

From: [Murphy, Mollie](#)
To: bgastinger@localdesigncollective.com
Cc: [Werner, Jeffrey B](#)
Subject: BAR # 22-11-02
Date: Thursday, November 17, 2022 3:33:00 PM
Attachments: [image001.png](#)

BAR # 22-11-02
480 Rugby Road, TMP 090003000
Rugby Road-University Circle-Venable ADC District
Owner: Westminster Presbyterian Church
Applicant: Breck Gastinger, Local Design Collective
Project: Landscaping, site work (Common Grounds)

Mr. Gastinger:

The CoA request for the above referenced project was reviewed by the City of Charlottesville Board of Architectural Review on November 15, 2022. The following action was taken:

- **Action:** *Motion approved (5-0) with approval of Consent Agenda:* Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan at 480 Rugby Road satisfies the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.

Note: Mr. Zehmer moved to approve the Consent Agenda. Mr. Schwarz, second. Motion passed 5 – 0.

For specifics of the discussion, the meeting video is on-line at:
<https://boxcast.tv/channel/vabajtzeuyv3iclkx1a?b=zws6izrpegx6m7ox2o8i>

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))
If you have any questions, please contact me at murphymo@charlottesville.gov.

Sincerely,
Mollie



Mollie Murphy (*she/her*)
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
City of Charlottesville
(434) 970-3515 | murphymo@charlottesville.gov

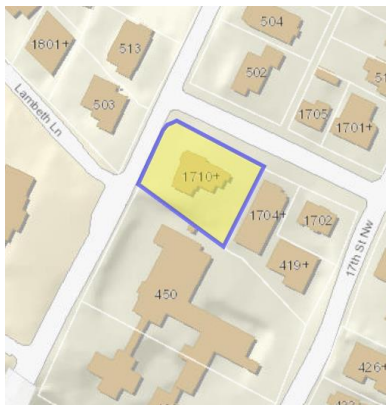
<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>
<https://gisweb.charlottesville.org/GisViewer/>

**City of Charlottesville
Board of Architectural Review
Staff Report
November 15, 2022**



Certificate of Appropriateness

408 Rugby Road, TMP 090003000
(Also 1710 Gordon Avenue. Formerly 214 Rugby Road.)
Rugby Road-University Circle-Venable ADC District
Owner: Westminster Presbyterian Church
Applicant: Breck Gaster, Local Design Collective
Project: Landscaping



Background

Year Built: c. 1900-1915
District: Rugby Road-University Circle-Venable ADC District
Status: Contributing

Built as detached dwelling; now a community coffee-house. Eclectic/Vernacular. Circa 1900-1915. Brick (6-course American bond with Flemish variant on front); 2-1/2-stories; hipped roof; one front oversized hipped dormer; asymmetrical 3-bay front; 3-sided, 2-story projecting front bay; 1- story side porch, now screened. Segmental arches over openings; rounded hood over front door. Characterized by highly articulated facades, this early brick house has served as a nonprofit community coffeehouse since the 1960s.

Prior BAR Reviews

n/a

Application

- Applicant's submittal: Local Design Collective drawings *Common Grounds Terrace: Westminster Presbyterian Church*, dated October 21, 2022: Sheets 1 through 12.

Request CoA for landscaping and related sitework. (No new exterior lighting is proposed.)

Discussion

Staff recommends approval as submitted.

Comments from the applicant in response to initial questions.

- Explanation why the large tree visible on Google street view is no longer there.
 - Local Design Collective: The large tree was a mulberry. They can be problematic and there were concerns this tree's roots may be undermining the existing structure. Early in design conversations, removal was suggested as part of this request; however, the owner decided to remove without notifying the design team. That said, Westminster Presbyterian has planted significant canopy trees on other portions of its campus and along Rugby Road: elms, ginkgo, Kentucky coffee tree, among others. The overhead lines present a challenge to new, canopy-scaled trees at the side yard.
- The dwarf fothergilla and ninebark provide [visual] interest over many seasons; however, fothergilla loses its leaves in winter. Bordering a structure, would an evergreen be preferable? Explain removal of the boxwood—as neighborhood-defining plant, per the Design Guidelines--and planting fothergilla?
 - Local Design Collective: The boxwood in the front yard will remain. The boxwood in the side yard have grown too large and visually isolate the screened porch from the rest of the yard. The congregation wants the yard and the porch to be more welcoming and conducive to gatherings and activities. The boxwood will not be discarded, but transplanted to the north of the new terrace, screening the adjacent parking. The porch is only a few feet above the yard, therefore the new, lower--and native--plantings are preferred.

