

From: Scala, Mary Joy
Sent: Friday, December 01, 2017 4:47 PM
To: 'Kevin Schafer'
Subject: BAR action - 167 Chancellor Street - Nov 2017

December 1, 2017

Kevin Schafer
Design develop LLC
418 E Main Street
Charlottesville, VA 22902

RE: Preliminary Discussion
BAR 17-11-02
167 Chancellor Street
Tax Parcel 090126000
Alpha Omicron Corp, Owner/ Kevin Schafer, Applicant
New Addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

Since this was a preliminary discussion there was no motion. The BAR was supportive of something happening here, but not the submitted version. The changes to Chancellor Street side were more problematic: the big dormer is not appropriate; maintain the wrap-around porch, maybe come out only as far as first column. Maintain integrity on Chancellor Street side.

Madison Lane side could be more contemporary and differentiated from historic fabric; invading setback on that side OK; maybe 1-story full width porch instead of 2-story portico; play off the two volumes; porch can create own axis, not necessarily symmetrical; take cues from Greek revival – not so grand 2 story porch. New addition could be more contemporary.

If you have any questions, please contact me at 434-970-3398 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala

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

"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



November 7, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review 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.

Preliminary Discussion

BAR 17-11-02

167 Chancellor Street

Tax Parcel 090126000

Alpha Omicron Corp, Owner/ Kevin Schafer, Applicant

New Addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 21, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information 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,

A handwritten signature in blue ink that reads "Mary Joy Scala /cm".

Mary Joy Scala, AICP
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 21, 2017**



Preliminary Discussion

BAR 17-11-02

167 Chancellor Street

Tax Parcel 090126000

Alpha Omicron Corp, Owner/ Kevin Schafer, Applicant

New Addition

Background

167 Chancellor Street, built circa 1915, is a contributing property in The Corner ADC District. One of This large, 5 bay, 2 1/2-story dwelling shows elements of the Colonial Revival style; details include: brick stretcher bond, a hip roof with one hip roof dormer, a 2-bay front porch with piers and a full entablature. and an entrance with 3 light transom and sidelights. The historic survey is attached.

Application

The applicant is requesting feedback on several design changes to 167 Chancellor Street:

- demolish small addition on Madison Lane
- add a monumental two-story front porch addition to the Madison Lane
- simplify and expand the front façade on Madison Lane
- introduce stair tower and expand addition
- additional windows and entrances
- expansion of the existing dormer

The design objectives of the project are to:

- meet the life safety/building code requirements of the fraternity use
- solidify the Madison Lane Precinct
- create an engaging street wall at a pedestrian scale
- balance the needs for a contextually appropriate Madison Lane façade suitable for a fraternity use, while retaining the historic characteristics of Chancellor Street elevation
- meet the program needs for a vibrant, viable fraternity house

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;*
- (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 Design Review Guidelines for New Construction and Additions

B. SETBACK

The term "setback" for these guidelines is defined generally as the area between the street and the wall of the building, although in the zoning code it refers to the distance between the property line and wall of the building.

- 1. Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.*
- 2. Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.*
- 3. Modify setback as necessary for sub-areas that do not have well-defined street walls.*
- 4. Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.*
- 5. In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.*
- 6. On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.*
- 7. New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered, to include any screening and landscaping requirements of the zoning ordinance.*
- 8. At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.*
- 9. For new governmental or institutional buildings, either reinforce the street wall through a minimal setback, or use a deep setback within a landscaped area to emphasize the civic function of the structure.*
- 10. Keep residential setbacks within 20 percent of the setbacks of a majority of neighborhood dwellings.*

F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

- 1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.*
- 2. As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.*

I. WINDOWS AND DOORS

- 1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
 - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.**
- 2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
 - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.**
- 3. Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
- 4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
- 5. Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
- 6. If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacers bars between the panes of glass.*
- 7. Avoid designing false windows in new construction.*
- 8. Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
- 9. Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.

M. MATERIALS AND TEXTURES

- 1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
- 2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
- 3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
- 4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
- 5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
- 6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
- 7. Concrete or metal panels may be appropriate.*
- 8. Metal storefronts in clear or bronze are appropriate.*
- 9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
- 10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
- 11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 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 applicant is aware that they will need to apply for a Special Use Permit for setback variances, and to separate the existing SUP that currently applies to this and the neighboring property. The BAR will be asked at a later meeting to make a recommendation regarding the SUP. If the SUP is approved, then the BAR will review the COA.

The BAR should look at the plans to see if these requests are acceptable. This triangular shaped corner lot presents the design challenge of having two facades that are vastly different from one another, based on both the Madison Lane and Chancellor Street elevation characteristics. The BAR should concentrate on the design of the new front porch addition on Madison Lane, and its massing, since the historic entrance is off of Chancellor Street. They should also look at the massing for the dormer on Chancellor Street.

Since this is a preliminary discussion so there will be no official motion.

