

From: Scala, Mary Joy
Sent: Tuesday, June 28, 2016 9:38 AM
To: 'Tressie Daniels'
Subject: BAR Actions - June 21, 2016 - 150 Chancellor Street

June 28, 2016

Tressie E. Daniels
Delta Zeta Nat'l House Corp
150 Chancellor Street
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application

BAR 16-06-05
150 Chancellor Street
Tax Parcel 090109000
Delta Zeta National Housing Corp., Owner/John J. Grottschall for Zeta Corp., Applicant
Front Yard Landscaping

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2016. The following action was taken:

Keesecker moved to find the proposed landscaping changes satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC District and that the BAR approves the application as submitted. Balut seconded. Motion approved (8-0).

This certificate of appropriateness shall expire in 18 months (December 21, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 21, 2016**



Certificate of Appropriateness Application

BAR 16-06-05

150 Chancellor Street

Tax Parcel 090109000

Delta Zeta National Housing Corp., Owner/John J. Grottschall for Zeta Corp., Applicant

Front Yard Landscaping

Background

150 Chancellor Street is a contributing structure in The Corner ADC district. It is a brick Colonial Revival building, originally a residence, then a rooming house, constructed c. 1910. The house was renovated and the front porch was rebuilt in 1980 after being purchased for use as a sorority house. The historic survey form is attached.

July 20, 2010 - The BAR approved (6-0) an application to re-roof the house, and replace shingles on dormers with hardi siding as submitted, with a condition to use smooth (not wood-grained) Hardi siding on the dormer sides.

April 21, 2015 - The BAR deferred the application (8-0) for a month because the applicant was not in attendance.

May 19, 2015 - The BAR approved (9-0) all the HVAC work as submitted [with all ground units and conduits located in the rear] and with an inventory of the windows to come back to the BAR with a revised recommendation how the applicant wants to proceed with repair vs. replacement. Mr. Mohr offered to assist by meeting on site, and Mr. Sarafin offered tax credit advice.

June 16, 2015 - The BAR approved (6-0) the window replacement work as submitted with the following modifications: the ten windows on the street façade be repaired instead of replaced, with no exterior storm windows. The BAR also recommended replacing the Plexiglas in the transom with old glass.

Application

The applicant proposes a change to the landscaping by removing the damaged shrubs in the front yard and adding additional shrubs, groundcover, and a fringe tree. The existing trees shown in the photos in the front area will remain. Specific species can be found in the list which was included in the application.

Not included in this application is a new rear patio with additional landscaping, which is not visible from Chancellor Street, and so will be approved administratively.

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.

(3)

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;
- (8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements include:

C. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "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.

Discussion and Recommendations

This is a small, triangular planting area located behind a stone wall. It is not clear which shrubs will be removed, so that should be clarified. The proposed plantings seem appropriate, but the BAR may wish to discuss.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find the proposed landscaping changes satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC District and that the BAR approves the application as submitted (or with the following modifications...).



**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130
Negative no(s). 7234; 7297

Page 1 of 2

Street address 150 Chancellor St.
Town/City Charlottesville
Historic name Hamilton House Common name Delta Zeta Sorority 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	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 2 1/2	<input type="checkbox"/> shed <input type="checkbox"/> mansard	<input type="checkbox"/> slate <input type="checkbox"/> tile
<input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3	<input type="checkbox"/> gable <input type="checkbox"/> gambrel	<input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin
<input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 1/2	<input type="checkbox"/> pediment <input type="checkbox"/> parapet	<input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible
	<input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat	<input type="checkbox"/> standing seam metal
	<input type="checkbox"/> other: _____	<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 checked="" type="checkbox"/> 4 <input type="checkbox"/> 7
<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____	<input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8
<input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3	<input type="checkbox"/> 1 (center) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4	The present 1-story porch with upper deck has been renewed if not entirely rebuilt. It features paired square-section posts.
	<input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type

<input checked="" 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"/> <i>boarding h. sorority</i>

Style/period Georgian Revival Date c. 1912 Architect/builder

Location and description of entrance Entrance is on ground level; has sidelights.



