

September 2020 BAR Action

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 9/16/2020 1:38 PM

To: Kevin Schafer <kschafer@designdevelopllc.com>; Pineo, Bob <bob@designdevelopllc.com>

Certificate of Appropriateness Application

BAR 17-11-02

167 Chancellor Street, TMP 090126000

The Corner ADC District

Owner: Alpha Omicron of Chi Psi Corp.

Applicant: Kevin Schafer, Design Develop, LLC

Exterior alterations and addition

Dear Bob and Kevin,

Last night, the Charlottesville Board of Architectural Review reviewed the above-referenced project and made the following motion:

James Zehmer moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction and Additions, and Rehabilitation, I move to find that the proposed alterations and addition 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, with the following modification:

- *That the note on page 5 of the submittal concerning the entry on the Chancellor Street side be changed to the following – preserve the profile and dimension of the existing door, frame, lites, transom, repairing and replicating elements of that entry.*

Cheri Lewis seconds. Motion passes (9-0).

Please let me know if you have any questions regarding the Certificate of Appropriateness.

Best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

City of Charlottesville
Board of Architectural Review
Staff Report
September 15, 2020



Certificate of Appropriateness

BAR 17-11-02
167 Chancellor Street, TMP 090126000
The Corner ADC District
Owner: Alpha Omicron of Chi Psi Corp.
Applicant: Kevin Schafer, Design Develop, LLC
Exterior alterations and addition



Background

Year Built: 1915
District: The Corner ADC
Status: Contributing

This large, five-bay, two-and-a-half-story dwelling shows elements of the Colonial Revival style; details include: brick stretcher bond, hip roof with one hip roof dormer, two-bay front porch with piers and full entablature, and entrance with three-lite transom and sidelights.

Prior BAR Reviews (See appendix for all reviews.)

August 18, 2020 – BAR accepted applicant’s request for deferral.

Application

- Applicant submittal:
 - Design Develop drawings *Chi Psi Lodge at 167 Chancellor Street*, dated 25 August 2020: Cover through sheet 15.
 - Design Develop email and addendum drawings, 8 September 2020: sheets A1 (Elevation *Behind [west] Portico*) and A2 (*Rake Trim*).

CoA request for a proposed addition and alterations, including site work and landscaping, to an existing fraternity house.

Modifications per August 18, 2020 BAR discussion:

Masonry

- Soldier course brick water table
- All new 2F windows lowered to reveal full brick mould trim
- Decorative brick header at all 1F windows

Roof

- Copper J-trim at rake shingles
- Copper flashing at ridge and valleys

West Elevation (facing Madison Lane)

- Black rail at side stairs to "disappear"
- Enlarged wood front door to match window header height [west entry]
- Portico trims to better agree with Madison Lane precedents

North Porch

- Upper: Revised rail profile and post/column alignment
- Lower: Revised treatment of porch base
 - Faceted brick columns
 - Framed horizontal lattice
 - Brick sill below

(For complete list of building materials, see August 18, 2020 BAR staff report.)

Discussion

Staff recommends BAR discuss and clarify the roof flashing details. Otherwise, staff recommends approval of the CoA.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction and Additions, and Rehabilitation, I move to find that the proposed alterations and addition 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..

[.. as submitted with the following modifications...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, New Construction and Additions, and Rehabilitation, I move to find that the alterations and addition do not satisfy the BAR's criteria and are not compatible with this property and other properties in The Corner ADC district, and that for the following reasons 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 Site Design and Elements

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
- 3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
- 4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.
- 5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.

- 6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
- 7) Consider motion-activated lighting for security.

E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.

...

H. Utilities and Other Site Appurtenances

1. Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2. Screen utilities and other site elements with fences, walls, or plantings.
3. Encourage the installation of utility services underground.

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Pertinent Guidelines for New Construction and Additions

G. Roof (New)

- 1) Roof Forms and Pitches
 - a. The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
 - b. Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
 - c. Institutional buildings that are freestanding may have a gable or hipped roof with variations.
 - d. Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
 - e. Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
 - f. Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.
- 2) Roof Materials: Common roof materials in the historic districts include metal, slate, and composition shingles.
 - a. For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
 - b. In some cases, shingles that mimic the appearance of slate may be acceptable.
 - c. Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
 - d. Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
 - e. If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.

- f. The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

I. Windows and Doors (New)

- 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 spacer 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 (New)

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

L. Foundation and Cornice (New)

- 1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
- 2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
- 3) If used, cornices should be in proportion to the rest of the building.

- 4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials and Textures (New)

- 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.

N. Paint (New)

- 1) The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.
- 2) In Charlottesville's historic districts, various traditional shades of brick red, white, yellow, tan, green, or gray are appropriate. For more information on colors traditionally used on historic structures and the placement of color on a building, see Chapter 4: Rehabilitation.
- 3) Do not paint unpainted masonry surfaces.
- 4) It is proper to paint individual details different colors.
- 5) More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.

O. Details and Decoration (New)

- 1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
- 2) The mass of larger buildings may be reduced using articulated design details.
- 3) Pedestrian scale may be reinforced with details.

P. Additions (New)

- 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.

Pertinent Guidelines for Rehabilitation

B. Facades and Storefronts (Rehab)

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

C. Windows (Rehab)

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

D. Entrances, Porches, and Doors (Rehab)

- 1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
- 2) Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
- 3) Repair damaged elements, matching the detail of the existing original fabric.
- 4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
- 5) Do not strip entrances and porches of historic material and details.
- 6) Give more importance to front or side porches than to utilitarian back porches.
- 7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
- 8) Avoid adding decorative elements incompatible with the existing structure.
- 9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
- 10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
- 11) Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
- 12) The original size and shape of door openings should be maintained.
- 13) Original door openings should not be filled in.
- 14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
- 15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16) Retain transom windows and sidelights.
- 17) When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

E. Cornice (Rehab)

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

F. Foundation (Rehab)

- 1) Retain any decorative vents that are original to the building.
- 2) Offset infill between brick piers either with concrete block or solid masonry to ensure that a primary reading of a brick foundation is retained.
- 3) When repointing or rebuilding deteriorated porch piers, match original materials as closely as possible.
- 4) Where masonry has deteriorated, take steps as outlined in the masonry section of these guidelines.

G. Roof (Rehab)

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.
 - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.

H. Masonry (Rehab)

- 1) Retain masonry features, such as walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns that are important in defining the overall character of the building.
- 2) When repairing or replacing a masonry feature, respect the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling.
- 3) When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - a. Do not repoint with mortar that is stronger than the original mortar and the brick itself.
 - b. Do not repoint with a synthetic caulking compound.
- 4) Repoint to match original joints and retain the original joint width.
- 5) Do not paint unpainted masonry.

I. Wood (Rehab)

- 1) Repair rotted or missing sections rather than replace the entire element.
 - a. Use epoxies to patch, piece, or consolidate parts.
 - b. Match existing materials and details.
- 2) Replace wood elements only when they are rotted beyond repair.
 - a. Match the original in material and design by substituting materials that convey the same visual appearance or by using surviving material.

- b. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.
 - c. Complement the existing details, size, scale, and material.
- 3) Do not substitute vinyl for wood railing and trim. Some composites, including fiberglass reinforced composite, may be found acceptable as a substitute material for a specific application, but must be painted.

J. Synthetic Siding (Rehab)

- 1) Avoid applying synthetic siding. In addition to changing the appearance of a historic building, synthetic siding can make maintenance more difficult because it covers up potential problems that can become more serious. And synthetic siding, once it dents or fades, needs painting just as frequently as wood.
- 2) Remove synthetic siding and restore original building material, if possible.

K. Paint (Rehab)

- 1) Do not remove paint on wood trim or architectural details.
- 2) Do not paint unpainted masonry.
- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

Appendix

Prior BAR Reviews

November 2017 - Preliminary discussion. BAR was supportive of something happening here, but not the submitted version. The changes to Chancellor Street side were more problematic: the big dormer is not appropriate; maintain the wrap-around porch, maybe come out only as far as first column. Maintain integrity on Chancellor Street side. Madison Lane side could be more contemporary and differentiated from historic fabric; invading setback on that side OK; maybe one-story full width porch instead of 2-story portico; play off the two volumes; porch can create own axis, not necessarily symmetrical; take cues from Greek revival – not-so-grand two-story porch. New addition could be more contemporary.
http://weblink.charlottesville.org/public/0/edoc/739824/2017-11_167%20Chancellor%20Street_BAR.pdf

April 2018 – BAR approved the application for general massing, concept and composition with details and the SUP recommendation to come back for BAR review.
http://weblink.charlottesville.org/public/0/edoc/754415/2018-04_167%20Chancellor%20Street_BAR.pdf

October 2019 – BAR recommended approval of Special Use Permit for setback variances; that based on the general design and building footprint as submitted the proposed Special Use Permit for 167 Chancellor Street will not have an adverse impact on the Corner ADC District, with the understanding that the final design and details will require future BAR review and approval and that the BAR extends the Certificate of Appropriateness from April 2018.
http://weblink.charlottesville.org/public/0/edoc/791772/2019-10_167%20Chancellor%20Street_BAR.pdf



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104-70
Negative no(s). 5061(31)

SURVEY FORM

Historic name	Common name
County/Town/City Albemarle, Charlottesville	
Street address or route number 167 Chancellor Street	
USGS Quad Charlottesville West, Va.	Date or period c. 1915
Original owner	Architect/builder/craftsmen
Original use dwelling	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use dwelling	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs *fair*

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.)

