



Preliminary Discussion on Requested Certificate of Appropriateness

Center for Christian Study
128 Chancellor Street / Tax Map Parcel 090105000
Owner: University Christian Ministries
Applicant: Tom Keogh, Train Architects
Addition



Background

Year Built: c1926
District: The Corner ADC
Status: Contributing

Rectangular form, three-bay frame shingled swelling with Craftsman and Colonial Revival stylistic elements. Constructed as a dwelling, the house was occupied until 1969 when it transitions to other uses. Since the 1980s it is served as the Center for Christian Study. (Historic survey attached.)

Prior BAR Reviews

None

Application

- Submittal: William Sherman Architect, and Train Architects drawings *Center for Christian Study Expansion Study*, dated July 2020: Cover, sheets 1 through 15.

CoA request for a proposed three-story addition of approximately 10,500 square feet (3,500 SF per floor) at the rear of the existing structure. **However**, due to the estimated cost of the project, City Code section Sec. 34-282(c)(4) requires that prior to any formal BAR action, the project must be first presented to the BAR during a pre-application conference [or preliminary discussion].

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of particular assistance, as a checklist for the preliminary discussion, are the criteria for Additions in Chapter III:

- 1) Function and Size
- 2) Location
- 3) Design
- 4) Replication of Style
- 5) Materials and Features
- 6) Attachment to Existing Building

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district:

- (4) Development having a projected construction cost of three hundred fifty thousand dollars (\$350,000.00) or more;

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 ADC District Design Guidelines

Chapter II – Site Design and Elements

Chapter III – New Construction and Additions

Checklist from section 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.



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

File No. 104-136-3
Negative no(s) 7297

Street address 128 Chancellor St.
Town/City Charlottesville

Historic name _____ Common name _____

- 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
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	Roof Type <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: _____	Roof Material <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: _____
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Dormers <input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented <input checked="" type="checkbox"/> hipped <input type="checkbox"/> _____	Number of bays — Main facade <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____
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Porch <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	Bays <input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	General description Front porch with balustraded upper deck and paired Roman Doric posts.
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Building type

<input 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 type="checkbox"/> _____

Style/period: Craftsman/ Colonial Revival Date c. 1926 Architect/builder _____

Location and description of entrance Central entry with top- and side-lights.



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

This house features projecting eaves, a symmetrical facade, and a central 3-sided bay on the upper floor that opens out onto the porch deck. The house is located on a lot that slopes toward the rear.

Historical information

According to the real estate records and the Sanborn maps, this house was built ca. 1926.

Source CReal Estate records; Sanborn maps;
 Surveyed by Jeff O'Dell, VHLC Date 8-83



3/2/1996



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. #104 70
Negative no(s). 5124 ESR

SURVEY FORM

Historic name	Common name
County/Town/City Albemarle County, Charlottesville	
Street address or route number 128 Chancellor	
USGS Quad Charlottesville West, Virginia	Date or period c. 1925
Original owner	Architect/builder/craftsmen
Original use	
Present owner St. Paul's Memorial Church	Source of name
Present owner address	Source of date
	Stories 2 1/2
Present use Centre for Christian Study	Foundation and wall const'n
Acreage	
	Roof type hip with 1 dormer

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

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.)

Wood shingle siding; 2 1/2 stories; hip roof with 1 dormer; 3 bays; single bay 1 story porch. Shingle style. c. 1925. Exposed eaves with metal gutter. Second floor porch balustrade. Entrance at centre, side lights and transom. Windows in side bays are 2/1 double sash; centre second level 3 sided - 4/1 double sash, French door; Dormer - 3 windows, 4/1 double sash. 2 exterior chimneys. Enclosed porch on back.

Interior inspected? no

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

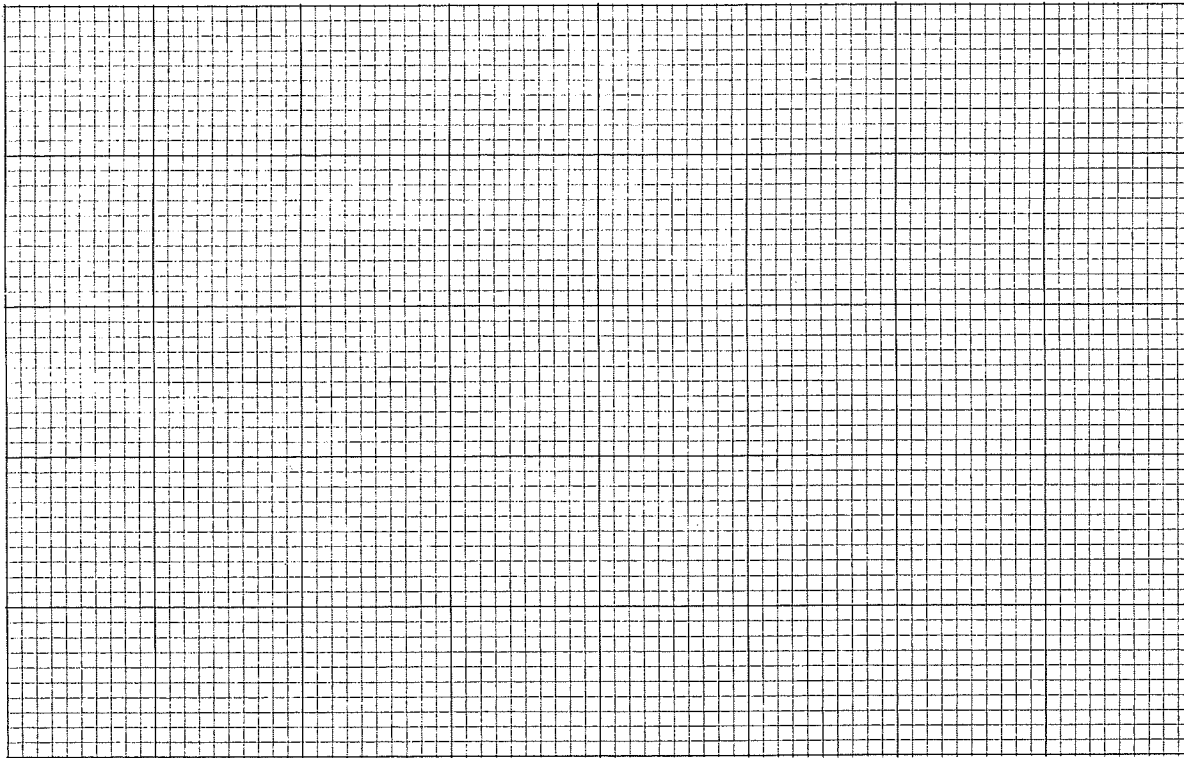
Used to be Parish house for St. Paul's.