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

This very large and plain foursquare brick house may have been specifically erected to serve as a student boarding house.

The building stands on a sloping site, and entry is at ground level.

The house was recently renovated by the present occupants.

Historical information

Mrs. Sally Hamilton operated a boarding house here from at least 1920 to 1970.

Delta Zeta sorority purchased it in 1979.

Alexander Gilliam interview; City directories;
Source University directories; Eugenia Bibb

Surveyed by Jeff O'Dell, VHLC Date 8-83



Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

RECEIVED

JUN 07 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
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 Delta Zeta National Housing Corporation Applicant Name Tressie E. Daniels for Delta Zeta Nat'l House Corp
Project Name/Description Site Work at Delta Zeta House Parcel Number 9-109-A
Project Property Address 150 Chancellor Street, Charlottesville, VA 22903

Applicant Information

Address: 150 Chancellor Street
Charlottesville, VA 22903
Email: tressiedenise@gmail.com
Phone: (W) 919-980-1383 (C) 919-980-1383

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Tressie E. Daniels 6-7-16
Signature Date

Tressie E. Daniels 6-7-16
Print Name Date

Property Owner Information (if not applicant)

Address: 202 East Church Street
Oxford, Ohio 45056
Email: propertymanagement@dzshq.com
Phone: (W) 513-523-7597 (C) NA

Property Owner Permission (if not applicant)

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

John J. Gottschall 6/7/2016
Signature Date

John J. Gottschall for Delta Zeta 6/7/2016
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project?

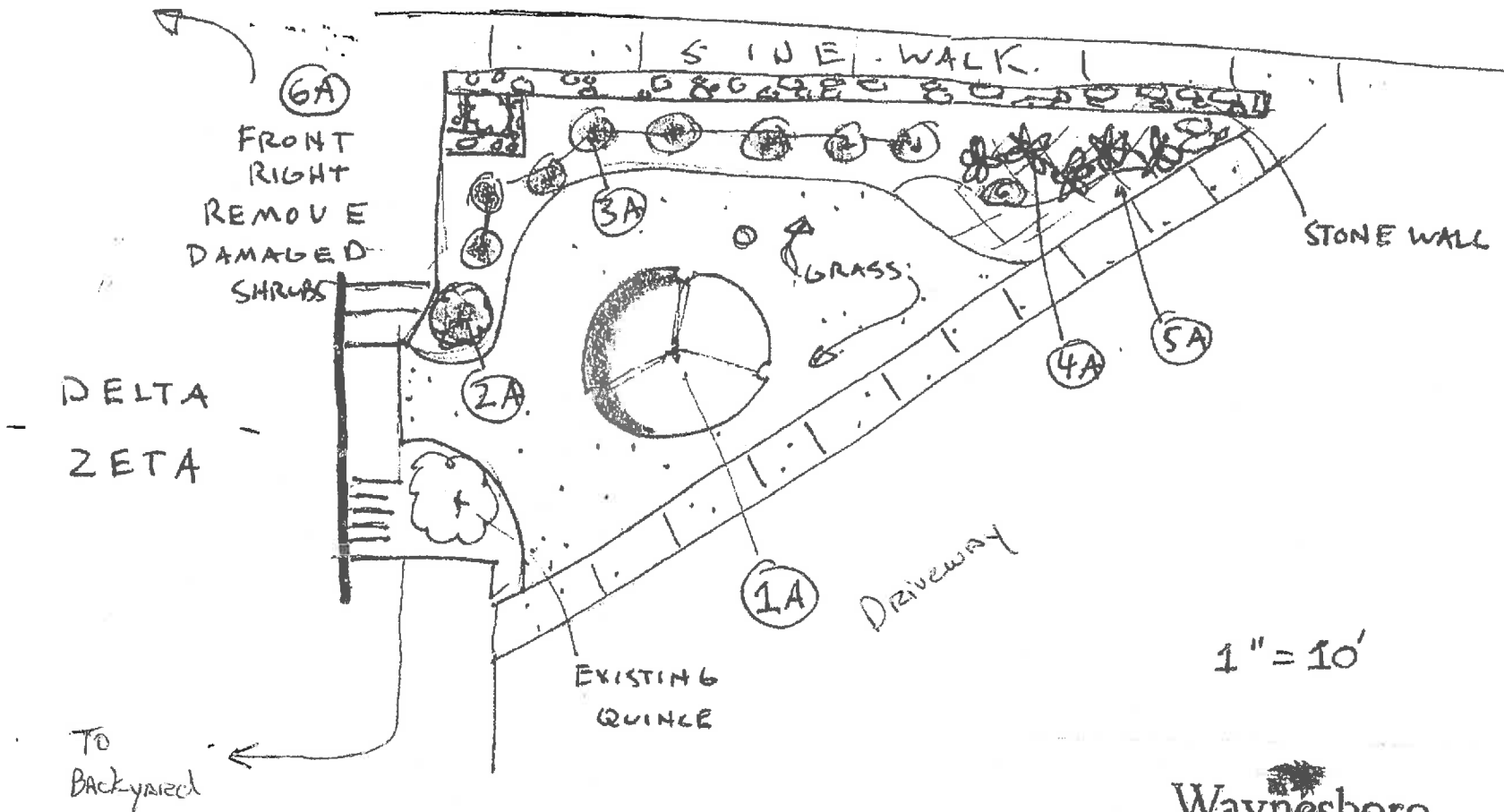
Description of Proposed Work (attach separate narrative if necessary):
Landscaping to add additional shrubs and Dogwood trees to front and side yard area. and rear patio

