



Preliminary Discussion

125 Chancellor Street, TMP 90137000

The Corner ADC District

Owner: Alpha Tau Omega Holding Corp.

Applicant: Khanh Uong, Design Develop, LLC

Project: Rear addition and site work



Background

Year Built: c1898 (House)
District: The Corner ADC
Status: Contributing

Constructed as a boarding house with an L-plan, I-house floorplan, this Victorian style building features several East Lake and Queen Ann decorative motifs, such as the mock half-timbering in the front gable and brackets beneath the over-sailing front eave. Addition constructed possibly c1952. Garage in the rear is *non-contributing*.

Prior BAR Actions

n/a

Application

- Applicant's submittal: Design Develop drawings *Alpha Tau Omega, Renovation and Addition Preliminary Draft* (undated): 24 sheets, including photos, elevations, plans and renderings.

CoA request for demolition of existing rear addition, construction of a new addition, alterations to the existing house, and related site work. (Demolition of the non-contributing garage does not require BAR review.) 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*, Chapter III--*New Construction and Additions*, and Chapter VII--*Demolitions and Moving*.

Of particular assistance, as a checklist for the preliminary discussion, are the criteria for *Additions* in Chapter III:

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

Additionally, the discussion should address any questions regarding the materials and components. For example:

- Roofing
- Gutters/Downspouts
- Cornice
- Siding and Trim
- Doors and Windows
- Landscaping
- Lighting

Suggested Motions

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

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 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.

Chapter VII – *Demolitions and Moving*

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
 - 1. The age of the structure or property;
 - 2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 - 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
 - 6. The degree to which distinguishing characteristics, qualities, features or materials remain;
- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.

Architectural And Historic Survey



50

Identification

STREET ADDRESS: 125 Chancellor Street-	HISTORIC NAME: Doswell-Mayo House (C.M.R.P.)
MAP & PARCEL: 9-137	DATE / PERIOD: 1898
CENSUS TRACT AND BLOCK:	STYLE: Victorian
PRESENT ZONING:	HEIGHT (to cornice) OR STORIES: 2 Storeys
ORIGINAL OWNER: Norma, Ella, and Sally Doswell	DIMENSIONS AND LAND AREA:
ORIGINAL USE: Residence?	CONDITION: Good
PRESENT USE: Apartment House	SURVEYOR:
PRESENT OWNER: Bernard and Margaret Mayo	DATE OF SURVEY: 1980
ADDRESS: 125 Chancellor Street	SOURCES: City/County records
Charlottesville, Virginia	

ARCHITECTURAL DESCRIPTION

Metal horizontal siding; 2 1/2 storeys; gable roof; one dormer; three bays, north bay projecting; single storey porch at center bay. Queen Anne. C. 1875. Projecting eaves - no cornices. Entrance in center bay. Lower floor - south bay has two / two double sash; entrance is double aluminum storm door with transom; north bay is octagonal with one / one double sash on each side and two / two double sash in center. Upper floor - south bay has two / two double sash; central bay has aluminum storm door; north bay has 2 two / two double sash windows. Dormer is louvered and gable end of one half storey has four lights. Two interior chimneys.

HISTORICAL DESCRIPTION

1897	ACDB 108-406	A. C. Chancellor, et al (heirs of Dr. J. E. Chancellor) to Norma Doswell, Ella Doswell and Sally J. Doswell
1910	ACDB 142-72	Ella Doswell to Sally J. Doswell and Norman Doswell
1942	City WB 5-171	Sally J. Doswell to Norma Doswell
1952	City DB 165-183	Estate of Norma Doswell to B. B. Clover
1952	City DB 166-498	B. B. Clover to Bernard and Margaret Mayo

