

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, July 18, 2019 12:06 PM
To: dzuva150@gmail.com
Cc: Werner, Jeffrey B
Subject: BAR Action - July 16, 2019 - 150 Chancellor Street

July 18, 2019

Certificate of Appropriateness Application

BAR 19-07-02
150 Chancellor Street
Tax Parcel 090109000
John J. Gottschall, Owner/Tressie E. Daniels, Applicant
Cornice Repair/Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 16, 2019. The following action was taken:

Motion: Schwarz moved to accept the applicant's deferral. Gastinger seconded. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1377

This certificate of appropriateness shall expire in 18 months (January 16, 2021), 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 either myself, or Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Tim Lasley

--

Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)-970-3398
Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 16, 2019**



Certificate of Appropriateness Application

BAR 19-07-02

150 Chancellor Street

Tax Parcel 090109000

John J. Gottschall, Owner/Tressie E. Daniels, Applicant

Cornice Repair/Replacement



Background

Constructed c1910, this Colonial Revival brick dwelling is a contributing structure within the Corner ADC District. This three story house has stylistic details including a prominent boxed cornice with modillion blocks and frieze board. The house also features a Colonial Revival dual Doric column porch. Serving as a rooming house originally, Delta Zeta Sorority purchased the house in 1979. The house still serves the sorority to this day.

Prior BAR Reviews

(See appendix at end of this report.)

Application

Applicant Submitted:

- Tressie Daniels submittal dated June 25, 2019: Cover letter, photo of existing cornice, proposed composite dentil block.

Request to replace* the existing historic *cornice*--crown, fascia, soffit, cornice, frieze, bed mold, and modillions—with new using composite materials to mitigate material decomposition over long periods of time. The intent of replacing these elements is focused predominately on material temporality, and to reduce the cost of repair long term. (*Note: The submittal refers to *repair and replacement*, however the information provided suggests only replacement; no repairs.)

Discussion

The applicant request is to replace all of the painted wood elements: crown, fascia, soffit, cornice, frieze, bed mold, and modillions. The submittal provides information only on the proposed modillion—a corbel dentil of composite material. On 9 July, staff notified the applicant that the information provided was not adequate to represent what was existing and to what extent the new would replicate or be similar to the existing. (See attached e-mail.) The applicant intends to provide this information prior to or at the July 16 BAR meeting.

If this information is not provided, staff recommends deferral of this request.

If the information is provided--and the BAR wishes to take action on the request--staff recommends the following be taken into consideration during the discussion:

- Will the new materials suitably replicate or be similar to the existing in both dimension and design?
 - The Design Guidelines recommends that any replacement be of a *like design*.
- Do existing conditions warrant removal and replacement of the entire cornice?
 - Applicant has provided only one photo.
- The applicant's intent is to increase the life-span and reduce maintenance of the cornice.
 - The Design Guidelines recommends repair over replacement.
 - The building is three-and-one-half-stories on the front, taller on the rear and side. Arguably, this height creates difficulties for routine maintenance.
- Is the use of composite material appropriate?
 - The Design Guidelines do not recommended against use. In 2017, the BAR approved a Chippendale railing made of composite materials. However, the intent was to restore a long-missing railing; not remove and replace existing.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed cornice replacement satisfies the BAR's criteria and is 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/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed cornice replacement does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Corner ADC District, and that the BAR denies the application as submitted.

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

Pertinent Guidelines for Rehabilitations

E. CORNICE

The cornice occurs at the junction between the roof and the wall and is sometimes decorated with brackets and moldings. On commercial buildings, it may be a decorated classical projection or a flat decorative band within the wall material.

- 1)
- 2) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
- 3) **Repair rather than replace the cornice.**
- 4) **Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.**
- 5) **Match materials, decorative details, and profiles of the existing original cornice design when making repairs.**
- 6) **Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.**
- 7) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
- 8) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

Appendix: Prior BAR Reviews

- July 20, 2010 – BAR approval for re-roofing of house and to install Hardie siding on dormers.
- April 21, 2015 – Deferral of request to install ductless HVAC with exterior venting and to replace 46 windows.
- May 19, 2015 – BAR approval to install ductless HVAC with exterior venting; window replacement request was deferred until submittal of a window survey.
- June 16, 2015 – BAR approval to replace 36 windows and to repair the 10 windows on the front façade.
- June 21, 2016 – BAR approval to remove damaged landscaping and plant new.
- August 3, 2016 – Admin approval to substitute two trees re: the June 2016 landscape plan.

On Tue, Jul 9, 2019, 5:43 PM Werner, Jeffrey B <wernerjb@charlottesville.org> wrote:

Tressie: The proposed new modillions do not appear to match the existing. In fact, from the information provided it is impossible to tell. In June I shared information on a company that, to my understanding, can replicate the original design and dimensions. (I assume there are others that can do the same, so I wasn't directing you only to that company.)

