

From: [Murphy, Mollie](#)
To: [Ian Browning](#); takers@stewart.com
Cc: [Werner, Jeffrey B](#)
Subject: BAR # 23-05-01
Date: Thursday, June 22, 2023 12:09:00 PM
Attachments: [image001.png](#)

Certificate of Appropriateness Application

BAR # 23-05-01

180 Rugby Road, TMP 090152000

The Corner ADC District

Owner: Wooglin Company

Applicant: Ian Brown / UVREF

Project: Landscaping

Mr. Browning:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on June 21, 2023. The following action was taken:

Lewis moved: *Approval*: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed landscaping plan for 180 Rugby Road satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and the BAR approves the application as submitted with the following conditions:

- The turf will remain flat and the surface unaltered. No added art, logos, images, symbols, and other uses.
- The turf will be maintained, including appropriate drainage.
- Removal or replacement may be required upon a determination by City staff that the turf is in a state of disrepair and/or deterioration.

Birle, second. Motion passed 5-3. (Yes: Gastinger, Birle, Whitney, Lewis, Badke. No: Zehmer, Timmerman, Schwartz.)

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

<https://www.youtube.com/watch?v=tSaNlcvZqtw>

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 or Jeff Werner at wernerjb@charlottesville.gov.

Sincerely,
Mollie

Mollie Murphy
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/>

<https://opendata.charlottesville.org/>

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Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
June 21, 2023**



Certificate of Appropriateness

BAR # 23-05-01

180 Rugby Road, TMP 090152000

The Corner ADC District

Owner: Wooglin Company

Applicant: Ian Brown / UVREF

Project: Landscaping



Background

Year Built: 1927 [or 1929]

District: The Corner ADC District

Status: Contributing

Designed by Charlottesville architect Stanislaw Makielski for the Beta Theta Pi Fraternity. Georgian Revival with five bays, two and half stories, brick (Flemish bond), and a hip, slate roof with two hip roof dormers. (Survey attached)

Prior BAR Actions

May 16, 2023 – BAR # 23-05-01. BAR accepted (7-0) applicant's request for deferral. In its discussion, the BAR requested a sample of the turf, information regarding its installation and maintenance, spec sheets for the pathway lighting, and measured drawings for the proposed brick piers, recommending the widths not exceed 18" and, as important design elements, the piers complement, but not mimic, the architecture of the house.

Staff report and submittal:

http://weblink.charlottesville.org/public/0/edoc/801508/2023-5%20180%20Rugby%20Road_BAR.pdf

Link to meeting video: (Discussion begins approx. 3 minutes into the meeting.)

<https://boxcast.tv/channel/vabajtzeuuyv3iclkx1a?b=lif3i1bax7nylxdimbrh>

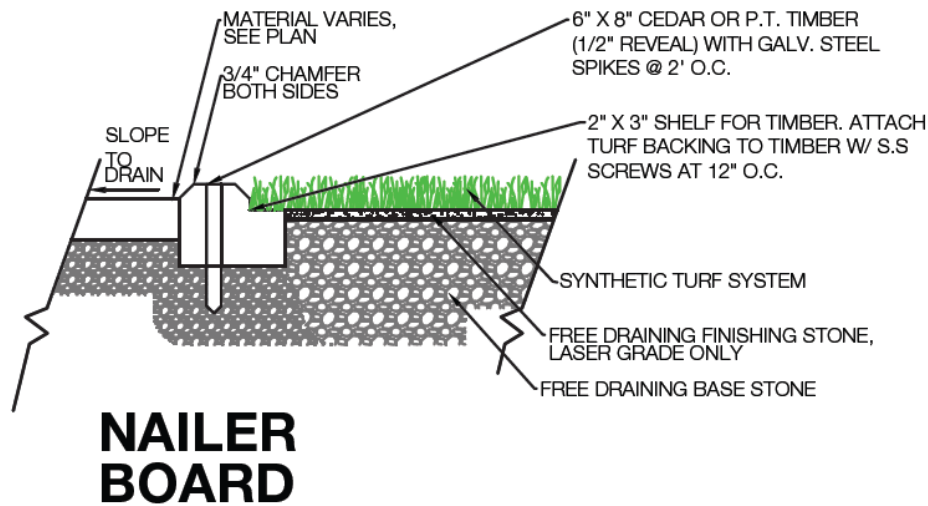
Application

- Applicant submittal: The Grow Company submittal *Beta Fraternity*, 2 drawing and 12 pictures. Spec sheet for *SoftLawn – Fresh Zoysia Plus*. Spec sheet for pathway lights.

CoA request for landscaping project: brick piers at the front walk (limestone caps, brick coursing to match house); steps and pavers on the sides and rear with five (5) pathway lights; and two areas of artificial turf installed in the front yard. (Note: The submittal indicates misc. pruning and clean up, which are not

Artificial Turf

Applicant will bring a sample to the BAR meeting,
SoftLawn Fresh Zoysia Plus



Path Lights

The proposed fixture (five are indicated) is simple and unobtrusive. The LED lamping is dimmable, has a CCT of 2,700K, and a CRI of 80, which meet the BAR criteria:

Staff comments

Staff finds the piers, pathways, steps, and path lights appropriate for this site and this district. Regarding artificial turf [both visually and materially], the design guidelines are silent. Staff suggests the following might assist the BAR's discussion. (Adapted from standards for review of alterations).

- Will the proposed turf:
 - Be visually incompatible with the site and this ADC district?
 - Conflict with the Secretary of the Interior Standards? (For ex. Is retaining a *natural surface* necessary to define this property's overall historic character? Or, would the proposed turf diminish that historic character? Refer to the Secretary's Standards for *Setting* and *Building Site*. Link in the *Appendix*.)
 - Unacceptably change this ADC district?
 - Adversely impact any protected features of this property, such as gardens, landscaping, etc.?
 - [Visually, materially, installation requirements] adversely impact the site or this ADC district?
 - Conflict with the ADC District Design Guidelines? (Refer to Chapter 1, *Introduction*, and Chapter 2, *Site Design and Elements*.)