Suggested motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan at 480 Rugby Road satisfies the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, In considering a particular application the BAR shall approve the application unless it finds:

- 1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

- 4) The effect of the proposed change on the historic district neighborhood;
- 5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter II – Site Design and Elements

B. Plantings

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

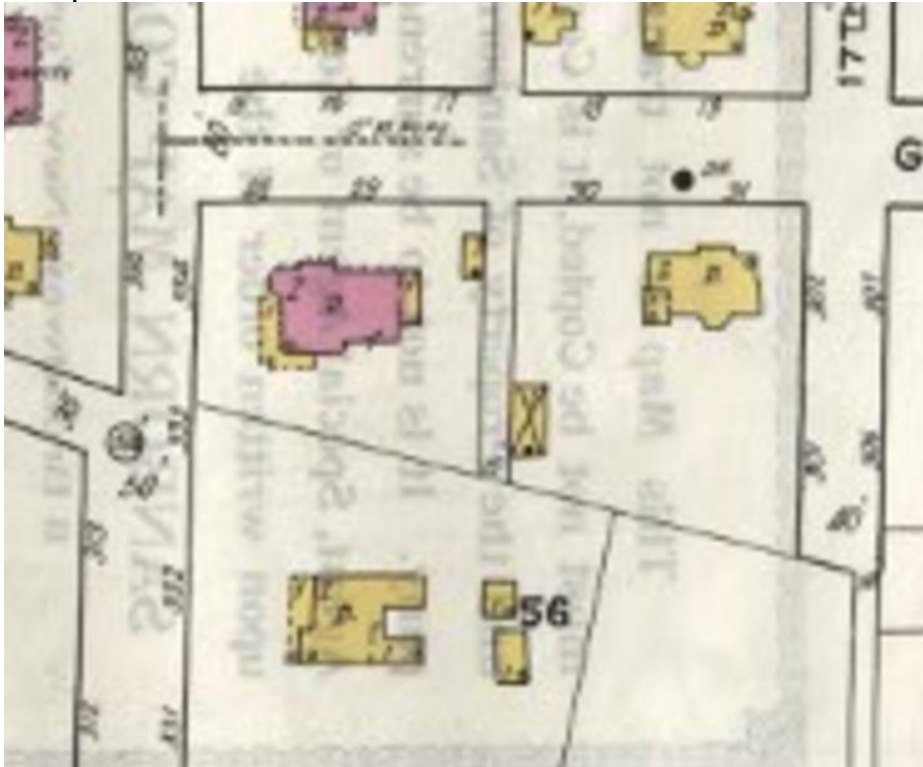
E. Walkways and Driveways

1. Use appropriate traditional paving materials like brick, stone, and scored concrete.
2. Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3. Gravel or stone dust may be appropriate, but must be contained.
4. Stamped concrete and stamped asphalt are not appropriate paving materials.
5. Limit asphalt use to driveways and parking areas.
6. Place driveways through the front yard only when no rear access to parking is available.
7. Do not demolish historic structures to provide areas for parking.
8. Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