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Interior	Brick	Common Bond
Cornice	0	Boxed	Wood	
Foundation	0	Continuous	Brick	Common Bond
Porch	1	1-story, 6-bay	Wood	Colonial Revival
Roof	0	Complex Hipped	Asphalt	Shingle
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Sash, double-hung	Wood	One-over-one
Dormer	1	Shed-roofed	Wood	
Dormer	2	Hip-roofed	Wood	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
 Primary Resource? Yes
 Estimated Date of Construction: 1910 ca
 Source of Date: Site Visit/Written
 Architectural Style: Queen Anne

Description:

Somewhat similar in design to dwelling at 165 Chancellor Street (VHDR resource no. 104-133-12). Late Queen Anne-style brick dwelling with Colonial Revival elements. Irregular form; main block has two-story projecting section on the southwest half of the front facade, with corners cut to give the impression of a broad bay window. This section is hip-roofed with a shed roofed dormer, and contains three windows on each floor. Extending from this section across half the northeast side facade of the main block is a wrap-around porch in Colonial Revival style, with Doric columns and a railing with square wood spindles; the front two bays of the porch project forward, with angled bays at the ends. The first floor windows have segmentally-arched lintels; the entrance has sidelights and a transom with segmentally-arched lintel. There are hip-roofed dormers on the southwest and northwest sides; each dormer contains a two-light window with vertical mullion. A two-story addition extends from the northeast end of the dwelling, about half the size of the main block (Sanborn 1913, 1920, 1929, 1941, 1969).

Condition: Good-Excellent
 Threats to Resource: None Known

Additions/Alterations Description:

Addition on northeast side, about half the size of the original section, added after 1969; compatible with original dwelling (of brick construction, hip-roofed, with one-over-one double-hung sash windows and two-story bay-like feature at northeast end that echoes same type of element on front facade of main block (Sanborn 1969).

Number of Stories: 2.0
 Interior Plan Type:
 Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
 None

DHR Historic Context: Domestic

Significance Statement:

This building was apparently built c. 1910 as a residence. It was occupied by Alpha Chi Rho fraternity in 1920; in 1983, the house was rented to students; presently it serves as the home of Apha Phi (Sanborn 1913, 1920, 1929, 1941; O'Dell 1983). It is a good example of late Queen Anne-Colonial Revival, with a largely sympathetic addition; it contributes to the district, and with the dwelling next door at 165 Chancellor Street, forms an important part of the definition of the streetscape.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14644	7 -	3/ 3/1996
B&W 35mm Photos	14644	9 - 10	3/ 3/1996
B&W 35mm Photos	14644	25 -	3/ 3/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other

Author:

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

N.d., surveyor not named. VHDR Archives.

Sequence #: 1.1 Bibliographic Record Type: Survey, Other

Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.
University of Virginia Library Government Documents.

Sequence #: 1.3 Bibliographic Record Type: NRHP Form

Author: O'Dell, J.M., w/Charlottesville Community Development staff

Citation Abbreviation:

Rugby Road-University Corner Historic District NR Nomination

Notes:

1984. VDHR Archives.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 2/1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: Smead, Susan E.

ID # Associated with Event:

CRM Event Notes or Comments:

References and bibliography
Cited sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)
P20 Sandborn Map.

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Significant topographical features.)

Name, address and title of recorder

Karen Kummer U. of Va. Arch. History Grad. Student

Date

March 1980

Date 1/20/50 File No. 104-133-11
Name Alger Ave, 167 St. Charles St.
Town Philadelphia
County _____
Photographer E. J. ...
Contents 5 color views





**Board of Architectural Review (BAR)
Conservation District - 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

NOV 1 2017

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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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.

Project Name/Description THE LODGE AT CHI PSI Parcel Number 090126000
Project Address/Location 167 CHANCELLOR STREET
Owner Name ALPHA OMICRON CORP Applicant Name KEVIN SCHAFER

Applicant Information

Address: 418 EAST MAIN ST.
CHARLOTTESVILLE VA 22902
Email: KSCHAFER@DESIGNDEVELOPUC.COM
Phone: (W) 434-666-4144 (H)

Signature of Applicant

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

[Signature]
Signature _____ Date _____
KEVIN SCHAFER 10.31.17
Print Name Date

Property Owner Information (if not applicant)

Address: _____
Email: BSPOTSWOOD@GONTOOLS.COM
Phone: (W) 703.296.1500 (H)

Property Owner Permission (if not applicant)

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

[Signature] Ch. Ps. _____
Signature Date
WILLIAM SPOTSWOOD 10.31.17
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):

SEE ATTACHED BOOKLETS FOR FULL EXPLANATION.

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

(6) 11x17 BOOKLETS

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

10/31/2017

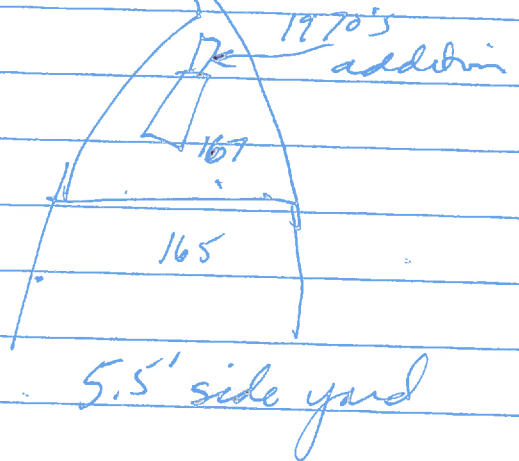
167 Chancellor Street
address

Chi Psi Lodge
R-3

Heather
Carmie

Chancellor / Madison

Kevin Design Develop
Bob P.



enclosed into setbacks
extend front line

SUP- modification of setbacks -

SUP connects 165/167	33 persons	165	167
amend to make it stand alone		21	12

modify setbacks -

> Prelim desc. BAN

> meet w/ Heather - process.