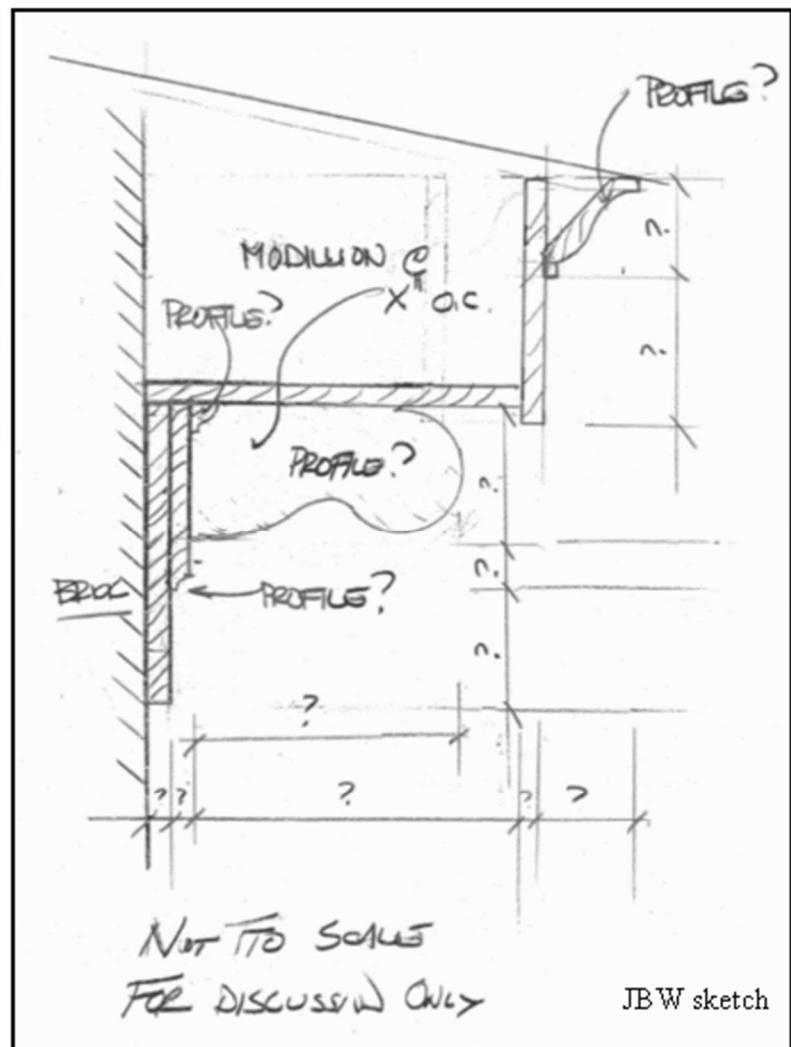
Additionally, the existing cornice is composed of at least six trim pieces plus the modillions. (Attached is a very rough sketch I made from the photos. It is not to scale and the profiles are only for context.) To consider the request to replace the entire cornice, the BAR we will need more information, including measured details showing what will be replaced—including the modillions--and how closely the new will match the existing.

You are welcome to proceed with this request as submitted, however I am obligated to express what to expect from the BAR. And lacking more detailed information, staff cannot recommend approval, nor—and regardless of staff's opinion--do I believe the BAR will approve it.

Jeff



Photo of cornice.





VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 104 70
Negative no(s). 5124 (12A)

SURVEY FORM

Historic name _____ Common name _____

County/Town/City Albemarle County, Charlottesville

Street address or route number 150 Chancellor

USGS Quad Charlottesville, Virginia

Original owner West,

Original use _____

Present owner _____

Present owner address _____

Present use _____

Acreage _____

Common name _____

Date or period c. 1850-1920
Architect/builder/craftsmen _____

Source of name _____

Source of date _____

Stories 3 1/2

Foundation and wall const'n _____

Roof type hip roof with 2 dormers

State condition of structure and environs good

State potential threats to structure _____

Note any archaeological interest _____

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

pressed brick (stretcher); 3 1/2 stories; hip roof with 2 dormers; 4 bays; 1 story porch at second bay from southwest, octiculated piers. Federal. c. 1850. Box cornice with modillions. Entrance on 2nd bay from south, side lights and fan window. All windows are 6/6 double sash. 2 interior chimneys. At one time had full width porch. 2nd floor entrance added over entrance.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Fraternity house 15 years ago; empty for awhile.