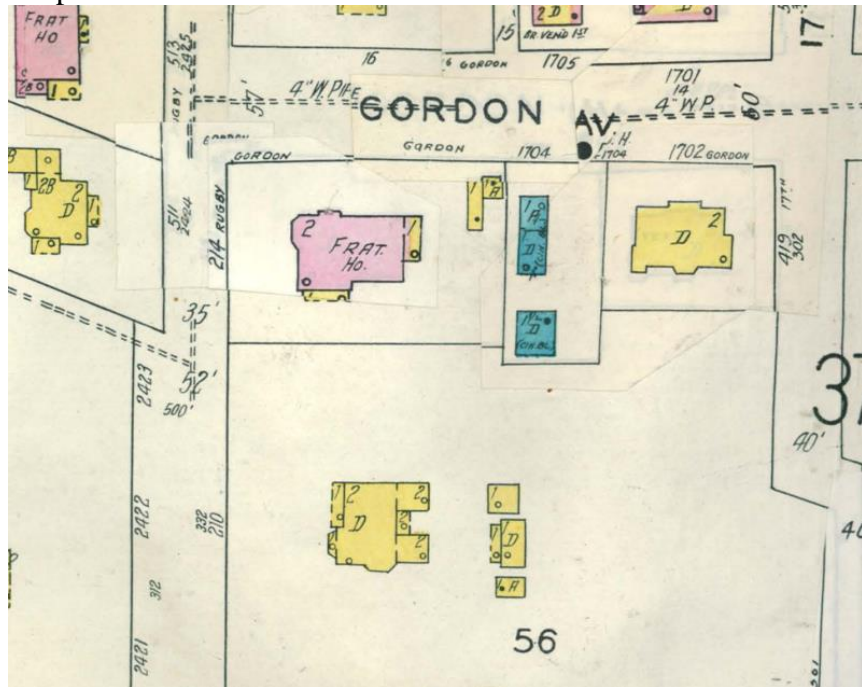
H. Utilities and Other Site Appurtenances

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
 2. Screen utilities and other site elements with fences, walls, or plantings.
 3. Encourage the installation of utility services underground.
- [...]

