlay and R-2U
Southwest	Fraternities/Sororities, Multi-family, Single Family	R-3 with ADC district overlay

4. Reasonableness/Appropriateness of Current Zoning

The current R-1U zoning is the most restrictive residential zone in the City, and is reasonable, appropriate, and consistent with the character of the area. However,

some of the adjacent zoning and land uses are quite different, and could be perceived as creating pressure to change to the character of the area.

5. Reasonableness/Appropriateness of Proposed Zoning

The proposed Historic Conservation overlay district designation is an *overlay* zoning district, meaning it would add regulations, but the current underlying zoning designations would not change. The proposed Historic Conservation overlay district would be reasonable and appropriate as a method to further protect the character and integrity of the area.

6. Consistency with Comprehensive Plan

The Comprehensive Plan Land Use Plan for this area recommends Low Density Residential except one parcel (050128000) on the southeast side of Rugby Road is designated High Density Residential.

The Historic Preservation and Urban Design Chapter, Goal 6, includes:

6.1 As requested by specific neighborhoods or when otherwise appropriate, consider additional neighborhoods or areas for designation as local historic districts (either Architectural Design Control Districts or Historic Conservation Districts) based on architectural and historic survey results.

Therefore, the proposed district is consistent with the Comprehensive Plan.

7. Potential Uses of the Property

The potential uses of the properties will not change with the historic district designation. The underlying zoning district designations would remain the same.

Criteria to Establish a Historic Conservation District:

The following criteria found in Section 34-336(c) shall be addressed by both the Planning Commission and the BAR when making recommendations. Staff's assessment of the criteria is as follows:

(1) The age of buildings and structures;

The period of significance is 1889-1950, with the majority of buildings constructed between 1889 and 1929.

(2) Whether the buildings, structures and areas are listed on the Virginia Landmarks Register or the National Register of Historic Places, or are eligible to be listed on such registers;

None of the buildings, structures and areas are currently listed on the Virginia Landmarks Register or on the National Register of Historic Places. They would be eligible as a separate district, or an expansion of the abutting Rugby Road-University Corner National/Virginia Register district. Some of the buildings would be individually eligible due to their significance.

(3) Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest;

This area of Rugby Road contains an exceptional representation of late-Victorian and Colonial Revival residential and ecclesiastical architecture from the late 19th and early 20th century.

(4) Whether the buildings, structures or areas are associated with an historic person or event or with a renowned architect or master craftsman, or have special public value because of notable features relating to the cultural or artistic heritage of the Charlottesville community;

The designs of prominent local architects Eugene Bradbury, Stanislaw Makielski, Stanhope Johnson and Marshall Swain Wells are represented in the district. Charles Gillette, a prominent landscape architect associated with the restoration and re-creation of historic gardens in the upper South and especially Virginia, was involved in one property's landscape design.

(5) Whether the buildings, structures or areas are part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exists a number of buildings or structures separated geographically but linked by association or history; and

The area was part of a large tract, owned by John Kelly, that Jefferson originally envisioned as the site for the Rotunda, known as Central College. Instead, the University was established in 1817 to the south, on a lower-elevation plot. As the University grew, this area primarily consisting of the Rugby and Wyndhurst farms became very desirable for development lots.

(6) Whether the buildings, structures or areas, when viewed together, possess a distinctive character and quality or historic significance.

The Rugby Road area possesses a distinctive character and historic significance. It is an area of large lots, mature landscaping, and substantial, stylistic architecture. The potential district is a good representation of Charlottesville's expansion around the University of Virginia near the turn of the 20th century.

Public Comments Received: Five written correspondences were received, and are attached.

Staff Recommendation:

On June 17, 2014 the BAR recommended (9-0)) that City Council should designate the Rugby Road Historic Conservation District with boundaries and contributing structures as discussed [on map], with character defining features to include: *1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding, front porticos or porches, slate shingle roofs, gable or hipped roof forms, roof dormers, contributing outbuildings, and deep-set, planted front yards mostly unpaved with no visible garages;* and with structures that may potentially qualify for designation as Individually Protected Properties (IPP) identified as: *712, 924, 928, 929, 933, 936, and 1007 Rugby Road.*

[NOTE: Section 34-336 (b) requires that the BAR define character-defining features that would be referenced and reinforced when applying the design guidelines; and Section 34-338 (b) requires that, before an area is designated as a historic conservation district, structures that may qualify for designation as an IPP shall be identified. However, this petition is for a historic conservation district designation only – no IPP's are being proposed at this time.]

First, the Planning Commission should recommend, based on the criteria found in Section 34-336(c) (listed above) whether it is appropriate to designate this part of the Venable Neighborhood as a *Historic Conservation Overlay District*. The BAR and staff recommend that it is appropriate based on the above criteria.

Next, the Planning Commission should confirm the proposed district boundary and the contributing/non-contributing properties. The BAR and staff recommend the boundaries and the contributing buildings as shown on the attached map, and as submitted by the applicant.

Suggested Motions:

1. “I move to recommend that City Council approve this petition, including ZT-14-07-03 and ZM-14-07-04, to rezone the properties included on the attached list of parcels, and as shown on the attached map, by adding a *Historic Conservation Overlay District* designation as requested, on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare or good zoning practice, and would meet the historic criteria of Sec 34-336(c). Further, I recommend that the contributing properties are the same as described on the attached map.” (OR)
2. “I move to recommend that City Council deny this petition to rezone properties by adding a *Historic Conservation Overlay District* designation.”

Attachments:

1. Zoning text amendment actual language
2. BAR staff report – June 17, 2014 - with applicant’s request letter and historic conservation district guidelines and ordinance
3. Written comments from the public
4. Historic Survey prepared by Arcadia Preservation
5. Tax map parcels to be rezoned

Scala, Mary Joy

From: Wagner, Ellen
Sent: Tuesday, July 08, 2014 2:08 PM
To: Creasy, Missy
Cc: Council
Subject: Rugby Road Historic Conservation District

Dear Members of the Planning Commission and City Council-I am unable to attend the joint public hearing tonight, but I am writing in support of the proposed Rugby Road Historic Conservation District. I am currently on the city's Historic Resources Committee as well as on the executive committee of Preservation Piedmont, but I am not writing on behalf those groups, but as a private citizen who has lived in Charlottesville for nearly 23 years. Years ago I and others in the Martha Jefferson Neighborhood Association worked toward the establishment of the Martha Jefferson Historic District. While the neighborhood would have qualified for ADC status, we believed that the newer designation of historic conservation district would fulfill most of our goals without a possibly prolonged delay of any protection at all for historically significant properties. It is an enlightened and progressive city that understands its important role in conserving the historic and cultural resources that make up its neighborhoods, cherishing what is unique about them while carefully considering and embracing change where appropriate. The guidelines of the HCD are not heavy handed or onerous, but reasonable, sensible and responsible, and I hope that each of you can support the BAR's recommendation to approve this proposed district. Thank you. Sincerely, Ellen Wagner

Michael & Lillian BeVier

712 Rugby Road
Charlottesville, VA 22903
434-979-1189
mbevier@morbank.com

July 5, 2014

Planning Commission
City of Charlottesville
City Hall
Charlottesville, VA 22902

Re: Rugby Road Historic Conservation District

Dear Commissioners:

We live at 712 Rugby Road and our home is within the proposed District. This portion of Rugby Road is deserving of the protections offered by a Conservation District because of the number of historic structures along the affected portion and its proximity to the Rotunda and University Grounds to which it serves as a major corridor.

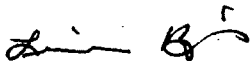
We do not find the restrictions imposed by the District burdensome and welcome the greater architectural continuity that we believe they will gradually encourage. We believe that the District enjoys broad support among the residents and that over the years it will prove of significant benefit to the broader Charlottesville community.

We urge you to give this proposal your favorable consideration. We have discussed this at length with Rachel Lloyd, President of the Venable Association, who intends to speak to you at the hearing on July 8. You may consider that she speaks on our behalf.

Sincerely,



Michael BeVier



Lillian BeVier

Scala, Mary Joy

From: Melanie Miller <melanie@houseofmillers.com>
Sent: Tuesday, July 08, 2014 2:03 PM
To: Planning Commission
Cc: Scala, Mary Joy
Subject: Rugby Road Conservation District

Hi,

I am hoping to be at tonight's meeting, but wanted to get in touch in case I cannot make it. I write to you wearing three hats: current Chair of the BAR, a member of the community who is interesting in its history, and finally as a homeowner in the only existing Conservation District.

As the current chair of the BAR: This proposal came before the BAR at our last two meetings. A unanimous vote recommended to support the proposed area primarily along Rugby Road becoming a Conservation District. During our discussions, it was clear that our membership agreed this area certainly merits protection by some sort of historic district. It was not voted on at the first meeting because the BAR wanted to include another significant architect into the notes of applicable houses and correct a few typographical errors.

While there were less than five letters, emails or public comments expressing concern at the two BAR meetings, I understand that some opposition is building. The one of the letters expressed concern about the fairness that the district was not larger and imposing the same restrictions on some of his neighbors on nearby streets who lease to students, and suggested a tax rate reduction to offset the costs that would be incurred by property owners. This letter was referenced by at least one other. There was a representative of the Unitarian Church who was concerned about improper notification and being caught off guard, but also talked about their participation in an informational meeting held at the Gordon Avenue Library.

Because the city has now taken the position of waiting for neighborhoods to ask for designation, and in the case of Rugby Road and Martha Jefferson, to organize, do the work, or pay for the survey, or both, and then poll the affected neighbors, we are left with whatever district the residents have the initiative and desire to include. While I agree with the author of the letter, other nearby homes may qualify to be included in a Conservation District, we can't expect a few motivated citizens to survey the entire area.

As a citizen interested in Charlottesville's history and preservation: I personally believe that one reason this was not presented as a historic district many years ago, was that many involved in the city and those in the preservation community erroneously believed this area of Rugby Road was already included in the "Rugby Road- University Corner Historic District", which is an Architectural Design Control District. After all, this proposed district includes some of the most significant buildings in Charlottesville and so very obviously warrants the distinction of a historic district.

As a resident of the Martha Jefferson Conservation District: Our neighborhood came together and did a grass roots effort in order to become recognized as a historic district on the national and state registers as well as the city's first Conservation District. It was no small task, and included many, many volunteer hours researching deeds, census records and helping the graduate student hired and paid for by the neighborhood association to prepare the nomination for submission to the state. We also polled our neighborhood and created a survey, mailed the survey, recorded results and then followed up with emails, phone calls and even went door to door in order to get enough responses. The majority of people didn't care; it was difficult to get people to respond at all.

We too had some neighbors concerned that this would be too burdensome and take away their rights as property owners. The neighbor most concerned and most opposed was Martha Jefferson Hospital. Ironically, being historically

recognized by the state and federal government and therefore eligible for tax credits, was what sold the property. The new owners have both used/are using tax credits to make reuse possible and affordable.

We have now been living with the Conservation District for five years. As a property owner, it has had no effect on my family. We did exterior renovations, which included removing siding, repainting and changing the color scheme of the house, adding a post light, a porch light and shutters and replacing our front cement stairs,(likely in place since the 1920's) with ipe, a wood not traditionally used in Charlottesville. We live on a corner lot, which is subject to more review than properties that can be seen less from the street. None of these renovations triggered a review by the BAR, an application to NDS or anything else. We got a building permit and proceeded. We incurred \$0 of additional costs related to being in a Conservation District, and spent no additional time because of it.

As a resident of the first Conservation District, I have been fairly disappointed in its teeth. It was created partially as a way to review demolition before it happened, and seems to me to do little else. The guidelines are two pages long, compared to a notebook full of guidelines for an ADC District.

The few projects that have triggered review by the BAR have very little discussion, and often when discussion has begun, a member will remind the board that it is "only a Conservation District". I am speaking from memory here, but I am fairly certain that all reviewed projects have passed with unanimous support (except the last which was unanimous except my vote) and have not had any restrictions or changes to the applicant's original proposal. I am copying Mary Joy, who can correct me if needed.

We just reviewed a very modern second story addition to a one story building built in the 1950's. Besides my own comments which had to do with density and parking, not architecture, not one person said one single thing. No one asked a question. The only discussion was the motion to approve and then each member's vote. See the review here at 1:44 minutes into the meeting: http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1002

If anyone in the proposed Conservation District is worried that they will be burdened or restricted by this designation, I can assure them that this is not the case. In fact, my only word of caution would be to those who support it and believe that they are gaining any real protection.

Thanks for your time and I hope to see you tonight,

Melanie Miller
Chair- Board of Architectural Review
Co-Chair- Historic Resources Committee
Resident- Martha Jefferson Conservation District

Topic: Proposed Historical Designation
Rugby Rd Corridor To: Charlottesville Planning Commission

July 8, 2014

Re: July 8 neighborhood input session

Dear Commissioners,

We come before you this evening to express our opposition to the designation of an area of Rugby Road as a Historic Conservation District. This area includes the property of the Thomas Jefferson Memorial Church—Unitarian Universalist, and I am the President of the Board of Trustees and speak for the Board and the church.

As a house of worship and home to a congregation of more than 400 individuals, we are unique among the properties to be affected by this proposal. The proposed designation would affect us quite differently from any other targeted properties. Other properties in the area under consideration are single family homes. We have two buildings, on two city lots. Our buildings are used for the worship, fellowship, educational and social justice activities of our church. Any restrictions and additional burdens placed on our property and congregation would affect all 446 members of the congregation, and would, in addition, affect the future of our facilities and of our mission. Restrictions such as those proposed could well affect the ability of the church to perform its essential functions as well as add to our costs and volunteer labor. All that we do is dependent on the volunteered time and the financial support of our members, and neither is available in unlimited supply. This is, therefore, an issue of real importance to our community. We do not support any designation that would add impediments, time and costs to our planning and restrict the use of our property, now or in the future.

Among the reasons for our opposition are:

We are opposed to the additional drain on resources required to meet Historic Conservation District requirements as we renovate.

We are opposed to the arbitrary nature of the request and the undemocratic nature of the process that brought the request forward. The Venable Neighborhood Association through their President, Rachel Lloyd, told our Facilities Task Force that fewer than half of the targeted property owners had responded to the survey of interest in the proposal. Of the respondents, 25% (four respondents) were opposed. The VNA chose to ignore the non-respondents, so based its request for BAR and City approval on the wishes of 12 property owners (as far as we can extrapolate the math). As best we can ascertain, the explicit support among all properties to be affected was about 37%. This seems undemocratic. Our congregation makes decisions democratically, and is opposed to being restricted by the will of what seems to be a distinct minority among affected property owners.

We are opposed because our needs for the property might be in conflict with the requirements of the Historic Conservation District designation. We are considering building

a covered walkway between the church building and our auxiliary building, a matter of safety for our children. This would affect the front of our education building, Summit House, and the side of the church building. It is likely that being designated part of a Historic Conservation District would cause delays and additional expense to undertake this project. Our church building is 62 years old. Summit House is 135 years old. It is the oldest structure in the area under consideration, and as such we expect that it would be a special target of attention. Summit House is in deteriorating condition and must be renovated to allow its continued use for our present education purposes. However, the building is neither historic nor architecturally significant. We anticipate that renovation under the restrictions of such a designation would mean additional costs, and additional time and resources. At present renovation is more cost-effective and achievable than replacement, but that option has been seriously considered by the congregation. We did commission an architect to create a design for a new sanctuary built on the Summit House site. That plan does not work for our congregation at present, but if the Historic Conservation District designation were in place our dream of a new, beautiful, energy efficient and more functional facility would be not be possible.

We are opposed because the property value of the church's land and buildings would fall if the options of land use are limited by the designation. If the Congregation at some point in the future wishes to consider selling our property, the proposed restrictions would have an adverse impact on the value of our property.

We are opposed because we feel that the request for this designation was generated by discussions with the Venable Neighborhood Association concerning the church's sale of the house at 803 Rugby Rd, a large (seven bedroom) house that the church was precluded from using for church programs by zoning regulations. The VNA has stated that their purpose in asking for this designation is to prevent future tear-downs and the building of newer homes. Those who know the area proposed for designation know that it is an inconsistent area in terms of house size and quality and in terms of upkeep. Choosing to restrict the rights of the property owners based on a minority view lacks fairness, and feels punitive.

The Church Board has seriously considered how this designation would affect the future of our congregation and is unalterably opposed to it. Our opposition is an attempt to protect the value of our property, and retain the freedom to best use our property for our congregation and its future in Charlottesville. We feel that the presence of a liberal church with an active social justice ministry is valuable to Charlottesville and that this designation might reduce our ability to continue serving the Charlottesville community.

Thank you for your consideration.

Sally Taylor
President, Board of Trustees, Thomas Jefferson Memorial Church Unitarian-Universalist

Scala, Mary Joy

From: Creasy, Missy
Sent: Monday, June 23, 2014 5:39 PM
To: Scala, Mary Joy
Subject: FW: Historic Conservation District for Venable neighborhood

From: Emery, Robert E. (ree) [mailto:ree@eservices.virginia.edu]
Sent: Monday, June 23, 2014 5:30 PM
To: Creasy, Missy
Cc: Emery, Kimberly Carpenter (kac5e); Lloyd, Rachel
Subject: Historic Conservation District for Venable neighborhood

Ms. Creasy,

I am writing to express my strong support for giving the Venable neighborhood a Historic Conservation District designation. My wife, Kimberly, also is a strong supporter. I have copied her on this email.

We have lived at 800 Rugby Rd since 1993, when we purchased our home built in 1910. We have poured money and love into preserving this beautiful old house for ourselves and for the neighborhood. We believe the Historic District designation would help protect everyone, especially given the building pressures of the University location.

I will be out of the country for the planning commission meeting, so I wanted to express my support in advance. We authorize Rachel Lloyd, copied here, to speak on our behalf at the meeting.

Thank you.

Bob Emery

--

Robert E. Emery, Ph.D., Professor of Psychology
Director of the Center for Children, Families, and the Law
Department of Psychology, Gilmer Hall, Box 400400
University of Virginia, Charlottesville, VA 22904-4400
Phone: 434-924-0671

JUNE 13, 2014
933 Rugby Rd.
City 2663

Mr. Seale,
Preservation Design Planner,
City Hall 610 E. Market St
Charlottesville, Va. 22905

Dear Mr. Seale,

After consulting with a number
of residents of Rugby Rd and being
surprised of the many ins & outs
of the neighborhood Historic Preserva-
tion plan, I want to with-
draw my affirmative support
and offer a very strong
negative (NO) opinion.

I do this after much thought
Incidentally my family

CLARK & CO.

lived at 933 Rugby for over
40 years. I would also ask
that Mr. Trickett's letter be
read at the June 14th meeting.
I am an invalid and unable
to attend the meeting but my
ability to reason is, so far,
intact!

Thank you -

Sincerely,

Betty & Smallwood

No! No! No!

Scala, Mary Joy

From: Sandra MacGregor <macgregorantiques@gmail.com>
Sent: Monday, June 16, 2014 11:29 AM
To: Scala, Mary Joy
Subject: Rugby Rd.. Historic Designation

Mary Joy: I am presently in Maine and unable to attend the meeting tomorrow night. Mr. Frischkorn's letter to you was well written and correct in every point it addressed. I totally agree that this designation would be highly discriminatory and am in total agreement with him. I am 100% opposed to this proposal.

Sandy MacGregor 919 Rugby Rd.

Scala, Mary Joy

From: Carl Frischkorn <cfrischkorn@wildrockwv.com>
Sent: Tuesday, May 20, 2014 10:29 AM
To: Scala, Mary Joy
Cc: Carl Frischkorn; Pattie Frischkorn; Steve McLean
Subject: hearing on Historic District Rugby Road

Dear Ms. Scala,

We spoke a couple of months ago about the proposed designation of my 936 Rugby Road home and the Rugby Road neighborhood as part of a new historic conservation district. As you may recall, I had number of questions and comments that you suggested I put in to an email if I was not able to attend the public meeting. I believe the meeting is tonight at 5:30 and I do not think that I can attend.

Please read these comments at the meetings so that they are part of the record.

By way of background, I am the owner of a historic Eugene Bradbury home on Rugby and have been since 1999. We have restored it and it is true to its heritage. We own about 2.5 acres on the corner of Rugby and Preston. I am a non practicing architect by education, active in sustainable real estate development and have been a member of a couple of Architectural Review Boards and board member of two homeowners associations. I understand historic preservation and appreciate quality.

The proposal to set aside parts of Rugby as a historic district is problematic and objectionable to me and fellow neighbors for a number of reasons.

The fabric of the Rugby Road neighborhood is mixed at best. Some homes are well preserved, some are dilapidated and others are new and of limited architectural significance. There are minimally maintained rental homes and immediately adjacent neighborhoods that are totally mixed in income, architectural quality and street presentation. Students occupy adjacent rental homes and buildings with landlords who will continue to do nothing to control appearance, yard condition, noise or presentation. There is no common theme to the neighborhood at large and I am at a loss to see how the proposed regs will make that better?

I am not aware of any affected Rugby resident who has been a proponent or advocate of this proposal? If so, please make that person known to the neighborhood. The feeling of many neighbors is that some non resident is behind the proposal and is neither vested nor been in touch with the landowners to seek their input. That seems unfair and unwise. Please correct me if that is not the case.

The proposal seems inconsistent in its treatment of various structures, imposes burdensome requirements on some homes and leaves others exempt. There is no provision to streamline or

compensate affected homeowners for the administrative costs associated with having to go through an application process that might involve hiring professionals to represent the landowner.

At a minimum, if this proposal is enacted, there should be a tax rate reduction as compensation to affected homeowners if this proposal is adopted. Why should we be treated any different than an adjacent student housing landlord who can treat his building any way he wishes? That seems discriminatory and unfair.

At a minimum, the city should consider adopting uniform standards that equally treat all landowners, not single out isolated streets to put a regulatory burden and added cost on.

Thanks for your consideration,
Carl

Carl F. Frischkorn
936 Rugby Road
Charlottesville, VA 22903 USA
434.466.6660
Cfrischkorn@wildrockwv.com

Scala, Mary Joy

From: Creasy, Missy
Sent: Wednesday, May 21, 2014 3:56 PM
To: Planning Commission
Cc: Scala, Mary Joy
Subject: FW: Historic designation for portion of Rugby Road

This item will be going to the BAR for additional review in June and is anticipated for your July meeting.

