

**City of Charlottesville
Board of Architectural Review
Staff Report
August 16, 2022**



Prelim Discussion (HC District)

921 Rugby Road, TMP 020072000

Rugby Road HC District

Owner: Grace and John Coleman

Applicant: Keith Scott, Rosney Co. Architects

Project: Demolition of shed, landscape alterations



Background

Year Built: House c1929; Shed c1929.

District: Rugby Road Historic Conservation District

Status: Contributing

House: Colonial Revival /Cape Cod. Flemish-bond brick, the three-bay-wide one-and-a-half story dwelling features a side-gabled slate roof.

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

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

Prior BAR Review

N/A

Application

- Submittal: Conceptual plans and photos

Preliminary discussion only:

- Proposed landscaping and parking area at front yard. Staff suggested applicant review with BAR the location and scale of the parking area. (Per City Code, parking may not exceed 25% of front yard area, measured from the front façade of the primary structure.)
- Planned rear addition is not visible from Rugby Road and not subject to BAR review. However, the existing shed in the rear yard is a *contributing structure*.

Discussion and Recommendations

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

It should also be noted that the BAR does not review construction, additions, and alterations that are to the rear of primary structures and not visible from the primary road. In brief, this garage shed could be altered entirely without BAR review.

Suggested Motions

No action is proposed. Staff is only seeking guidance on how to best respond to and process this request.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341 of the City Code. Criteria for approval

- a. In considering a particular application the BAR shall approve the application unless it finds:
 1. That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and
 2. The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.
- b. The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c. The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 of the City Code. Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;

- 3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- 4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- 5) Any applicable provisions of the city's conservation district design guidelines.

Pertinent Design Review Guidelines for New Construction and Additions

- Building Location – setback and spacing
- Building Scale – height and massing
- Building Form – roofs and porches
- Building Openings – orientation, doors and windows
- Building Materials and Textures
- Building Paint

Staff Comment: Rear addition is not visible from Rigby Road and not subject to BAR review.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

Staff Comment: No new fencing is proposed.

Rugby Road Historic Conservation District:

Architectural character-defining features:

- 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.

Staff Comment: Several nearby properties within the district have front yard parking and circular driveways. Staff suggests the proposed parking is compatible with the district, provided there is adequate screening from Rugby Road.

Factors for Considering Demolitions within Historic Conservation Districts

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;

Staff comment: The 2013 historic survey indicates the house and garage were constructed c1929.

2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;

Staff comment: Neither this property or the Rugby Road HC District are listed on the VLR/NRHP.

3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Staff comment: The 2013 historic survey does not indicate an association with any notable events or individuals.

4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Staff comment: Unable to determine. Applicant to provide photos.

5. The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff comment: Unable to determine. Applicant to provide photos.

6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;

Staff comment: The garage is not visible from the primary road and not visible from elsewhere within the HC District.

7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;

Staff comment: The applicant will provide photo.

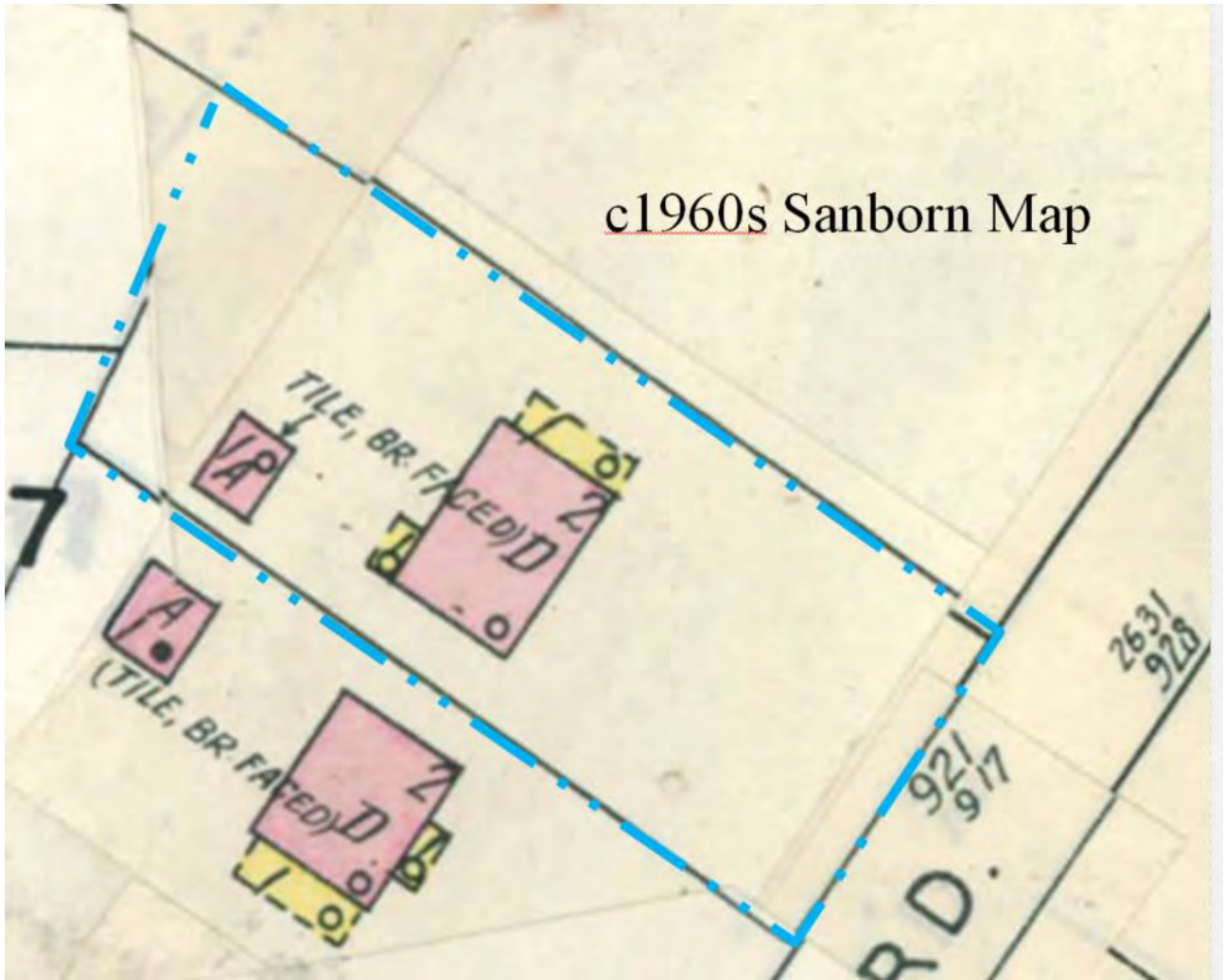
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value;