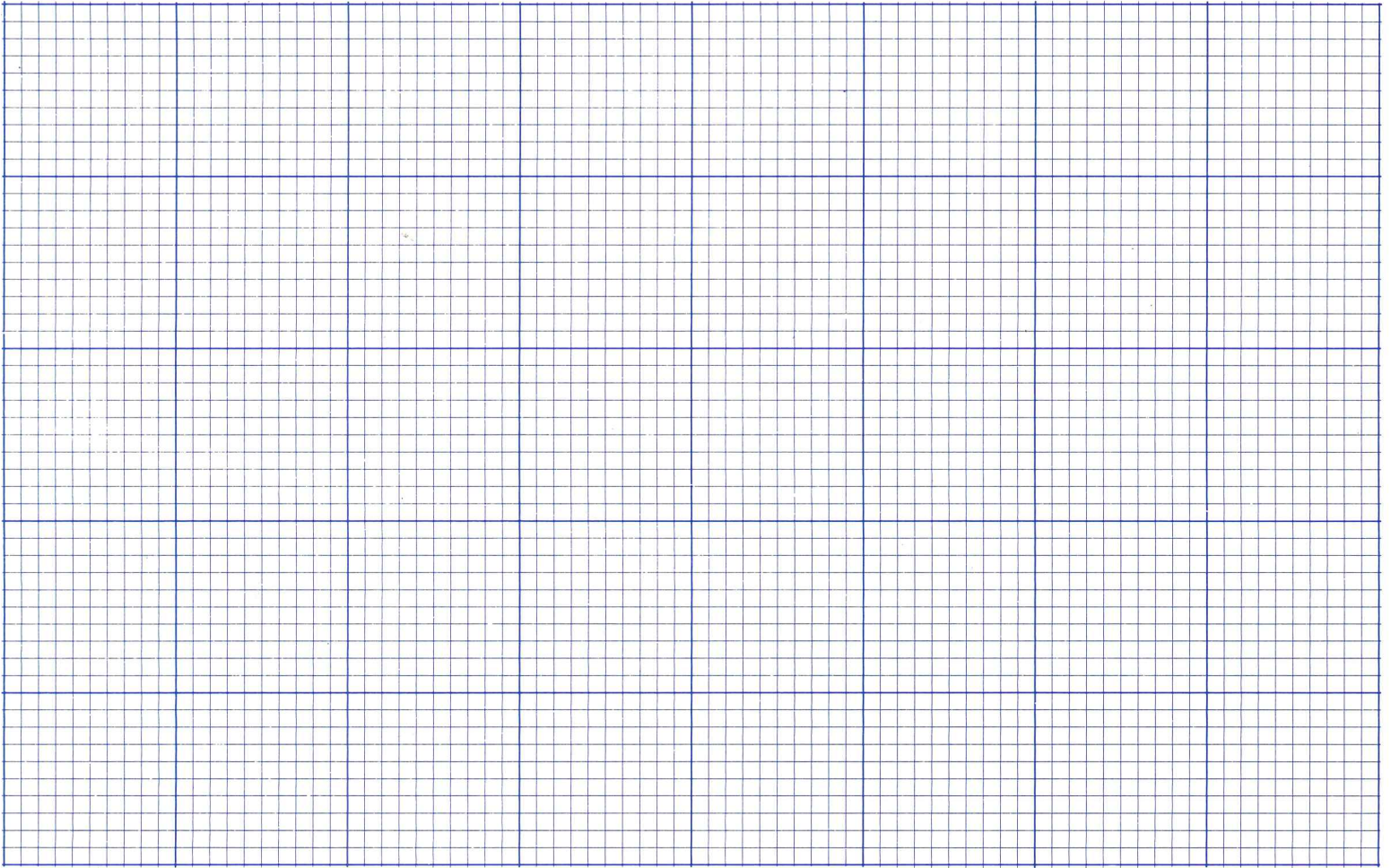
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

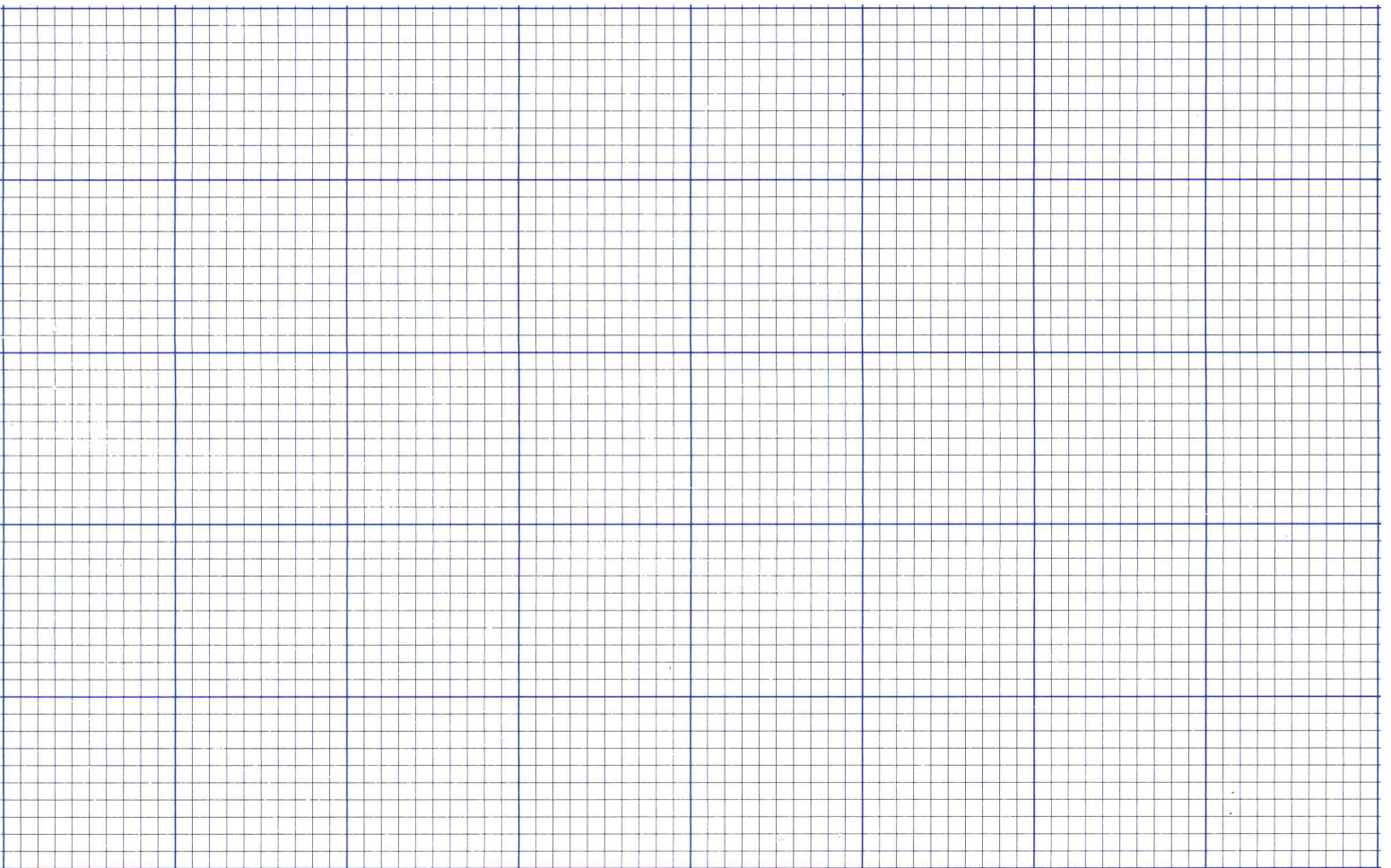
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