Should the BAR approve the CoA, staff recommends the following conditions of approval:

- The turf will remain flat and the surface unaltered. (No added art, logos, images, symbols, text, putting green, etc.)
- The turf will be maintained, including appropriate drainage.
- Removal or replacement may be required upon a determination, per City Code Sec. 34-281, the turf is in a state of disrepair and/or deterioration resulting in a detrimental effect upon the character of the property and the ADC district.

Additionally, recognizing the potential for precedent, the BAR should include in its discussions any factors that make this request unique and/or might instruct where and under what conditions other

installations might be treated the same or differently. (For example, are there reasons it is acceptable here that might not apply to other sites or locations?)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed landscaping plan for 180 Rugby Road satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and the BAR approves the application [as submitted]. [..as submitted with the following conditions:...].

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed landscaping plan for 180 Rugby Road does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and for the following reasons the BAR denies 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 Guidelines from the Introduction

Link: [Chapter 1 Introduction \(Part 1\)](#)

Flexibility: The [design guidelines] offer general recommendations on the design for all new buildings and additions in Charlottesville's historic 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.

Pertinent Guidelines for Site Design and Elements

Link: [Chapter 2 Site Design and Elements](#)

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “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.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous “crime” lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.

[...]

E. Walkways & 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.

[...]

Appendix

Secretary of the Interior Standards for the Treatment Of Historic Properties

www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

Page 65, *Preservation*

SETTING (DISTRICT / NEIGHBORHOOD)

RECOMMENDED	NOT RECOMMENDED
Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.	Altering those building and landscape features of the setting which are important in defining its historic character so that, as a result, the character is diminished.
Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.	Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting. Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting.

Page 142, *Rehabilitation*

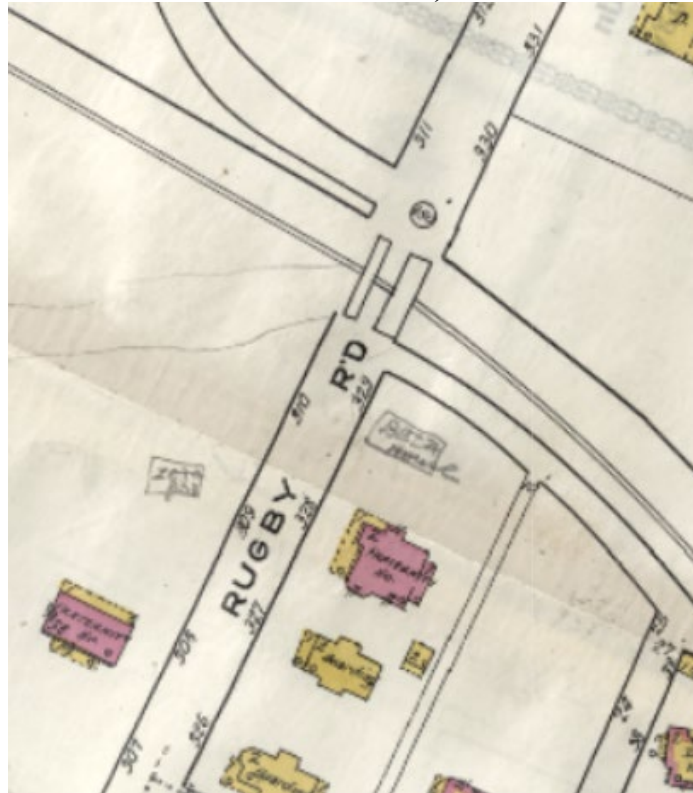
BUILDING SITE

RECOMMENDED	NOT RECOMMENDED
<i>The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.</i>	
Designing the Replacement for Missing Historic Features	
Designing and installing a new feature on a site when the historic feature is completely missing. This could include missing outbuildings, terraces, drives, foundation plantings, specimen trees, and gardens. The design may be an accurate restoration based on documentary and physical evidence, but only when the feature to be replaced coexisted with the features currently on the site. Or, it may be a new design that is compatible with the historic character of the building and site.	Creating an inaccurate appearance because the replacement for the missing feature is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature did not coexist with the features currently on the site. Introducing a new feature, including plant material, that is visually incompatible with the site or that alters or destroys the historic site patterns or use.
Alterations and Additions for a New Use	
Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.	Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the building site if landscape features and plant materials are removed.
Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.	Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, such as replacing a lawn with paved parking areas or removing mature trees to widen a driveway.
Removing non-significant buildings, additions, or site features which detract from the historic character of the site.	Removing a historic building in a complex of buildings or removing a building feature or a landscape feature which is important in defining the historic character of the site.
Locating an irrigation system needed for a new or continuing use of the site where it will not cause damage to historic buildings.	Locating an irrigation system needed for a new or continuing use of the site where it will damage historic buildings.

SETTING (DISTRICT / NEIGHBORHOOD)	
RECOMMENDED	NOT RECOMMENDED
<i>Identifying, retaining, and preserving</i> building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.	Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.

Appendix:

Sanborn 1920 (footprint drawn in later – date unknown)



Historical Survey photo (1980):





VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5061(16)

SURVEY FORM

Historic name _____ Common name Delta Upsilon House
County/Town/City Albemarle, Charlottesville
Street address or route number 180 Rugby Road
USGS Quad Charlottesville west, Va. Date or period ~~c. 1930~~ c. 1927
Original owner _____ Architect/builder/craftsmen _____
Original use _____
Present owner Delta Upsilon Source of name _____
Present owner address _____ Source of date _____
180 Rugby Road Stories _____
Present use Fraternity Foundation and wall const'n _____
Acreage _____ Roof type _____

State condition of structure and environs good

State potential threats to structure _____
Note any archaeological interest _____

Should be investigated for possible register potential? yes _____ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

180: brick (flemish bond); 2 1/2 stories, hip roof with 2 hip roof dormers; 5 bay; 5 bay brick terrace with iron railing. Georgian Revival. c. 1930. brick quoins, projecting center pavilion with pediment, entablature with soldier brick architrave, blank, dentilated frieze, modillion blocks. entrance in center bay has 4 Tuscan pilasters, full entablature with dentils and modillion blocks. frieze states "Delta Upsilon", five light transom. 8 over 8 light sash windows, 1st floor - jack arches, stone keys and sills. shutters. one interior chimney on north.