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

F. L. Bosker U. of Va Grad. student

Date

3-7-80



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	University Christian Ministries (Cba Center for Christian Study)	Applicant Name	Tom Keogh - Train Architects Bill Sherman - William Sherman Architect
Project Name/Description	Center for Christian Study Addition	Parcel Number	090105000
Project Property Address	129 Chancellor Street, Charlottesville, Va 22903		

Applicant Information

Address: Tom Keogh, Train Architects
612 E. Jefferson St., Charlottesville, Va 22902
Email: tkeogh@trainarchitects.com
Phone: (W) 434.243.2965 (C) 434.242.5111


Property Owner Information (if not applicant)

Center for Christian Study
Address: Bill Wilder - Executive Director
129 Chancellor St., Charlottesville, Va. 22903
Email: bill@studycenter.net
Phone: (W) 434.817.1050 (C) 434.996.9900

Do you intend to apply for Federal or State Tax Credits for this project? NO

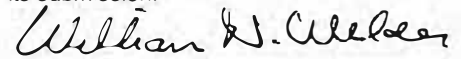
Signature of Applicant

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


Signature 7/23/2020
Date
Thomas R Keogh
Print Name 7/23/2020
Date

Property Owner Permission (if not applicant)

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


Signature 7-23-20
Date
Bill Wilder
Print Name 7/23/2020
Date

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

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: _____

Center for Christian Study Expansion Study

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

BAR Submission
July 2020

William Sherman Architect
T r a i n A r c h i t e c t s
612 East Jefferson Street
Charlottesville, Virginia 22902
ph 434.293.2965 fax 295.5122



128 Chancellor Street

History

Description from Charlottesville Corner Survey, Charlottesville, Va.

128 Chancellor Street: Detached dwelling. Craftsman / Colonial Revival. Ca. 1926. Frame with wood shingles: 3 stories; hipped roof; 1 oversized front hipped dormer; symmetrical 3-bay front; 1-bay front porch w/ paired Roman Doric columns and balustrade upper deck. One of only three shingle-clad dwellings in the District, this house features a 3-sided bay opening onto the upper porch deck.

A 4-story addition (3 stories of finished space and one parking level) was designed and constructed in 1996 -1998. The addition includes a semi-detached open exit stair along the north elevation. Frame construction with wood shingles' hipped and flat roofs both; is a style similar to the original construction but with a modern twist reflective of its era.

Narrative

The Center of Christian Study is one of the leading Christian Study Centers in the Nation. Active in the University community since the 1970's, it first occupied a rented house on Elliewood Avenue. It purchased the house on Chancellor Street in 1976. The Center's program thrived in that location and grew to the extent that it began design work on an addition to the original house in 1996. Construction of that addition, which occupies the middle third of the site, was completed in 1998.

The Center continued to thrive in that "Corner" location and by the 2010's they were clearly outgrowing their facility. In 2015, the Center engaged William Sherman Architect with Train Architects to study their site and its potential for expansion. Working with the City of Charlottesville guidelines and code requirements regarding allowable building

area, building height, and property line setbacks, it was determined that a 3-story addition of approximately 10,500 GSF (3,500 GSF per floor) could be constructed on the rear third of the site. It was also determined that a project of that size could provide the space necessary to meet the center's current needs and projected growth over the next five to ten years. The project to design an addition at the rear of the site was begun in 2019.

Description of proposed work and Design Intent

The addition to the existing Christian Studies Center will continue leave the residential character of the institution and the original building with the Chancellor Street entrance unchanged. This character is central to the identity of the institution as a "home" for university students and will be reflected in the development of the interior as a space that is domestic in character while creating the capacity to support the larger-scaled institutional needs.

The language of the exterior reflects this dual reading of the domestic to institutional scales as well, with a continuity of materials and an articulation of the massing into discrete volumes on the new addition that echo the original building. The design recognizes that the institutional spatial requirements demand a shift from the residential scale, while the relationship to the context as viewed from below requires the articulation of appropriately scaled volumes rather than the appearance of one large mass. Each of the resulting three primary elements of the new addition are clad in cedar shingles, stained to match the existing building, complemented by the white trim at the windows.

The three shingled elements include the new library reading room above the great hall with a large-scale window to the east, the curved meeting rooms to the north, and the stair and elevator tower to the south. The central large window at the common spaces serves as a singular lantern to identify the institutional program of gathering, while framing the view to the east from each room. The curved wall and window of the upper meeting room refers to the corner turrets found in the historical Shingle Style architecture that informed the original building, while providing a sweeping view to the Southwest Mountains. The stair tower and elevator are meant to provide an unobtrusive backdrop to the rear yard of the adjacent property.

The core of the building to which the three primary volumes attach forms a quiet background, a spatial and material reveal between the new addition and the existing building. The material will be a rainscreen wall panel system, reinterpreting the paneled material in the connecting links of the existing building.

All modifications to the existing building are being done in a way to precisely match the existing architecture, so that the original structure will appear essentially unchanged from the front and sides, including the beloved outdoor stair, decks and terraces.

The existing parking area will be accommodated under the new addition.