167: brick (stretcher bond); 2 1/2 stories; hip roof with one hip roof dormer having two vertical lights; 5 bay (incl. one recessed on north); 1 story 2 bay Colonial Revival porch which follows outline of house to north, on piers, full entablature. Builders Colonial Revival. c. 1915. gutter cornice with plain frieze, 3 bays to south form 2 story projecting bay window. Entrance in 2nd bay from north under segmental arch with 3 light transom and sidelights. one over one light sash, lower having segmental arches, shutters. one interior chimney on north.

Interior inspected? No

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

Shown on 1920 Sandborn Map.

Sources and bibliography

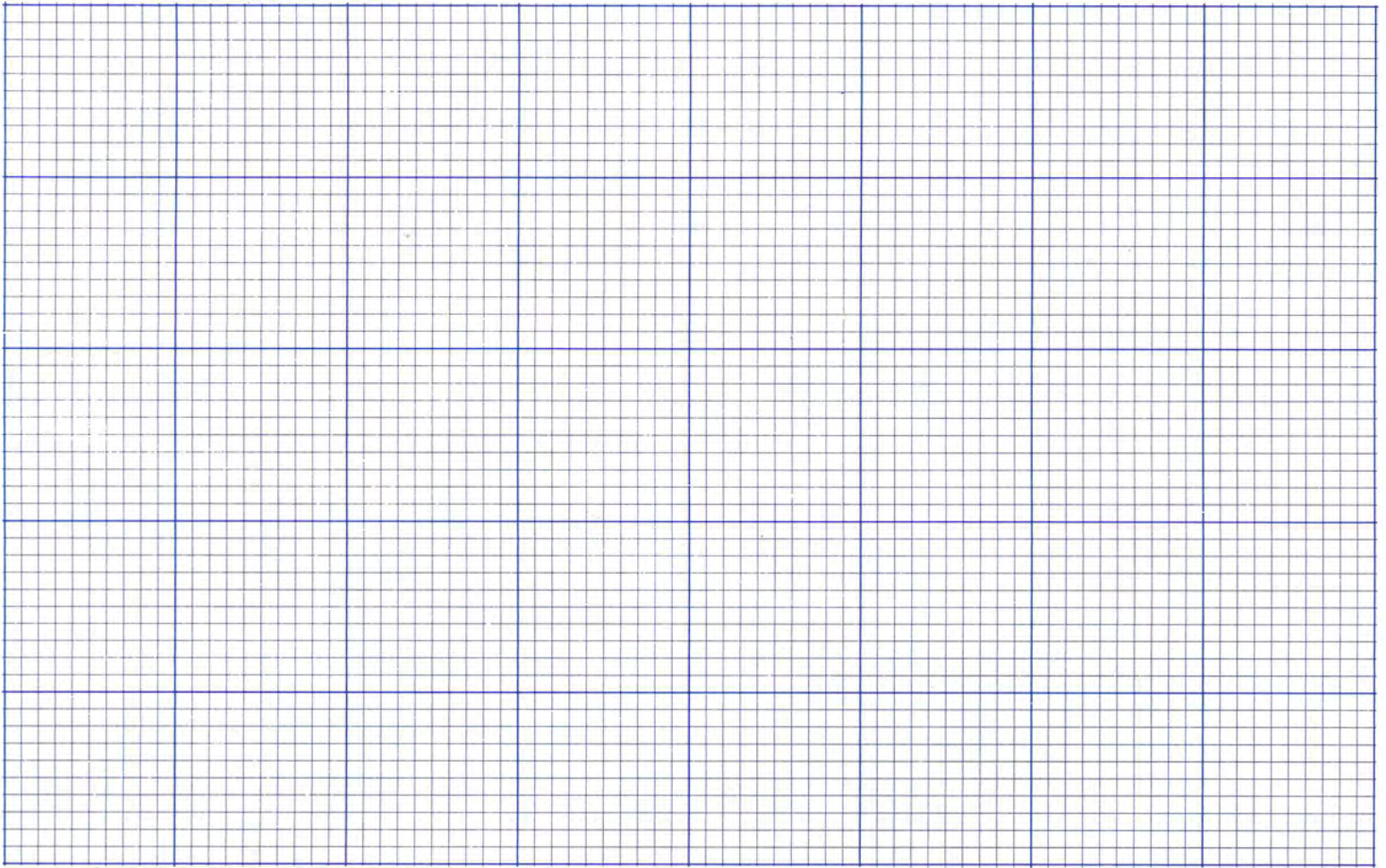
Published sources (Books, articles, etc., with bibliographic data.)

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

1920 Sandborn Map.

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

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

Date

March 1980



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7297 ; 7230

Street address 167 Chancellor St.
Town/City Charlottesville
Historic name formerly Alpha Chi Rho Fraternity House 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	Roof Type	Roof Material
<input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> gable <input type="checkbox"/> pediment <input checked="" type="checkbox"/> hipped <i>intersecting</i> <input type="checkbox"/> other: _____	<input type="checkbox"/> mansard <input type="checkbox"/> gambrel <input type="checkbox"/> parapet <input type="checkbox"/> flat
		<input type="checkbox"/> slate <input type="checkbox"/> wood shingle <input checked="" type="checkbox"/> composition <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____	<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input checked="" type="checkbox"/> 3 <i>Asym.</i> <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> _____
<input type="checkbox"/> shed <input type="checkbox"/> gable <input type="checkbox"/> pedimented <input checked="" type="checkbox"/> hipped <input type="checkbox"/> _____	

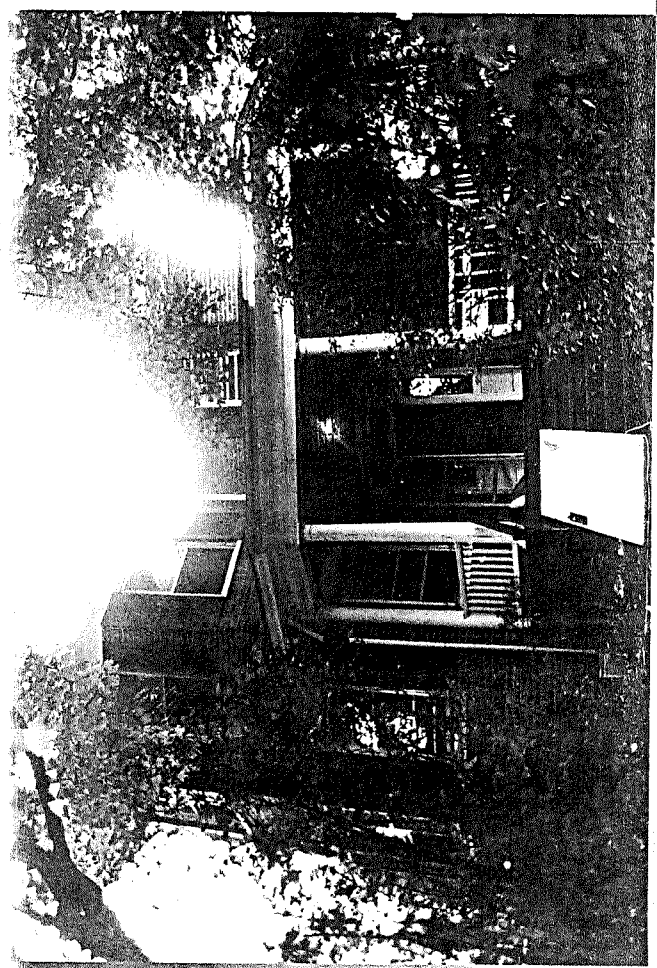
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> _____	Porch reached by flight of wooden steps. Supported by Roman Doric posts, the porch has angled sides

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 type="checkbox"/> _____

Style/period Victorian/Colonial Revival Date c. 1915 Architect/builder _____

Location and description of entrance Entrance with top- and side-lights.



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

Like the Gooch House next door at no. 165, this dwelling features a 3-sided, 2-story front bay. Here, however, the bay is topped by a polygonal rather than a gable roof.

The rear facade of the house is staggered; here the intersecting hipped roofs are visible.

Today the main entry is from the rear, from Madison Lane. The front yard is grown up in trees.

Historical information

Alpha Chi Rho fraternity occupied this house in 1920, according to the University directories. It is not known whether the fraternity built or rented the house.

Today the building is rented to students.