Staff comment: The structure will be removed entirely.

9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

Staff comment: Demolition is not required for public safety. The condition is not known. It is not visible from Rugby Road.

c1960s Sanborn Map



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.

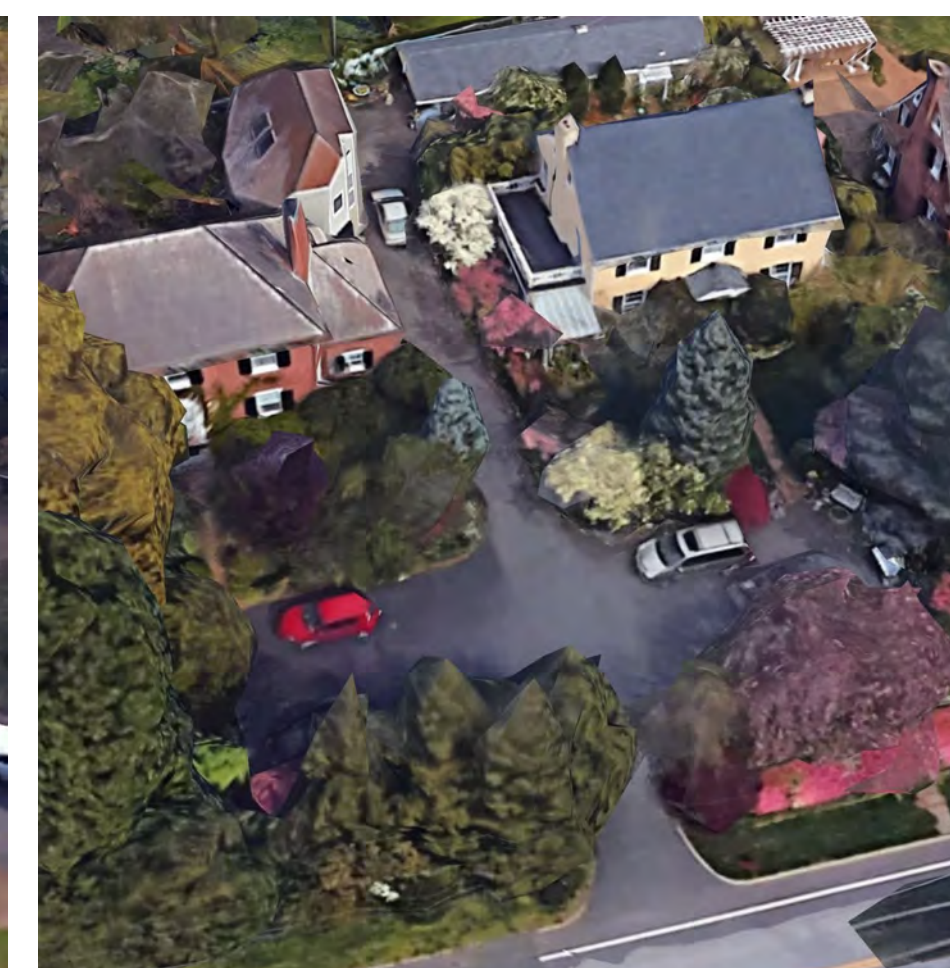
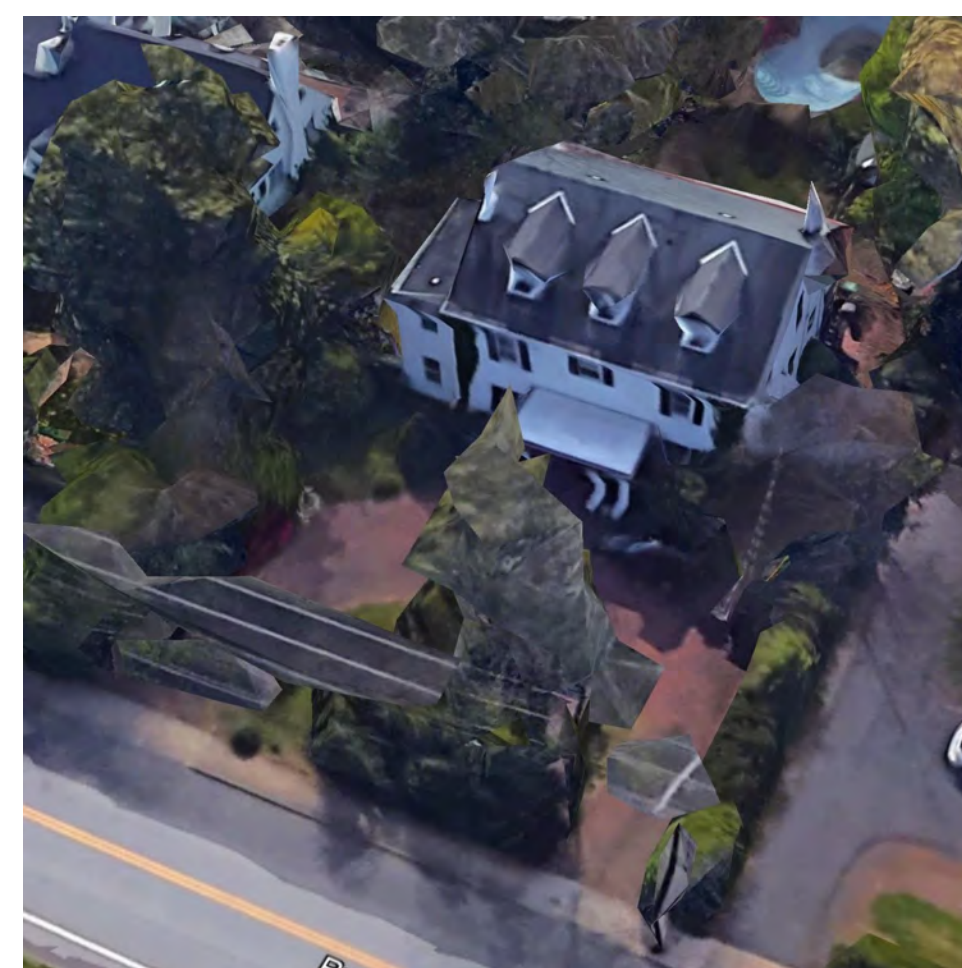
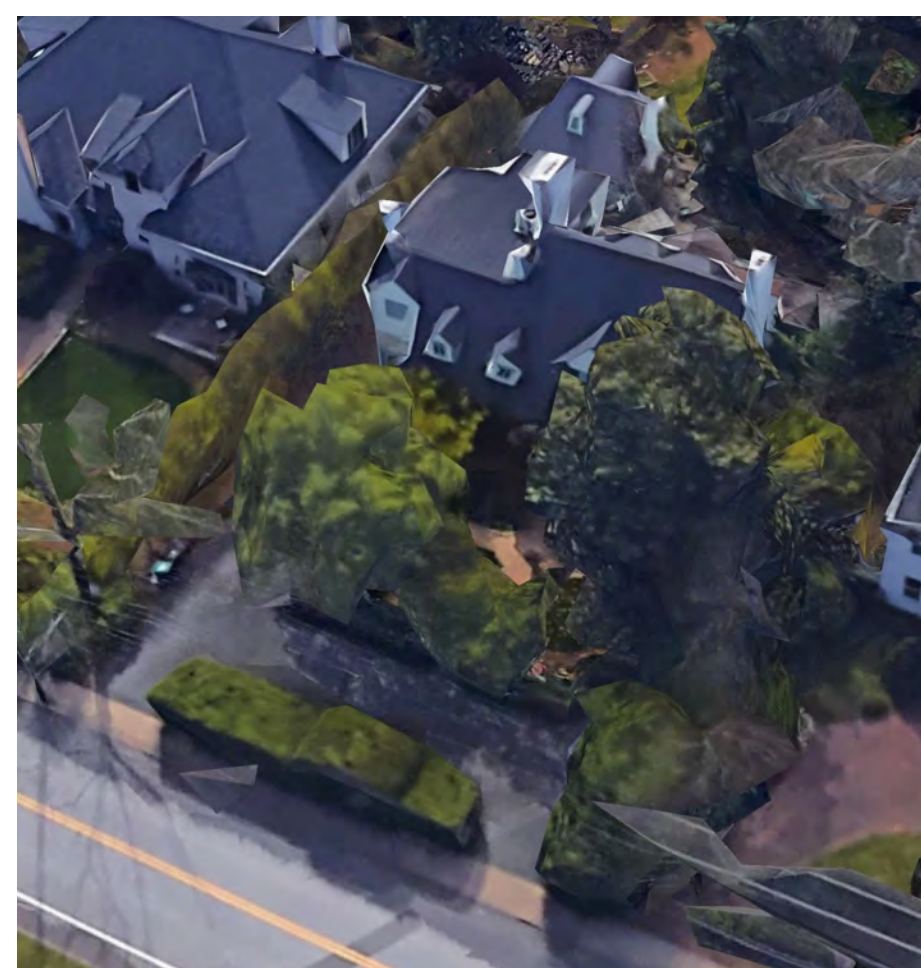
Site Description: Set on a 0.33-acre parcel facing Rugby Road, the house sits on a rise with a grassy lawn and mature trees and shrubs, including foundation plantings. A straight, paved driveway extends



AERIAL MAP OF RUGBY ROAD



921 RUGBY ROAD



936 RUGBY ROAD

928 RUGBY ROAD

920/922 RUGBY ROAD

918 RUGBY ROAD

914 RUGBY ROAD

917/919 RUGBY ROAD

{ ROSNEY Co }
 ARCHITECTS
 609 East Market Street, Suite 206
 Charlottesville, Va. 22902
 434.242.9678

CONSULTANTS:
 CIVIL ENGINEER:

