

**From:** [Murphy, Mollie](#)  
**To:** ["jv@johnkvoight.com"](mailto:jv@johnkvoight.com)  
**Cc:** [Werner, Jeffrey B](#)  
**Subject:** BAR # 22-11-05  
**Date:** Thursday, November 17, 2022 3:39:00 PM  
**Attachments:** [image001.png](#)

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BAR # 22-11-05  
914 Rugby Road. TMP 50145000  
Rugby Road Historic Conservation District  
Owner: Erin and George Sloane  
Applicant: John Voight / JKV Architects  
Project: Alterations to front porch, side addition

Mr. Voight:

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:** Mr. Schwarz\_moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed side addition and front porch alterations at 914 Rugby Road satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted.

Mr. Timmerman, second. Motion passed 6-0.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezyv3iclkx1a?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](mailto: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](mailto:murphymo@charlottesville.gov)

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

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



**Certificate of Appropriateness Application (HC District)**

914 Rugby Road. TMP 50145000  
Rugby Road HC District  
Owner: Erin and George Sloane  
Applicant: John Voight / JKV Architects  
Project: Alterations and side addition

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**Background**

Year Built: c1921  
District: Rugby Road Historic Conservation District  
Status: Contributing

**Prior BAR Review**

N/A

**Application**

- Submittal: JKV Architects drawings 914 Rugby Road, dated October 26, 2022: Sheets A-1, A-2, A-3, and A-4.

Request CoA for construction of a single story, side addition (replacing the exist two-story 1980s addition) and reconstruction of the front porch (replacing c1980s alterations). **Note:** The rear portion of the addition is not visible from Rugby Road and therefore exempt from BAR review.

**Discussion and Recommendations**

Note: **The regulations and design guidelines for projects within a Historic Conservation District (HCD) are intentionally less rigid than those for an ADC District.** The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure new construction is not inappropriate to that character, while minimally imposing on residents who may want to upgrade their homes. Even for a HCD property that might qualify for the

more-rigid designation, in evaluating the proposal the BAR may only apply the HCD requirements and guidelines.

See staff comments below regarding the proposed roof style. (*Building Form – roofs and porches.*)

Staff recommends either BAR approval [per the recommended motion below] or, should the BAR request modifications to the design, by direction to staff allow the subsequent review to be administrative. (Per City Code Sec. 34-346, an administrative review is allowed: a) with BAR authorization, for requests previously reviewed by the BAR; and b) for minor accessory buildings or additions, after consultation with the chair of the BAR.)

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed side addition and front porch alterations at 914 Rugby Road satisfy the BAR’s criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application [as submitted].

[...as submitted with the following conditions: ...].

### **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

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.

**Staff Comment:** The side addition replaces an existing porch and will not conflict with the typical spacing within the district.

#### 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.  
[...]

**Staff Comment:** The addition is compatible with the scale and design of the existing house; the proposed materials, siding, and roof design differentiate the new from the existing. (Re: roof, see staff comment below.)

#### 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.

**Staff Comment:** Of the 30+ properties in this district, there is no typical style or material for existing roofs in the district. (See attached images.) The BAR should discuss if the proposed mansard-style roof is compatible with the existing house and the district. (See staff comment above.)

#### 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.



**Staff Comment:** The scale, design, and locations of the addition windows are consistent with the existing house.

#### 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.

**Staff Comment:** The proposed materials are consistent with the district. Brick, copper, wood and Boral trim and siding, and FRP columns. (The BAR has previously approved the use of Boral FRP materials.)

#### Building Paint

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

**Staff Comment:** Brick repairs to the north (side) will be painted to match the existing masonry.

#### 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:** n/a

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.