SUP + site plan

- community meeting

~~Report~~

BAN - recommendation SUP

PC - recommendation

CC - action

COA

~~φ~~

THE CHI PSI LODGE

167 CHANCELLOR STREET
CHARLOTTESVILLE , VA

PRESENTED BY
ALPHA OMICRON OF CHI PSI CORPORATION

IN ASSOCIATION WITH



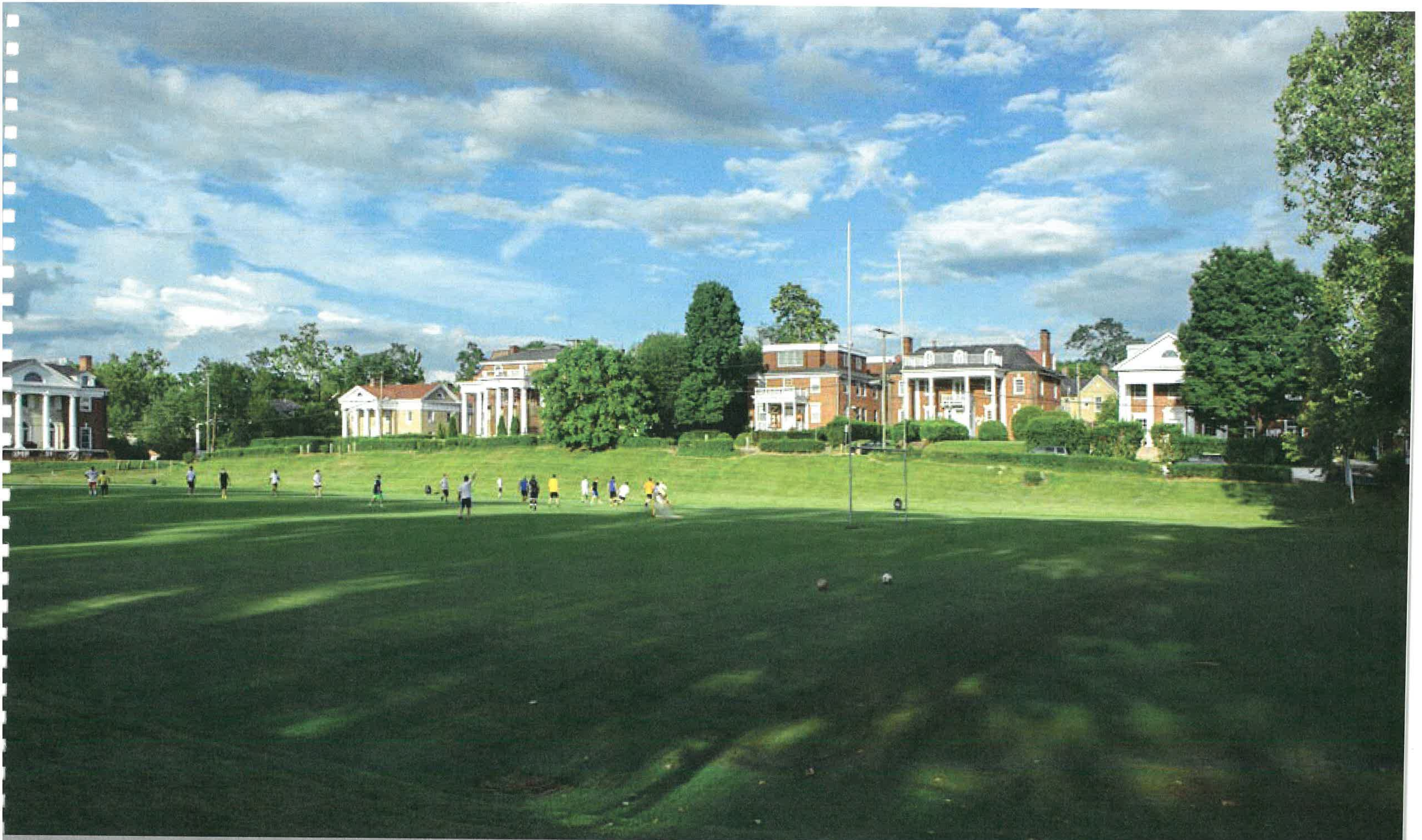
OCTOBER, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

MADISON BOWL 1914

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

MADISON BOWL TODAY

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

MADISON LANE ELEVATIONS

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

DELTA UPSILON HOUSE

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

MADISON LANE ELEVATION

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

CHANCELLOR STREET ELEVATION

DESIGN DEVELOP, LLC
OCTOBER 31, 2017

SURVEY CONTROL			
NAME	NORTH	EAST	ELEVATION
T-16218681	3901801.57900	11482643.80500	541.25
T-17233154	3901726.88700	11482655.12400	545.18
T-17233186	3901690.89100	11482735.88700	549.90
T-17233273	3901591.50800	11482856.50500	544.12
T-17233363	3901650.50400	11482818.53400	550.10

SANITARY SEWER

STRUCTURE: S117
TYPE: SSMH
TOP: 547.69
INV IN 535.48 (FR WEST) 8" VCP
INV OUT 535.28 (TO S118) 8" VCP

STRUCTURE: S118
TYPE: SSMH
TOP: 542.02
INV IN 533.01 (FR S117) 8" VCP
INV OUT 532.77 (TO S119) 8" VCP

STRUCTURE: S119
TYPE: SSMH
TOP: 541.09
INV IN 532.29 (FR S118) 8" VCP
INV IN 531.88 (FR WEST) 8" VCP
INV OUT 531.80 (TO S120) 8" VCP

STRUCTURE: S120
TYPE: SSMH
TOP: 540.40
INV IN 530.89 (FR S119) 8" VCP
INV IN 530.20 (FR S120A) 8" VCP
INV IN 531.98 (FR S120C) 8" VCP
INV OUT 530.84 (TO S120B) 8" VCP