Coleman Residence
 921 Rugby Road
 Charlottesville, Virginia

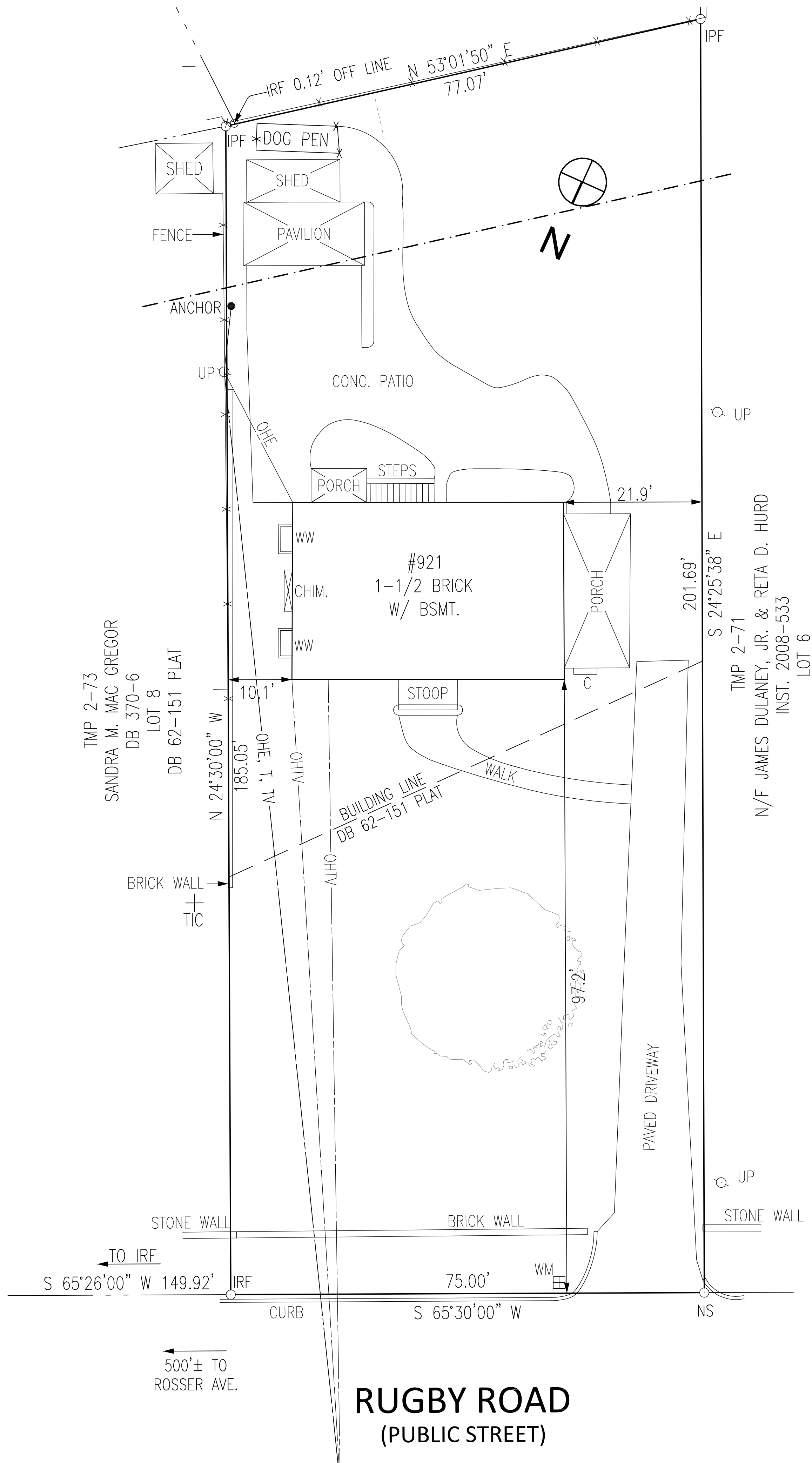
EDITIONS/REVS

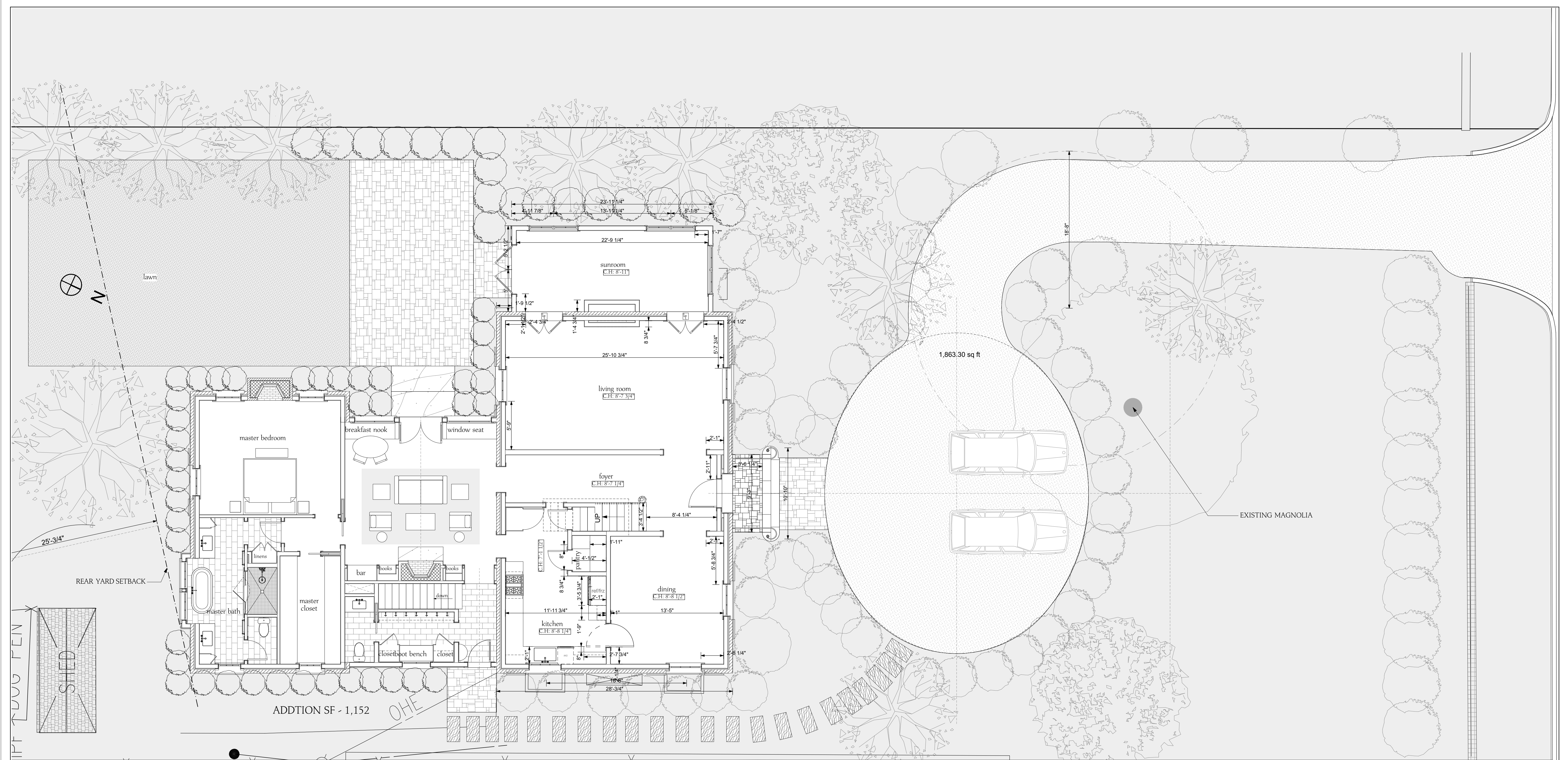
Rugby Road
 Precedents

8/11/2022

A1.5

12:37 PM 8/11/2022





Coleman Residence
 Parking Layout
 Scale: 3/16"=1'-0"

Photos of front yard:



Photos of pavilion proposed for removal:



Proposed Rugby Road Historic District

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]