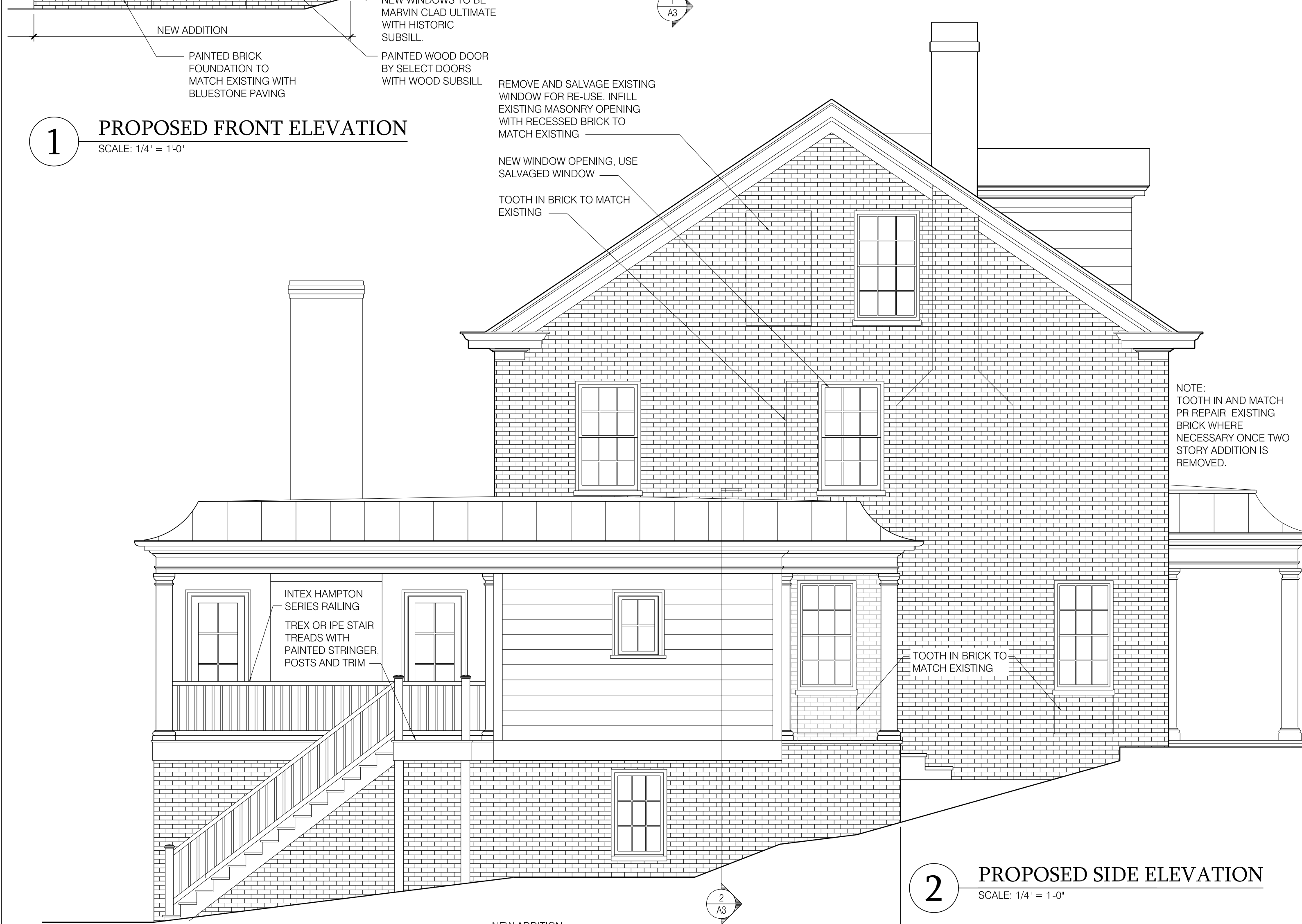
REVISIONS/SUBMISSIONS:



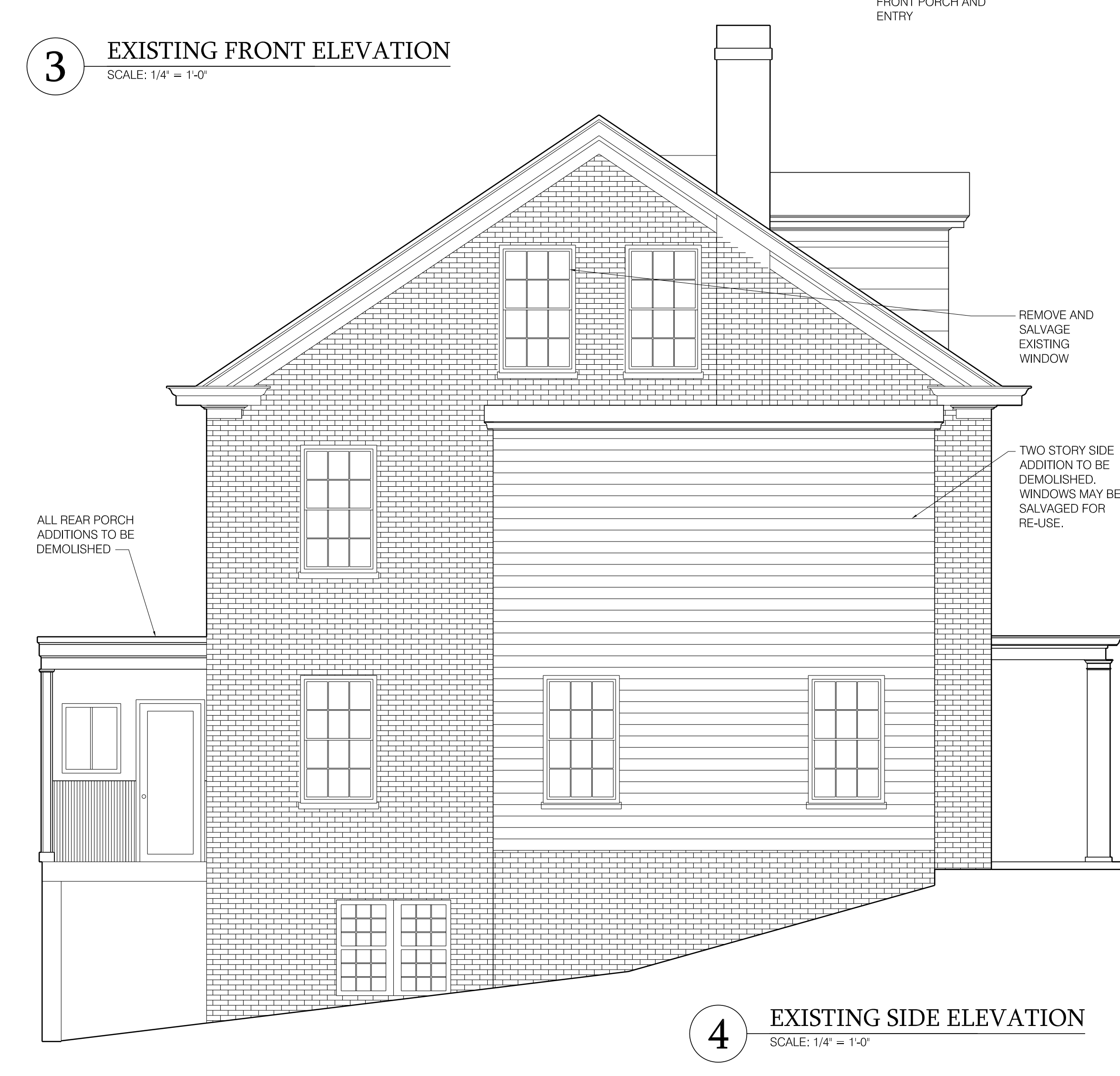
**1 PROPOSED FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 EXISTING FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 EXISTING SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