STRUCTURE: S120A
TYPE: SSMH
TOP: 549.50
INV IN 548.31 (FR SW) 8" VCP
INV IN 548.33 (FR SE) 8" VCP
INV IN 548.37 (FR SE) 8" VCP
INV OUT 548.67 (TO S120) 8" VCP

STRUCTURE: S120B
TYPE: SSMH
TOP: 532.23 (BURIED)
INV IN 524.25 (FR S120) 8" VCP W/ LNER
INV OUT 524.62 (TO EAST) 8" VCP

STRUCTURE: 120C
TOP: 543.87
INV OUT 539.82 (TO S120) 8" VCP

STORM DRAIN

STRUCTURE: D173
TYPE: SDMH
TOP: 543.54
INV IN 538.77 (FR WEST) 8" PVC
INV OUT 536.65 (TO D174) 12" HDPE

STRUCTURE: D174
TYPE: SDMH
TOP: 545.17
INV IN +/- 538.89 (FR D173) 12" RCP (FULL OF DEBRIS)
INV OUT +/- 536.50 (TO D175) 12" RCP (FULL OF DEBRIS)

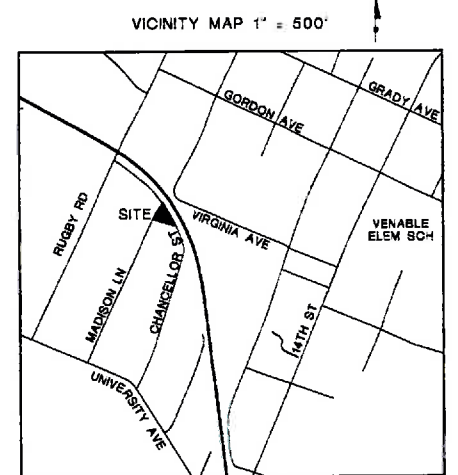
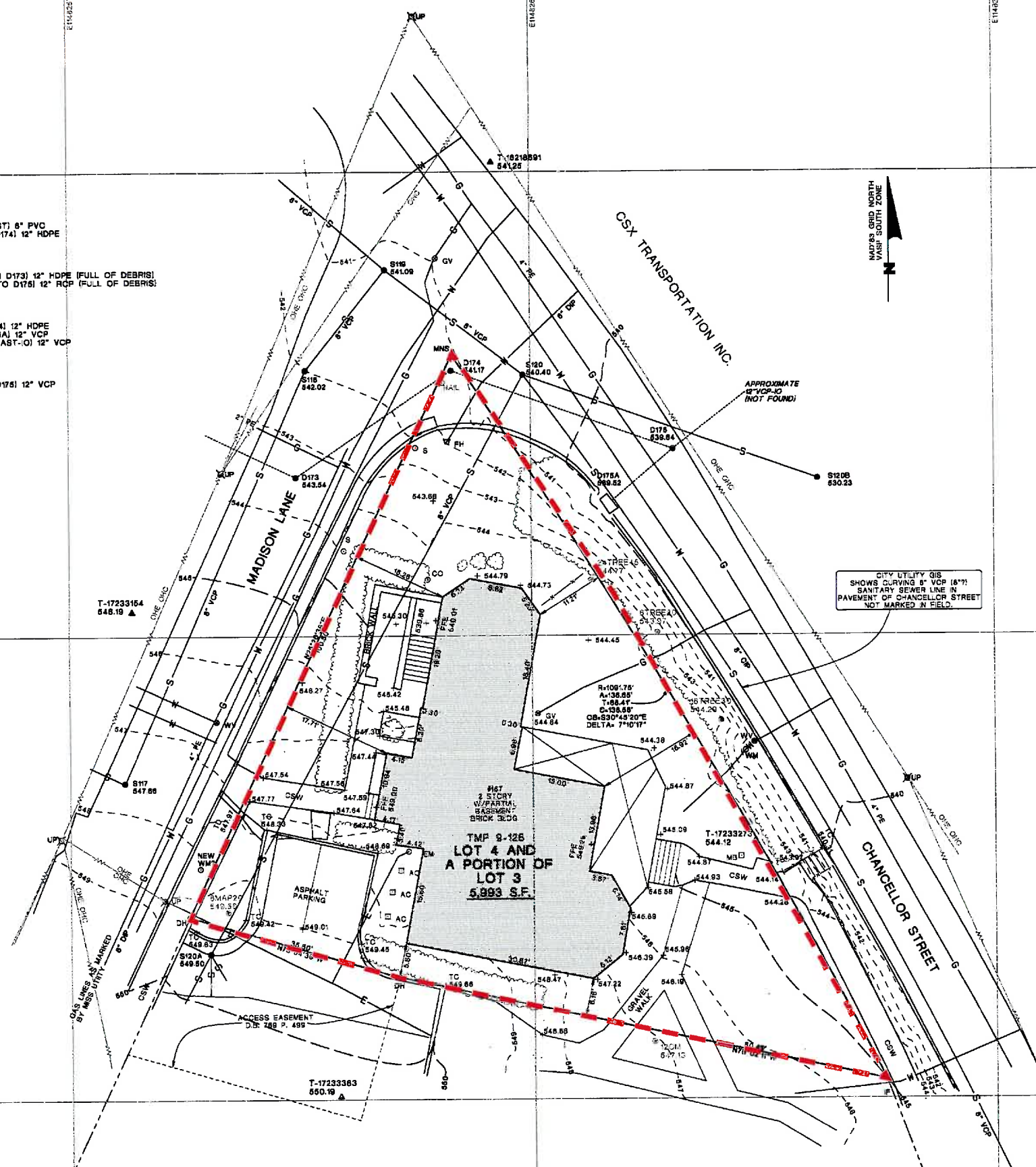
STRUCTURE: D175
TYPE: SDMH
TOP: 539.84
INV IN 536.46 (FR D174) 12" HDPE
INV IN 536.13 (FR D175A) 12" VCP
INV OUT 535.79 (TO EAST-O) 12" VCP