B. L. Bosker U. of Va Grad. Student

Date

3-7-80



**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"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3½	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <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 checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> ____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <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"/> 2 <input type="checkbox"/> ____	<input type="checkbox"/> 1 (center) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> ____	The present 1-story porch with upper deck has been renewed if not entirely rebuilt. It features paired square-section posts.

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



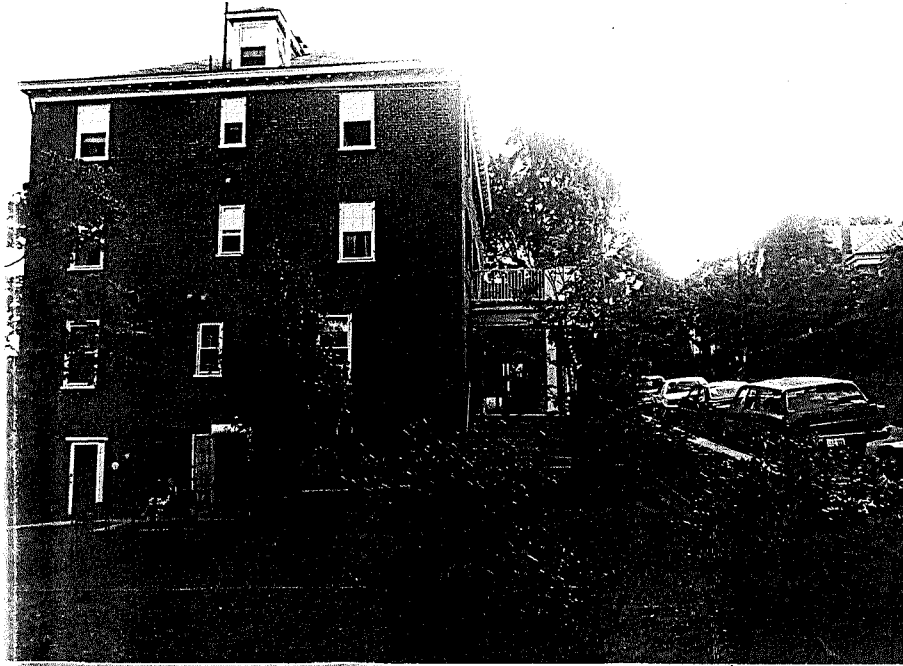
**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

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

Page 2 of 2

Street address 150 Chancellor St.
Town/City Charlottesville

Historic name _____ Common name _____



- bricktex, _____)
- _____)
- _____)
- _____)
- cast iron
- terra cotta
- glass and metal

Roof Material

- slate tile
- wood shingle pressed tin
- composition not visible
- standing seam metal
- other _____

Number of bays — Main facade

- 4 7
- 5 8
- 6 _____

Porch yes no Stories 1 3
Bays 1 (center) 2 4

General description



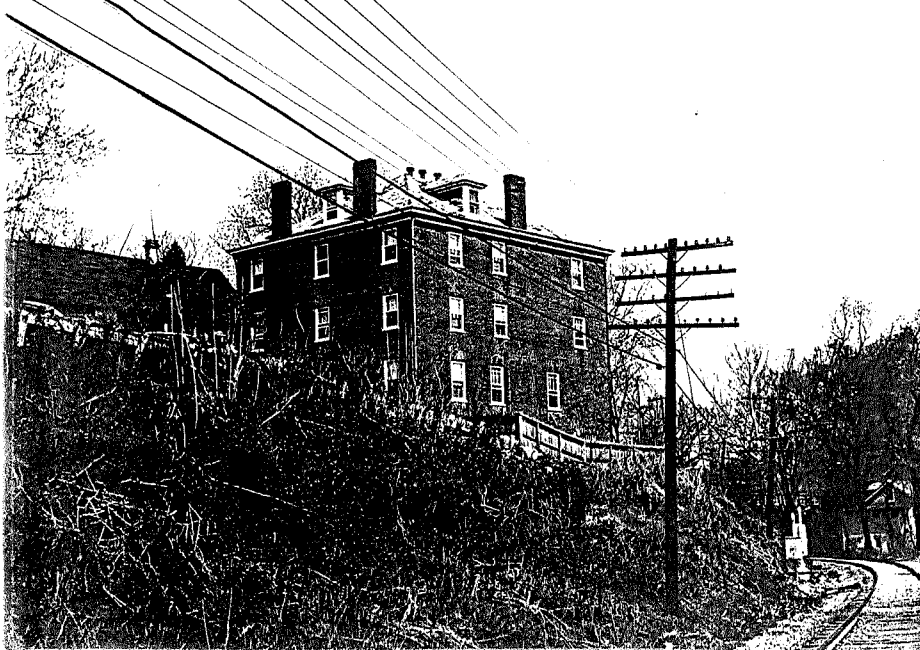
- government industrial
- commercial (office) school
- commercial (store) church
- road _____

Architect/builder

Additional information (plan, exterior and interior decoration, window type and trim, chimneys, additions, alterations)

Date 4-83 File No. 104-130

Address 150 Chancellor St.