1. 1926 WEST (CHANCELLOR ST)



2. 1996 ADDITION NORTH



3. 1996 ADDITION NORTHEAST



4. 1996 ADDITION EAST



5. 1996 ADDITION SOUTH



5. 1996 ADDITION EAST (ELLIEWOOD AVE)

LOCATION
 A. EXISTING 1926
 B. EXISTING 1996 ADDITION
 C. PROPOSED NEW ADDITION



1. NORTH WALK LOOKING EAST



2. NORTH WOOD DECKS



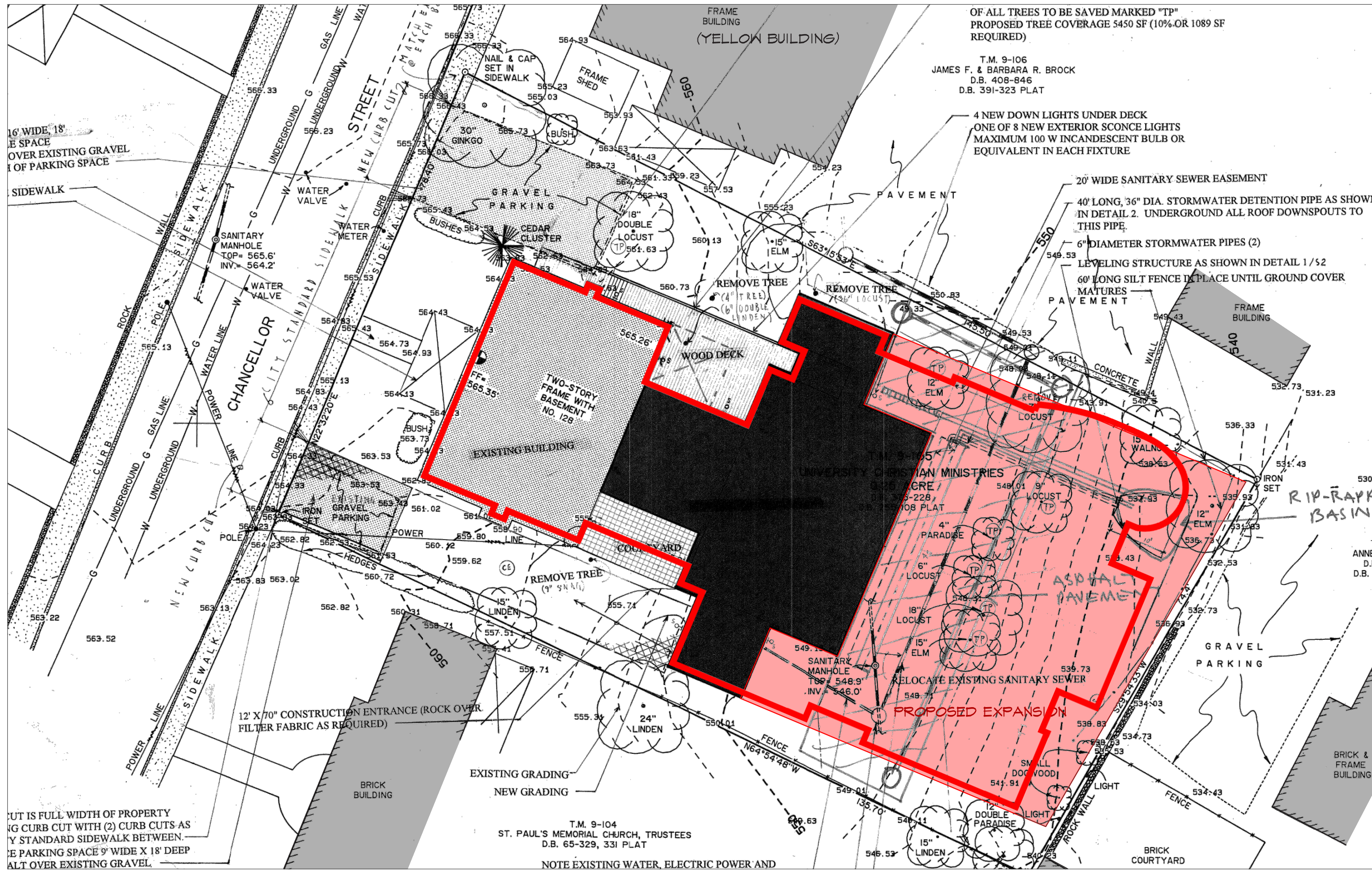
3. 1996 ADDITION - SOUTH ELEVATION - DETAIL OF WOOD PANELING



4. 1996 ADDITION - DETAIL OF NORTH STAIR



5. SOUTH COURTYARD AND WALKWAY



OF ALL TREES TO BE SAVED MARKED "TP"
 PROPOSED TREE COVERAGE 5450 SF (10% OR 1089 SF
 REQUIRED)

T.M. 9-106
 JAMES F. & BARBARA R. BROCK
 D.B. 408-846
 D.B. 391-323 PLAT

4 NEW DOWN LIGHTS UNDER DECK
 ONE OF 8 NEW EXTERIOR SCONCE LIGHTS
 MAXIMUM 100 W INCANDESCENT BULB OR
 EQUIVALENT IN EACH FIXTURE

20' WIDE SANITARY SEWER EASEMENT
 40' LONG, 36" DIA. STORMWATER DETENTION PIPE AS SHOWN
 IN DETAIL 2. UNDERGROUND ALL ROOF DOWNSPOUTS TO
 THIS PIPE.
 6" DIAMETER STORMWATER PIPES (2)
 LEVELING STRUCTURE AS SHOWN IN DETAIL 1/52
 60' LONG SILT FENCE IN PLACE UNTIL GROUND COVER
 MATURES
 PAVEMENT

16' WIDE, 18'
 DEEP SPACE
 OVER EXISTING GRAVEL
 FOR PARKING SPACE

SIDEWALK

CHANCELLOR
 CITY STANDARD SIDEWALK

TWO-STORY
 FRAME WITH
 BASEMENT
 NO. 128

WOOD DECK

CHRISTIAN MINISTRIES
 CRE
 3-228
 JOB PLAT

ASPHALT
 PAVEMENT

RIP-RAP
 BASIN

12' X 70" CONSTRUCTION ENTRANCE (ROCK OVER
 FILTER FABRIC AS REQUIRED)

RELOCATE EXISTING SANITARY SEWER
 PROPOSED EXPANSION

CUT IS FULL WIDTH OF PROPERTY
 WITH CURB CUT WITH (2) CURB CUTS AS
 CITY STANDARD SIDEWALK BETWEEN.
 PARKING SPACE 9' WIDE X 18' DEEP
 ALT OVER EXISTING GRAVEL