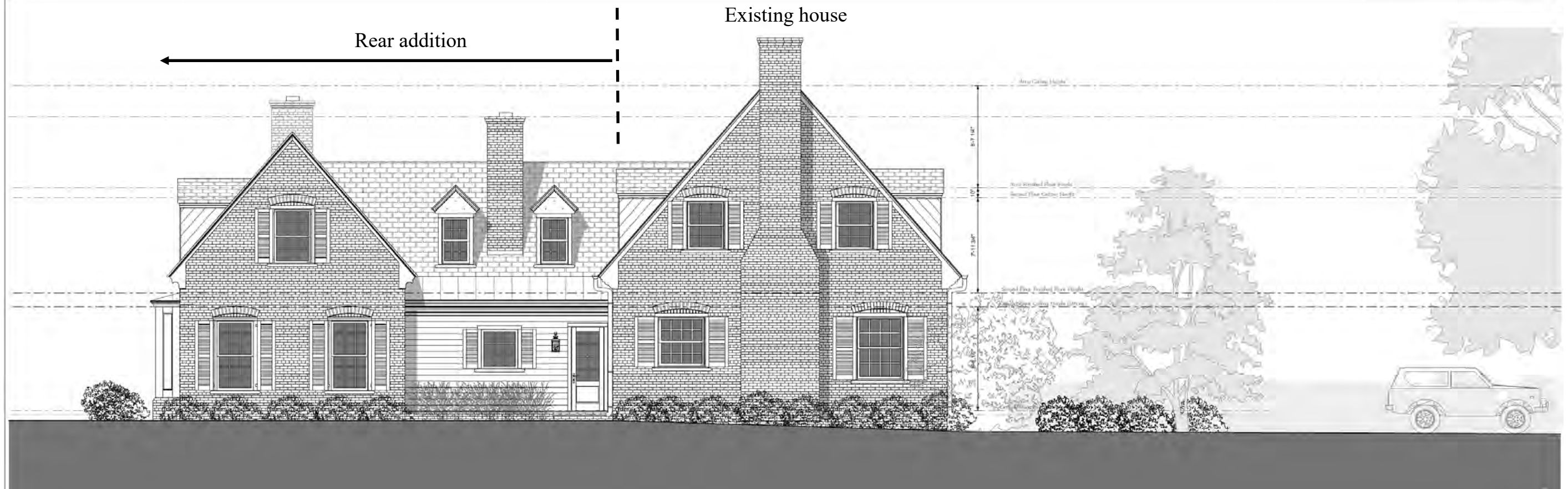
Existing house — from Rugby Road

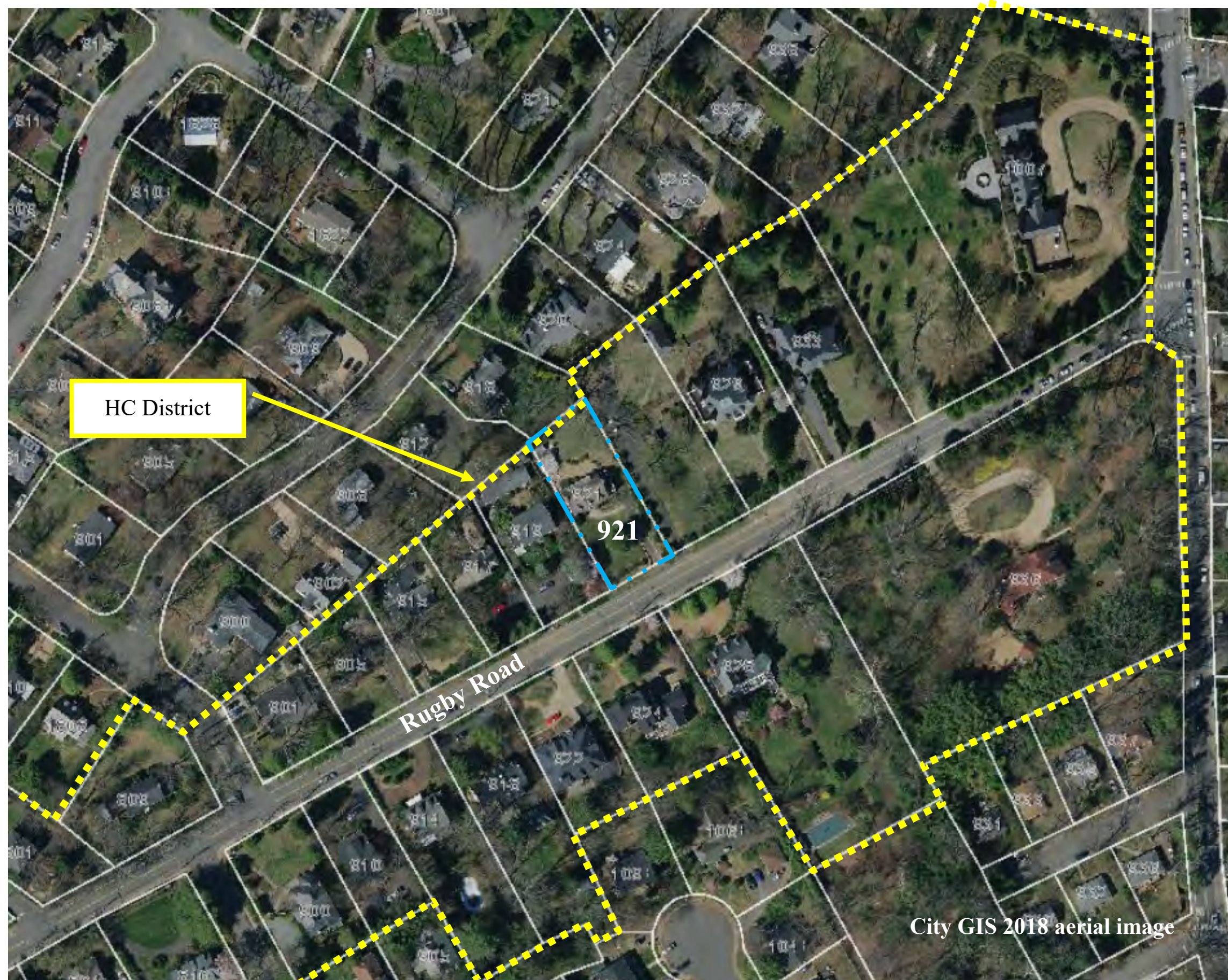


City GIS



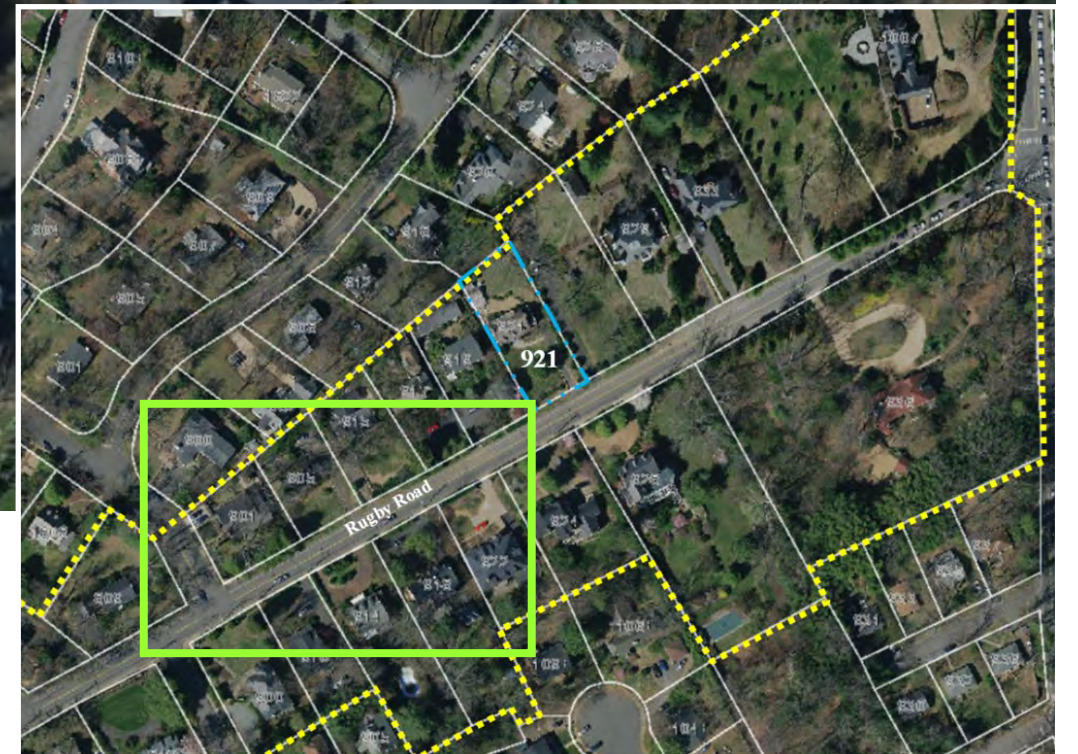
2013 HC District Survey





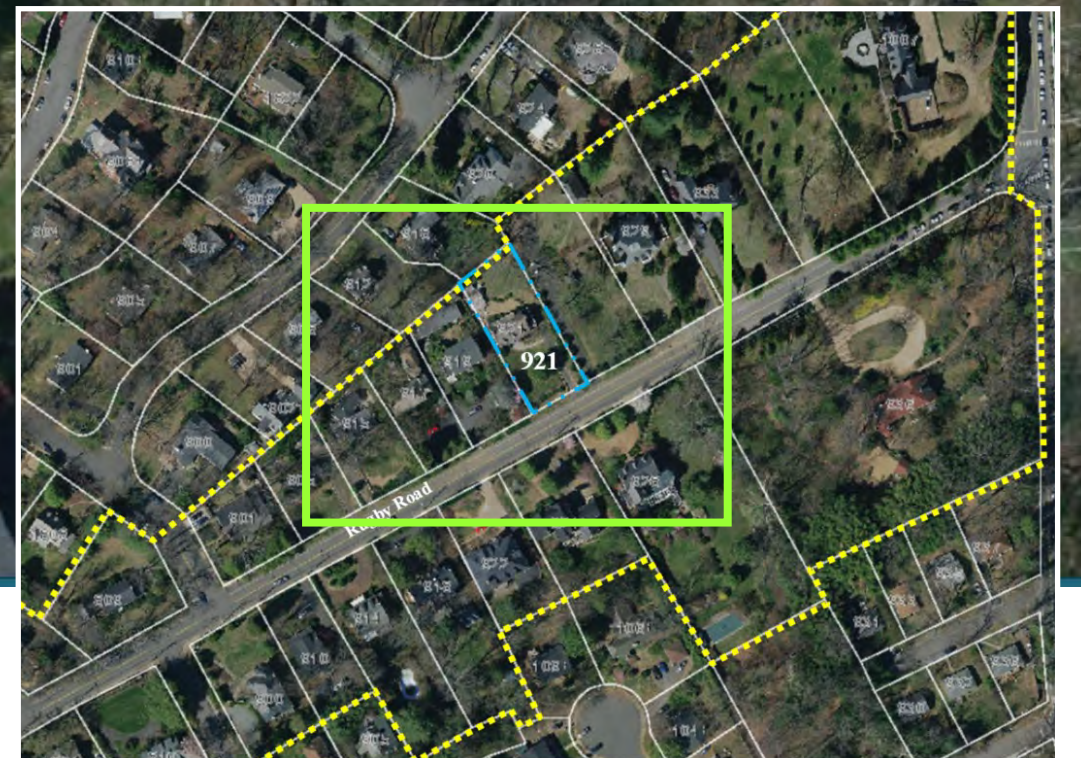


Parking in front yard





Parking in front yard

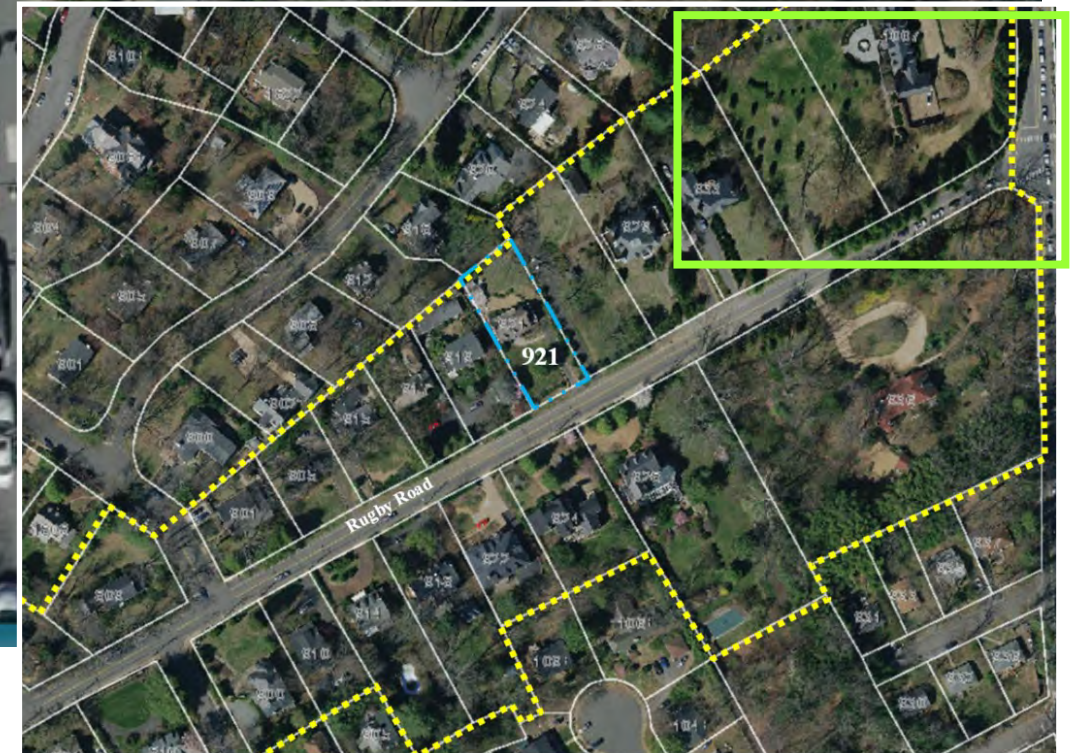




City GIS 2018 aerial image

Rugby Road

Parking in front yard



Parking in front yard

HISTORIC CONSERVATION DISTRICT DESIGN GUIDELINES

Adopted by City Council April 17, 2017

Amended September 5, 2017

INTRODUCTION

The “Historic Conservation District” designation is intended to protect the character and scale of the more modest historic Charlottesville neighborhoods that are facing tear-downs and increased development, without imposing excessive requirements on the current residents who may want to remodel their homes. Therefore, the ordinance regulations and the following guidelines focus on preventing demolitions of historic buildings, and preventing construction of inappropriate new buildings and additions. Modern and sustainable, energy-efficient construction is encouraged when done thoughtfully in concert with older structures.

A Historic Conservation District is different from an Architectural Design Control (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 no approval is required from the Board of Architectural Review (BAR) for certain smaller structures, additions, and demolitions that are not in view of a public street; (2) The Historic Conservation District Design Guidelines have been greatly condensed and simplified; and (3) The residents of a Historic Conservation District help identify architectural character-defining features (included in these Design Guidelines) to be referenced and reinforced when applying the Design Guidelines.