Date

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0066

Other DHR Number: 104-70 Property Date(s) 1910 ca

PROPERTY NAMES
150 Chancellor Street EXPLANATION
Address-Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 9-109-A

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
150 -	Chancellor Street	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:
Rugby Road-University Corner Historic District
Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
On shallow triangular lot, sloping downward to railroad tracks at rear of property; small yard located north of house, edged with stone wall.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1
Historic: 1
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Interior end	Brick	Common Bond
Cornice	0	Boxed	Wood	W/ Modillions
Dormer	5	Hip-roofed	Wood	Shingle
Foundation	0	Continuous	Brick	
Porch	1	2-level, 2-bay	Wood	Colonial Revival
Roof	0	Hipped	Asphalt	Shingle
Walls	0	Masonry	Brick	Veneer
Window(s)	0	Sash, double-hung	Wood	Six-over-six
Chimney	1	Interior side	Brick	Common Bond

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: Colonial Revival

Description:

Large, fairly plain brick dwelling in Colonial Revival style, three stories on a foundation with raised rear, four bays wide. Has stylistic details including prominent boxed cornice with modillion blocks and frieze board, entrance with side lights and elliptical fan light, fairly recent Colonial Revival porch with square Doric piers and a wooden balustrade at the second level, with solid wood panels at corners and center of front span. Roof is broken by two front dormers, and a single dormer on each side and the rear; dormers are wood shingled, with one six-over-six double-hung sash window in each. Windows have jack arches, and on front facade they are flanked by inoperable blinds.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

The house was renovated c. 1980, and included rebuilding the front porch (the original porch was full-width, and one story) (Sanborne 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

Number of Stories: 3.5

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 dwelling. It continued as such through 1920; by 1929, it was serving as a rooming house, and apparently continued to serve this function through 1969. Mrs. Sally Hamilton is said to have run the rooming house at this address from the 1920s to 1970. Delta Zeta Sorority purchased the property in 1979, and it was

renovated soon after; the house continues to serve the Delta Zeta Sorority (Sanborn 1913, 1920, 1929, 1941, 1969; O'Dell 1983). It is an example of Colonial Revival design, and although it contributes to the historic district, its large size makes it look somewhat out of place on this end of Chancellor Street.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14643	28 - 29	3/ 2/1996
B&W 35mm Photos	14643	24 -	3/ 2/1996

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:

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :

Title :

Company: Lambda Delta of Delta Zeta Housing Corp.

Address: 1932 Arlington Blvd., #117

City : Charlottesville

State: VA

Zip : 22903- Country: USA

Phone/extension:

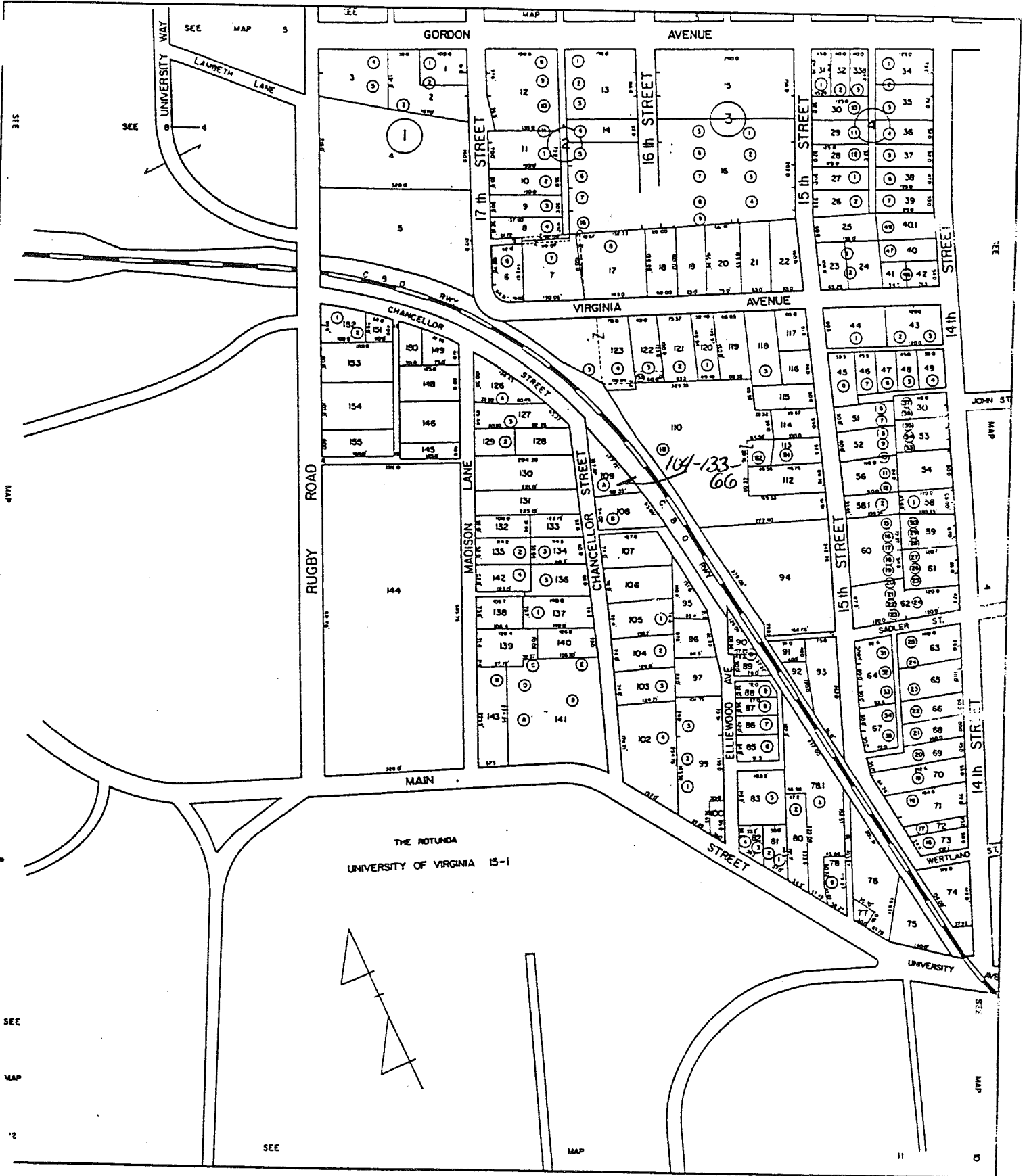
Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