914 Rugby Road

Charlottesville, Va

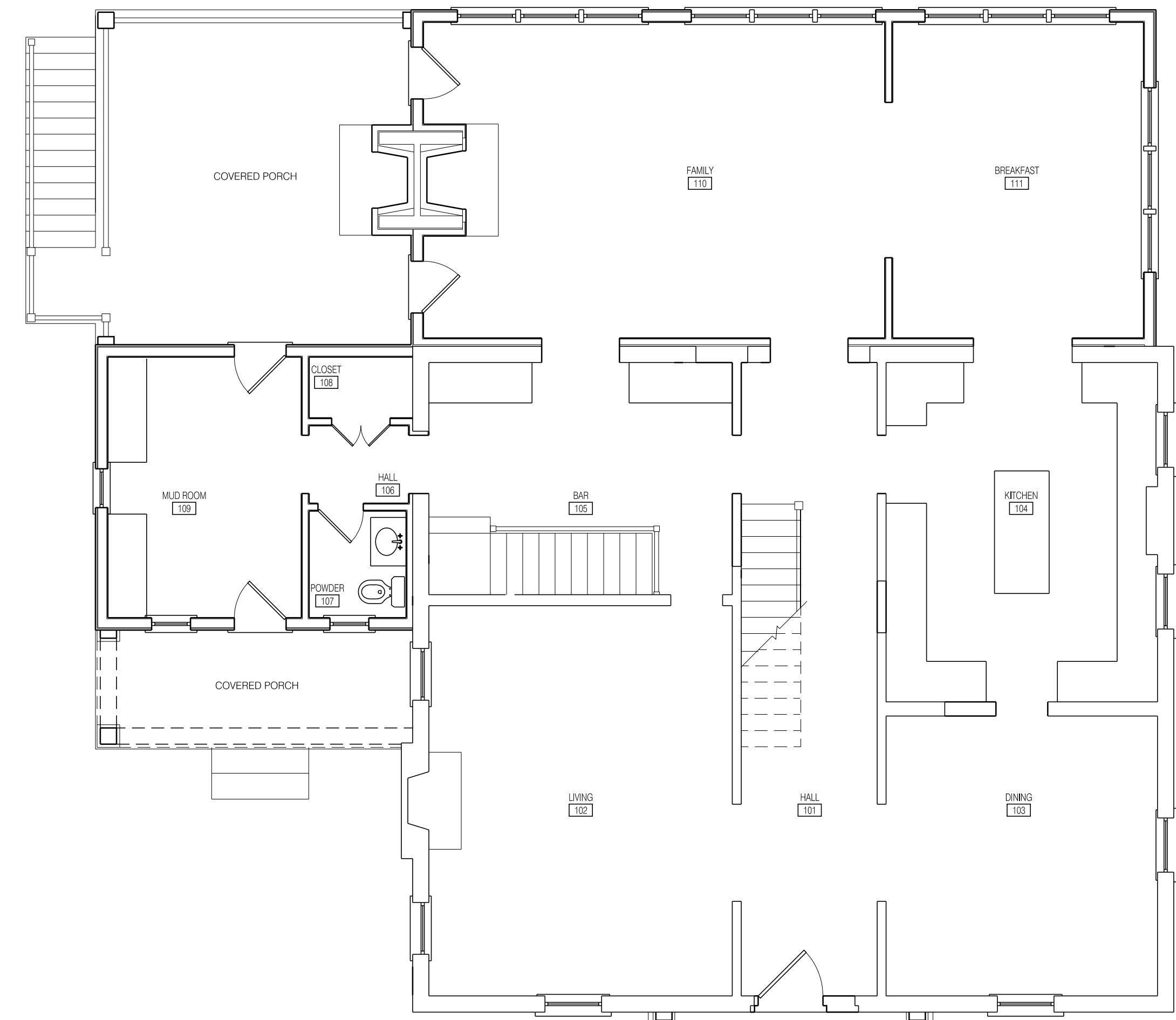
October 26, 2022

EXTERIOR ELEVATIONS

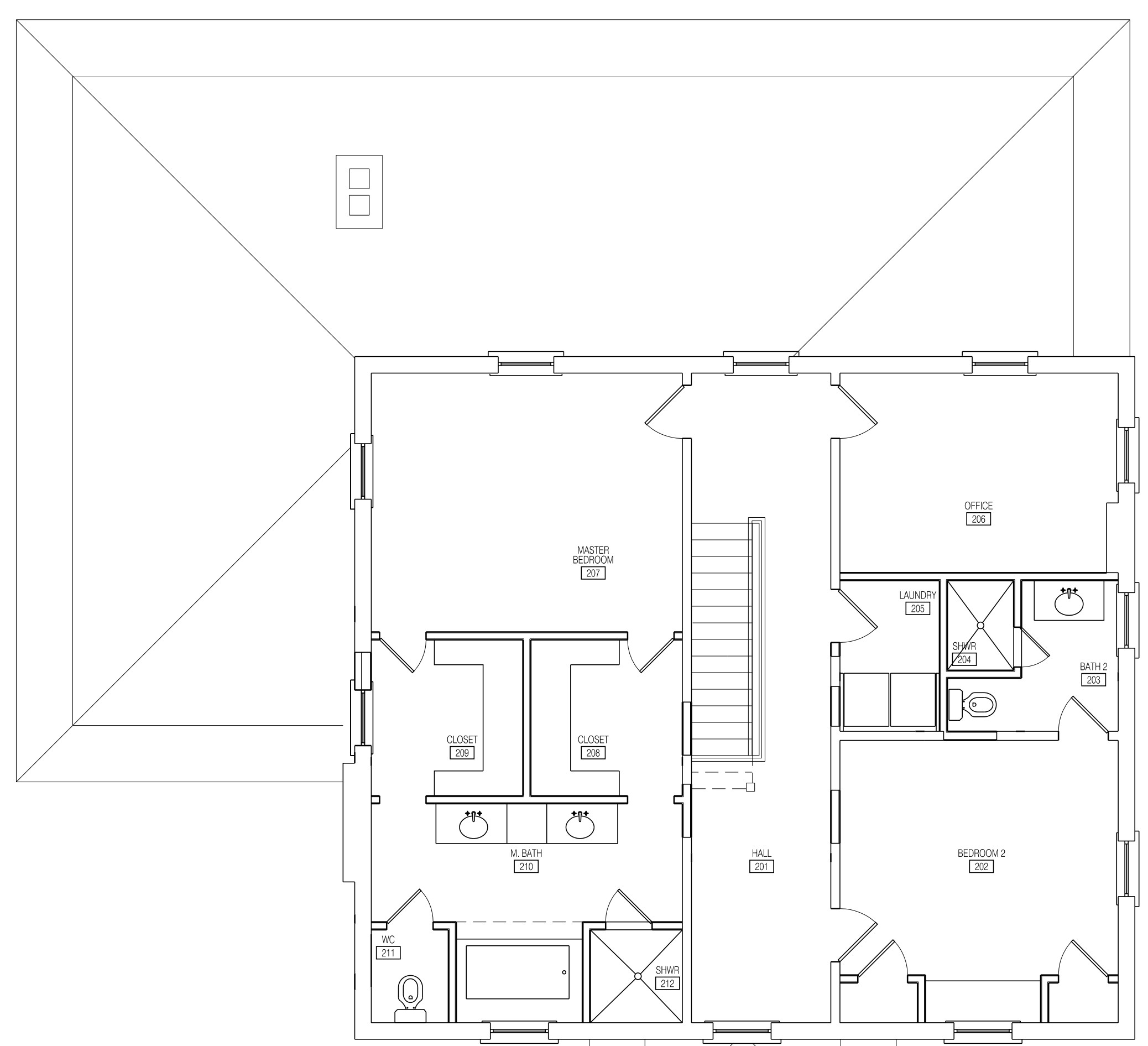
REVISIONS/SUBMISSIONS:

914 Rugby Road  
Charlottesville, Va  
October 26, 2022

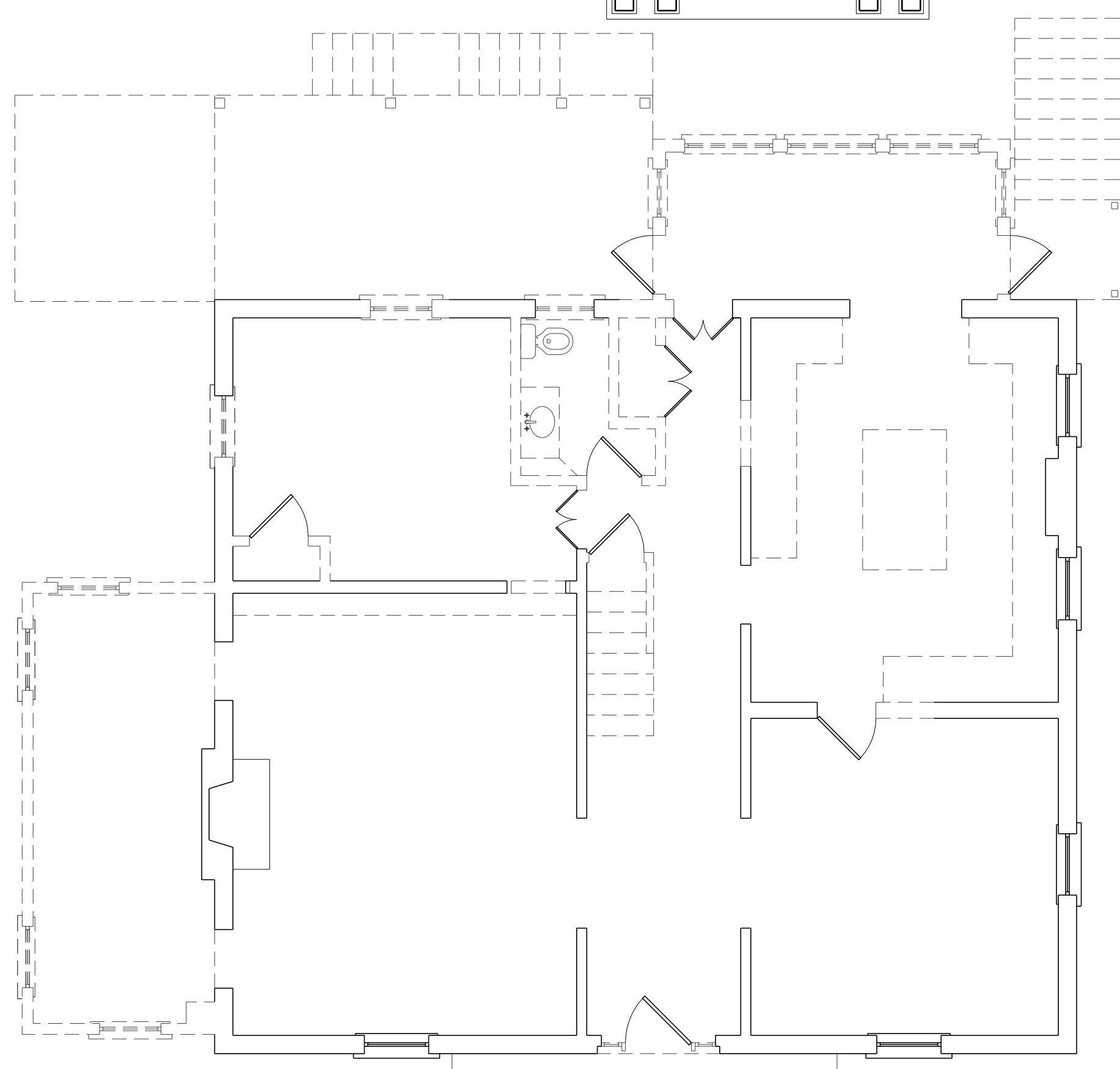
EXISTING AND  
PROPOSED FLOOR  
