

## Mess, Camie

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**From:** Mess, Camie  
**Sent:** Wednesday, April 25, 2018 5:05 PM  
**To:** 'kschafer@designdevelopllc.com'  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action- April 17, 2018- 167 Chancellor Street

April 25, 2018

### **Certificate of Appropriateness**

BAR 17-11-02  
167 Chancellor Street  
Tax Parcel 090126000  
Alpha Omicron of Chi Psi Corp, Owner/Kevin Schafer, Design Develop, LLC, Applicant  
Additions and renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2018. The following action was taken:

**Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition that will increase the building's massing and add an additional porch and portico 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 for general massing, concept and composition with details and the SUP recommendation to come back . Sarafin seconded. Approved (6-0).**

This certificate of appropriateness shall expire in 18 months (October 17, 2019), 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. 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 Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,

Camie Mess

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
April 17, 2018**



**Certificate of Appropriateness Application**

BAR 17-11-02  
167 Chancellor Street  
Tax Parcel 090126000  
Alpha Omicron Corp, Owner/ Kevin Schafer, Applicant  
New Addition and Renovations

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**Background**

167 Chancellor Street, built circa 1915, is a contributing property in The Corner ADC District. 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 constructing an addition to the historical house that will keep with the massing and materials of the original structure, including new dormers to be constructed on the roof of the addition. A porch will be added onto the addition on the corner of Chancellor Avenue and Madison Lane that will use detailing similar to the original porch. An addition along the west façade facing Madison Lane will be constructed with a two story portico on a raised plinth and second floor balcony with similar detailing to the other porches.

The project aims 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.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition that will increase the building's massing and add an additional porch and portico 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...).

# THE CHI PSI LODGE

167 CHANCELLOR STREET  
CHARLOTTESVILLE , VA

PRESENTED BY  
ALPHA OMICRON OF CHI PSI CORPORATION

IN ASSOCIATION WITH



MARCH 27th, 2018

Goals of Architectural Design Control District:

- to identify and **preserve** buildings, structures, landscapes, settings, neighborhoods, places, and features with historic, cultural and architectural significance;
- to **protect** visible reminders of the historic, cultural, architectural, or archaeological heritage of the city;
- to ensure that new buildings, additions, and landscaping will be in **harmony** with the existing character;
- to maintain property values;
- to promote tourism and quality of life.



## **OBJECTIVE: TO UNDERSTAND AND REACT TO...**

### 1. THE PRECINCT IDENTITY

- *MASSING, SCALE, PLACEMENT IN SITE, CONTEXTUAL RELATIONSHIPS*
- *COHESION / LEGIBILITY*
- *LESSONS ON HOW BUILDING'S GROW:*
  - *MADISON HALL*
  - *DELTA UPSILON HOUSE*
  - *ST. ANTHONY HALL*
  - *CENTER FOR CHRISTIAN STUDY*

### 2. BUILDING ELEMENTS

- *RATIONAL, BALANCED ORGANIZATION OF FENESTRATION; SYMMETRICAL FACADES*
- *2-STORY RAISED PORTICOS (MADISON LANE) VS. 1-STORY PORCHES (CHANCELLOR STREET)*
- *HEAVY RELIANCE ON CLASSICAL ELEMENTS: COLUMNS, DORMERS, ORNATE EAVES, PEDIMENTS, AND ENTABLATURES*
- *MATERIALITY: PREDOMINATE USE OF RED BRICK, WHITE TRIM, AND STANING SEAM, SLATE, OR CLAY ROOFS*

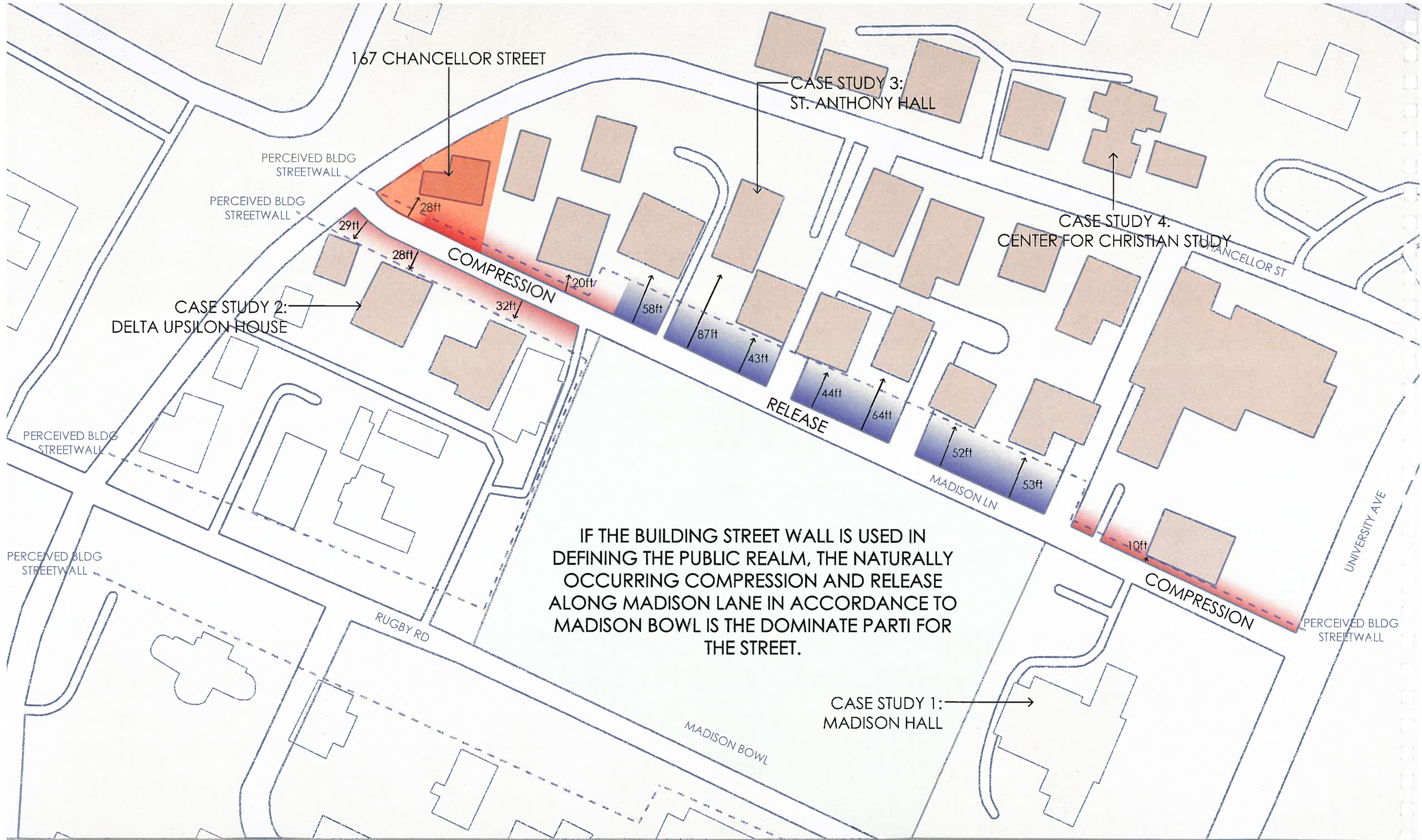
### 3. THE BUILDING AT 167 CHANCELLOR STREET

- *PRESERVATION OF THE HISTORIC CHARACTERISTICS*
- *THE CORNER LOT - OPPORTUNITY TO CELEBRATE BOTH FACADES*
- *OPPORTUNITIES FOR GROWTH / REHABILITATION*
  - *VARIETY OF EXISTING FEATURES ARE NOT IN KEEPING WITH THE CHARACTERISTICS OF THE PRECINCT*
  - *AREAS TO THE SIDE AND REAR OF THE HISTORIC STRUCTURE AFFORD OPPORTUNITIES FOR ADDITIONS*



### **THIS SPURS ACTION IN THE FORM OF:**

1. RESEARCHING HISTORICAL DATA
2. EXAMINING CONTEXTUAL PRECEDENTS
3. ADHERING TO BAR GUIDELINES THROUGH THE DESIGN OF AN APPROPRIATE ADDITION