T.M. 9-104
 ST. PAUL'S MEMORIAL CHURCH, TRUSTEES
 D.B. 65-329, 331 PLAT

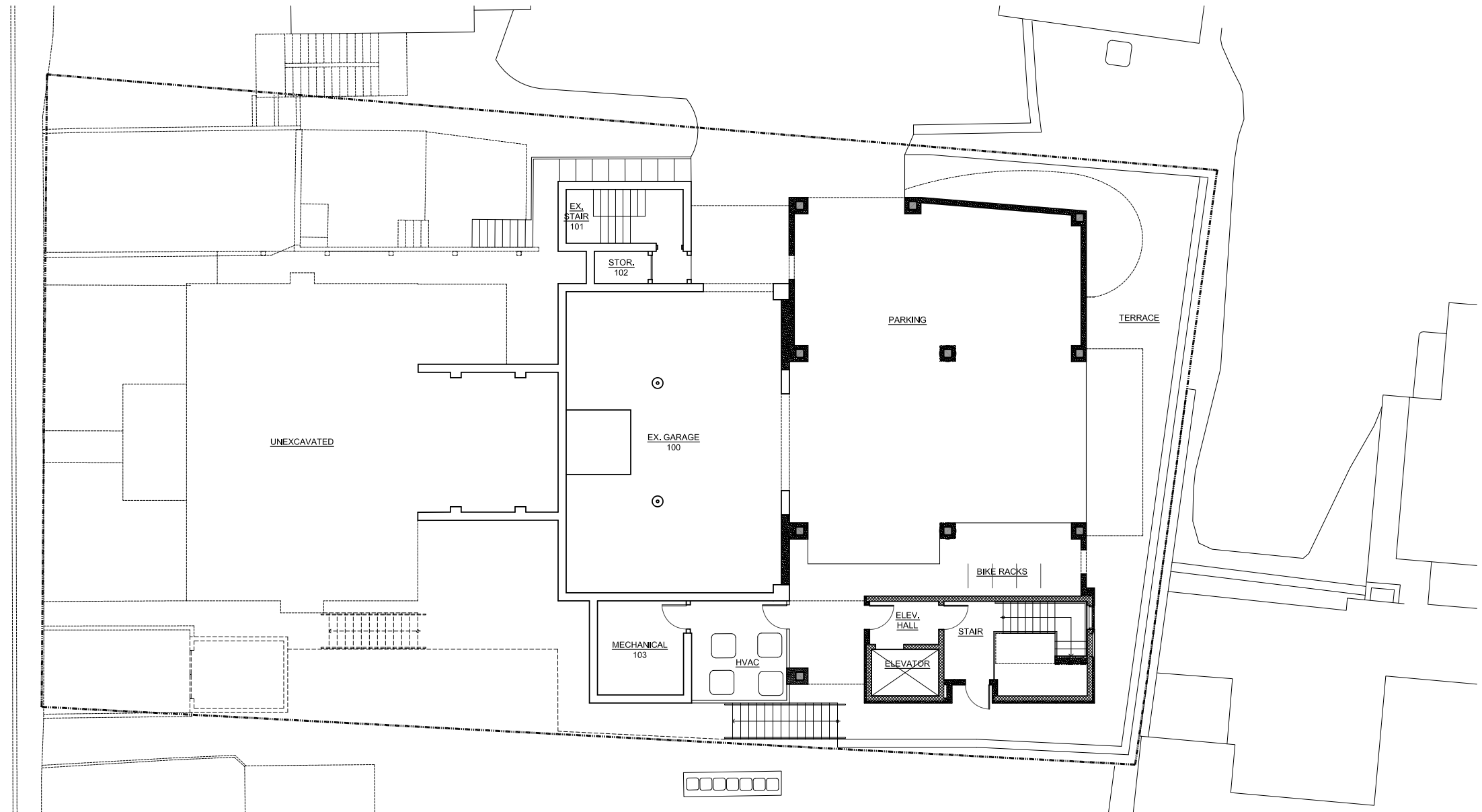
NOTE EXISTING WATER, ELECTRIC POWER AND

Existing Site Plan w/ Expansion



Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903



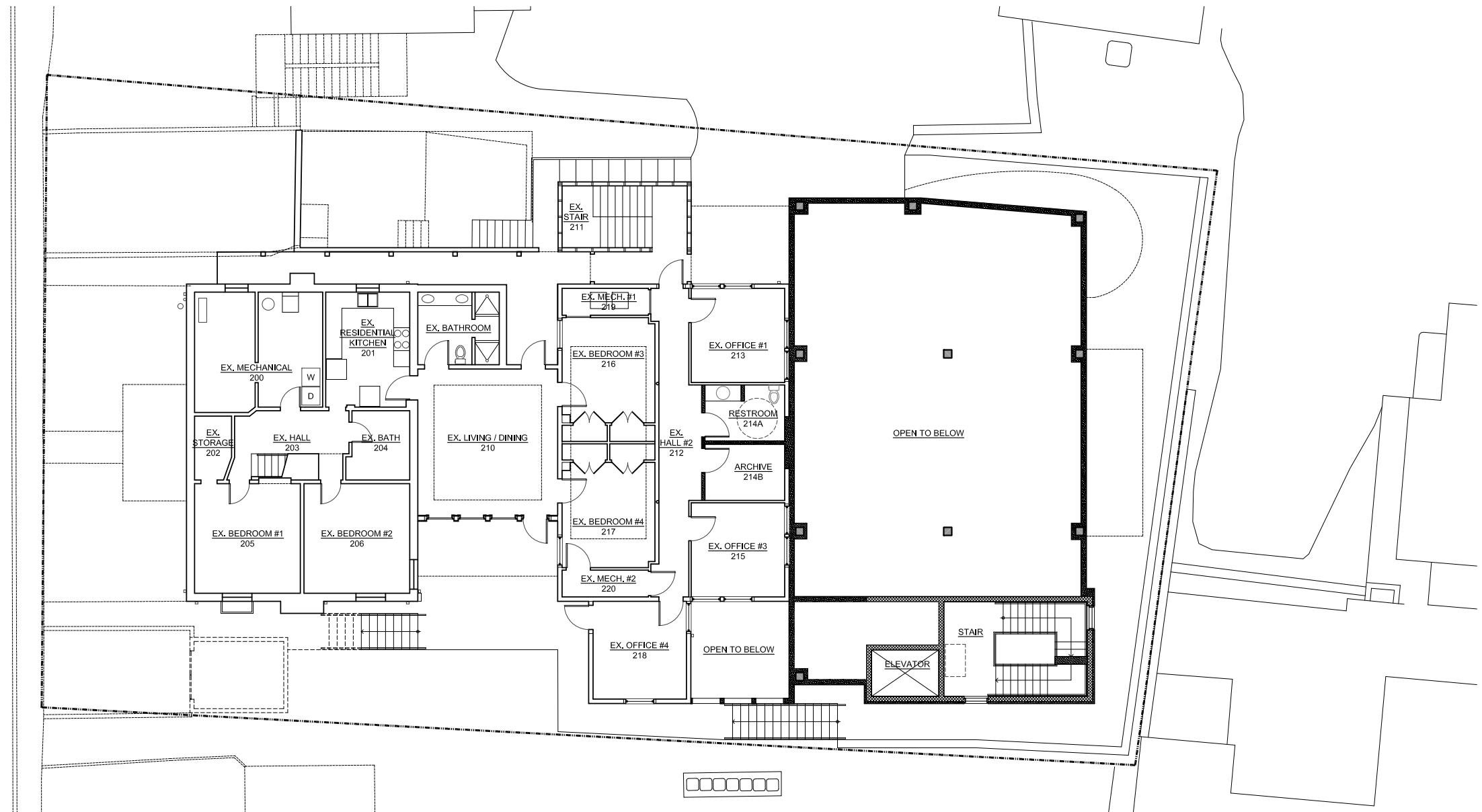
BASEMENT LEVEL PLAN

Scale: $\frac{1}{16}'' = 1'-0''$