PLANS



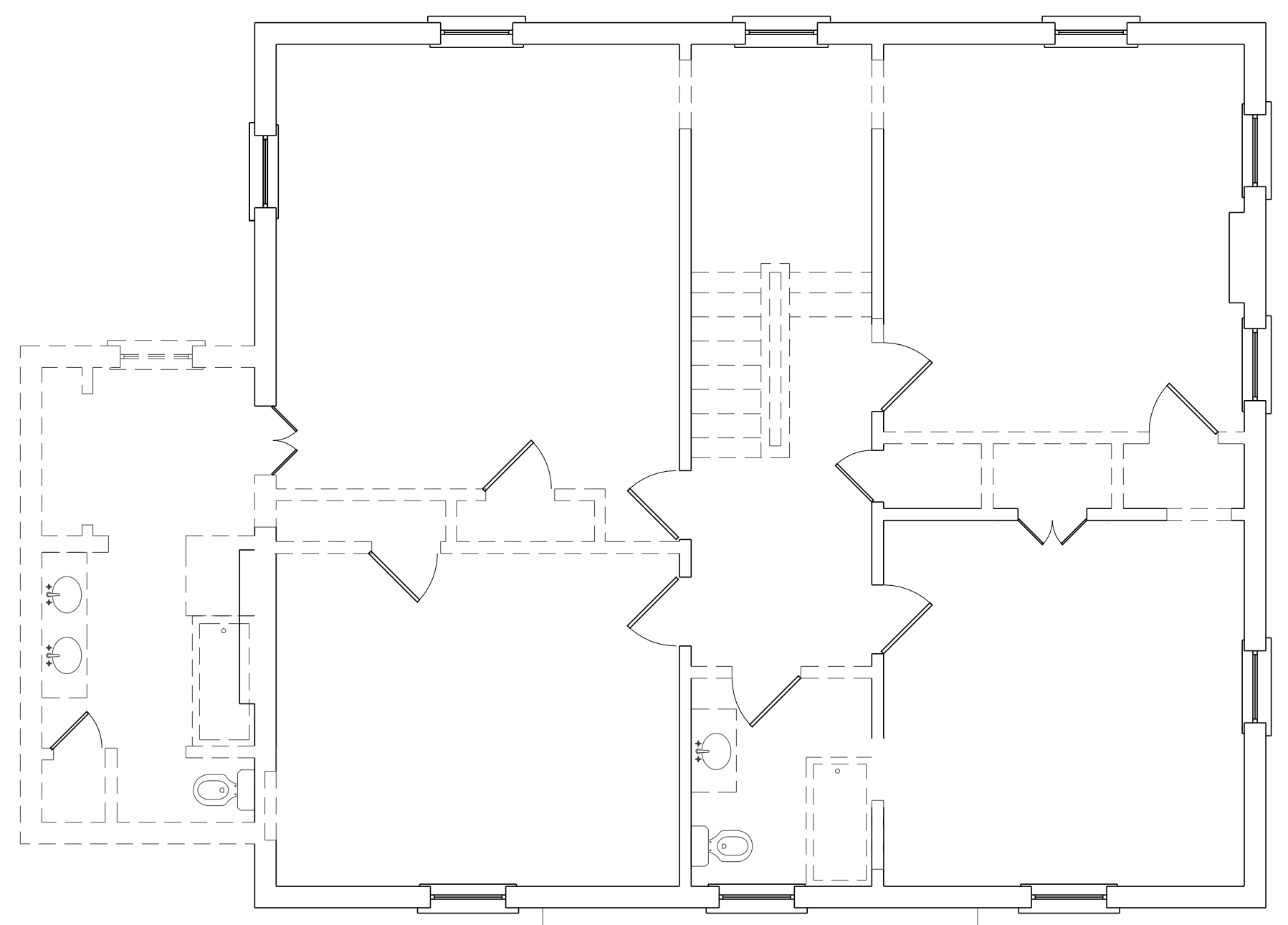
2 PROPOSED FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