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

Attachments have been submitted

For Office Use Only
Received by: J. Barmore
Fee paid: \$125.00 Cash/Ck. # 6883504087
Date Received: 6/7/2016
Revised 2016
Approved/Disapproved by: M. Scala
Date: July 1, 2016
Conditions of approval:
P16-0112

- CHANCELLOR ST -



Waynesboro
NURSERIES

Reid W. Nasholds

Landscape
Design/Sales

2597 Lyndhurst Road
P O Box 987
Waynesboro VA 22980

Direct: 540-946-3817
1-800-868-8676 Ext. 3817
Fax: 540-946-3814

Email: reid@wnurseries.com
Class A Contractor #2701-038252

5/1/2015

New Landscaping patio area and front

Install new plants per plans and plant list (see below)

Edge and mulch beds (15) cu.yds

Total..... \$5,275.00 (plus tax \$101.65)

QUAN	ITEM #	ITEM DESCRIPTION	# /B&B	SIZE
		LANDSCAPE PATIO AREA		
1	1	WHITE DOGWOOD CHEROKEE PRINCESS	B&B	6'-7'
6	2	BOXWOOD GREEN GEM	3GAL	12"-15"
5	3	HYDRANGEA PARIS RAPA	3GAL	18"-24"
6	4	DWARF LILAC	3GAL	18"-24"
6	5	JAPANESE HOLLY GREEN LUSTRE	3GAL	18"-24"
5	6	NANDINA COMPACTA	3GAL	18"-24"
6	7	PACHYSANDRA GROUND COVER	FLATS	50ea
20	8	PERENNIALS TBD	1GAL	
10	YDS	MULCH		
2	YDS	COMPOST		
		LANDSCAPE FRONT		
1	1A	CHIONANTHUS FRINGE TREE	B&B	5'-6'
1	2A	BOXWOOD GREEN MOUNTAIN	7GAL	24"
8	3A	DEUTSIA GRACILIS	3GAL	18"-24"
5	4A	HOSTA LILY	1GAL	
1	5A	PACHYSANDRA GROUND COVER	FLAT	
3	6A	SPIREA NEON FLASH	3GAL	18"-24"
1	YDS	COMPOST		
5	YDS	MULCH		

} Front



150 Chancellor Street





Board of Architectural Review (BAR) Certificate of Appropriateness

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Signature Date

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For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