-----Original Message-----

From: H. C. Erik Midelfort [mailto:hem7e@virginia.edu]
Sent: Wednesday, May 21, 2014 3:54 PM
To: Creasy, Missy
Cc: Anne McKeithen
Subject: Historic designation for portion of Rugby Road

Dear Planning Commission Members,

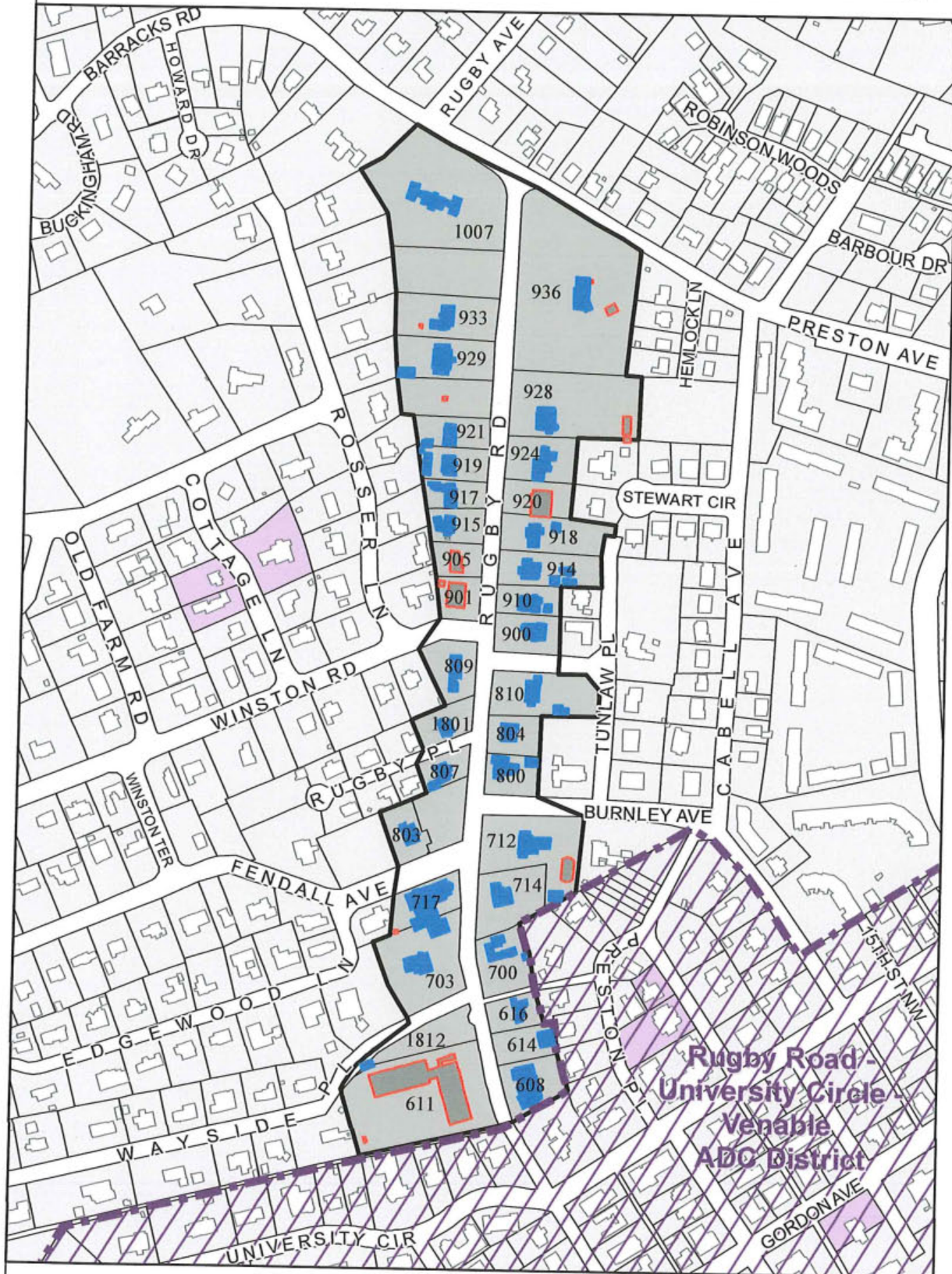
As a resident of the Rugby Road neighborhood and just one house away from Rugby Road itself, my wife and I wish to express our firm support for the protections provided the neighborhood by designating a lengthy portion "historic." We have witnessed several efforts to remodel or to build new structures along Rugby Road, and we fear that without protections in place, the historic and architectural character of our locale could be badly damaged. At the very least, we feel that a long stretch of Rugby Road should qualify as a Historic Conservation District, but it also seems that many of the buildings here are so significant that this stretch of Rugby should actually qualify as an Architectural Design Control District.

With best wishes,
Erik Midelfort and Anne McKeithen

H. C. Erik Midelfort
1806 Rugby Place
Charlottesville, VA 22903

434-979-4479
hem7e@virginia.edu

Proposed Rugby Road Historic Conservation District



Legend

- Non Contributing Structure
- Contributing Structure
- Individually Protected Property
- Conservation District Boundary
- 123 Property Address



1 inch = 375 feet

**PROPOSED RUGBY ROAD
HISTORIC CONSERVATION DISTRICT**

Arcadia Preservation

February, 2014

Eligibility Statement 3

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ELIGIBILITY STATEMENT

Extending from University Circle to the intersection of Preston Ave and Rugby Road, the approximately 15-acre potential Rugby Road Historic District appears eligible for listing on the National Register of Historic Places. This area could be added as a boundary expansion of the existing Rugby Road-University Corner Historic District or as a potential separate historic district. A boundary increase would also extend the current Venable Neighborhood Architectural Design Control district. Composed of thirty-three properties along the Rugby Road corridor, the district follows the historic residential development of Rugby Road, just north of the University of Virginia. All of the properties within this boundary were built between 1889 and 1961, with the majority of the structures dating between 1899 and 1929, the exception being a single dwelling constructed in 2010. The district features an exceptional representation of late-Victorian and Colonial Revival residential and ecclesiastical architecture, including designs by prominent local architects Eugene Bradbury, Stanhope Johnson, Stanislaw Makielski, and Marshall Swain Wells. Charles Gillette was also involved in one property's landscape design. Featuring large lots with mature trees and substantial stylistic architecture, the potential district is a good representation of Charlottesville's expansion around the University of Virginia near the turn of the twentieth century. Most properties include a single contributing resource, although some are supported with a small garage, shed, and/or swimming pool.

As evidenced in the existing Rugby Road-University Corner Historic District nomination, Rugby Road between the University of Virginia and University Circle was developed between 1890 and 1940, similar to the potential Rugby Road expansion. The area within the potential district was original part of a large tract of land owned by John Kelly, which Jefferson originally envisioned as the site for the Rotunda at UVA, originally known as Central College. Refusal to sell any portion of the property, UVA was established in 1817 slightly to the south on a lower-elevation plot. The area within the district remained farmland for much of the nineteenth century, primarily consisting of Rugby Farm on the west side and Wyndhurst to the east, with Rugby Road laid out as a small, unpaved lane. As the University grew, nearby land became exceedingly desirable and was subdivided into several tracts in the late nineteenth century, including the 1890 platting of Preston Heights and subdivision of Rugby Farm between 1900 and 1915. Streetcars slowly inched up Rugby Road, making these parcels even more desirable, especially to professors and administrators at UVA. By 1914, the city's first gas-powered bus ran up Rugby Road to Preston Heights. The Green Peyton map dated 1875 shows no development within the district boundaries, only the Rugby and Wyndhurst farms. By 1907, the Massie map shows three dwellings (800, 804, and 900 Rugby Road) located on subdivided Wyndhurst parcels just north of what is now Burnley Avenue, and one to the south (714 Rugby Road). Sanborn Fire Insurance maps reveal that the district included ten dwellings within the district in 1920, and thirty by 1929. Several additional properties were added between 1930 and 1951. Other than a 1961 apartment construction that demolished two existing dwellings and the conversion of several dwellings into apartments, the district was primarily built-out by 1951, with only one additional dwelling being built in 2010.

NOTE: The existing Rugby Road-University Corner Historic District features a period of significance from circa 1899-1940. If a boundary expansion is sought for the Rugby Road area, the entire district will need to be evaluated and the period of significance may need to shift to include the historic significance of resources later than 1940. This will affect the period of significance for the potential district, and therefore the number of contributing resources. The potential district expansion currently extends the significance period to circa 1950. There are two circa 1951 dwellings that are currently excluded, but should be re-evaluated in the context of the entire district expansion.

The date of construction for the oldest house in the district will determine the beginning of the period of significance. Previous deed and tax records research indicates that 703 Rugby Road was built in 1889. Although it does not appear on the 1907 Massie map, the dwelling appears architecturally to date to the late nineteenth or early twentieth century, circa 1890-1910.

ARCHITECTURAL AND SITE DESCRIPTIONS

608-612 Rugby Road



Date: 1925 (on 1929 Sanborn map)

District Status: Non-Contributing (major addition/alteration)

Resources: 1 Multiple Dwelling/Apartment

Style: Colonial Revival and Colonial Craftsman

Architectural Description: The current apartment building was created by joining two separate circa 1925 dwellings together. The 608 section is a two-story, two-bay-wide dwelling constructed of stretcher-bond brick. Set on a poured concrete foundation, the dwelling features an approximate four-square form with a hipped, asphalt-shingle roof, wood-frame central gable, and a one-story, almost full-width, hipped porch with Tuscan columns and an off-center entry with concrete steps. The porch shelters the off-center single-leaf door with three-light transom and single-light sidelights and paired 1/1 replacement windows. The second story also features 1/1 windows. Each window is detailed with a molded wood cornice and square-edged sills. The porch and main block feature an overhanging boxed cornice with wide fascia. There is a central-interior brick chimney.

The 612 section is similar in form with a two-bay-wide facade, stretcher-bond brick construction, and a central-gabled hipped roof. A full-width, one-story porch extends across the primary elevation. Detailed in the Colonial Craftsman style, this section features the approximate four-square form with the porch including Craftsman-style battered posts on brick piers. The fenestration pattern matches the 608 section. There is an exterior-end shouldered brick chimney. The buildings were joined with the addition of a two-story brick hyphen with a complicated gambrel-type asphalt-shingle roof. A projecting section features two single 1/1 wood windows on each story, while the attached wing includes an exterior wood stair that accesses several single-leaf entries on the basement, first, and second floors. The addition includes stretcher bond brick, asphalt shingles, and a wide fascia to blend with its historic counterparts. The rear includes several ells and a hipped, one-story portico sheltering secondary entries. Several original 4/1 wood windows are located throughout the side and rear elevations.

Site Description: The multiple dwelling faces northwest on the east side of Rugby Road. Set close to the road, the slightly sloping property features a sidewalk buffer, a double-entry paved driveway with rear

Proposed Rugby Road Historic District

paved parking lot, a small grassy lawn, foundation plantings, and several mature trees. Several walkways access the multiple entrances.



Aerial View of 608-612 Rugby Road [Source: screen shot from Google Earth]

611 Rugby Road (and 1812 Wayside Place)



Date: 1961

District Status: Non-Contributing/Contributing Secondary Apartment

Resources: Rugby-McIntyre Apartments; 1 Multiple Dwelling/Apartment, 1 Gazebo (non-contributing), 1 apartment (contributing)

Style: Colonial Revival

Architectural Description: Set on a solid brick-faced foundation, the flat-roofed stretcher-bond brick multiple dwelling stands three to four stories in height and features an L-shaped footprint. Built partially into the sloping bank, the apartment features a primary single-leaf entrance on the northeast side. A wood-frame pergola attached to a secondary gazebo defines the main entrance. The building is detailed with basement-level paired 6/6 vinyl windows (some with louvered vinyl shutters), a mix of paired 6/6 windows, and sliding 15-light paired doors with flush metal "balcony" rails. Simply detailed, the building features a molded wood cornice and wide wood fascia, which characterizes the stripped Colonial Revival style. A projecting brick watertable bands the building between the basement and first-story levels. The nine-bay-wide and four-bay-deep main block faces Rugby Road and features a square elevator tower with brick roof projection to the rear. A perpendicular block extends eleven bays deep and four wide. Each elevation features a mix of double-leaf sliding 15-light doors and 6/6 windows, most paired.



Secondary Resources:

Apartment (circa 1940, contributing, 1812 Wayside Place)

A one-story apartment is located on the north corner of the property facing Wayside Place. The one-bay-wide and one-bay deep dwelling is constructed of seven-course American-bond brick and features a side-gabled, asphalt-shingle roof. A central, single-leaf paneled metal door pierces the facade. It is capped by a lug wood lintel with rowlock brick cap. The apartment features a wood-frame wing addition with Hardiplank siding and a side elevation pair of 6/6 vinyl windows. Other detailing includes a side elevation 6/6 window vinyl window on the original brick end, boxed aluminum eaves, and a small concrete stoop with metal rail.

Gazebo (circa 1990, non-contributing)

A one-story, one-bay-wide gazebo shelters the walkway to the main entrance on the northeast side of the apartment building. The square, open-bay structure features four brick posts, concrete slab floor, and a pyramidal standing-seam metal roof. The roof also features a molded wood cornice, and a bell-shaped metal cupola crown set on a squared lattice base.

Site Description: Set on a slightly sloping, 1.7-acre parcel on the west side of Rugby Road, the property features a double-entry paved drive with a small lot at the front and a larger paved lot to the rear. The L-shaped building faces southeast and features several foundation plantings, scattered mature trees, a curbed sidewalk, and a grassy lawn with picnic tables and small grills to the northeast. Wayside Place edges the property on the northeast side.



Aerial View of 611 Rugby Road and 1812 Wayside Place [Source: screen shot from Google Earth]

614 Rugby Road



Date: 1920 (on 1920 Sanborn Map)

District Status: Contributing

Resources: 1 Multiple Dwelling/Apartment converted from Single Dwelling

Style: Craftsman

Architectural Description: Standing two and a half stories in height, this dwelling sits on a solid foundation and features a hipped pressed-shingle roof with central-interior brick chimney. A hipped dormer with exposed rafter tails extends from the roof at the peak on each of the secondary elevations. The primary elevation, which faces northwest features stucco cladding on the first story, as well as a slightly off-center single-leaf, paneled-with-lights entry with half-hipped single-bay porch supported by wood posts and an asphalt-shingle roof. The low porch also features concrete block stepped sides and is flanked by a single 6/6 wood window on one side and paired 9/1 windows on the other. Each window features a square-edged wood surround. The second story includes an inset wrap-around porch with square wood posts and balusters as well as exposed roof rafters that are obscured by gutters. The porch shelters a single-leaf multi-light door and paired 9/1 windows on the primary elevation as well as a recessed wrap-around section on the northeast side, which also features two windows and a single-leaf entry. The second-story is clad with wood-shingle siding. An exterior-end brick chimney with missing stack is located on the southwest elevation, while the rear includes a second-story corner sun porch on the south corner. 9/1, 6/6, and 6/1 wood windows are located throughout the dwelling, except for the dormers which feature 2- light windows.

Site Description: Set on a narrow, 0.25 acre rectangular lot, the dwelling is set back from the road and features a circular gravel driveway. Facing northwest, the property includes minimal landscaping with several mature trees, shrubs, and bamboo. A wooden fence sits to the rear of the main dwelling.

Proposed Rugby Road Historic District



Aerial View of 614 Rugby Road [Source: screen shot from Google Earth]

616 Rugby Road



Date: circa 1921 (Not on 1920 Sanborn)

District Status: Contributing

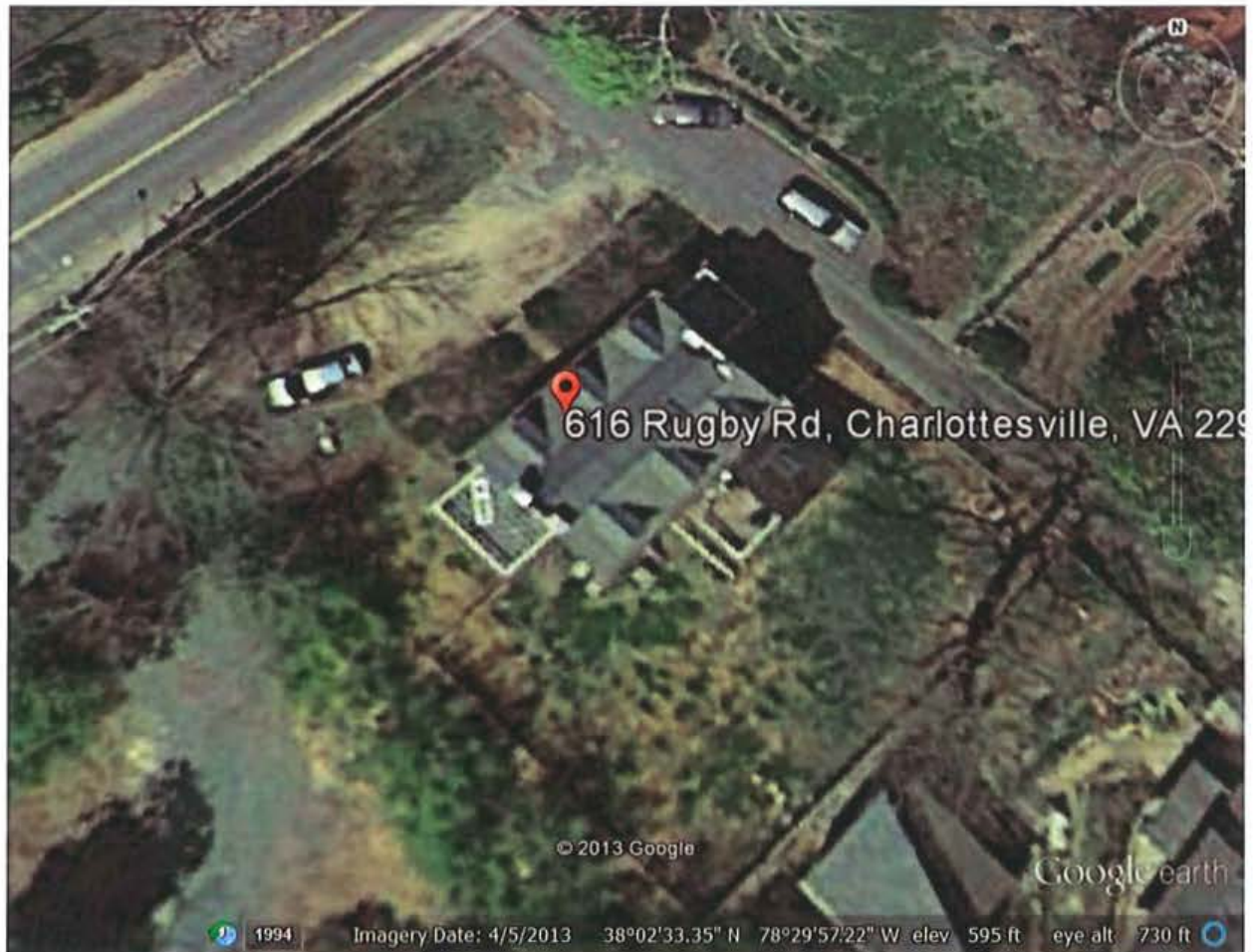
Resources: 1 Single Dwelling

Style: Colonial Revival

Architectural Description: Standing 2.5 stories in height, the three-bay wide Colonial Revival dwelling features a side-gabled, asphalt-shingle roof, solid foundation, and stucco cladding. Symmetrically fenestrated, the single dwelling features one-story porch wings. The single-leaf wood-paneled entry is adorned with a Colonial Revival style surround featuring a shallow closed pediment, Tuscan engaged columns, and a sheltered four-light transom light. The central entrance is flanked by paired 8-light vertical casement windows featuring, molded surrounds and square-edged wood sills. The second story is pierced with three 6/9 wood windows that are set just beneath the molded wood cornice featuring modillions and a dentil course. The roof is crowned with three gabled dormers on both the front and rear elevations, each featuring an arched 6/6 window with arched surround and central keystone. The dormers also feature a molded cornice with returns. Two parapeted interior-end stucco chimneys rise from the gable ends. The one-story side elevation porches feature Tuscan column supports and a roof balustrade. One porch is screened. A small boxed-bay addition projects from the northeast elevation, while a slightly larger one-story addition is located on the rear. A small wooden deck also extends off the rear elevation.

Site Description: Set on a 0.25-acre lot, the dwelling is set close to the road and features a circular pea-gravel driveway. Facing northwest, the property includes an extension of Wayside Place, which acts as a small, single-lane alley that runs along the northeast side of the property, linking Rugby Road to Preston Place. Several boxwoods and other plantings are located along the foundation and small grassy lawn that surrounds the dwelling. The sloping rear yard is enclosed by a wooden fence.

Proposed Rugby Road Historic District



Aerial View of 616 Rugby Road [Source: screen shot from Google Earth]

700 Rugby Road



Date: circa 1921 (Not on 1920 Sanborn map); 1936 addition

District Status: Contributing

Resources: 1 Single Dwelling (contributing), 1 Garden Shed (contributing)

Style: Other

Architectural Description: Set on a solid foundation, this one-and-a-half story stucco-clad dwelling features a three-bay-wide facade and a side-gabled, asphalt-shingle roof. Forming an almost u-shaped footprint, the dwelling includes a gabled rear ell with rear addition, a wing entry, recessed garage wing addition, and a central, open rear courtyard. The facade, facing Rugby Road, features an off-center, single-leaf, paneled wood door and two sets of closely-spaced banks of four 16-light wood windows with a shared lug concrete sill. An off-center shed dormer with three 6-light windows caps the roof. A shed dormer is also on the rear elevation of the main block. A second entrance is located on the one-story hipped wing that projects to the northeast. The wing also features a pair of small 6-light casement windows. A recessed garage wing (later converted into an office/studio) features a single-leaf paneled-with-lights door, a 12-light window, and paired 6-light vertical casements. Four exterior-end brick chimneys rise from the roof. The southwest elevation features a side-gabled ell that features a perpendicular gabled addition with raised basement and one-and-a-half story main block. A rear elevation portico features arched stucco entries and a roof deck with balustrade. Two gabled dormers are also located to the rear. A shed dormer is located on the courtyard-side of the main block ell. The garage wing also features two shed-roofed extensions to the rear, which help form the terraced courtyard. Primarily pierced with casement windows, decorative detailing also includes lug concrete sills, molded wood cornice, and thick textured stucco cladding.

Secondary Resource:

Garden Shed (circa 1920, contributing)

The one-story, wood-frame garden shed features stucco cladding and a side-gabled, asphalt-shingled roof with overhanging eaves. There is an off-center, single-leaf paneled wood door, an exterior end stucco-clad chimney, and a bank of four 6-light vertical casement windows on the front and rear elevations.

Site Description: Set on a 0.44-acre lot, the dwelling is set close to the road and features a paved straight driveway just to the northeast of the house. Facing northwest, the property is located at the corner of an extension of Wayside Place, which acts as a small, single-lane alley. The alley runs along the southwest

Proposed Rugby Road Historic District

side of the property, linking Rugby Road to Preston Place. Several boxwoods and other plantings are located along the foundation and grassy lawn with mature trees that surrounds the dwelling. The rear of the property includes a landscaped garden with fountain, a courtyard, and several mature trees. Remnants of an historic garden are located at the rear, and a garden shed (contributing) and stone walls remain. The sloping rear yard is enclosed by a wooden fence. A circa 1903 city water tank was historically located in the front yard.