Interior inspected? no.

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

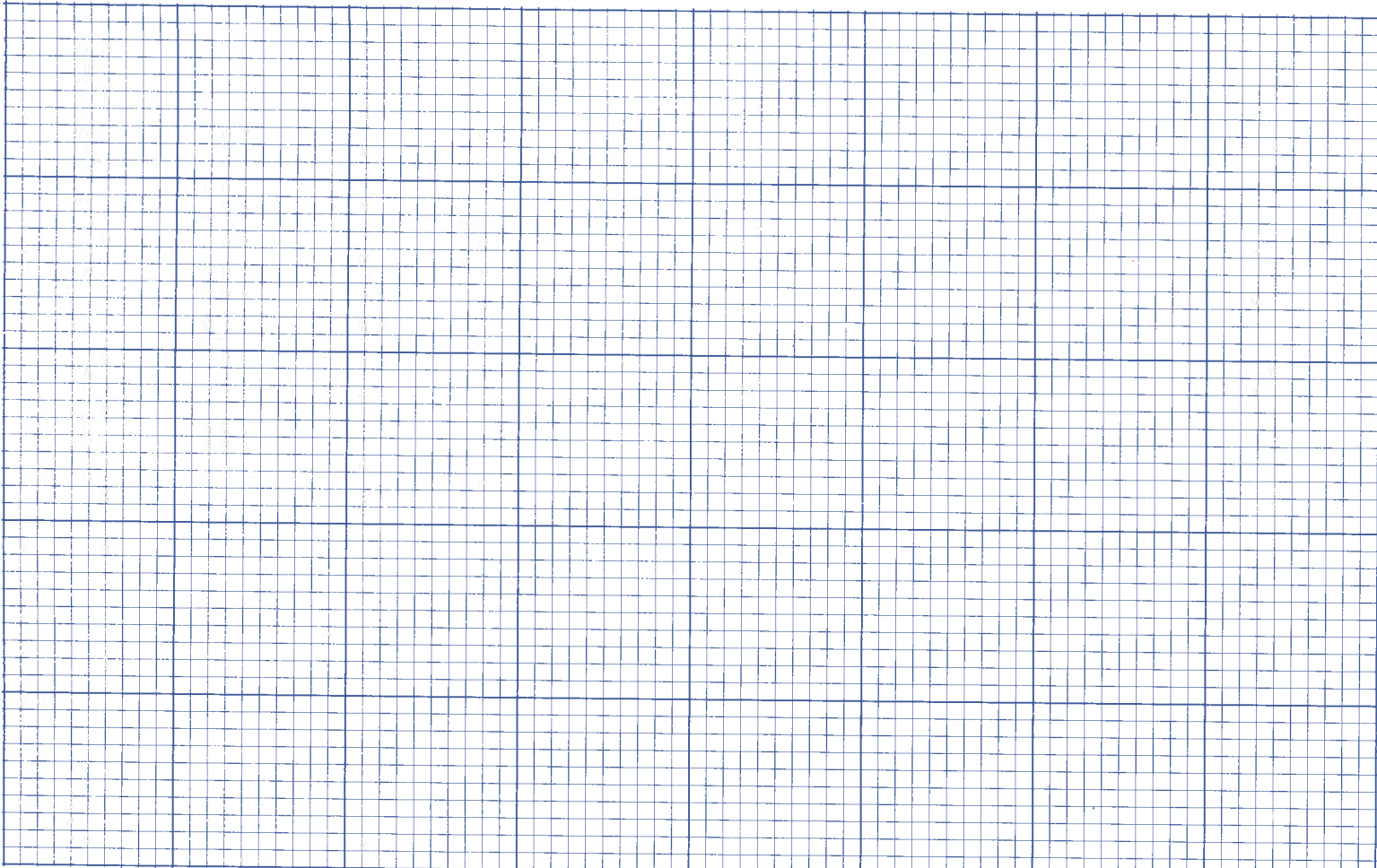
formerly Beta Theta Pi House
not shown on 1907 or 1920 Sandborn maps.
Delta Upsilon bought in early 1970's.