Source Sanborn maps; University directories; Eugenia Bibb

Surveyed by Jeff O'Dell, VHLC Date 9-83



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-138-11
Negative no(s). 7230, 727

Page 2 of 2

Street address 167 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 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 type="checkbox"/> _____	<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 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 tile <input 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 type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> _____ <input type="checkbox"/> 8 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input 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 type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

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 _____ Date _____ Architect: builder _____

Location and description of entrance _____

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



3

Date _____

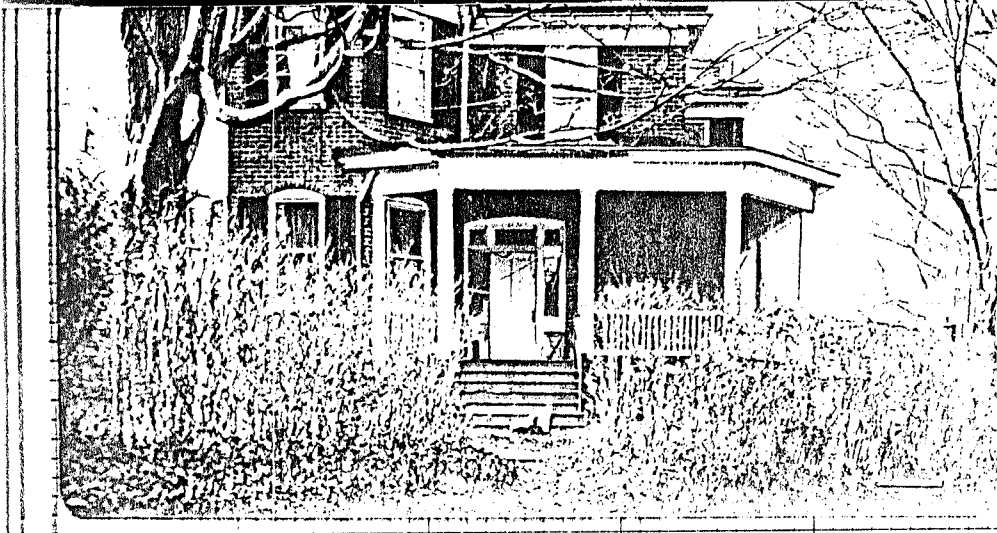
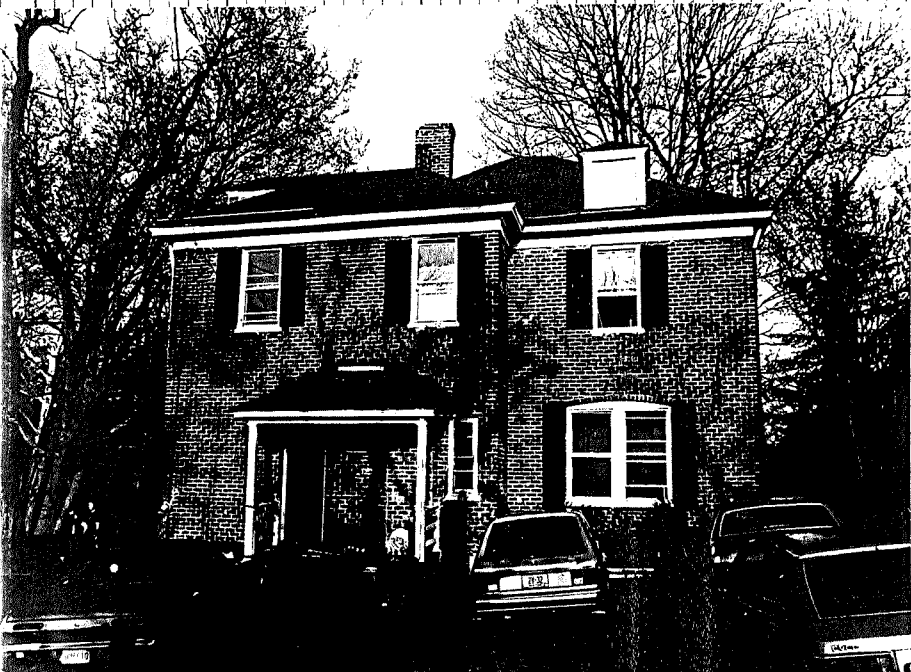
...es and bibliography
...ished sources (Books, articles, etc., with bibliographic data.)

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

R20 Sandborn Map.

Names and addresses of persons interviewed

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



...ificant topographical features.)

Name, address and title of recorder

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

Date

March 1980



Date 3/3/90 File No. 104-133-11

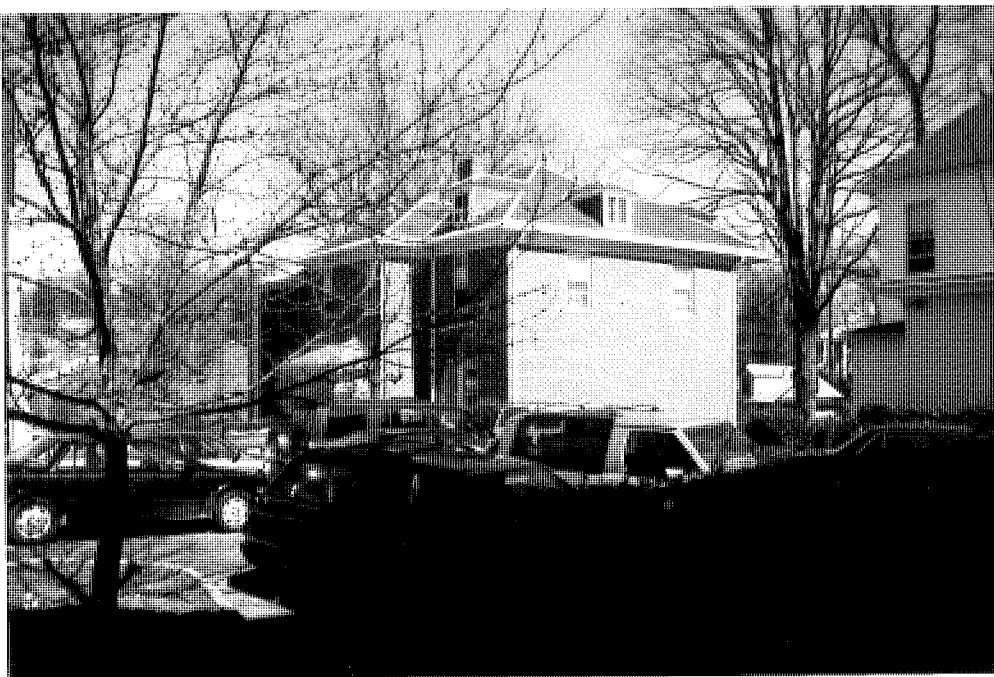
Name Alpha Phi, 167 Chancellor St.