Appendix
1920 Sanborn Map



c1965 Sanborn Map



Common Grounds Terrace

Westminster Presbyterian Church

BAR COA application

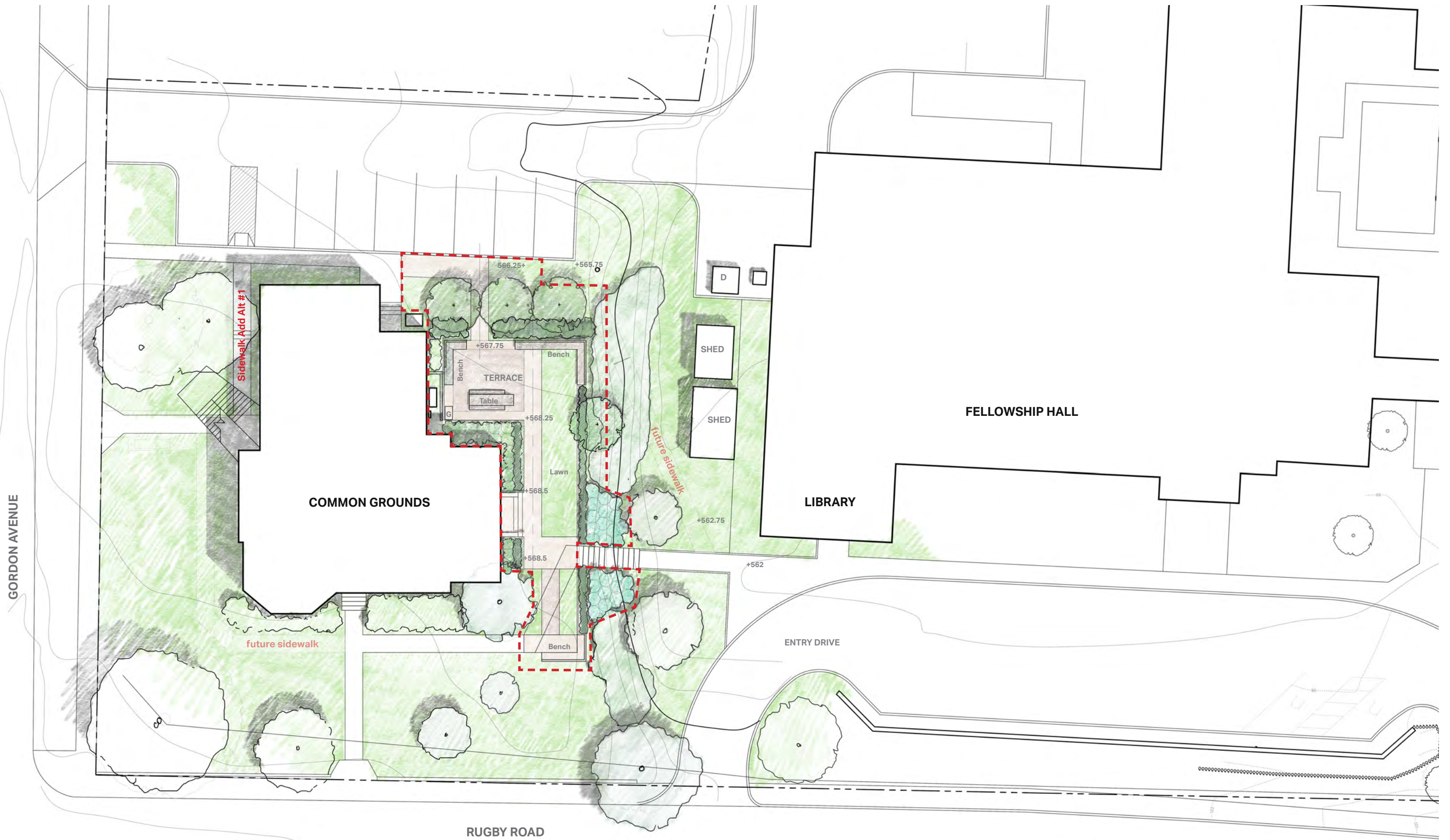
October 21, 2022

Project Narrative:

The intention is to create a small garden space in the side yard of Common Grounds for the Congregation's youth ministries. The garden is formed by new plantings, benches, and tables to create options for teaching, studying, and hosting youth activities.

The new project also improves accessibility throughout the Westminster campus. A rebuilt stair at the porch entrance improves safety and repairs a rotting sill condition. The existing concrete stair will remain, with a new stair and landing constructed on top.

New plantings will create a better garden experience and improved visibility for Common Grounds.



GORDON AVENUE

COMMON GROUNDS

FELLOWSHIP HALL

LIBRARY

SHED

SHED

ENTRY DRIVE

RUGBY ROAD

TERRACE

Table

Bench

Bench

Lawn

Bench

Sidewalk Add Alt #1

future sidewalk

future sidewalk

+566.25

+567.75

+567.75

+568.25

+568.5

+568.5

+562.75

+562





Notes

- Forsythia only removed on either side of stair.
- Provide bench backs along portions of bench
- Concrete below benches (included in totals) provides edge to pavers and lawn.
- Pavers to be concrete, permeable paver system set on clean, angular gravel per manufacturer recommendation. Slope subsurface away from building and provide 4" perforated draitile for any overflow.
- Rebuild existing concrete stair to Common Grounds Porch on top of existing stair.
- Freestanding wood screen/fence provides storage, hides building utilities. 5/4 x 6 wood slats on treated posts. Full 2" x 8" cap. Boards to be pre-painted.
- Provide tree/shrub planting and prepare beds at front of plantings. Annual/perennials by WPC.
- Benches:
 - Painted steel bases and back supports
 - Rot-resistant native timber - locust or equal
 - Corrosion resistant fasteners











(3) Allegheny Serviceberry
Amelanchier laevis
 single stem, 1.5" cal
 Relocated Boxwood

(18) Dwarf fothergilla
Hamamelis x intermedia 'Legend of the small'
 3 gal.