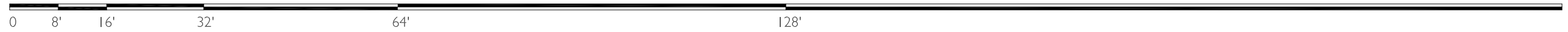
Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903



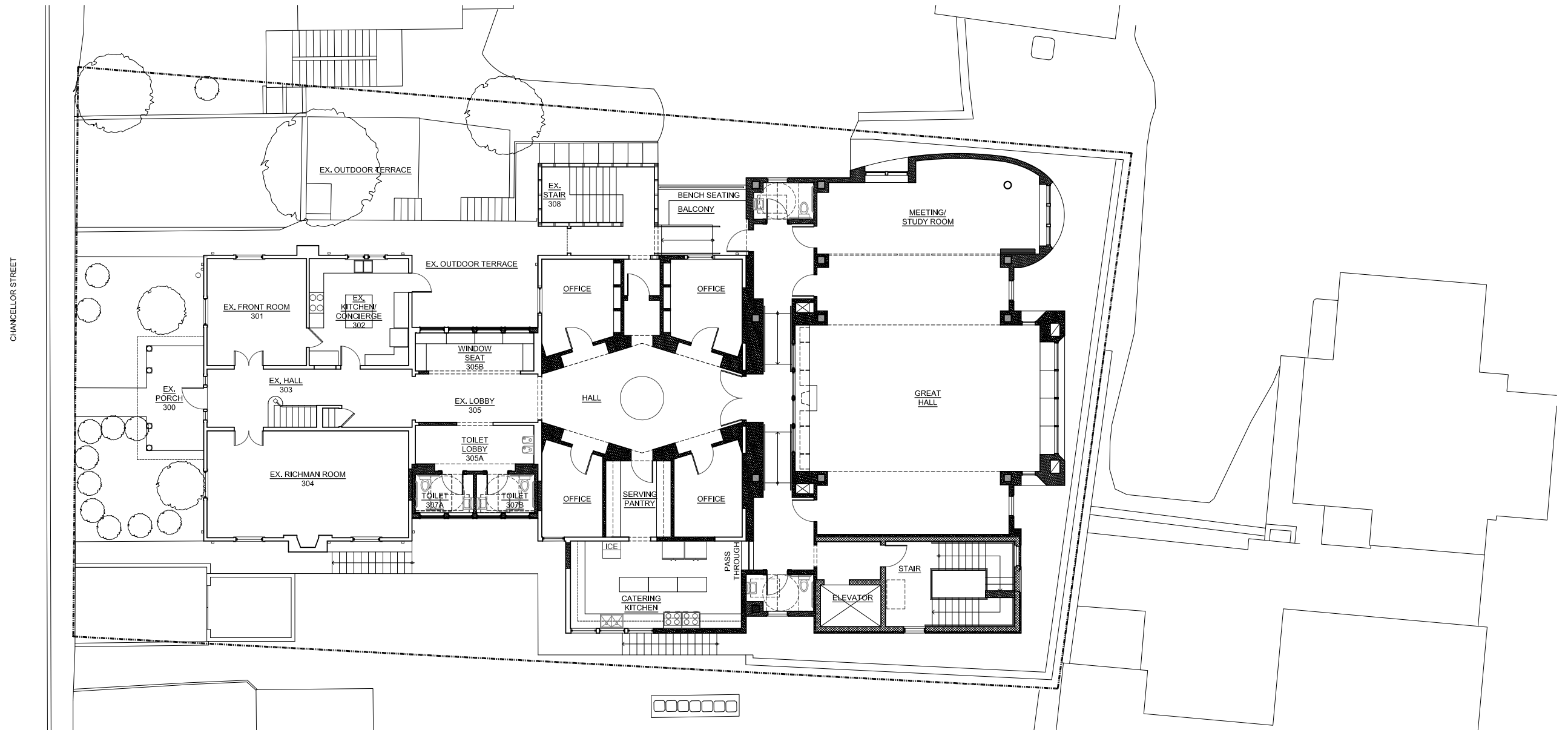
LOWER/OFFICE LEVEL PLAN

Scale: 1/16" = 1'-0"



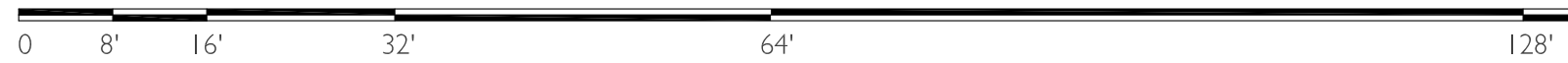
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128 Chancellor St, Charlottesville, VA 22903