Town Charlottesville

County _____

Photographer S. E. Smead

Contents 5 exterior views



CHARLOTTESVILLE CoA APPLICATION
THE CHI PSI LODGE

167 CHANCELLOR STREET
CHARLOTTESVILLE , VA

PRESENTED BY ALPHA OMICRON
OF CHI PSI CORPORATION

IN ASSOCIATION WITH



AUGUST 25TH, 2020

1 | COVER

3 | TABLE OF CONTENTS

4 -5 | SUMMARY OF REVISIONS

6 -7 | REVISED WINDOW DETAILS

8-9 | REVISED PORTICO DETAILS

10-11 | REVISED SIDE PORCH DETAILS

12-13 | REVISED ROOF DETAILS

14-15 | PROPOSED ELEVATIONS







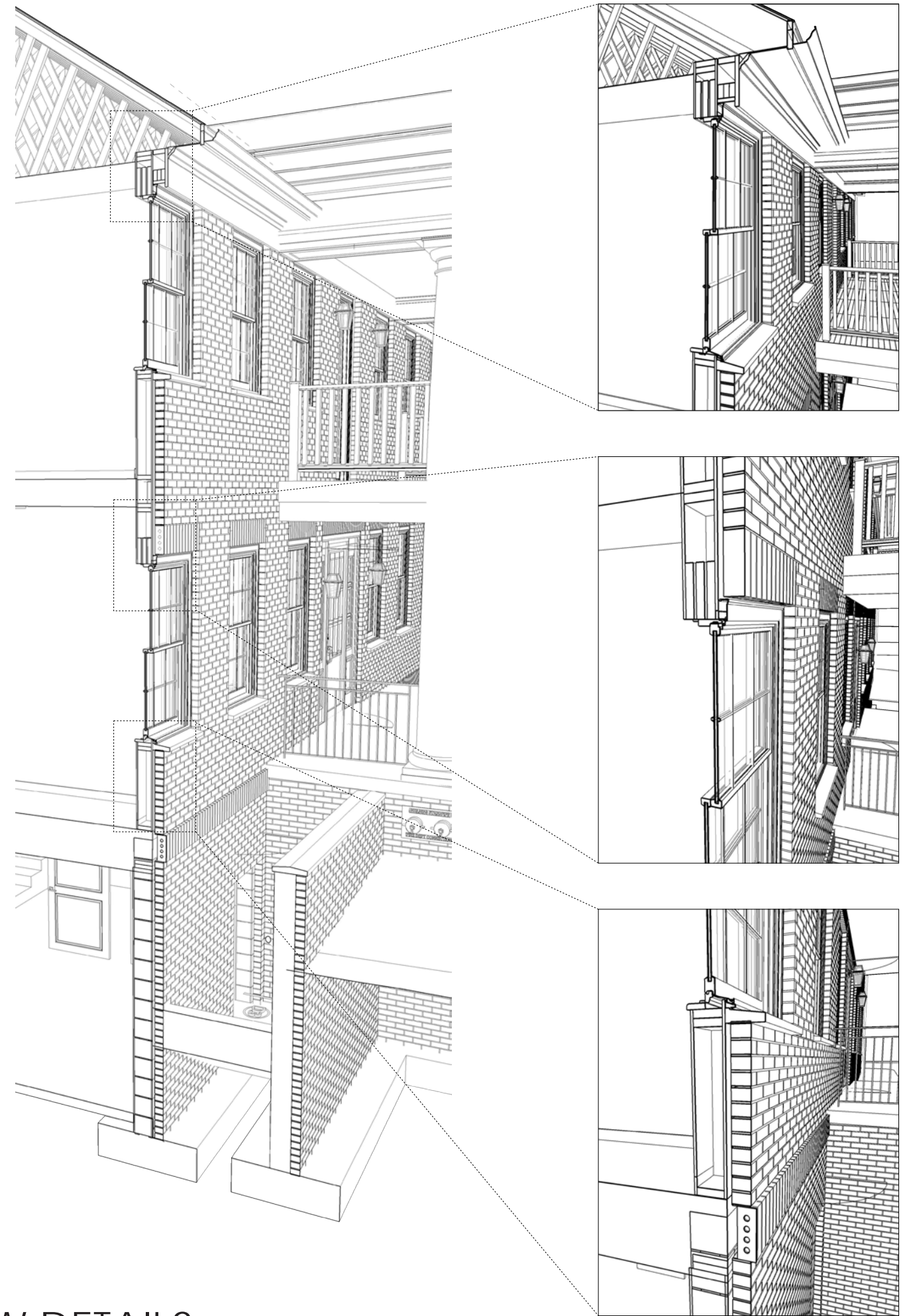
EXISTING DOOR, FRAME AND LIGHTS TO BE REPLACED/REFURBISHED AS NECESSARY TO MATCH ORIGINAL CONDITIONS

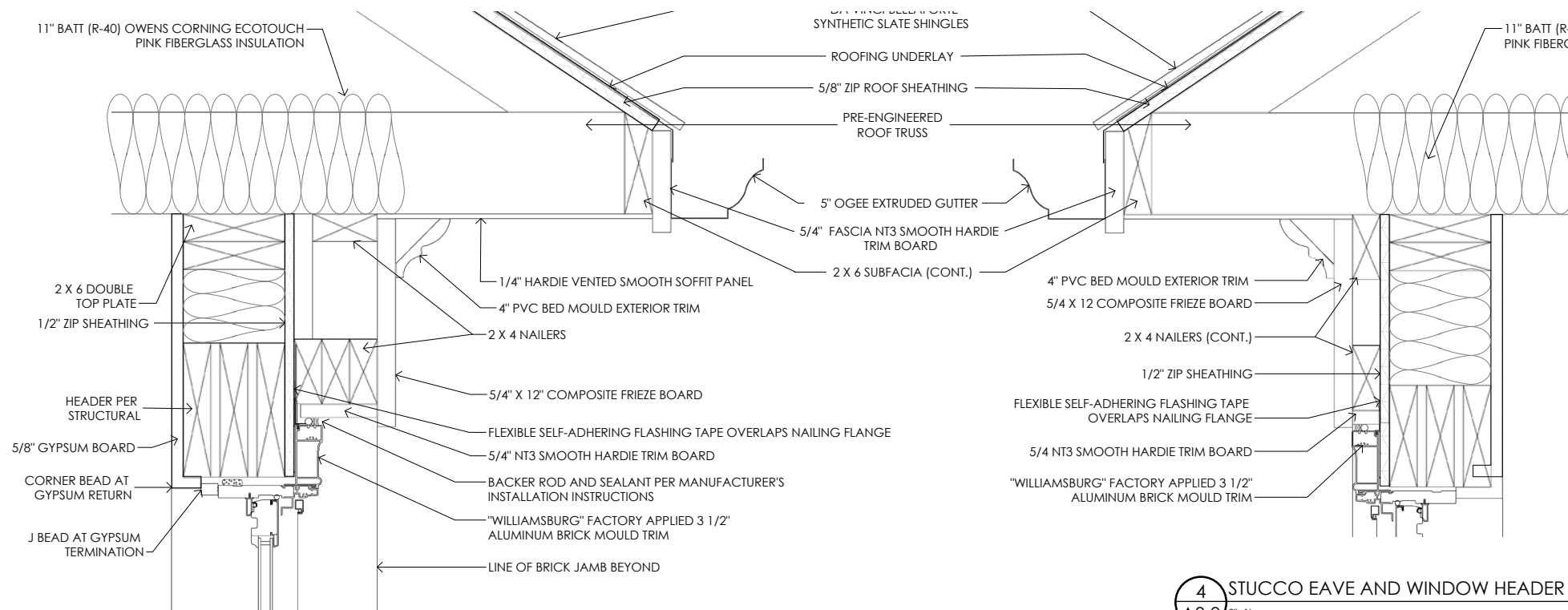
SOLDIER COURSE BRICK WATER TABLE

BOXWOOD SHRUBS TO BE PLANTED TO CONCEAL HVAC UNITS

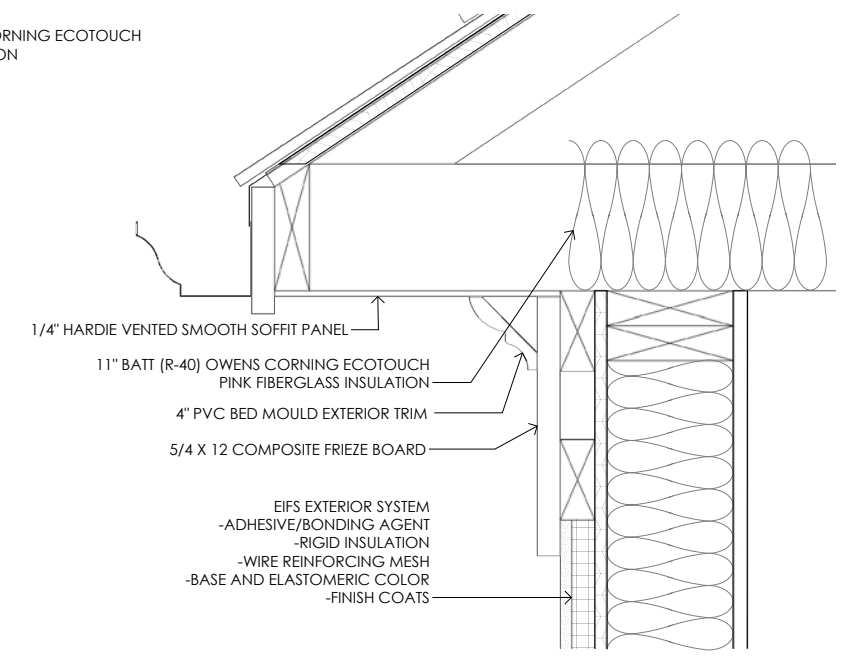


CONTEXTUAL PRECEDENTS

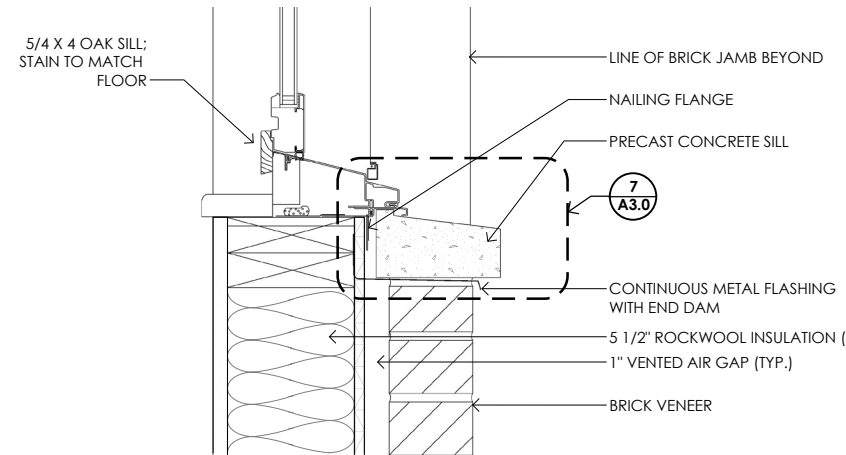




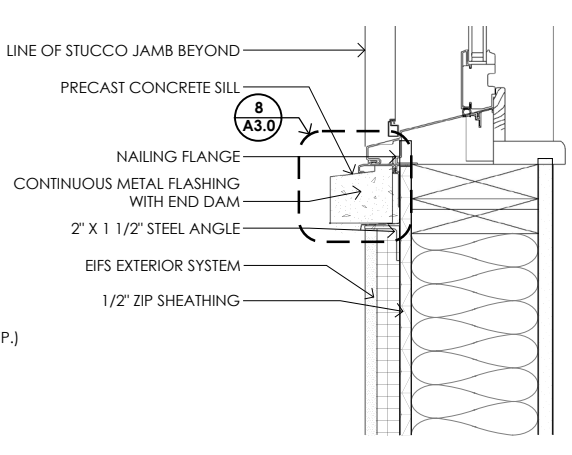
1 TYPICAL EAVE AND SECOND FLOOR WINDOW HEADER AT MASONRY WALLS
A3.0 3\"/>



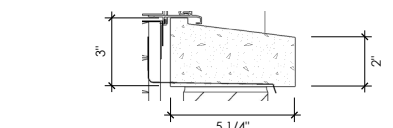
6 TYPICAL EAVE AT STUCCO WALLS
A3.0 3\"/>