Garden Shed:



Aerial View of 700 Rugby Road [Source: screen shot from Google Earth]

703 Rugby Road



Date: circa 1910/(circa 1875 on city records, but not on 1875 P. Green map or 1907 Massie Map)

District Status: Contributing

Resources: 1 Single Dwelling (now offices for Thomas Jefferson Memorial Unitarian Church)

Style: Vernacular/Queen Anne "Summit House"

Architectural Description: This two-and-a-half story, wood-frame dwelling features a solid foundation, stucco cladding, and a hipped, standing-seam metal roof with an off-center projecting front gable, and gabled rear ell, with several rear additions. Two interior-end chimneys and a central-interior chimney, all brick, rise from the roof. Facing southeast toward Rugby Road, the three-bay-wide dwelling presents an irregular footprint but features a fairly symmetrical primary facade with central entrance and flanking windows. A hipped-roof, one-story porch extends across the facade, wrapping around the south corner. The porch is supported by wood posts with scroll-sawn brackets and square balusters set beneath a molded rail. The porch shelters the single-leaf replacement door that is detailed with a 2-light transom and single, 1-light and-panel sidelight. Flanking the entry, a 2/2 wood window lights the main block, while a pair of 2/2 windows pierces the projecting gable. Three 2/2 windows are located on the second story, one of which pierces the gable projection. A 6-light casement window lights the gable peak. Each window features a molded wood surround and square-edged wood sill. The first story windows are detailed with operable louvered wood shutters. The side elevations features central gables with louvered pedimented peak vents, 2/2 windows, and a rear two-story ell extension. A canted bay window projected from the northeast elevation. The rear elevation is composed of a two-story rear ell with exterior wood stair entrance and a one-and-a-half story shed addition. A wood deck extends from the wrap-around porch across the southwest elevation.

Site Description: Located on a rise at the corner of Rugby Road and Wayside Place, the property is a 1.96-acre parcel with the dwelling centrally placed. Featuring a large, grassy lawn with mature trees and foundation plantings, the property is accessed via a small paved driveway from Rugby Road. A wood ADA ramp and central paved walkway provide access to the entrance. Currently owned by the neighboring Unitarian Church, the properties currently act as one. There is a shared garden area to the north of the dwelling, which contains an arbor, while a wood fence defines the rear edge.

Proposed Rugby Road Historic District



Aerial View of 703 Rugby Road [Source: screen shot from Google Earth]

712 Rugby Road



Date: circa 1925 (Not on 1920 Sanborn)

District Status: Contributing

Resources: 1 Single Dwelling; 1 garage (contributing); 1 pool (non-contributing)

Style: Colonial Revival

Architectural Description: Standing two stories in height, the five-bay-wide stucco-clad dwelling sits on a solid stucco foundation and is capped by a hipped, slate-shingle roof with overhanging eaves featuring modillion-like rafter tails. The symmetrically fenestrated primary elevation features a shallow gabled entrance with a molded cornice and dentil course that is supported by fluted Tuscan pilasters. The entry features an arched elliptical fanlight opening, with double-leaf paneled wood doors, and leaded-diamond-patterned sidelights with lower panels. A concrete slab landing accesses the entry, which is flanked by two sets of 6/6 wood windows on each side. Each is detailed with a lug concrete sill, molded wood surround, and operable louvered wood shutters. The second story is similarly detailed, except the central bay is lit with a tripartite window featuring a central diamond-patterned window with smaller diamond-patterned sidelights. The main block is flanked by one-story, hipped roof porches with Tuscan posts and wide molded fascias that project to each side elevation. Three central-interior stucco chimneys rise from the roofline. The rectangular main block is extended with several two-story rear additions that feature similar detailing, included a bracketed cornice, stucco cladding, and 6/6 windows with operable louvered shutters and lug stucco sills. The original two-story ell projects along the southwest elevation, while a gabled addition with rear extension faces Burnley Ave. A small patio extends from the two sets of multi-light French doors on the addition, each featuring Chippendale-style screened doors. A small pergola shelters an entry near the south corner.

Secondary Resources:

Garage (circa 1919, contributing)

The one-story stucco-clad garage features a hipped slate roof. The facade faces Burnley Ave. and is pierced with three automobile bays. Each is fitted with a double-leaf folding door. Other detailing includes wide overhanging eaves.

Pool (circa 1980, non-contributing)

The in-ground swimming pool features a small concrete deck, a diving board, and an arched concrete wall with metal fence and gate.

Site Description: Set on a 0.86-acre lot facing Rugby Road at the corner of Burnley Ave., the dwelling features a large grassy lawn. The property features a paved driveway accessed from Burnley Ave., which is located to the northeast of the dwelling. Several boxwoods and other mature plantings are located along the foundation, and a large grassy lawn with mature trees surrounds the dwelling. The rear of the property includes a landscaped garden area with a fenced pool and a small garage. There is a gate along the sidewalk at Rugby Road and paved slate paths leading to the entrance and rear of the property. A stone wall is located along the Burnley Ave. side, while a boxwood hedgerow defines the space along Rugby Road. The property is enclosed by a wooden fence along the rear of the property.



Aerial View of 712 Rugby Road [Source: screen shot from Google Earth]

714 Rugby Road



Date: circa 1906 (deeds in Historic survey; on 1907 Massie Map)

District Status: Contributing

Resources: 1 Single Dwelling; Smith-Marshall House

Style: Vernacular with Italianate and Craftsman influences

Architectural Description: The two-and-a-half story vernacular wood-frame dwelling faces south with a side elevation facing Rugby Road. Clad in weatherboard siding, the dwelling features a hipped slate roof and a solid brick foundation. Central, shallow Craftsman-influenced hipped dormers with 16-light windows and wide overhanging eaves cap three sides of the roof. The primary elevation faces a grassy lawn and features a central gabled portico, a hipped slate roof with wide overhanging eaves, and wood-frame siding. A wide, flush fascia extends below the window height. This may have originally featured a bracketed detail similar to the porch design, recalling an Italianate influence. Accessed by steep, centrally-placed steps, the primary entrance features a transitional Colonial Revival/Italianate gabled portico with attenuated Tuscan posts and pilasters that are supported by large sawn brackets. The closed tympanum features a thin, molded cornice. The vernacular portico shelters a single-leaf, six-panel wood door with an 8-light-plus-4-light sidelights tripartite transom and 12-light sidelights. The portico, which is accessed by steep wood steps, is flanked on each story by not quite symmetrically spaced pairs of 6/6 wood windows with thin, square-edged wood surrounds. An exterior-end, shouldered brick chimney dissects the sets of windows to the right of the entry. A second, central-interior, brick chimney rises from the main block. Built in various stages, the dwelling features a canted, one-story projecting bay window on the northwest elevation as well as the southeast elevation, which includes triple-hung 8-light windows. Built into a slope, the basement level is exposed on the southeast elevation, featuring a single-leaf entry and a small slate patio. The elevation also features several 6/6 wood windows. A double-story porch on brick piers projects, and is inset in, the east corner of the dwelling, extending partially across the northeast elevation, which also features a two-story rear ell with hipped roof. An enclosed one-story sun porch projects off the northeast side of the ell, adjoining the rear portion of the ell itself. The northwest elevation, composed of the main block side and ell, faces Rugby Road. It is pierced with several 6/6 wood windows. The main block features the wide flush fascia of the facade, and the projecting bay with central 24-light window and flanking 6/6 side windows.

Proposed Rugby Road Historic District

Site Description: Set slightly angled on a 0.55-acre lot, the dwelling faces southwest with the northwest elevation facing Rugby Road. A small paved driveway access the property near the north corner. A small, landscaped grassy lawn with mature trees and plantings, including boxwoods and ivy, surrounds the dwelling.



Aerial View of 714 Rugby Road [Source: screen shot from Google Earth]

717 Rugby Road



Date: 1950, cornerstone

District Status: Contributing

Resources: 1 Church; Thomas Jefferson United Memorial Unitarian Universalist Church

Style: Classical Revival

Architect: Stanislaw Makielski (plans drawn 1945)

Architectural Description: The Classical Revival church features five-course Flemish bond brick construction and a front-gabled, slate roof. While the original church features a rectangular footprint, it has been expanded with a perpendicular, two-story gabled rear addition attached by a entry hyphen, as well as a large, modern, one-story addition with a flat roof with solar panels that connects to a one-story, hipped-roof wing. The prominent primary facade is dominated by a full-height gabled pediment with projecting, half-conical, metal roof. The portico features a wide molded entablature with two Corinthian columns and two Corinthian pilasters. The portico is accessed by half-round concrete steps and shelters the main entrance. A roundel vent with decorative wood fretwork is centrally placed in the ceiling. The central entrance features double-leaf four-paneled doors with one-panel holding a single light. A decorative surround includes a squared molding capped by a broken pediment with wide cornice and central keystone. A roundel light with decorative tracery caps the entrance wall. The portico is set beneath a closed tympanum an engaged into the wide molded entablature. A molded brick watertable and a helix-shaped metal spire set on a double stacked octagonal base further define the church. The northeast elevation, which faces Fendall Ave., measures six bays deep. The first bay is pierced on the ground floor with a 6/6 window capped by an octagonal light, while the remaining bays hold large triple-hung 12/12/12 windows. A secondary entry, featuring modern one-light windows and double-leaf doors, is sheltered by a one-story portico supported by Tuscan posts with a shallow hipped roof and a wide entablature. The rear addition features Flemish brick, pedimented gabled, interior-end chimneys, and Colonial Revival detailing. There is a single-leaf entrance and three 9/9 windows on the first story of the rear elevation, while 6/6 windows pierce the second story on the sides and rear. The southwest elevation of the church holds a first bay 6/6 window capped by an octagonal light, while a one-story, single-bay-wide projection extends across the elevation. It features three 6/6 windows on the side and connects to the one-story wing addition, which features a bank of multi-light windows and doors across the front

elevation. The addition links to a one-story, Flemish-bond, brick wing which projects slightly. It is capped by a hipped asphalt-shingle roof and features paired 6/6 windows with cap panels and 3-light transoms, double-leaf French doors, and a boxed cornice set beneath overhanging eaves.

Site Description: The church occupies a prominent 0.45-acre parcel at the corner of Rugby Road and Fendall Avenue. Sited at an angle toward the corner, facing east, the slightly sloping church property includes several courtyards, a brick retaining wall, sidewalks along both road fronts, and a small parking lot across Fendall Avenue. Set close to the road, the property adjoins the parcel at 703 Rugby Road, which is currently used for church offices. Mature landscaping includes several large trees, foundation plantings, a rear fenced playground area, and a landscaped garden area. A grassy lawn divides the two parcels, while a decorative sculpture sits near the main entrance's rounded terrace.



Aerial View of 717 Rugby Road [Source: screen shot from Google Earth]

800 Rugby Road



Date: circa 1905 (on 1907 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 garage (contributing)

Style: Queen Anne/Colonial Revival transitional

Architectural Description: Set on a solid stucco-clad foundation, the two-story stucco dwelling is capped by a hipped standing-seam metal roof with molded cornice and several rear additions. Three central-interior stucco chimneys and several dormers pierce the roofline. Featuring squared main block, the dwelling exhibits some Queen Anne styling including an off-center, two-story canted bay projection capped by a front-gabled roof. A central entrance features more Colonial Revival style detailing including a wide flat cornice with triglyph, multi-light transom and sidelights, and fluted Tuscan pilasters, although a more Victorian bracketed cap crowns the entrance. The main block is pierced by a pair of windows to the right of the entry and two second story windows, while the canted bay features a single window in each elevation. A window also pierces the gable peak of the projection. All windows have been replaced with 1/1 vinyl panes, although the operable louvered wood shutters remain. A large gabled dormer caps the roof on the main facade, featuring paired windows and a gable peak louvered vent. The southwest elevation, facing Burnley Ave., reveals a two-bay deep main block pierced with 1/1 paired windows. The ground floor features one bay with just a secondary single-leaf entry sheltered by a one-story hipped-roof porch with Tuscan post supports. A weatherboard-clad shed dormer caps the roof of the main block. A two-story hip-roofed ell extends to the rear of the dwelling. Stucco-clad, the ell features 1/1 windows, operable louvered shutters, a single-leaf entry and a shed dormer infilled with glass block. A brick patio extends along the elevation including the main block and ell. An exterior wood and lattice stairway access the first and second story single-leaf entries on the rear of the ell. Several one-and two-story stucco-clad additions extend to the rear of the main block which features a small wood deck at the east corner.

Secondary Description:

Garage (circa 1920, contributing)

The one-story, wood-frame garage is located to the rear of the main dwelling. Featuring an off-center side-gabled roof with asphalt shingles, the garage also features vertical board siding and three large access bays on the facade. Two bays are now permanently open, while the third features a double-leaf hinged vertical-board door. Other details include two rear 1/1 windows, cornerboards, and overhanging eaves.

Site Description: Set on a 0.31-acre lot at the corner of Rugby Road and Burnley Ave., the dwelling is set close to the road, facing Rugby Road. The property is accessed from Burnley Ave., via a small concrete paved driveway. A small grassy lawn faces Burnley Ave., on the southwest side of the dwelling. Other features of the property include a hedgerow fence at the street corner, sidewalks on both street elevations, several mature trees and shrubs, and an enclosed side-yard wood fence. A small garage is located just to the rear of the dwelling at the end of the driveway.



Aerial View of 800 Rugby Road [Source: screen shot from Google Earth]

803 Rugby Road



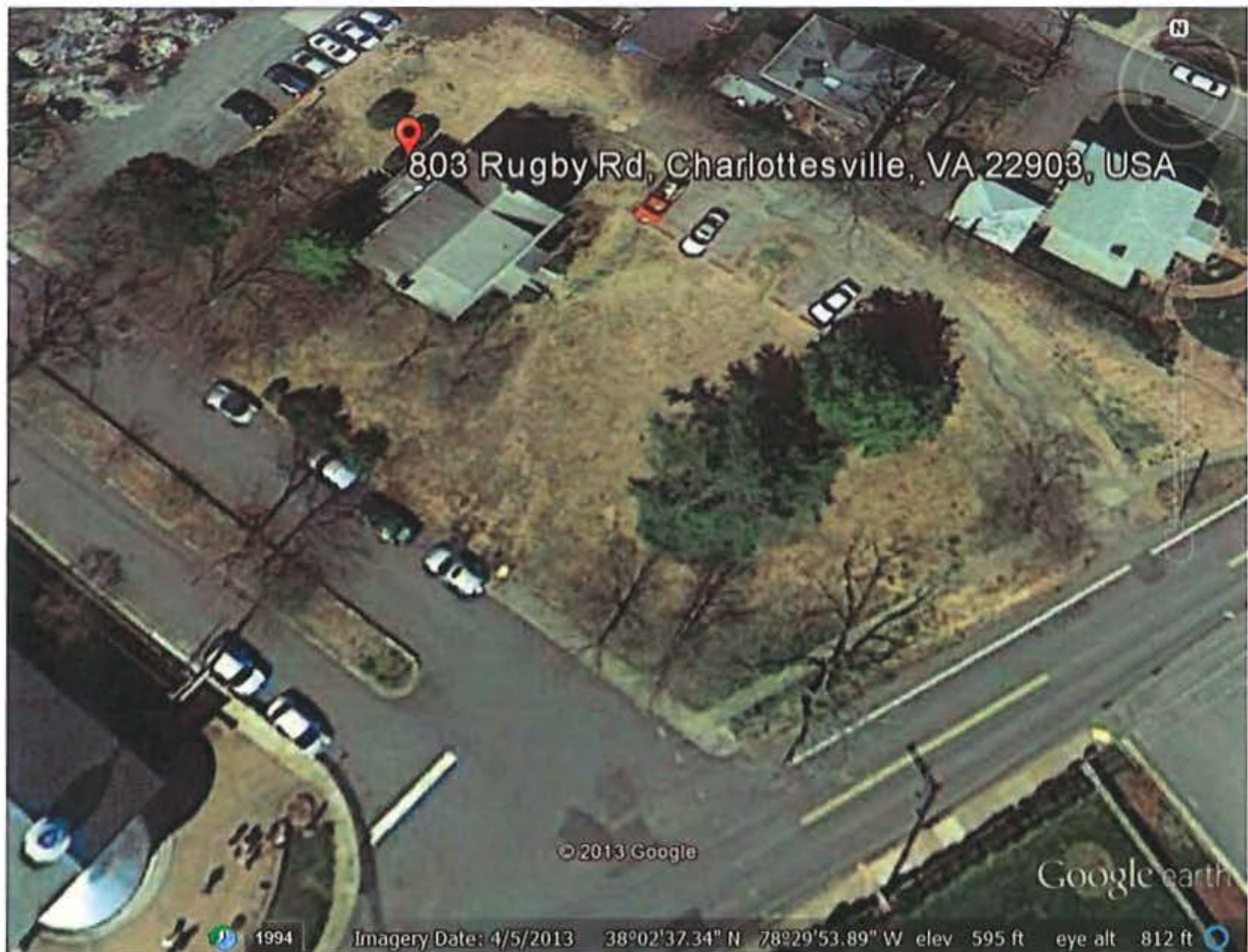
Date: circa 1917 (On 1920 Sanborn map)
District Status: Contributing
Resources: 1 Single Dwelling "U(nity)-House"
Style: Colonial Revival/Craftsman transitional

Architectural Description: Set on a solid, six-course American bond, brick foundation, the two-and-a-half story dwelling features a three-bay-wide facade and is two bays deep. This structure is clad in wide weatherboard siding, and has a side-gabled slate roof with wide overhanging eaves, exposed scroll-sawn rafters, and a central Colonial Revival style one-story porch set on brick piers. Under renovation, the dwelling is currently without porch steps. The gabled porch features a molded cornice with a closed pediment, modillions, and Tuscan column and pilaster supports. The porch also features square balusters and shelters the central single-leaf wood-paneled door with 4-light transom and 3-light-and-panel sidelights. Flanking the porch, the symmetrically fenestrated facade features 6/6 wood windows. Three similar windows pierce the second story, each window detailed with a square-edged wood surround and sill. A shed dormer with three 6/6 windows centrally caps the roof, while the basement is pierced with both 3-light and 6/6 windows due to the sloping ground level. The side elevations are bisected with exterior-end brick chimneys (one shouldered) and flanking first- and second-story 6/6 windows. The northeast elevation is irregular with an off-center, shallow gable projection and one-story porch with Colonial Revival detailing similar to the facade. The rear elevation is defined by a larger Colonial Revival porch with roof balustrade, Tuscan columns, modillions, central steps, and a brick pier foundation. There is a central entry with transom and sidelights and flanking 6/6 windows. The elevation also features an exposed basement entry and central shed dormer with three 6/6 windows and exposed rafter tails.

Proposed Rugby Road Historic District

Site Description: Set on a 0.296-acre lot at the corner of Rugby Road and Fendall Avenue, the dwelling occupies a large open lot with a grassy lawn and several mature trees. The small parking lot for the Thomas Jefferson Memorial Church is located to the rear of the property. A gravel driveway accesses the property along the northeast side. Slightly sloping, the property features ground level brick terracing to the rear. A wooden fence runs along the northeast property line.

This property was recently subdivided into three parcels. The church retained ownership of the rear parcel containing the parking lot, and the “U” house parcel and the parcel in front of it were conveyed to a different owner. A new house is currently under construction on the front lot, which will obscure the “U” house from Rugby Road.



Aerial View of 803 Rugby Road [Source: screen shot from Google Earth]

804 Rugby Road



Date: 1907 circa (Owner says 1908, on 1907 Massie Map)

District Status: Contributing

Resources: 1 Single Dwelling

Style: Queen Anne transitional

Architectural Description: Set on a solid four-course American bond brick foundation, the one-and-a-half story wood-frame dwelling features weatherboard siding and a hipped asphalt-shingle roof. The three-bay-wide facade is dominated by a central 1/2-octagonal projecting dormer with 6-light, 4-light and 1/1 wood windows, a molded cornice, and wood-shingle cladding. The first story features a two-bay inset corner porch with splayed posts which give an arched appearance, central steps, and a scroll-sawn balustrade. The steps define the central entrance which is pierced with a single-leaf door and a single diamond-patterned sidelight. Flanking the door are 2/2 tripartite windows with diamond-patterned sidelights, one of which is sheltered by the porch. Each is detailed with operable louvered shutters and square-edged surrounds and sills. A wide, flush fascia sits beneath the molded cornice with wide boxed eaves. The side elevations feature wood-shingle-clad gabled dormers with a molded cornice with returns and central windows. The rear elevation includes a large gambrel-roofed wood-shingle dormer, which is also detailed with a molded cornice with returns. A small hipped-roof porch shelters a rear secondary entry, while two central-interior brick chimneys rise from the roof. A small, canted bay window projects beneath the eaves on the southwest elevation.

Site Description: Set on a 0.30-acre parcel facing Rugby Road, the dwelling occupies a fairly level lot with mature trees, foundation plantings, landscaping, and a grassy lawn. A paved driveway with turn-around accesses the property on the northeast side. There is a gate and brick walkway accessing the front of the house from the sidewalk along Rugby Road. Mature landscaping shields the property from immediate view. A stone wall defines the northeast and rear property lines.

Proposed Rugby Road Historic District



Aerial View of 804 Rugby Road [Source: screen shot from Google Earth]

807 Rugby Road



Date: circa 1929 (on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); Garage (contributing)

Style: Colonial Revival

Architectural Description: Set on a solid, 8-course American bond brick foundation, this two-and-a-half story brick dwelling (also 8-course American bond) features a side-gabled, asphalt-shingled roof with a molded cornice with side elevation returns. Three bays wide, the symmetrically fenestrated dwelling features a central gabled portico with closed pediment with small pent, and paired, attenuated Tuscan column supports on a concrete deck. Flanking the porch to each side is an 8/1 wood window with single louvered shutter and thin molded wood surrounds and soldier brick lintels. Three similar windows pierce the second story, including a central 6/1 flanked by 8/1 windows. The facade also features overhanging eaves, a molded wood cornice, and a one-story side-elevation hipped porch with Tuscan posts. Two exterior-end brick chimneys rise from the roof. Two bays deep, the side elevations are irregularly fenestrated with 6/1 wood windows, including the gable peak. The rear elevation features an off-center gabled portico with Tuscan columns, a boxed cornice, and wood steps. The porch, which accesses a single-leaf secondary entry, is set on brick piers.