STRUCTURE: D176A
TYPE: GRATE
TOP: 539.82
INV OUT 535.67 (TO D175) 12" VCP

LEGEND:

AC = AIR CONDITIONER
CM = CREPE MYRTLE
CMP = CORRUGATED METAL PIPE
CSW = CONCRETE SIDEWALK
CIP = CAST IRON PIPE
CO = CLEAN OUT
DH = DRILL HOLE
DIP = DUCTILE IRON PIPE
EM = ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
GV = GAS VALVE
GR = GRATE
I = INVERT IN
IO = INVERT OUT
IF = IRON FOUND
LP = LG-T POLE
MB = MAIL BOX
MAP = MAPLE
MNS = MAG NAIL SET
OHC = OVERHEAD COMMUNICATION
OHE = OVERHEAD ELECTRIC
PE = POLYETHYLENE
S = SIGN
SMH = SANITARY MANHOLE
SDMH = STORM DRAIN MANHOLE
TPED = TELEVISION PEDESTAL
TW = TOP OF WALL
TD = TRENCH DRAIN
TC = TOP OF CURB
UP = UTILITY POLE
PE = POLYETHYLENE PIPE
VCP = VITRIFIED CLAY PIPE
WM = WATER METER
WV = WATER VALVE
+550.50 = SPOT ELEVATION

— GAS LINE
— ELECTRIC LINE
— SEWER LINE
— STORM DRAINAGE LINE
— OVERHEAD UTILITY
— WATERLINE



CITY UTILITY GIS SHOWS CURVING 8" VCP (8") SANITARY SEWER LINE IN PAVEMENT OF CHANCELLOR STREET NOT MARKED IN FIELD.

TMP 9-126
LOT 4 AND
A PORTION OF
LOT 3
5,893 S.F.

THIS TOPOGRAPHIC MAP WAS PREPARED FOR:
ALPHA OMIACRON OF CHI PSI CORPORATION

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

TMP 9-126 IS ZONED: R-3H

TMP 9-126 IS IN THE VENABLE VOTING PRECINCT

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED: FEBRUARY 4, 2005 MAP 510033 PANEL 267 D

THIS TOPOGRAPHIC SURVEY OF TAX MAP 9 PARCEL 126, CHARLOTTEVILLE, VIRGINIA WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF THOMAS B. LINCOLN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 21, 2017; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

TITLE REFERENCES:
TMP 9-126
ALPHA OMIACRON OF
CHI PSI CORPORATION
INST. 12014000730
D.B. 482 P. 515 PLAT
D.B. 789 P. 498 ACCESS EASEMENT
UNRECORDED SURVEY BY LINCOLN SURVEYING
DATED 10/12/1998



NOTE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES ARE LOCATED USING UTILITY COMPANY LOCATIONS, CITY/COUNTY UTILITY MAPS, AND FIELD VERIFICATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THEY AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MISS UTILITY TICKET FOR THIS PROJECT: A720502857-00A

LINCOLN
SURVEYING

innovation. integrity. vision.

632 BERKMAR CIRCLE
CHARLOTTEVILLE, VIRGINIA 22901
OFFICE: 434-974-1411
FAX: 434-974-1778
www.lincolnsurveying.com

COMMONWEALTH OF VIRGINIA

THOMAS B. LINCOLN
LIC. NO. 1325
08-24-2017
LAND SURVEYOR

**TOPOGRAPHIC SURVEY OF
TAX MAP 9 PARCEL 126
ALSO KNOWN AS
167 CHANCELLOR STREET
CHARLOTTEVILLE, VIRGINIA**

DATE: AUGUST 24, 2017

SCALE: 1" = 10'
CONTOUR INTERVAL: 1'