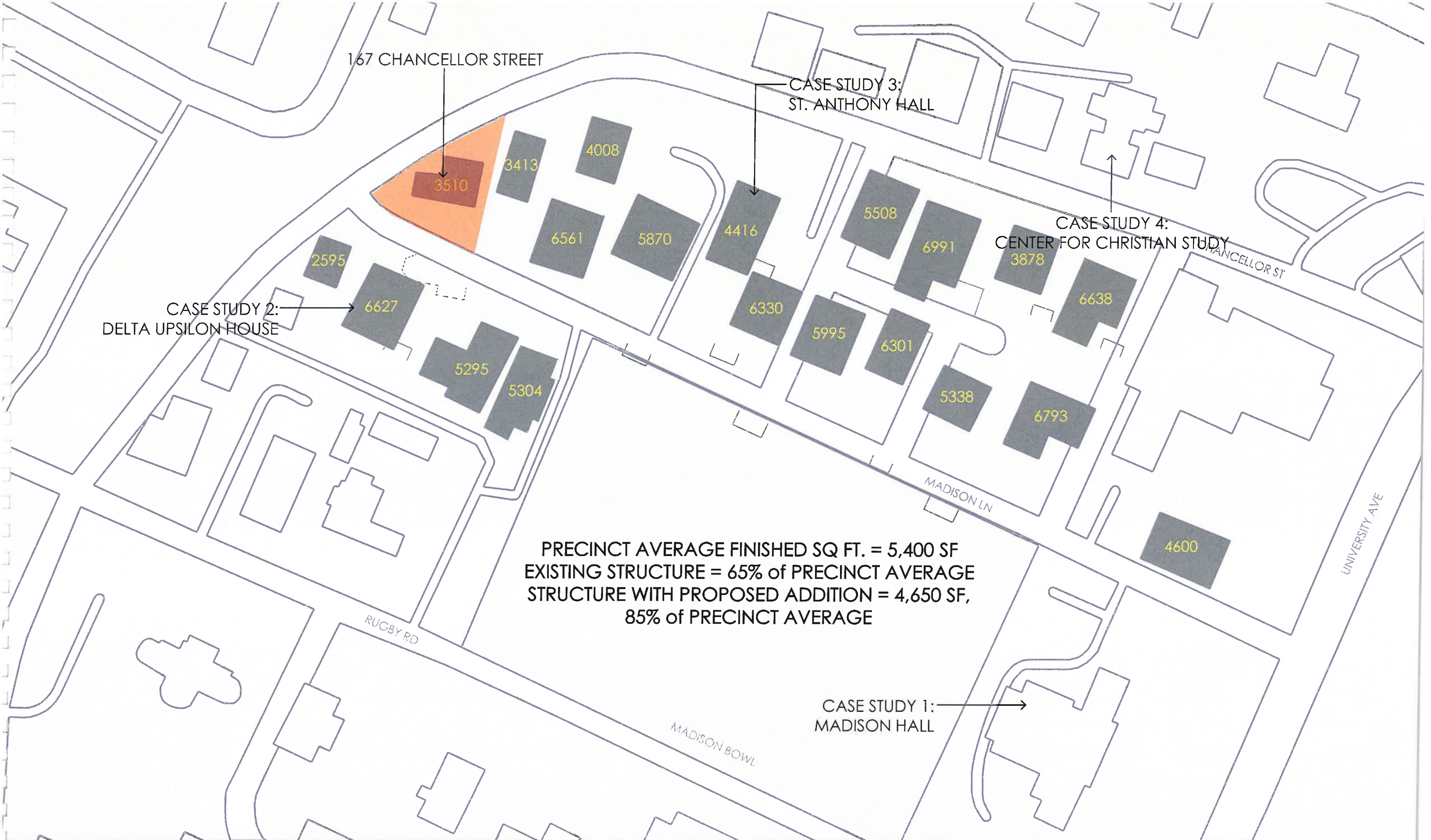
CASE STUDY 2:  
DELTA UPSILON HOUSE

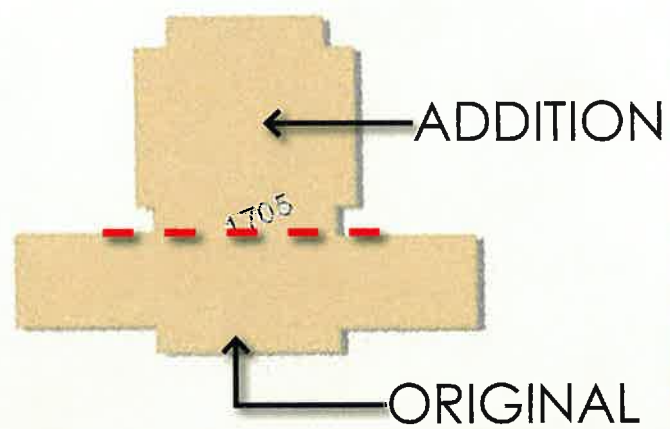
CASE STUDY 3:  
ST. ANTHONY HALL

CASE STUDY 4:  
CENTER FOR CHRISTIAN STUDY

CASE STUDY 1:  
MADISON HALL

IF THE BUILDING STREET WALL IS USED IN  
DEFINING THE PUBLIC REALM, THE NATURALLY  
OCCURRING COMPRESSION AND RELEASE  
ALONG MADISON LANE IN ACCORDANCE TO  
MADISON BOWL IS THE DOMINATE PARTI FOR  
THE STREET.





167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PRECINCT IDENTITY  
CASE STUDY 1: MADISON HALL

DESIGN DEVELOP, LLC  
MARCH, 2018



**UNDERSTANDING GAINED:**

- *HOW BUILDINGS GROW AS PROGRAM REQUIREMENTS EXPAND:* AN ADDITION ON THE NORTHWEST FACADE MAKES CLEAR DISTINCTION BETWEEN OLD AND NEW THROUGH A CHANGE IN ROOF FORM, DIFFERENTIAL ARTICULATION OF FENESTRATION, AND A RECESS AT ADDITION, BUT AFFORDS A MASSING LARGER THAN THE ORIGINAL FOOTPRINT.

- THE USE OF SIMILAR MATERIALS, SIMILAR PUNCHED OPENING PROPORTION, SIMILAR CORNICE TREATMENT, AND CONTINUED PLINTH CREATES A COHESIVE, LEGIBLE BUILDING.

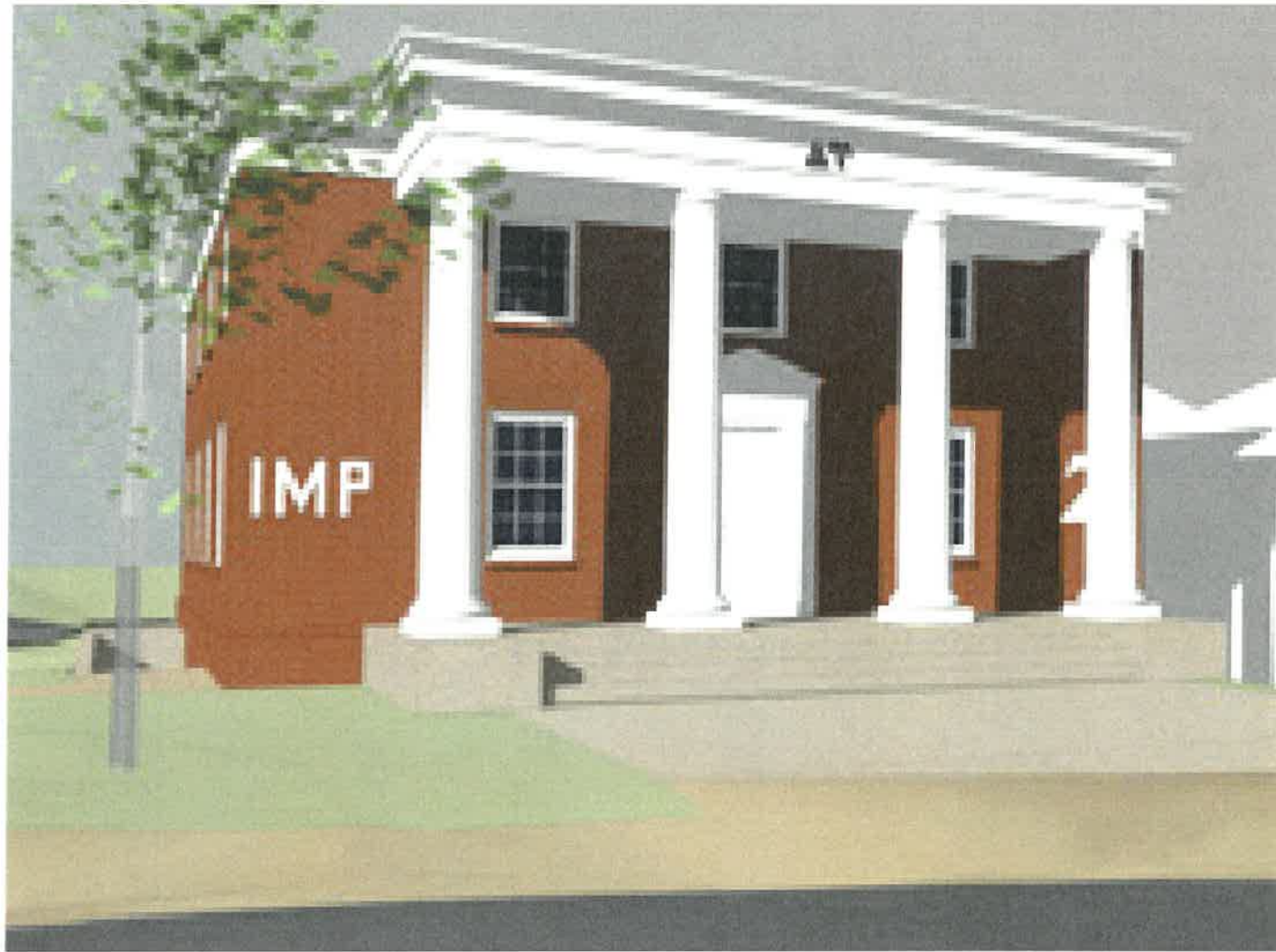
- CORNER LOT PRESENTS OPPORTUNITY FOR ADDRESSING STREET ON MULTIPLE SIDES (THROUGH PORTICOS OF VARYING HIERARCHY)



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PRECINCT IDENTITY  
CASE STUDY 2: DELTA UPSILON

DESIGN DEVELOP, LLC  
MARCH, 2018



SUBMITTED BAR IMAGE (2009)