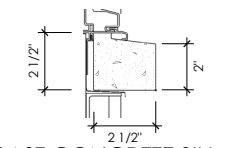
2 TYPICAL WINDOW SILL AT MASONRY WALLS
A3.0 3\"/>



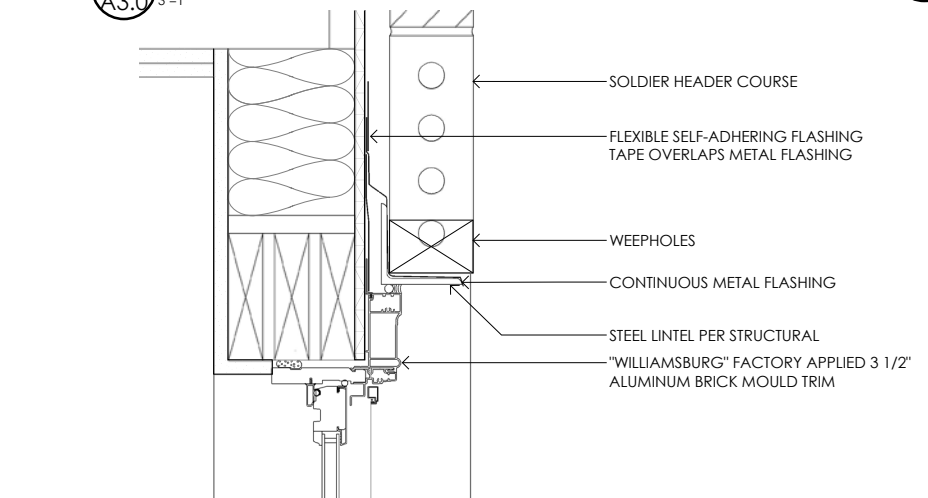
5 WINDOW SILL AT SECOND FLOOR STUCCO WALL
A3.0 3\"/>



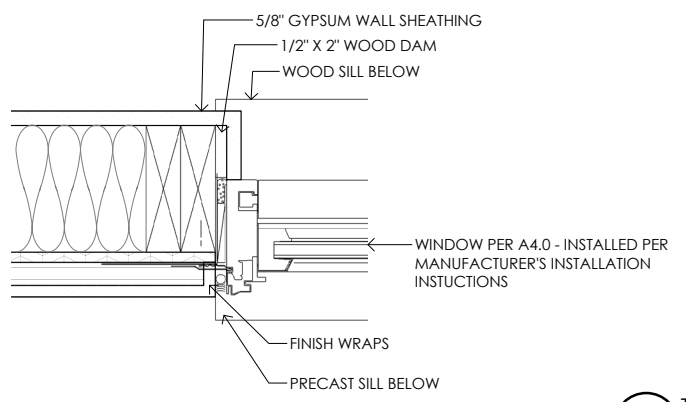
7 PRECAST CONCRETE SILL AT MASONRY WALLS
A3.0 3\"/>



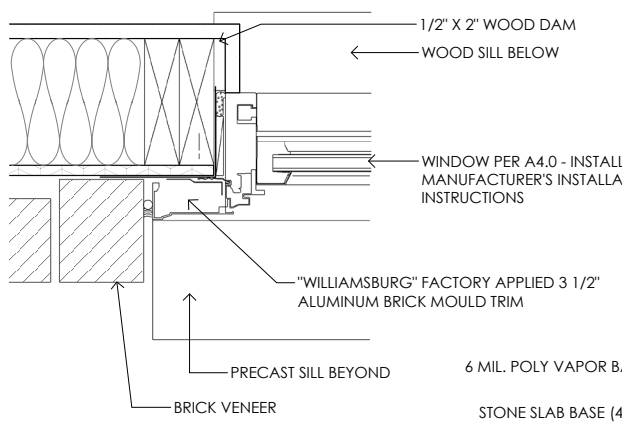
8 PRECAST CONCRETE SILL AT STUCCO WALL
A3.0 3\"/>



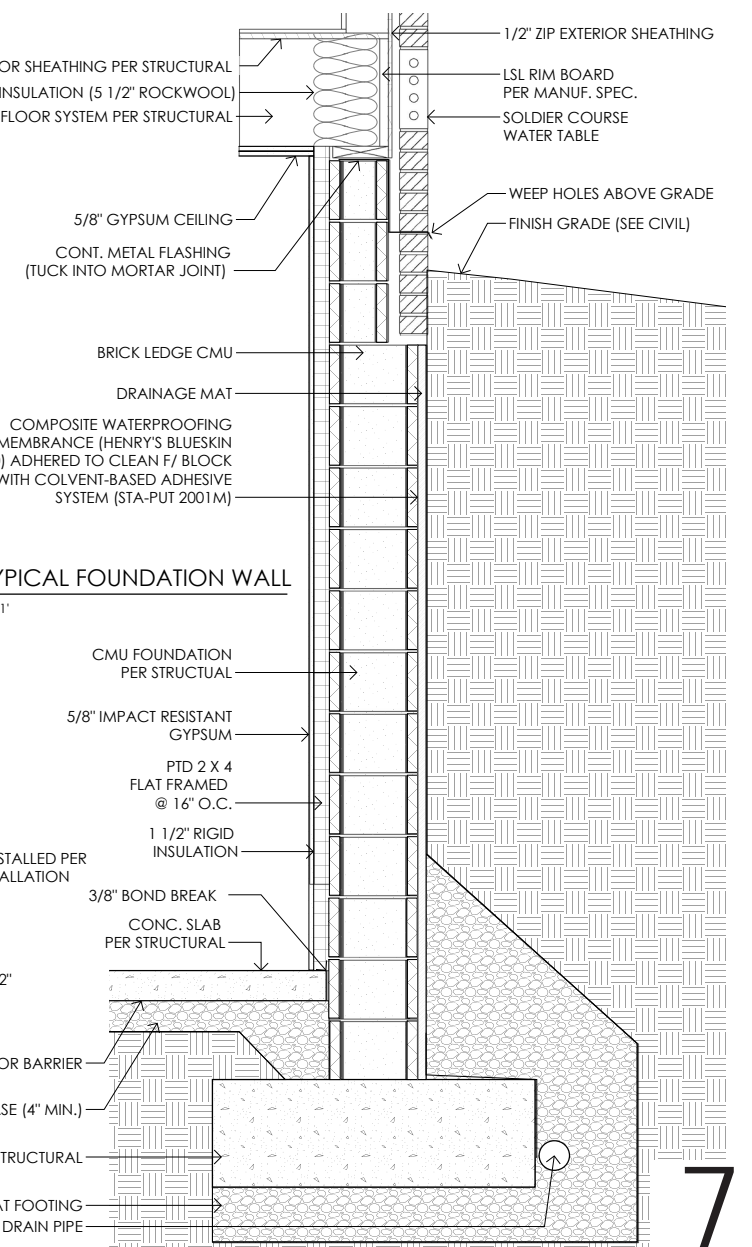
3 TYPICAL FIRST FLOOR WINDOW HEADER
A3.0 3\"/>