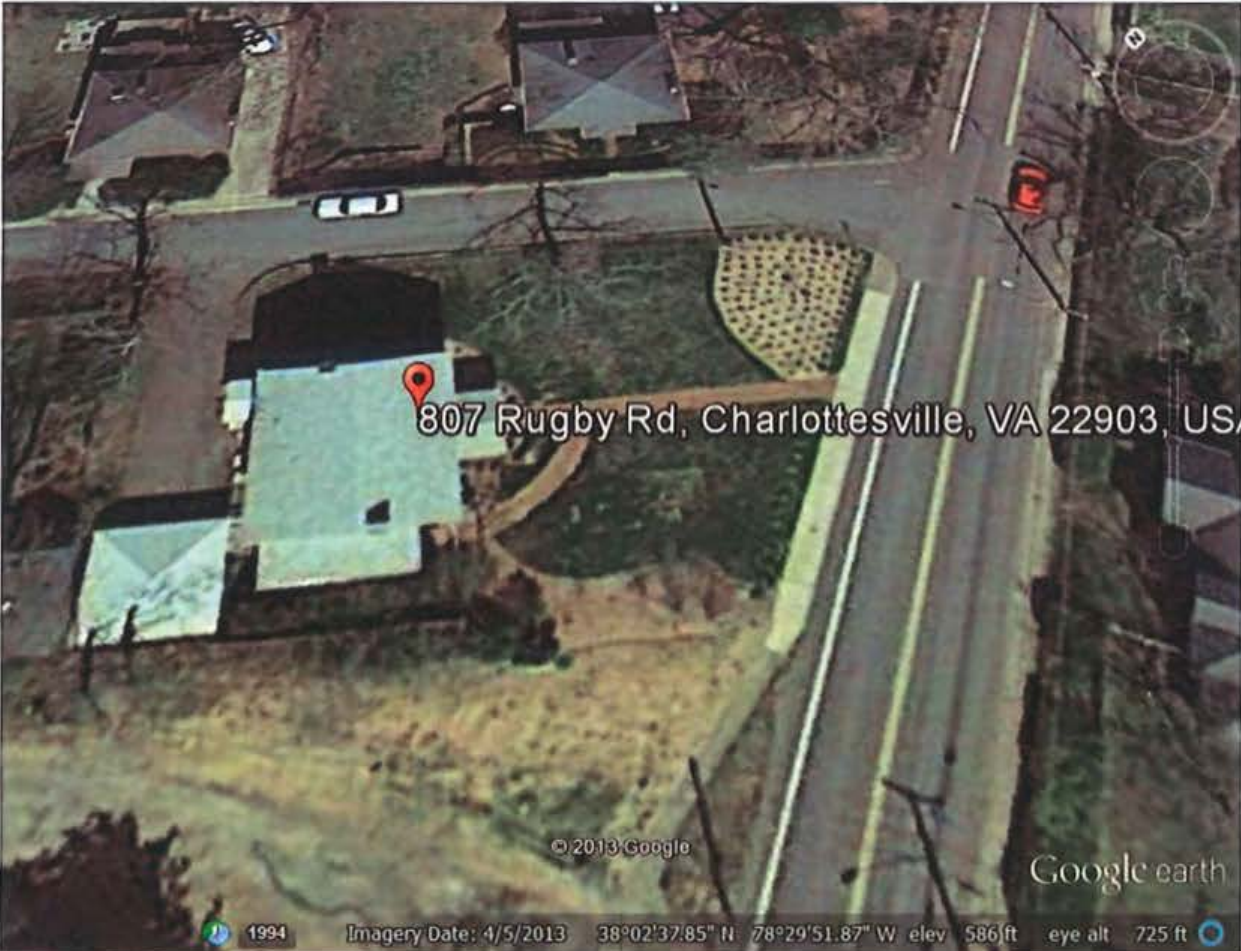
Secondary Resource:

Garage (circa 1929, contributing)

The one-story garage is built into the sloping bank. The small building features concrete block construction faced with a brick veneer. The garage is capped by a pyramidal asphalt-shingle roof with a boxed cornice and overhanging eaves. The facade features a full-width opening.

Site Description: Set at an angle on a sloping lot at the corner of Rugby Road and Rugby Place, the dwelling occupies a 0.22-acre parcel. There is a central brick walkway that leads from the sidewalk along Rugby Road. A paved driveway accesses the rear of the property from Rugby Place. The property features a large grassy lawn, several mature trees, and foundation plantings. The sidewalk and corner are buffered with plantings, as are the side and rear property lines, which also feature a wood fence. A small garage sits to the rear of the main dwelling at the end of the driveway.

Proposed Rugby Road Historic District



Aerial View of 807 Rugby Road [Source: screen shot from Google Earth]

1801 Rugby Place



Site Description: Date: circa 1929 (on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling

Style: Colonial Revival

Architectural Description: Built into a slope, the dwelling is a two-story, stretcher-bond brick foursquare with a exposed basement level on the rear elevation. Capped by a pyramidal asphalt-shingle roof, the three-bay-wide dwelling features a central hipped-roof, one-story portico with arched brick entry posts. A wide eave overhang with molded wood cornice caps the portico, which shelters a single-leaf, paneled wood door with Chippendale screen. The portico is flanked by 1/1 vinyl replacement windows on the first and second stories. Each features a thin molded wood surrounds and square-edged wood sills. The first-story windows have solid brick lintels, while the second-story windows are set just beneath the eaves. All have vinyl, paneled fixed shutters. An exterior-end and a central-interior brick chimney rise from the roof. Built into a hill, the east corner view reveals a basement with single-leaf rear entrance and small windows. A one-story rear elevation sun porch features a hipped roof, brick foundation, and ground-level garage, accessed via a vertical-board double-leaf door. The porch level is enclosed with beaded board set beneath banks of 9-light wood windows and features a small exterior wood. Several 1/1 replacement windows as well as a central side elevation 9-light window light the dwelling.

Site Description: The dwelling sits on a slightly sloping 0.27-acre parcel at the corner of Rugby Place and Rugby Road, facing Rugby Place, but accessed from Rugby Road via a paved driveway that sits to the rear of the dwelling. The property is screened from the street by mature landscaping and features a tall, wooden, ivy-covered fence with arched wooden gate. A paved driveway accesses the front of the parcel from Rugby Road on the northeast end of the lot. There is a grassy side lawn, foundation plantings, mature trees, and an interior stone wall.



Aerial View of 1801 Rugby Road [Source: screen shot from Google Earth]

809 Rugby Road



Date: 1929 circa (on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 shed (non-contributing)

Style: Colonial Revival

Architectural Description: The two-story, Colonial Revival style dwelling features a two-story stretcher-bond brick core capped by a side-gabled slate roof with two exterior-end brick chimneys. The dwelling features side-gabled one-story wings and a front-gabled, two-story garage addition on the south end. Symmetrically fenestrated, the five-bay-wide main block features a one-bay gabled portico with Tuscan columns, a molded cornice, and a closed pediment. The portico is flanked by two 6/6 wood windows on each side, each detailed with fixed louvered shutters, rowlock brick sills, and thin molded surrounds. Set just beneath the molded wood cornice, the upper story features four windows similar to the first story. A slightly lower central stair-hall window sits above the portico. A one-story, wood-frame side-gabled wing projects to the north and features a central 6/6 window. A small hyphen with 6/6 window and single-leaf door connects the main block to a two-story front-gabled garage wing. The garage features a molded wood cornice, central second story 6/6 window, and a ground floor automobile bay that has been infilled with a single-leaf door and weatherboard siding. The rear elevation of the house features a central, one-story canted bay projection and the wood-frame wing features a shed-roofed rear extension.

Secondary Resource:

Shed (circa 1929, contributing)

The one-story shed is a dilapidated wood-frame structure. Enclosed by a wood fence, it is difficult to decipher. Clad in weatherboard siding, it features a metal roof and exposed rafters. It appears to date to the same time period as the main dwelling.

Proposed Rugby Road Historic District

Site Description: Set at a slight angle, the dwelling sits on a slightly sloping, grassy parcel at the corner of Rugby Road and Winston Rd., across from the intersection with Rosser Lane. The property is screened from the street by mature landscaping and features a central entry with metal gate and brick posts capped by concrete finials. A paved driveway accesses the front of the parcel from Rugby Road on the south end of the lot. There is a grassy front and rear lawn, foundation plantings, mature trees, and a fenced rear yard. A small, dilapidated shed sits behind the main house.



Aerial View of 809 Rugby Road [Source: screen shot from Google Earth]

810 Rugby Road



Date: circa 1923; Bird Lawn (on 1929 Sanborn)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 garage (contributing)

Style: Arts and Crafts

Architectural Description: Set on a solid foundation, the one-and-a-half story stucco-clad dwelling features a side-gabled jerkinhead roof with asphalt shingles and wide overhanging eaves. A central-interior and exterior-end stuccoed chimneys rises from the roofline. Symmetrically fenestrated, the dwelling features a central double-leaf multi-light door sheltered by a half-round arched pediment supported with metal posts. Small 4-light casement windows flank the central entry, while 10-light vertical casement windows light the outside bays of the five-bay facade. Each features a louvered shutter with diamond cut-out upper panel and square-edged wood surrounds with lipped lintels. The upper story features three steeply pitched shed dormers. The large, central dormer is lit with four 6-light vertical casement windows, while the flanking smaller dormers each feature two such windows. The dormers also feature boxed wood cornices, square-edged surrounds, and louvered shutters. One-story hipped-roof porch wings project from each side elevation. The northernmost side is open bayed with Tuscan post supports, while the southern wing is a sun porch enclosed with vertical casement windows and a rear single-leaf door. The rear elevation is capped by two shed dormers, a larger dormer with three sets of paired casement windows and a single bay dormer with one set of paired casement windows. The rear elevation also features a single-leaf entry with flared-roof overhang supported with metal scrolled brackets and a projecting gabled basement entry with single-leaf door. 6/1 and multi-light casement windows also pierce the rear elevation.

Secondary Resource:

Garage (circa 1923, contributing)

The one-story, wood-frame garage is clad in stucco siding and features a clipped gable, asphalt-shingle roof. Two wooden, roll-up, paneled-with-lights doors pierce the front elevation, which also features

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projecting purlins, and a square-edged shared door surround with lipped lintel. The roof is further detailed with a wooden cornice, overhanging eaves, and exposed rafter tails. A gabled wood-frame office addition with skylights projects to the rear. A small wood-fence-enclosed compost pit is also adjacent to the garage.

Site Description: The 0.64-acre rectangular parcel extends from Rugby Road to Tunlaw Place at the rear. The property is bordered by Rosser Lane on the northeast side. Relatively level, the property features a large grassy lawn to the front and rear of the house, foundation plantings, a circular paved driveway is located at the front of the house, facing Rugby Road, while a spur accesses a garage set to the rear of the house and extends to Tunlaw Place. The property is enclosed by a low stone wall and features mature landscaping and trees. The rear lawn features large trees, a landscaped garden area with wood-frame pergola and small pond feature. Mature trees and shrubs obscure the property along Rosser Lane.



Aerial View of 810 Rugby Road [Source: screen shot from Google Earth]

900 Rugby Road



Date: circa 1899 (Historic Survey deed research; on 1907 Map)

District Status: Contributing

Resources: 1 Single Dwelling; McMardo-Michael House

Style: Victorian/Queen Anne

Architectural Description: Constructed of stretcher bond brick veneer, the two-and-a-half story Queen Anne-style dwelling features a hipped slate roof and irregular footprint, with several two-story, tower-like projecting bays. The roof features overhanging eaves with a boxed wood cornice. Two exterior-end and one central-interior brick chimneys rise from the roof. The facade, which faces Rugby Road, features a single-leaf wood-paneled door with one-light transom and two-light-and-panel sidelights. A shallow rowlock segmental arch serves as a lintel, while louvered shutters flank the entrance. Two 1/1 wood windows are set above the entry, while the remainder of the elevation is composed of a projecting three-sided bay with a 1/1 windows on each cant and story. Each window on the facade is detailed with a thin molded wood surround and square-edged lug sill. The first-story windows feature the segmental arched lintels, while those on the second story have flat rowlock lintels. A gabled ell, with side elevation tower projecting extends to the rear, featuring a closed pediment with roof pent. A one-story hipped-roof addition is located on the rear elevation. The northeast elevation is dominated by a two-and-a-half story gabled end, which features a tripartite peak window with arched central portion. A small, one-story, wood-frame addition with weatherboard siding and an exterior wood deck extends from the rear. The windows throughout the dwelling are similar to those on the primary elevation.

Site Description: The 0.40-acre rectangular parcel faces Rugby Road at the northeast corner of Rosser Lane, where a gate accesses the property. Relatively level, the property features a large grassy lawn to the front and rear of the house, foundation plantings, and a circular gravel driveway is accessed from Rosser Lane. The property features a patio with a low brick wall and mature landscaping and trees. Mature trees and shrubs obscure the property along Rugby Road.

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Aerial View of 900 Rugby Road [Source: screen shot from Google Earth]

901 Rugby Road



Date: 1951 circa

District Status: Non-Contributing

Resources: 1 Single Dwelling (non-contributing); 1 Shed (non-contributing)

Style: Other (housed the Academy of Dance Arts)

Architectural Description: Set on a solid, stretcher bond brick foundation, the one-and-a-half story dwelling features brick veneer first story and a weatherboard-clad upper story. Capped by an off-center side-gabled, asphalt-shingle roof, the dwelling appears one-story from the front, but two from the rear. A wide, boxed wood cornice overhangs across the facade, sheltering the central entry. The entrance features a single-leaf flush wood door that is slightly inset from the facade, which is pierced with flanking modern 9-light window banks. A secondary entry is located on the southwest elevation, which also features a first-story larger window, and exterior-end brick chimney, and second story 1-and-2-light windows, as well as a small projecting boxed bay with hipped roof, 2/2 horizontal windows, and bracket supports. The rear elevation is dominated by a full-width second-story deck supported by triangular brackets that runs along the entire elevation. It is sheltered by a wide eave roof overhang. Modern windows and a single-leaf door pierce the first story.

Secondary Resource:

Shed (circa 1980, non-contributing)

This one-story, wood frame shed is clad in thin, vertical-board siding and the facade faces Winston Road and features central double-leaf paneled-with-lights doors. The entry is set beneath the main wood-shingled roof as part of an inset porch supported by turned corner posts. A boxed wood cornice details the small structure.

Site Description: Located on the North corner of Rugby Road and Winston Road, the dwelling occupies a 0.25-acre parcel set on a rise. Accessed from Winston Road, the property features a small paved

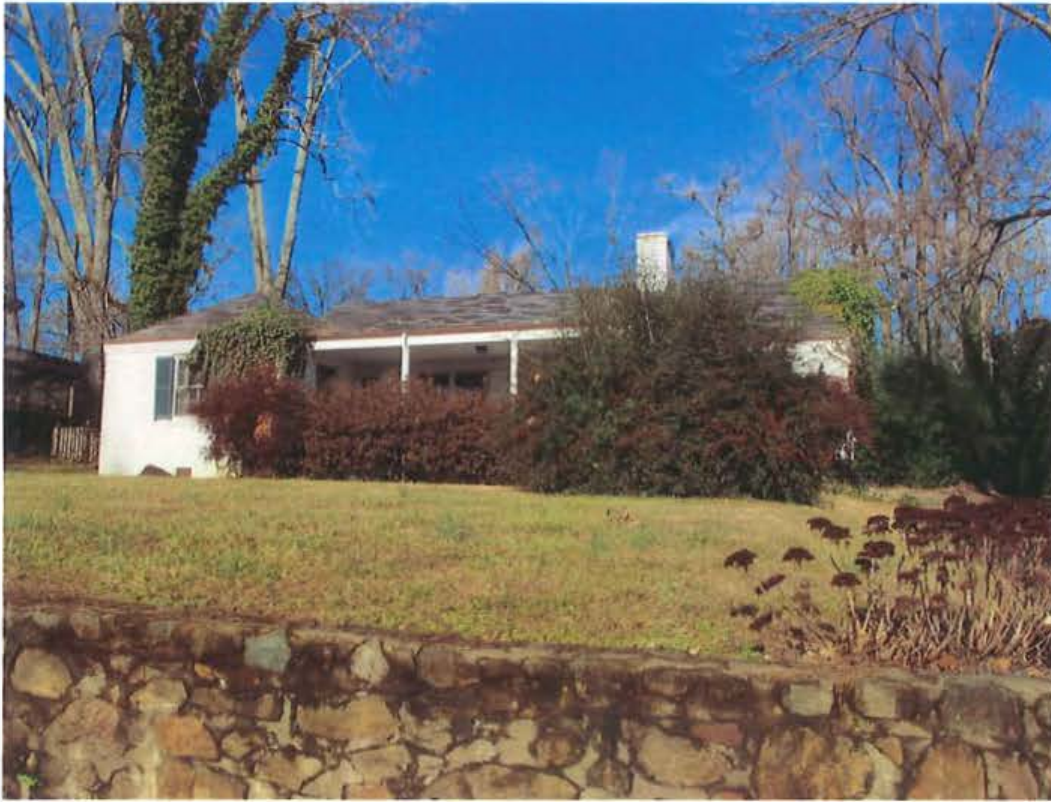
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driveway and fenced rear yard with a patio and shed. A grassy lawn surrounds the house above Rugby Road and features a brick retaining wall, mature trees and shrubs, and foundation plantings.



Aerial View of 901 Rugby Road [Source: screen shot from Google Earth]

905 Rugby Road



Date: circa 1951

District Status: Non-Contributing

Resources: 1 Single Dwelling (non-contributing)

Style: Colonial Revival

Architectural Description: Set on a solid foundation, the stretcher-bond brick dwelling stands one story in height. Capped by a side-gabled asphalt-shingle roof, the dwelling features an off-center projecting hipped wing. A shed-roofed porch extends across most of the facade, adjoining the wing projection. The three-bay porch, is supported by chamfered wood posts, and shelters two single-leaf entries, one into the main block and one into the wing. 6/6 and 4/4 windows pierce the dwelling, which also features a central-interior brick chimney, operable louvered shutters, rowlock brick sills, and a decorative corbelled brick cornice. The rear elevation also features two single-leaf entrances.

Site Description: Located on the west side of Rugby Road, the dwelling occupies a 0.29-acre parcel set on a sloping rise. The property features a paved driveway with a gravel parking area at the rear of the dwelling, which also included a small patio. There is fenced rear yard. A grassy front lawn surrounds the house above Rugby Road and features a stone retaining wall, mature trees and shrubs, and foundation plantings.

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Aerial View of 905 Rugby Road [Source: screen shot from Google Earth]

910 Rugby Road



Date: circa 1925 (on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 Garage (contributing)

Style: Craftsman/Bungalow

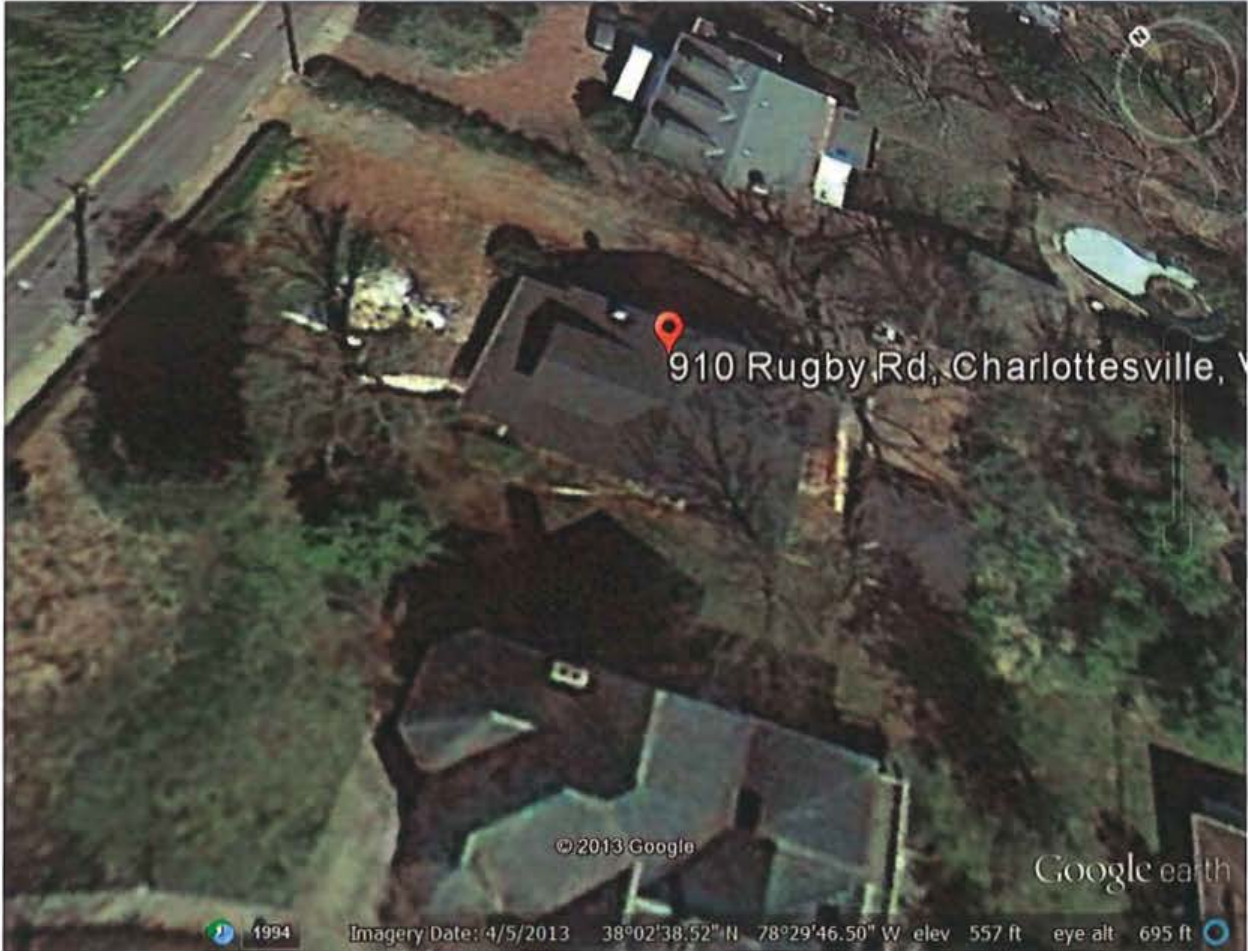
Architectural Description: Set on a solid, brick foundation, this one-and-a-half story brick bungalow features a side-gabled, asphalt-shingle roof with wide overhanging eaves with corner brackets, an interior-end brick chimney, and a large, central gabled dormer. The prominent dormer is clad in square-butt wood shingles with a fish scale-shingled gable peak. It is pierced with a pair of central 6/1 windows with square-edged surround and features overhanging eaves with exposed rafters. A shed one-story, full-width porch is set beneath the dormer, supported by wood Tuscan posts. The porch features three open bays, a brick floor, and shelters a central entry and flanking 6/1 wood windows, paired to one side. 6/1 wood windows also pierce the side elevation and gable peak. A small gabled projection window bay extends of the southwest elevation, while a secondary entry is set in a small, wood-shingled shed projection off the northeast side. The rear elevation features an exposed basement level with entrance, an exterior wood stair to a first story entrance and a large, central, gable dormer similar to the facade. The rear elevation is also pierced with 6/1, 6-light, and one-light windows. The dwelling has just been renovated.