A map of each designated Historic Conservation District is included in these Design Guidelines, with each structure determined to be either contributing or non-contributing. A non-contributing building or structure does not require BAR approval prior to demolition. Otherwise, both contributing and non-contributing buildings and structures follow the same design review process.

The following Design Guidelines offer general recommendations on the design for all new buildings and additions in Charlottesville’s Historic Conservation Districts. The guidelines are flexible enough to both respect the historic past and to embrace the future. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles. These guidelines are intended to provide a general design framework for new construction. Designers can take cues from the traditional architecture of the area and have the freedom to design appropriate new architecture for Charlottesville’s historic districts.

The Design Guidelines are based on the Secretary of Interior’s Standards for Rehabilitation, which are intended to assist the long-term preservation of a property’s significance through the preservation of historic materials and features.

HISTORIC CONSERVATION DISTRICT DESIGN GUIDELINES

NEW CONSTRUCTION AND ADDITIONS

Building Location – setback and spacing

1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
2. Maintain average spacing between buildings on the same street.

Building Scale – height and massing

1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
2. Keep the height and width of new buildings within the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street is recommended.
2. Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.
3. Windows should be simple shapes compatible with those on contributing buildings, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

HISTORIC CONSERVATION DISTRICT DESIGN GUIDELINES

DEMOLITIONS

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;
2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
5. The degree to which distinguishing characteristics, qualities, features or materials remain;
6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;
7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value;
9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

2. RUGBY ROAD Historic Conservation District
Adopted September 2, 2014

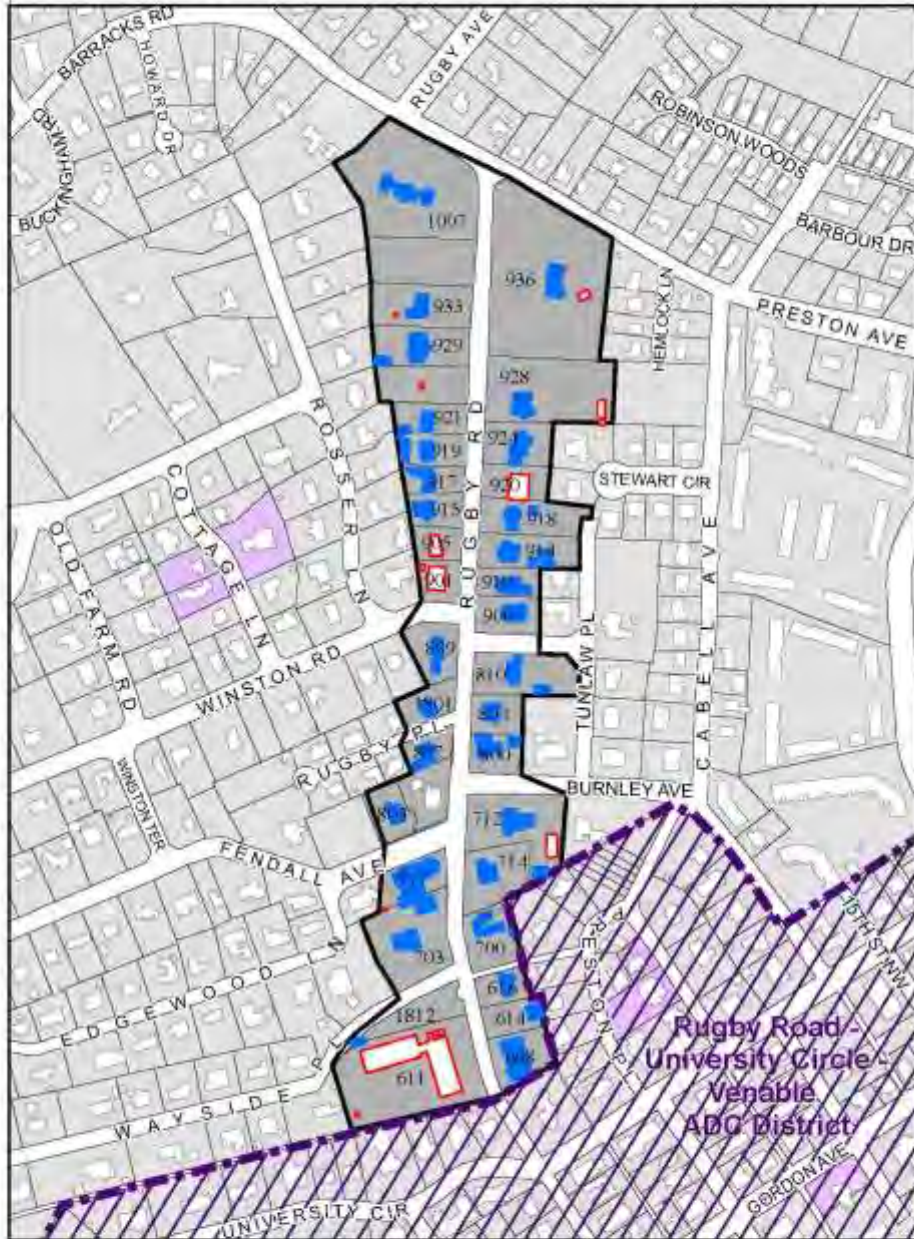
Architectural character-defining features:

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.

Individually Protected Properties:

The following structures have been identified that may potentially qualify for designation
as Individually Protected Properties (IPP): 712, 924, 928, 929, 933, 936, and 1007 Rugby
Road.

Rugby Road Historic Conservation District



Legend

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



1 inch = 375 feet

City of Charlottesville
 Neighborhood Development Services
 Adopted September 2, 2014