68 RECORDS IN THIS REPORT

CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION

9

37

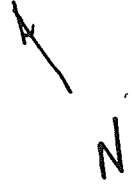
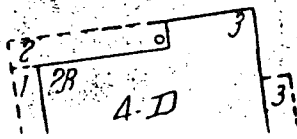
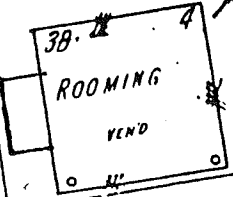
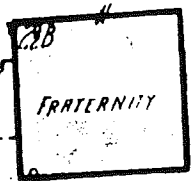
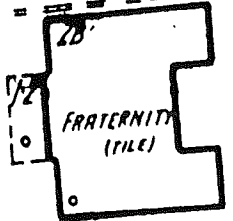
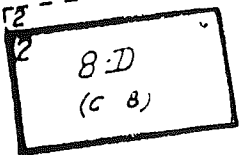
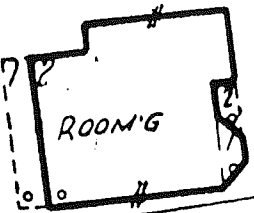
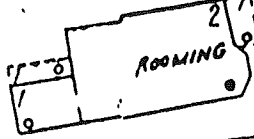
City of Charlottesville
site plan - n.t.s.
6/96 S.E. Smead