SUBMITTED BAR IMAGE (2009)

## UNDERSTANDING GAINED:

- *HOW NEW BUILDING RELATES TO CONTEXT:* NEW BUILDINGS WITHIN THE PRECINCT HAVE INCORPORATED NEO-CLASSICAL BUILDING ELEMENTS TO RETAIN THE COHESION OF THE PRECINCT

- "UVA's Delta Upsilon chapter, in conjunction with Beta Theta Pi, recently announced plans to build the University's first new fraternity house in more than 50 years. The three-story, 7,000-square foot house will cost over \$1 million to build on the 135 Madison Lane site, currently an apartment complex that the fraternities are spending another \$700,000 to raze." - from *C'VILLE WEEKLY*, "UVA sees little construction slowdown", 08/11/2009, Joey Pickert



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PRECINCT IDENTITY  
CASE STUDY 3: ST. ANTHONY HALL

DESIGN DEVELOP, LLC  
MARCH, 2018





ORIGINAL HISTORIC CHANCELLOR STREET ELEVATION



IDENTICAL MADISON LANE ELEVATION

## UNDERSTANDING GAINED:

- HOW BUILDINGS AND SITE ORIENTATION RESPOND TO THE NEWLY INTRODUCED SHARED HOUSING TYPOLOGY  
“The house originally faced Chancellor Street, but when other fraternities began to build on Madison Lane, an identical portico was built on the western elevation sometime before 1918.” - from *The Corner District Survey*, City of Charlottesville
- BUILDINGS WITHIN THE PRECINCT HAVE ADDRESSED BOTH CHANCELLOR AND MADISON LANE FACADES



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PRECINCT IDENTITY  
CASE STUDY 4: CENTER FOR CHRISTIAN STUDY

DESIGN DEVELOP, LLC  
MARCH, 2018



BRW ARCHITECTS



BRW ARCHITECTS



## UNDERSTANDING GAINED:

- *HOW BUILDINGS GROW ON CHANCELLOR STREET:* BUILDINGS WITHIN THE PRECINCT HAVE GONE THROUGH MAJOR RENOVATIONS THAT EXPAND THE FOOTPRINT OF THE BUILDING WHILE PRESERVING THE HISTORICAL CONTINUITY OF THE STRUCTURE AND HARMONIZING WITH THE CHARACTERISTICS OF THE PRECINCT.

- ADDITIONS SHOULD TAKE CUES FROM THE EXISTING CONTEXT AND SITE CONDITIONS. ADDITIONS CAN RETAIN ELEMENTS FROM THE EXISTING STRUCTURE THAT HELP CREATE A COHESIVE, LEGIBLE WHOLE.

- "Site constraints required that any new construction occur to the rear of the existing building. The relationship between the addition and the existing context was of paramount importance. The massing and symmetry of the original house is mirrored in the addition, separated by a painted wood and glass connector that is differentiated from both masses." - from *BRW-ARCHITECTS.COM*, "Center for Christian Study"



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PRECINCT IDENTITY  
A CONTINUUM OF PLACE

DESIGN DEVELOP, LLC  
MARCH, 2018

*“Uva.’s population grew from approximately 600 students around 1900 to more than 1500 by 1920, yet between 1915 and 1925, the number of on-Grounds student beds dropped from 380 to 300. Recently-built fraternities on Carr’s Hill and Madison Lane assumed the University’s residential slack.*

*In an effort to both accommodate and control them, the University offered a portion of Carr’s Hill for fraternity house development...**the Board of Visitors stipulated that the houses were to be designed in an architectural style similar to U.Va.’s own...***

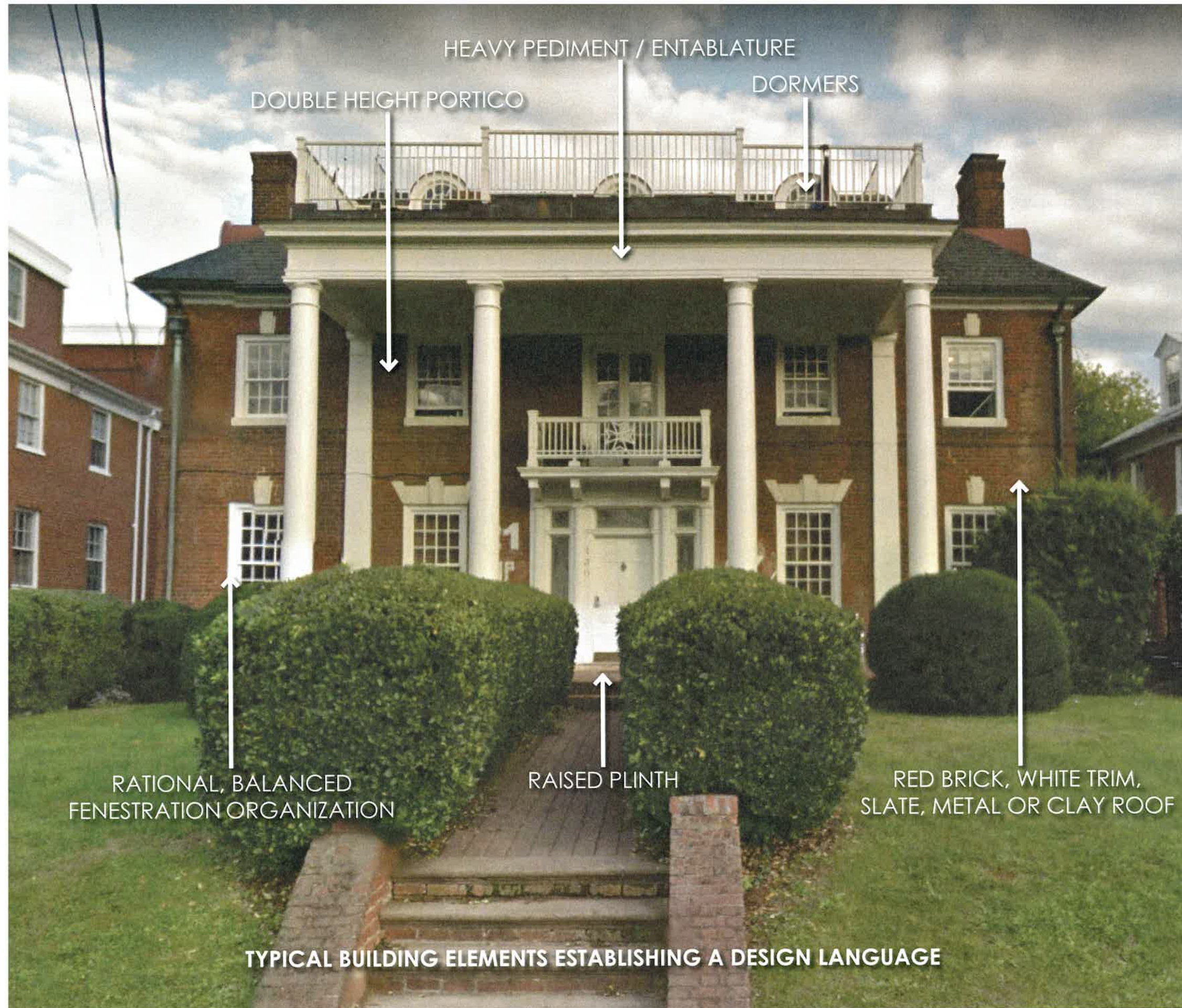
*Today, a walk down Madison Lane reflects the fraternities’ influence on student life at U.Va, as the street has been developed into a full-fledged “Greek Row.” Fraternities exemplify a valuable housing model—through a social program giving residents a common focus under the roof of a seemingly single-family residence, they provide a unique sense of community not explicitly felt in some on- or off-Grounds housing options.”*

“Greek Houses” Student Housing at UVa Accessed 27 February 2018

<http://www.arch.virginia.edu/housinghistory/Greek/Greek.htm>

“This site reflects two semesters of in-depth exploration by fourth-year and graduate students in U.Va.’s School of Architecture into various types of student housing at the University of Virginia, researching history, people and architectural form.” Led by Professor Daniel Bluestone. Published September 2005.

**UNDERSTANDING GAINED:** MADISON LANE IS PRIMARILY POPULATED WITH FRATERNITIES; THE FORM AND FUNCTION OF THESE BUILDING EMPHASIZE THE UNIQUENESS OF THIS TYPOLOGY. IN THE PRECINCT, THE FRATERNITY TYPOLOGY HELPS SYNTHESIZE BETWEEN THE SCALE OF THE LARGER UNIVERSITY STRUCTURES WITH THE MORE RESIDENTIAL SCALE HOMES IN THE PRECINCT. THE TYPOLOGY EMPHASIZES THE ARCHITECTURAL IMPERATIVE OF SCALE IN REGARDS TO THE NUMBER OF OCCUPANTS TYPICAL FOR THIS USE. GAINING A GREATER UNDERSTANDING OF HOW THIS TYPOLOGY COULD AND SHOULD BE CELEBRATED AND REINFORCED WILL HELP HARMONIZE WITH THE PRECINT.