Secondary Resource: Garage (circa 1925, contributing) The one-story 7-course American bond brick garage is capped with a hipped roof with asphalt-shingles and exposed rafter tails. The vehicular entrance has been infilled with temporary vertical-board siding pierced with a single-leaf opening. A secondary single-leaf entry on the side elevation has also been boarded with plywood.

Site Description: Set on a 0.25-acre parcel, the dwelling faces Rugby Road. A paved driveway extends to the rear of the dwelling, where a garage is sited. There is a small paved parking pad near the front of the property. The sloping property features a small, grassy lawn, mature trees and shrubs, and some

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foundation landscaping, which appears to be under renovation. A brick pad and stepping stones lead from the parking area to the porch. The property line to the rear is wooded.



Aerial View of 910 Rugby Road [Source: screen shot from Google Earth]

914 Rugby Road



Date: circa 1921 (not on 1920 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 Garage (contributing); 1 pool (contributing)

Style: Colonial Revival

Architectural Description: The side-gabled, two-and-a-half story, stretcher-bond brick veneer dwelling stands three bays wide and two bays deep. Symmetrically fenestrated, the facade features a central entrance flanked by 6/6 wood windows. The entrance is sheltered by a single-bay shed-roofed porch with sturdy, paired Tuscan post supports and a molded wood cornice. A fanlight transom and sidelights details the entry. Three 6/6 wood windows pierce the second story, with the central window smaller in size. Each window features fixed louvered shutters, square-edged sills, and a thin, molded wood surround. The upper windows feature rowlock brick lintels. A molded wood cornice with returns details the asphalt-shingled roof that is pierced with three attenuated gabled dormers. Each wood-frame dormer is lit with a 6/6 window and capped by prominent pedimented gable peak with boxed cornice and closed tympanum. An exterior-end and an interior-end brick chimney each rose from the roof. A two-story shed wing was added to the north corner of the dwelling. It features vinyl siding and 6/6 wood windows. A small sunporch addition was also added to the rear elevation, which is accessed by an exterior wood stair with portico.

Secondary Resources:

Garage (circa 1921, contributing) The one-story, brick garage dates to circa 1921. Featuring a hipped asphalt-shingle roof, the garage includes a front-gabled projection with weatherboard-clad gable peak and two roll-up, paneled-with lights doors dating to circa 1960. The garage also features a molded wood cornice and poured concrete floor.

Pool (circa 1950? contributing) An in-ground concrete pool is curvilinear in shape. It is currently empty and overgrown.

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Site Description: Set on a narrow, 0.48-acre rectangular parcel, the dwelling faces Rugby Road. A circular brick driveway extends across the front of the dwelling, with a spur extending along the side to a garage. The slightly sloping property features a small, grassy lawn, mature trees and shrubs, and some foundation landscaping. A fenced rear yard features a grassy lawn and an in-ground pool. The property line to the rear is wooded.



Aerial View of 914 Rugby Road [Source: screen shot from Google Earth]

915 Rugby Road



Date: circa 1929 (on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling

Style: Colonial Revival/Cape Cod

Architectural Description: The one-and-a-half story Cape Cod form dwelling is constructed of a stretcher bond brick veneer and is capped by a side-gabled, asphalt-shingled roof with three gabled dormers. The dwelling is composed of a three-bay-wide main block with a one-bay recessed wing. Two exterior-end brick chimneys flank the main block, while a decorative corbelled brick cornice defines the roofline. Symmetrically fenestrated, the dwelling is pierced with a central single-leaf entrance with wood-paneled door capped by a four-light transom. The entry is further defined with fixed louvered full-height shutters. Flanking the entry, the facade is pierced on each side with an 8/8 wood window. Each is detailed with rowlock brick sills, molded wood surrounds, and fixed louver vinyl shutters. The three wood-frame gabled dormers each hold a 6/6 window. The one-story wing is centrally lit with a 6/6 window matching those on the main block. A one-story, slightly angled, L-shaped addition was added to the rear elevation.

Site Description: Set back on a rise on a 0.25-acre rectangular parcel, the dwelling faces Rugby Road. A paved driveway extends from Rugby Road to the house where there is a small parking area. The property features a fenced, grassy lawn, mature trees and shrubs, and foundation landscaping. A fenced rear yard features a grassy lawn and patio. Landscaping provides a buffer to Rugby Road.

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Aerial View of 915 Rugby Road [Source: screen shot from Google Earth]

917 Rugby Road



Date: circa 1929 (on 1929 Sanborn map)
District Status: Contributing
Resources: 1 Single Dwelling; Faulkner House
Style: Colonial Revival

Architectural Description: Constructed of stretcher bond brick veneer, the two-story Colonial Revival style dwelling measure three bays in width capped by a hipped slate-like roof. Two exterior-end brick chimneys rose from the roof. The dwelling is composed of a two-story main block with one-story hipped wing, and a modern, two-story rear addition. Symmetrically fenestrated, the primary facade features a central single-leaf entrance with decorative segmental-arched pediment surround with closed tympanum. Supported by paneled pilasters, the entrance features a paneled wood door, molded cornice, paneled corner blocks, and an inset fanlight transom with swag tracery. A Chippendale screened door and brick and slate landing complete the entrance, which is flanked by single, vertically-placed four-light fixed windows with segmental-arch brick lintels and molded surrounds with thin squared sills. The end bays are pierced with 8/8 wood windows with louvered shutters, brick segmental arch lintels, and molded surrounds with thin square sills. Set just beneath the molded wood cornice, the second story is lit with three 8/8 windows matching those on the first story, except they feature rowlock lintels. The one-story half-hipped wing features a central 8/8 window on the facade and casement 6-light paired windows on the side. A circa 1980 two-story, wood-frame addition extends from the rear elevation. Clad in weatherboard siding, the addition features an irregular hipped roof, multiple one-light fixed modern windows, an arched secondary entry bay, and a one-story rear extension. A flush wood cornice and cornerboards detail the addition.

This house was formerly the residence of William Faulkner, who was a writer-in-residence at the University of Virginia in 1957, and again in 1958. In 1959 Faulkner bought this house. From 1961 until his death in 1962, Faulkner taught American Literature at the University of Virginia.

Site Description: Located on a 0.28-acre parcel on a rise facing Rugby Road, the property appears to have originally included two dwellings (917 and 919). The two parcels continue to share a driveway

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entrance and part of a shed (on 919). The landscaped property features a brick walkway, a stone wall at the street, and a small paved parking area in the heavily planted front yard. The driveway continues to the rear of the parcel. Mature trees, a fenced rear yard, and foundation plantings further define the property.



Aerial View of 917 Rugby Road [Source: screen shot from Google Earth]

918 Rugby Road



Date: circa 1921 (not on 1920 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 Garage (contributing)

Style: Vernacular/French Revival

Architectural Description: Built into the hillside, the stucco dwelling is composed of a two-story side-gabled main block with a side-gabled one-and-a-half story wing that continues along the projecting facade plane of the main block. Capped by a slate-shingled roof, the irregular dwelling features a French Revival style. A central gable defines the entrance, pierced by a single-leaf vertical-board door with strap hinges and thin molded wood surround. The gable peak features a band of three, vertical, 6-light wood casement windows. A similar band of casement windows light the main block to the right of the entrance. A 1.6-story wing extends from the main block to the left of the entry. Projecting slightly, the two-bay section features two sets of paired 6-light casement windows and two gabled dormers with paired three-light casements. A recessed wing extends one-bay further, featuring an inset ground-level garage bay with double-leaf paneled wood doors, a small pair of three-light casement windows on the first story and a front-gabled upper story with paired, vertical, 6-light casement windows. A retaining wall extends from the sloping ground level, dividing the garage bay from the main block. Four chimneys rise from the multi-gabled roof. The rear elevation reveals three-stories, with a three wall dormers, casement windows, French doors, and exterior metal balconies defining the main block. A tree-story tower addition projects from the rear elevation as well. The tower and wing features ground level single-leaf entries, and paired and triple casement windows on all three levels. A small shed-roofed porch-let with metal support posts defines one entry. The side elevations also feature casement window fenestration, as well as one end including quarter-round gable peak lights.

Secondary Resource:

Garage (circa 1921, contributing (renovated)) The one-and-a-half story stucco garage features a steeply pitched standing-seam metal hipped roof and a pair of roll-up cross-braced, vertical board vehicular doors with multiple paired sets of eight-light windows. A boxed wood cornice, side elevation multi-light

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vertical 18-light casement windows and an arched central dormer with vertical 21-light window caps the structure. A large arched dormer is located on the rear elevation. An exterior-end stucco chimney features an outdoor fireplace configuration.

Site Description: Set on a sloping 0.5-acre lot, the dwelling features a landscaped yard, a landscaped road buffer, and a L-shaped paved driveway. A landscaped front yard features mature trees, foundation plantings, and a gravel pathway. It features a small wood fence enclosure, with a gate at the driveway "L" in front of the house. A second gate is located within the plantings along the Rugby Road sidewalk. A freestanding garage sits at the end of the straight driveway section to the rear of the house. The sloping rear yard features mature trees, a small garden and patio with exterior fireplace built from the garage chimney. A large patio is also located behind the dwelling.



Aerial View of 918 Rugby Road [Source: screen shot from Google Earth]

919 Rugby Road



Date: circa 1929

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 Shed (contributing)

Style: Colonial Revival

Architectural Description: Standing two stories in height, the symmetrically fenestrated dwelling features three-bay-wide facade. Constructed of stretcher-bond brick veneer, the dwelling is capped by a side-gabled asphalt-shingle roof. Two exterior-end chimneys flank the main block, while a one-story sun porch wing projects to one side. A central gabled portico features a molded pediment with dentils and a central metal ornament. The portico, sheltering a single-leaf door, is supported by Tuscan columns, fluted pilasters, and a wide cornice. The door is defined by 4-light-and-panel sidelights. Flanking the entry of the three bay-wide dwelling is an 8/8 wood windows with operable, louvered wood shutters, molded surrounds, and molded-edge sills. Three similar windows light the second story just beneath the decorative cornice featuring a modillion course. The one-story sun porch wing features a Chippendale roof balustrade, modern sliding doors, and a small projecting greenhouse/lattice addition to the front. A small one-story shed addition projects from the rear and a shed boxed bay projects from the north side. Half-round gable-peak lights a molded wood gable end cornice, and 8/8 and 6/6 wood windows further define the dwelling.

Secondary Resource:

Shed (circa 1929, contributing (renovated))

The one-story shed appears to have begun as a portion of the current shed, and expanded over time. Currently obscured by a fence, the brick veneer shed features a side-gabled form that extends across the rear of the property. Capped with an asphalt-shingle roof, the gable end features a wide overhang that is accessed from the shared driveway at 917. This section includes double-leaf doors, bracket supports, and vertical-board siding. A small, wood-frame pyramidal cupola caps the roof, which features a rear gable.

Site Description: Located on a rise above Rugby Road, the 0.30-acre parcel appears to have originally been shared with the neighboring dwelling at 917. The properties still partially share a driveway and shed. Set back slightly from the road, the paved driveway features an "L-shaped" parking area to the front of the dwelling. A central brick walkway connects the parking area to the entrance. The property features a slightly sloping grassy front lawn, mature trees and shrubs, including foundation plantings, and a stone retaining wall at the street. A fenced rear yard includes a pebbled patio area, mature trees, and a shed that extends across the rear of the property, and is shared with the property next door.



Aerial View of 919 Rugby Road [Source: screen shot from Google Earth]

920 Rugby Road



Date: 2010

District Status: Non-Contributing

Resources: 1 Single Dwelling

Style: Modern vernacular/French Revival-inspired

Architectural Description: The one-and-a-half story stucco-clad dwelling is capped by a hipped slate roof and features several half-hipped projections, creating an irregular footprint. Set under the eaves, the almost-central entry is defined by a post-and-corner-bracket supported porch and arched vertical-board door with strap hinges and arched surround. A central, one-bay, one-and-a-half story tower rises next to the entrance. It is pierced with a four-light first-story window with wide, lug lintel and a triple light peak window set in a hipped project. A small, shed dormer also rises from the roof, as do two chimneys; including a front-elevation exterior end shouldered chimney that divides the one-story wing project on the other side of the entrance. A second wing projection anchors the other end of the facade. It features double-leaf French doors with a pergola cap and vertical-board shutters. A small patio is located off the facade. The north end features a garage wing integrated into the main block of the dwelling. It is pierced with a double-leaf, arched, vertical-board and multi-light vehicular door. A similar garage entry is located on the ground-level of the rear elevation. The rear elevation stands two-and-a-half stories due to the dwelling's sloping lot. Three shed dormers cap the rear roof, while a shallow metal balcony with spiral stair projects from the back. Multi-light plate-glass windows and doors, and an arched window/door configuration further detail the rear elevation. Shed dormers also extend from the roof on the side elevations.

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Site Description: Set on a 0.36-acre parcel, the property faces Rugby Road and features a paved driveway that wraps behind the dwelling, a front parking area, and a grassy front lawn. The lot is steeply sloping at the rear, and features a pergola with hot tub on a lower terrace. A slate patio is located just behind the dwelling. The rear portion of the lot features mature trees and a concrete retaining wall along the driveway. Plantings partially shield the property along Rugby Road. Landscaping, foundation plantings, a small front patio, and a slate walkway further define the property.



Aerial View of 920 Rugby Road [Source: screen shot from Google Earth]

921 Rugby Road



Date: circa 1929 (on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling (contributing); 1 shed (contributing)

Style: Colonial Revival /Cape Cod

Architectural Description: Constructed of Flemish-bond brick, the three-bay-wide one-and-a-half story dwelling features a side-gabled slate roof. Symmetrically fenestrated, the three-bay facade features a decorative central entrance flanked by 8/8 wood windows. The single-leaf, wood-paneled door is inset beneath an arched entry with paneled intrados. The entrance surround is further detailed with a rounded fan cartouche, arched molding with keystone, and paneled facing with fluted Tuscan pilasters and paneled frieze. The entry surround extends to the dwelling's molded cornice with modillion course. The flanking windows are detailed with operable louvered shutters, segmental-arched brick lintels, and molded wood surrounds and sills. Three wood-frame gabled dormers cap the roof, each lit with a 6/6 wood window. Exterior-end, corbelled brick, shouldered chimneys anchor the side elevations. A one-story, wood-frame sun porch extends off one gable end, featuring multi-light windows, thin Tuscan pilasters, a roof balustrade, and a wide molded cornice with brackets. The gable ends also feature 1/4-round peak lights, and 6/6 wood windows. The rear elevation features two wood-frame gabled dormers linked via a shed central dormer on the roof, while an off-center screened, one-story porch features Tuscan post supports.

Secondary Resource:

Shed (circa 1929, contributing)

A one-story brick shed features a side-gabled slate-like roof, an arched gable end with inset lattice, and a molded wood cornice. The entrance is obscured by a pergola extension across the facade. A secondary pergola also projects to the rear.

Site Description: Set on a 0.33-acre parcel facing Rugby Road, the house sits on a rise with a grassy lawn and mature trees and shrubs, including foundation plantings. A straight, paved driveway extends

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along the northeast edge of the property. A brick retaining wall defines the sloping property along Rugby Road. Large boxwoods line the drive, while the rear yard features a large patio and wood-fence perimeter.



Aerial View of 921 Rugby Road [Source: screen shot from Google Earth]

924 Rugby Road



Date: circa 1908 (historic documents; on 1920 Sanborn)

District Status: Contributing

Resources: 1 Single Dwelling, Perkins House

Style: Arts and Crafts

Architect: Eugene Bradbury (drawing exists for south gable and central entrance bay)

Architectural Description: The two-and-a-half story, wood-frame dwelling features a solid foundation and stucco cladding. Slightly irregular in form and capped by a standing-seam metal roof, the dwelling features two front gables, a rear two-story 'm'-roof ell, and a two-story, side-gabled garage wing addition. The primary facade, which faces northwest toward Rugby Road, is slightly off-center with one of the projecting front gables sloping to the first-story level to include an inset one-bay porch with arched opening and stucco posts. Otherwise, the front elevation appears symmetrical with a central, single-leaf, wood-paneled door that is slightly inset into an arched opening that forms a small entry porch. The door surround features a square-edged surround with an arched cap. Above the entrance, a shed-roofed boxed bay with three, vertical, 1-light casement windows projects from the main roofline. Recalling the half-timbered Tudor Revival style, these bays feature a wide board-and-batten cladding with heavy carved bracket supports. The entrance is flanked by a set of triple replacement one-light casement windows to each side, each band featuring wide, square-edged surrounds with fixed louvered shutters. The second story is similarly detailed with paired one-light casement windows on each side. The gable peaks, which feature a molded wood cornice with exposed rafters, are each pierced with original 6-light wood casement windows. The southwest elevation is composed of the low-sloping roof that shelters the inset first-story porch, which features two arched bay openings on this side. A stuccoed, hipped-roof dormer is centrally placed and features a pair of 1-light casement windows and a boxed wood cornice. Built into a slope, the rear elevation reveals an exposed basement level, a central double-gabled "m" ell with exterior porch, and two stucco interior chimneys. The northeast elevation features a recessed, side-gabled, two-story, stucco-clad garage wing with two ground-level vehicular bays pierced with flush roll-up wood doors. An exterior, wood stair accesses a single-leaf, inset entry to the wing, which is centrally pierced by a pair of 9-light casement windows set just beneath the cornice. The addition extends to the rear with a gabled ell and features a wood deck that adjoins the rear of the main block.

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Site Description: Set on a sloping 0.45-acre parcel, the dwelling faces Rugby Road and features mature and immature trees, shrubs, and foundation plantings. A straight, paved driveway extends from Rugby Road to an attached garage, while a curvilinear brick walkway extends from the driveway to the entrance with a second spur to the sidewalk directly in front of the dwelling. The property features a landscaped front yard with grassy lawn and a fenced, sloping rear yard.



Aerial View of 924 Rugby Road [Source: screen shot from Google Earth]

928 Rugby Road



Date: circa 1922 (Deed research in Historic Survey)

District Status: Contributing; Webb House

Resources: 1 Single Dwelling (contributing); 1 shed (non-contributing); 1 pool (non-contributing)

Style: Colonial Revival

Architect: Eugene Bradbury

Architectural Description: Standing two-and-a-half stories in height, the three-bay-wide and two-bay-deep Colonial Revival style dwelling is capped by a side-gabled slate roof with three gabled dormers. Symmetrically fenestrated, the dwelling is five-course, American bond brick with a slightly projecting brick belt course. A central, half-round portico is supported by Tuscan columns and pilasters and features a curvilinear roof balustrade, wide dentiled entablature and molded cornice. Set on a half-round brick base, the porch shelters a single-leaf wood-paneled door with triple light plus two sidelight transom and four-light plus panel sidelights. The facade is further detailed with a molded wood roof cornice that is finely detailed with Greek key-type dentils. Flanking the entry are 8/8 wood windows with molded surrounds and sills and operable louvered wood shutters. Three slightly smaller versions light the second story. Each dormer is detailed with Tuscan pilasters and a molded wood cornice with closed pediment. Slate shingles clad the sides of the dormers. The dwelling is anchored by two interior-end brick chimneys with corbelled caps, while a third rises from the gabled ell. An off-center, two-story gabled ell projects to the rear. Built into a slope, the dwelling reveals an exposed basement on the side and rear elevations. The northeast side features a one-story, hipped-roof sun porch with paired 6/6 windows set on panels and capped with double-light transoms. Paired Tuscan pilasters divide the banks of lights, which are set beneath a wide molded entablature. The porch rests on a brick foundation with triple arched opening on the ground level. A modern octagonal sun porch addition projects to the rear, wrapping around the entire rear elevation of the main block. A wood deck with pergola supported by Tuscan posts completes the addition, which is supported by brick posts that shelter the raised basement level. The rear elevation of the main block is further detailed with a shed dormers and a partially obscured arched window. The two-

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story ell was expanded with a three-sided canted-bay addition set on a canted brick raised basement. A small gabled entry wing projects from the SW side elevation.

Secondary Resources:

Pool (circa 1980, non-contributing)

An in-ground pool features a slate patio and brick and metal enclosure.

Shed (circa 1980, non-contributing)

This brick pool shed is built into the brick wall at the pool area. The small structure is one story in height and one bay wide. It is capped by a hipped, standing-seam metal roof with overhanging eaves, and features a central double-leaf louvered wood door.

Site Description: Occupying a large, rectangular 1.22-acre lot, the property extends from Rugby Road to Cabell Avenue in the rear. Extensively landscaped, the dwelling sits near the road with a pea gravel circular drive with straight spur along the southwest side. There are mature trees and shrubs, a central brick walkway, foundation plantings, and hedges that shield the property from the sidewalk. A large sloping lawn with mature trees and shrubs sits to the northwest of the house, while the rear includes terraced boxwood gardens, a grassy lawn, and extensive landscaping. Brick stairs and garden gates define the terraced levels. A metal-and-brick-wall enclosure surrounds an in-ground pool with brick shed and slate patio near the center of the property. A less manicured area with a rear driveway and mature trees extends to Cabell Ave.



Aerial View of 928 Rugby Road [Source: screen shot from Google Earth]

929 Rugby Road



Date: circa 1929 (on 1929 Sanborn Map)

District Status: Contributing; Dulaney House

Resources: 1 Single Dwelling (contributing); 1 tenant house (contributing); gazebo (non-contributing)

Style: Colonial Revival

Architect: Stanislaw Makielski

Architectural Description: Standing two-and-a-half stories in height, the five-bay-wide dwelling features cinder block construction with a Flemish-bond brick veneer. Capped by a steeply pitched, slate hipped roof, the symmetrically fenestrated dwelling is detailed with a molded wood cornice with modillion course, jack arch brick lintels with central keystones, a wide beltcourse beneath the second-story windows and four interior-end brick chimneys with corbelled caps. The central single-leaf door is sheltered by a brick portico enclosure detailed with a flat roof and elaborate swans-neck broken pediment with central acorn, wide molded cornice with modillions and dentils, and Corinthian fluted columns and pilasters. 9/9 windows pierce the sides of the enclosure. Other detailing includes a paneled single-leaf wood door with starburst transom, a wide molded cornice. Flanking the one-story entrance on each side are two 9/9 wood windows. Three similar 6/6 windows pierce the second story. Each features a molded surround and the splayed jackarch brick lintel, and operable louvered wood shutters. Three hipped dormers with 6/6 windows and molded surrounds and keystones cap the primary elevation. Similar single hipped dormers rise from the side elevations, while a set of three also pierced the rear. One-story, flat-roofed, brick porch wings with roof balconies extend from the side elevations. Each features a single-bay front entry with swan's neck broken pediment cap set above the brick opening. Four windows light the second story above the porches, which shelter secondary entrances to the dwelling. The side elevations feature three arched openings with keystones and roof balustrade cut-outs with screens. The rear elevation resembles the facade, although the detailing is simpler. The central entrance features an arched hood pediment with closed tympanum and bracketed cornice supports. A double-leaf door with multi-light transom and louvered shutters sits beneath the pediment, accessed by a brick stair landing. The flanking 9/9 windows are adorned with flat jackarch lintels with keystones and operable louvered shutters. Similar 6/6 windows pierce four of the second story bays, while the central bay features a tripartite window with

central arched 6/6 and three-light sidelights. The rear entries to the side porch wings also feature the simpler splayed lintel entries.