Perennials, herbs, flower border
 by congregation

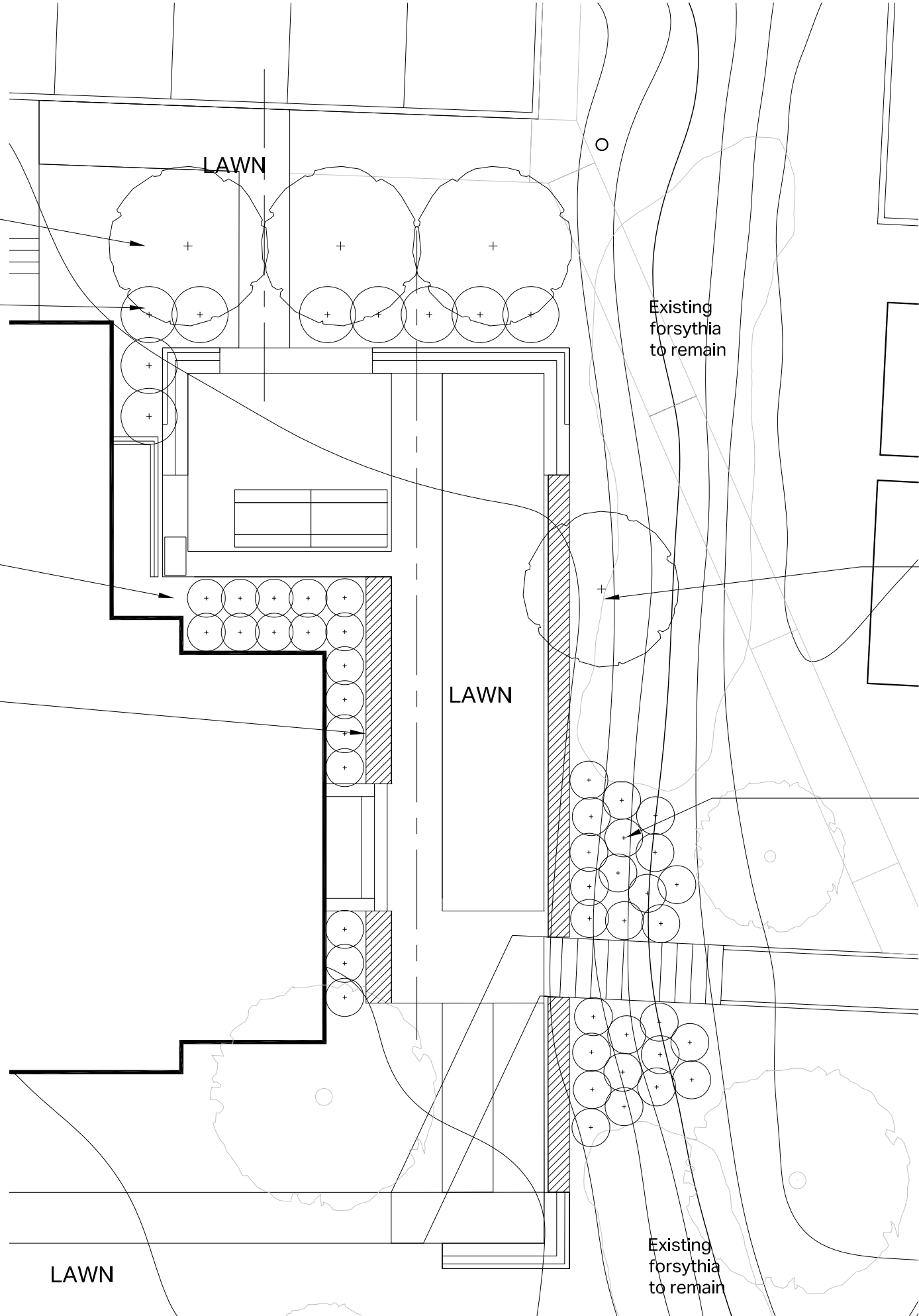
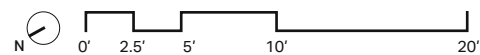
Existing
 forsythia
 to remain

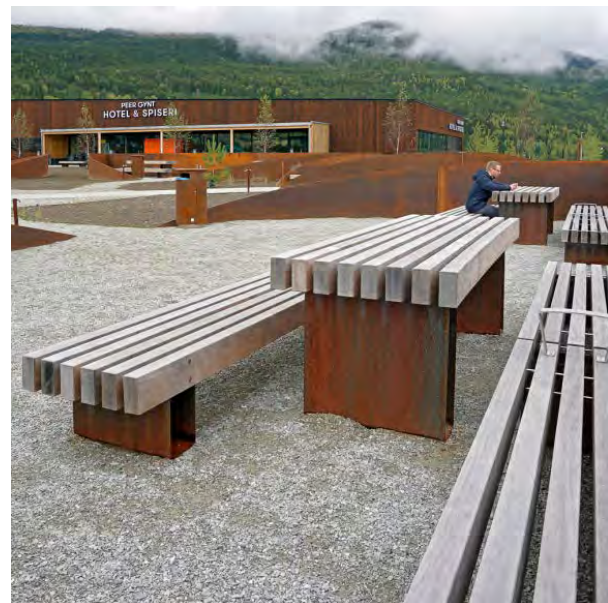
(1) Trident maple
Acer buergerianum
 1.5" cal

(26) Dwarf ninebark
Physocarpus opulifolius 'Nanus'
 3 gal.

