

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



December 7, 2009

Dear Sir or Madam:

This letter is to notify you that the following application has been **deferred by the applicant** for approval of a Certificate of Appropriateness by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 09-12-03
1314 Rugby Road
Tax Map 38 Parcel 92
Bethany Puopolo, Applicant

This application will not be heard on December 15, 2009, as you were previously notified. Instead, the Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, January 19, 2010, starting at 5pm in the Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance.

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

lp

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 19, 2010**



Certificate of Appropriateness Application

BAR 09-12-03
1314 Rugby Road
Tax Map 38 Parcel 92
Bethany Puopolo, Applicant
Screen Porch Addition

Background

This property, known as Four Acres, was designated as an individually protected property in 1993. It is a Colonial Revival home built in 1910. The property originally had one story porches at each side of the house. In 1987 the eastern porch was removed and an addition constructed.

February 24, 1998 – The BAR approved a large addition to the west and rear. The property changed hands before the design was executed.

June 15, 1999 – The BAR approved a rear addition, with condition that no stucco be applied to the front block of the house.

July 20, 1999 – The BAR denied a request to apply stucco to the base of the front of the house.

November 29, 1999 – 7 ft. high cedar fence along side property lines and 4 ft. high vinyl-clad cyclone fence along rear property line approved administratively.

Application

The applicant proposes to add a screened porch addition to the east end of the building (left side of the front façade). The addition is 20 ft wide x 21 ft-4" deep. The cornice height matches the existing cornice line on the east wing and hyphen. An existing window in the 1987 addition will be widened to three feet to accomodate a new door to serve the porch.

The screened porch addition is set back 1 ft - 4" from the front of the existing building.

The proposed materials are painted wood columns and pedestals; painted wood cornice; copper roofing to match the existing hyphen roof; brick foundation to match original house; and limestone floor edge.

Landscape plans are also included. Staff has asked the architect to describe what is being changed.

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;*
 - 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.*
 - 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (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;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction

p. 3.18 – Additions

- 1) *Function and Size*
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
- 2) *Location*
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
- 3) *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *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.

- 4) *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
- 5) *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
- 6) *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

The proposed screened porch addition meets the guidelines.

The BAR should discuss any proposed changes to the landscaping and site design.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed screened porch addition and landscaping/site changes satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications....).