9 TYPICAL STUCCO WINDOW JAMB
A3.0 3\"/>



10 TYPICAL MASONRY WINDOW JAMB
A3.0 3\"/>



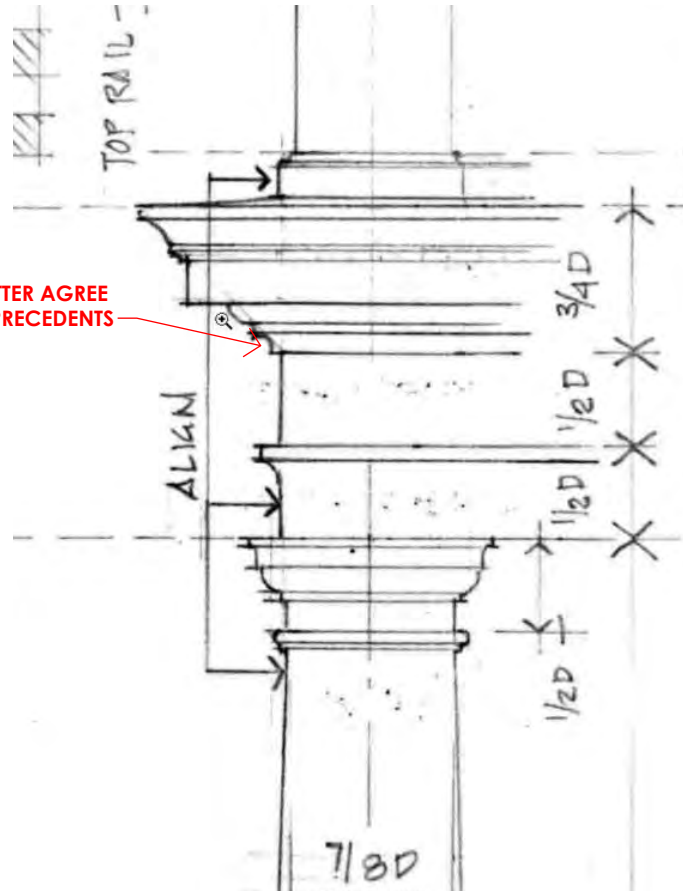
11 TYPICAL FOUNDATION WALL
A3.0 1\"/>



DECORATIVE TRIMS

PORTICO TRIMS TO BETTER AGREE WITH MADISON LANE PRECEDENTS

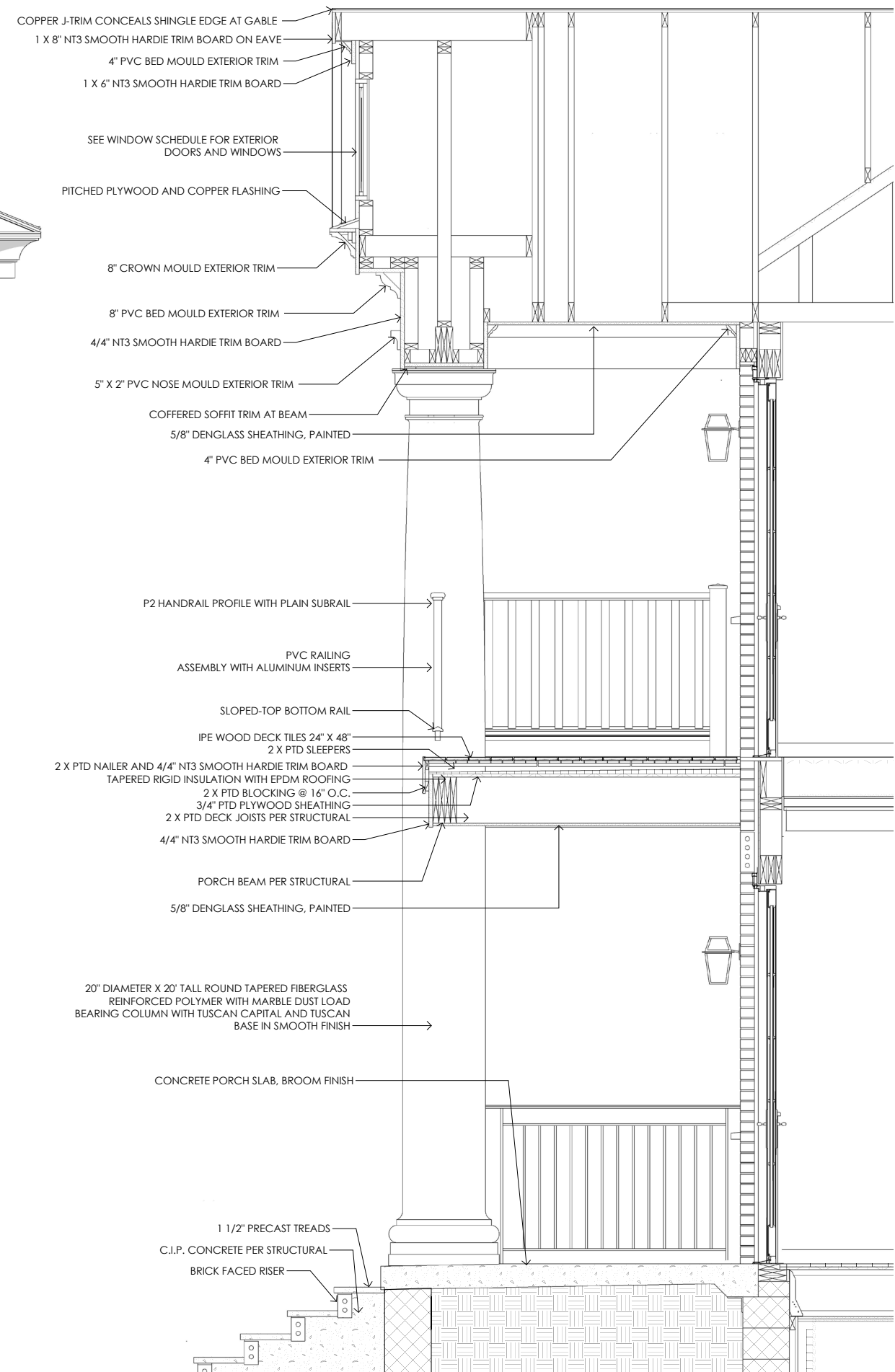
BLACK RAIL TO "DISAPPEAR"



CONTEXTUAL PRECEDENTS



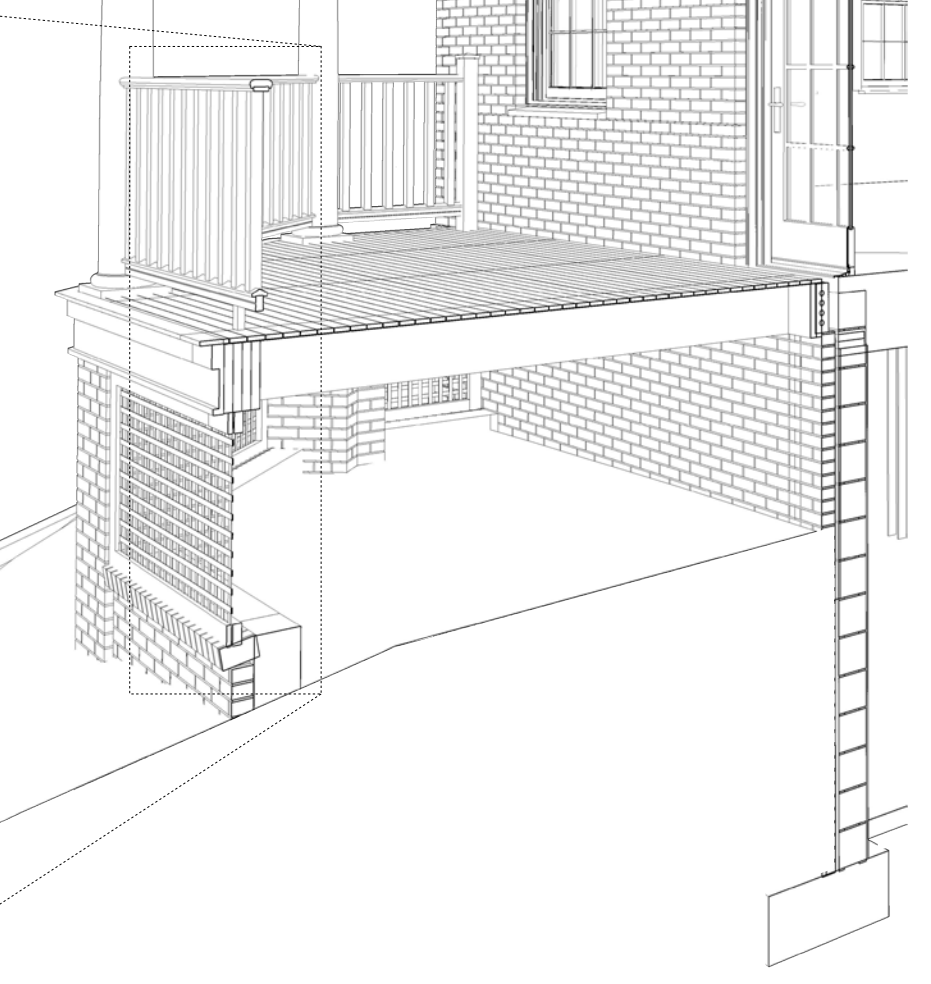
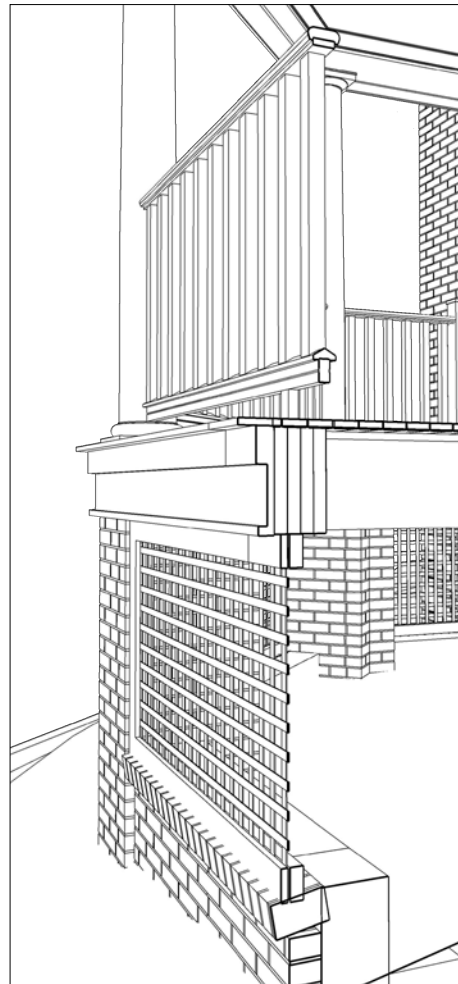
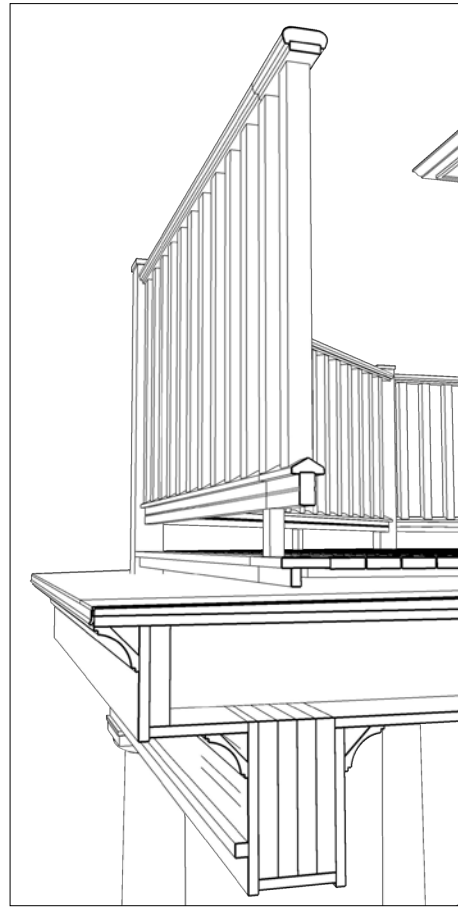
REVISED FRONT PORTICO DETAILS