MADISON LANE

CHANDLER STREET

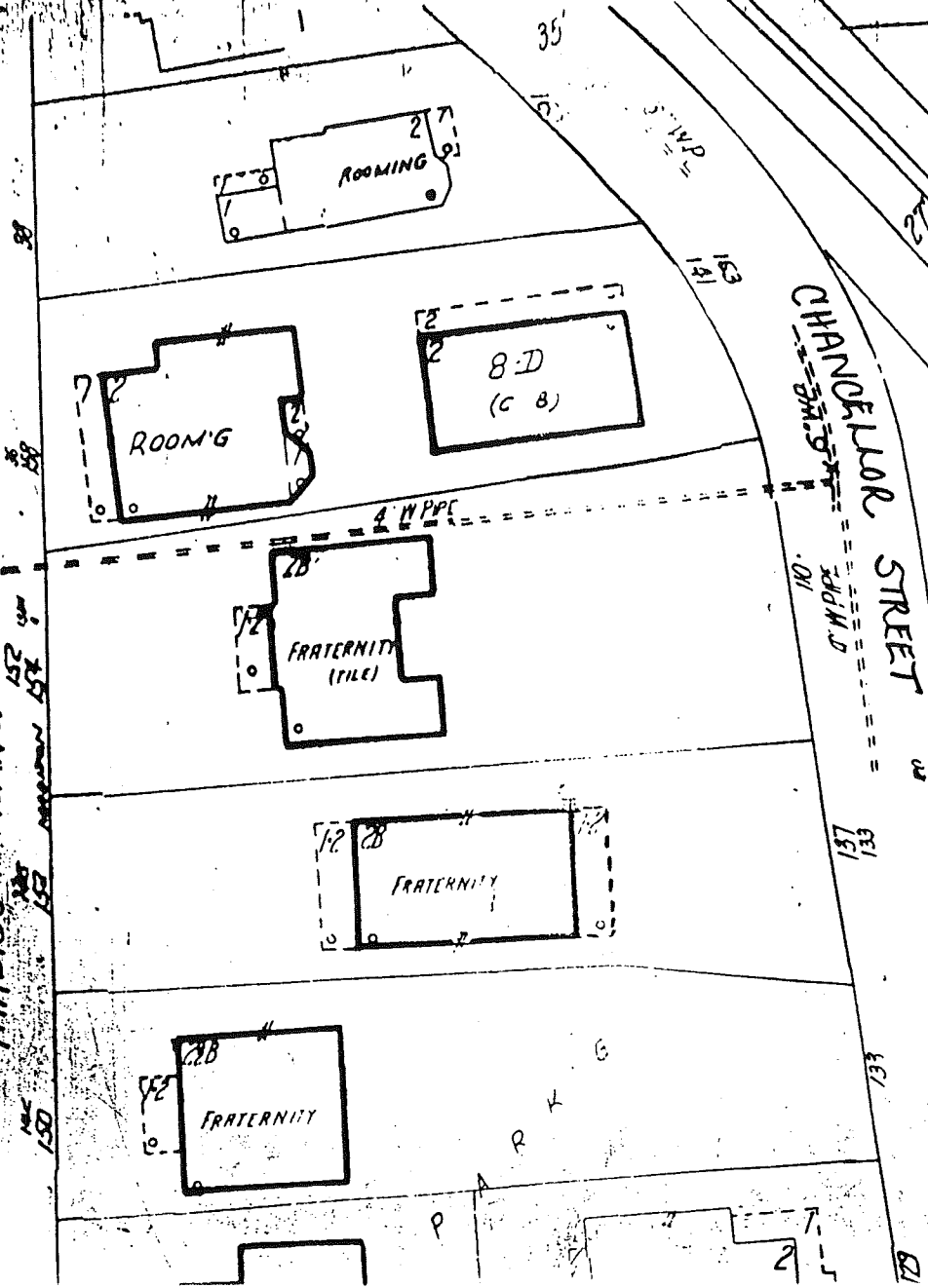
CGX RR

104-133-66



DH

T.H.



Date 3/2/96 File No. 104-133-66

Name Delta Zeta, 150 Chancellor St.

Town Charlottesville

County _____

Photographer S.E. Smeade

Contents 3 exterior views





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

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 Corp Applicant Name Tressie Daniels
Project Name/Description Repair/replace cornice trim Parcel Number 090109000
Project Property Address 150 Chancellor Street

Applicant Information

Address: 150 Chancellor Street
Charlottesville, VA 22903
Email: dzuva150@gmail.com
Phone: (W) _____ (C) _____

Property Owner Information (if not applicant)

Address: Delta Zeta National Housing Corp
202 E. Church St Oxford, OH 45056
Email: _____
Phone: (W) _____ (C) _____

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

Signature of Applicant

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

Signature _____ Date _____

Print Name _____ Date _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary):
Repair/replace cornice trim. Where replaced, composite material to be used.

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

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per *Sec. 34-286*. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

Tressie E. Daniels
150 Chancellor Street
Charlottesville, Virginia 22903

Board of Architectural Review
City of Charlottesville

June 25, 2019

Dear Members of the Board,

We are applying to have the soffit and fascia board replaced on the Delta Zeta house at 150 Chancellor Street. We are requesting that we be given the permission to use a composite material in order to prevent the extensive rotting of wood that has occurred to the existing structure.

We originally would liked to have used vinyl but after advice that this would not be allowed, we are now going to use a B.A.R. previously approved composite material. The replacement will look like the existing soffit and fascia with a possible slight difference in the modillions.

The soffit on the house now is deteriorating at an alarming rate, due in part to the extensive rain from last Summer. We have been working on getting this job quoted since last December. Due to the height of our house (5 stories), it has been difficult and why we are requesting rot resistant materials. The quotes to replace in kind have been around \$75,000 average. Most of this cost has been in renting scaffolding. I was able to find the current company in Lynchburg, who does work at Liberty University, and they have their own scaffolding saving us around \$30,000.

We are requesting our project be approved using the rot resistant material to assist in prevention of this happening again for many, many years.

