

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 8, 1999**



---

CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 99-6-27  
1314 Rugby Road/ Four Acres  
Tax Map 39 Parcel 92  
Building Addition  
Belinda Reeder, Architect/ Peter Skinner, Applicant

**Background**

Four Acres is an individually designated historic house located at 1314 Rugby Road. Four Acres was designed by Eugene Bradbury and was built in 1910. The house is considered to be an excellent example of a Colonial Revival Style House and is in excellent condition. Although built in 1910, older construction methods were used, including the use of hand hewn beams, handmade bricks, and hand forged nails. The house originally had two one story porches at each end of the house. In 1987 the eastern porch was removed and an addition was constructed on the east side of the house.

In February of 1998, the BAR reviewed and approved a new addition, designed by Belinda Reeder. The property changed hands before this design was executed. Ms. Reeder is currently working with the new owner, Peter Skinner, on a new building addition design.

**Application**

The applicant proposes a new one-story addition to be constructed on the rear of the house (see attached drawings.) The new addition may be minimally visible from Rugby Road.

**Discussion**

The Design Guidelines for New Additions state the following:

*"Attempt to locate the addition in the rear or side elevations that are not visible from the street."*

*"The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

*"Use materials, windows, doors, architectural detailing, roofs and colors that are compatible with the historic buildings in the district."*

The addition has been designed to complete the formal symmetry of the building. The addition will be very minimally visible from the street. Any impact from the street will be negligible.

**Recommendation**

Staff recommends approval.