REVISED FRONT PORTICO DETAILS



CONTEXTUAL PRECEDENTS



RAILING SET BACK TO ACT AS A SECONDARY ELEMENT

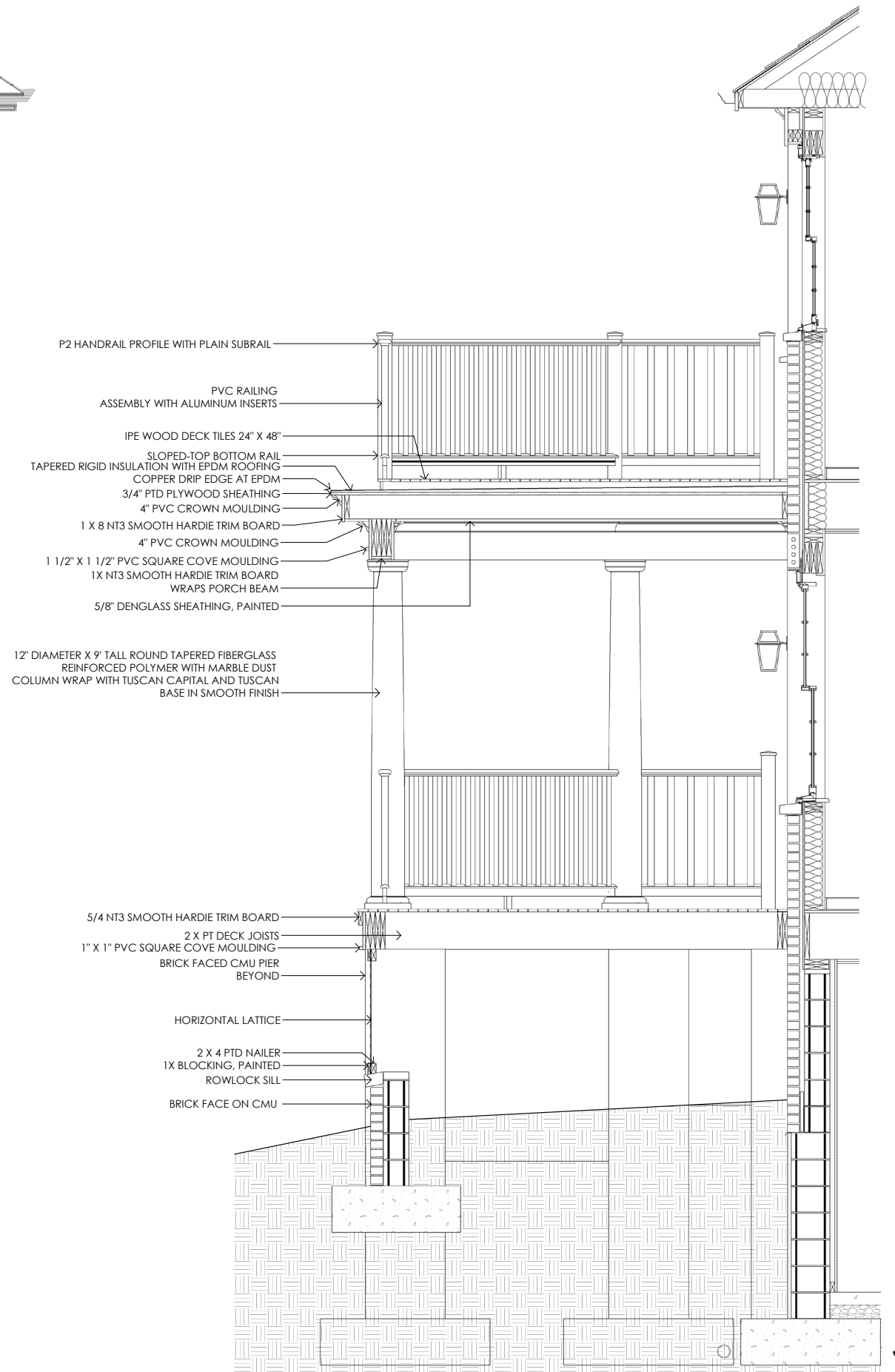
HEAVY ELEMENT TO READ AS ROOF

SINGLE STORY COLUMNS SCALED TO HEIGHT

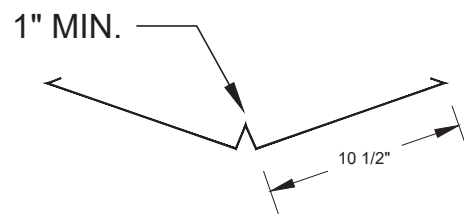
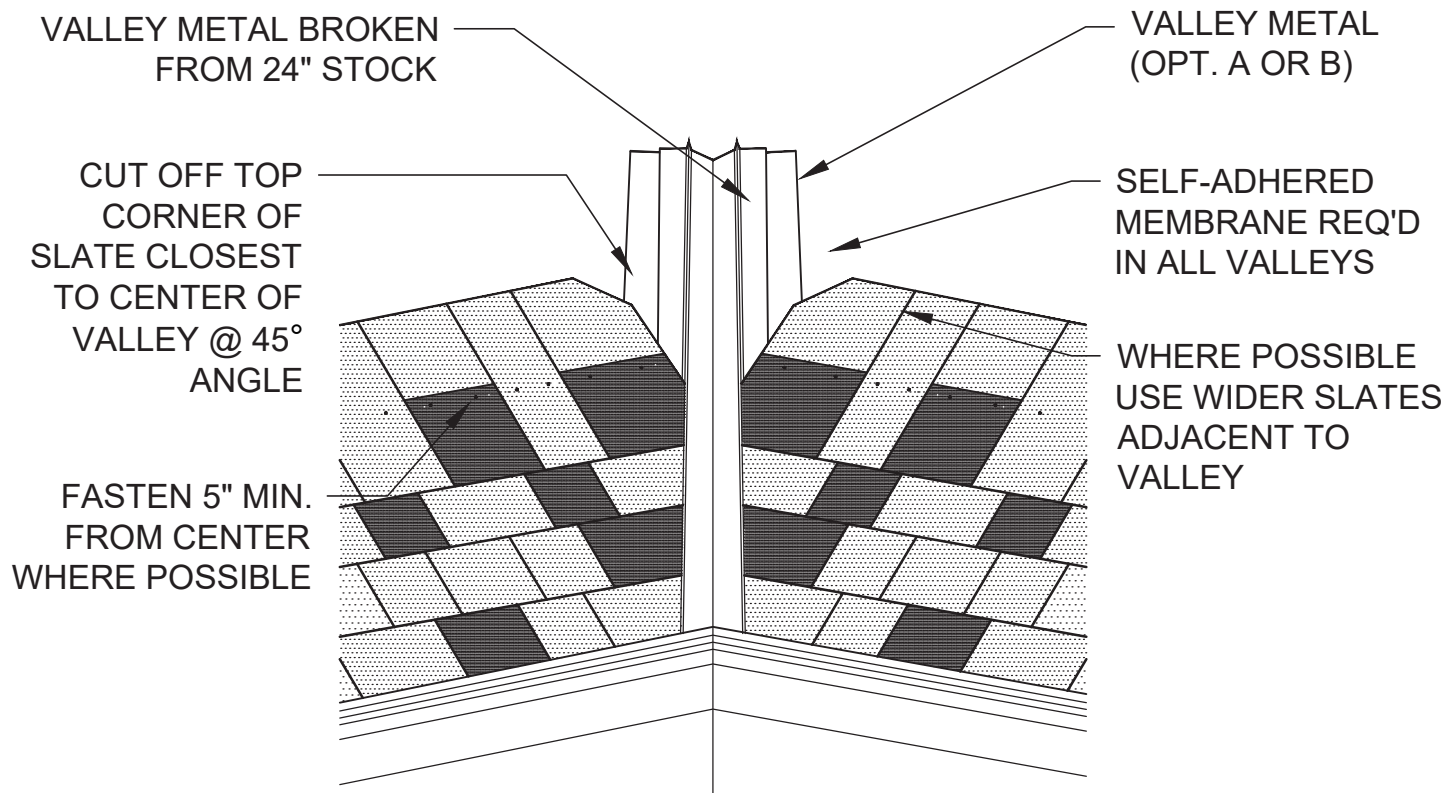
RAILING CENTERED TO COLUMNS

TRIM BOARD TO RESEMBLE PORTICO PORCH

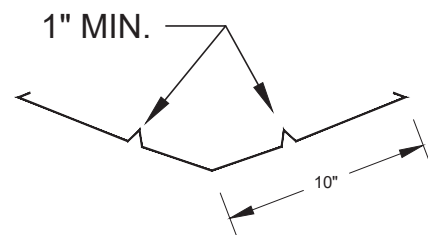
FACETED COLUMNS



REVISED SIDE PORCH DETAILS



OPT. A - SINGLE DIVERTER VALLEY METAL



OPT. B - TWIN DIVERTER VALLEY METAL



RIDGE VENT DETAIL (COPPER)

DAVINCI SLATE - MULTI-WIDTH OPEN VALLEY INSTALLATION

SCALE: N.T.S.



1-800-328-4624
www.davinciroofscapes.com

VALLEY FLASHING DETAIL (COPPER)



HIP DETAIL (BELLAFORTE SLATE)

580'-0"
ROOF RIDGE HEIGHT

CLEAN, SCRAPE, FILL, CAULK,
PRIME AND REPAINT ALL
EXISTING FASCIA, FRIEZE, AND EAVE TRIM

569'-9"
EAVE

560'-1"
UPPER LEVEL
FINISHED FLOOR

549'-3"
MAIN LEVEL
FINISHED FLOOR

CLEAN, SCRAPE, FILL, CAULK,
PRIME AND REPAINT ALL
EXISTING WINDOWS

CLEAN, SCRAPE, FILL, CAULK,
PRIME AND REPAINT ALL EXISTING
RAILING, COLUMNS, AND PORCH TRIM

NEW METAL ROOF
ON EXISTING PORCH

GAS METER

MECHANICAL UNITS

ALL HARDIE TRIM AT EAVES,
PORCH RAILINGS, COLUMNS,
AND PEDIMENT TO BE PAINTED
IN BENJAMIN MOORE
"CHANTILLY LACE"