Existing
 forsythia
 to remain

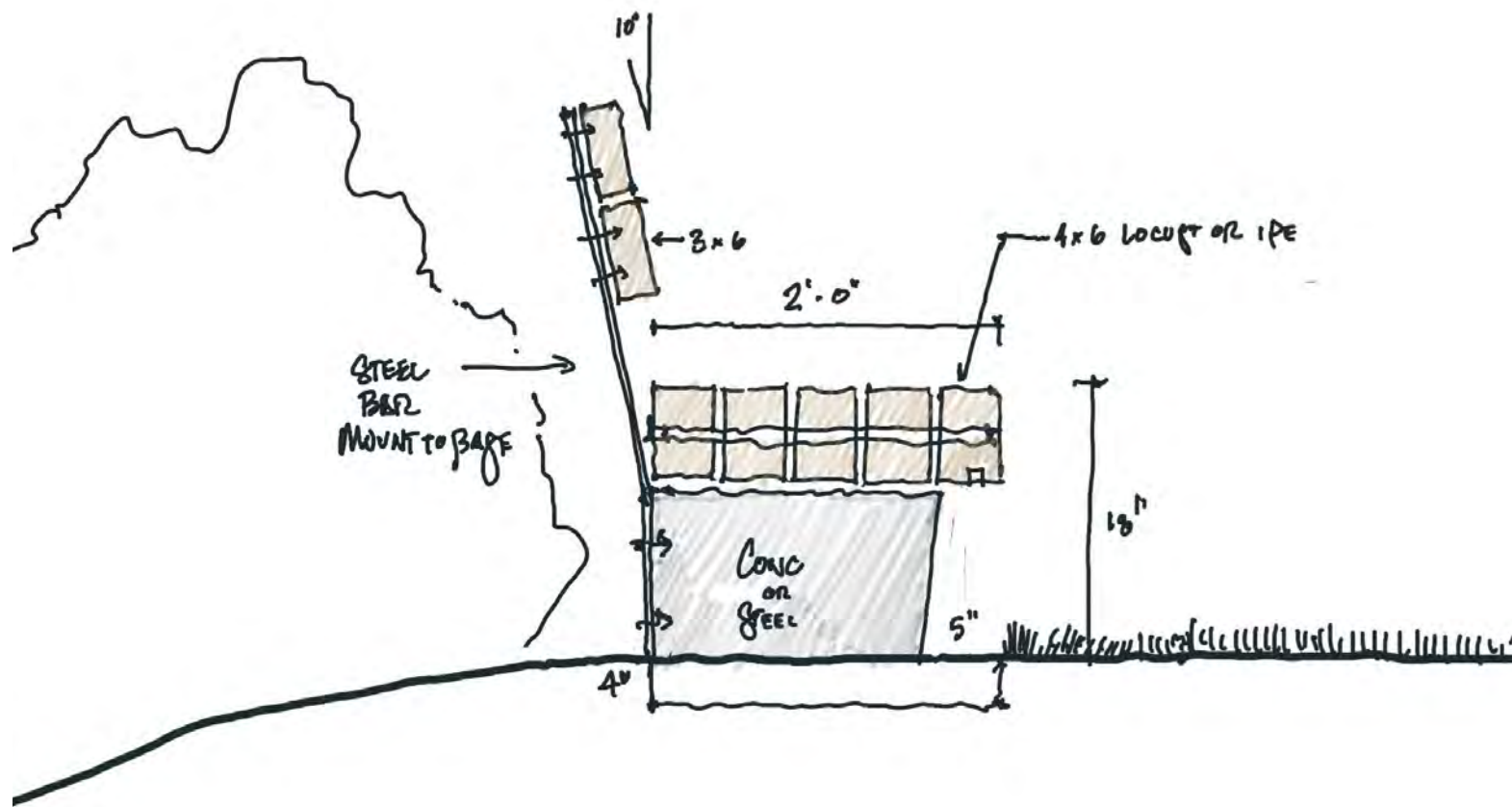
PROGRESS PLANTING PLAN



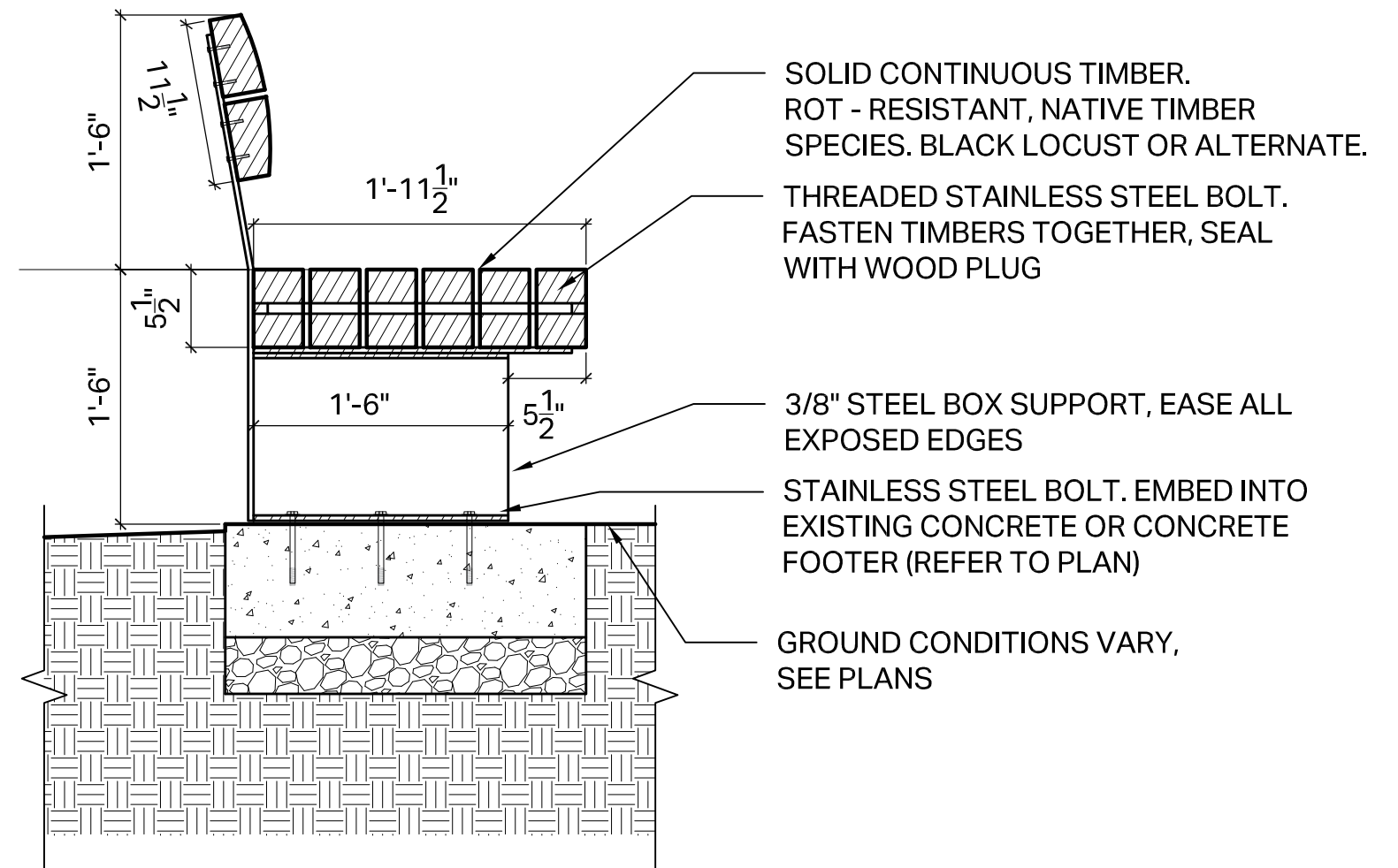




EXISTING MATERIALS



OPTION 1 - BEAM APPROACH





VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s).