Secondary Resources:

Tenant House (circa 1929, contributing)

This Colonial Revival style, one-story brick tenant house features stretcher-bond brick and gable-on hip asphalt-shingle roof with peak louvered vents. Three bays wide and three bays deep, the rectangular dwelling is detailed with a molded wood cornice, an exterior-side brick chimney, and a symmetrical facade. The central entrance features a single-leaf, paneled-with-lights door, and flanking 6/6 wood windows. The entrance, accessed by a small stoop with metal rail, is detailed with a Tuscan pilaster supported entablature with wide cornice that extends to the roof line. The windows feature molded wood surrounds, rowlock brick sills, and brick jackarch lintels with keystones. Three similar windows pierce the side elevations.

Gazebo (1950, non-contributing)

The one-story square gazebo features decorative metal posts, a pyramidal asphalt-shingle roof with molded wood cornice, and a peak weathervane. It sits on a concrete pad.

Site Description:

Set on a 0.57-acre parcel, the house is centrally sited on the property. A paved driveway accesses both sides from separate entrances off Rugby Road. The house sits on a rise and features a large grassy lawn, mature boxwood plantings, a brick and stone wall along the street, and mature trees and shrubs. Somewhat overgrown, the property includes a rear terraced patio, large metal gates (said to have come from Swannanoa), and privacy hedges that encircle the property.



Aerial View of 929 Rugby Road [Source: screen shot from Google Earth]

933 Rugby Road



Date: circa 1929 (on 1929 Sanborn Map)

District Status: Contributing

Resources: 1 Single Dwelling; Alderman House

Style: Colonial Revival

Architect: Marshall Swain Wells

Architectural Description: Five bays wide, the two-and-a-half story dwelling features Flemish bond brick veneer and a hipped, asphalt-shingle roof. Symmetrically fenestrated, the dwelling features a central gable that forms a pediment with the molded wood cornice with modillions. An exterior-end chimney anchors each side elevation. The central entrance, accessed by a double-return brick stoop, is detailed with a rounded-cap pediment with returns supported by fluted Tuscan pilasters. An eagle is set into the frieze, while a dentil course and egg-and-dart capital provide fine detailing. The single-leaf, wood-paneled door is inset beneath a paneled opening with squared surround with molded cap. A sunburst transom caps the door, which is flanked by two arched 9/9 windows to each side. Each is detailed with a jackarch brick lintel, molded arch surround, operable louvered shutters, and molded wood sills. The second story mirrors the first with five 6/6 arched windows. A roundel light pierces the gable peak, while 6-light windows light the basement level. The southwest elevation shows a recessed, one and a half story, hipped wing with central gable projecting from it. It is pierced by an octagonal light, 6/6 and 4/4 wood windows. The wing forms a gabled ell to the rear with a one-story hipped extension at the back. An interior-end brick chimney rises from the rear wall. A two-story, canted bay projection extends from the rear elevation of the main block. The first story features double-leaf doors with Tuscan fluted pilasters and sunburst wooded caps with keystones set into a decorative cornice, while the second story features a porch with metal supports.

Site Description:

Set on a 0.62-acre parcel, the house is centrally sited on the rectangular property on a rise above Rugby Road. A brick retaining wall and grassy strip edge the property along the road, while a straight paved driveway provides access. The house sits slightly back from the road and features a large grassy lawn, mature boxwood plantings, and mature trees and shrubs, including foundation plantings.

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Aerial View of 933 Rugby Road [Source: screen shot from Google Earth]

936 Rugby Road



Date: circa 1911 (on 1920 Sanborn Map)

District Status: Contributing

Resources: 1 Single Dwelling "Randolph House/Shadow Brae"; Garage (non-contributing)

Style: English Arts and Crafts

Architect: Eugene Bradbury

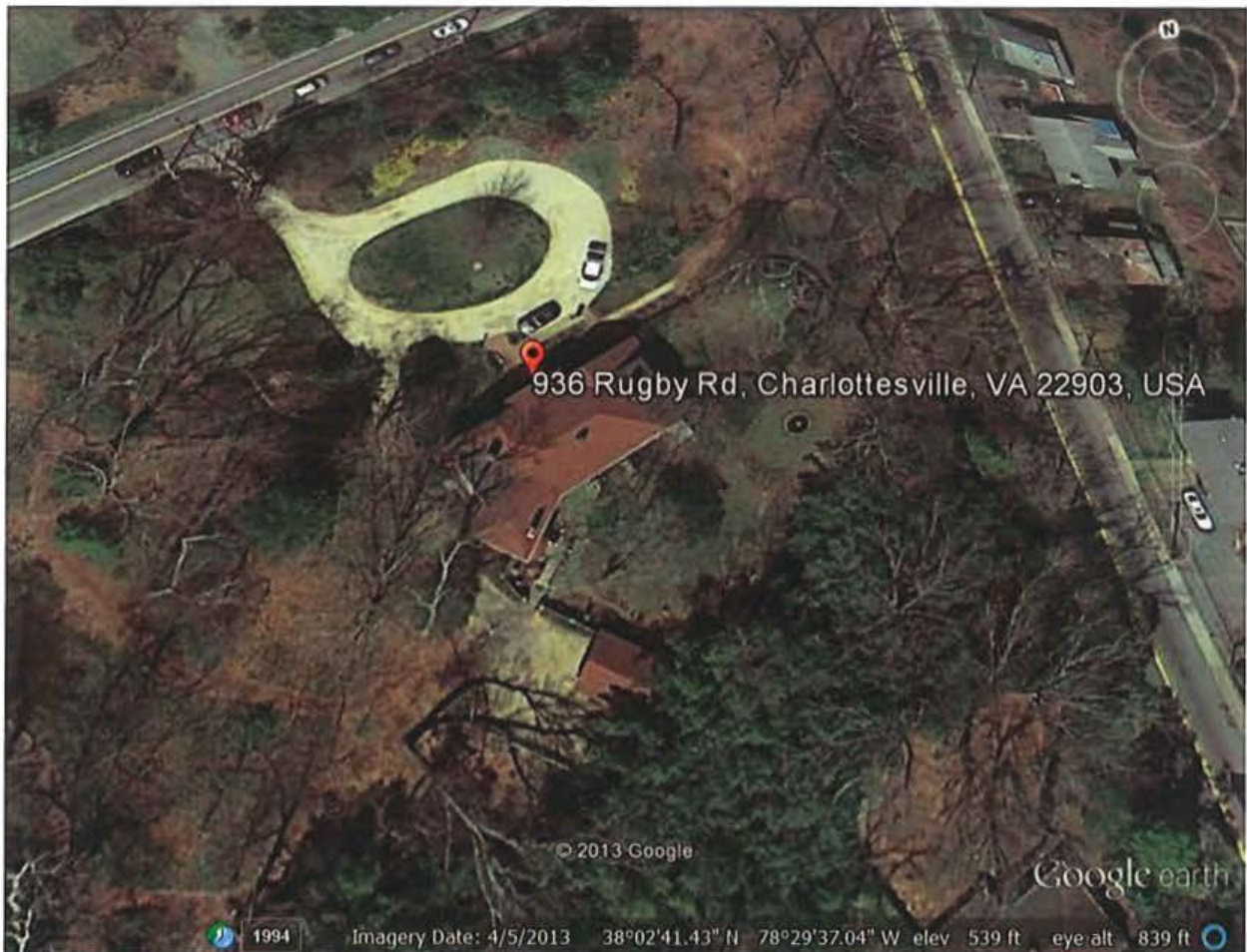
Architectural Description: Clad in stucco, the two-story dwelling, which is built into a slope, features a hipped asphalt-shingle roof with two projecting front gables that extend low to create inset porches on the first story. The dwelling features overhanging eaves, exposed rafters, and several interior stucco chimneys. Although irregular in footprint, the primary elevation is symmetrical, with a projecting shed roof central bay holding the entrance. Inset beneath an arched opening with vertical sidelight openings, the entrance features a single-leaf paneled-with-lights wood door. The flanking front gables are each pierced on the first and second stories with a central 8/8 window with squared-edged surrounds, operable louvered shutters and stuccoed sills. Thin, vertical louvered vents pierce the gable peaks. The northeast elevation features an open inset porch with arched openings sheltering two sets of French doors, while the southwest elevation's inset porch is enclosed with banks of paired 8-light casement window with arched multi-light transoms and 4-light sidelights. A similar double-leaf entry pierces the central side elevation bay. Both side elevations are also capped by weatherboard-clad shed dormers. The northeast dormer features paired 4/4 windows (made to look like casements), while the southwest dormers features a window configuration similar to the sun porch featuring a multi-light arched transom and casement windows with sidelights. A two-story hipped-roof ell projects at an angle from the rear, or South, corner of the dwelling. Due to construction into a slope, the 2x3-bay ell features an exposed basement level. Other detailing includes stucco cladding, wide overhanging eaves, exposed rafters, 6/6 wood windows, and a projecting, boxed-bay window on bracket supports. Additionally, there is a rear elevation hipped porch with exterior stair that shelters a secondary entrance. The rear of the main block features a 6/6, 8-light casement and 8/8 windows.

Secondary Resources: **Garage** (circa 2000, non-contributing) The one-story, front-gabled, single-bay garage sits on a poured concrete foundation and is capped by a standing-seam metal roof. Featuring vertical-board cladding, the garage is accessed by a central arched, roll-up vehicular bay, also made of vertical board. The garage also features overhanging eaves, exposed rafters, a flush fascia, and brick

Proposed Rugby Road Historic District

vener corner posts. The side elevations feature 1/1 wood windows, while a decorative plaque sits in the gable peak.

Site Description: Located on a 2.4-acre lot at the corner of Rugby Road and Preston Avenue, the property is obscured from the road by a wood fence, brick walls, mature trees, and shrubs. Accessed from Rugby Road via a circular pea gravel driveway with straight spur to a garage, the sloping property features several landscaped gardens with sculptures, a fountain, and a front and rear grassy lawn. A thickly wooded perimeter features larger trees and ivy ground cover. Concrete driveway posts mark the entrance. The brick-walled formal garden on the northeast side was constructed in 1916.



Aerial View of 936 Rugby Road [Source: screen shot from Google Earth]

1007 Rugby Road



Date: circa 1928 (historic survey; on 1929 Sanborn map)

District Status: Contributing

Resources: 1 Single Dwelling "Belvoir"

Style: Colonial Revival

Architect: Stanhope Johnson; Charles Gillette landscape

Surveyed from public property and archival materials, as per owner.

Architectural Description: The one-and-a-half story tripartite dwelling features a five-bay-wide, side-gabled main block, with on-story side-baled hyphens, and projecting front-gabled wings. Constructed of cinderblock with a Flemish bond brick veneer, the Gunston Hall-based dwelling sits on a solid, partially exposed foundation and features a slate roof. Detailing includes a molded wood cornice with modillion course, a stepped watertable, interior-end brick chimneys anchoring the end walls of the main block and wings, and a set of five gabled wood-frame dormers. Symmetrically fenestrated, the facade features a central gabled portico accessed by brick steps with iron rail. The portico features attenuated, paired, Tuscan columns, and an arched pediment opening with wide cornice. Flanking the entrance to each side are two 12/12 wood windows with operable louvered shutters, molded wood surrounds and sills featuring decorative cornerblocks, and brick jackarch lintels with central keystones. The hyphens feature 8/8 windows set on panels with arched multi-light transoms and rowlock arched lintels. Two windows similar to the main block pierce the gable ends of the wings. The rear elevation is dominated by a central projecting gable with tripartite window detailed with Tuscan pilasters, a wide cornice, and a half-round multi-light cap. The central gable is flanked by two dormers on each side. A one-story porch projects from the first story, supported by Tuscan columns and capped by a flat roof deck with panels, turned balusters, and acorn finials. The porch is further detailed with a wide cornice featuring triglyphs and shelters a central paneled door with decorative pedimented frontispiece surround. A garage is located on one wing.

Site Description: Located on a 1.8-acre lot at the corner of Rugby Road and the intersection with Rugby Road and Preston Avenue, the property is accessed on the northeast side. Occupying the large slightly sloping parcel, the property features a circular paved drive with brick posts and a metal gate off Rugby Road. Obscured in the front by mature plantings, the property is more visible from the rear along Rugby

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Road. Originally designed by Charles Gillette, and partially implemented, the grounds include mature trees, boxwood gardens, wide rear lawn expanses, and a wooded perimeter. A large, half-round patio is set to the rear of the main dwelling with landscaped gardens radiating from a central axis.



Aerial View of 1007 Rugby Road [Source: screen shot from Google Earth]

**Appendix A:
ARCHIVED ARCHITECTURAL AND HISTORIC SURVEYS**



Identification

STREET ADDRESS: 703 Rugby Road	HISTORIC NAME: Edgewood
MAP & PARCEL: 5-29	DATE / PERIOD: 1889
CENSUS TRACT AND BLOCK:	STYLE: Vernacular
PRESENT ZONING: R-1	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: Fannie E. Bainbridge	DIMENSIONS AND LAND AREA: 200' x 250' (one acre)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Edward L. and Martha K. Hogshire	DATE OF SURVEY: Spring 1981
ADDRESS: 703 Rugby Road Charlottesville, Virginia	SOURCES: City/County Records Mrs. Edward L. Hogshire Virginus Dabney, "Richard Heath Dabney: A Memoir" John C. Parker MACH VOL. 33

ARCHITECTURAL DESCRIPTION

This house, built before the subdivision of Rugby and Preston Heights, has the appearance of a vernacular farmhouse. It is two storeys tall, three bays wide, and double pile, with a large rear wing. The slope of the land is such that the foundation is low at the front and very high at the rear. The original weatherboarding has been covered with stucco, painted pale yellow with white trim. (The weatherboarding is reported to have been painted dark red in the 1890's and pale yellow in the early 1900's.) The medium-pitched hip roof is covered with standing-seam metal and has Philadelphia gutters and a boxed cornice with returns. There are medium-pitched gables over the projecting bay at the north end of the facade and over the south bay of the rear elevation, and steep central gables on the north and south sides of the house. The latter have 6-light casement windows with triangular air vents above them. There are two interior end chimneys on the south side of the house and an interior chimney between the two rooms on the north side of the house. The south front chimney has been replaced and is shorter and does not have a cap and string-course. Windows are double-sash, 2-over-2 light, with architrave trim and louvered shutters. Those at the second level are slightly shorter. There is a one-storey semi-octagonal bay window at the front end of the north side. It has a nearly flat roof and stuccoed walls, with a 2-over-2 light window in the center plane and 1-over-1 light windows at the sides. A one-storey veranda covers the facade and extends halfway back along the south side. It has a medium-pitched hip roof covered with standing-seam metal with boxed cornice, a plain frieze, chamfered square posts with brackets, and a simple balustrade. The double entrance doors in the center bay of the facade have one light over a panel with moulded rail. There is a 2-light rectangular transom. A complex of two-storey additions covers most of the rear elevation. The north wing has a low-pitched gable roof with matching cornice and a small capped chimney. The ceilings and windows are not as tall as in the main block. It was originally used as servants' quarters and had an exterior stair. The shed-roofed south wing extends beyond the north one. It was originally a one-storey kitchen wing with a back porch behind it. The second storey was built over both kitchen and porch c. 1910, and the porch has recently been enclosed. There is a screened porch with simple balustrade set within the center bay at the second level. The interior follows the central hall plan. There is a two-flight open-well stair with turned balustrade in the central hall and a one-flight back stair with winders at the bottom. There are eight working fireplaces. The Hogshires have moved several Victorian mantels upstairs and the simpler ones downstairs. Windows and doors have architrave trim.

HISTORICAL DESCRIPTION

Fannie E. Bainbridge (Mrs. Charles E. Bainbridge) purchased 20½ acres of the Rugby tract in 1888 (ACDB 91-43). Tax records show that she built this house the next year. An 1890 map is said to show it as the only house between Rugby and the University. Eliza Ann Glenn (Mrs. John Glenn) bought it in 1890 (ACDB 94-422) and in 1895 sold the house and 10.3 acres to Miss Elizabeth G. Davis (ACDB 103-392). Miss Davis died in 1897 (ACWB 30-298), and in 1907 Richard Heath Dabney, husband of her great niece Lily Davis Dabney, bought the property from her estate (ACDB 135-482). He was Professor of History and later Dean of the Graduate School of Arts and Sciences at the University of Virginia. Dabney and Woodrow Wilson had become close friends while students at the University, and the future President was a houseguest at Edgewood on several occasions. A second storey was added to the south wing c. 1910, and the house was stuccoed c. 1920. Lots were sold off along Edgewood Lane and Wayside Place in the 1920's and 1930's. Mr. Dabney died in 1947 (City WB 6-55), and Mrs. Dabney continued to live at Edgewood until her death in 1973. Edward L. and Martha K. Hogshire bought the house in 1974 (City DB 358-229).
Additional References: City DB 295-485, 353-380, 358-225, 381-190.



Architectural And Historic

Survey

Identification

<p>STREET ADDRESS: 714 Rugby Road MAP & PARCEL: 5-133 CENSUS TRACT AND BLOCK: 2-504 PRESENT ZONING: R-1 ORIGINAL OWNER: Julia Skinner Smith ORIGINAL USE: Residence PRESENT USE: Residence PRESENT OWNER: George A. and Theresa M. Beller ADDRESS: 714 Rugby Road Charlottesville, VA</p>	<p>HISTORIC NAME: Smith-Marshall House DATE / PERIOD: 1906 STYLE: Vernacular HEIGHT (to cornice) OR STORIES: 2 DIMENSIONS AND LAND AREA: 166.4' x 175' (29,120 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Winter 1980 SOURCES: City/County Records</p>
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ARCHITECTURAL DESCRIPTION

This large 2-storey white frame house is five bays wide and double pile, with an original 2-storey rear wing. It is set on a high brick foundation. The walls of the second storey flair slightly and lack corner boards, indicating that they probably were not originally weatherboarded, but were perhaps covered with wooden shingles. The weatherboarding stops just below the tops of the second storey windows, and there is some sort of smooth wall covering on the upper part of the facade. The medium-pitched hip roof is covered with slate and has projecting eaves and verges and a boxed cornice. Low hip-roofed dormers on the facade and east sides have wide multi-light hinged-sash windows. A taller dormer at the rear has a pair of double-sash, 6-over-6 light windows. There is one interior capped chimney and a semi-exterior capped chimney with one set of weatherings on the facade. Windows are double-sash, 6-over-6 light, with plain trim. They are the same height at both levels. Basement windows are the same, with some 6-light hinged-sash also. There is a one-storey bay window centered on each side elevation. The western one has a low pitched metal hip roof, and its center windows is multi-light, fixed sash. The eastern one has a higher pitched hip roof and all three windows are 8-over-8 light with 8-light transoms. A 1-storey entrance porch covers the center bay of the facade, but the brick piers supporting it once supported a somewhat wider porch. It has a low-pitched pedimented gable roof supported by square posts and by four matching Tuscan pilasters with large consoles. There is no frieze. The porch has a rough wooden floor and the remains of a primitive Chinese Chippendale balustrade. The 6-panel entrance door has multi-light sidelights and transom. There is a single-flight open stair with Chinese Chippendale balustrade in the central hall. There is no window at the second level above the entrance. The rear elevation is three bays wide with an original 2-storey wing covering the western bay. The wing has a 2-storey back porch, enclosed at the second level, with a 2-flight dog-leg stair with winders. Another 2-storey back porch covers the other two bays of the main block. It has square posts and horizontal railing.

HISTORICAL DESCRIPTION

Mrs. Julia Skinner Smith purchased a 2-acre lot in Preston Heights subdivision in 1905 (ACDB 132-73). It was a triangular tract bounded by Rugby Road, Burnley Avenue (called Cabell Avenue on early subdivision plats), and the Wyndhurst section reserved by the Preston family. Tax records show that she built this house in 1906. Instead of facing either street, it faced south toward the Preston house and the University. Mrs. Smith sold it in 1912 to the Virginia Wooglin Company (ACDB 149-1), which sold it to W. Allen and Hazelhurst B. Perkins in 1916 (City DB 28-434). They subdivided the tract and sold the house the same year to Harry T. Marshall, a professor at the University (DB 29-51). His widow continued to live there after his death, and her heirs sold it in 1972 to Wilson Walker Cowen (DB 334-600), who renovated it and sold it to the present owners in 1977 (DB 386-775). Additional References: City DB 29-51; WB 16-97.

SIGNIFICANCE

This large vernacular house was the home of Dr. Harry T. Marshall, Chairman of the Department of Physiology at the University. It is also said to have been used as a fraternity house and as a boarding house.