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

BUILDING ELEMENTS  
MADISON LANE



DESIGN DEVELOP, LLC  
MARCH, 2018



128 MADISON LANE



130 MADISON LANE



136 MADISON LANE



150 MADISON LANE



133 CHANCELLOR STREET



160 MADISON LANE



159 MADISON LANE



171 MADISON LANE

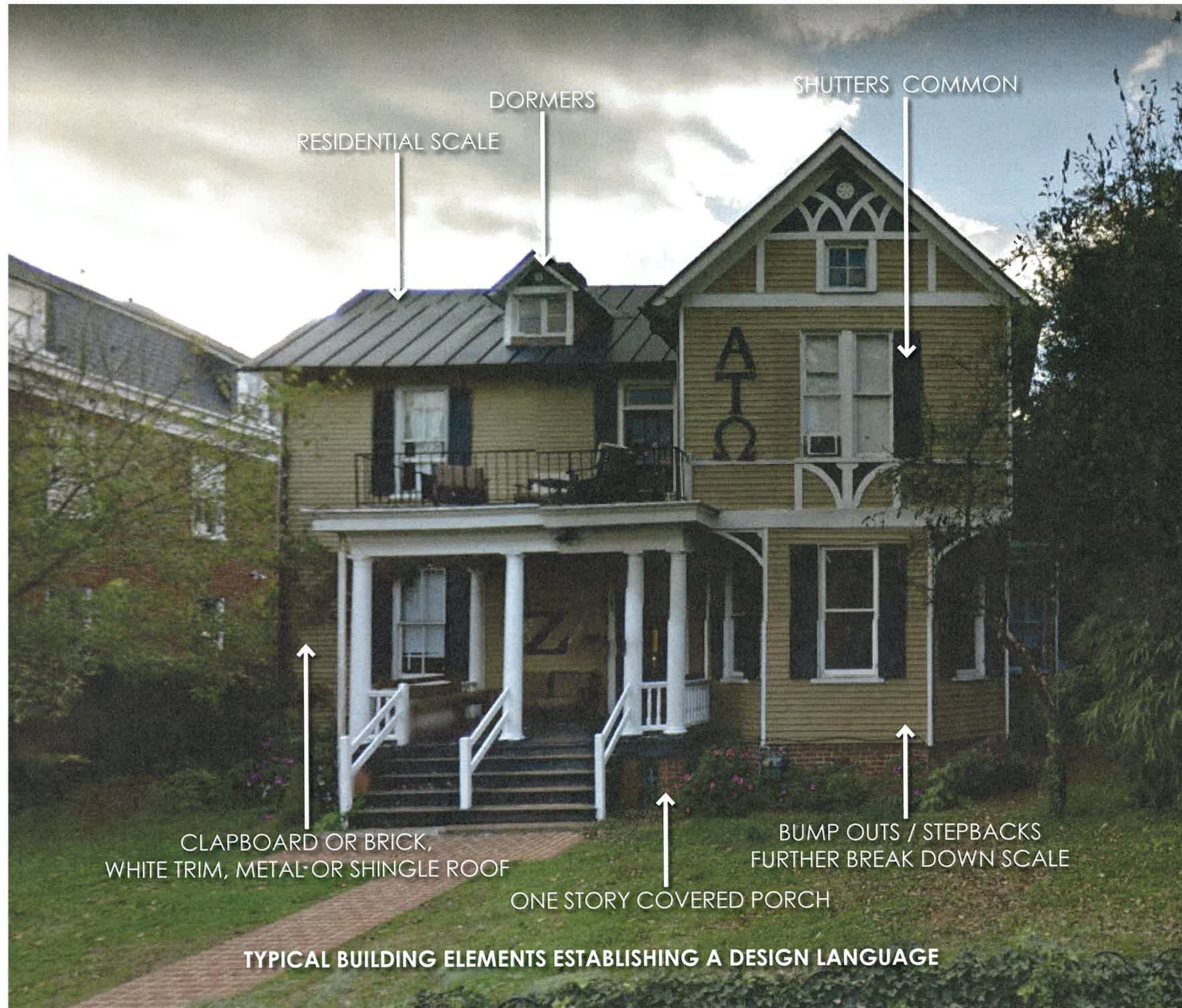


167 CHANCELLOR STREET

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

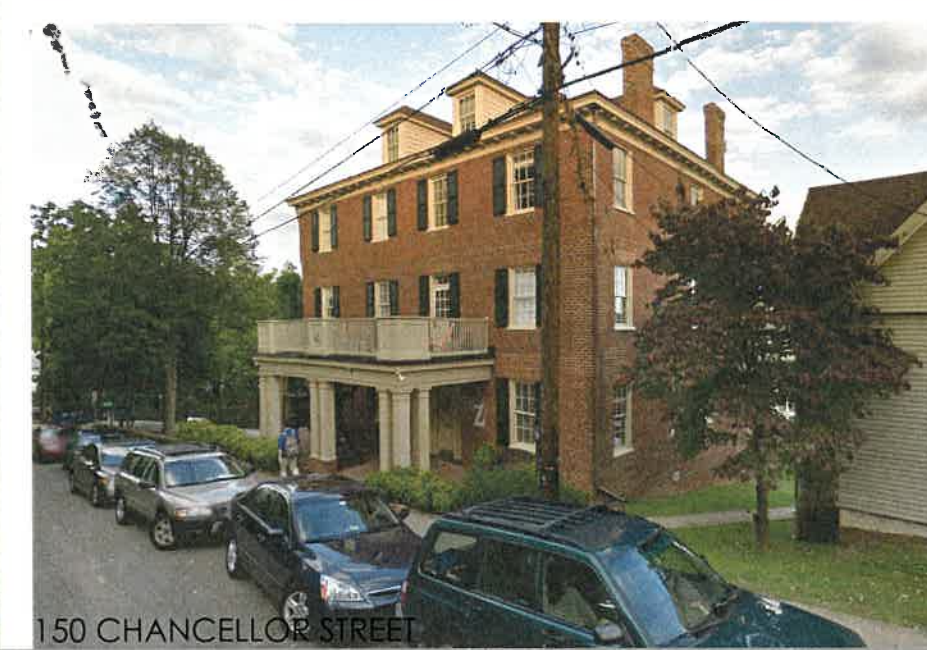
BUILDING ELEMENTS  
MADISON LANE ELEVATIONS

DESIGN DEVELOP, LLC  
MARCH, 2018



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

BUILDING ELEMENTS  
CHANCELLOR STREET



DESIGN DEVELOP, LLC  
MARCH, 2018





123 CHANCELLOR STREET



125 CHANCELLOR STREET



128 CHANCELLOR STREET



132 CHANCELLOR STREET



133 CHANCELLOR STREET



144 CHANCELLOR STREET



163 CHANCELLOR STREET



165 CHANCELLOR STREET



167 CHANCELLOR STREET



HIPPED DORMERS

INTERSECTING HIPPED ROOFS

1 STORY PORCH WITH ANGLED SIDES AND ROMAN DORIC POSTS

ASMMETRICAL THREE BAY FRONT

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

THE BUILDING AT 167 CHANCELLOR STREET  
PRESERVATION LIMITATIONS

DESIGN DEVELOP, LLC  
MARCH, 2018

167 CHANCELLOR STREET



ARCHITECTURAL DESCRIPTION

167 CHANCELLOR STREET: Detached dwelling. Victorian/ Colonial Revival. Ca. 1910-20. Brick (stretcher bond); 3 stories; intersecting hipped roofs; hipped dormers; asymmetrical 3-bay front; 3-sided, 2-story front bay; 1-story porch with angled sides and Roman Doric posts.

HISTORICAL DESCRIPTION

Now rented to students, this large brick house was occupied by Alpha Chi Rho fraternity in the 1920s.

STREET ADDRESS:	167 Chancellor Street
MAP & PARCEL:	9-126
PRESENT ZONING:	R-3
ORIGINAL OWNER:	Alpha Chi Rho Fraternity
ORIGINAL USE:	Fraternity House
PRESENT USE:	Phi Delta Theta Fraternity House
PRESENT OWNER:	Wads Holdings LLC
ADDRESS:	Alexander Desiree & Walter Slawski

10936 Dominion Fairways Lane  
Glen Allen VA 23059

HISTORIC NAME:	
DATE/ PERIOD:	1910-1920
STYLE:	Victorian/ Colonial Revival
HEIGHT IN STORIES:	3 Stories
DIMENSIONS AND LAND AREA:	3,510.00 sq. ft
CONDITION:	
SURVEYOR:	
DATE OF SURVEY:	1983
SOURCES:	Charlottesville City Records
CONTRIBUTING:	Yes