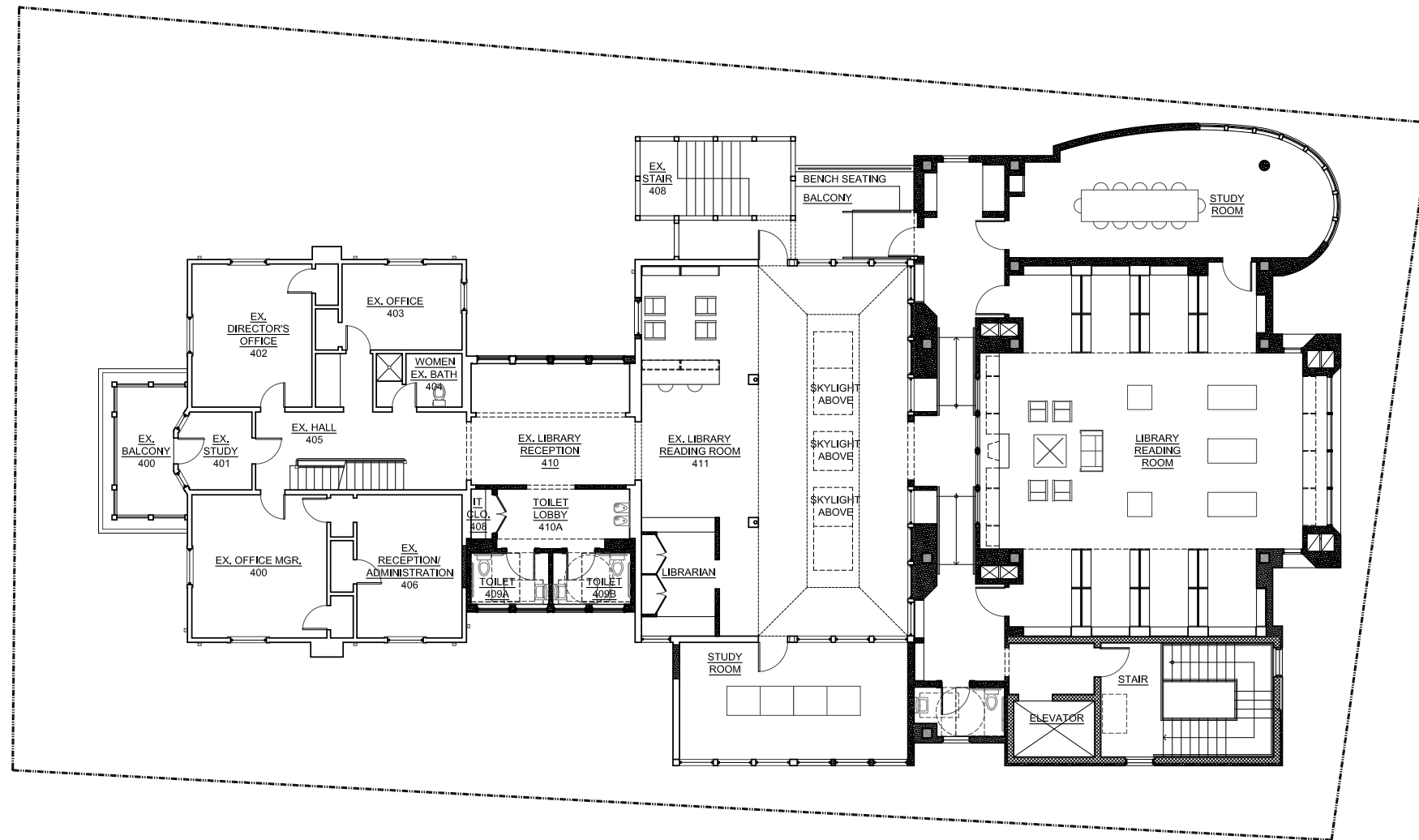
FIRST LEVEL PLAN

Scale: $\frac{1}{16}'' = 1'-0''$



Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903



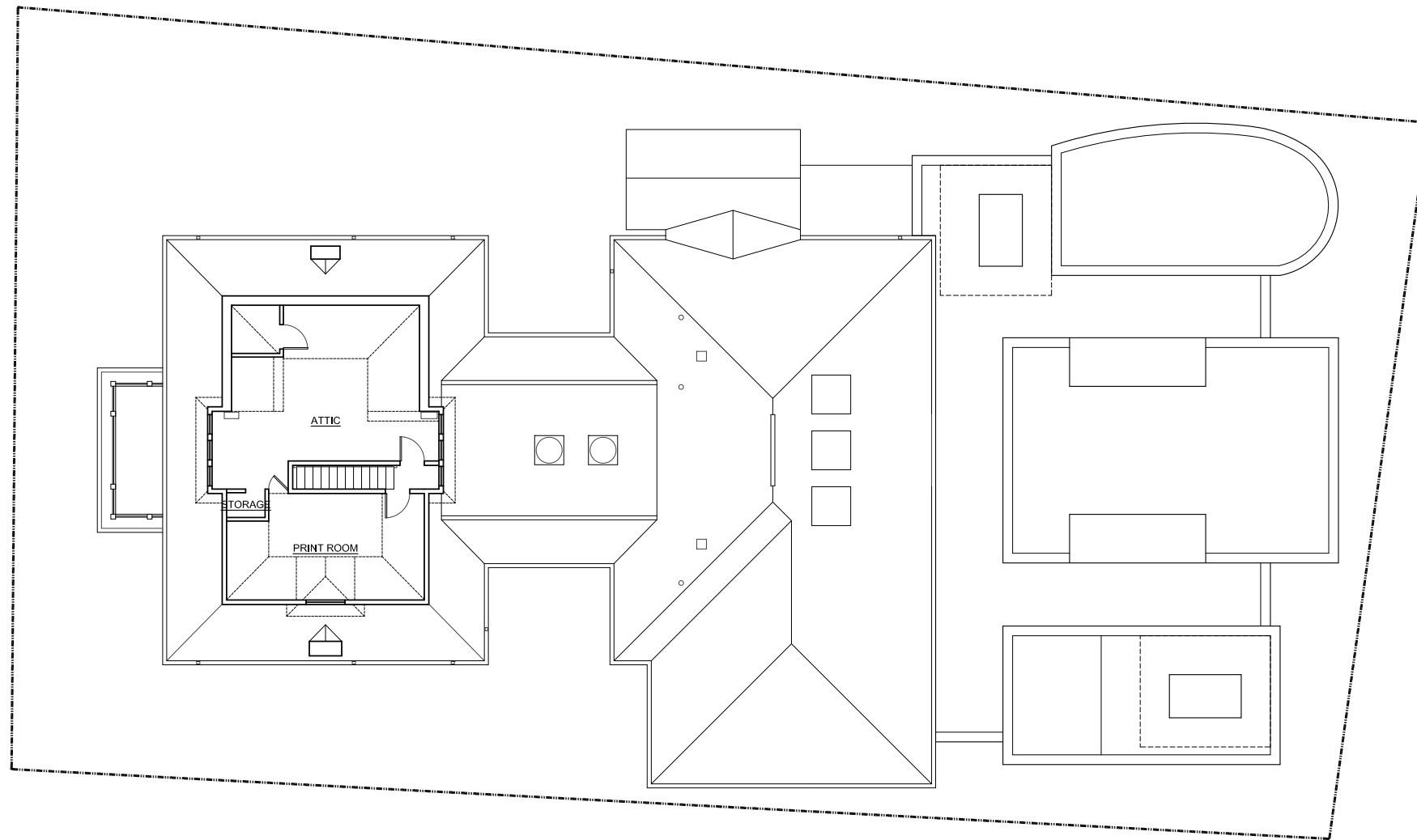
UPPER LEVEL PLAN