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

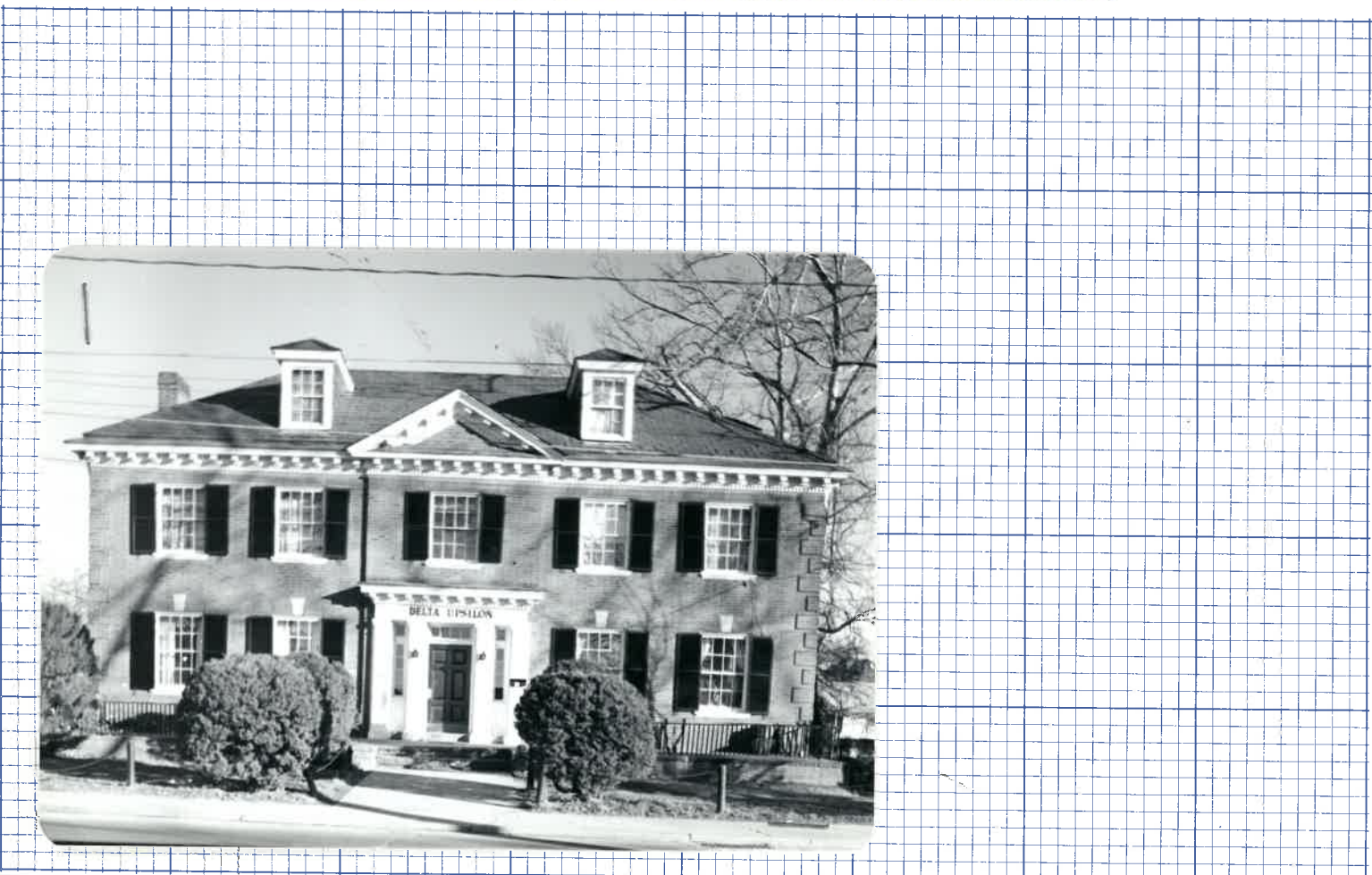
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Karen Kummer Univ. of Va. Arch. History Grad. Student

Date

March 1980

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0002

Other DHR Number: 104-70

Property Date(s) 1929

PROPERTY NAMES

180 Rugby Road

EXPLANATION

Address-Current

Beta Theta Pi House

Historic

Delta Upsilon Fraternity House

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-152-1-2

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
--------	-------------------	-------------

180 -	Rugby Road	Current
-------	------------	---------

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

On corner lot, sloping downward to rear; yard planted with evergreen shrubs, and front yard edged with rail fence; driveway behind building leads to parking adjoining building on south/southwest side.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1
Historic: 1
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Cornice	0	Boxed	Wood	W/ Modillions
Dormer	4	Hip-roofed	Wood	
Foundation	0	Continuous	Brick	
Roof	0	Gable	Asphalt	Shingle
Walls	0	Masonry	Brick	6-course Amer.Bond
Window(s)	0	Sash, double-hung	Wood	1/1
Chimney	1	Interior	Brick	
Dormer	1	Gable-roofed	Wood	
Chimney	3	Semi-exterior	Brick	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1929
Source of Date: Site Visit/Written
Architectural Style: Colonial Revival
Description:

Large rectangular block with two-and-one-half-story rear section on foundation with raised rear; both sections have hipped roofs, edged with ornate cornices which include modillion blocks on the front facade, and dentils on the other walls. Four hip-roofed dormers in main block, each with one-over-one double-hung sash window. Five-bay front facade has central entrance in Classical frontispiece with four three-quarter Doric columns supporting an entablature; a gabled dormer emphasizes the center bay. A semi-exterior chimney rises on the northeast side of the main block, with a one-over-one window breaking through on the second floor in the manner of Lutyens. The front facade's first-floor windows have jack arches and keystones; all windows on the front have window blinds.

Condition: Excellent
Threats to Resource: None Known

Additions/Alterations Description:
None.

Number of Stories: 2.5
Interior Plan Type:
Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
None.

DHR Historic Context: Domestic

Significance Statement:

This building was constructed in 1929, to designs by the Charlottesville

architect Stanislaw Makielski, for the Beta Theta Pi Fraternity. "Since 1916 Beta Theta Pi had tried to build a house on University land, but in 1929 it chose instead to be on Rugby Road, across from Zeta Psi and near to the newly completed Phi Kappa Psi". Makielski envisioned another quadrangle formed by fraternity houses, similar to the arrangement on the northwest side of Rugby Road, for the site occupied by this house and adjoining land contained in the area between Chancellor Street, Rugby Road, and Madison Bowl; this plan was dropped when Phi Kappa Psi decided to build a house overlooking Madison Bowl (VDHR resource nos. 104-133-10, 104-67) (Bishop 1981: 17, 16). The Beta House was the last University of Virginia fraternity house to be built south of the railroad tracks, and it gave its name to Beta Bridge, located immediately to the north (VDHR resource no. 104-133-1) (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14646	3 - 5	3/ 9/1996
B&W 35mm Photos	14645	36 -	3/ 9/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.1 Bibliographic Record Type: Survey, Other
Author: O'Dell, Jeffrey M.
Citation Abbreviation:
Virginia Historic Landmarks Commission (VHLC) Survey
Notes:
Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map
Author: Sanborn Map Company
Citation Abbreviation:
Sanborn Fire Insurance Maps, Charlottesville, VA
Notes:
Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.
University of Virginia Library Government Documents.

Sequence #: 1.2 Bibliographic Record Type: Book
Author: Bishop, Timothy L.
Citation Abbreviation:
Fraternity Houses at the University of Virginia
Notes:
Undergraduate Architectural History Independent Study, University of Virginia, 1981. University of Virginia Fiske Kimball Library.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 2/1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: Smead, Susan E.
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:
First :
Last :
Suffix :

Title :

Company: VA Delta Upsilon Alumni Assoc., Inc.