**UNDERSTANDING GAINED:**

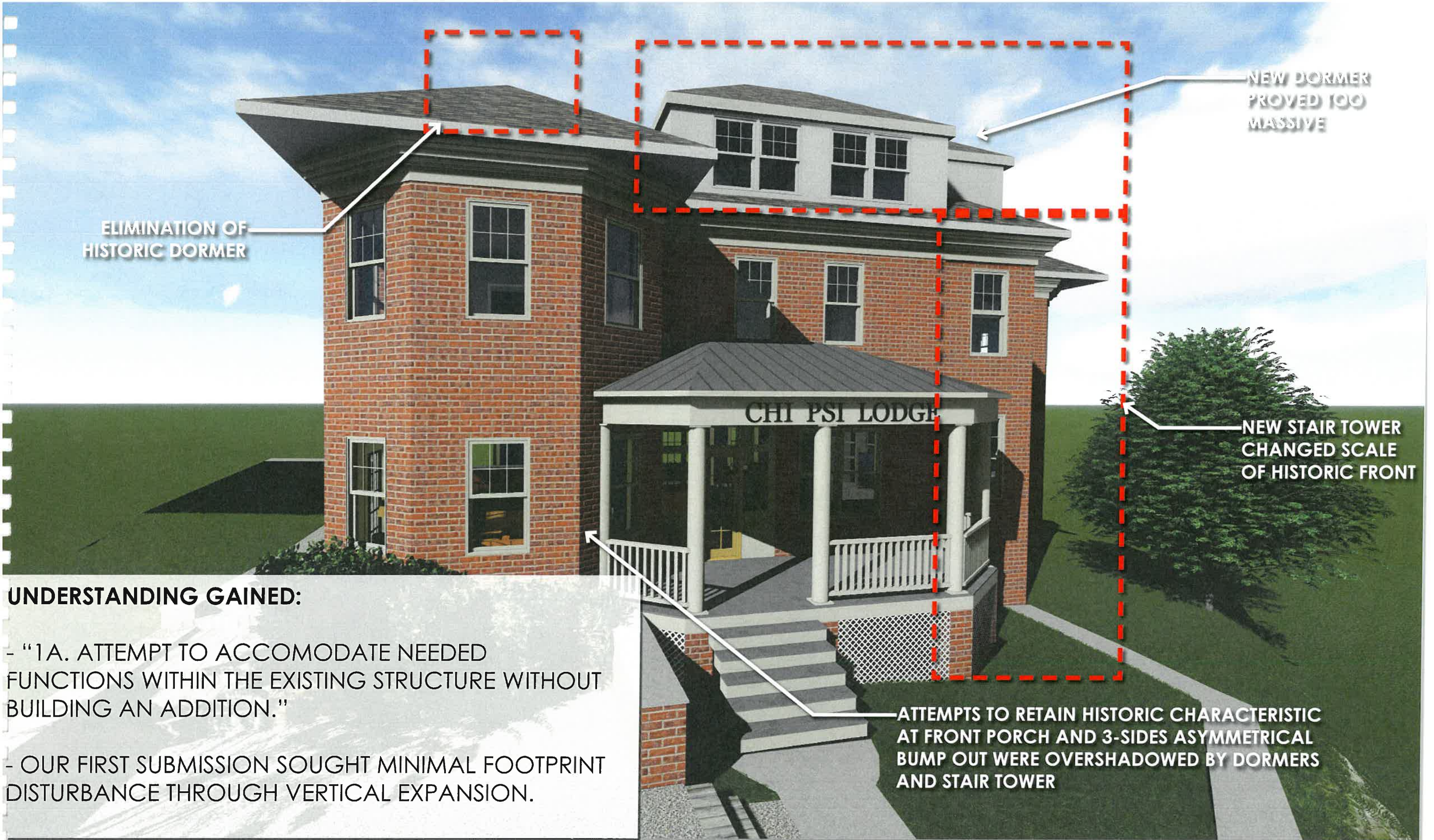
- THE PRIMARY ELEMENTS THAT DEFINE THE HISTORIC CHARACTER OF THE PROPERTY FACE CHANCELLOR STREET



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

THE BUILDING AT 167 CHANCELLOR STREET  
EXISTING FRONT FACADE

DESIGN DEVELOP, LLC  
MARCH, 2018



ELIMINATION OF HISTORIC DORMER

NEW DORMER PROVED TOO MASSIVE

NEW STAIR TOWER CHANGED SCALE OF HISTORIC FRONT

CHI PSI LODGE

ATTEMPTS TO RETAIN HISTORIC CHARACTERISTIC AT FRONT PORCH AND 3-SIDES ASYMMETRICAL BUMP OUT WERE OVERSHADOWED BY DORMERS AND STAIR TOWER

**UNDERSTANDING GAINED:**

- "1A. ATTEMPT TO ACCOMODATE NEEDED FUNCTIONS WITHIN THE EXISTING STRUCTURE WITHOUT BUILDING AN ADDITION."
- OUR FIRST SUBMISSION SOUGHT MINIMAL FOOTPRINT DISTURBANCE THROUGH VERTICAL EXPANSION.

**SANITARY SEWER**  
 STRUCTURE: S117  
 TYPE: SSMH  
 TOP: 547.86  
 INV IN 536.48 (FR WEST) 8" VCP  
 INV OUT 536.28 (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 531.98 (FR WEST) 8" VCP  
 INV OUT 531.60 (TO S120) 8" VCP

STRUCTURE: S120  
 TYPE: SSMH  
 TOP: 540.40  
 INV IN 530.89 (FR S119) 8" VCP  
 INV IN 535.20 (FR S120A) 8" VCP  
 INV IN 531.98 (FR S120C) 8" VCP  
 INV OUT 530.64 (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 545.57 (TO S120) 8" VCP

STRUCTURE: S120B  
 TYPE: SSMH  
 TOP: 530.23 (BURIED)  
 INV IN 524.55 (FR S1120) 8" VCP W/ LINER  
 INV OUT 524.52 (TO EAST) 8" VCP

STRUCTURE: 120C  
 TOP: 543.97  
 INV OUT 539.62 (TO S120) 8" VCP

**STORM DRAIN**  
 STRUCTURE: D173  
 TYPE: SDMH  
 TOP: 543.54  
 INV IN 538.77 (FR WEST) 8" PVC  
 INV OUT 538.55 (TO D174) 12" HDPE

STRUCTURE: D174  
 TYPE: SDMH  
 TOP: 541.17  
 INV IN +/- 538.89 (FR D173) 12" HDPE (FULL OF DEBRIS)  
 INV OUT +/- 538.60 (TO D175) 12" RCP (FULL OF DEBRIS)

STRUCTURE: D175  
 TYPE: SDMH  
 TOP: 539.64  
 INV IN 538.46 (FR D174) 12" HDPE  
 INV IN 538.13 (FR D175A) 12" VCP  
 INV OUT 535.79 (TO EAST-IO) 12" VCP