Street address **214 Rugby Road**
Town/City **Charlottesville**

Historic name

Common name **Prism Coffee House**

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
- brick (bond: Flemish, stretcher, 6-c. on sides front: 6-c. Am. bond w/ Flemish variant)
- stone (random rubble, random ashlar, coursed ashlar, _____)
- log (siding: weatherboard, shingle, aluminum, bricktex, _____)
- stucco
- concrete block cast iron
- enameled steel terra cotta
- other: _____ glass and metal

Number of Stories

- 1 2 1/2
- 1 1/2 3
- 2 _____

Roof Type

- shed mansard
- gable gambrel
- pediment parapet
- hipped flat
- other: _____

Roof Material

- slate tile
- wood shingle pressed tin
- composition not visible
- standing seam metal
- other: _____

Dormers

- 0 3 shed
- 1 4 gable
- 2 _____ pedimented

 hipped

Number of bays — Main facade

- 1 4 7
- 2 5 8
- 3 6 _____

Porch

 yes no

Stories

- 1 3
- 2 _____

Bays

- 1 (center) 2 4
- 1 (side) 3 _____

General description

Side porch, now screened

Building type

- detached house garage government industrial
- detached town house farmhouse commercial (office) school
- row house apartment building commercial (store) church
- double house gas station railroad coffeehouse

Style/period **Eclectic**Date **ante 1920;
ca. 1900-15**

Architect/builder

Location and description of entrance

Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This large brick house is much deeper than it is wide. Of brick painted white, it features a two-story demi-hexagonal bay and a roof with oversized dormer windows. The large windows have original 2-over-2 sash and segmental brick heads. The front door is covered with an original rounded hood of a type especially popular in the District.

PHOTO

Historical information

This house served as the Westminster Presbyterian student center in the early 1960s. Since then, it has housed the Prism Coffeehouse, which sponsors readings, musical groups and other entertainment as well as serving as a meeting place for community organizations.

Source **Eugenia Bibb; Sanborn maps;**Surveyed by **Jeff O'Dell, VHLC**Date **9-83**

ADC District or IPP



Board of Architectural Review (BAR)

Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville
 Department of Neighborhood Development Services
 P.O. Box 911, City Hall **Staff contacts:**
 Charlottesville, Virginia 22902 **Jeff Werner** wernerjb@charlottesville.gov
 Telephone (434) 970-3130

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
 Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
 Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
 Make checks payable to the City of Charlottesville.
 The BAR meets the third Tuesday of the month. Deadline for Nov 15: Oct 25.
 Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m. Deadline for Dec 20: Nov 29.

Owner Name Westminster Presbyterian Church Applicant Name Breck Gastinger
 Project Name/Description Common Grounds Terrace Parcel Number 090003000
 Project Property Address 400 Rugby Road

Applicant Information
 Address: 612 WINE CECUR CIRCLE
C'VILLE, VA 22902
 Email: bgastinger@nbwla.com
 Phone: (W) _____ (C) 434 242 9756

Property Owner Information (if not applicant)
 Address: 400 Rugby Road
Charlottesville, 22903
 Email: _____
 Phone: (W) _____ (C) _____
 -
 Do you intend to apply for Federal or State Tax Credits
 for this project? no

Signature of Applicant
 I hereby attest that the information I have provided is, to the best of my knowledge, correct.
[Signature] 10-20-2022
 Signature Date
BRECK GASTINGER 10-20-2022
 Print Name Date
Property Owner Permission (if not applicant)
 I have read this application and hereby give my consent to its submission.
[Signature] 10/18/22
 Signature Date
Nancy T Paulson 10/18/22
 Print Name Date

Description of Proposed Work (attach separate narrative if necessary): _____
 Landscaping and site alterations at Common Grounds Terrace, Westminster Presbyterian

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

For Office Use Only Approved/Disapproved by: _____
 Received by: _____ Date: _____
 Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
 Date Received: _____
 Revised 2016

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at **charlottesville.gov** or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at **charlottesville.gov**

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Chapter 1 Introduction (Part 1)

http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf

Chapter 1 Introduction (Part 2)

http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf

Chapter 2 Site Design and Elements

http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf

Chapter 3 New Construction and Additions

http://weblink.charlottesville.org/public/0/edoc/793065/4_Chapter%20III%20New%20Construction%20and%20Additions_BAR.pdf

Chapter 4 Rehabilitation

http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf

Chapter 5 Signs, Awnings, Vending, and Cafes

http://weblink.charlottesville.org/public/0/edoc/793067/6_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes_BAR.pdf

Chapter 6 Public Improvements

http://weblink.charlottesville.org/public/0/edoc/793068/7_Chapter%20VI%20Public%20Improvements_BAR.pdf

Chapter 7 Moving and Demolition

http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf