

Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
November 18, 2025 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)



Pre-Meeting Discussion [NDS Conference Room, 5pm]

Regular Meeting [Council Chamber, 5:30pm]

A. Matters from the public not on the agenda [or on the Consent Agenda]

B. Consent Agenda

[Note: The October 21, 2025 meeting minutes will be available for review at the next regular meeting.]

1. **Certificate of Appropriateness Application**

BAR # HST25-0110

1314 Rugby Road, TMP 380092000

Individually Protected Property

Owner: Pete Snyder

Applicant: Jeff Dreyfus / Buschmann Dreyfus

Project: Replace pool pavilion

C. Deferred Items

2. **Certificate of Appropriateness Application**

BAR # HST25-0112

159 Madison Lane, TMP 090145000

The Corner ADC District (contributing structure)

Owner: Montalto Corporation

Applicant: Paul Tassell / The Gaines Group

Project: Misc. repairs/improvements to south porch

D. New Items

N/A

E. Other Business

4. **Staff Questions & Discussion**

- Update on workplan for review of design guidelines
- New development review policy. Development Review Procedures Manual

F. Adjourn

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Application components (please click a bookmark below to go directly to the report pages):

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

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**City of Charlottesville
Board of Architectural Review
Staff Report
November 18, 2025**



Certificate of Appropriateness Application

BAR # HST25-0110

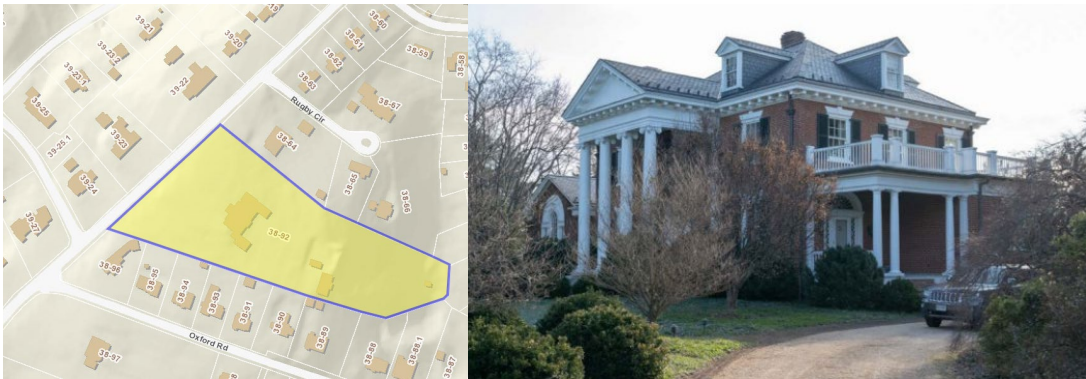
1314 Rugby Road, TMP 380092000

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Background

Year Built: House, 1910

District: Individually Protected Property

Status: Pergola: built after 1997, noncontributing

Four Acres. Colonial Revival house built in 1910. The pool, wall, and pool-side pergola at the east side of the 3.9-acre parcel were constructed after 1997. The garage likely dates to the 1980s.

Prior BAR Reviews (See Appendix)

Application:

- Bushman Dreyfus Architects drawings *Four Acres Pavilion – Permit Set*, dated 9/8/2025: Cover, sheet S1.1, S2.1, A1, and A2. 3D Views, sheet A2.1, undated. Select images from 2019 submittal for context.

Request CoA for construction of a poolside, open pavilion with standing-seam metal, gabled roof supported by painted columns and lattice panels. The pavilion will be constructed within the footprint of an existing pergola, to be removed.

Discussion and Recommendation

Staff recommends approval as submitted. The existing pergola is not historic. The pavilion design not out of character with the historic house, and is consistent with the adjacent garage, the most prominent nearby structure.

Existing



Proposed



Suggested Motions

Approval (with approval of the Consent Agenda): Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed pavilion at 1314 Rugby Road satisfies the BAR's criteria and is compatible with this IPP, and that the BAR approves the application as submitted.

Criteria and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities

requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

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]:

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City’s design guidelines.

Links to ADC District Design Guidelines

[Chapter 2 Site Design and Elements](#)

From Chapter 2 – Site Design and Elements

G. Garages, Sheds, and Other Structures: A number of houses in Charlottesville’s historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features

may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.
- 8) The design and location of any new site features should relate to the existing character of the property.

Appendix

Prior BAR Reviews

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

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

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

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

January 19, 2020 – BAR approved CoA for screened porch addition to the east end of the building.

April 9, 2019 – Administrative approval for minor alterations to non-contributing garage and misc. paving at driveway and pool. All c1997 work at east side of property.



FOUR ACRES PAVILION

1314 RUGBY ROAD, CHARLOTTESVILLE, VA 22903

DESIGN TEAM	PROJECT ADDRESS	EDITION	SHEET INDEX				
ARCHITECT BUSHMAN DREYFUS ARCHITECTS PC 820 EAST HIGH STREET SUITE B CHARLOTTESVILLE, VA 22902 434.295.1936 KIRK WEBB KWEBB@BDARCHITECTS.COM	1314 RUGBY ROAD, CHARLOTTESVILLE, VA 22903	PERMIT SET	<div>COVER SHEET</div> <div>S1.1FRAMING AND FOUNDATION PLANS</div> <div>S2.1FRAMING AND FOUNDATION DETAILS</div> <div>A1PLANS</div> <div>A2ELEVATIONS & SECTIONS</div>				
	PROJECT INFORMATION	DATE OF ISSUE					
	REFERENCE BUILDING CODES IRC 2021 VIRGINIA RESIDENTIAL CODE IECC 2021 VIRGINIA ENERGY CONSERVATION CODE NFPA-101 2021 VIRGINIA LIFE SAFETY CODE	09.08.2025					
STRUCTURAL ENGINEER DUNBAR 110 THIRD STREET, CHARLOTTESVILLE VA 434.293.5171	GENERAL 1. BUILD TO DIMENSIONS NOTED. DO NOT SCALE FROM DRAWINGS. 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. 3. REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES IN NOTES OR DIMENSIONS. 4. DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED. 5. ALL MASONRY DIMENSIONS ARE NOMINAL. SCOPE WORK INCLUDED UNDER THIS CONTRACT INCLUDES THE RENOVATION OF AN EXISTING POOLSIDE PAVILION STRUCTURE AND ASSOCIATED SITE WORK AS DEPICTED IN THIS DRAWING SET.	EDITION AND REVISION HISTORY					
	<table><tr><th>ISSUE ID</th><th>ISSUE NAME</th><th>DATE</th></tr><tr><td>01</td><td>PERMIT SET</td><td>09.08.2025</td></tr></table>				ISSUE ID	ISSUE NAME	DATE
ISSUE ID	ISSUE NAME	DATE					
01	PERMIT SET	09.08.2025					
CONTRACTOR ALEXANDER NICHOLSON 100 KEYSTONE PLACE, CHARLOTTESVILLE VA 434.296.7526	INCLUDE ALL MATERIALS, LABOR AND EQUIPMENT FOR A COMPLETE PROJECT. ANY ADDITIONAL LANDSCAPING IS OUTSIDE OF THIS CONTRACT. COORDINATION ACCURATE EXECUTION OF THE WORK MAY INVOLVE COORDINATING INFORMATION DEPICTED ON SEVERAL DRAWINGS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF DRAWINGS WHEN WORKING. (FOR EXAMPLE, CORRECT PLACEMENT OF ELECTRICAL FIXTURES AND PLUMBING FIXTURES MAY REQUIRE AN UNDERSTANDING OF THE FRAMING LAYOUT, OR THE FINISHES BEING USED).						
OWNER PETE & BURSON SNYDER 1314 RUGBY ROAD, CHARLOTTESVILLE, VA 22903	SITE PROTECT SIGNIFICANT TREES TO REMAIN WITHIN CONSTRUCTION AREA, VERIFY ANY TREES TO BE REMOVED WITH THE ARCHITECT PRIOR TO ANY CLEARING WORK. PROVIDE A SAFE CONSTRUCTION SITE FREE OF UNDUE HAZARDS. SMOKING CONTRACTOR SHALL ENSURE THAT NO SMOKING TAKES PLACE ANYWHERE ON THE PROPERTY EXCEPT AT A SMOKING AREA SO DESIGNATED BY THE CONTRACTOR. ALL ASSOCIATED REFUSE SHALL BE COLLECTED AND REMOVED AT THE END OF EACH DAY.						
	<div>SITE PLAN SCALE: 1/64" = 1'-0"</div> <div></div>						

BUSHMAN
DREYFUS



GENERAL/BUILDING CODE

GBC-1: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2021 VIRGINIA RESIDENTIAL CODE. WALL BRACING DESIGN SHOWN ON THIS DRAWING IS AN ENGINEERED DESIGN IN ACCORDANCE WITH SECTION R301.1.3 AND THE INTERNATIONAL BUILDING CODE (IBC).

GBC-2: NO LOADS IN EXCESS OF THE DESIGN LIVE LOADS LISTED SHALL BE IMPOSED UPON ANY AREA DURING CONSTRUCTION, UNLESS ADEQUATE SHORING OR OTHER MEANS IS PROVIDED TO SUPPORT THE EXCESSIVE LOADS.

GCB-3: THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE ERECTION PROCEDURE AND SEQUENCE INCLUDING THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GCB-4: REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING DETAILS.

EXISTING CONSTRUCTION

EC-1: FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO THE CONSTRUCTION AND FABRICATION OF ANY NEW STRUCTURAL MEMBERS.

DESIGN LOADS AND PARAMETERS

DL-1: LIVE LOADS (REFER TO FRAMING PLANS FOR MORE SPECIFIC LOADS)

ROOF 20 PSF

DL-2: SNOW LOADS

P_g=34 PSF (GROUND SNOW - ASD)
C_e=1.0 (SNOW EXPOSURE FACTOR)
C_t=1.0 (THERMAL FACTOR)
P_f (SNOW LOAD FOR LOW-SLOPE ROOF)=0.7X(C_e)X(C_t)X(I_s)X(P_g) = 0.7X1.0X1.0X1.0X34 = 24 PSF
USE 25 PSF MIN

DL-3: WIND LOADS

V=115 MPH (BASIC WIND SPEED: 3-SECOND GUST)
EXPOSURE C
K_z=0.85 (WIND DIRECTIONALITY FACTOR)
K_z=1.0 (TOPOGRAPHIC FACTOR)
K_e=1.0 (GROUND ELEVATION FACTOR)

DL-4: CONCENTRATED LOADS (OVER 2.5'X2.5' AREA):

300 POUNDS - ROOFS

FOUNDATIONS

F-1: FOUNDATIONS FOR THIS STRUCTURE ARE SPREAD FOOTINGS BEARING ON EITHER VIRGIN SOIL OR CONTROLLED COMPACTED FILL WITH AN ASSUMED SOIL BEARING CAPACITY OF 2000 PSF.

F-2: THE OWNER'S GEOTECHNICAL ENGINEER SHALL VERIFY, PRIOR TO POURING CONCRETE, THAT THE SOIL IS CAPABLE OF SUPPORTING SUCH A LOAD AND IS CONSISTENT WITH THE GEOTECHNICAL REPORT.

F-3: THE CONTRACTOR SHALL PROTECT THE FOOTINGS AND SLABS FROM DAMAGE FROM FROST HEAVE DURING CONSTRUCTION UNTIL THE FINAL DESIGN STRUCTURE IS COMPLETE.

F-4: BACKFILL AGAINST WALLS SPANNING VERTICALLY BETWEEN FLOORS SHALL NOT BE PLACED UNTIL BOTH FLOORS ARE IN PLACE AND CONCRETE HAS REACHED 75% OF ITS 28-DAY STRENGTH.

CONCRETE

C-1: ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 318-14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

- f_c=3500 PSI (SLABS-ON-GRADE)
- f_c=3000 PSI (ALL OTHER CONCRETE)
- ASTM A615 GRADE 60 (TYPICAL REINFORCING STEEL)
- ASTM A706 (REINFORCING STEEL AT WELDED CONDITIONS)
- ASTM A1064 (PLAIN WELDED WIRE FABRIC - USE FLAT SHEETS ONLY)

C-2: ALL EXTERIOR EXPOSED CONCRETE SHALL BE FURNISHED WITH AN AIR-ENTRAINING ADMIXTURE PROVIDING AN AIR-CONTENT OF 6% (+/- 1 1/2%) AT POINT OF PLACEMENT - REFER TO SPECIFICATIONS.

STRUCTURAL STEEL

SS-1: ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS". BOLTED CONNECTIONS SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION UNLESS NOTED OTHERWISE ON PLAN. REFER TO DRAWINGS FOR CONNECTIONS. IF CONNECTIONS ARE NOT SHOWN, FABRICATOR SHALL DESIGN CONNECTIONS FOR BEAM UNIFORMLY LOADED TO CAPACITY.

- ASTM A500 GRADE C (SQUARE AND RECTANGULAR HSS SHAPES) F_y = 50 KSI
- ASTM A572 GRADE 50 (PLATE AND BAR) F_y = 50 KSI
- ASTM A36 (ANGLE, CHANNELS, AND OTHER STRUCTURAL SHAPES) F_y = 36 KSI
- E70XX (SMAW PROCESS WELDING)
- ASTM F1554 F_y=36 KSI (ANCHOR RODS UNO)

SS-2: ALL STEEL MEMBERS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED

ROUGH CARPENTRY

RC-1: ALL ROUGH CARPENTRY SHALL CONFORM TO THE REQUIREMENTS OF THE NDS-2018 "NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION WITH 2018 SUPPLEMENT".

RC-2: PROVIDE NO. 2 SOUTHERN PINE WITH 19% MAXIMUM MOISTURE CONTENT FOR ALL FRAMING LUMBER INCLUDING, LINTELS, JOISTS, RAFTERS, AND BEAMS UNLESS NOTED OTHERWISE. WALL STUDS AND PLATES MAY BE S-P-F No. 1 1/2 UNO ON PROJECT SPECIFIC DETAILS AND NOTES.

RC-3: PROVIDE WOOD I-JOIST, MICROLAM VENEER LUMBER (LVL), PARALLAM PARALLEL STRAND LUMBER (PSL), AND TIMBERSTRAND LUMBER (LSL) MANUFACTURED BY TRUS JOIST (OR APPROVED EQUAL).

RC-4: ALL FRAMING CONNECTIONS NOT SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE MINIMUMS ESTABLISHED BY TABLE 2304.10.1 OF THE VUSBC.

RC-5: ALL NAILED CONNECTIONS (OF TWO 2x MEMBERS) SPECIFICALLY INDICATED ON THESE CONSTRUCTION DOCUMENTS ARE ASSUMED TO BE DONE USING A MINIMUM NAIL SIZE OF 0.131" DIAMETER x 3" LONG UNLESS NOTED OTHERWISE.

RC-6: PROVIDE A MINIMUM OF THREE INCHES OF BEARING FOR ENGINEERED LUMBER BEAMS, UNLESS OTHERWISE NOTED.

RC-7: ALL BEAMS SHALL BE Laterally supported by blocking or other means at all points of bearing.

RC-8: NAILS INSTALLED PARALLEL TO THE GLUE LINES ON THE NARROW FACE OF ENGINEERED LUMBER BEAMS SHALL NOT BE SPACED CLOSER THAN FOUR INCHES FOR 10d COMMON NAILS AND THREE INCHES FOR 8d COMMON NAILS.

RC-9: DO NOT DRILL, NOTCH, CUT (EXCEPT TO LENGTH), OR ALTER ENGINEERED LUMBER BEAMS OR JOISTS WITHOUT WRITTEN APPROVAL OF FABRICATOR AND REVIEW BY STRUCTURAL ENGINEER.

POST-INSTALLED ANCHORS

PA-1: ALL POST-INSTALLED ANCHORS (IN CONCRETE OR CMU) ARE TO BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS (INCLUDING BUT NOT LIMITED TO DRILL BIT SIZE, PROPER CLEANING OF HOLES, INSTALLATION TORQUE, AND TEMPERATURE CONSTRAINTS).

PA-2: WHEN A SPECIFIC PRODUCT AND MANUFACTURER IS REFERENCED IN THE CONTRACT DOCUMENTS, THAT SPECIFIC PRODUCT SHALL BE USED UNLESS AN ALTERNATE PRODUCT IS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CODE COMPLIANT STRENGTH DESIGN CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC-ES REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.

PA-3: FASTENERS REFERRED TO AS "SCREW ANCHOR" ON THE DRAWINGS SHALL BE ONE OF:

- TITEN HD BY SIMPSON STRONG-TIE
- KWIK HUS-EZ (KH-EZ) BY HILTI
- SCREW-BOLT+ BY DEWALT

FOR THESE SCREW ANCHORS LISTED, USE STANDARD ANSI DRILL BIT (NO SPECIAL BIT REQUIRED). PROVIDE HOLES IN STEEL MEMBERS 1/8" LARGER THAN NOMINAL DIAMETER OF ANCHOR. PROVIDE STD ZINC-PLATED CARBON STEEL ANCHOR UNLESS MECHANICAL GALVANIZED FINISH OR STAINLESS STEEL ANCHOR IS INDICATED ON DRAWINGS.

PA-4: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN HOLLOW MASONRY GENERICALLY REFERRED TO AS ADHESIVE ANCHORING SYSTEMS SHALL BE ONE OF:

- HIT-HY 270 BY HILTI
- SET XP SYSTEM BY SIMPSON STRONG-TIE
- AC100+ GOLD BY DEWALT

USE SCREEN TUBES BY THE SAME MANUFACTURER WHEN USING THESE ADHESIVES IN MASONRY WITH VOIDS OR HOLLOW CMU. INSTALL USING DRILL IN ROTATION-ONLY MODE TO KEEP FROM DAMAGING INSIDE OF FACE SHELL.

PA-5: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN SOLID OR GROUTED MASONRY GENERICALLY REFERRED TO AS ADHESIVE ANCHORING SYSTEMS SHALL BE ONE OF:

- SET XP BY SIMPSON STRONG TIE
- HIT-HY 270 BY HILTI
- AC100+ GOLD BY DEWALT

PA-6: CHEMICAL ADHESIVE ANCHORING SYSTEMS USED IN CONCRETE GENERICALLY REFERRED TO AS "ADHESIVE ANCHORS" SHALL BE ONE OF:

- SET - 3G BY SIMPSON STRONG-TIE
- HIT-RE 500-V3 BY HILTI
- HIT-HY 200 BY HILTI
- PURE 110+ BY DEWALT
- AC 200+ BY DEWALT

THREADED ROD ANCHORS USED WITH THESE SYSTEMS SHALL BE PROVIDED BY THE ADHESIVE MANUFACTURER AND HAVE A MINIMUM STEEL STRENGTH OF F_y = 36 KSI UNLESS NOTED OTHERWISE.

PA-7: CHEMICAL ADHESIVE ANCHOR SYSTEMS FOR USE WITH REINF STEEL IN CONCRETE SHALL BE ONE OF:

- SET-3G BY SIMPSON STRONG-TIE
- HIT-RE 500-V3 BY HILTI
- HIT-HY 200 BY HILTI

UNLESS NOTED OTHERWISE, REINFORCING STEEL USED WITH THESE SYSTEMS SHALL BE ASTM A615 GRADE 60.

PA-8: FASTENERS GENERICALLY REFERRED TO AS "CONCRETE/MASONRY SCREWS" SHALL BE ONE OF:

- TITEN TURBO BY SIMPSON STRONG-TIE
- KWIK-CON II+ BY HILTI
- TAPPER+ BY DEWALT

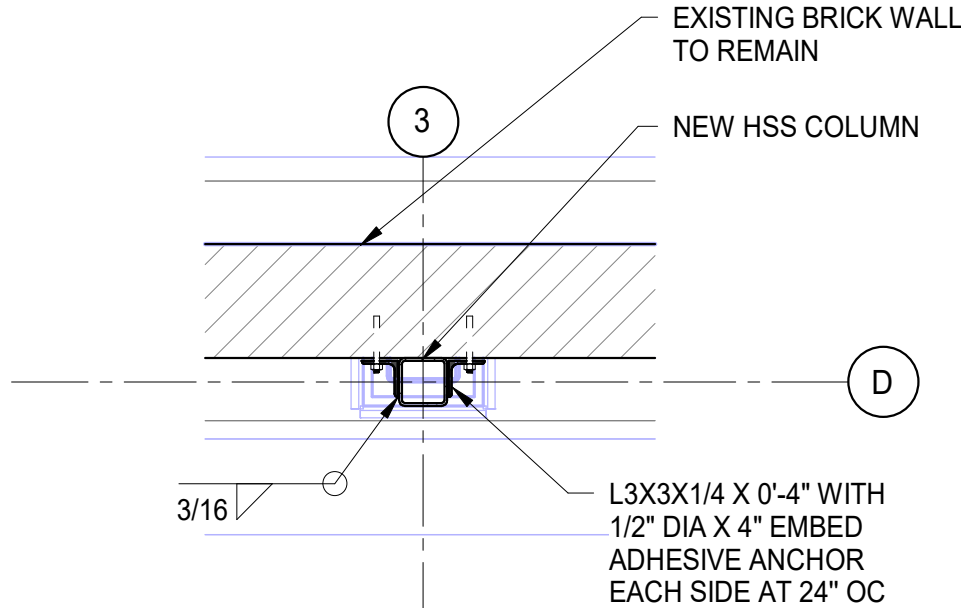
PA-9: FASTENERS GENERICALLY REFERRED TO AS "PAF" (POWER ACTUATED FASTENERS) SHALL BE ONE OF:

PAF INTO CONCRETE OR STRUCTURAL STEEL:

ANCHOR	MANUF	SHANK DIAMETER
1. X-U	HILTI	0.157"
2. 8 mm HEAD SPIRAL CSI PIN	DEWALT FASTENERS	0.157"
3. PDPA	SIMPSON	0.157"

USE ONLY HILTI X-U PAF IN STRUCTURAL STEEL GREATER THAN 1/2" THICK. 1/2" MINIMUM POINT PENETRATION IS REQUIRED IN STRUCTURAL STEEL GREATER THAN 1/2" THICK.

PROVIDE MINIMUM 1 1/4" EMBEDMENT OF PAF INTO CONCRETE.

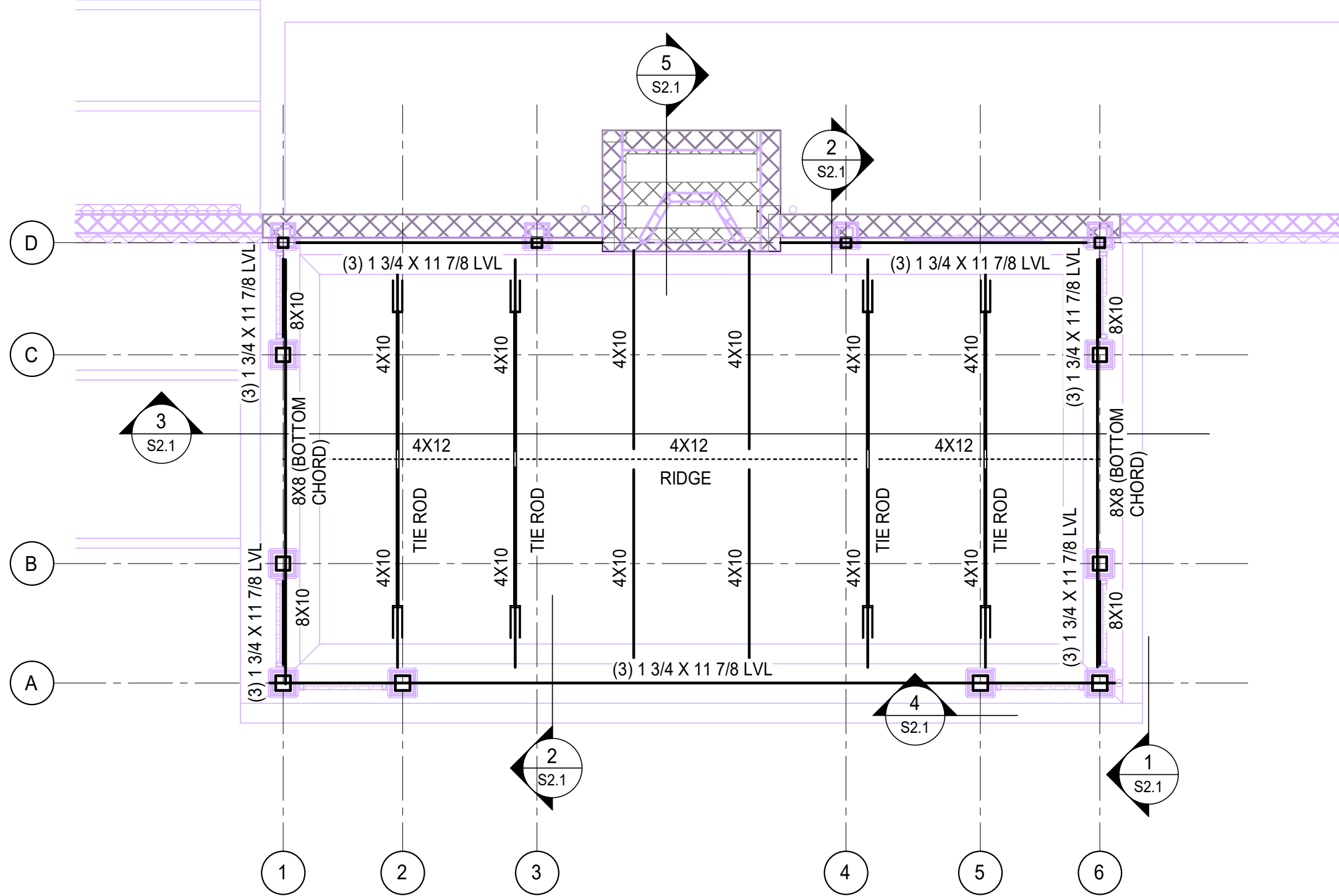


PLAN DETAIL

3/4" = 1'-0"

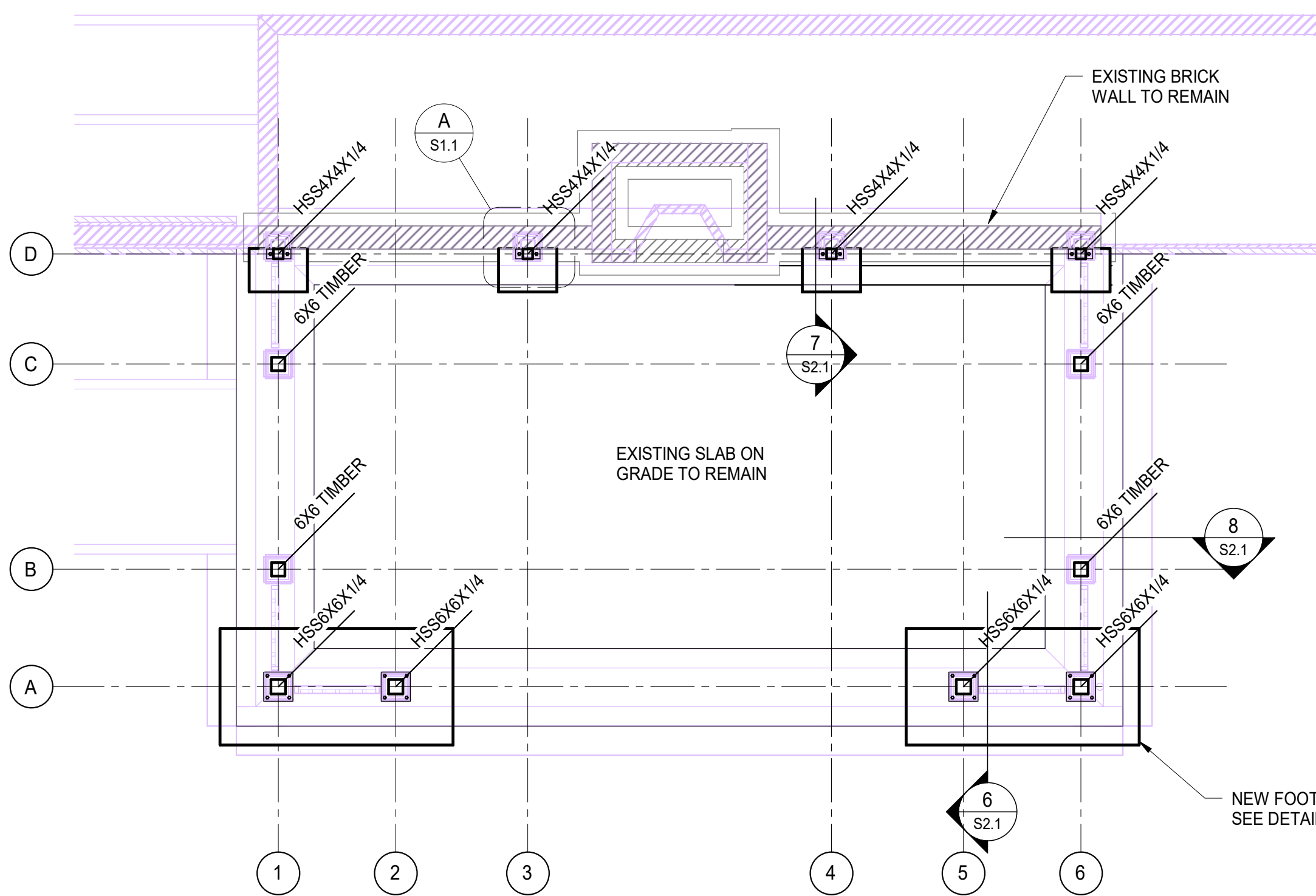
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S1.1 S1.1



ROOF FRAMING PLAN

1/4" = 1'-0"



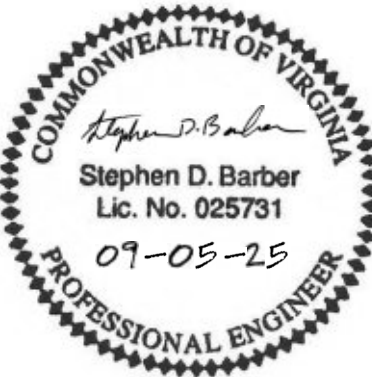
FOUNDATION PLAN

1/4" = 1'-0"



ARCHITECT
BUSHMAN DREYFUS ARCHITECTS, PC
820 East High Street, Charlottesville VA
434.295.1936

STRUCTURAL ENGINEER
DUNBAR
110 Third Street, Charlottesville VA
434.293.5171



FOUR ACRES PAVILION

1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
PROJECT #25050

ID	ISSUE NAME	DATE
01	Permit Set	09.08.2025

FRAMING AND
FOUNDATION
PLANS

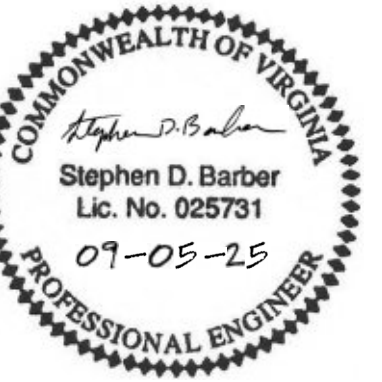
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ARCHITECT
BUSHMAN DREYFUS ARCHITECTS, PC
820 East High Street, Charlottesville VA
434.295.1936

STRUCTURAL ENGINEER
DUNBAR
110 Third Street, Charlottesville VA
434.293.5171



FOUR ACRES PAVILION

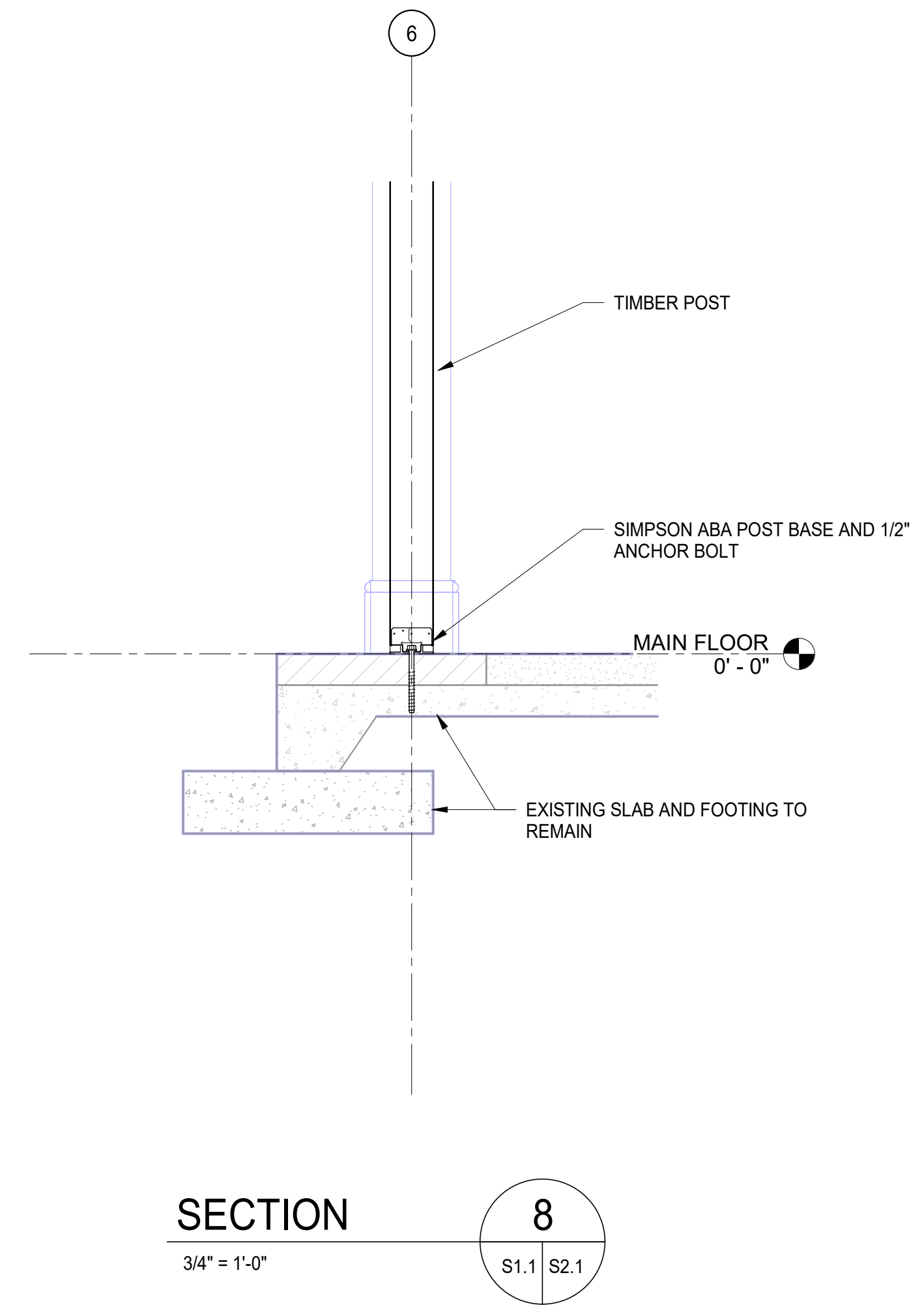
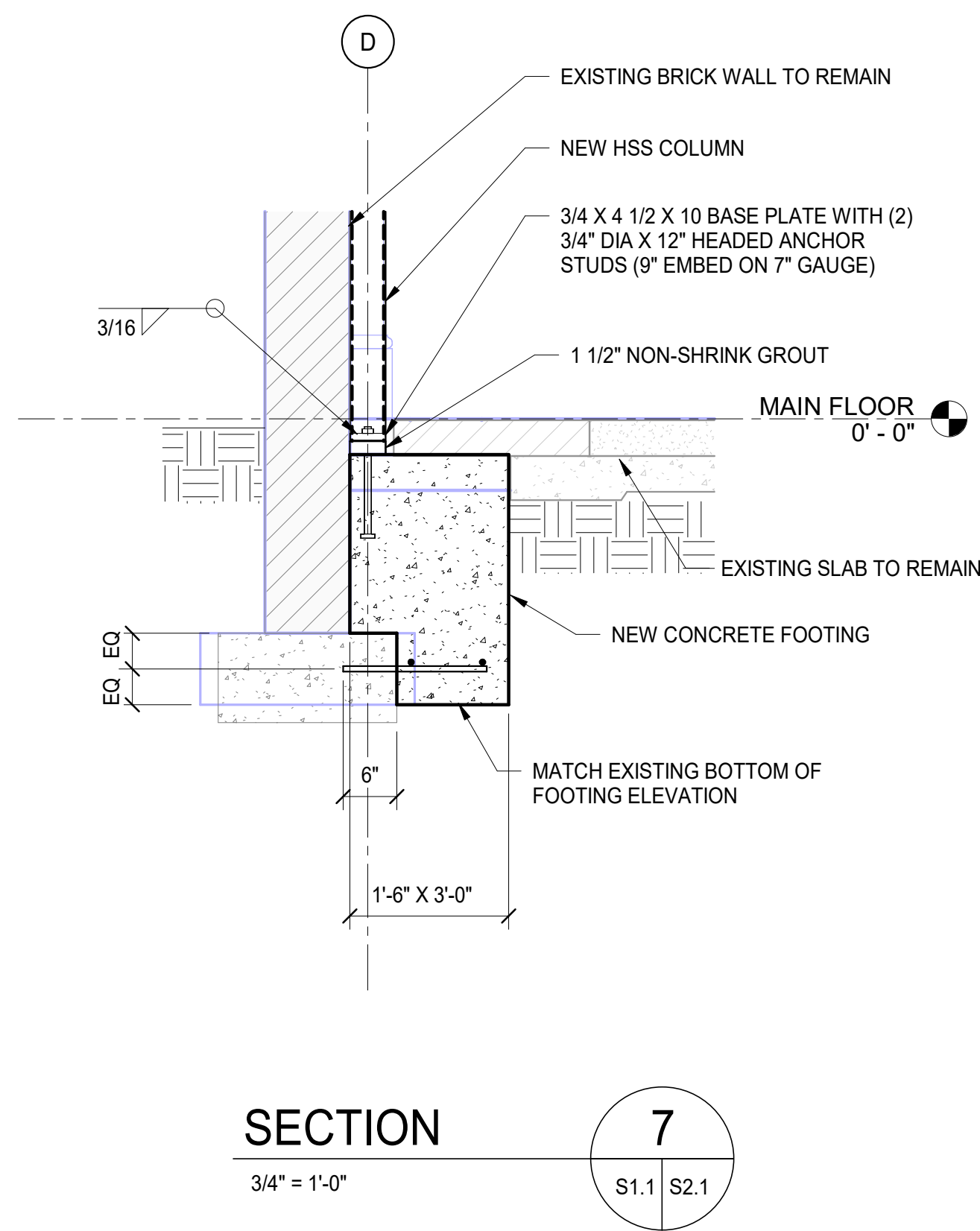
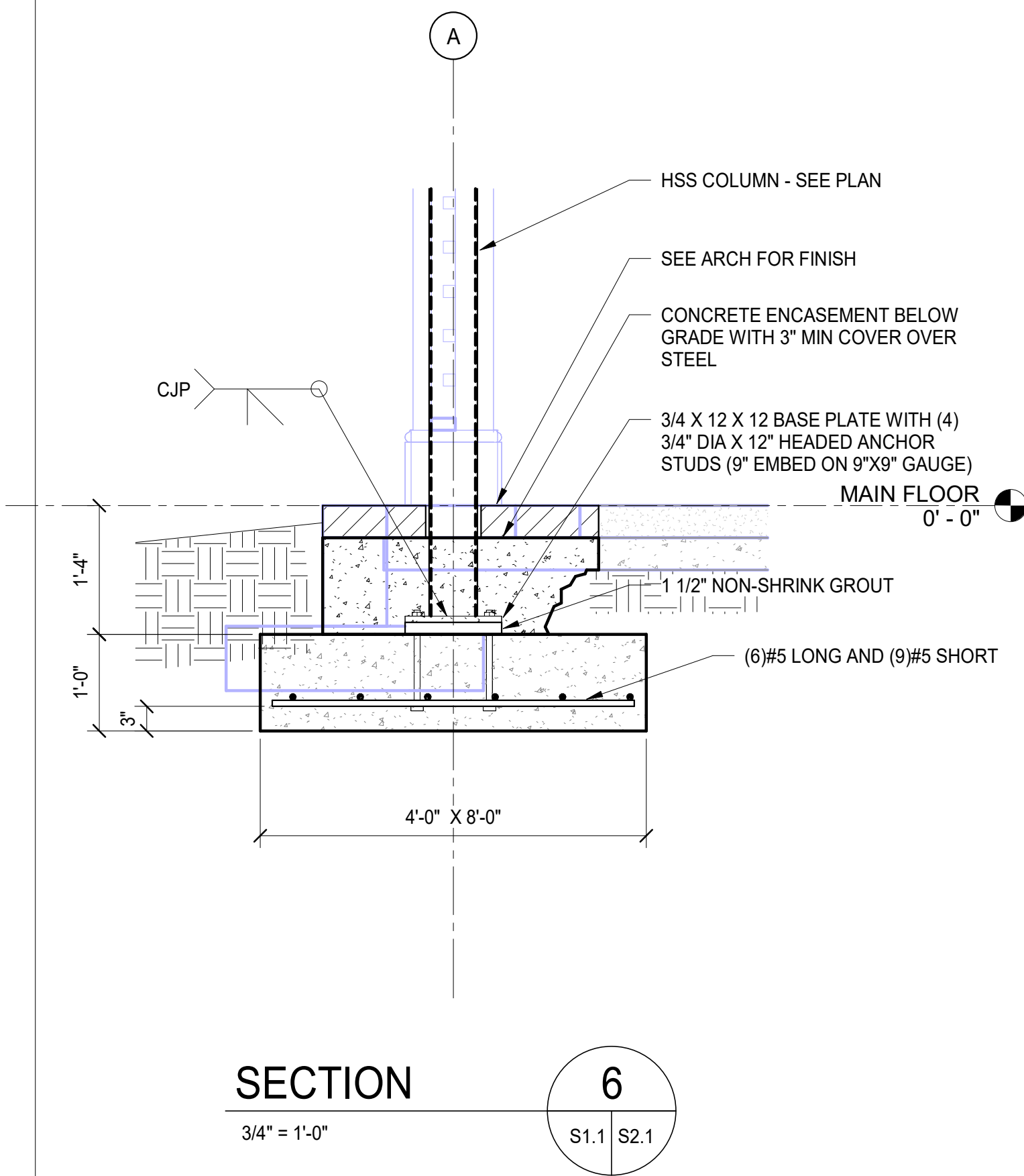
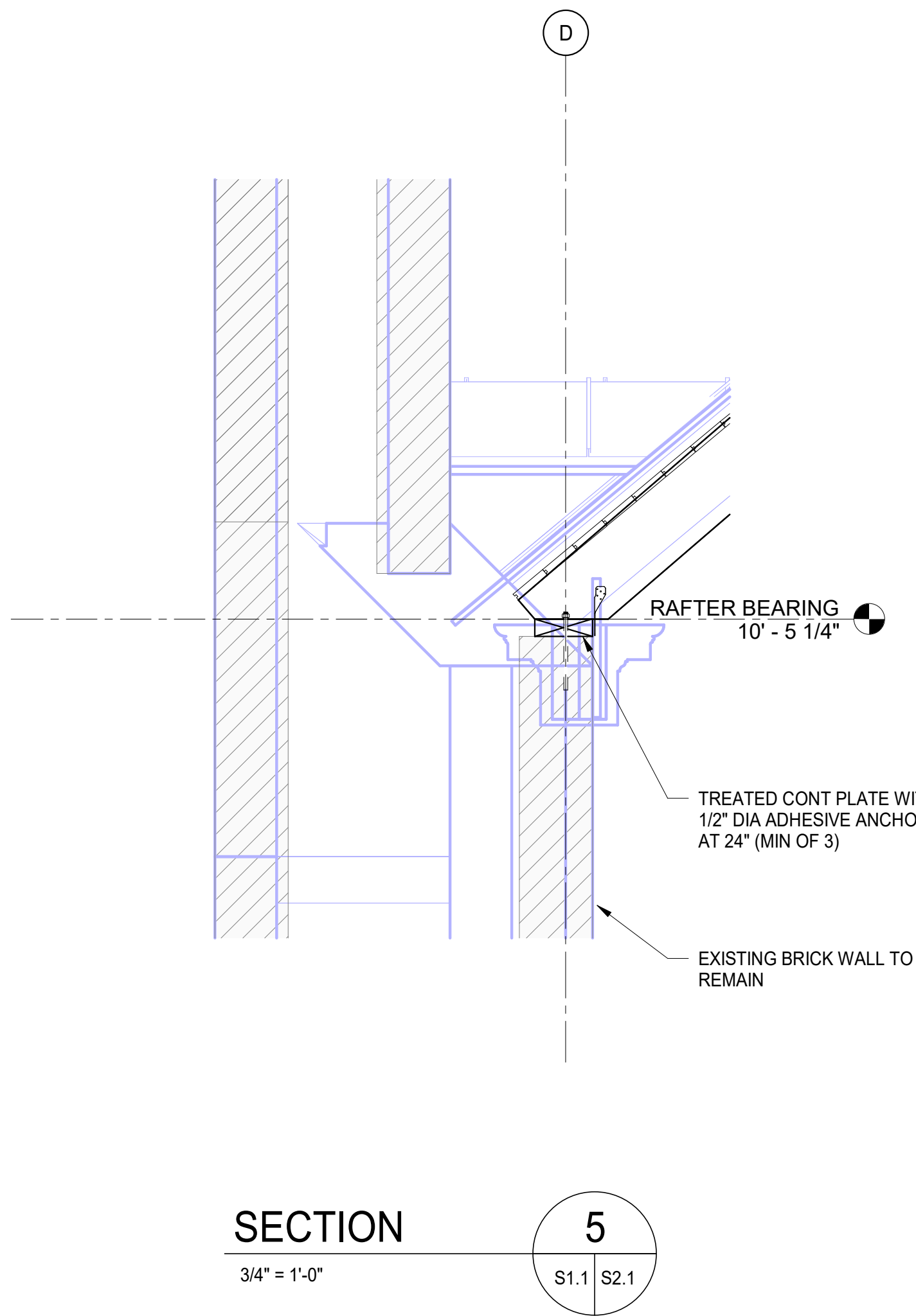
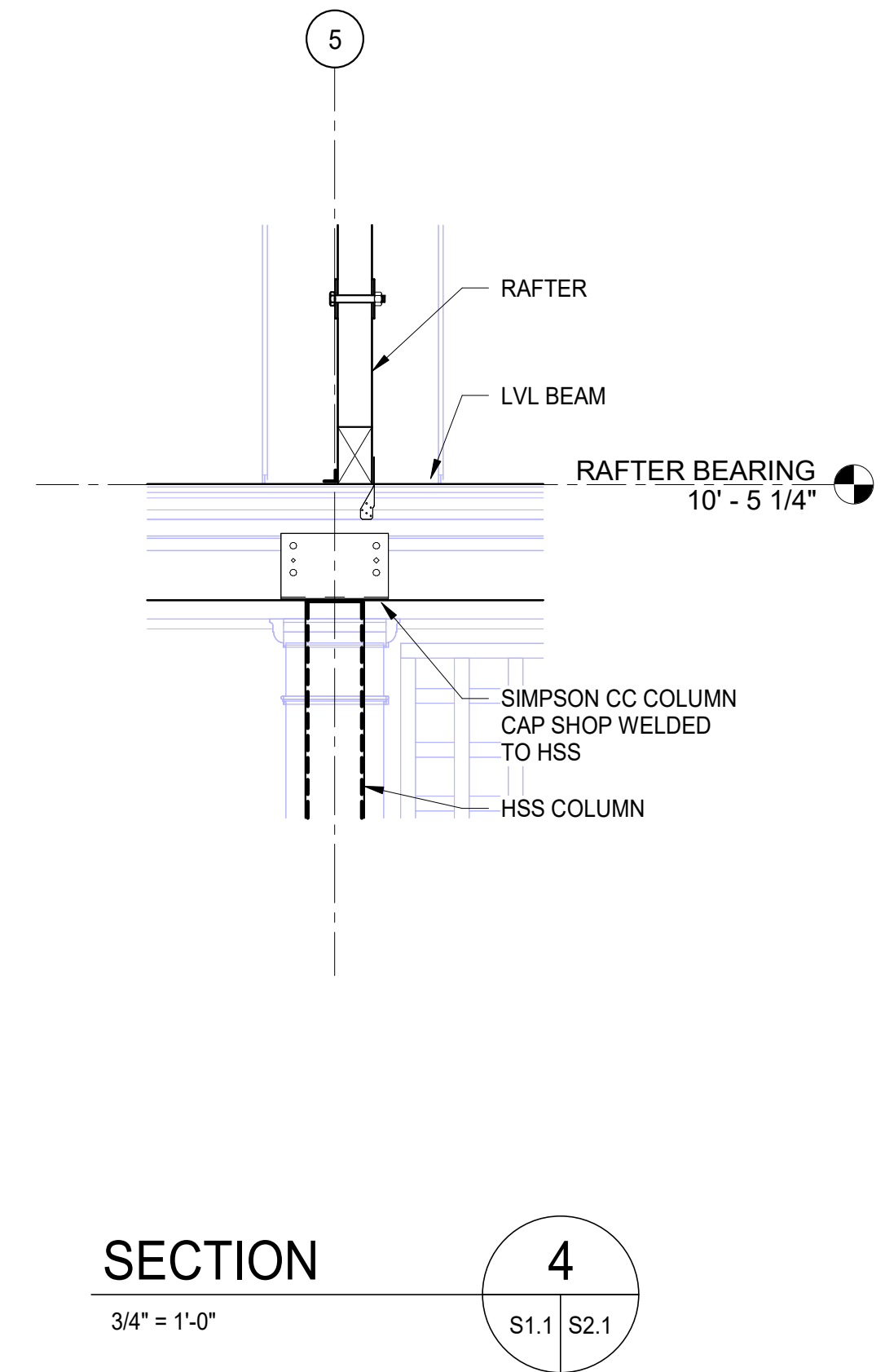
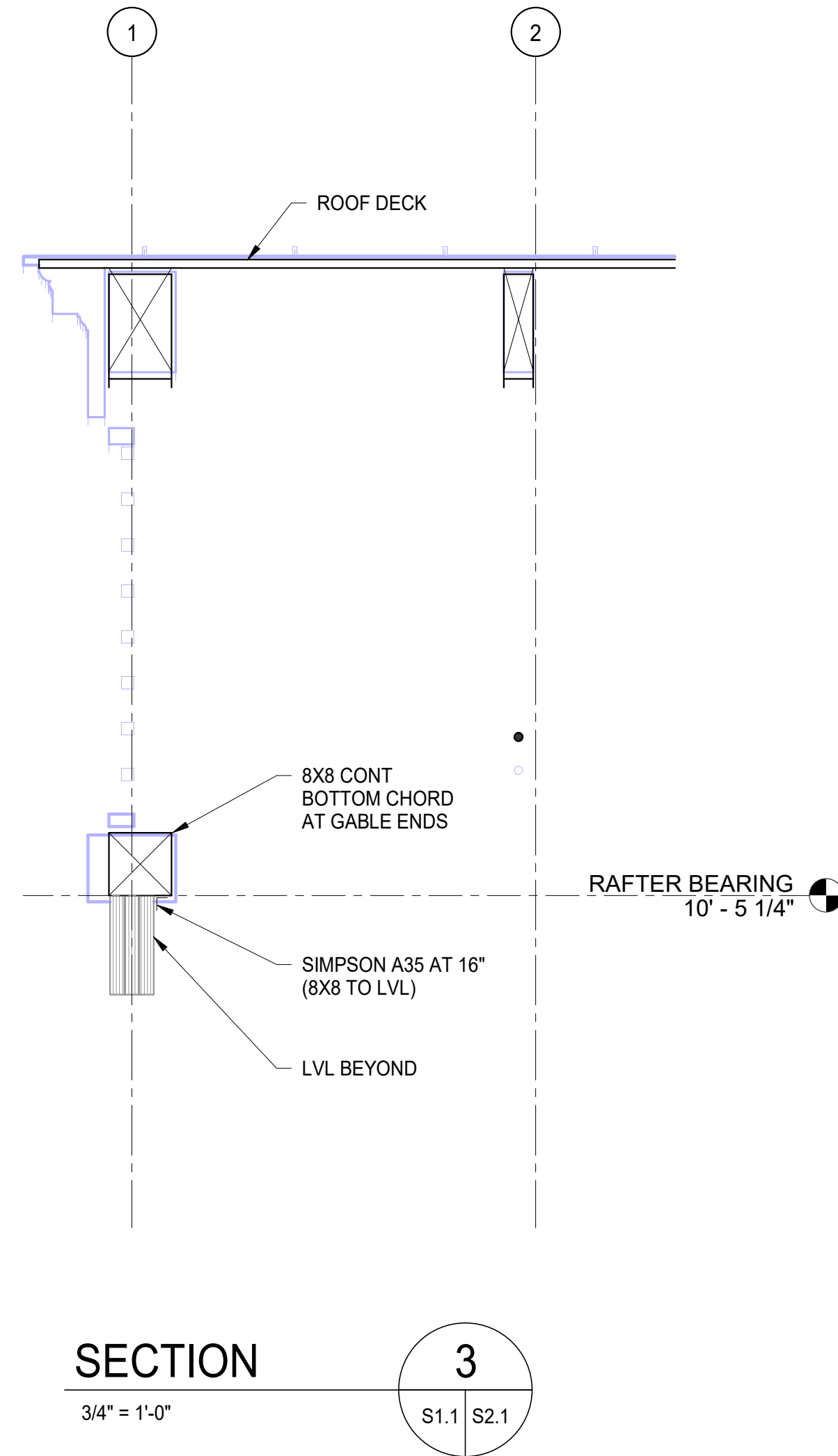
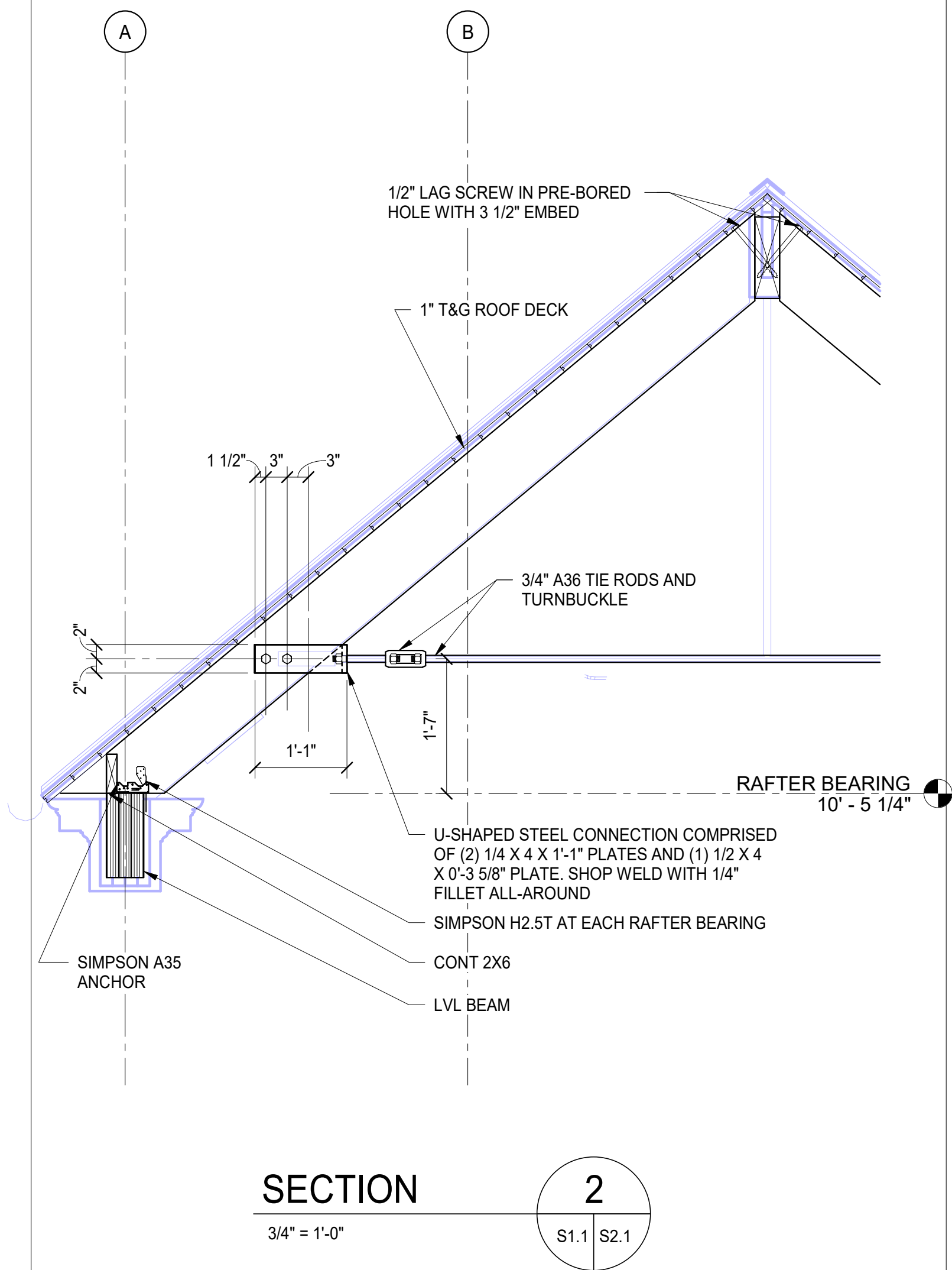
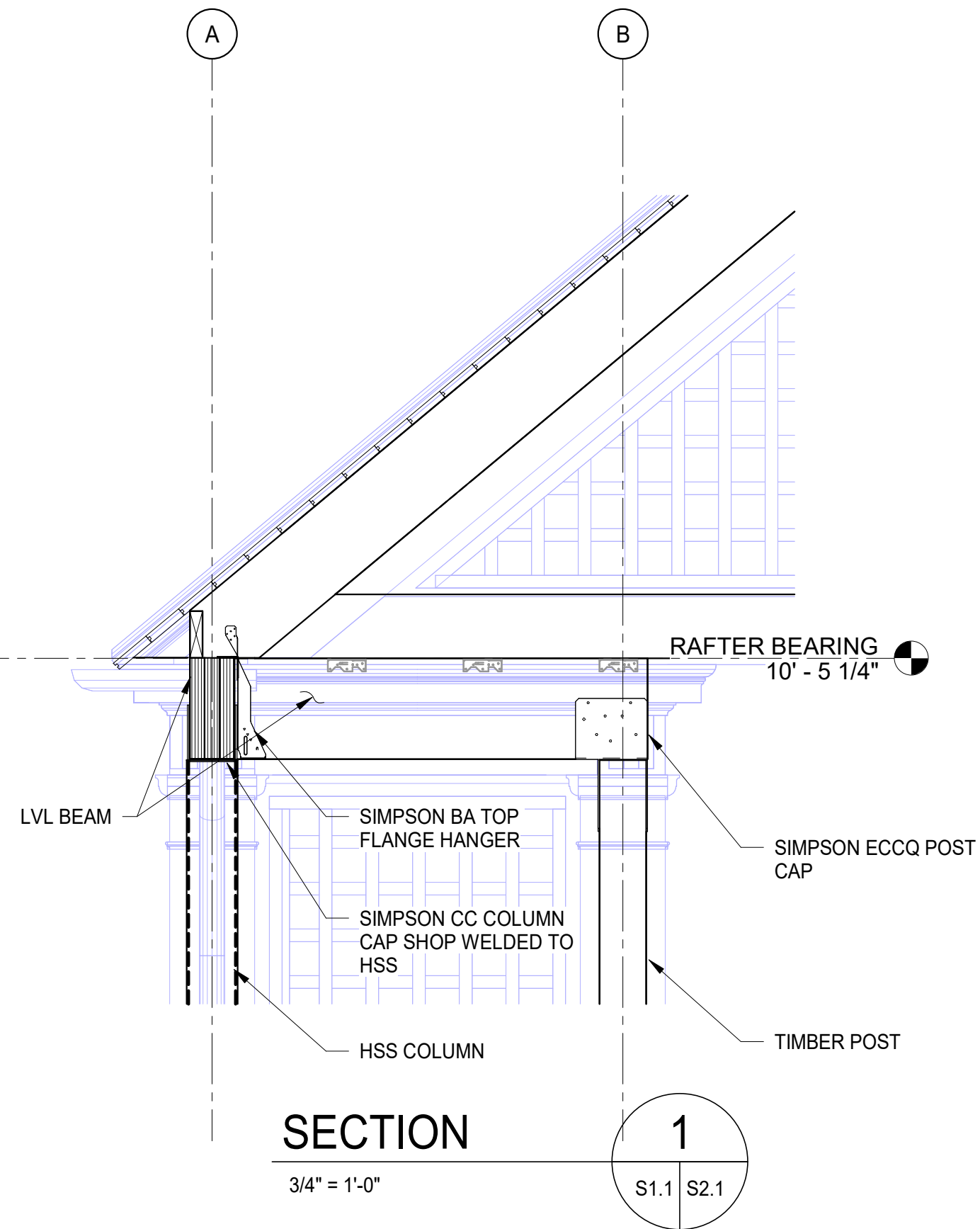
1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
PROJECT #25050

ID	ISSUE NAME	DATE
01	Permit Set	09.08.2025

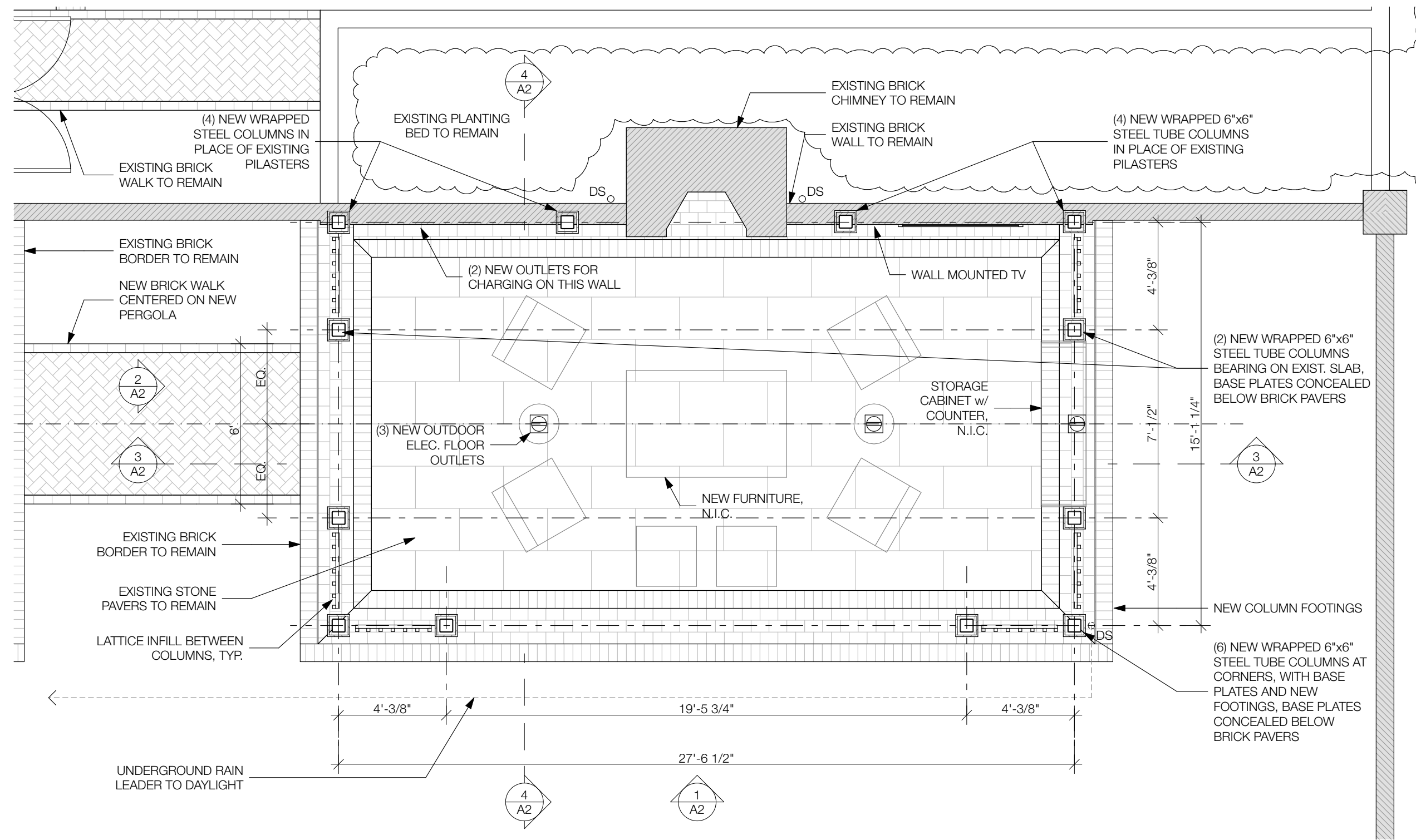
FRAMING AND FOUNDATION DETAILS

PRINTED ON

S2.1

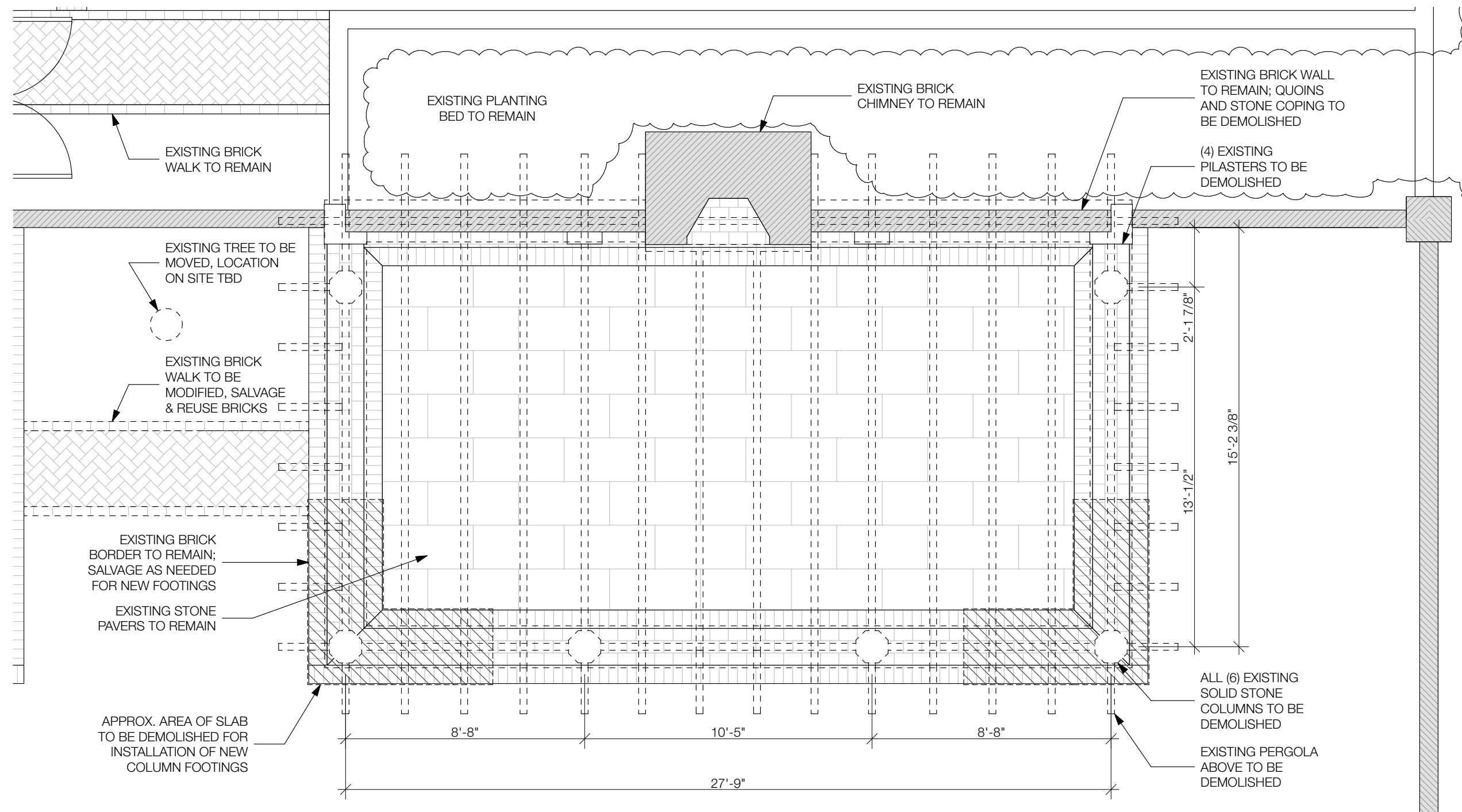


BMcloud: bidarchitects - BMcloud Software as a Service/4 Acres Pool/Four Acres Pool Monday, September 8, 2025 5:42 PM



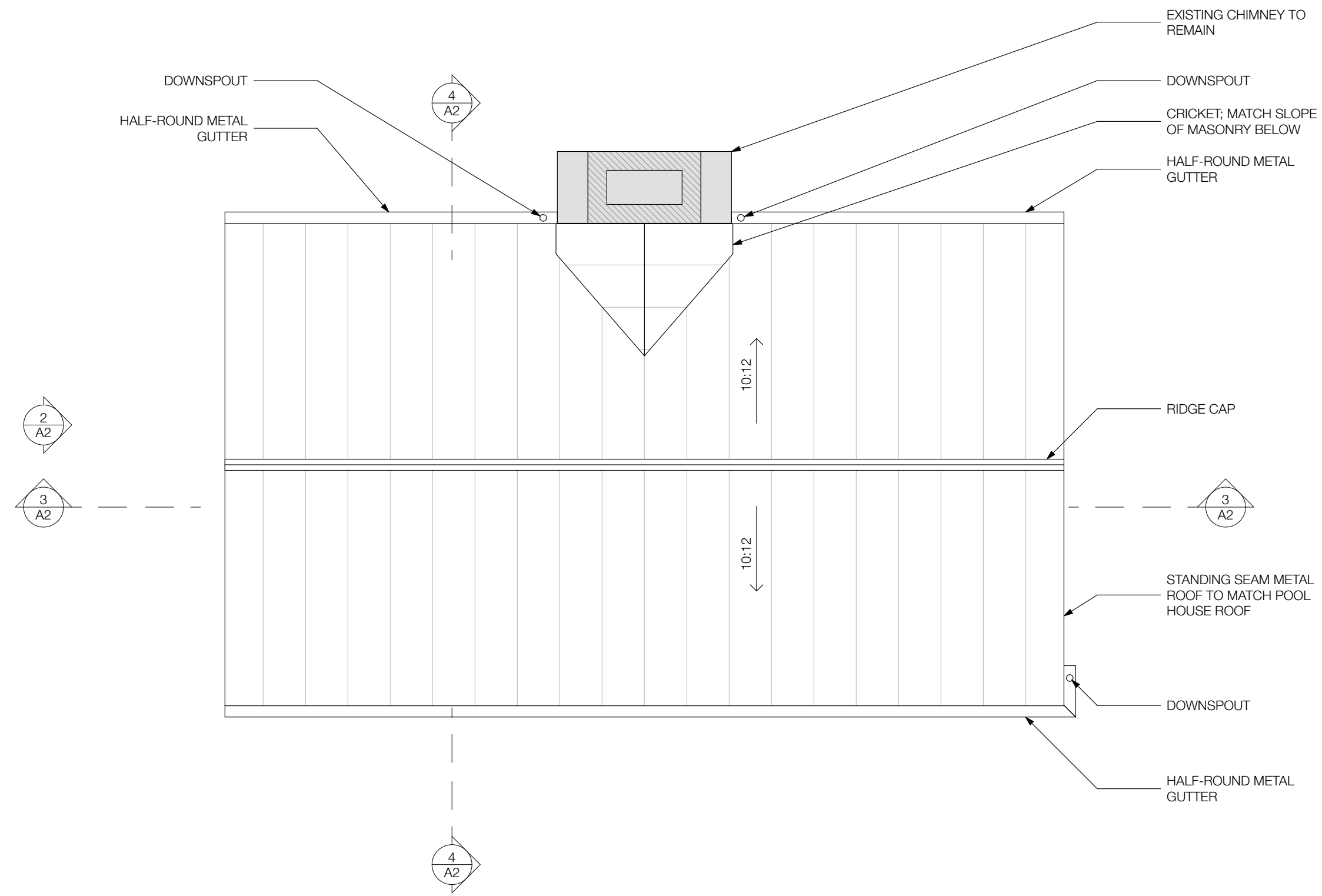
PLAN

2



DEMO PLAN

1



ROOF PLAN

3



ARCHITECT
BUSHMAN DREYFUS ARCHITECTS, PC
820 East High Street, Charlottesville VA
434.295.1936

STRUCTURAL ENGINEER
DUNBAR
110 Third Street, Charlottesville VA
434.293.5171



FOUR ACRES PAVILION

1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
PROJECT #25050

ID	ISSUE NAME	DATE
01	PERMIT SET	09.08.2025

PLANS

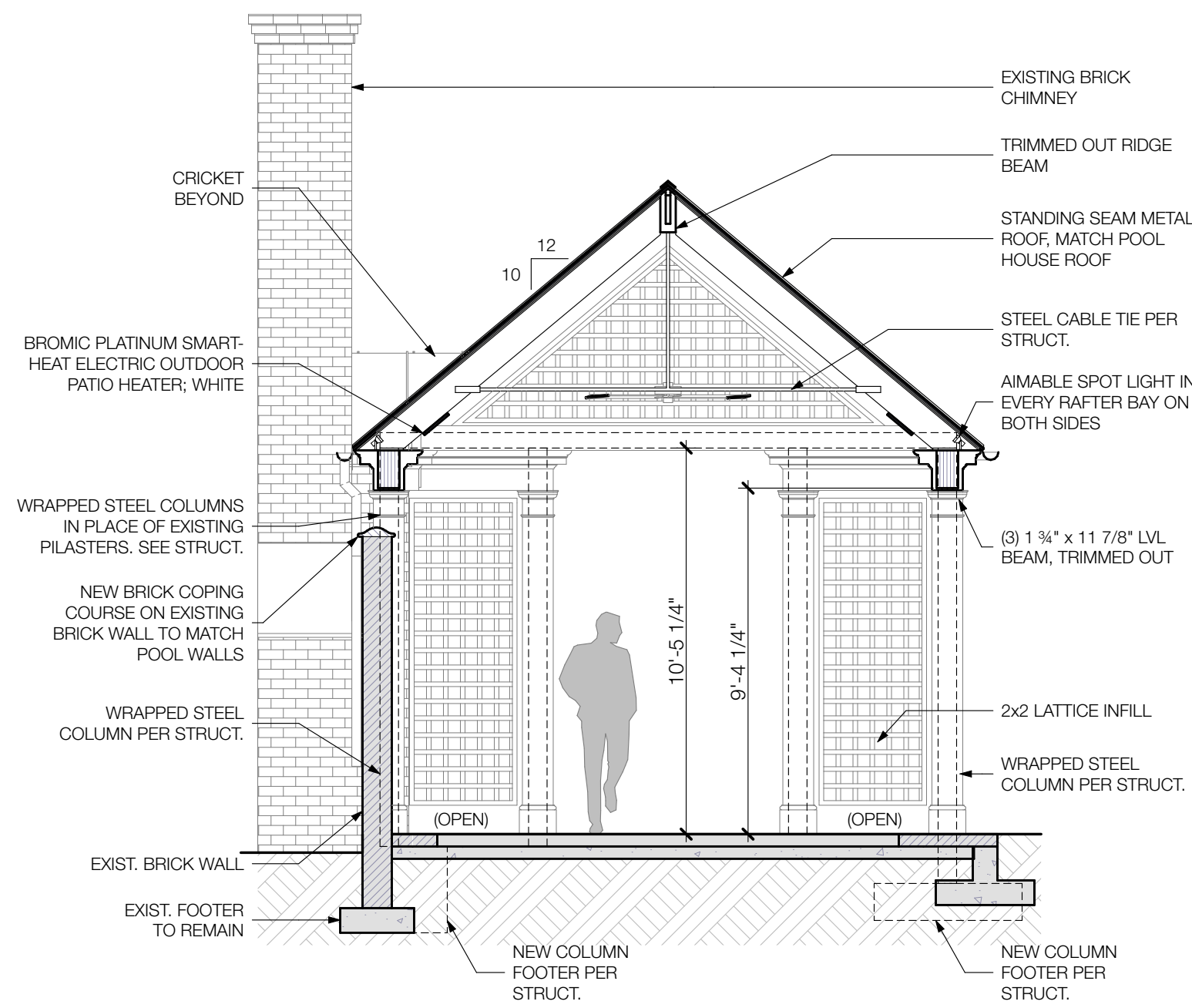


SCALE: 1/4" = 1'-0"

0 2' 4' 8'

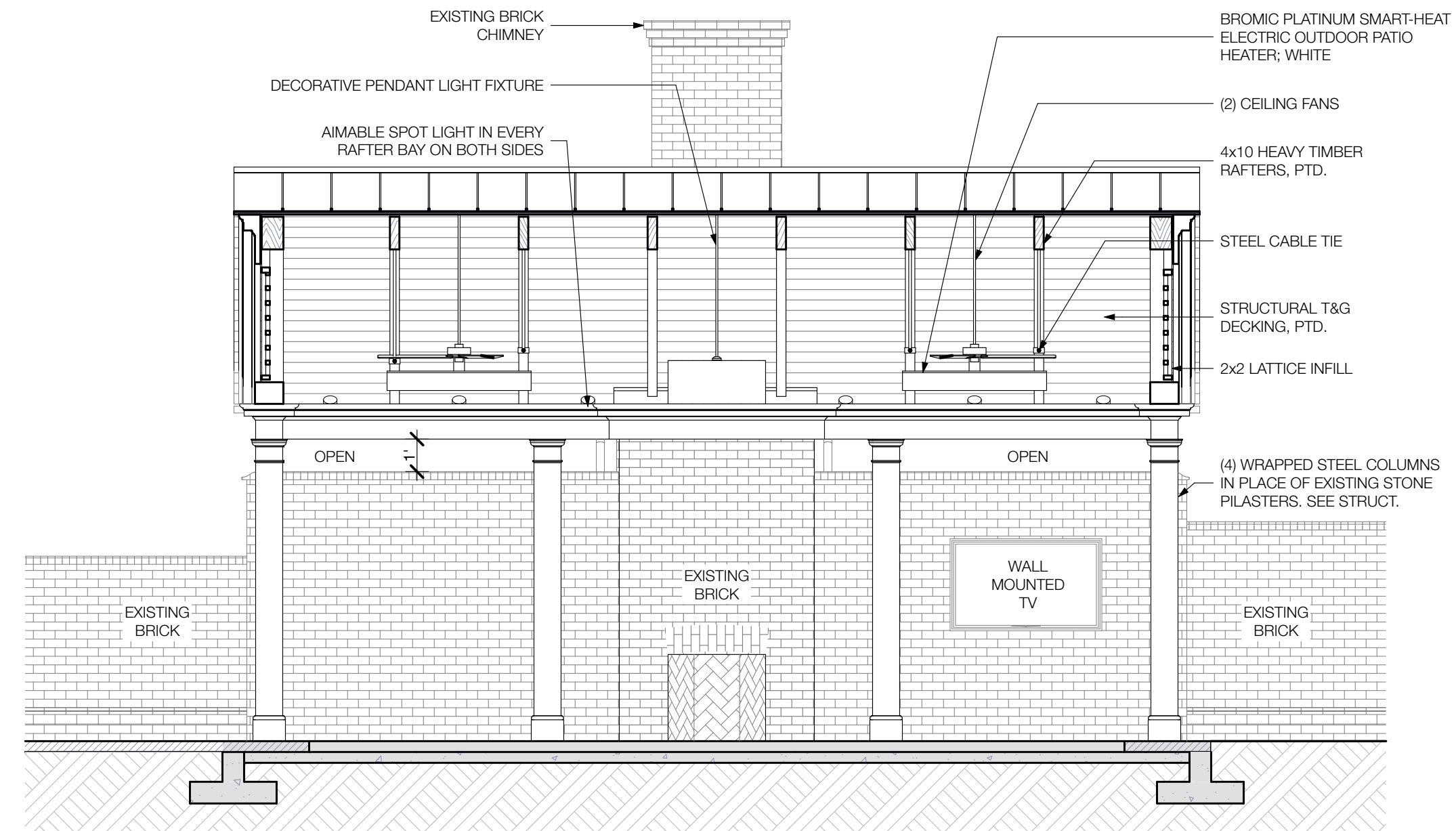
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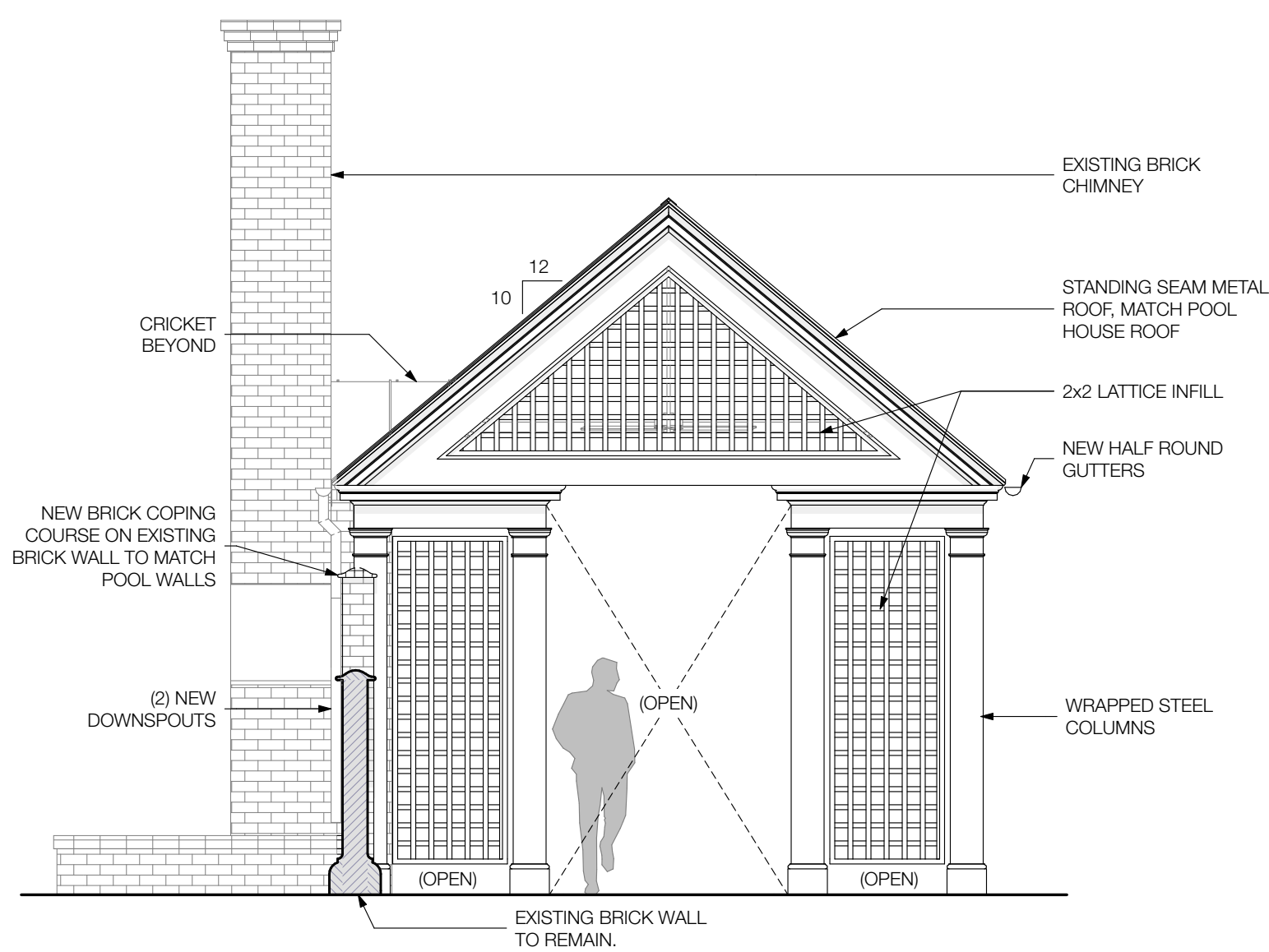
N-S SECTION

4



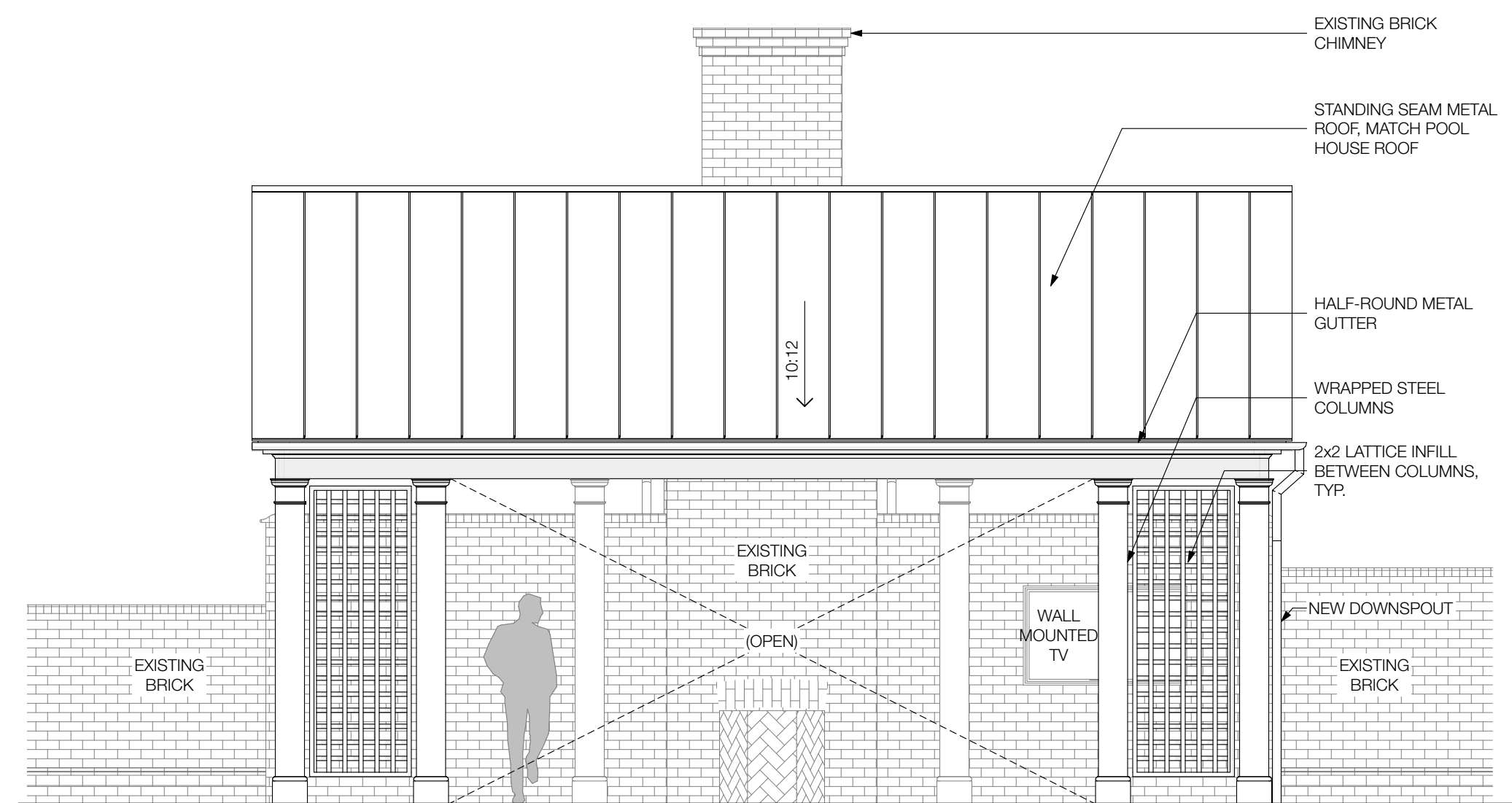
E-W SECTION

3



EAST ELEVATION

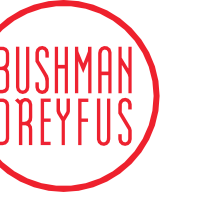
2



NORTH ELEVATION

1

NOTE:
FINISH MATERIAL FOR ALL TRIM, COLUMN WRAPS AND LATTICE TO BE AZEK OR EQUAL.



ARCHITECT
BUSHMAN DREYFUS ARCHITECTS, PC
820 East High Street, Charlottesville VA
434.295.1936

STRUCTURAL ENGINEER
DUNBAR
110 Third Street, Charlottesville VA
434.293.5171



FOUR ACRES PAVILION

1314 RUGBY ROAD,
CHARLOTTESVILLE, VA 22903
PROJECT #25050

ID	ISSUE NAME	DATE
01	PERMIT SET	09.08.2025

ELEVATIONS & SECTIONS

SCALE: 1/4" = 1'-0"
0 2' 4' 8'

A2



INTERIOR VIEW LOOKING EAST

4



VIEW FROM PARKING COURT

3



VIEW ACROSS POOL

2



VIEW FROM POOL LOOKING SOUTHEAST

1



ARCHITECT
BUSHMAN DREYFUS ARCHITECTS, PC
820 East High Street, Charlottesville VA
434.295.1936

STRUCTURAL ENGINEER
DUNBAR
110 Third Street, Charlottesville VA
434.293.5171

FOUR ACRES PAVILION

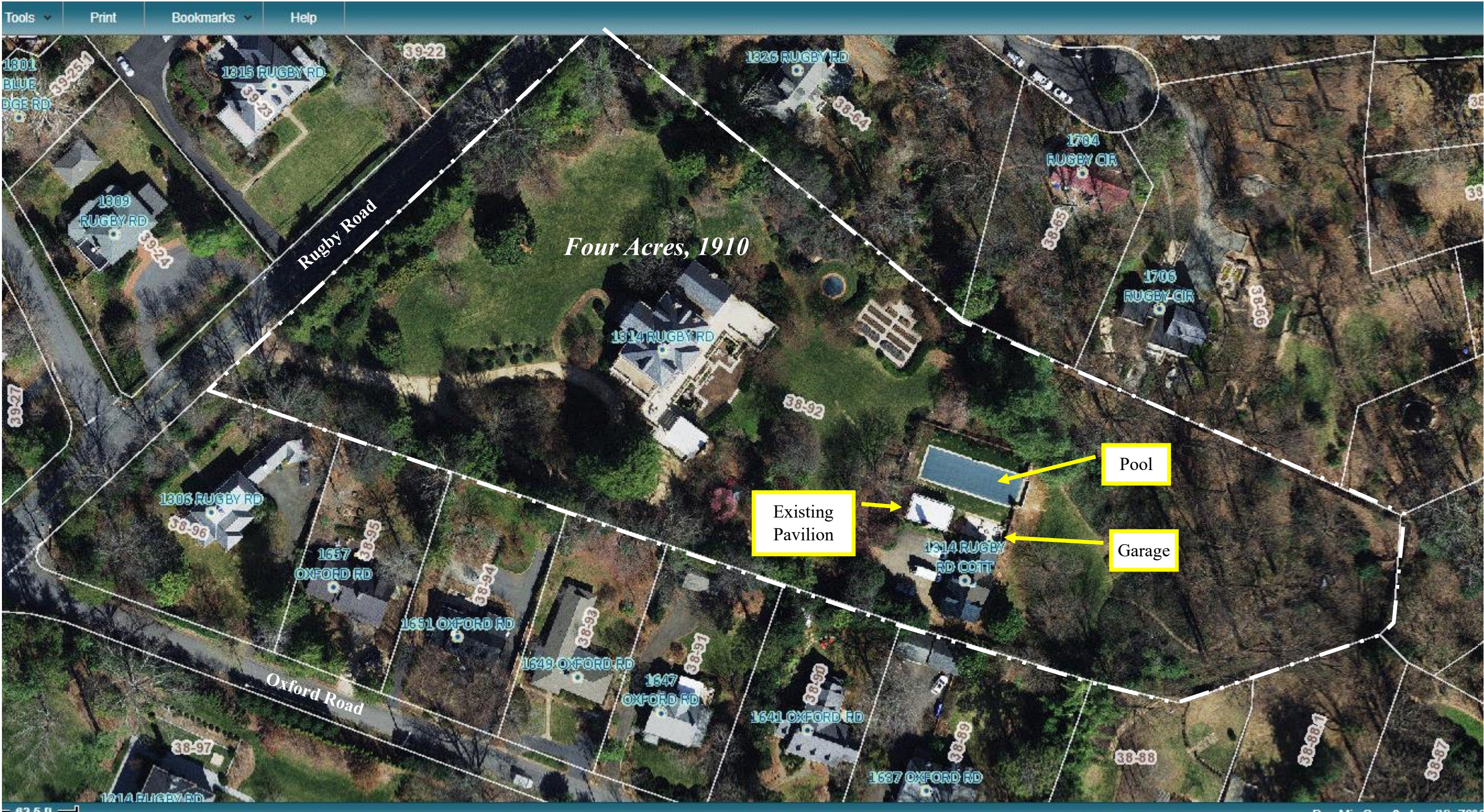
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PROJECT #25050

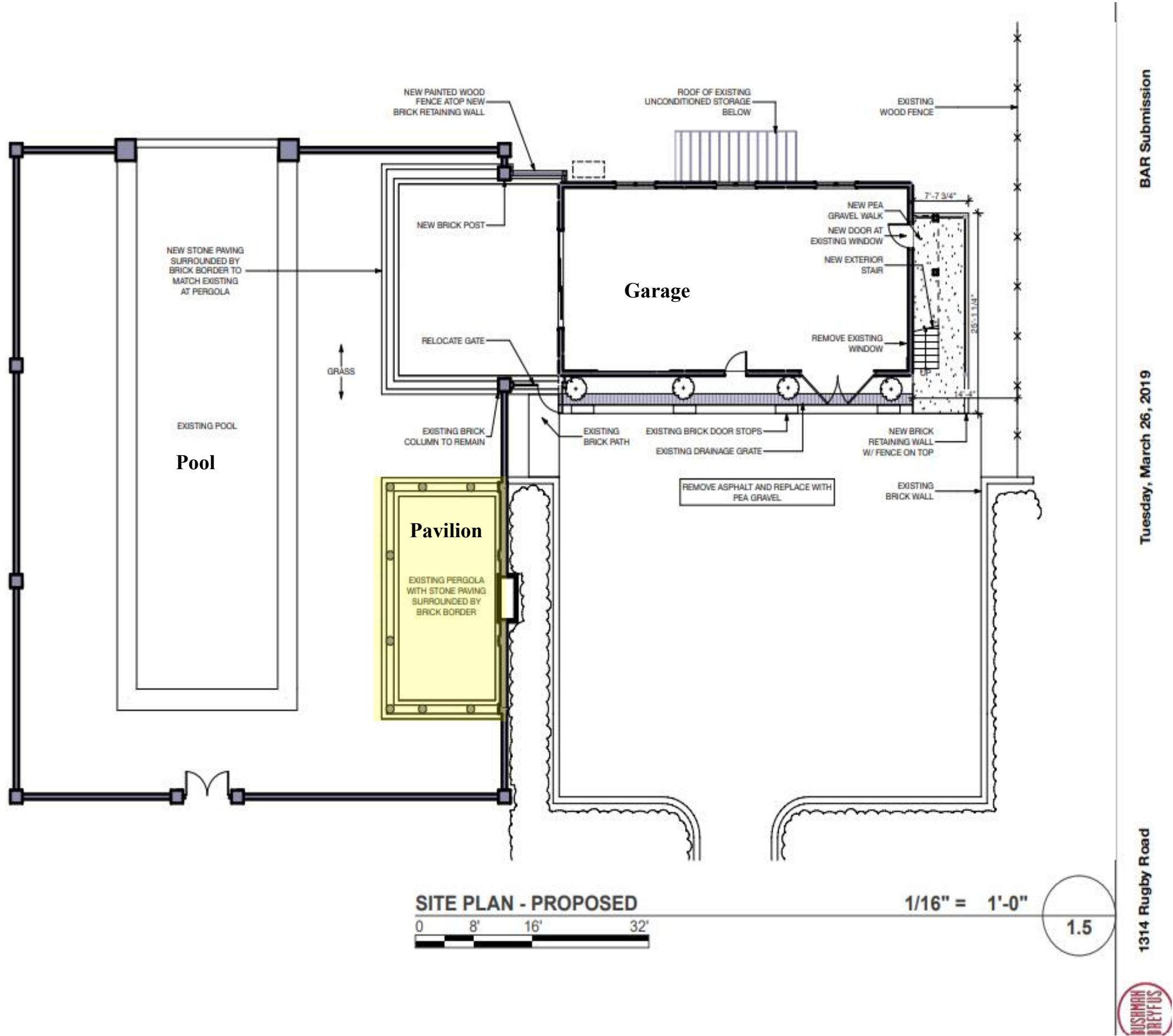
ID	ISSUE NAME	DATE

3D VIEWS

NOT TO SCALE

A2.1





Existing Pavilion



1314 Rugby Road

Tuesday, March 26, 2019

BAR Submission



Proposed New Pavilion, November 2025



Existing structures



**City of Charlottesville
Board of Architectural Review
Staff Report
November 18, 2025**



Certificate of Appropriateness

BAR 22-06-05 (deferred application)

BAR # HST25-0112

159 Madison Lane, TMP 090145000

The Corner ADC District (contributing)

Owner: Montalto Corporation

Applicant: Paul Tassell, The Gaines Group

Project: Masonry repairs and rehabilitation work at south elevation



Background

Year Built: 1928

District: The Corner ADC District

Status: Contributing

Fraternity house designed by UVA architecture professor Stanislaw Makielski. Prominently situated at the north edge of the Madison Bowl, the five-bay, two-story brick house has a two-story Tuscan-columned portico at its center.

Prior BAR Review

September 18, 2007 - BAR approved (8-0) CoA for Chippendale railing on roof, painted white.

April 18, 2017 – BAR approved (7-0) CoA for an accessible brick and metal ramp at the building’s northeast corner and the associated installation of a landscape planter and light fixture.

June 22, 2022 - BAR approved (5-0) CoA to infill with brick the three, basement-level windows at the front of the porch with the condition that the coursing, brick color and mortar be matched as closely to the historic as possible, and that the brick infill be set back several inches from the plane of the brick wall. [159 Madison Lane - BAR June 22 2022](#)

Application

- Applicant submittal: Gaines Group Architects *Phi Kappa Psi Fraternity House – BAR Submittal*, dated November 22, 2024, 10 pages.

- Excerpts from Stanislaw Makielski drawings dated February 1, 1928, showing the side stairs at the south portico.

The project narrative identifies several elements that staff has determined are maintenance and repair, and therefore not subject to BAR review. The elements subject to this CoA request are as follows:

- Removal and reconstruction of the concrete (lower) stairs on the west side of the portico.
- Removal and reconstruction of the brick and concrete (upper) stairs on the east and west sides of the portico. In lieu of the concrete caps on the outside stringers, the new concrete treads will be exposed with a 1" overhang. This will replicate the original design at these stairs, which is shown on the original Makielski drawings dated February 1, 1928.
- Install a metal door and frame at the lower wall at the west side of the portico.
- The proposed work includes infilling with brick the three, basement-level windows at the front of the porch. The BAR approved that work with conditions in June 2022; however, that CoA expired.

Discussion and Recommendations

Generally, the proposed work falls under either maintenance and repair or appropriate rehabilitation. Staff finds the proposed work to be appropriate and consistent with the guidelines and therefore recommends approval with the conditions noted below.

- Existing railings will be reused; however, if existing are salvageable, the new will reasonably replicate the existing, with the understanding that dimensions might be modified to meet code requirements.
- Approval of the infill with brick the three, basement-level windows at the front of the porch with the condition that the coursing, brick color and mortar be matched as closely to the historic as possible, and that the brick infill be set back several inches from the plane of the brick wall.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed masonry-related rehabilitation work at 159 Madison Lane satisfies the BAR's criteria and is compatible with this 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's ADC District Design Guidelines, I move to find that the proposed masonry-related rehabilitation work at 159 Madison Lane does not satisfy the BAR's criteria and is not compatible with this district, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Criteria and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-

5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

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]:

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
 - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
 - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
 - viii. Any applicable provisions of the City’s design guidelines.

Links to ADC District Design Guidelines

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

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

Pertinent ADC District Design Guidelines

Chapter 4 – Rehabilitation

A. Introduction

These design review guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, found on page 1.8. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

D. Entrances, Porches, and Doors

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.

[...]

F. Foundation

- 1) Retain any decorative vents that are original to the building.
- 2) Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.

- 3) When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.
- 4) Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.

H. Masonry

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

PHI KAPPA PSI FRATERNITY HOUSE - BAR SUBMITTAL

PROJECT NAME:

U.V.A. Alpha Chapter of Phi Kappa Psi Fraternity House

PROJECT ADDRESS:

159 Madison Lane

PARCEL NUMBER:

090145000



PROJECT DESCRIPTION:

This project aims to provide a restoration plan for the Phi Kappa Psi Fraternity house specifically pertaining to the exterior spaces located on the west, south, and east facades. The building has experienced significant brick and structural deterioration due to decades of water infiltration. Our plan is to develop a clear strategy for preservation and restoration while ensuring the building's safety and longevity.

KEY OBJECTIVES:

1. Structural replacement: New structural slab for the portico floor/basement ceiling, walkways, and stairs.
2. Brick restoration: Brick restoration to solve the impact of water infiltration, efflorescence, spalling, and mortar deterioration. Masonry will be properly flashed at transitions.
3. Water infiltration solutions: New drainage solution for removing water from portico floor by three floor drains to carry water away. New drainage solution also for the west elevated entry by one floor drain. All walkways are sloped away from the main building and properly flashed.
4. Preservation and Restoration: Brick & masonry detailing will be restored to original appearance. Handrails will be reinstalled to improve safety while maintaining the original look.





Elevated slab has experienced deterioration over time due to water infiltration causing cracking, spalling, corrosion of reinforcement, discoloration & staining, and overall weakening.

Left side exterior stair has experienced deterioration to the brick and slab due to water infiltration and winter salts causing cracking, spalling, corrosion to railing, discoloration & staining, and overall weakening.

Face brick has experienced deterioration over time due to water infiltration causing cracking, bowing, efflorescence, discoloration & staining, and overall weakening.

Right side exterior stair has experienced deterioration to the brick and slab due to water infiltration and winter salts causing cracking, spalling, corrosion to railing, discoloration & staining, and overall weakening.

In response to constant vandalism, plywood was used to infill window openings.

Portico surface has experienced deterioration over time due to water infiltration causing cracking, spalling, corrosion of reinforcement, discoloration & staining, and overall weakening.



Face brick has experienced deterioration over time due to water infiltration causing cracking, bowing, efflorescence, discoloration & staining, and overall weakening.

Exterior stair has experienced deterioration to the brick and slab due to water infiltration and winter salts causing cracking, spalling, corrosion to railing, discoloration & staining, and overall weakening.

Metal railing attachment to staircase is compromised due to water infiltration.

In response to constant vandalism, plywood was used to infill opening below elevated slab.

Elevated slab has experienced deterioration over time due to water infiltration causing cracking, spalling, corrosion of reinforcement, discoloration & staining, and overall weakening.

EXISTING CONDITIONS - VARIOUS



FRONT PORTICO -
DETERIORATION TO PRECAST
EXPOSING REINFORCING

PHI KAPPA PSI FRATERNITY HOUSE - BAR SUBMITTAL



FRONT PORTICO -
BRICK DETERIORATION
PLYWOOD INFILLS TO WINDOWS



LEFT SIDE EXTERIOR STAIRS -
DETERIORATION TO CONCRETE AND
BRICK & PREVIOUS ATTEMPTS AT REPAIR



RIGHT SIDE EXTERIOR STAIRS -
DETERIORATION TO CONCRETE AND
BRICK & PREVIOUS ATTEMPTS AT REPAIR



EXISTING

FRONT PORTICO BASEMENT WINDOWS -

Portico basement windows have been boarded up due to vandalism. We are proposing infilling these window openings with brick that matches the existing, recessed 1/4".



PROPOSED



EXISTING

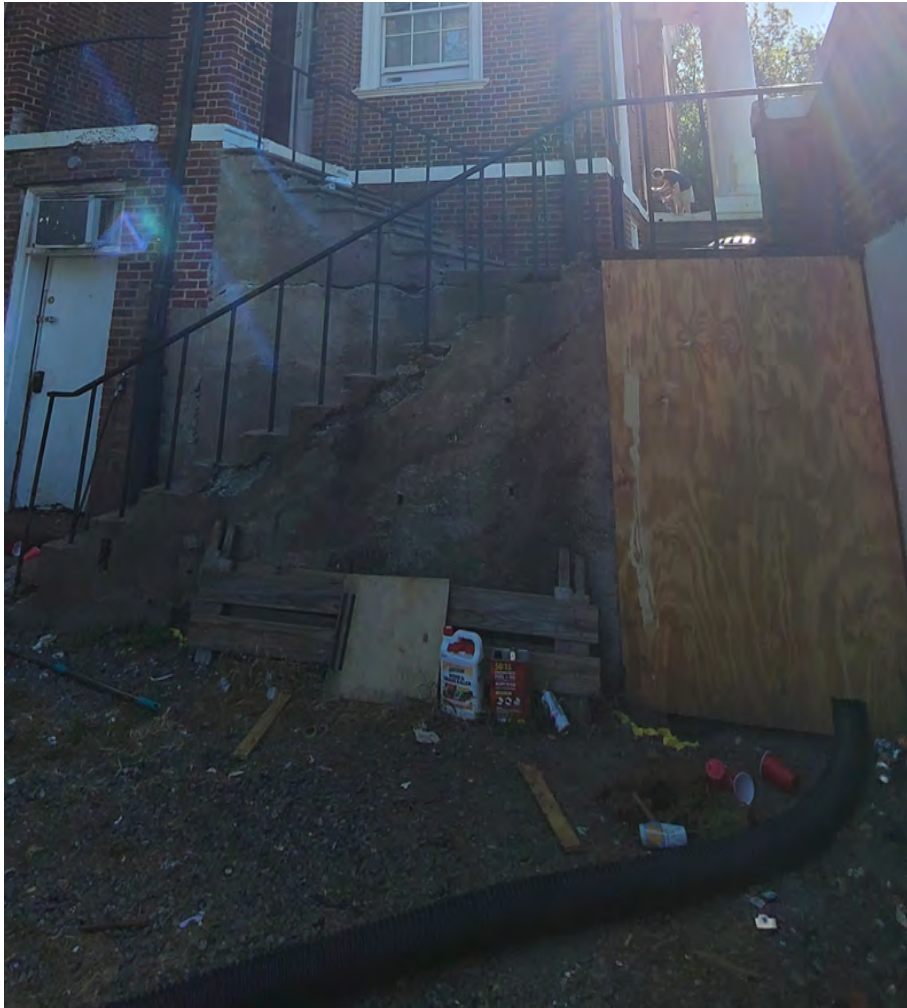
EXTERIOR STAIR NOSING -

Exterior stair nosings have seen various repairs to solve deterioration and to re-secure railings to stairs. Exterior stairs will return to their original design of 1 1/2" bull-nosed concrete treads and a 1" overhang.



PROPOSED

PROPOSED IMPROVEMENTS



EXISTING

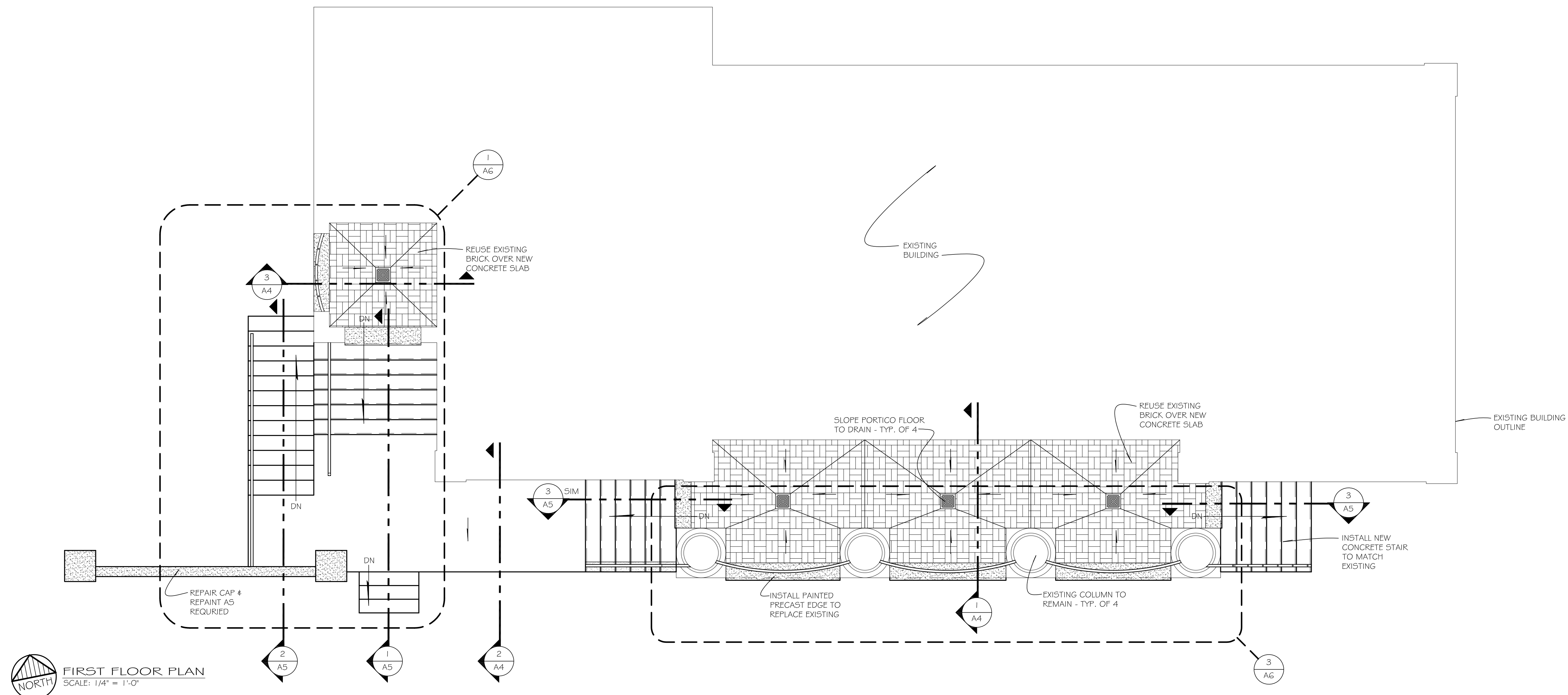
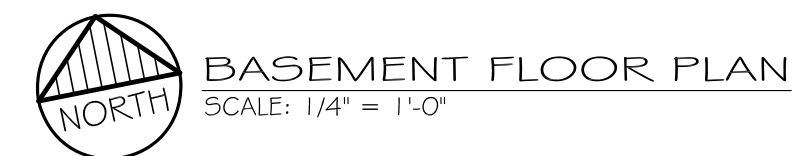
PHI KAPPA PSI FRATERNITY HOUSE - BAR SUBMITTAL

UNDER STAIR ACCESS -

To make the under stair access more secure and permanent we are proposing a metal, 36" x 48", lockable access door. Door will be painted white to match all doors and utility panels located around the exterior of building.



PROPOSED



BAR DOCUMENT
NOT FOR CONSTRUCTION USE

EXTERIOR REPAIRS FOR
U.V.A. ALPHA CHAPTER OF PHI KAPPA PSI
159 MADISON LANE
CHARLOTTESVILLE, VIRGINIA

JOB NO: 2236
DATE: 11-20-24
DRAWN: CBH JHH

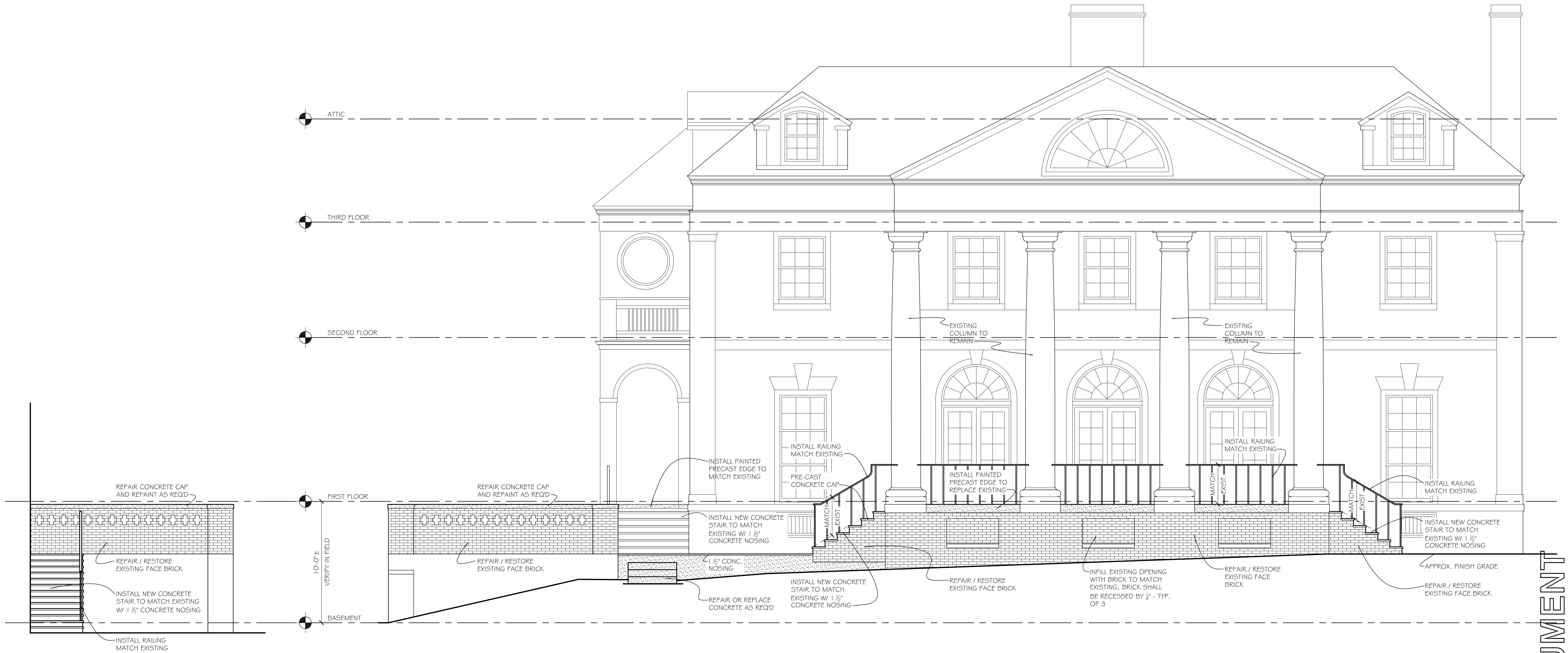
A 1

BASEMENT FLOOR PLAN
FIRST FLOOR PLAN



GAINES GROUP^{INC}
ARCHITECTS

REVISIONS



PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BAR DOCUMENT
NOT FOR CONSTRUCTION USE

EXTERIOR REPAIRS FOR
U.V.A. ALPHA CHAPTER OF PHI KAPPA PSI
159 MADISON LANE
CHARLOTTEVILLE, VIRGINIA

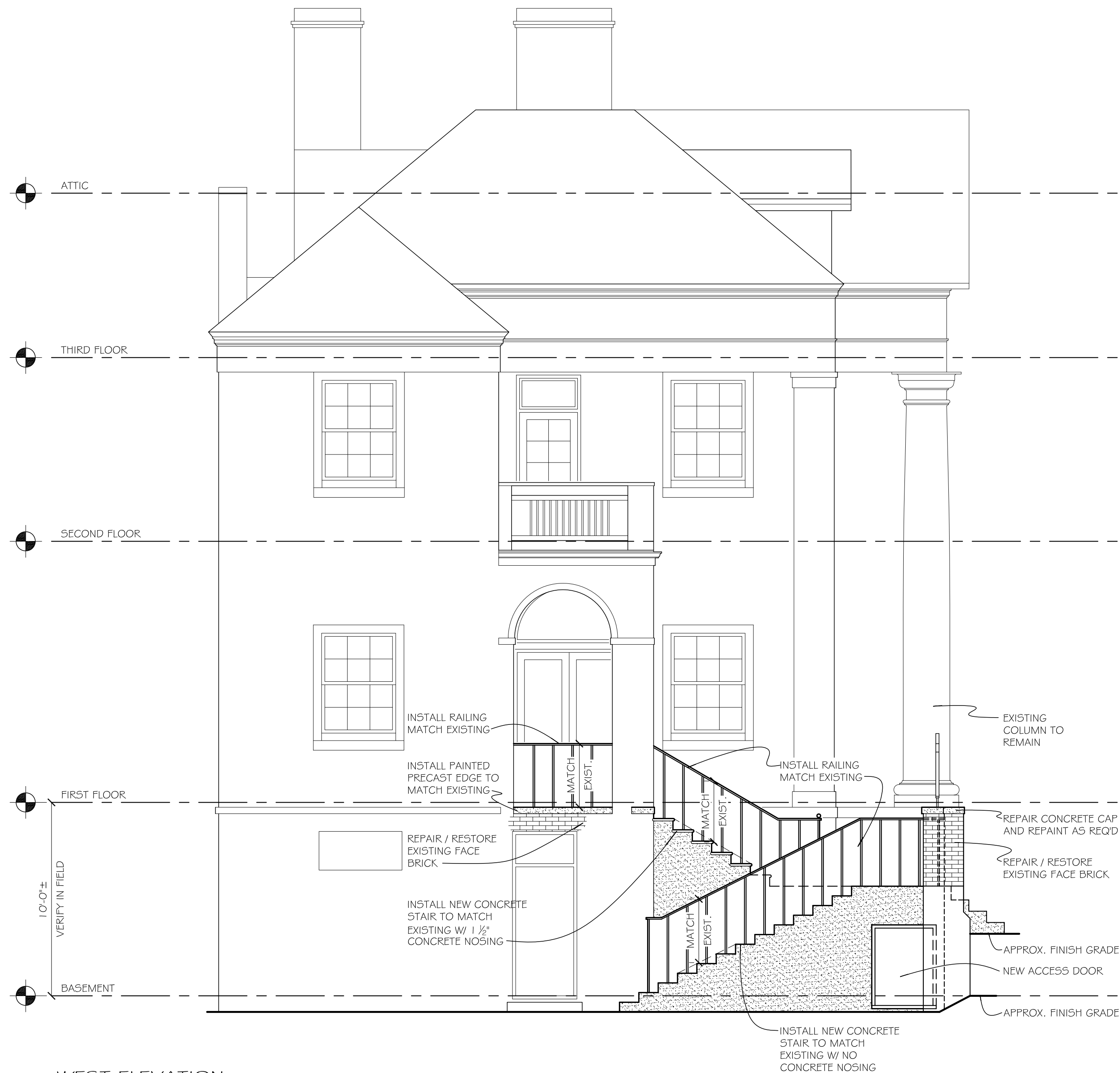
JOB NO:
2236
DATE:
11-20-24
DRAWN:
CBH JHH

A2

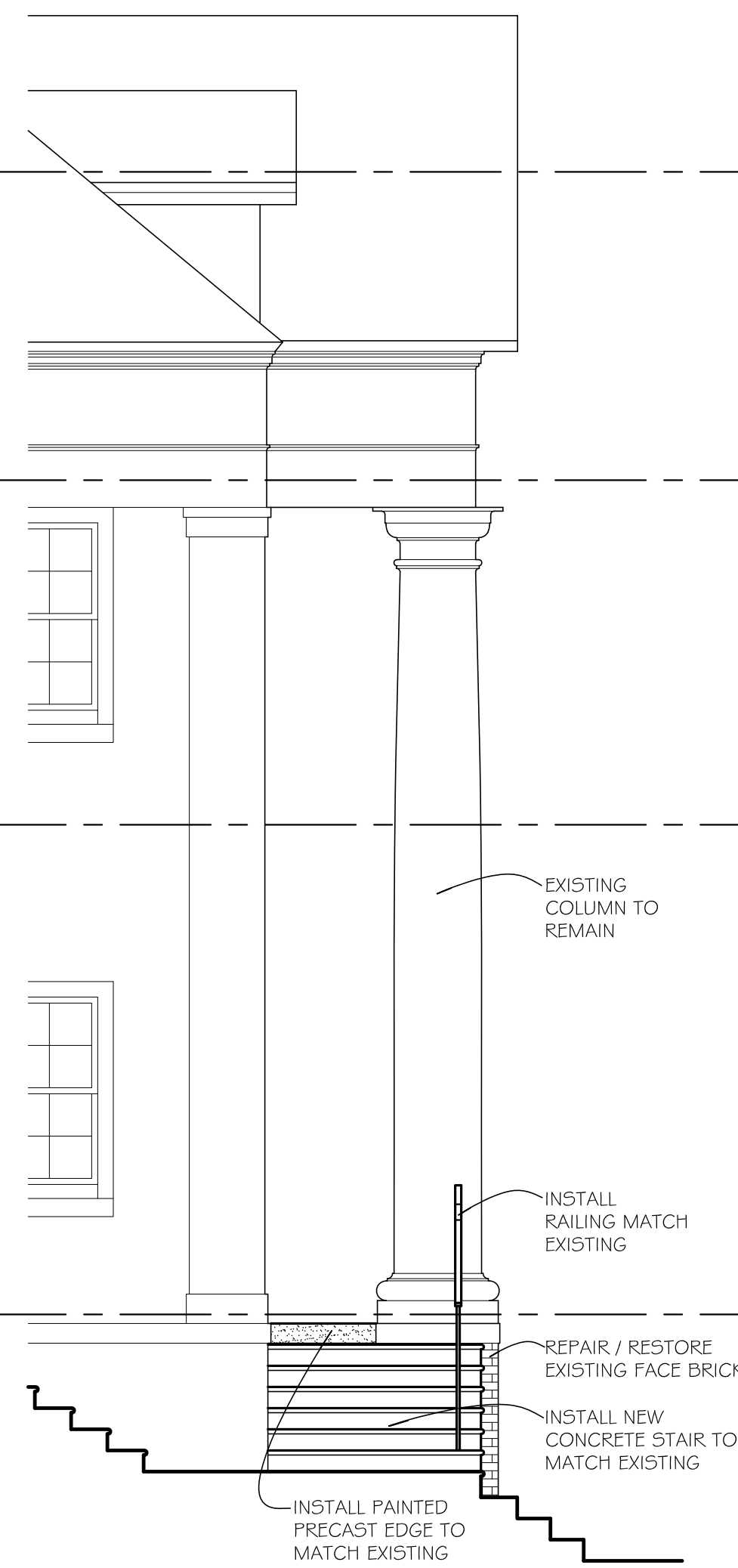
GAINES GROUP
ARCHITECTS

ELEVATIONS

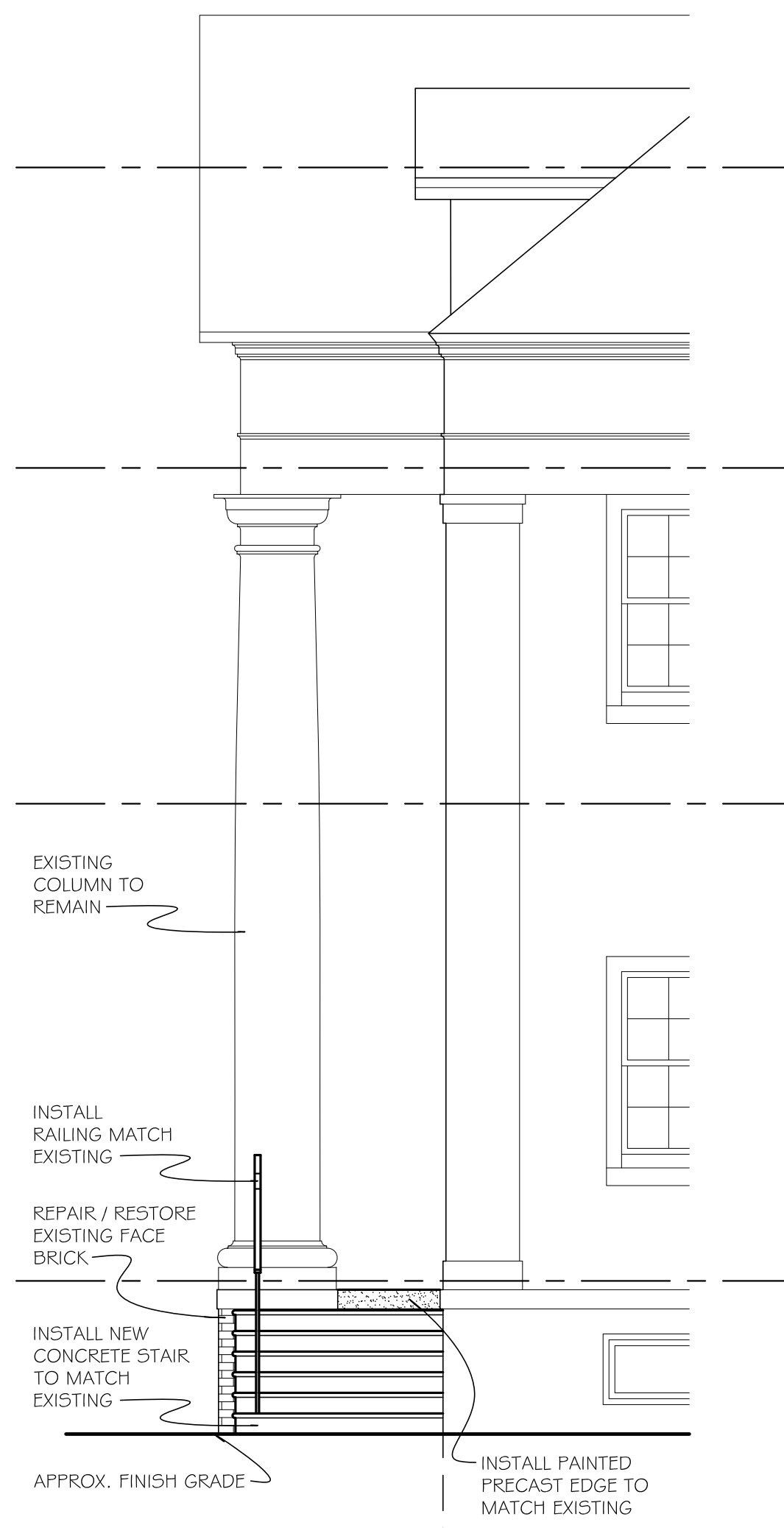
REVISIONS



WEST ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"

BAR DOCUMENT
NOT FOR CONSTRUCTION USE

EXTERIOR REPAIRS FOR
U.V.A. ALPHA CHAPTER OF PHI KAPPA PSI
159 MADISON LANE
CHARLOTTEVILLE, VIRGINIA

JOB NO:
2236
DATE:
11-20-24
DRAWN:
CBH JHH

A3

GAINES GROUP
ARCHITECTS

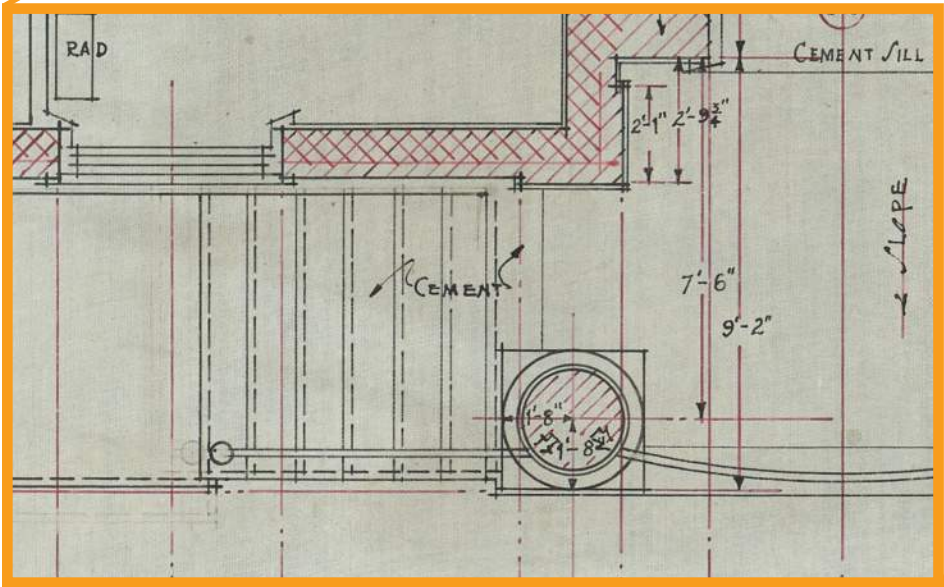
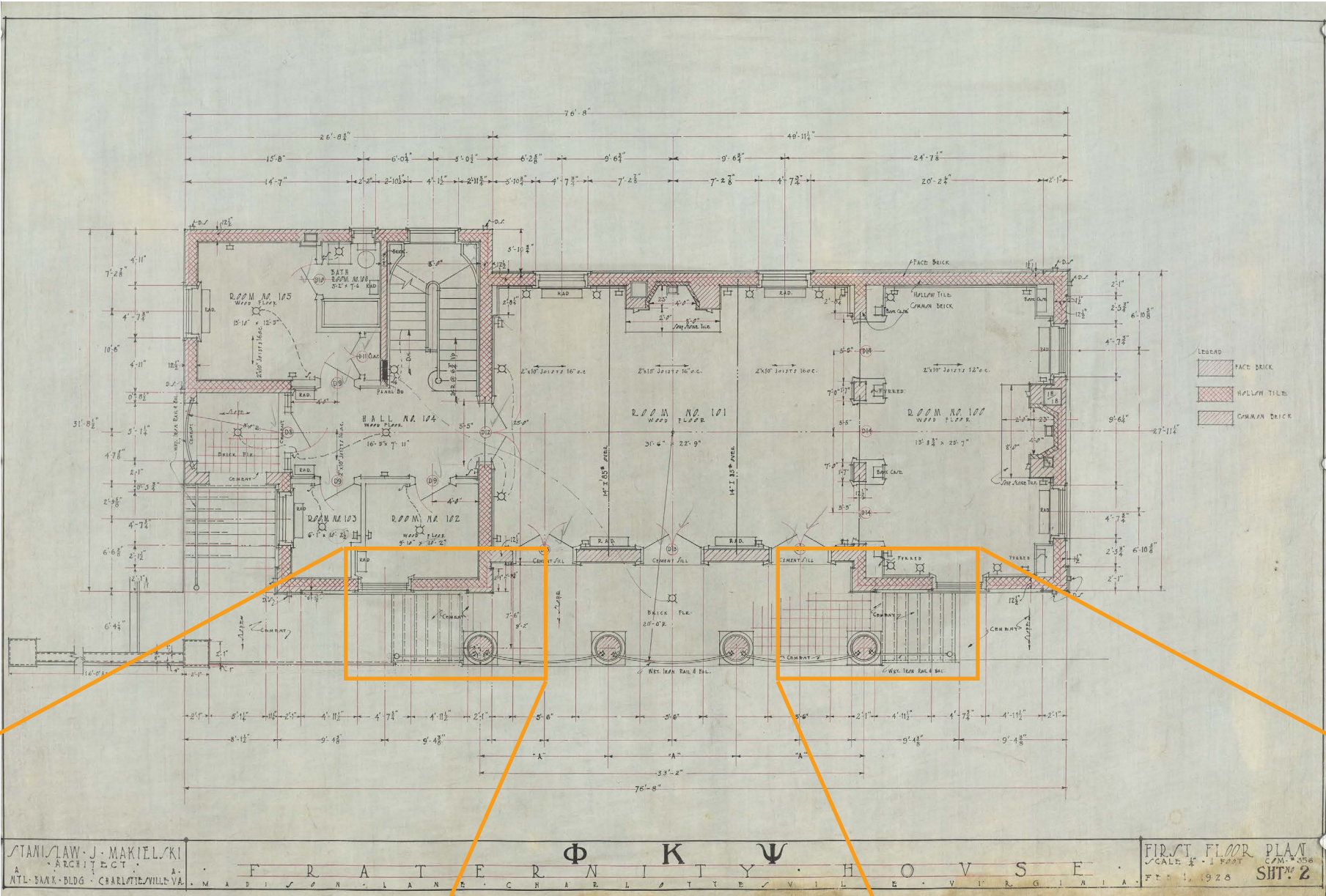
ELEVATIONS

REVISIONS

UVA PHI KAPPA PSI FRATERNITY HOUSE

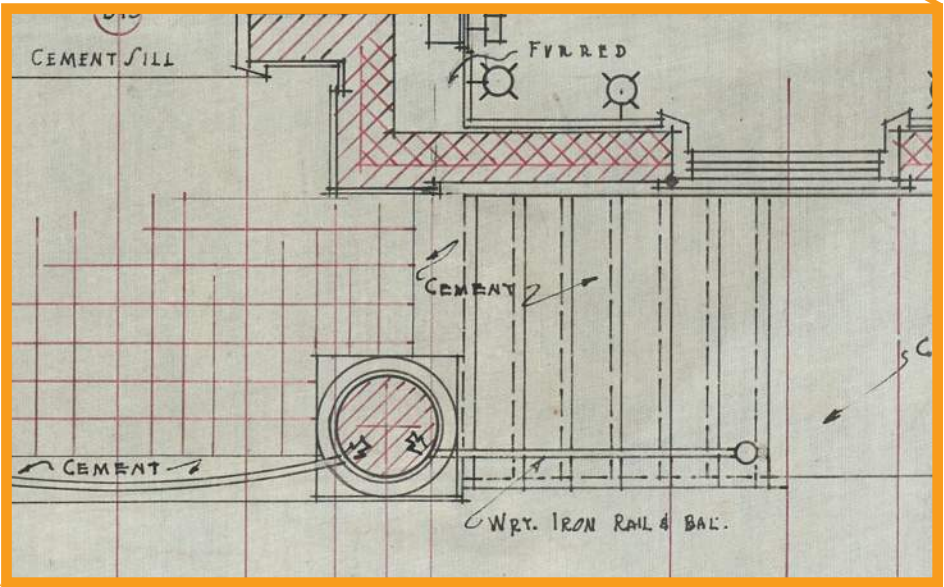
BAR SUBMITTAL PREPARED BY
THE GAINES GROUP ARCHITECTS
11-11-25

ORIGINAL DRAWINGS BY
STANISLAW J. MAKIELSKI ARCHITECT
CHARLOTTESVILLE, VA
DATED FEBRUARY 1, 1928



FIRST FLOOR PLAN

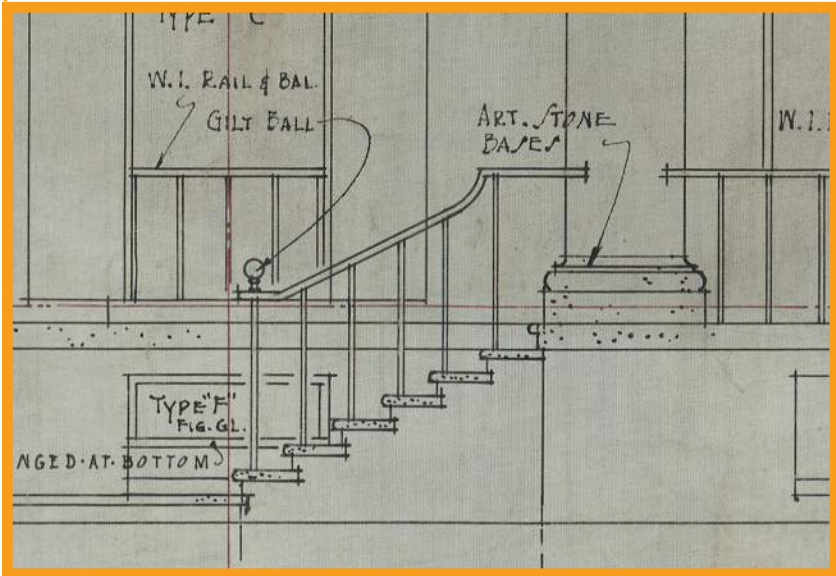
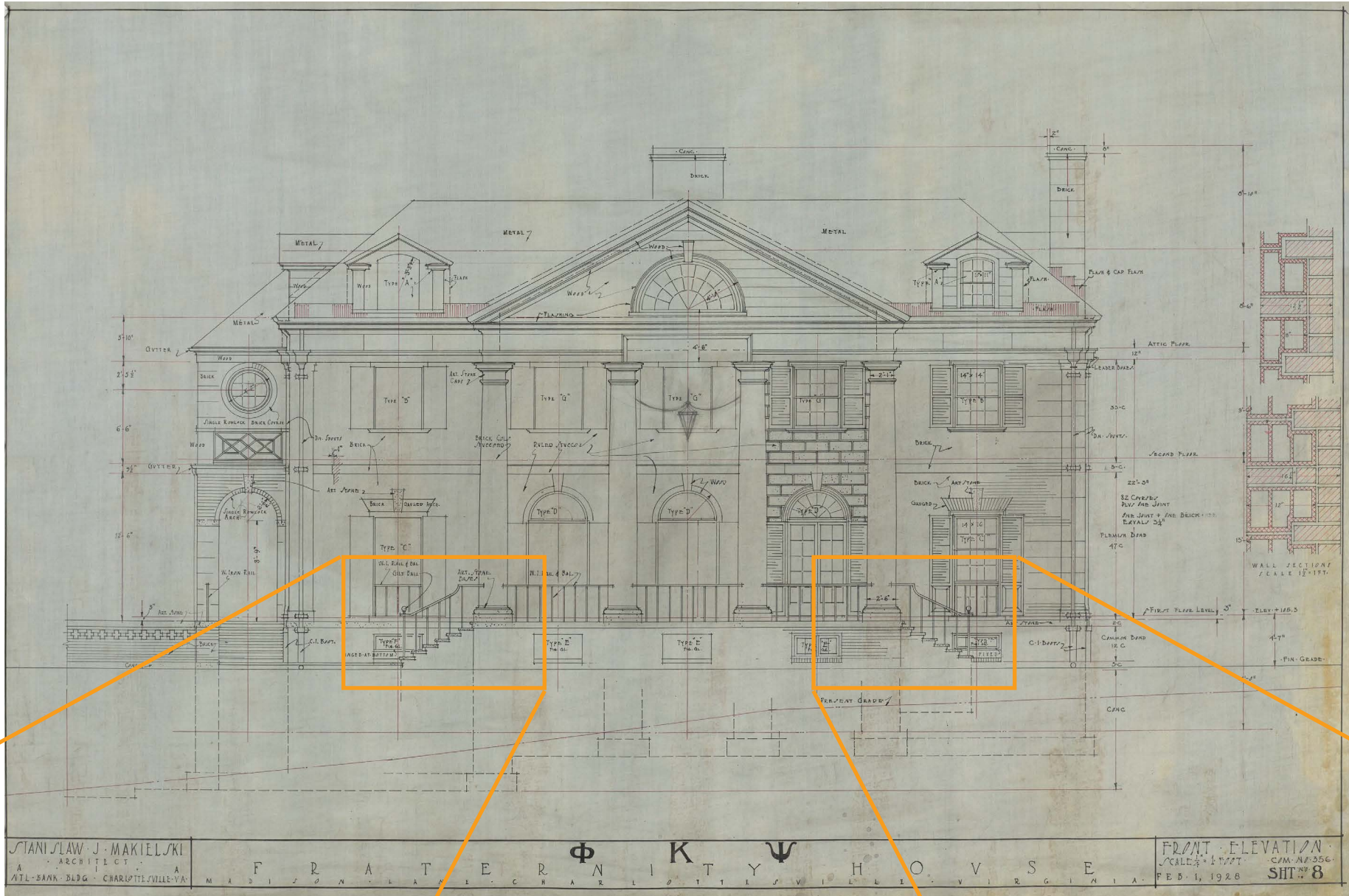
The first floor plan shows concrete treads overhanging the face of brick below (dashed line) both on the side and front.



UVA PHI KAPPA PSI FRATERNITY HOUSE

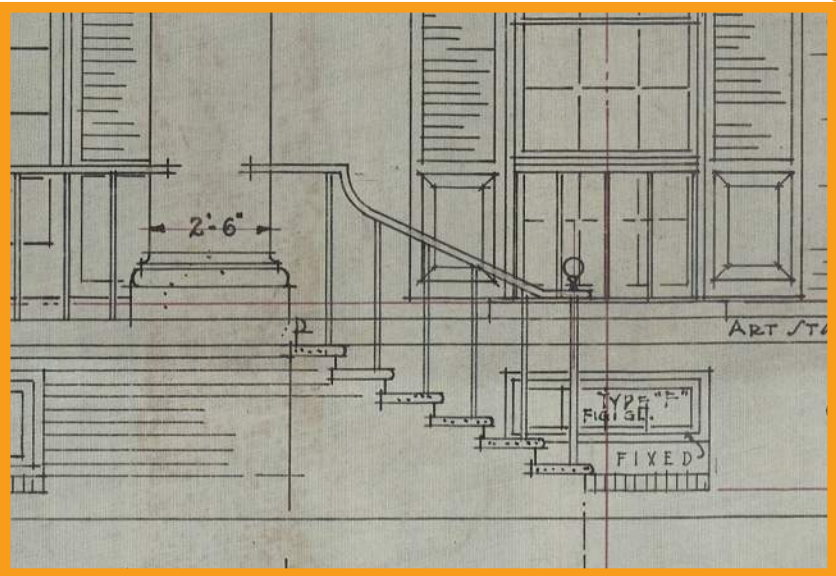
BAR SUBMITTAL PREPARED BY
THE GAINES GROUP ARCHITECTS
11-11-25

ORIGINAL DRAWINGS BY
STANISLAW J. MAKIELSKI ARCHITECT
CHARLOTTESVILLE, VA
DATED FEBRUARY 1, 1928



FRONT ELEVATION

The front elevation shows concrete treads with a bull-nosed edge.



[illegible]

ORIGINAL DRAWINGS BY
STANISLAW J. MAKIELSKI ARCHITECT
CHARLOTTESVILLE, VA
DATED FEBRUARY 1, 1928

The side elevations shows concrete treads with a bull-nosed edge.