STRUCTURE: D175A  
 TYPE: GRATE  
 TOP: 539.62  
 INV OUT 535.97 (TO D175) 12" VCP

**CAPTIVATE AND ENGAGE CORNER  
 FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC**



**RESPOND TO AND HARMONIZE WITH  
 MADISON LANE BUILDING ELEMENTS**

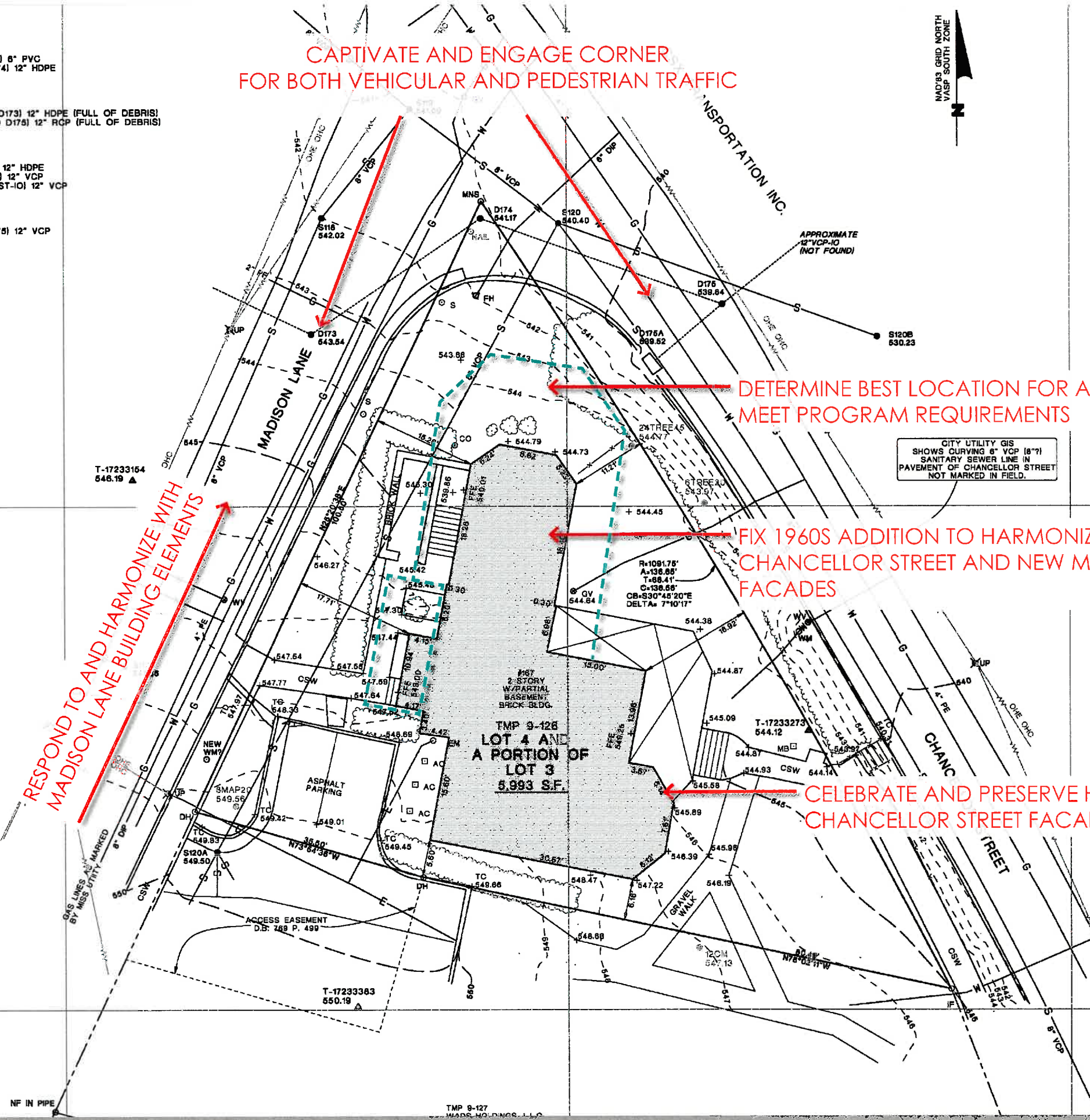
**DETERMINE BEST LOCATION FOR ADDITIONS TO  
 MEET PROGRAM REQUIREMENTS**

**FIX 1960S ADDITION TO HARMONIZE WITH EXISTING  
 CHANCELLOR STREET AND NEW MADISON LANE  
 FACADES**

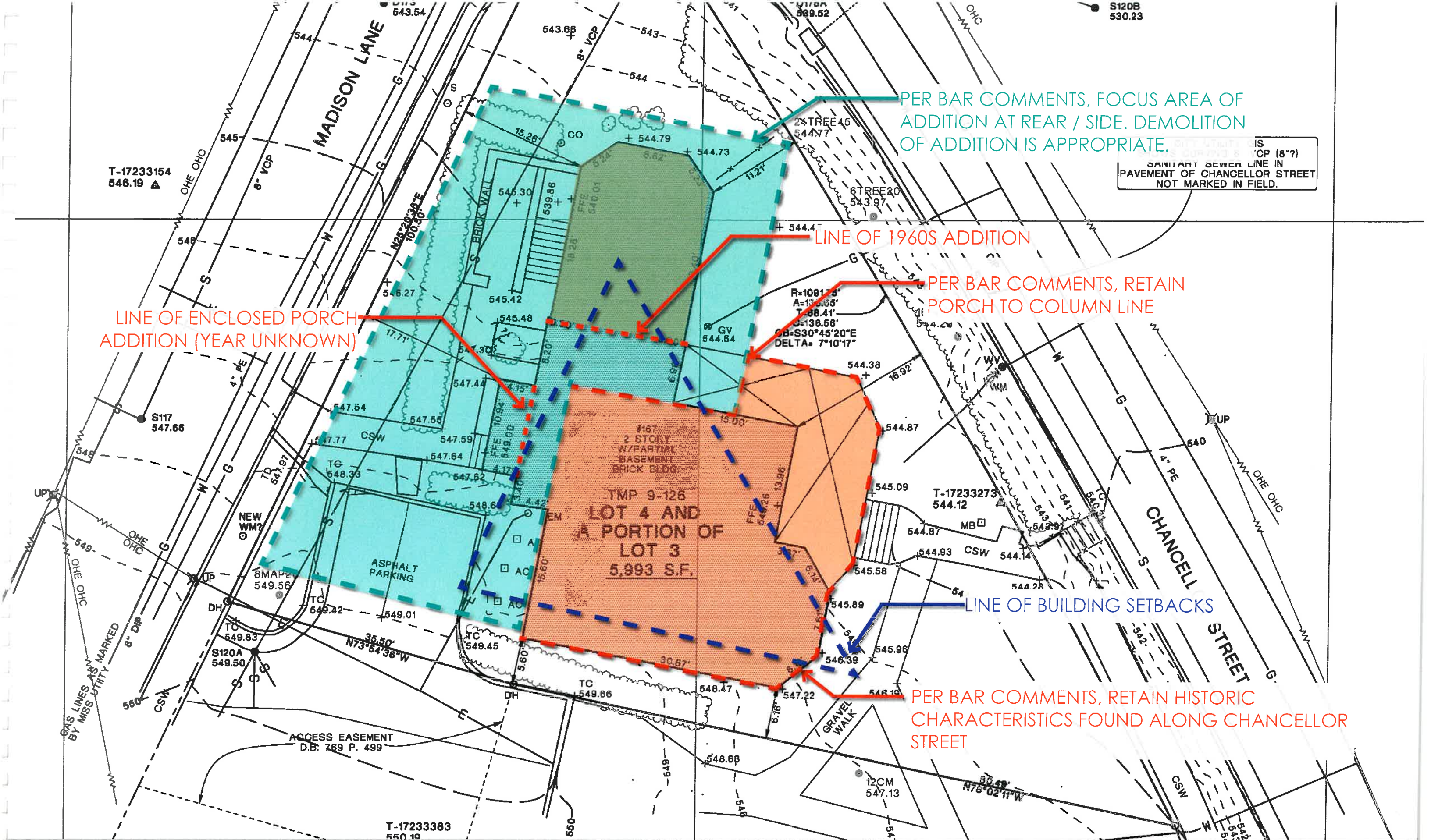
**CELEBRATE AND PRESERVE HISTORIC  
 CHANCELLOR STREET FACADE ELEMENTS**

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

- 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
  - II = INVERT IN
  - IO = INVERT OUT
  - IF = IRON FOUND
  - LP = LIGHT 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
  - +580.50 = SPOT ELEVATION
- = GAS LINE
  - = ELECTRIC LINE
  - = SEWER LINE
  - = STORM DRAINAGE LINE
  - = OVERHEAD UTILITY
  - = WATERLINE



**TITLE REFERENCES:**  
 TMP 9-126  
 ALPHA OMIKRON OF  
 CHI PSI CORPORATION  
 INST.#2014000730  
 D.B. 482 P. 518 PLAT  
 D.B. 769 P. 498 ACCESS EASEMENT  
 UNRECORDED SURVEY BY LINCOLN SURV  
 DATED 10/12/1999



T-17233154  
546.19

IS  
CP (8")  
SANITARY SEWER LINE IN  
PAVEMENT OF CHANCELLOR STREET  
NOT MARKED IN FIELD.

LINE OF ENCLOSED PORCH  
ADDITION (YEAR UNKNOWN)

LINE OF 1960S ADDITION

PER BAR COMMENTS, FOCUS AREA OF  
ADDITION AT REAR / SIDE. DEMOLITION  
OF ADDITION IS APPROPRIATE.

PER BAR COMMENTS, RETAIN  
PORCH TO COLUMN LINE

LINE OF BUILDING SETBACKS

PER BAR COMMENTS, RETAIN HISTORIC  
CHARACTERISTICS FOUND ALONG CHANCELLOR  
STREET





## SUMMARY OF UNDERSTANDING

- **OBJECTIVE 1 - PRECINCT IDENTITY:** AN ADDITION AT 167 CHANCELLOR STREET WOULD FIT WITHIN THE PRECINCT CONTEXT, BASED ON SQUARE FOOTAGE, MASSING AND RELATIONSHIP TO STREET
  
- **OBJECTIVE 2 - ELEMENTS OF BUILDING:** HISTORICALLY, THE UNIVERSITY IMPOSED ARCHITECTURAL GUIDELINES AND STIPULATIONS ALONG MADISON LANE TO USE JEFFERSONIAN ELEMENTS TO RELATE TO THE ARCHITECTURE OF THE UNIVERSITY. NEW BUILDINGS HAVE ALSO INCORPORATED THESE ELEMENTS WITHIN THE PRECINCT.
  
- **OBJECTIVE 2 - ELEMENTS OF BUILDING:** HISTORICALLY, AS MADISON LANE DEVELOPED BEYOND THAT OF CHANCELLOR STREET, HOUSES IN THE PRECINCT EVOLVED TO ADDRESS THE MORE PROMINENT STREET.
  
- **OBJECTIVE 3 - THE BUILDING AT 167 CHANCELLOR STREET:** CORNER LOT PRESENTS OPPORTUNITY FOR ADDRESSING STREET ON MULTIPLE SIDES (OTHER EXAMPLES IN THE PRECINCT HAVE SET APPROPRIATE PRECEDENTS)
  
- **OBJECTIVE 3 - THE BUILDING AT 167 CHANCELLOR STREET:** THE DEFINING HISTORIC CHARACTERISTICS ARE FOUND ALONG CHANCELLOR STREET AND SHOULD BE RETAINED
  
- **OBJECTIVE 3 - THE BUILDING AT 167 CHANCELLOR STREET:** PER RELEVANT BAR GUIDELINES...
  - THE ADDITION SHOULD BE LOCATED AT REAR OR SIDE (2A)
  - THE ADDITION SHOULD NOT DESTROY ANY HISTORIC MATERIALS THAT CHARACTERIZE THE PROPERTY (3A)
  - THE ADDITION SHOULD BE ABLE TO BE DIFFERENTIATED FROM THE OLD (3B)
  - A NEW ADDITION SHOULD NOT BE AN EXACT COPY OF THE HISTORIC (4A)
  - THE ADDITION SHOULD USE MATERIALS, WINDOWS, DOORS, DETAILING, ROOFS, AND COLORS COMPATIBLE WITH THE DISTRICT (5A)
  - THE ESSENTIAL FORM OF THE ORIGINAL BUILDING WILL BE UNIMPAIRED (6A)
  - THE NEW DESIGN SHOULD NOT USE THE SAME WALL PLANE, ROOFLINE, OR CORNICE LINE OF EXISTING STRUCTURE.