Address: Mincer - 1527 University Avenue

City : Charlottesville

State: VA

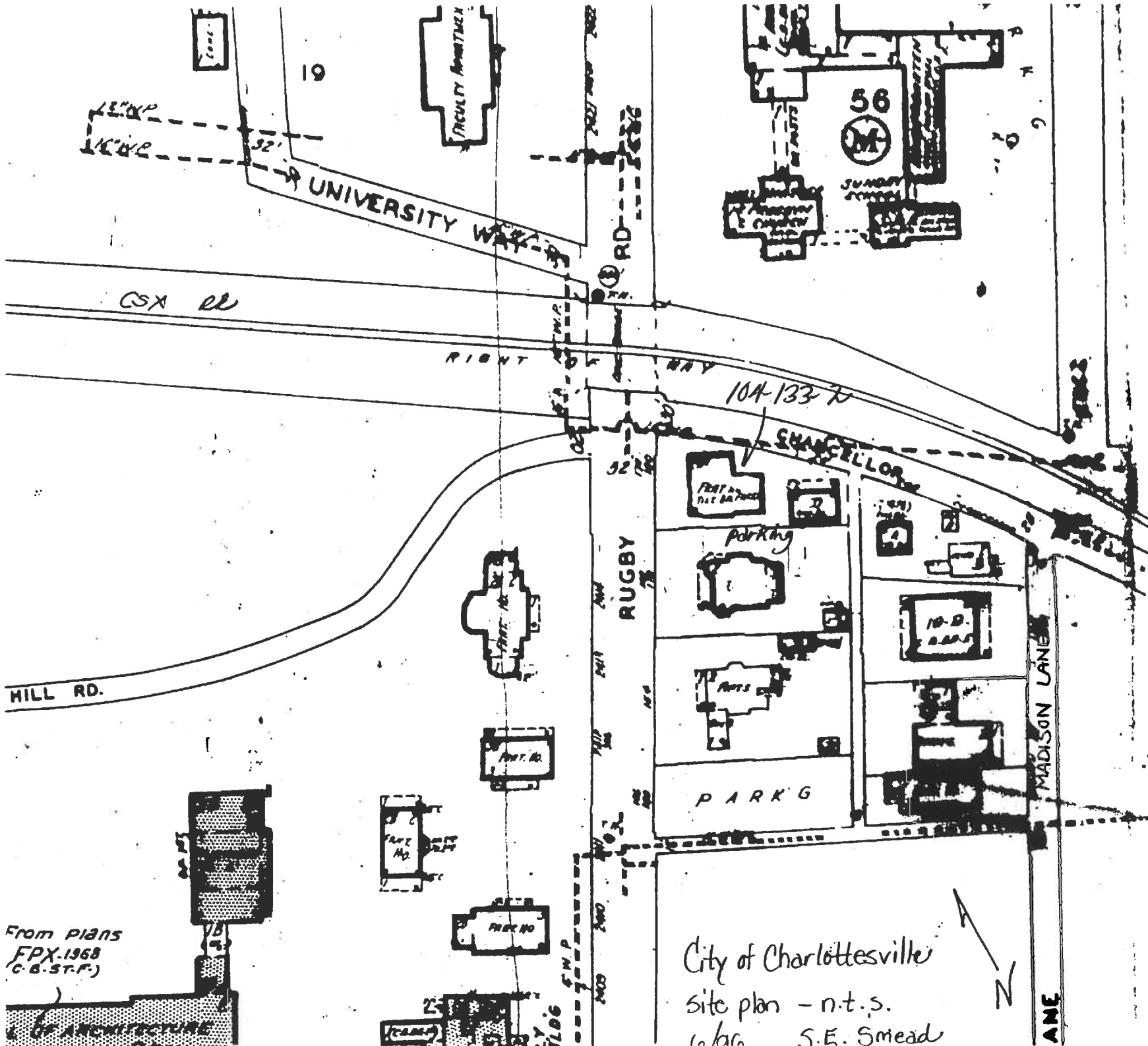
Zip : 22903- Country: USA

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



From plans
FPX-1968
(C.B. ST.F.)

OF ARCHITECTURE

City of Charlottesville
Site plan - n.t.s.
S.E. Smead

CHARLOTTESVILLE



9



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130-2
Negative no(s). 7297

Page 1 of 2

Street address 180 Rugby Road
Town/City Charlottesville

Present name: Delta Upsilon House
Common name

Historic name Beta Theta Pi House

Material ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
☒ brick (bond: ☒ Flemish, ☐ stretcher, ☐ _____-course American, ☐ _____)
☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
☐ stucco ☐ cast iron
☐ concrete block ☐ terra cotta
☐ enameled steel ☐ glass and metal
☐ other: _____

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 ☒ hipped
☐ 1 ☐ 4 ☐ gable ☐ _____
☒ 2 ☐ _____ ☐ pedimented

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

no porch

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 ☒ fraternity

Style/period Georgian Revival

Date 1929

Architect/builder Stanislaw Makielski

Location and description of entrance Central entry with elaborate Classical frontispiece featuring four pilasters, sidelights and toplight.



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

This is one of the few fraternity houses of its period in Charlottesville without a porch or portico. Following traditional Virginia Georgian forms, it has a prominent modillion wood cornice, a Classical door frame, and good-quality brickwork in Flemish bond with jack arches at the windows. The small decorative front pediment enlivens the facade.

Historical information

The last UVa fraternity house to be erected south of the railroad tracks, the Beta house was built for the Beta Theta Pi fraternity house, which occupied it until the local chapter became inactive in 1972.

The local chapter of Delta Upsilon has occupied it since 1973.

The Beta house gave its name to nearby "Beta Bridge" just northwest.