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Survey

Identification

<p>STREET ADDRESS: 717 Rugby Road MAP & PARCEL: 5-28 CENSUS TRACT AND BLOCK: PRESENT ZONING: R-1 ORIGINAL OWNER: American Unitarian Association ORIGINAL USE: Church PRESENT USE: Church PRESENT OWNER: Thomas Jefferson Memorial Unitarian Church ADDRESS: 717 Rugby Road Ch'ville, VA 22903</p>	<p>HISTORIC NAME: Thomas Jefferson Memorial Unitarian Church DATE / PERIOD: 1950 STYLE: Colonial Revival HEIGHT (to cornice) OR STORIES: 1, 2 storeys DIMENSIONS AND LAND AREA: 100' x 200' (20,000 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Winter 1982 SOURCES: City Records The Daily Progress, Ch'ville Bicentennial edition 4/13/1962</p>
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Sanborn Map Co. - 1929-57, 1969

ARCHITECTURAL DESCRIPTION

The Thomas Jefferson Memorial Unitarian Church is a rectangular structure with high-pitched gable roof terminating in a pedimented gable on the facade. The roof is covered with slate and has an entablature. A two-part louvered octagonal metal cupola topped with a spire of intertwining bands of metal is set near the front. The building is set on a low brick foundation with a stepped water table. Wall construction is of concrete faced with brick laid in 5-course American with Flemish bond. A circular portico is semi-recessed into the facade. Corinthian pilasters and two Corinthian columns without basis support a medium-pitched conical roof covered with standing-seam metal. The wall of the portico is stuccoed. The 4-paneled double entrance doors have a moulded wooden surround, a frieze with cartouche, and a broken pediment. There is a circular window with decorative glazing above the entrance. Side elevations are six bays long. In the first bay, there is a double-sash, 6-over-6 light window at the first level with a moulded brick sill extending the width of the bay, and an octagonal window at the second level. In each of the other five bays on the north side there is a triple-sash, 12-over-12 light window with architrave trim and a moulded brick sill. A two-storey rear wing is connected to the main block by a 2-storey flat-roofed hyphen. Brickwork matches that in the main block. The wing has a steep gable roof, covered with slate, with pedimented gables, and capped interior end chimneys. First level windows on the 4-bay west side are floor length 9-over-12 light with Chinese Chippendale balustrade. There are no first level windows on the north facade. All second level windows are 6-over-6 light. The north facade of the hyphen is covered by a flat-roofed one-storey portico. Square piers support an entablature. A pair of matching 3-paneled doors with transom and sidelights fills the entire facade, as does a group of three 6-over-6 light windows at the second level. A flat roofed one-storey wing with matching brickwork and entablature covers the rear bay of the south side of the main block and most of the rear wing. Windows are 6-over-6 light except on the east end in the first south bay. These are 9-over-12 light with Chinese Chippendale balustrade. A one-storey flat-roofed hall addition covers the center four bays of the south side of the main block of the church. It has a single matching door on the facade, 6-over-6 light windows, and large metal basement windows in a long window well. On the interior, a segmental-arched colonnade separates it from the main body of the church. The interior of the church has architrave trim. There is a small vestibule and a bowed balcony with iron balustrade. Corinthian pilasters frame a very shallow chancel. Beside an opening in the western bay of the south side has an entablature with needed frieze and a swan's neck pediment. Across the hall from this opening is an oval room with a cornice with both eave and dentil moulding. This room is designed as a memorial to Thomas Jefferson with a display cabinet of artifacts and Jeffersonian writings on the wall.

HISTORICAL DESCRIPTION

The Jefferson Unitarian Society was organized in 1943. During the next eight years, meetings were held at the Monticello Hotel, Temple Beth Israel, and the University Chapel. This lot was purchased in 1945 (City DB 121-208), and Stanislaw Makieleski designed the building the next year, but construction did not begin immediately. The cornerstone was sealed on April 13, 1950 (Jefferson's Birthday), and the building was dedicated on March 31, 1951. Several additions were made by 1957. Additional References: City DB 157-431, 404-146.

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT



Architectural And Historic
Survey

Identification

<p>STREET ADDRESS: 804 Rugby Road MAP & PARCEL: 5-136 CENSUS TRACT AND BLOCK: PRESENT ZONING: R-1 ORIGINAL OWNER: Emily A. Greaves ORIGINAL USE: Residence PRESENT USE: Residence PRESENT OWNER: William W. Abbott III & Eleanor P. Abbott ADDRESS: 804 Rugby Road Charlottesville, VA 22903</p>	<p>HISTORIC NAME: DATE / PERIOD: STYLE: Victorian HEIGHT (to cornice) OR STORIES: 1½ storeys DIMENSIONS AND LAND AREA: 100' x 132.5' (13,250 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Summer 1983 SOURCES: City/County Records William W. Abbott III Sanborn Map Co. - 1920</p>
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ARCHITECTURAL DESCRIPTION

This picturesque 1½-storey cottage is three bays wide and double pile. It is set on a brick foundation and has a partial basement. The first storey walls are weatherboarded, while the gables and dormers are covered with wooden shingles. All wall surfaces are now painted a uniform light gray. The cottage has a steep hip roof. Its original wooden shingles have been replaced with light gray composition shingles. It has deeply projecting eaves, boxed cornice, and plain wide frieze. There is a large dormer of a different shape on each slope of the roof: on the north side is a large gable roofed dormer with one window. The two side planes of the roof continue into an immense gambrel-roofed dormer on the rear elevation. It has a single window and a pair, with a louvered air vent above them. On the south side, the front and rear planes of the roof continue into a very wide and low-hip-roofed with a small central gable (almost a wall dormer within a dormer) above a pair of windows. The facade is dominated by a splendid large semi-octagonal dormer. It has a 6-light fixed-sash window in the center and a 4-light fixed sash window and a 1-over-1 light double-sash window at each side. There are two capped interior chimneys. The one original one is larger and has been faced with concrete. Most windows are double-sash, 1-over-1 light, with plain trim and dark gray louvered shutters. Some on the facade and southern elevation have diamond glazing in the upper sash. There is a pair of windows in the south bay of the facade and a group of three centered on the rear elevation. In the north bay of the facade, there is a fixed-sash, 1-over-1 light window with a tall transom, flanked by narrow double-sash windows. An L-shaped veranda is recessed into two-thirds of the facade and the southern elevations. Its square pillars flare out at the top where they join the plain frieze to form flat-topped arches. There is a nice sawn balustrade. One bay of the side portion of the porch has been enclosed. It has a shallow semi-octagonal bay window. The entrance door in the central bay of the facade has one light over three panels with moulded rails. Beside it there is a narrow double-sash window with diamond glazing, the same width as a sidelight.

HISTORICAL DESCRIPTION

This cottage house appears to be identical to one that stood at 150 Madison Lane, and there has been speculation that it might have been moved to this site c. 1920. Tax records, however, indicate that both were built between 1900 and 1910, and the 1920 Sanborn Map shows both houses. Perhaps the design was from a book of plans or a stock plan of a local builder. Emily A. Greaves (Mrs. F. H. H. Greaves) purchased four lots in Preston Heights in 1901 (ACDB 124-453), and tax records show that she built this house. Maria P. Duval bought the property in 1906 (ACDB 134-173) and sold it in 1919 to Dorothy D. & Albert G. A. Baly (City DB 82-464). Mr. Baly was Professor of Philosophy at the University. In 1925, they built the large stone house at 1701 Burnley Avenue and sold this cottage to Dr. V. W. Archer, keeping the two lots behind it, which also adjoined their new house (DB 52-62). Mary McNair Smith bought the house in 1930 (DB 69-135) and sold it in 1947 to J. Frank Sargeant, Jr., and Claudia T. Sargeant (DB 132-2), who sold to E. V. & Estelle W. Echols in 1964 (DB 251-150). William W. Abbott III and Eleanor P. Abbott bought the house in 1966 and remodeled it in 1969.



Architectural And Historic

Survey

Identification

<p>STREET ADDRESS: 900 Rugby Road MAP & PARCEL: 5-142 CENSUS TRACT AND BLOCK: PRESENT ZONING: R-1 ORIGINAL OWNER: Mary K. McMurdo ORIGINAL USE: Residence PRESENT USE: Residence PRESENT OWNER: James Harry Michael, Jr., and Barbara P. Michael ADDRESS: 900 Rugby Road P. Michael Charlottesville, VA 22903</p>	<p>HISTORIC NAME: McMurdo-Michael House DATE / PERIOD: 1899 STYLE: Victorian HEIGHT (to cornice) OR STORIES: 2 storeys DIMENSIONS AND LAND AREA: 100' x 160' (16,000 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Spring 1981 SOURCES: City/County Records Mrs. James Harry Michael, Jr.</p>
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ARCHITECTURAL DESCRIPTION

The appearance of this two-storey, two-bay Victorian house was significantly altered by the removal of the veranda a quarter of a century ago. It is set on a very low foundation of brick laid in 6-course American bond, but the slope of the land is such that the basement is above ground at the rear. Walls are veneered with brick laid in stretcher bond. The house is painted mustard color with rose trim. The steep hip roof is covered with slate and has projecting eaves and a boxed cornice. There are extensions over two semi-octagonal projecting bays of different sizes on the south side and on the facade. There is a pedimented gable with a Palladian window on the north side of the house and another without a window above a projecting bay at the south side of the rear elevation. There are three chimneys: an exterior end chimney on the north side, an interior chimney, and a small chimney in the rear wing. Windows are double-sash, 1-over-1 light, with louvered shutters, somewhat shorter at the second level. First level and basement windows are segmental-arched. The segmental-arched entrance in the south bay of the facade consists of a door with five horizontal panels, a rectangular transom, and 1-over-1 light sidelights over panels. A one-storey veranda originally covered this south bay of the facade and continued around the southwest corner as far as the second projecting bay on the south side. A concrete patio now covers that area. An original one-storey wing covers the projecting south bay of the rear elevation. Its roof is nearly flat, and windows are not segmental-arched. The first level of the north bay also projects slightly and has a back porch behind it, both covered by a shed roof.

HISTORICAL DESCRIPTION

Mrs. Mary K. McMurdo purchased twelve lots in Preston Heights in 1898 (ACDB 112-438, 440, 442). Tax records show that she built this house the next year. J. S. Fitzhugh bought the house and four lots at auction in 1935 (City DB 84-367) and sold them in 1940 to Mrs. McMurdo's daughter Doris E. McMurdo and Camilla Louise Wills (DB 103-400). Miss McMurdo bought Miss Wills' half the next year (DB 105-365). She died in 1955, and the house had several owners before being purchased by James Harry Michael, Jr. and Barbara P. Michael in 1960 (DB 199-211, 211-251, 222-217, 223-169). The veranda is said to have been removed in early 1960's.



Architectural And Historic

Survey

Identification

STREET ADDRESS: 924 Rugby Road
MAP & PARCEL: 5-147
CENSUS TRACT AND BLOCK:
PRESENT ZONING: R-1
ORIGINAL OWNER: W. Allan Perkins, Sr.
ORIGINAL USE: Residence
PRESENT USE: Residence
PRESENT OWNER: William A. Perkins, Jr.
ADDRESS: 316 Harvest Drive
 Charlottesville, VA

HISTORIC NAME: W. Allan Perkins House
DATE / PERIOD: c. 1908-1910
STYLE:
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 200' x 181' (36,200 sq. ft.,
 or .83 acre)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1982
SOURCES: City/County Records
 William A. Perkins, Jr.

ARCHITECTURAL DESCRIPTION

This is a 2-storey, 3-bay, basically L-shaped house with a complex 4-part gable roof. It is set on a high foundation with the front yard filled in to the level of the water table. Wall construction is of brick covered with stucco. Essentially, the roof is H-shaped with steep gables over both side bays of the facade. Because the rear ell is two bays wide, there is an additional gable over the center bay, resulting in a sort of double gable over the rear projection. The roof is covered with standing-seam metal, originally painted red, and has exposed rafter ends. The roof extends down to shelter a one-storey piazza at the south end of the house. It is broken by a wide, flat-roofed, second-storey dormer with two 6-light casement windows. There is one interior end chimney at the rear of the house. Windows at the first level are paired multi-light casement with plain trim. There is a band of three pairs in each side bay of the facade. There is a flat-roofed rectangular bay window on the north end of the house. It has 3 pairs of casement windows in the center plane and a single one at each end, all with transoms. Windows at the second level are double-sash, 4-over-4 and 6-over-6 light, with plain trim. There is a pair of 4-over-4 light windows with wide louvered shutters in each side bay of the facade. There is a narrow 3-light attic casement window in each gable. Windows are about the same height at all three levels. There is a shallow one-storey segmental-arched recessed entrance loggia with a pair of 14-light French doors in the center bay of the facade. The center bay of the facade projects at the second level and is supported on consoles, and the roof extends into a lower pitched shed roof over it. It has a band of three 4-over-4 light windows, and there is a bit of half-timbering, now de-emphasized with white paint. The piazza at the south end of the house has stuccoed piers and segmental frieze and a wooden floor. A bench is built into the simple balustrade. A one-storey, 2-bay kitchen wing with a lower pitched gable roof covers the rear half of the north end of the house. It has 6-over-6 light windows. There is a 2-car garage in the basement of the wing. The floor plan is open and irregular. The entrance hall, with 2-flight open stair with simple balustrade, flows into the parlor which has a library nook with a fireplace.

HISTORICAL DESCRIPTION

In 1906 & 1907, W. Allen Perkins and J. W. Fishburne purchased two blocks of lots in Preston Heights (ACDB 132-448, 135-154). They divided the property in 1909 (ACDB 141-207). Tax records show no buildings on the property before that time, but, according to family tradition, the house was built c. 1907. Eugene Bradbury's drawings exist for a smaller version of this house, consisting of the south gable and central entrance bay. It is not known whether it was Bradbury or the builder who enlarged the design. The kitchen wing is known to be a later addition. Mr. Perkins died in 1960 (City WB 8-397) and Mrs. Perkins in 1981, leaving the house to their son William A. Perkins, Jr. (WB 25-263).

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

Architectural And Historic

Survey

Identification

STREET ADDRESS: 928 Rugby Road	HISTORIC NAME: Robert H. Webb House
MAP & PARCEL: 3-139	DATE / PERIOD: 1922, 1978
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: R-1	HEIGHT (to cornice) OR STORIES: 2½ storeys
ORIGINAL OWNER: Robert H. Webb	DIMENSIONS AND LAND AREA: 160' x 289.56' (53,555 sq.ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Eric M. & Bertie D. Heiner	DATE OF SURVEY: Summer 1983
ADDRESS: 928 Rugby Road	SOURCES: City/County Records
Charlottesville, Virginia 22903	Eric M. Heiner
	Bradbury Drawings

ARCHITECTURAL DESCRIPTION

This handsome Colonial Revival house is two storeys tall, three bays wide, and single pile, with an original 2-storey rear wing covering the south bay. The slope of the land is such that, while the foundation is low at the front, the basement is above ground at the rear. Walls and foundation are constructed of brick laid in 5-course American bond. There is a projecting 3-course stringcourse, but no water table. The house has a steep gable roof covered with slate, with close eaves and verges and boxed cornice with returns, decorated with a Greek fret. There are two interior end chimneys with caps and stringcourses. Windows are double-sash, 8-over-8 light, with wooden sills, moulded surrounds, and louvered shutters. They are somewhat shorter at the second level. A circular-headed window with Gothic tracery centered on the rear elevation lights the stair landing. Attic windows in the gable ends are 4-over-4 light. There are three pedimented gabled dormers on the facade with slate walls, fluted pilasters, and small 6-over-6 light windows. Centered on the rear elevation is a large shed-roofed, slate-walled dormer with three pairs of 3-light casement windows with plain trim. A one-storey, flat-roofed, semi-circular Tuscan portico with a simple roof balustrade covers the central bay of the facade. The entablature has dentil moulding. The entrance has recessed sidelights over panels, transom, and corner lights. A one-storey flat-roofed sun parlor covers the north end of the house. It has 6-over-6 light windows with transoms and paneled spandrels. There are coupled pilasters with inset panels between the bays. The one-storey rear wing is original and matches the main block in most details, except that the cornice lacks the Greek fret band. There is an interior end chimney on the north side and a tripartite window at the first level of the rear elevation. At the basement level, a pair of wide 15-light French doors flanked by 4-over-4 light windows fill in a former garage door opening. Adjacent to this original wing, a one-storey wing covers the center bay of the rear elevation. It has a flat roof with a simple balustrade. There is also a tiny gable-roofed side entrance wing centered on the south end of the house. It no longer serves that function since its rear porch was enclosed. Another side entrance is located just anterior to it in the main block. The interior follows the central hall plan. Windows and doors have entablatures and corner blocks with bullseyes. The 2-flight, open-well stair has turned balusters and newels and decorated rail.

HISTORICAL DESCRIPTION

Robert H. & Blanche Miller Webb purchased a block of lots in Preston Heights in 1916 and 1923 (ACDB 162-305, City DB 40-323). Tax records show that this house was built in 1922. It was designed by Eugene Bradbury. Mr. Webb was Professor of Greek at the University. He died in 1952 (City WB 7-108), and in 1978 Mrs. Webb sold the house to Eric M. & Bertie D. Heiner (DB 392-688).

Additional References: City DB 392-686.

Architectural  *And Historic*
Survey

Identification

<p>STREET ADDRESS: 929 Rugby Road MAP & PARCEL: 2-70 CENSUS TRACT AND BLOCK: 7-201 PRESENT ZONING: R-1 ORIGINAL OWNER: Alvin T. Dulaney ORIGINAL USE: Residence PRESENT USE: Residence PRESENT OWNER: Elizabeth W. Dulaney ADDRESS: 929 Rugby Avenue Charlottesville, VA 22903</p>	<p>HISTORIC NAME: Dulaney House DATE / PERIOD: 1929 STYLE: Colonial Revival HEIGHT (to cornice) OR STORIES: 2½ storeys DIMENSIONS AND LAND AREA: 100' x 258' (25,800 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Spring 1981 SOURCES: City Records Mrs. James F. Dulaney (Elizabeth W. Dulaney)</p>
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ARCHITECTURAL DESCRIPTION

The Georgian Revival design of the Dulaney House is based on Westover, the c. 1730 home of William Byrd II on the James River, but the details appear heavier on this smaller building. It is a 2½-storey, 5-bay (Westover is 7-bay), double-pile house with a partial basement, flanked by massive one-storey side piazzas in place of Westover's flanking wings. It is constructed of cinderblock veneered with brick laid in Flemish bond and is set on a low foundation with a moulded brick water table. There is a white concrete stringcourse just below the second storey windowsills. The steep truncated hip roof is covered with slate and has an entablature with modillions. There are four interior end chimneys with corbeled caps. Windows are double-sash, 9-over-9 light at the first level and much shorter 6-over-6 light at the second level. They have wooden sills, architrave trim, and louvered shutters. The window in the center bay at the second level of the facade and those at the first level of the rear elevation have concrete jack arches with keystones; all other windows have brick jack arches with concrete keystones. There are hip-roofed dormers with slate walls in the center three bays of the facade and a single dormer at each end of the house, but none on the rear elevation. Each dormer has a 6-over-6 light window with a broken pediment. A one-storey entrance vestibule, with a flat roof and concrete-capped parapet, projecting from the center bay of the facade is the most striking departure from the Westover facade. Set against this is a frontispiece entrance: Two fluted Corinthian columns support an entablature with cushion frieze, modillions, dentiled cornice, and a broken pediment with a stylized pineapple. The 6-paneled entrance door has moulded surrounds and a rectangular fanlight. There is another frontispiece entrance in the center bay of the rear elevation. Rusticated wooden pilasters (hidden by shutters) support a frieze and a segmental pediment with cornice returns. The 12-light French doors have an 8-light rectangular transom. Above this at the second level is a Palladian window under a segmental arch. The two arcaded piazzas have brick floors and flat roofs with concrete-capped parapets. The entablature and pediment of the front entrance are repeated on the facades of the piazzas, and there are jack arches at the rear openings. French doors give access to the piazzas and the open decks above them. The rear two-thirds of the north piazza has been enclosed.

HISTORICAL DESCRIPTION

Alvin T. Dulaney bought this lot in the Rugby subdivision in 1928 (City DB 62-156) and completed the house the next year, according to tax records. The architect was University of Virginia professor Stanislaw Makielski. This is said to have been his first residential building. James F. Dulaney bought the house from his father's estate in 1962 (WB 6-293, DB 230-385), and it is still the home of his family (DB 319-235).



Architectural And Historic
Survey

Identification

<p>STREET ADDRESS: 933 Rugby Road MAP & PARCEL: 2-69 CENSUS TRACT AND BLOCK: 7-201 PRESENT ZONING: R-1 ORIGINAL OWNER: Bessie H. Alderman ORIGINAL USE: Residence PRESENT USE: Residence PRESENT OWNER: Harvey D. and Betty O. Smallwood ADDRESS: 933 Rugby Road Charlottesville, VA 22903</p>	<p>HISTORIC NAME: Alderman House DATE / PERIOD: 1932 STYLE: Colonial Revival HEIGHT (to cornice) OR STORIES: 2 storeys DIMENSIONS AND LAND AREA: 100' x 270' (27,000 sq. ft.) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Spring 1981 SOURCES: City Records Mrs. Harvey D. Smallwood</p>
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ARCHITECTURAL DESCRIPTION

The Alderman House is a two-storey brick Georgian Revival structure, five bays wide (the center bay being slightly wider) and single pile. The slope of the land is such that there is an English basement only at the front of the house. Foundation and walls are veneered with brick in Flemish bond with random glazed headers, and there is a moulded brick water table. The steep hip roof is covered with slate and has a boxed cornice with modillions. A gable with wheel window is centered on the facade. The house has two interior end chimneys with stringcourses and corbeled caps. The double-sash windows are segmental-headed with wooden sills, architrave trim, and louvered shutters. Those at the first level are tall 9-over-9 light, while those at the second level are much shorter 6-over-6 light. Basement windows are segmental-headed 6-light hinged sash. There is a frontispiece entrance in the center bay of the facade: Fluted pilasters with egg-&-dart moulding support a segmental pediment with a relief eagle. The 6-paneled entrance door has a semicircular fanlight in a rectangular transom and is set within a paneled entry recess. Six flagstone steps rise from each side to a flagstone stoop. The two-flight open-well stair in the broad central hall has turned balusters, a spiral newel, and ornamental brackets. The parlor and dining room have very deep cornices and marble mantels brought from Florence by Mrs. Alderman. There is a semi-octagonal projecting bay in the center of the rear elevation of the main block. In each plane at the first level, there is a pair of 3-light French doors under a round arch with keystone. These are flanked by fluted Roman Doric pilasters supporting an entablature with dentiled cornice. Above this, at the level of the interior stair landing, is an open porch with wrought iron railing. Its recessed rear wall is plastered, and access is by a pair of French doors in the central section of a Palladian window with four fluted pilasters. An original two-storey wing covering over half the south end of the house and 1½ bays of the rear elevation interrupts the classical symmetry of the main block. Its facade and first bay give the appearance of a compatible 1½-storey wing: The hip roof is lower, but of the same pitch and with matching cornice; and there is a moulded brick string course and small octagonal windows at the second level. Beyond the first side bay, the cornice lacks modillions, and there is a central gable with cornice returns on the south side and a pedimented gable at the rear. Windows are rectangular-headed 6-over-6 light at the first level and 4-over-4 at the second.

HISTORICAL DESCRIPTION

Bessie H. Alderman, widow of Dr. Edwin A. Alderman, first President of the University of Virginia, bought this lot in 1932 (City DB 75-428). Architect Marshall Wells had designed this house, one of his first residential buildings, to be the Aldermans' retirement home, but Dr. Alderman had died suddenly in the spring of 1931. Tax records show that the house was completed in 1932. It contains two marble mantels bought in Florence by Mrs. Alderman. Edward W. and Eleanor Kent Gamble bought the house from Mrs. Alderman in 1936 (DB 90-430) and sold it in 1946 to Ward and Margaret Delaney (DB 124-367, 181-182), who sold it to Charles and Carmel Muller in 1969 (DB 313-217). Harvey D. and Betty O. Smallwood purchased the house from them in 1973 (DB 346-551).