EXISTING HISTORIC STRUCTURE

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

EXISTING

DESIGN DEVELOP, LLC  
MARCH, 2018



AREA TO BE RETAINED /  
UNTOUCHED

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018

DEFINING HISTORIC  
CHARACTERISTICS REMAIN  
INTACT

RECESS DISTINGUISHES NEW  
FROM OLD

NEW DORMER IN KEEPING  
WITH ORIGINAL STRUCTURE

COMPLIMENTARY MASSING  
AND FENESTRATION OF NEW ADDITION

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018



SEPARATE ROOF FORM AND  
COMPLIMENTARY MASSING (SCALE)

EXISTING RAILING, COLUMN, AND PORCH BEAM  
TRIM ALL INCORPORATED AT NEW PORCH

COMPLIMENTARY MASSING  
AND ARTICULATION AT NEW PORCH



VIEW OF SIDE PORCH "PROW" FROM  
CHANCELLOR STREET PEDESTRIAN  
PERSPECTIVE

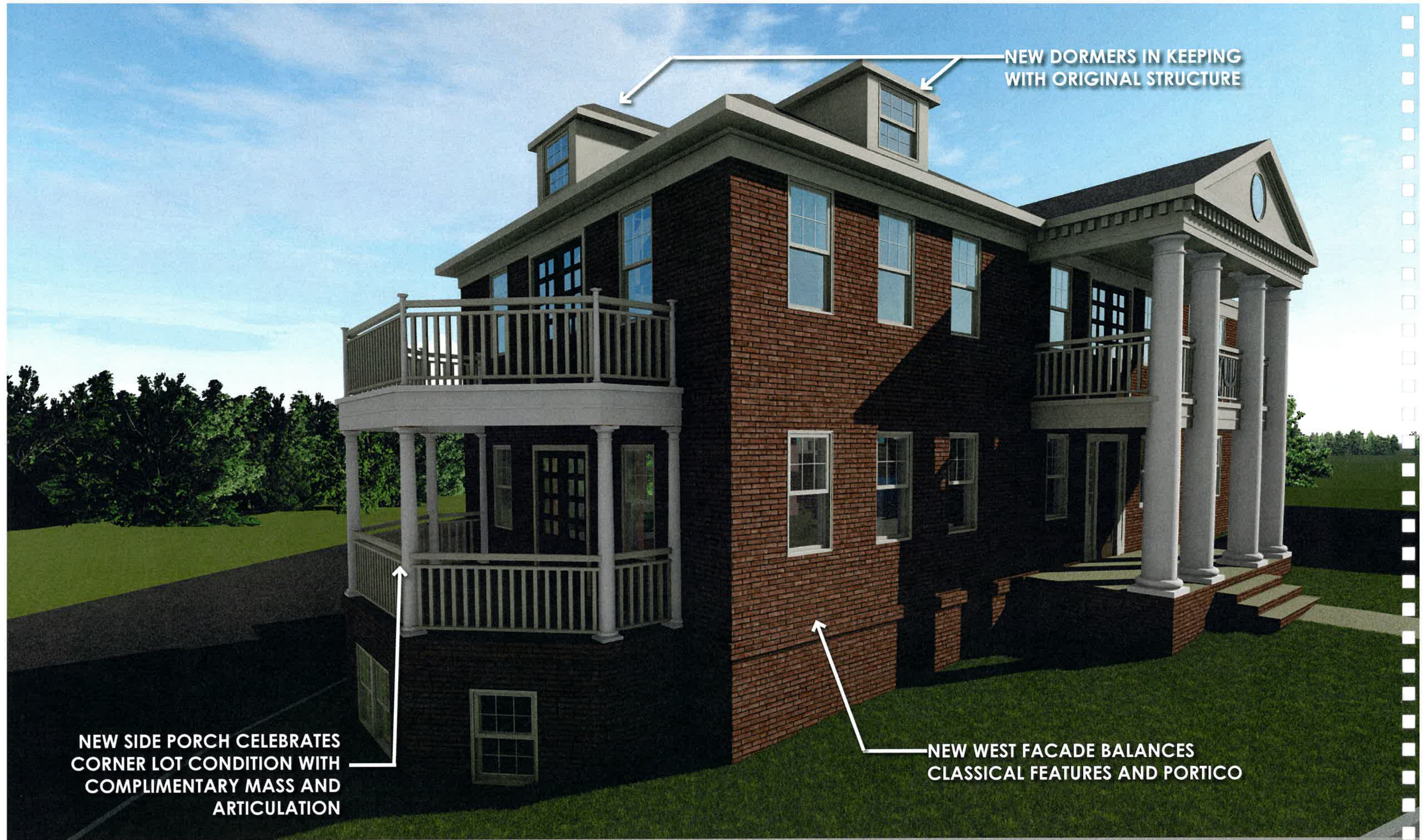
167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018