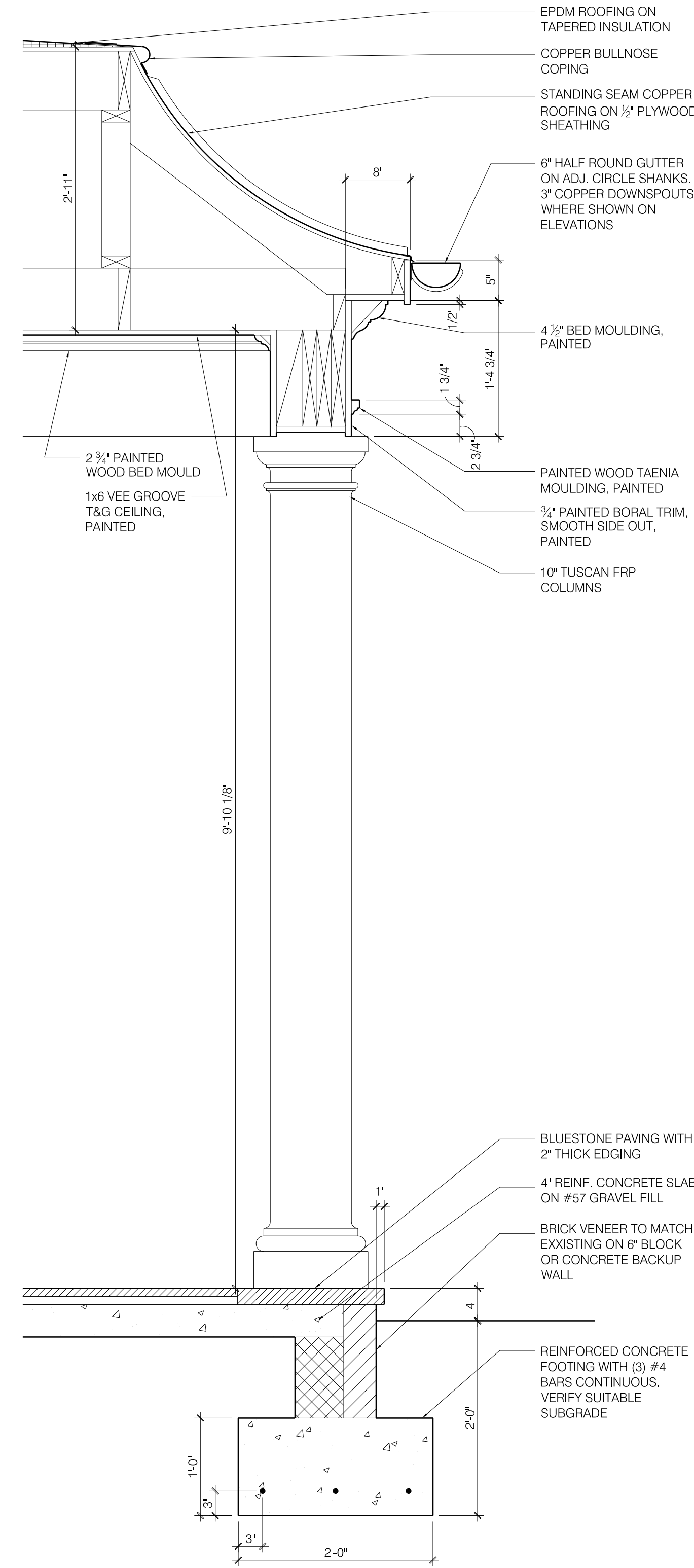


1 EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

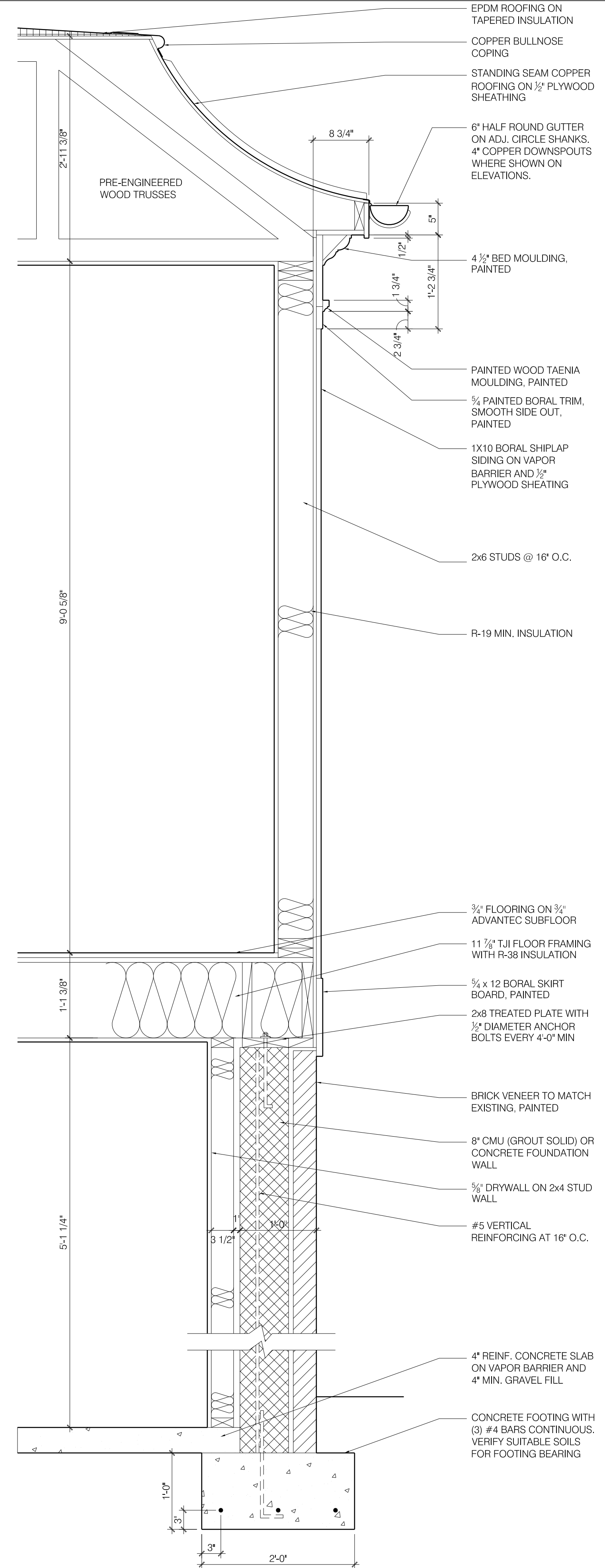


4 EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

REVISIONS/SUBMISSIONS:



**1** PROPOSED WALL SECTION  
 SCALE: 1" = 1'-0"



**2** PROPOSED WALL SECTION  
 SCALE: 1" = 1'-0"

914 Rugby Road

Charlottesville, Va

October 26, 2022

WALL SECTIONS

A3





1 EAST SIDE OF HOUSE FROM RUGBY ROAD



2 NORTH RUGBY ROAD ELEVATION



3 WEST SIDE OF HOUSE FROM RUGBY ROAD



4 FRONT PORCH ELEVATION



5 SOUTH REAR ELEVATION



6 FRONT PORCH DETAIL

REVISIONS/SUBMISSIONS:



Rugby Road HC District — Dwellings (*contributing structures*)

**616 Rugby Road (1921)**



**700 Rugby Road (1921)**



**703 Rugby Road (1910)**



**712 Rugby Road (1925)**





Rugby Road HC District — Dwellings (*contributing structures*)

**714 Rugby Road (1906)**



**800 Rugby Road (1905)**



**803 Rugby Road (1917)**



**804 Rugby Road (1907)**





Rugby Road HC District — Dwellings (*contributing structures*)

**807 Rugby Road** (1929)



**1801 Rugby Place** (1929)



**809 Rugby Road** (1929)



**810 Rugby Road** (1923)





Rugby Road HC District — Dwellings (*contributing structures*)

**900 Rugby Road** (1899)



**910 Rugby Road** (1925)



**914 Rugby Road** (1921)



**915 Rugby Road** (1929)





Rugby Road HC District — Dwellings (*contributing structures*)

**917 Rugby Road (1929)**



**918 Rugby Road (1921)**



**919 Rugby Road (1921)**



**921 Rugby Road (1929)**





Rugby Road HC District — Dwellings (*contributing structures*)

**924 Rugby Road** (1908)



**928 Rugby Road** (1922)



**929 Rugby Road** (1929)



**933 Rugby Road** (1929)





**936 Rugby Road** (1911)



**1007 Rugby Road** (1928)



**614 Rugby Road** (1920)



**914 Rugby Road**



**Date:** 1921 ca. (not on 1920 Sanborn map)

**District Status:** Contributing

**Resources:** 1 Single Dwelling (c); 1 Garage (c); 1 pool (c)

**Style:** Colonial Revival

**Architectural Description:** The side-gabled, 2.5-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 Resource: Garage, ca. 1921**