539'-8"

580'-0"
ROOF RIDGE HEIGHT

569'-9"
EAVE

560'-1"
UPPER LEVEL
FINISHED FLOOR

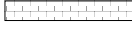
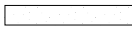

549'-3"
MAIN LEVEL
FINISHED FLOOR

1X12 COMPOSITE FRIEZE BOARD

NEW SYNTHETIC SLATE SHINGLES

RAIN WATER LEADER
(TYP. 1 OF 5)

539'-8"
BASEMENT SLAB

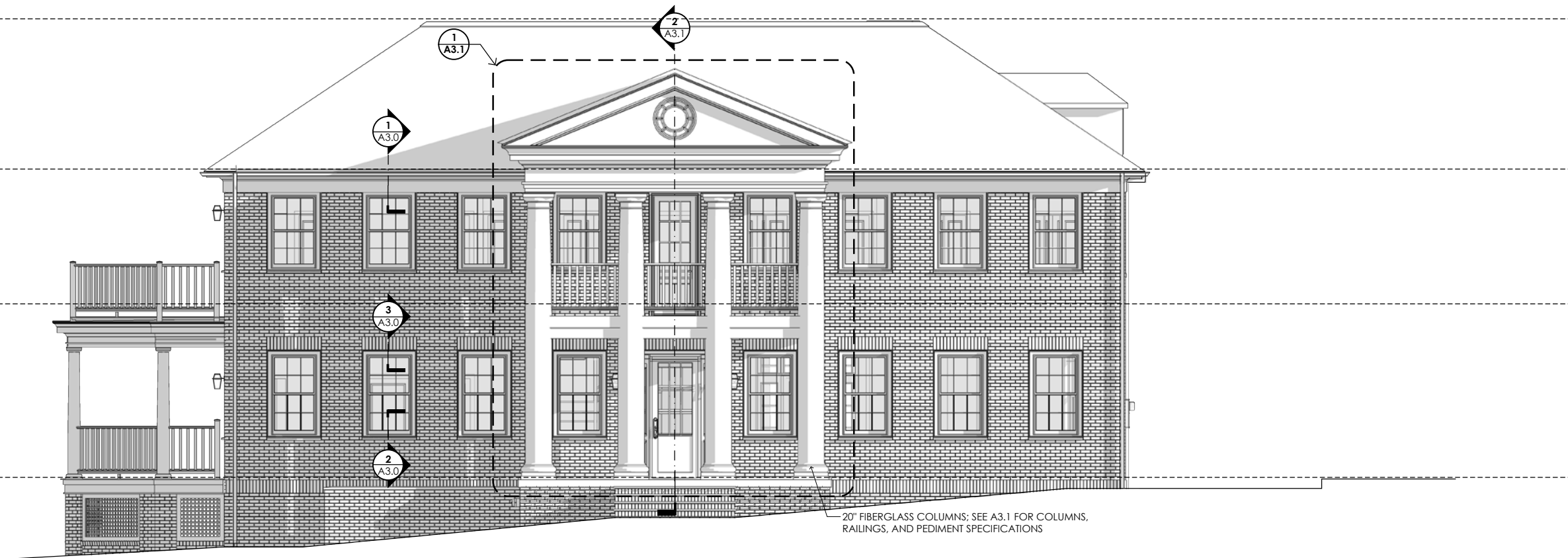
- A  GLEN-GERY EXTRUDED FACEBRICK VENEER IN "ABERDEEN" STYLE WITH ARGOS "BEIGE" GROUT
- B  EIFS BUILDING CLADDING SYSTEM, SMOOTH FINISH; PAINTED IN BENJAMIN MOORE "HALO"
- C  DAVINCI BELLAFORTE SYNTHETIC SLATE SHINGLES IN "SLATE GREY"

580'-0"
ROOF RIDGE HEIGHT

569'-9"
EAVE

560'-1"
UPPER LEVEL
FINISHED FLOOR

549'-3"
MAIN LEVEL
FINISHED FLOOR



20" FIBERGLASS COLUMNS; SEE A3.1 FOR COLUMNS,
RAILINGS, AND PEDIMENT SPECIFICATIONS

580'-0"
ROOF RIDGE HEIGHT

569'-9"
EAVE

560'-1"
UPPER LEVEL
FINISHED FLOOR


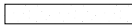

549'-3"
MAIN LEVEL
FINISHED FLOOR



MAXIM LIGHTING ARTISAN 1-LIGHT
OUTDOOR WALL MOUNT

ELECTRIC METER

538'-8"
BASEMENT SLAB

- A  GLEN-GERY EXTRUDED FACEBRICK VENEER IN "ABERDEEN" STYLE WITH ARGOS "BEIGE" GROUT
- B  EIFS BUILDING CLADDING SYSTEM, SMOOTH FINISH, PAINTED IN BENJAMIN MOORE "HALO"
- C  DAVINCI BELLAFORTE SYNTHETIC SHINGLES IN "SLATE GREY"

ELEVATIONS