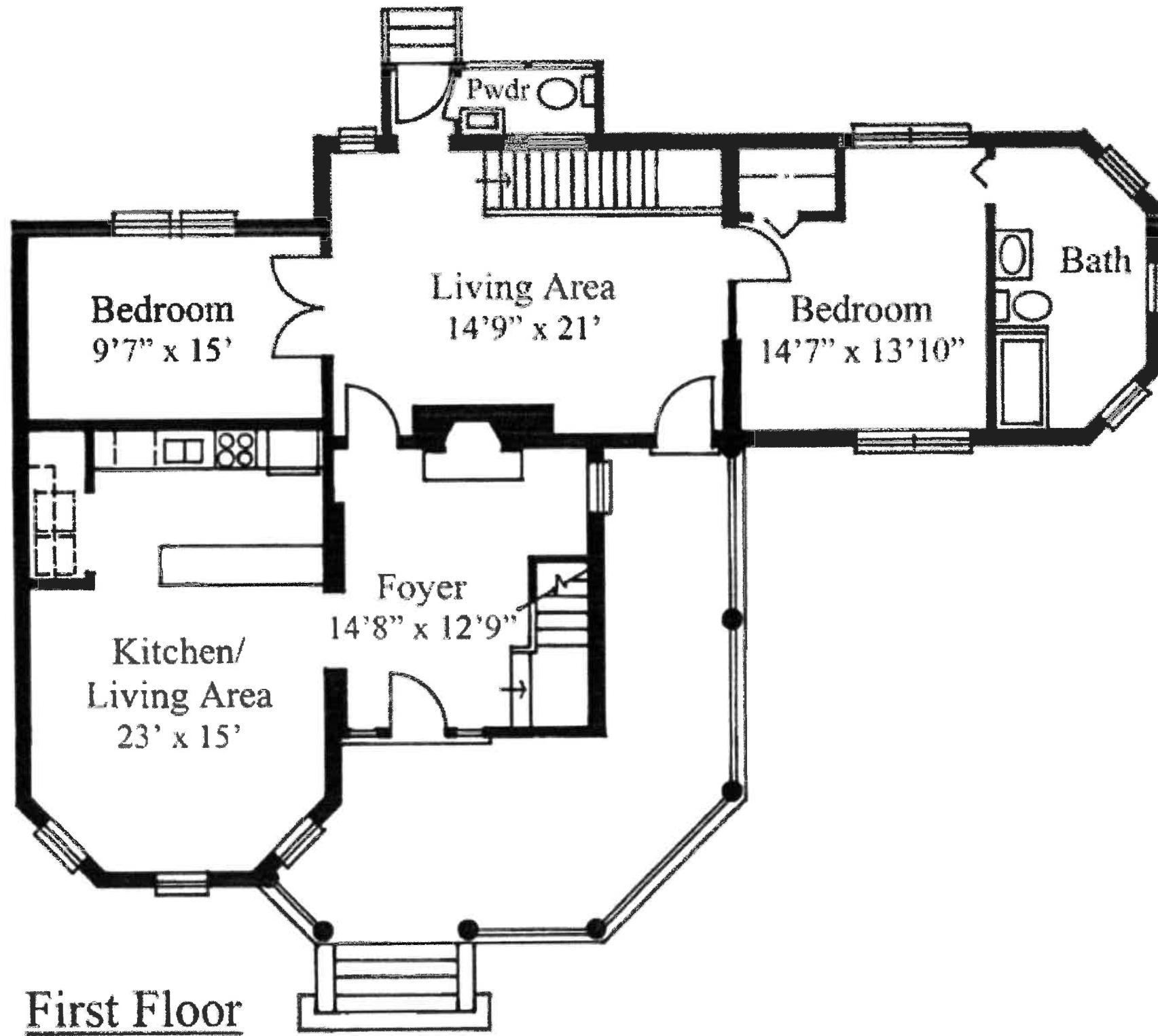
NAVD '88 VERTICAL DATUM

TM DATA: 11400901_TS_17233.PRO

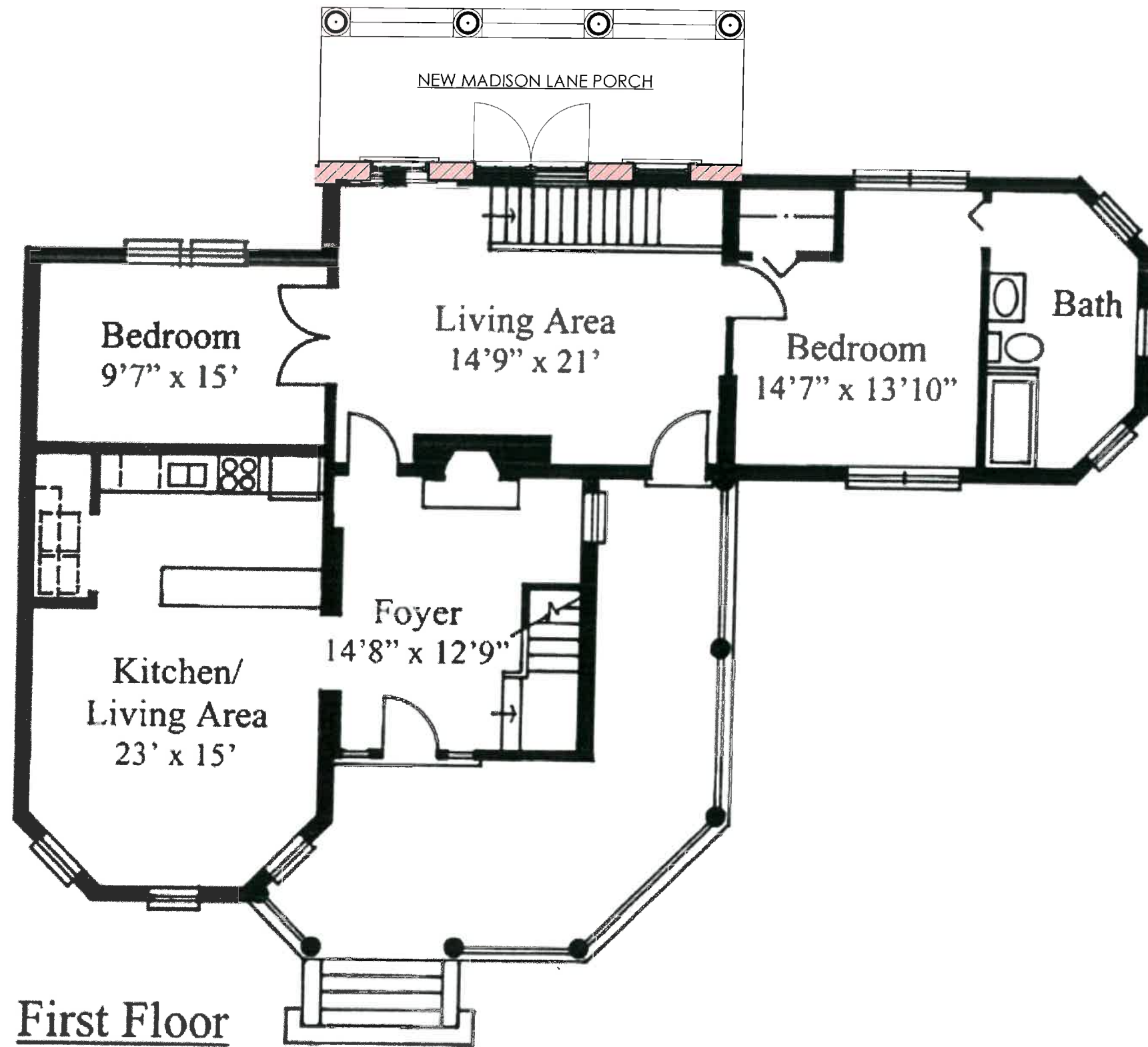
114-0009-01

DESIGN OBJECTIVES

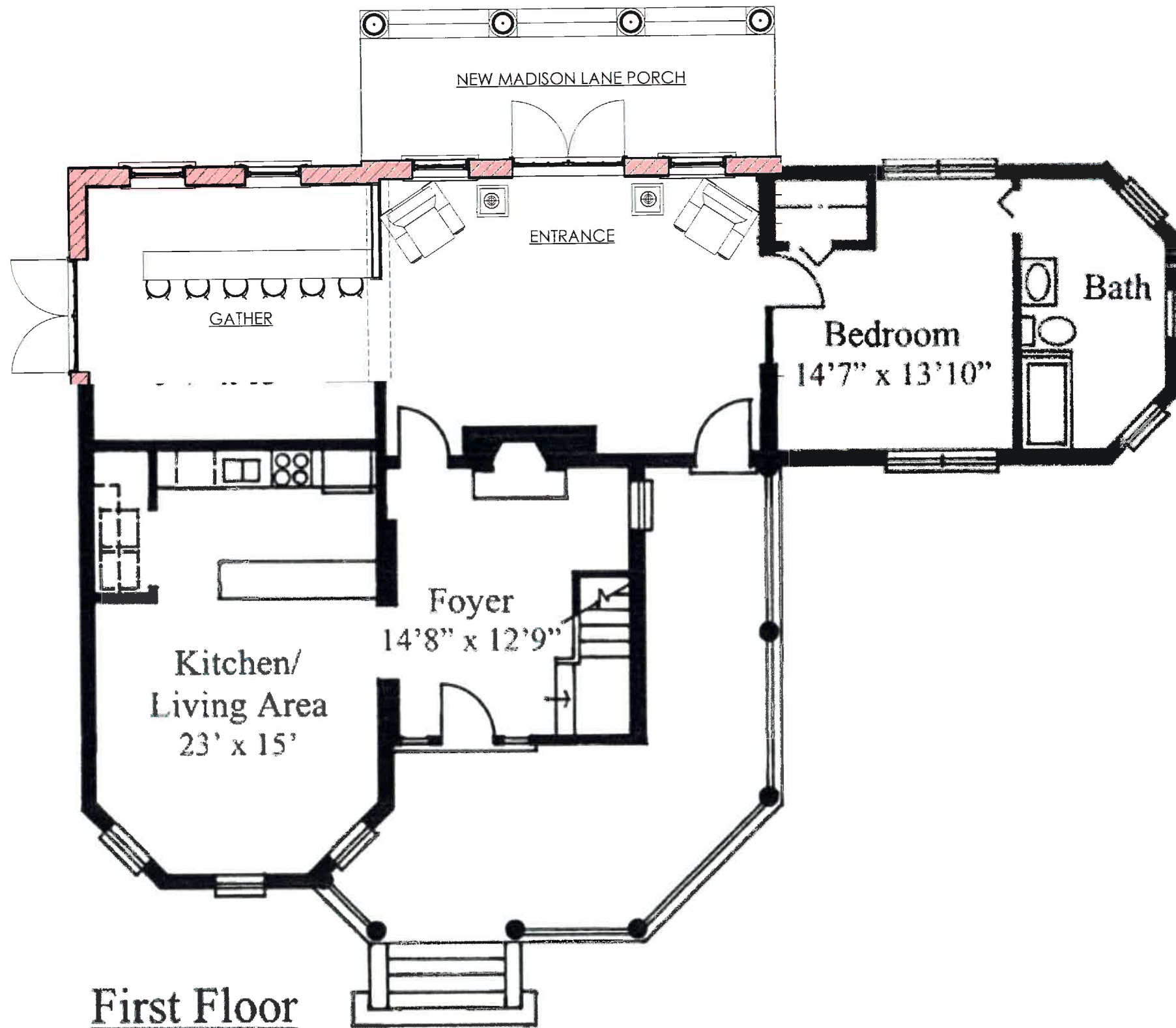
1. ADDRESS THE NEEDS OF A CHALLENGING, TRIANGULAR SHAPED CORNER LOT BY PROVIDING STREET ELEVATIONS FOR FRONT AND REAR.
 - 1A. SOLIDIFY THE MADISON LANE PRECINCT.
 - 1B. CREATE AN ENGAGING STREET WALL AT A PEDESTRIAN SCALE.
 - 1C. BALANCING THE NEEDS FOR A CONTEXTUALLY APPROPRIATE MADISON LANE FACADE SUITABLE FOR A FRATERNITY USE, WHILE RETAINING HISTORIC CHARACTER OF CHANCELLOR STREET ELEVATION
2. MEET THE LIFE SAFETY / BUILDING CODE REQUIREMENTS OF THE FRATERNITY USE.
3. MEET THE PROGRAM NEEDS FOR A VIBRANT, VIABLE FRATERNITY HOUSE.