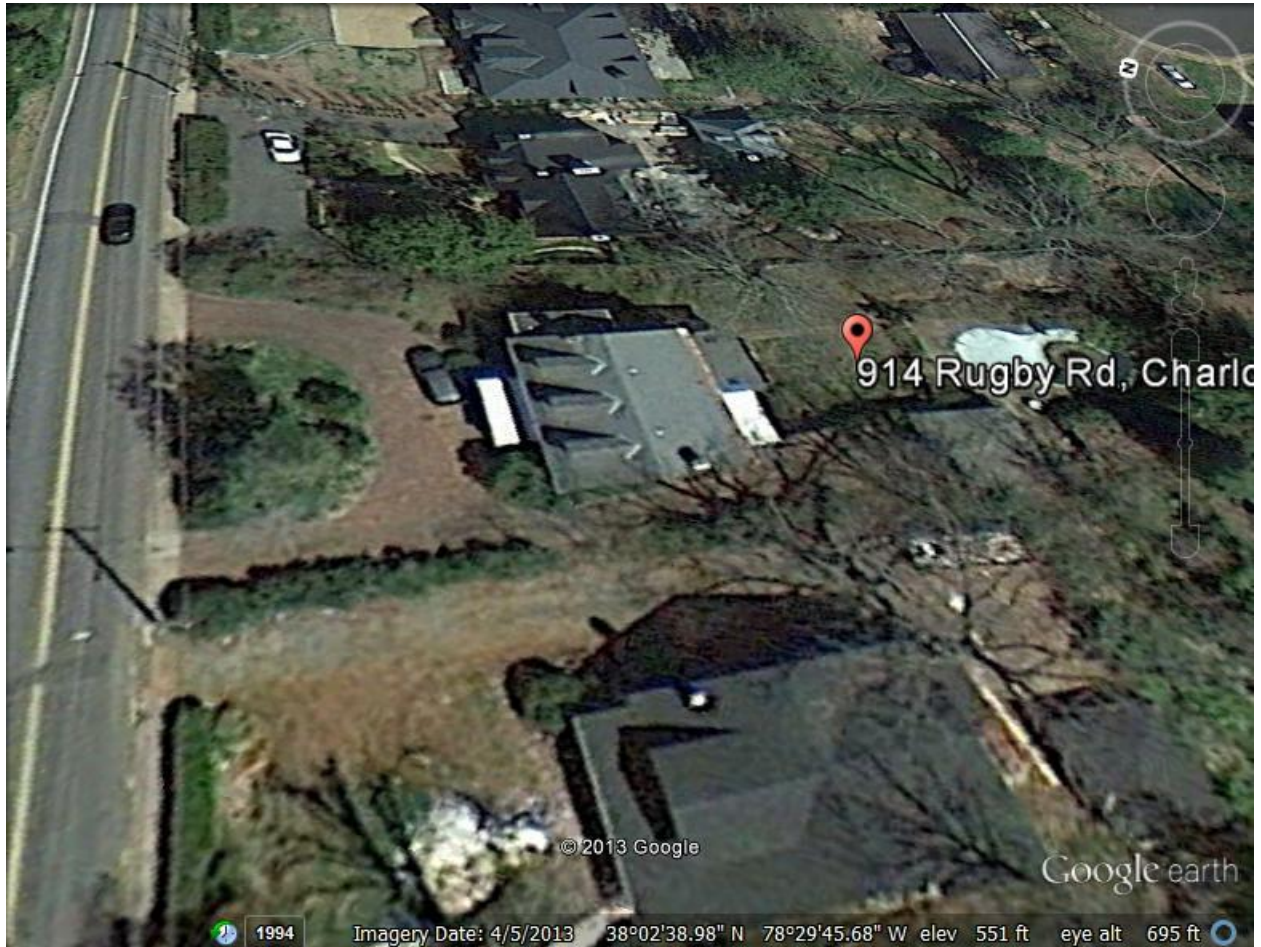
The one-story, brick garage dates to circa 1921. Featuring a hipped asphalt-shingle roof, the garage includes a front-gabled projection with weatherboard -clad gable peak and two roll-up, paneled-with lights doors dating to circa 1960. The garage also features a molded wood cornice and poured concrete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

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



## Proposed Rugby Road Historic District

**Site Description:** Set on a narrow, .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.



Historic Conservation District (Martha Jefferson, Woolen Mills, Rugby Road)

NOTE: For IPPs within HC Districts use the ADC District/IPP CoA application.



**Board of Architectural Review (BAR)  
Conservation District - Certificate of Appropriateness**

Please Return To: City of Charlottesville

Department of Neighborhood Development Services

P.O. Box 911, City Hall

Charlottesville, Virginia 22902

Telephone (434) 970-3130

Staff email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

[murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov)

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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

|                          |                          |                |                              |
|--------------------------|--------------------------|----------------|------------------------------|
| Project Name/Description | Addition and alterations | Parcel Number  | 050145000                    |
| Project Address/Location | 914 Rugby Road           |                |                              |
| Owner Name               | Erin and George Sloane   | Applicant Name | John Voight / JKV Architects |

**Applicant Information**

Address: John Voight, JKV Architects  
 Email: iv@johnkvoight.com  
 Phone: (W) 434.825.3888 (H) \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: 914 Rugby Rd, Cville, 22903  
 Email: \_\_\_\_\_  
 Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

|  |                   |
|--|-------------------|
| <b>Signature of Applicant</b>  |                   |
| I hereby attest that the information I have provided is, to the best of my knowledge, correct. |                   |
| <u>[Signature]</u>   | <u>10/25/2022</u> |
| Signature  | Date              |
| <u>John Voight</u>   | <u>10/25/2022</u> |
| Print Name   | Date              |
| <b>Property Owner Permission (if not applicant)</b>  |                   |
| I have read this application and hereby give my consent to its submission.                     |                   |
| <u>SEE EMAIL FROM OWNER</u>  |                   |
| Signature  | Date              |
| Print Name   | Date              |

Description of Proposed Work (attach separate narrative if necessary): Alterations to front porch and north (side) addition. Per JKV Architect drawings for 914 Rugby Road, dated Oct 6, 2021: Sheets D1.1., A1.2, A1.3, A2.1, A2.2, and A2.3.

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

|                                  |                                |
|----------------------------------|--------------------------------|
| <b>For Office Use Only</b>       | Approved/Disapproved by: _____ |
| Received by: _____               | Date: _____                    |
| Fee paid: _____ Cash/Ck. # _____ | Conditions of approval: _____  |
| Date Received: _____             | _____                          |
| Revised April 2017               |                                |

P22 A117