Source City directories; Eugenia Bibb;
T. Bishop, "Fraternities at UVa"

Surveyed by Jeff O'Dell, VHLC

Date 9-83



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s) 7297

Page 1 of 2

Street address 180 Rugby Road
Town/City Charlottesville

Historic name Beta Theta Pi House

Present name: Delta Upsilon House
Common name

Material ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
☒ brick (bond: ☒ Flemish, ☐ stretcher, ☐ _____-course American, ☐ _____)
☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
☐ stucco ☐ cast iron
☐ concrete block ☐ terra cotta
☐ enameled steel ☐ glass and metal
☐ other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input checked="" type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input checked="" type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

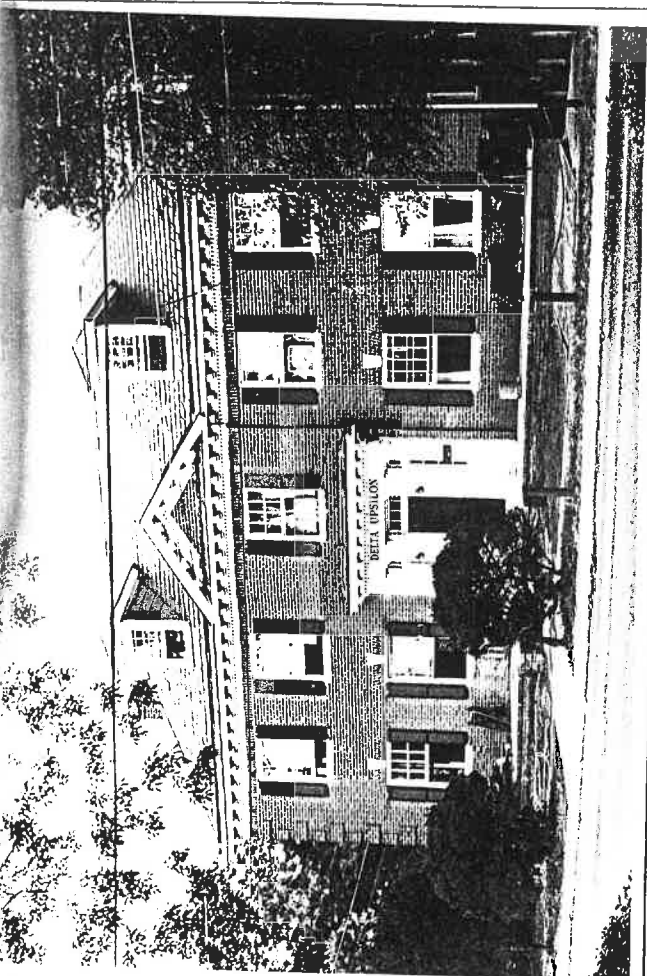
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	no porch

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input checked="" type="checkbox"/> fraternity

Style/period Georgian Revival Date 1929 Architect/builder ~~xxxx~~ Stanislaw Makielski

Location and description of entrance Central entry with elaborate Classical frontispiece featuring four pilasters, sidelights and toplit.



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

This is one of the few fraternity houses of its period in Charlottesville without a porch or portico. Following traditional Virginia Georgian forms, it has a prominent modillion wood cornice, a Classical door frame, and good-quality brickwork in Flemish bond with jack arches at the windows. The small decorative front pediment enlivens the facade.

Historical information

The last UVA fraternity house to be erected south of the railroad tracks, the Beta house was built for the Beta Theta Pi fraternity house, which occupied it until the local chapter became inactive in 1972.

The local chapter of Delta Upsilon has occupied it since 1973.

The Beta house gave its name to nearby "Beta Bridge", just northwest.

Source City directories; Eugenia Bibb;

T. Bishop, "Fraternities at UVA..."

Surveyed by Jeff O'Dell, VHLC

Date 9-83



Date 3/9/90 File No. 104-133-12
Name Delta Upsilon, 180 Rugby Rd.
Town Charlottesville
County _____
Photographer S.E. Smead
Contents 4 exterior views

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
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Staff contacts:

Jeff Werner wernerjb@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 \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Wooglin Company Applicant Name Ian Browning / UVA Foundation
Project Name/Description Landscaping Parcel Number 090152000
Project Property Address 180 Rugby Road

Applicant Information

Address: 180 Rugby Rd
Charlottesville, VA 22903
Email: lbrowning@uvafoundation.com
Phone: (W) 434-989-6507 (C) _____

Property Owner Information (if not applicant)

Address: P O BOX 400218
CHARLOTTESVILLE VA 22904
Email: takers@stewart.com
Phone: (W) 434-982-4840 (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.

Ian Browning 4-24-23
Signature Date

Ian Browning 4-24-23
Print Name Date

Property Owner Permission (if not applicant)

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

Timothy L. Akers 04-24-23
Signature Date

Timothy L. Akers -President 04-24-23
Print Name Date

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

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

Site plan, requested photographs, example of entry pillars, example of landscape steps, lawn covering specs