Scale: $\frac{1}{16}'' = 1'-0''$



Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903



ATTIC & ROOF PLAN

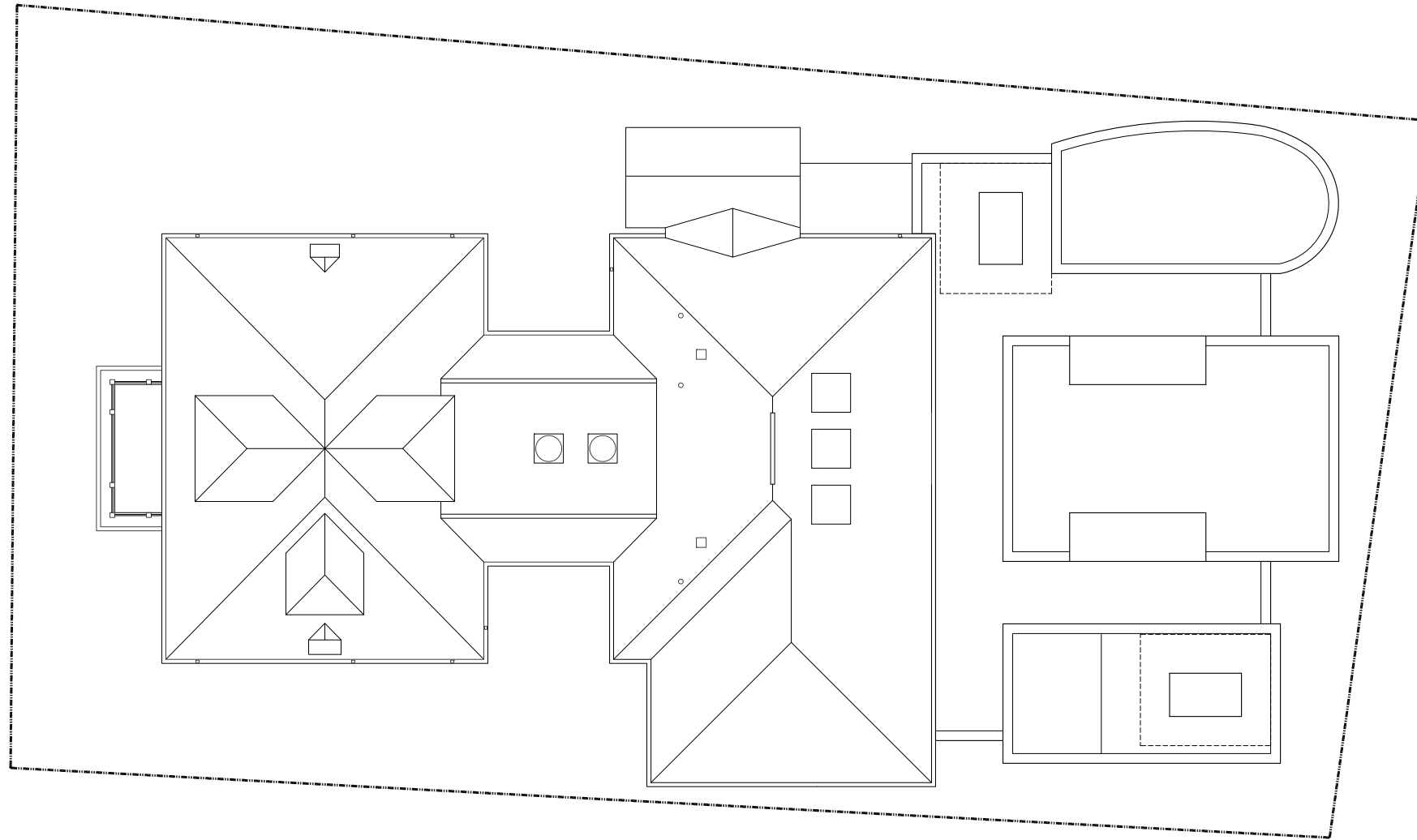
Scale: $\frac{1}{16}'' = 1'-0''$

0 8' 16' 32' 64' 128'