VIEW OF SIDE PORCH "PROW" FROM  
MADISON LANE PEDESTRIAN PERSPECTIVE



NEW DORMERS IN KEEPING WITH ORIGINAL STRUCTURE

NEW SIDE PORCH CELEBRATES CORNER LOT CONDITION WITH COMPLIMENTARY MASS AND ARTICULATION

NEW WEST FACADE BALANCES CLASSICAL FEATURES AND PORTICO

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018





PORTICO TRIM, ENTABLATURE, AND RAILING ARE ELEMENTS INCORPOATED FROM EXISTING FRONT PORCH AND NEW SIDE PORCH

NEW PORTICO COMPLIMENTS MADISON LANE BUILDING ELEMENTS

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018



1960S ADDITION NOT IN KEEPING WITH CONTEXT TO BE DEMOLISHED

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

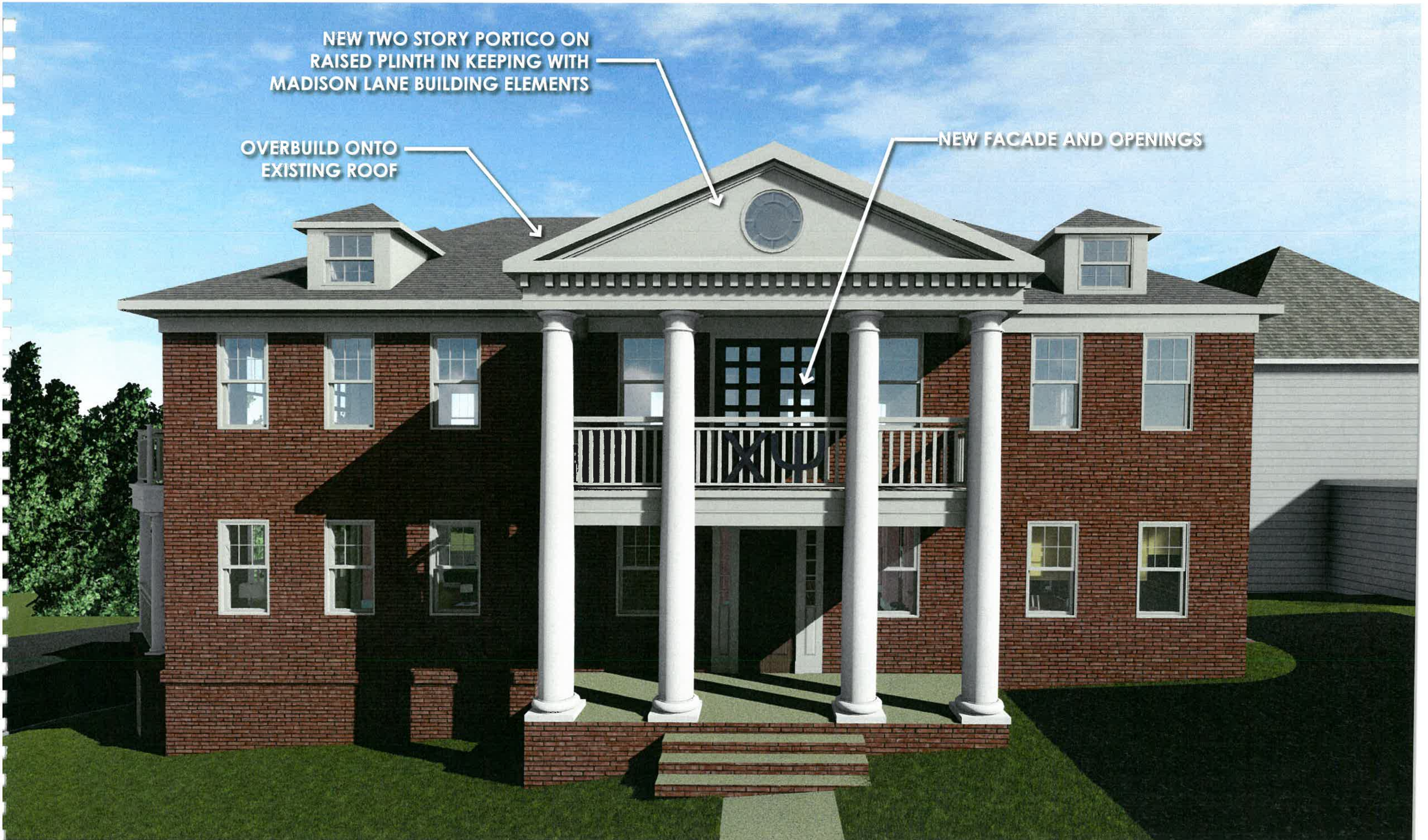
EXISTING CONDITIONS

DESIGN DEVELOP, LLC  
MARCH, 2018

NEW TWO STORY PORTICO ON  
RAISED PLINTH IN KEEPING WITH  
MADISON LANE BUILDING ELEMENTS

OVERBUILD ONTO  
EXISTING ROOF

NEW FACADE AND OPENINGS



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018



167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018



EXISTING DORMER TO REMAIN

NEW OPENINGS AT GROUND LEVEL

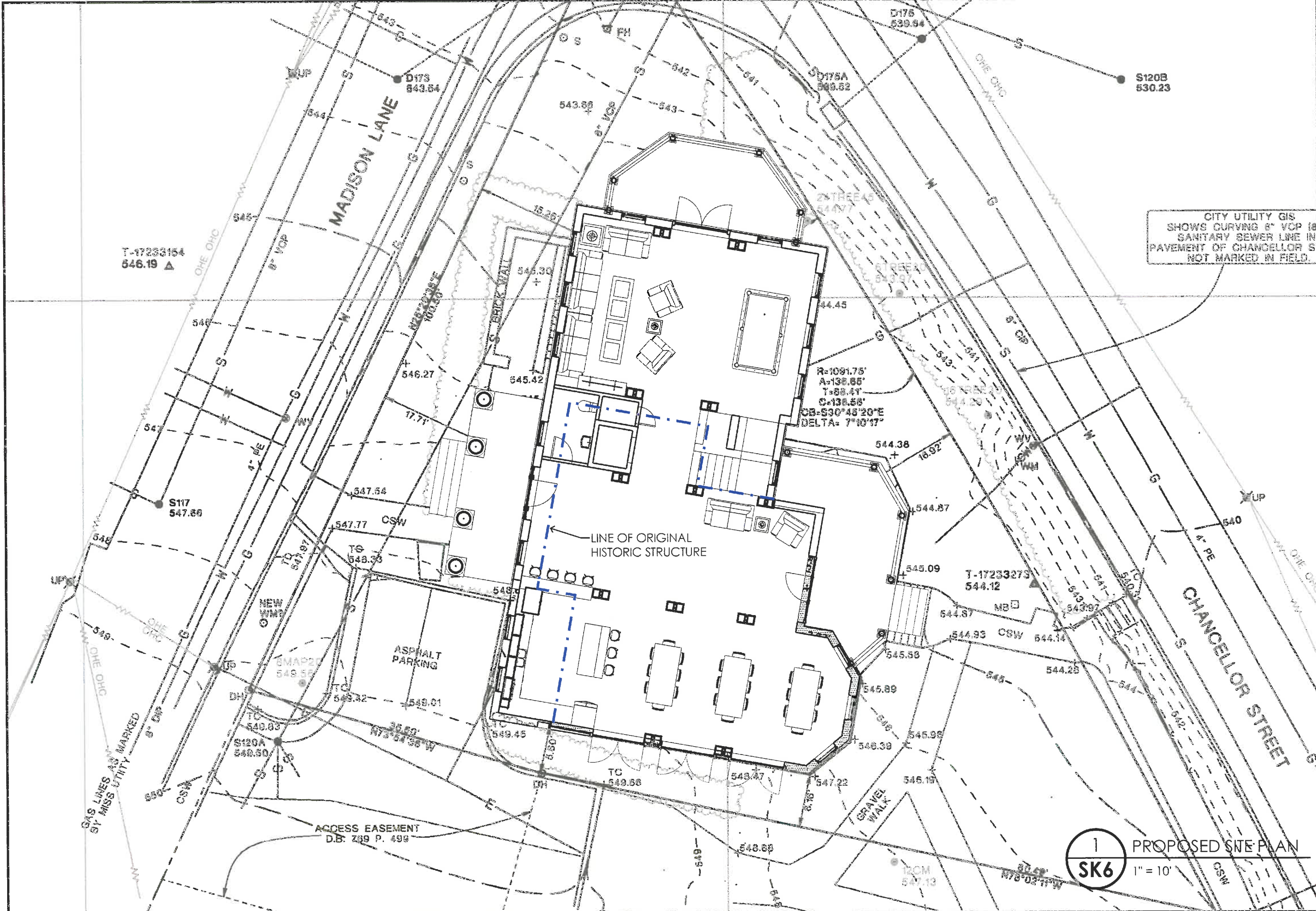
NEW OPENINGS AT GROUND LEVEL

RECESS DISTINGUISHES NEW MASSING FROM EXISTING

167 CHANCELLOR ST  
CHARLOTTESVILLE, VA

PROPOSED

DESIGN DEVELOP, LLC  
MARCH, 2018

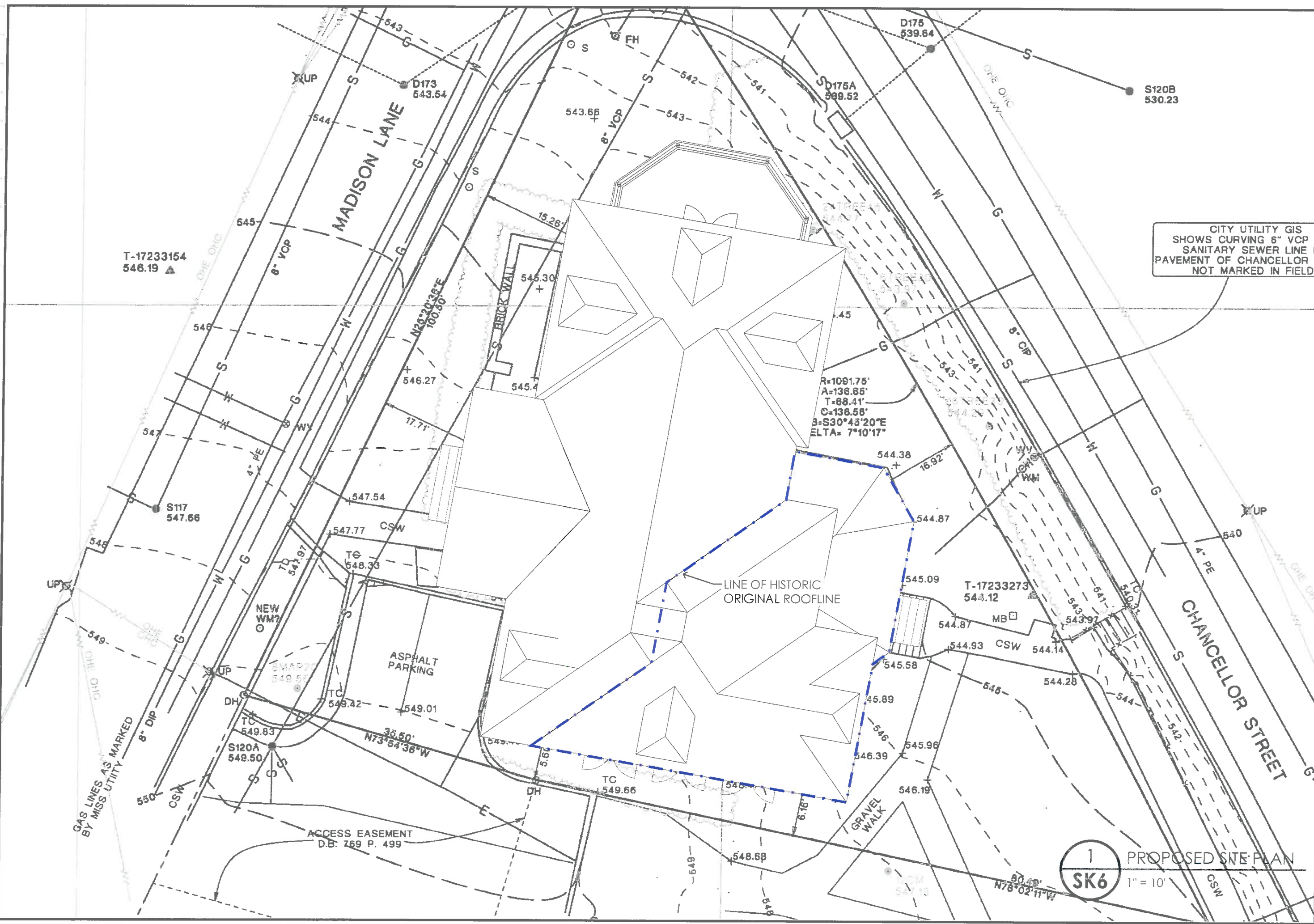


1 PROPOSED SITE PLAN  
 SK6

Chi Psi Lodge  
 Charlottesville, VA

DRAWN BY: KS  
 CHECKED BY: BP  
 418 E. MAIN STREET  
 CHARLOTTESVILLE, VA  
 434-806-8365

PROPOSED SITE PLAN  
 ISSUE DATE:  
 March 27, 2018  
**SK6**  
 SHEET #6 OF 6



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

$R=1091.75'$   
 $A=136.65'$   
 $T=88.41'$   
 $C=136.58'$   
 $B=S30^{\circ}45'20"E$   
 $ELTA=7^{\circ}10'17"$

LINE OF HISTORIC ORIGINAL ROOFLINE

1 PROPOSED SITE PLAN  
**SK6**  
1" = 10'

ACCESS EASEMENT  
D.B. 769 P. 499

GAS LINES AS MARKED  
BY MISS UTILITY