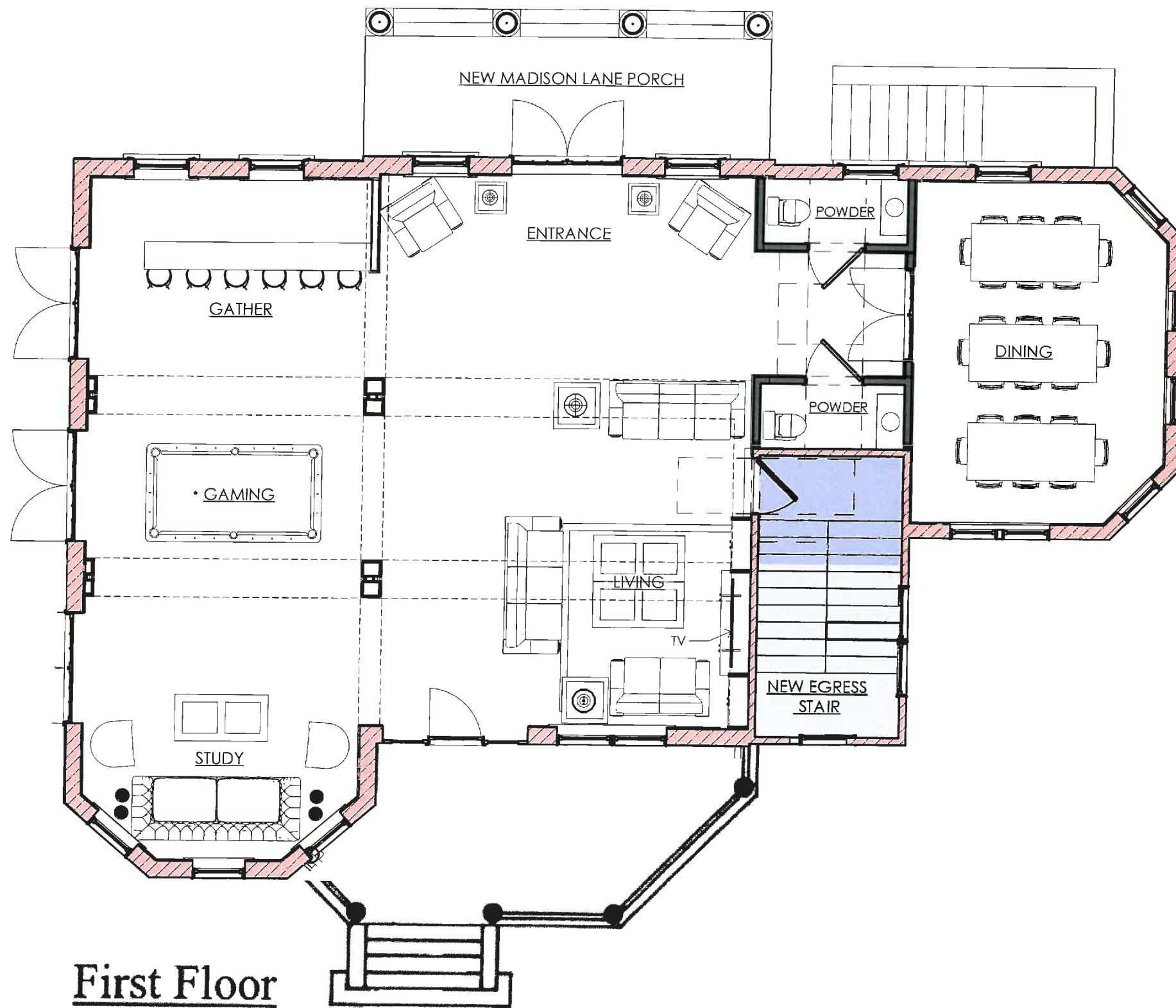


First Floor



First Floor





First Floor



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

MADISON LANE ELEVATION

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

MADISON LANE PERSPECTIVE

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

PROPOSED MADISON LANE ELEVATION

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



167 CHANCELLOR ST
CHARLOTTESVILLE, VA

MADISON LANE PERSPECTIVE

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OCTOBER 31, 2017



167 CHANCELLOR ST
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CHANCELLOR STREET ELEVATION

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167 CHANCELLOR ST
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CHANCELLOR STREET PERSPECTIVE

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167 CHANCELLOR ST
CHARLOTTESVILLE, VA

PROPOSED CHANCELLOR STREET ELEVATION

DESIGN DEVELOP, LLC
OCTOBER 31, 2017



CITY UTILITY GIS
 SHOWS CURVING 6" VCP (8
 SANITARY SEWER LINE IN
 PAVEMENT OF CHANCELLOR S
 NOT MARKED IN FIELD.

DINING ROOM ADDITION SETBACK VARIANCE
 (REQUIRES REQUEST)

EGRESS STAIR SETBACK VARIANCE
 (REQUIRES REQUEST)

FRONT PORCH SETBACKS VARIANCE
 (REQUIRES REQUEST)

GATHERING ROOM ADDITION SETBACK VARIANCE
 (REQUIRES REQUEST)

EXISTING BUILDING FOOTPRINT

1 SETBACK VARIANCES
 SK5 1" = 10'