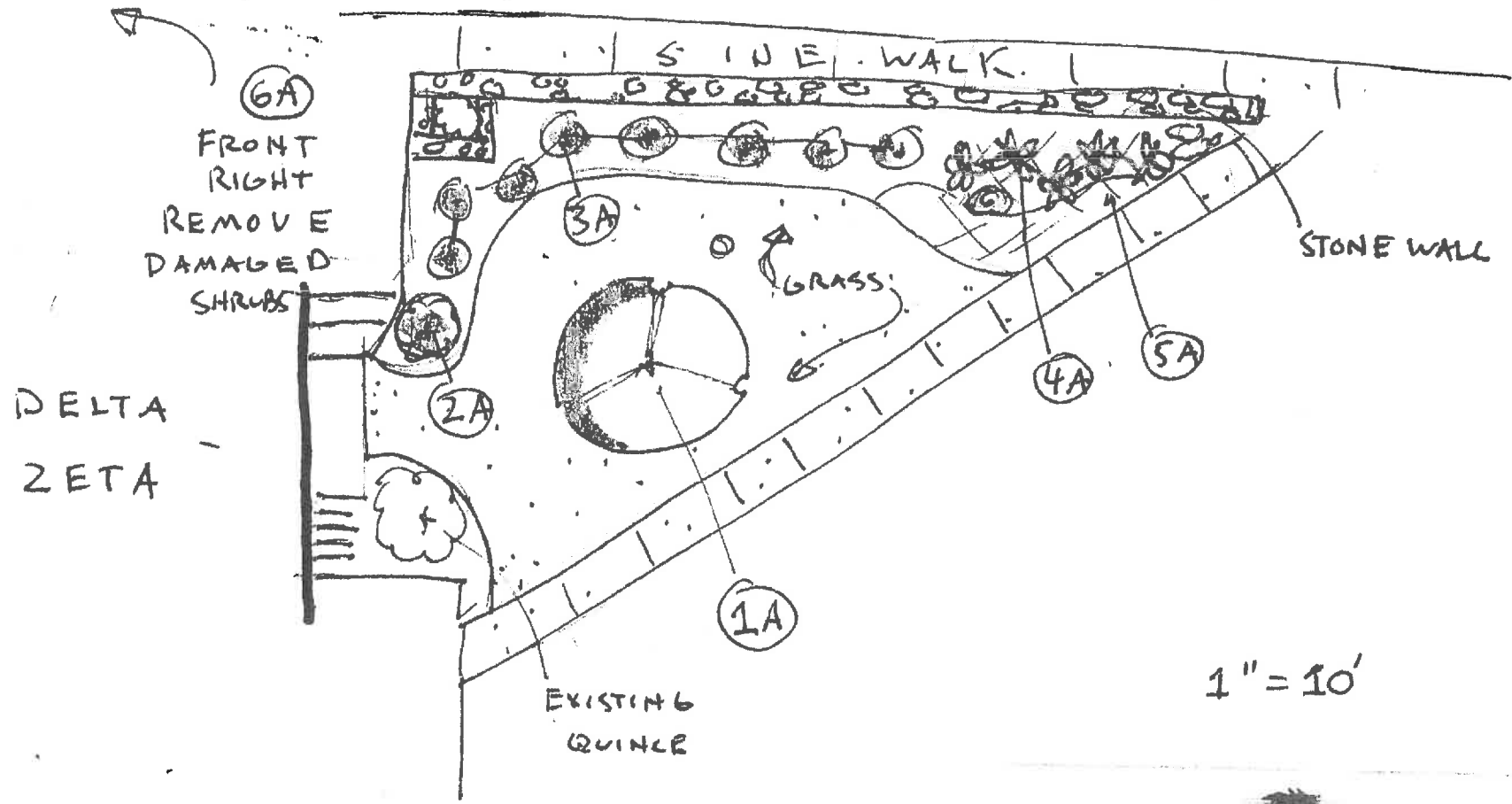
Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

— CHANCELLOR ST —



DELTA
ZETA

6A
FRONT
RIGHT
REMOVE
DAMAGED
SHRUBS

EXISTING
QUINCE

1" = 10'

Waynesboro
NURSERIES

Reid W. Nasholds
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5/1/2015