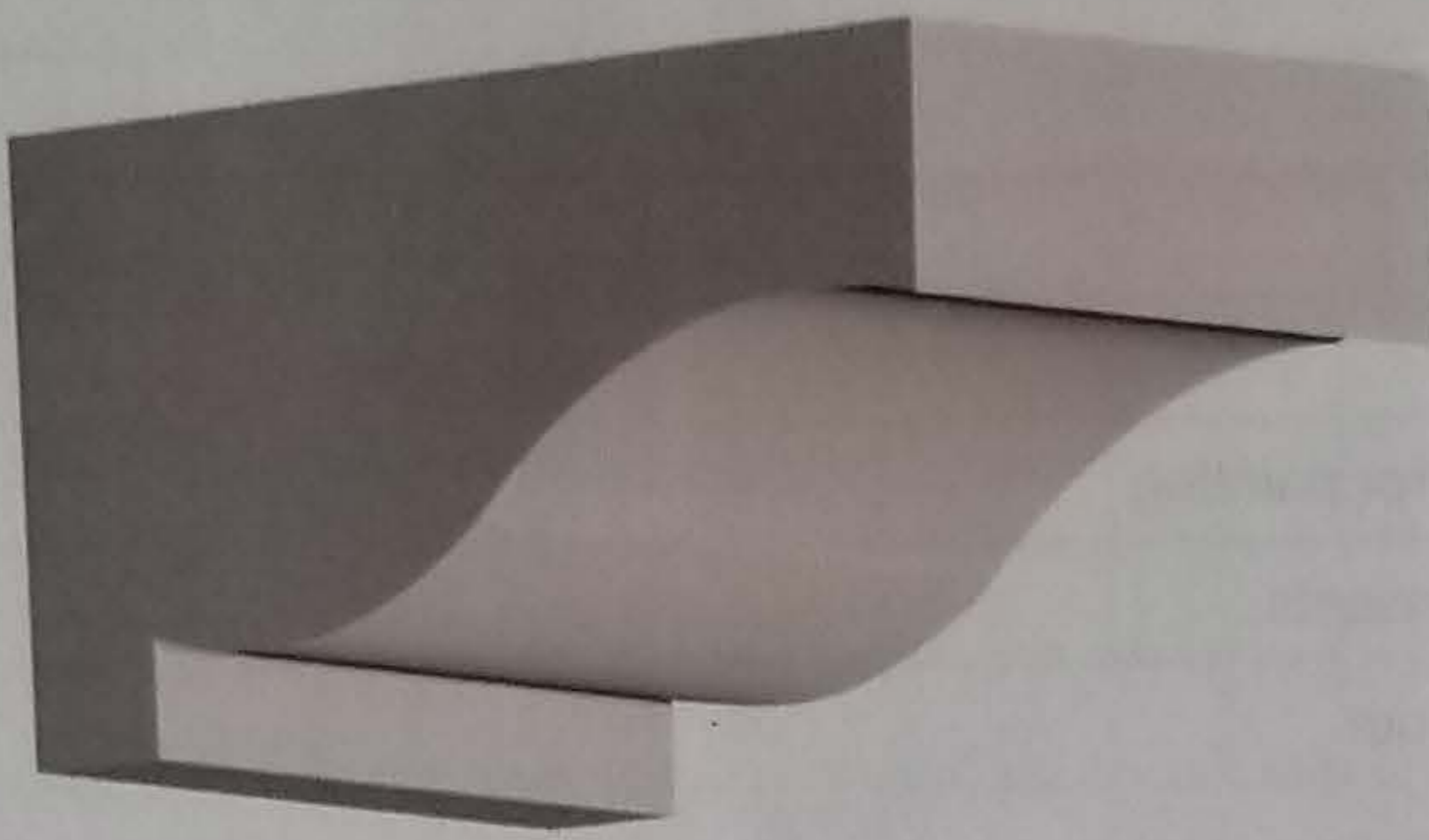
Respectfully submitted,

Tressie E. Daniels
House Director / Property Manager
Delta Zeta National Housing Corporation



✂ 6"W X 5 1/4"H X 10 3/4"P
CORBEL DENTIL BLOCK

Width	Depth	Height
6"	10 3/4"	5 1/4"



⊕ Hover to zoom

👁 Add to Compare

MORE PHOTOS



HELPFUL RESOURCES

- 🔍 View Full Size
- 🔍 View in Catalog
- 📄 Installation Instructions
- 📅 Product Warranty

DETAILS

Because home improvements are as individual as the owners who spend their time and money to complete them, architectural products and custom millwork are created in a variety of styles. Wood brackets can be ornate with scrolls, scallops, floral designs, or can be minimalist triangular shapes. Blocks can be sculptured into curved shapes or can be simple triangles or rectangles. Multiple materials depending on your home exterior Wall brackets, shelf brackets, gingerbread, and dentil blocks are commonly composed of either wood or urethane materials. The biggest advantage of wood brackets, wood shelf brackets, gingerbread and blocks is that they are stainable, while the biggest advantage of urethane materials is their resistance to rotting or cracking from weather damage and aging. Urethane brackets and blocks are often white, which is a complimentary color to any home exterior paint. For a natural look to match the wood accents of your home, staining wood millwork is a beautiful option. With so many architectural products available at reasonable prices, including many styles of





21835 Timberlake Rd
Lynchburg, VA 24502
(434) 239-6722

www.sentryexteriors.com

Date: April 12, 2019

Name: Tressie Daniels

Address: 150 Chancellor St **City:** Charlottesville **State:** VA **Zip:** 22903

Phone(H): **Phone(C):** 1 (919) 980-1383 **Phone(W):**

Location: 150 Chancellor St, Charlottesville, VA 22903

Email: dzuva150@gmail.com

Sentry Exteriors, Inc. proposes to furnish labor and materials for the following:

Labor warranty on all installations up to one year.

Sentry Exteriors will remove and dispose of all existing wood and trim that is necessary to accommodate new product.

Sentry Exteriors will wrap trim in aluminum trim coil with baked on enamel in color of your choice or we will match to existing color.

Sentry Exteriors will install a vinyl soffit with vent and new frieze board.

All lift, pump pole equipment and or scaffolding will be provided and is included in the total cost.

Sentry Exteriors is insured for \$2 million in General Liability and Workers Compensation.

Sentry Exteriors will provide certificate if needed.

Sentry Exteriors will provide a 1 year warranty on labor, however, there is a 20 year manufacturers warranty on the heat baked enamel on the aluminum trim coil.



This proposal may be withdrawn by Sentry Exteriors if not accepted within **14** days

Total Contract: \$~~11,850.00~~ 11,850.00 \$

**50% down payment due upon signing contract if paying with cash or check
Balance due upon day of completion**

If paying by card there will be a 3% transaction fee added to the total.

2% will be charged to invoice not paid in full on completion date (24% APR)

Kirk Fritz

Sentry Exteriors Representative

Customer Signature, Date

Notice of Right to Cancel: You have a legal right under federal law to cancel this transaction, without cost, within three (3) business days. If you decide to cancel, you may do so by notifying us in writing by mail. Sentry Exteriors is entitled to 25% of the contract price if this agreement is cancelled after the 3-day cancellation period expires.

Any Payment due Sentry is due upon completion of contracted work. Any amounts invoiced or requested, which are not paid by requesting party upon completion of contracted work, shall accrue interest thereon at the rate of 2% per month (24% per annum) until paid. 3% fee will be charged if payment is made by credit card.