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

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

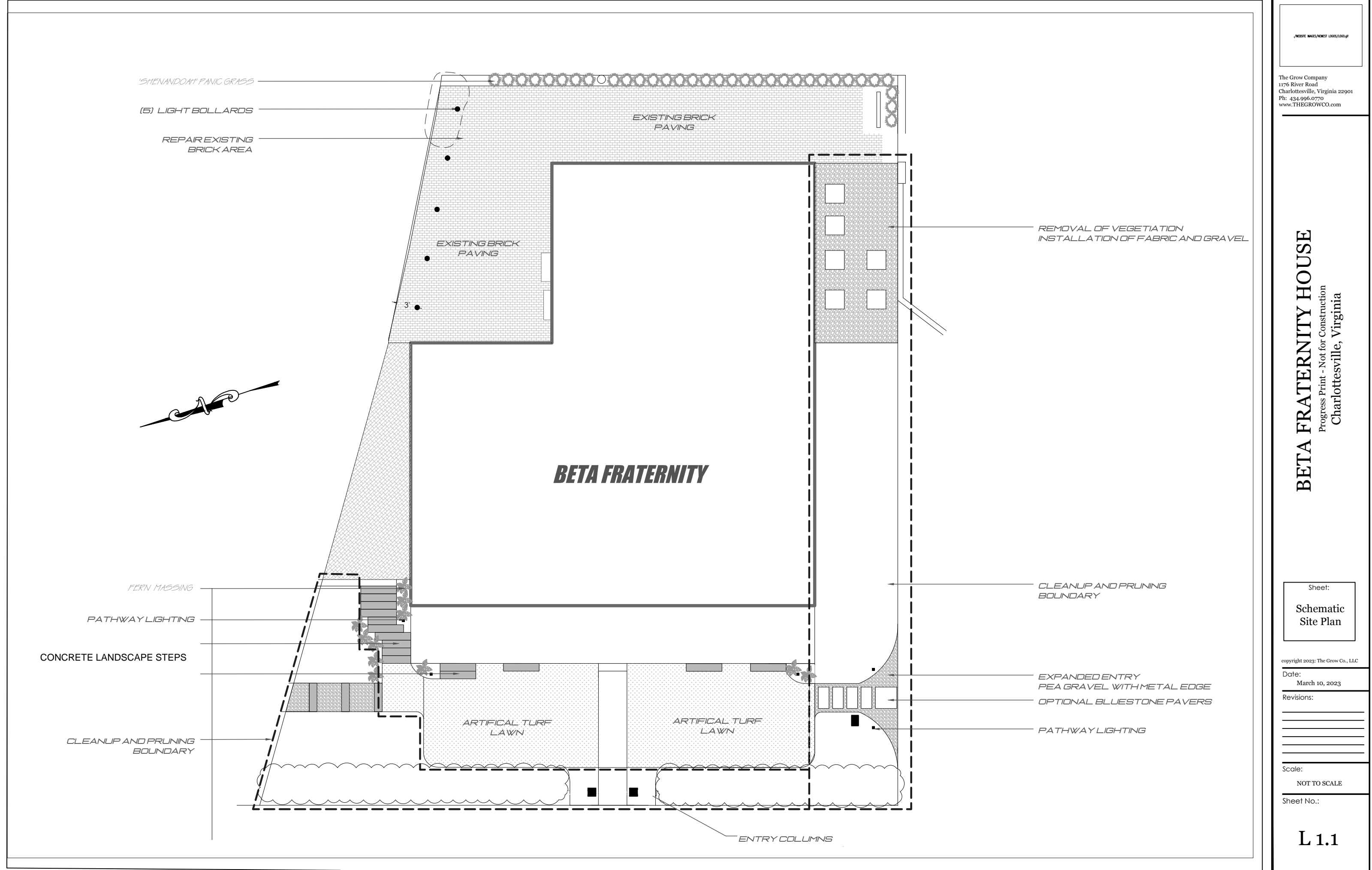
http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf

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



BETA FRATERNITY HOUSE

Progress Print - Not for Construction
Charlottesville, Virginia

Sheet:

Schematic
Site Plan

copyright 2023; The Grow Co., LLC

Date:

March 10, 2023

Revisions:

Scale:

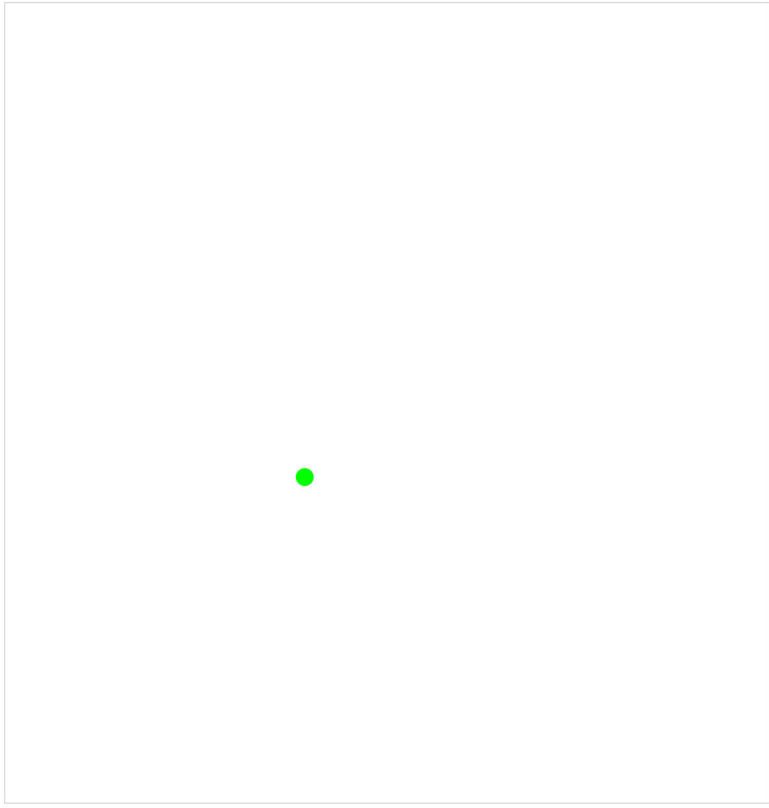
NOT TO SCALE

Sheet No.:

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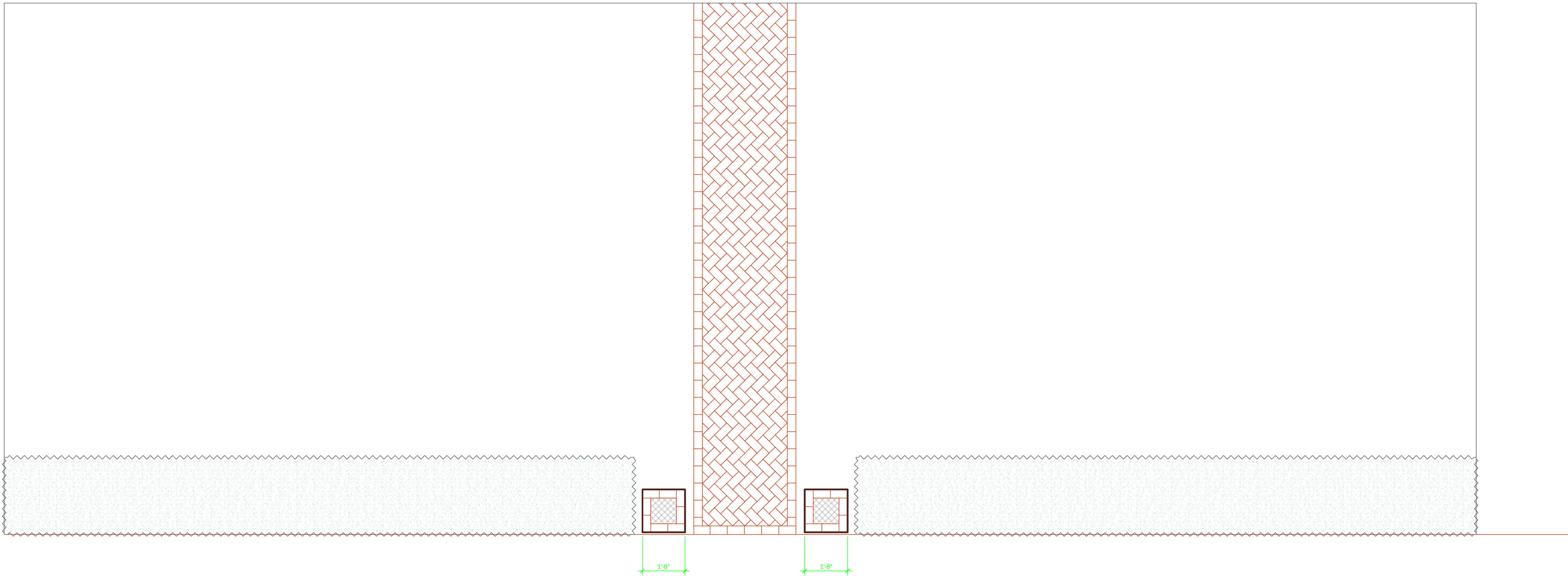


LOCATION MAP:



APPROVALS:

1	GATE PIER ELEVATION	0'	4'	N
SP02		1/4" = 1'-0"		



1	GATE PIERS PLAN	0'	4'	N
SP02		1/4" = 1'-0"		

COPYRIGHT 2023

180 Rugby Road



180 Rugby Road



180 Rugby Road



180 Rugby Road





Electrical and Operational Information

- Color Rendering Index: 80
- Color Temperature: 2700K
- Dimmable: Yes
- Lamping Category: LED
- Lamping Features: Lifespan: 40000.0000Incandescent Equivalency: 1 x 25wVolt Amps (For Landscape): 2.5
- Lamping Included: Bulbs Included
- Lead Wire Length: 36
- Lumens: 150
- Primary Number of Bulbs: 1
- Socket: Mini Wedge
- Total Number of Bulbs: 1
- Voltage: 12v
- Wattage Max: 1.50

Dimensions and Measurements

- Extension: 1.62
- Height: 22
- Length: 1.75
- Weight: 2.00
- Width: 6.5



SOFTLAWN

FRESH ZOYSIA PLUS



Lawn &
Landscape

PROPERTY

Primary/Stalk Yarn Polymer
Secondary/Thatch Yarn Polymer
Yarn Cross Section
Standard Colors
UV Stabilized
Fabric Construction
Primary Backing
Coating Type(s)
Perforations
Recommended Infill
Pile Height
Total Weight
ISO 9001 Quality Assured
Fabric Width

DESCRIPTION

Polyethylene
Polypropylene
Polyethylene Monofilament/
Texturized Polypropylene
Field/Olive with Olive/Tan Thatch
Yes
Tufted
Dual Layered Woven Polypropylene
SilverBack™ Polyurethane
Yes
1.5-2 lbs of Silica Sand or Envirofill
1 1/2"
81 oz.
Yes
15 Ft.

ADVANTAGES

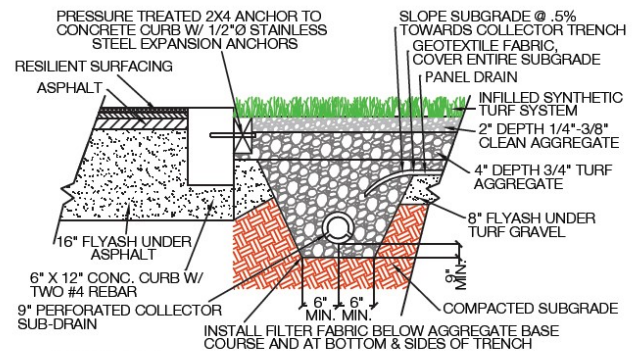
- Requires no water
- Virtually maintenance-free
- Fresh cut appearance
- Needs no chemicals or fertilizer
- Never needs mowing or insecticides
- Clean and can be cleaned - Unlike mulch and shredded rubber
- ADA/ABA compliant - Crutches won't sink in and wheelchairs roll
- Safety - No more buried glass or other harmful objects
- Lead Free
- Provides excellent drainage
- Recyclable components
- Does not support stain or odor causing bacteria, mold or mildew

SOFTLAWN

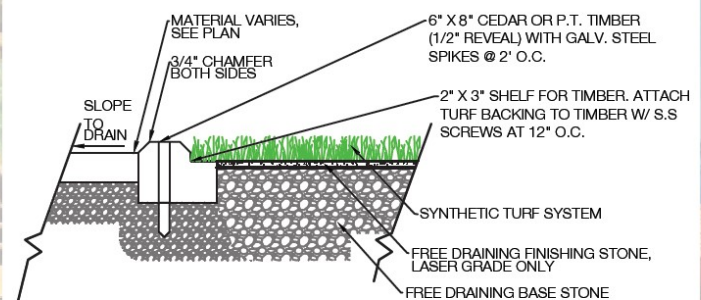
FRESH ZOYSIA PLUS

BENEFITS

Fresh Zoysia Plus is constructed to accommodate high traffic areas with the appearance of a well-manicured beautiful natural lawn.



CURB



NAILER BOARD

It is the policy of Synthetic Turf International to continuously improve their line of products. Therefore, Synthetic Turf International reserves the right to change, modify or discontinue systems, specifications and accessories of all products at any time without notice or obligation to purchaser. These are standard specifications subject to manufacturing tolerances and consumer requests.

