

## Werner, Jeffrey B

---

**From:** Werner, Jeffrey B  
**Sent:** Wednesday, April 17, 2024 3:55 PM  
**To:** C. Jensen  
**Subject:** 807 Rugby Road - BAR action March 2024

Cat. I apologize for the delay, but I'm finally getting to my *back-burner* stuff.

April 17, 2024

Certificate of Appropriateness  
BAR 24-03-04  
807 Rugby Road, TMP 050013000  
Rugby Road HC District  
Owner/Applicant: Cat Jensen/George Ragsdale  
Project: Modify front porch portico

Ms. Jensen.

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on March 19, 2024. The following action was taken:

Mr. Bailey 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 front porch alterations at 807 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.

Ms. Lewis, second. Motion passed 8-0.

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

<https://boxcast.tv/channel/vabajtzezuqv3iclkx1a?b=uzjazbhfohchjty5hs6f>

Per the provisions of City Code, 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.

If you have any questions, please contact me at [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov).

Sincerely,  
Jeff

-----  
Jeff Werner, AICP  
Historic Preservation and Design Planner  
City of Charlottesville  
Neighborhood Development Services

City Hall | P.O. Box 911  
610 East Market Street  
Charlottesville, VA 22902  
Phone: 434.970.3130  
Email: [wernerjb@charlottesville.gov](mailto:wernerjb@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
March 19, 2024**



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

BAR 24-03-04  
807 Rugby Road, TMP 050013000  
Rugby Road HC District  
Owner/Applicant: George Ragsdale  
Project: Modify front porch portico

---



**Background**

Year Built: c1929  
District: Rugby Road Historic Conservation District  
Status: Contributing

**Prior BAR Review**

N/A

**Application**

- Submittal: Misc. photos.

Request CoA to remove the portico roof segment of the front porch roof and replace with either a flat roof (membrane) or one with a low pitch (metal). No changes will be made below the current entablature, the existing trim and columns will all remain.

**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.

The applicant's request stems from concern the existing pediment is oversized and poorly proportioned to the house; that a flat roof—or at least a lower-pitched roof--would be preferred and would also be architecturally appropriate for this house and district.

The design of the current porch roof closely resembles two nearby porches on earlier houses—714 Rugby Road (1906) and 1805 Fendall Avenue (1917)—and has similarities to the porch on a 1929 house next door—809 Rugby Road. Within the district, the majority (21) of the 27 contributing houses date to between 1920 and 1929. 807 Rugby is one of nine constructed in 1929, so it is not a later outlier. At the same time, there is no prevailing style for the 14 entry porches in the district. Of the 17 Colonial Revival houses—nine built in 1929—there is no prevailing porch style, with many not having an entry porch.

With that, there are two questions for the BAR to discuss, with the second entirely dependent on the first:

- Should the BAR allow the alteration of the existing porch roof? Is this a character-defining feature that should not be altered?
- If alteration is allowed, are the proposed options appropriate for this house and the district?

Existing roof: The existing porch roof is not unique or remarkable. Houses of this period and style have a range of porch types, some have none at all. It is not the work of a master craftsman or designer. Arguably, it seems out of place on this house. With documentation, it could easily be reconstructed at a later date. In brief, per the requirements for reviewing HC District CoAs, is retaining the current porch roof essential to the architectural form and integrity of this house and the district? (Below, to assist with this discussion, staff reviewed the request by applying the HC District guidelines for demolitions.)

Conversely, the existing is very likely the original roof. While arguably a poor design, were the design guidelines intended to later resolve what might be perceived as an earlier error?

New roof: If the alteration is allowed, staff recommends approval of the alternatives presented, with flexibility for the applicants, working with staff, to develop the details of the final design. Additionally, a condition of approval should require that, prior to alteration, the existing roof will be photographed and documented, such that it could later be reconstructed.

### **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 front porch alterations at 807 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: ...].

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the front porch alterations at 807 Rugby Road do not satisfy the BAR's criteria and are not compatible with this property and other

properties in the Rugby Road Historic Conservation District, and that for the following reasons the BAR denies the application: [...].

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [Not germane to this request.]

#### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.2:

Historic Conservation District: Review of the proposed construction, reconstruction, alteration, or restoration of a building or structure is limited to the exterior architectural features, including signs, and the following features and factors:

- a. 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;
- b. The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- c. The impact of the proposed changes on the essential architectural form and integrity of the existing building;
- d. The effect of the proposed change on the adjacent building or structures; and
- e. Any applicable provisions of the City’s design guidelines.

#### **Pertinent Design Guidelines for Historic Conservation Districts**

##### **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:** Only the porch roof will be altered. Of the 30+ properties in the Rugby Road HC District, there is no typical style or material for existing roofs in the district. (See attached images See staff comment under Discussion.)

### 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 alteration would retain the exiting existing trim and columns. BAR should discuss if the new roof should be flat-seam metal or if membrane is acceptable.

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.

### **HC District guidelines for 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;

**Staff comment:** 1929.

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

**Staff comment:** Neither the property nor the district are listed. The 2014 survey was not submitted to VDHR for a determination of eligibility.

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:** No known associations.

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:** The house and its features do not represent an infrequent or the first or last remaining example within the city

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

**Staff comment:** As best we can determine, the primary façade and front porch have not been altered. The proposed alterations will not change the porch trim, columns, and entablature, only the porch roof.

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:** No known connections. The district features a wide range of architectural styles and porch types.

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:** A structural evaluation is not necessary. The request to alter the porch is due to design preference, not a structural concern.

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 layout and footprint of the of the porch will not change and the existing columns, trim, porch ceiling, and entablature will remain. Only the roof portion will be altered. With documentation and photographs, the current roof—material, elements, and design--could easily be recreated at a later date.

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

**Staff comment:** There is no public necessity to for this alteration.

## 807 Rugby Road



**Date:** 1929 ca. (on 1929 Sanborn map)

**District Status:** Contributing

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

**Style:** Colonial Revival

**Architectural Description:** Set on a solid, 8-course American-bond brick foundation, the 2.5-story brick dwelling (also 8-course American bond) features a side-gabled, asphalt-shingled roof with a molded cornice with side elevation returns. Three bays wide, the symmetrically fenestrated dwelling features a central gabled portico with closed pediment with small pent, and paired, attenuated Tuscan column supports on a concrete deck. Flanking the porch to each side is an 8/1 wood window with single louvered shutter and thin molded wood surrounds and soldier brick lintels. Three similar windows pierce the second story, including a central 6/1 flanked by 8/1 windows. The facade also features overhanging eaves, a molded wood cornice, and a one-story side-elevation hipped porch with Tuscan posts. Two exterior-end brick chimneys rise from the roof. Two bays deep, the side elevations are irregularly fenestrated with 6/1 wood windows, including the gable peak. The rear elevation features an off-center gabled portico with Tuscan columns, a boxed cornice, and wood steps. The porch, which accesses a single-leaf secondary entry, is set on brick piers.

**Secondary Resource:** The ca. 1929 one-story garage is built into the sloping bank. The small building features concrete block construction faced with a brick veneer. The garage is capped by a pyramidal asphalt-shingle roof with a boxed cornice and overhanging eaves. The facade features a full-width opening.

**Site Description:** Set at an angle on a sloping lot at the corner of Rugby Road and Rugby Place, the dwelling occupies a .22-acre parcel. There is a central brick walkway that leads from the sidewalk along Rugby Road. A paved driveway accesses the rear of the property from Rugby Place. The property features a large grassy lawn, several mature trees, and foundation plantings. The sidewalk and corner are buffered with plantings, as are the side and rear property lines, which also feature a wood fence. A small garage sits to the rear of the main dwelling at the end of the driveway.







**Existing**



**Proposed: either a flat roof (membrane) or a low-pitched roof (metal)**

**807 Rugby Road (1929)**

Options - from nearby examples



Flat roof



Flat roof



Low-pitch roof

2010 alterations to house. Show front porch as it existed.



**LIMEHOUSE  
ARCHITECTS, LC**



946 GRADY AVENUE #27, CHARLOTTESVILLE, VA 22903  
PH: 434 293-8537 FX: 434 295-3536 E: limehs@earthlink.net

807 Rugby Road - front portico, BAR review 3-19-2024



Misc. images of 807 Rugby



807 Rugby Road - front portico, BAR review 3-19-2024

Three similar porches in district.



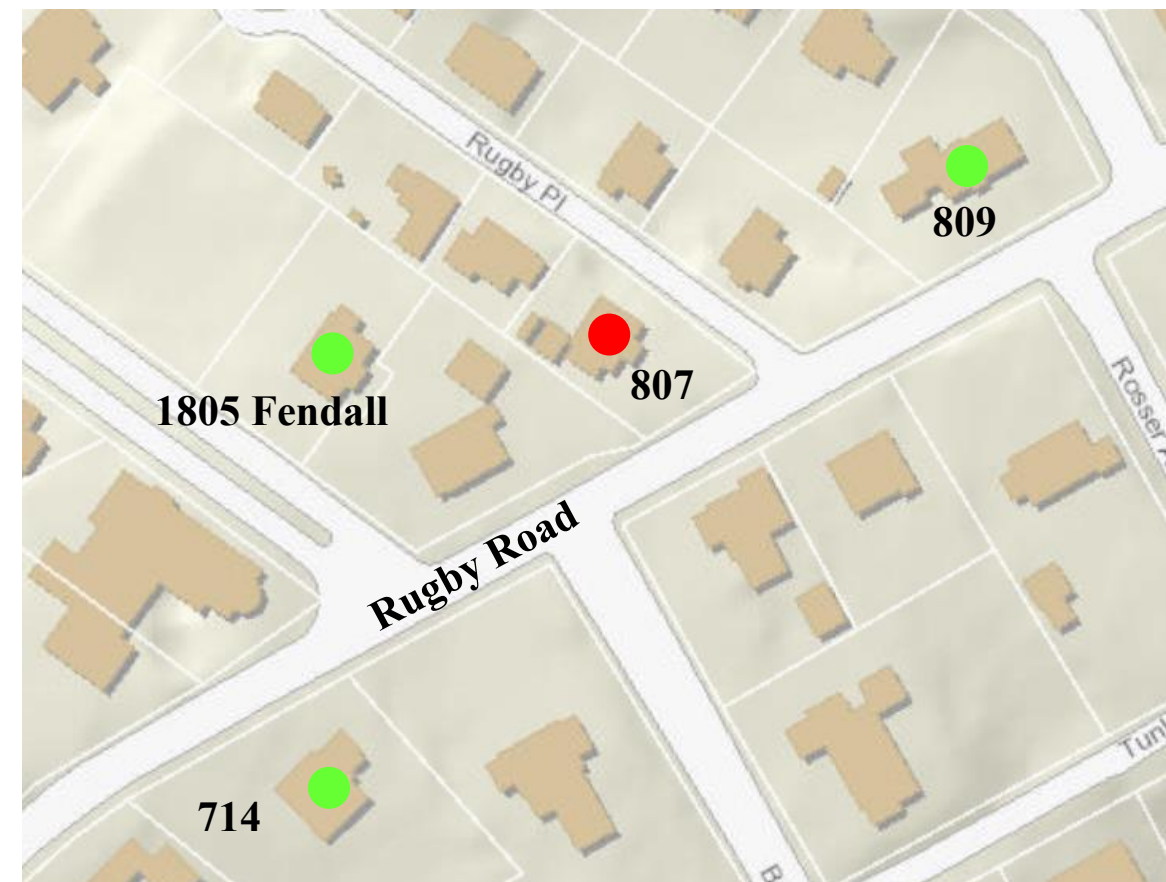
714 Rugby Road (1906)



1805 Fendall Ave (1917) [formerly 803 Rugby]



809 Rugby Road (1929)



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)