Center for Christian Study Expansion Study

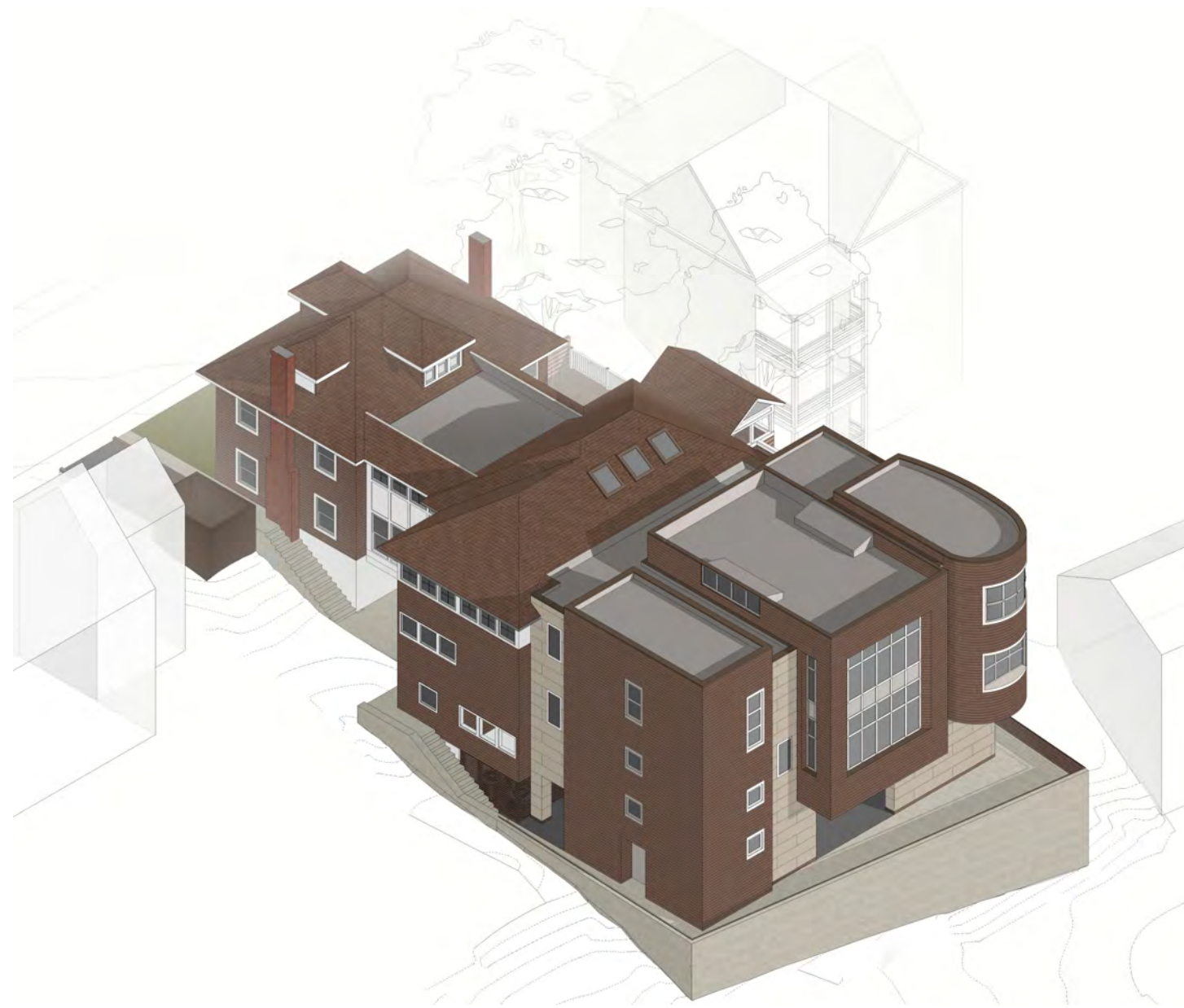
128 Chancellor St, Charlottesville, VA 22903



ROOF PLAN

Scale: $\frac{1}{16}'' = 1'-0''$





Southeast Isometric



Northeast Isometric

Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903



West (Chancellor Street) Elevation



South Elevation



East Elevation



North Elevation

Center for Christian Study Expansion Study

128 Chancellor St, Charlottesville, VA 22903



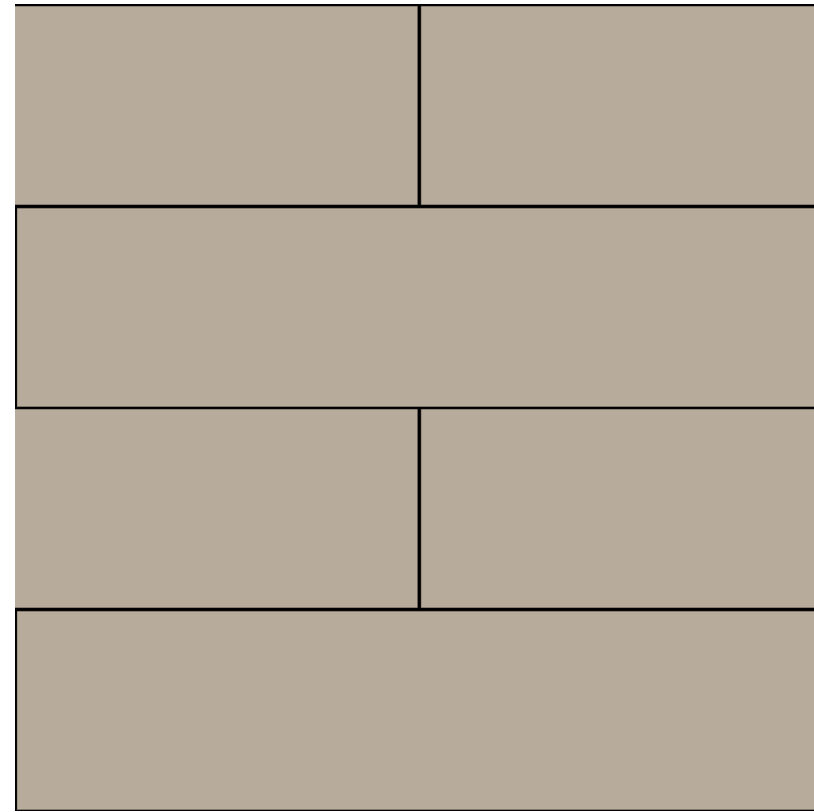
Existing view from Chancellor Street sidewalk



Proposed view from Chancellor Street sidewalk



CEDAR SHINGLES -
STAINED TO MATCH EXISTING



JAMES HARDIE REVEAL
CEMENT PANEL SYSTEM



ALUMINUM CLAD
WOOD WINDOW



STOREFRONT / CURTAIN WALL
WINDOW SYSTEM
NOTE: MULLION COLOR TO BE DETERMINED