Architectural And Historic

Survey

Identification

<p>STREET ADDRESS: 936 Rugby Road MAP & PARCEL: 3-144 CENSUS TRACT AND BLOCK: PRESENT ZONING: R-1 ORIGINAL OWNER: R. Hunter Dulaney ORIGINAL USE: Residence PRESENT USE: Residence PRESENT OWNER: Richard H. & Edith L. Dale ADDRESS: 936 Rugby Road Charlottesville, VA 22903</p>	<p>HISTORIC NAME: Shadow Brae DATE / PERIOD: c. 1911-14 STYLE: HEIGHT (to cornice) OR STORIES: 2 storeys DIMENSIONS AND LAND AREA: 400' x 300' (2 3/4 acres) CONDITION: Good SURVEYOR: Bibb DATE OF SURVEY: Winter 1982 SOURCES: City/County Records Mr. & Mrs. Richard H. Dale Mrs. Collett H. Thach (Edith Compton Thach)</p>
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ARCHITECTURAL DESCRIPTION

This 2-storey house is three bays wide and double pile, set on a low foundation. The walls are stuccoed. It has a high-pitched hip roof with the side planes continuing into two steep gables on the symmetrical facade. These are interrupted by the medium-pitched shed roof over the slightly projecting center bay. At each end of the house, the roof extends down to shelter a one-storey piazza. The roof is covered with asphalt shingles and has projecting eaves and verges, a plain bargeboard, and exposed rafter ends and purlins. The long sweep of the roof at each end of the house is broken by a wide shed-roofed second storey dormer with shingled walls. The north dormer has 2 groups of 2 pairs of narrow 4-light casement windows. The south dormer has 2 pairs of French doors with sidelights and transom, set under a single wide segmental arch, giving access to a balcony set into the roof. Four stuccoed interior chimneys with small caps serve seven fireplaces. A 2-storey hip-roofed wing housing the kitchen and servants quarters projects diagonally from the SE corner. Windows are of three forms, paired 8-light casement, double sash, 8-over-8 light with wide center muntins to give the appearance of paired casement windows, and plain double-sash 6-over-6 light windows. They have concrete sills, no surrounds, and louvered shutters. Second storey windows are slightly shorter. There are single narrow 3-light attic casement windows in the peaks of the gables on the facade. There is a band of 3 pairs of narrow 4-light casement windows at the first level of the center bay of the rear elevation. There is a recessed 1-storey entrance loggia in the center bay of the facade. The large segmental-arched opening is flanked by narrow segmental-arched openings the size of a single casement windows. The loggia has a brick floor. The entrance door has 6 lights over 2 tall panels and is flanked by 6-over-6 light windows. The arched piazas have stuccoed segmental-arched frieze and piers and wooden floor. The south piazza has been enclosed with 2 pairs of 8-light casement windows, 4-light sidelights, and multi-light transom in each bay. There is a pair of 5-light French doors in the center bay on the south elevation. The north piazza remains open. Access from the parlor is by 2 pairs of 12-light French doors with louvered shutters. It has stationary wooden benches instead of a balustrade. A flight of brick steps leads from the piazza into a brick-walled garden north of the house. The floor plan is traditional and regular with an entrance hall with 2-flight open stair in the center front.

HISTORICAL DESCRIPTION

Tradition says that this house was built for Dr. Archibald C. Randolph early in this century. Tax records, however, indicate that it was built soon after R. Hunter Dulaney bought two blocks of lots in Preston Heights in 1911 (ACDB 146-344). It is possible that the house was build for Dr. Randolph, because the 1914-15 City Directory shows him living on Rugby Road, and in 1911 he was deeded half of the land reserved for a proposed street adjoining this lot (ACDB 148-181). Dulaney sold the house in 1916 to Boardman F. Smith (City DB 29-290) who built the brick-walled formal garden north and east of the house. Dr. Robert F. Compton bought the house in 1921 (DB 38-97), and it was the home of his family for over half a century (WB 3-102, 8-124; DB 206-311). His daughter Edith Compton Thach bought it from her parents' estate in 1959 (DB 216-273) and sold it in 1975 to Richard H. and Edith L. Dale (DB 362-193).



Architectural And Historic

Survey

Identification

STREET ADDRESS: 1007 Rugby Road	HISTORIC NAME: Belvoir
MAP & PARCEL: 2-68	DATE / PERIOD: 1928
CENSUS TRACT AND BLOCK: 7-201	STYLE: Colonial Revival
PRESENT ZONING: R-1	HEIGHT (to cornice) OR STORIES: 1½, 1 storey
ORIGINAL OWNER: F. W. Twyman	DIMENSIONS AND LAND AREA:
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: B. Allen and Sandra H. Benn	DATE OF SURVEY: Spring 1981
ADDRESS: 1007 Rugby Road	SOURCES: City Records
Charlottesville, VA 22903	Mrs. B. Allen Benn

ARCHITECTURAL DESCRIPTION

This beautiful proportioned and perfectly symmetrical Georgian Revival house consists of a 1½-storey central pavillion with one-storey side pavillions connected by arcades. The design of the central pavillion is based on Gunston Hall, the 1755 home of George Mason in Fairfax County. It is five bays wide and, unlike Gunston Hall, is single pile. It is set three steps above the side pavillions. The slope of the land is such that the foundation is high at the front and low at the back. There is partial basement. Foundation and wall construction are of cinderblock reneered with brick laid in Flemish bond with a stepped water table. The steep gable roof is covered with slate and has close verges and a boxed cornice with modillions and a plain frieze. The interior end chimneys are not capped. Windows are double-sash, 12-over-12 light, with wooden sills, symmetrically moulded trim, jack arches with stone keystones, and louvered shutters. There are two small 4-over-4 light windows with matching trim and shutters in each gable end. There are five gable-roofed weatherboarded dormers with 6-over-9 light windows on the facade and four on the rear elevation. The two basement windows at the east end of the facade are 8-light hinged sash with moulded surrounds. The one-storey Palladian portico covering the central bay of the facade is a slightly narrower version of the one at Gunston Hall. Four slender Tuscan columns support the round-arched pedimented gable roof with entablature. The floor and steps are of brick, and there is a wrought iron balustrade. The entrance door with six raised panels has 4-light sidelights over panels and a semi-circular louvered fan. A large, flat-roofed, one-storey portico covers the central bay of the rear elevation. It has four Tuscan columns, and entablature with triglyphs, and a paneled four balustrade with a section of Colonial Revival balustrade in the center in front of a Palladian window in a large wall dormer which gives access to the roof of the portico from the stair landing. A frontispiece entrance is set under this portico. Tuscan pilasters support an entablature with fret band and a pediment. The door has six raised panels. Very narrow and somewhat shorter 6-over-6 light windows flank the entrance. The two one-storey pavillions have interior and chimneys. The brickwork and roofs match those of the central pavillion. Windows are somewhat smaller, 6-over-6 light. The gable-roofed connecting arcades are three bays wide with circular headed double-sash windows. At the rear, there is a circular-headed door in each bay nearest the central pavillion. There is a garage in the basement of the south pavillion. Access is through a brick-walled sunken courtyard at the south end, completely screened by shrubbery. The interior of Belvoir is especially nicely detailed, with woodwork copied from both Gunston Hall and Brandon in Tidewater Virginia. The entrance hall has raised panel wainscot and pedimented doors with shouldered architraves. The three-flight open-well stair has a simple turned balustrade. The parlor wainscot has oval inset panels. Its mantel has coupled reeded columns matching the columns supporting round arches flanking the fireplace. The library is paneled in walnut.

HISTORICAL DESCRIPTION

F. W. Twyman purchased three lots in the subdivision of the Rugby estate in 1927 and 1928 (City DB 58-14, 62-347). Tax records show that the house was built in 1928. The architect was Stanhope Hohnson, who also designed the Monticello Hotel. Tradition says that the craftsmen who did the woodwork spent a year and a half on the site. Landscape architect Charles Gillette designed extensive gardens, some of which were completed. Twyman died in 1938 (WB 4-321), and his wife in 1945 (WB 5-319). In recent years the house has been occupied by their son Dr. James B. Twyman. The present owners purchased the house from the Twyman estate in 1977 (DB 386-525). Additional Reference: City BD 394-327.

**AN ORDINANCE
AMENDING AND REORDAINING SECTION 34-337
OF CHAPTER 34 (ZONING) OF THE CODE
OF THE CITY OF CHARLOTTESVILLE (1990), AS AMENDED
ADDING A ZONING OVERLAY DISTRICT TO BE KNOWN AS
THE RUGBY ROAD HISTORIC CONSERVATION DISTRICT**

WHEREAS, based on information and surveys provided by neighborhood residents, the City's Board of Architectural Review ("BAR") and staff of the City's Department of Neighborhood Development Services ("NDS") have recommended that a new historic conservation overlay district should be established adjacent to a portion of Rugby Road, as shown on a map prepared by NDS, dated April 2014, titled "Proposed Rugby Road Historic Conservation District," ("Proposed District Map"), a copy of which is attached to this Ordinance and incorporated herein by reference; and

WHEREAS, on July 8, 2014, the Planning Commission, by motion, initiated the zoning text and zoning map amendments necessary for the establishment of the proposed historic conservation district; and

WHEREAS, following a joint public hearing before this Council and the Planning Commission, duly advertised in accordance with law and held on July 8, 2014, the Planning Commission reviewed the information and analysis provided by the BAR and NDS relative to the criteria set forth within City Code Sec. 34-36(c), voted to recommend approval of proposed historic conservation district, and transmitted its recommendation of approval to City Council; and

WHEREAS, (i) descriptions of the features of each property within the district have been set forth within Architectural and Site Descriptions included with the BAR and NDS recommendations, but no designation of any structure as an individually protected property is proposed as part of this zoning action; and (ii) the designation of individual structures within the proposed district as either "contributing" or "noncontributing" is as shown on the Proposed District Map; and

WHEREAS, this Council finds and determines that approval of the zoning text and zoning map amendments necessary for the establishment of the proposed historic conservation district would serve the interests of the public necessity, convenience, general welfare or good zoning practice; NOW, THEREFORE,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia:

- 1. THAT the Charlottesville City Code (1990), as amended, Chapter 34 (Zoning), Article II (Overlay Districts), Section 34-337 (Conservation Districts) is hereby amended and re-ordained, as follows:**

Sec. 34-337. **Conservation districts.**

The following areas have been determined by city council to meet the criteria for designation as a conservation district, the limits of which are shown on the city's zoning map:

(1) ~~The Martha Jefferson Historic Conservation District: City Council has designated only certain buildings within this overlay district as "contributing structures." Those contributing structures are identified on a map included within the conservation district design guidelines, a copy of which is available within the department of neighborhood development services; and~~

(2) The Rugby Road Historic Conservation District.

Within each district designated above, City Council has determined that only certain buildings are considered "contributing structures." Those contributing structures are identified on a map of each district included within the city's conservation district design guidelines, copies of which are available within the department of neighborhood development services.

2. **THAT this City Council concurs with the determinations shown on the Proposed District Map referenced herein above, identifying structures on each parcel within the Rugby Road Historic Conservation District as being "contributing" or "non-contributing". Such determinations are hereby adopted by City Council as its own, and those properties determined to be "contributing" shall be the properties identified on a map of the district to be included within the city's conservation district design guidelines, as required by City Code Sec. 34-337, and from time to time hereafter, Council may amend these determinations by resolution, in the same manner by which the guidelines may be approved or amended pursuant to City Code Sec. 34-348(2); and further,**
3. **THAT the Zoning Map referenced within City Code Sec. 34-1(1) is hereby amended and re-ordained, and shall be revised to show, within the boundaries depicted within the Proposed District Map referenced herein above, an overlay zoning district applicable to all of the parcels situated within such boundaries, such overlay district to be referenced as The Rugby Road Historic Conservation District established pursuant to City Code Sec. 34-337(2).**

Attachment (1): April 2014 Proposed Zoning District Map, prepared by NDS

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	August 18, 2014
Action Required:	Information
Presenter:	David Ellis, Assistant City Manager Bob Stroh, DBAC Jon Bright, DBAC
Staff Contacts:	Brian Daly, Parks and Recreation Director David Ellis, Assistant City Manager Chris Engel, Economic Development Director Jim Tolbert, Neighborhood Development Services Director
Title:	Downtown Mall Update

Background:

On April 16, 2013 City Council held a work session at the Carver Recreation Center that focused on the real and perceived conditions on Downtown Mall. The meeting was attended by members of the North Downtown Resident Association (NDRA), the Downtown Business Association Committee (DBAC), concerned residents, City Council, the City Manager and relevant staff. During the meeting it was determined the most efficient way to explore the issues and develop recommendations was to develop four work groups: Law Enforcement, Physical Plant, Human Services, and Economic Development. Individuals self-selected into groups and there were no restrictions on how many groups an individual could join.

On August 28, 2013 representatives from those work groups presented their recommendations to City Council at a work session. Since that time the staff associated with each work group has continued to refine recommendations and develop potential costs associated with the recommendations. Upon direction of City Council, staff will move forward with the development of plan for those recommendations that Council would like to see implemented.

On January 20, 2014 staff provided Council with an update from the four work groups focused on enhancing the Downtown Mall and requested guidance from Council on prioritizing those recommendations. The purpose of this memorandum is to provide you with an update on actions that have occurred since that time.

Discussion:

The following items have been completed or are in the final stages of completion:

- The development of a “Street Sheet” that provides business owners, downtown ambassadors and service providers contact information, hours and services provided for those in need;
- Thomas Jefferson Area Coalition on Homelessness (TJACH) has adopted governance structure that provides improved service coordination;
- Implementation of a Community Case review process that reviews plans for individuals and families living in homelessness or at risk of homeless to identify and secure services and supports that will lead to stable housing.;
- The new workforce center manager for the Downtown location has been selected and has begun outreach to the service providers in the area;
- An inventory of all existing lighting on the mall and side streets was recently completed. Neighborhood Development Services is currently in the process of procuring a contract to engage a lighting specialist to analyze and provide recommendations on lighting for those areas;
- New directional and informational signs have replaced the older and out dated signs on the downtown mall;
- Additional cigarette receptacles have been placed on the mall;
- Parks and Rec has identified a potential solution that would allow businesses on the downtown mall to install planters adjacent to their business without going through an additional approval process. Parks and Recreation will be presenting this option to the Board of Architectural Review this fall;
- Installation of hanging planter baskets on the mall – Parks and Recreation has investigated this proposal and the cost would be \$3,500 for 12 hanging baskets;
- downtownmall@charlottesville.org e-mail address has been established to assist in reporting maintenance issues on the mall.
- Parks and Rec has developed an implementation plan for the replacement of older benches on the mall will occur this fall;
- In an effort to address feedback received regarding the Downtown Ambassadors, each ambassador enrolled and successfully completed the requirements to receive the nationally recognized designation of Certified Tourism Ambassador. In order to receive this designation, participants must show they are well versed in the highest standards of courtesy and professionalism when interacting with visitors to the area and stay abreast of area events, visit and familiarize themselves with a wide range of landmarks, while continuously furthering their knowledge of historic area attractions and destinations;
- The ambassadors are in the process of completing a survey to determine which businesses on the mall have cameras that can be used by the Police Department in cases where criminal activity takes place;

The following item requires Council action:

- Members of the Economic work group have been meeting over the past year to assess the possibility of establishing a Business Improvement District, also known as a Special Services District (SSD) that would encompass the downtown mall. Members of the Downtown Business Association recently sent a letter to Council providing a business case for the establishment of a SSD and potential next steps.

Alignment with Council Vision Areas and Strategic Plan:

This item directly aligns with the City Council's vision of a "Smart, Citizen Focused Government.

Community Engagement:

Over the past year, there have been work sessions, work group meetings and conversations that have engaged business owners, non-profits, residents and others on enhancing the downtown mall.

Budgetary Impact:

If Council approves moving forward with next steps on establishing a SSD, the up-front cost would not exceed \$55,000.00.

Recommendation:

If Council desires, staff will proceed with the development of a proposal to address the Downtown Business Association's request, utilizing strategic investment funds and bring forward at the next Council meeting.

Alternatives:

N/A

Attachments:

A – Business Improvement District Description dated July 14, 2014

B – Proposed Special Services District

C- Correspondence from DBAC to Council

A BID for Downtown Charlottesville

The effort would be managed by a nine member Ad-Hoc Committee of the DBAC with membership representing the various stakeholders as shown.

Ad-Hoc Committee:

- 5-Property Owners
- 2-City Staff
- 1-North Downtown Resident Association
- 1-Downtown Business Owner

The Property Owners listed below are in support of investigating the BID concept with the assistance of a loan from the City to DBAC. These Property Owners represent over \$90,000,000 in assessed property downtown.

The Omni Hotel
Hunter Craig
Charlottesville Parking Center, Inc
Mark Brown
Charles Lewis
Keith Woodard
Kuttner Family
Jon Bright
Joan Fenton

Budget: It is the intention of this budget to improve the Downtown Mall while preserving the historic fabric created within the community. Information provided by the Virginia Main Street and the Virginia Downtown Development Association allowed the subgroup to estimate an budget based on the population of Charlottesville and footprint of the Downtown Mall. It is estimated the yearly operating budget would be in the range of \$375,000-\$425,000 and included the following:

Income:

BID receipts
Events
Sponsorship
Donations
Grants

Expenses:

Staff Salaries, Benefits and Administrative Costs
Events
Loan Reimbursement (first three years)
Marketing
Enhanced Maintenance

Timeline:

July 21st: Initial Request to Council

July 22nd: DBAC released Request for Quote for BID services, contingent on funding

Sept. 15th: Final decision request to allow adequate time before start of FY 16

Sept 30th: Finalized decision for BID research services

October—January 2015: BID research

January 19th, 2015: BID research report submitted to Council

February 2nd 2015: Formation of BID consideration under Council review

February 16th, 2015: Council vote to create Downtown Mall BID

July 1st 2015: BID organization begins



Proposed Business Improvement District: 5/21/14



Historic Downtown Mall

DOWNTOWN BUSINESS ASSOCIATION

CHARLOTTESVILLE VIRGINIA ★ 1976-2012

July 14, 2014

Honorable Mayor Huja, Members of City Council and City Staff:

City Council held a very constructive Downtown Mall Work Session last year to discuss several ongoing maintenance, security and marketing issues. To address the challenges identified, the Economic Development group found the most agreement around the idea of creating a Specialized Service District.

Since the Fall of 2013, a subcommittee of the Economic Development workgroup has been meeting with many business owners, property owners and residents to explore this possibility. We believe we have secured enough community support to warrant exploring the idea in earnest.

A Specialized Service District (SSD) is a mechanism which creates a stream of funding for physical improvements, services, and marketing for a specific geographic area. Properties located within the designated boundaries are assessed a fee which is dedicated to the SSD's purposes.

SSDs and Business Improvement Districts (BID) are found throughout the United States. In Virginia, the state code (Sections 15.1-18.2 and 15.1-18.3) allows localities to establish service districts through adoption of a local ordinance by the city council. Projects which can be funded include:

1. Public improvement projects such as lighting, paving, seating, landscaping and parking.
2. Street cleaning and security services.
3. Transportation plans and enhancement of transportation corridors.
4. Business development, marketing and promotion services.
5. Cultural and recreational activities.
6. Nonprofit management of the entity charged with providing the services.

We appreciate Council's understanding of the Downtown Mall as an economic driver for the City and recognition of the fact that real problems and challenges exist downtown. Despite the City's long-standing and generous financial commitment to care for the Downtown Mall through the use of general revenue funds, the Downtown Mall continues to operate at a distinct disadvantage to all other business districts in the City, County and region. Every other mall, shopping center and town center collects fees from its tenants through their lease agreements that support staffing, marketing, events and

other services. The independent businesses in our downtown do not have that mechanism to equitably collect funds to support their similar, and in certain cases, even more critical needs.

The Downtown Business Association of Charlottesville respectfully requests your further assistance to fully investigate the creation of a Downtown Area Service District. This creative, time-tested solution will build upon our Downtown's current welcoming, eclectic and vibrant environment to better serve our tourists and area businesses and residents alike in the future.

We believe the next step is to secure the services of a person, persons or a firm that can dedicate their energies to this investigation. This individual or group would develop the ordinance, identifying the most reasonable and desirable structure and program to achieve our goals. Their responsibilities would also include soliciting input and support for this District from every possible property owner and business within the district boundary.

The DBAC does not have the resources to fund such a position and we understand that it would be inappropriate for the City to do so. This person, persons or firm, would report to and be managed by an Ad-Hoc Committee of the DBAC. Membership on this committee would include downtown property owners, downtown business owners, downtown residents and City representatives. Many aspects of this BID effort have been discussed, supporters identified, budget outlined and timeline considered. These are provided for your consideration in the attachment titled "A BID for Downtown Charlottesville".

We therefore ask the City to approve a \$55,000 loan to fund this position, associated expenses and legal work. The loan would be repaid to the city over a three year period by the Service District when the SSD is approved and implemented. If the initiative fails to secure the needed support or fails to be implemented for any reason including lack of approval by Council, then we respectfully ask that the City would forgive the loan as part of the cost of ensuring the future economic viability and community viability of the Downtown Mall.

Once the loan is approved, the Ad-Hoc committee of the DBAC would work to develop an RFP that would clearly set forth the goals, responsibilities and a timeline for this position. We would anticipate circulating the RFP within 30 days and having proposals in hand within an additional 30 days. Our expectation would be to have the position filled within 90 days.

We appreciate Council's and City staff's leadership in organizing these work sessions and look forward to partnering with you for solutions. We are sincerely grateful for the City's leadership in holding the Downtown Mall Work Session last year in the first place, as the SSD is one tangible, positive and measurable outcome of that effort. Finally we sincerely believe that this effort will be successful in gaining the support of business and property owners. You will note that the signatories below represent a significant portion

of the property owners in the suggested district boundaries. This clearly exhibits the support for the concept even in these initial stages of consideration. Meeting our request would allow the proper expertise and dedication needed to fully explore the best way to create an SSD that would elevate and further improve the Downtown Mall. The need has never been greater and time is right to offer this opportunity to this Council, the downtown property owners, and businesses.

Thank you for your consideration of this proposal.

Jon Bright, Downtown Business and Property Owner

Joan Fenton, DBAC Co-Chair and Downtown Property Owner

Ludwig Kuttner, Downtown Property Owner

Vivian Stein, DBAC Treasurer and Downtown Business Owner

Bob Stroh, DBAC Co-Chair