UTM: 17/719290/4212690

*Architectural And Historic
Survey*



Graphics

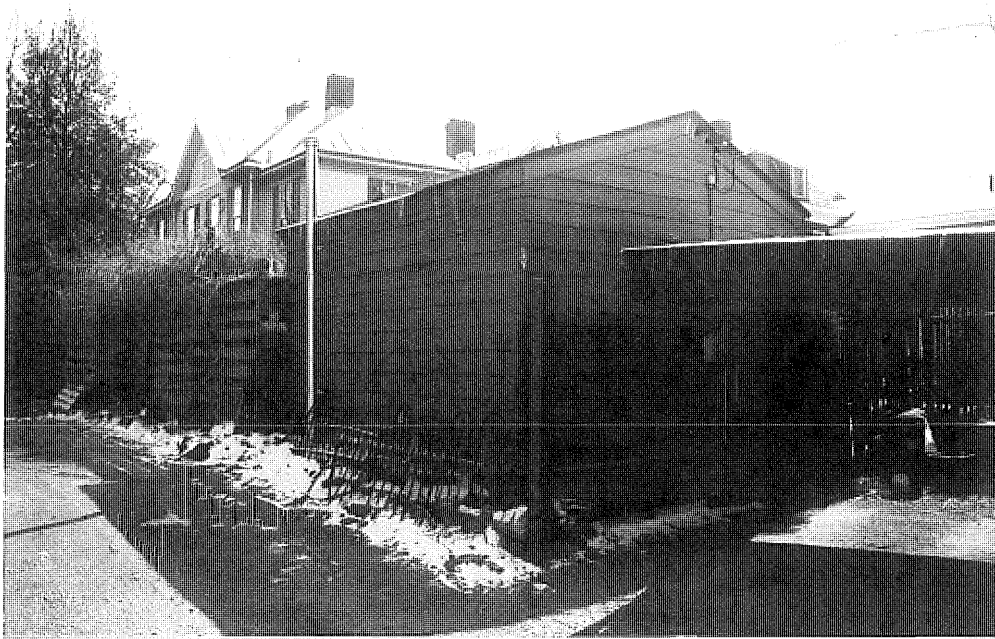




14643-36

res. no. 104-133-24

3/3/96



14643-35

res. no. 104-133-24

3/3/96



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

File No. 104-138 *24*
Negative no(s). 7234

Page 1 of 2

Street address **125 Chancellor St.** Note: See also VHLC file no. 104-132,
Town/City **Charlottesville** "Doswell-Mayo House"
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 checked="" type="checkbox"/> 2 1/2	<input type="checkbox"/> shed <input type="checkbox"/> mansard	<input type="checkbox"/> slate <input type="checkbox"/> tile
<input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3	<input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel	<input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin
<input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> pediment <input type="checkbox"/> parapet	<input type="checkbox"/> composition <input type="checkbox"/> not visible
	<input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat	<input checked="" type="checkbox"/> standing seam metal
	<input type="checkbox"/> other: _____	<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"/> 7
<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> gable <input type="checkbox"/> _____	<input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8
<input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input checked="" type="checkbox"/> 3 <i>L plan</i> <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 checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4	Tristyle porch set in corner of front ell, with (later?) deck above. Original balustrad.
	<input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type:
 detached house garage government industrial
 detached town house farmhouse commercial (office) school
 row house apartment building commercial (store) church
 double house gas station railroad _____

Style/period **Decorated Vernacular/Queen Anne** Date *1898* Architect/builder _____

Location and description of entrance **Plain front entrance with double-leaf doors and transom.**



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

This is a typical L-plan I-house of the day with several Eastlake and Queen Anne decorative motifs added. These include the mock half-timbering in the front gable and the usunburst brackets under the oversailing front ell.
 A two-story extension stands at the rear of the house.

Historical information
 In 1897 the heirs of Dr. J. E. Chancellor sold the property to Ella Doswell et als. The Doswells evidently built the house the following year.
 Bernard Mayo and his wife bought the house in 1952.

Source **Eugenia: Bibb; City and County court records.**
 Surveyed by **Jeff O'Dell, VHLC** Date **8-83**



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 ATO Holding Corp. Applicant Name Khanh Uong
Project Name/Description Alpha Tau Omega Renovation and Addition Parcel Number 090137000
Project Property Address 125 Chancellor St, Charlottesville, VA 22903

Applicant Information

Address: Design Develop, LLC
418 E Main St, Charlottesville, VA 22902
Email: kuong@designdevelopllc.com
Phone: (W) 434-445-4045 ext 1 (C) 410-292-2295

Property Owner Information (if not applicant)

Address: Alpha Tau Omega
125 Chancellor St, Charlottesville, VA 22903
Email: johnhsweeney@gmail.com
Phone: (W) 931-510-0023 (C) _____

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] 10/26/20
Signature Date

Khanh Uong 10/26/20
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 10-26-20
Signature Date

Christopher Tate 10/26/20
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Renovation of existing house structure including interior work, new siding, reconstruction of front porch and repair and refurbishment of existing windows. Partial demolition to rear of house for new addition. Site work.

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

Proposed design packet with context photos, site plans, plans, building elevations and 3D perspective views.

For Office Use Only

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

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.

ALPHA TAU OMEGA

RENOVATION AND ADDITION

125 Chancellor St., Charlottesville, VA 22903



PRECINT AVERAGE FINISHED SQUARE FOOTAGE : 5,245 SF
 EXISTING 125 CHANCELLOR ST : 3,552 SF
 PROPOSED 125 CHANCELLOR WITH ADDITION : 6,264 SF



ALPHA TAU OMEGA
 at 125 Chancellor St, Charlottesville, VA

Neighborhood Map **PRECINT IDENTITY**
 ANALYSIS OF BUILDING FOOTPRINTS IN PRECINT



120 Chancellor St - St. Paul's Episcopal Church - Built 1920



123 Chancellor St - Chi Omega - Built 1902



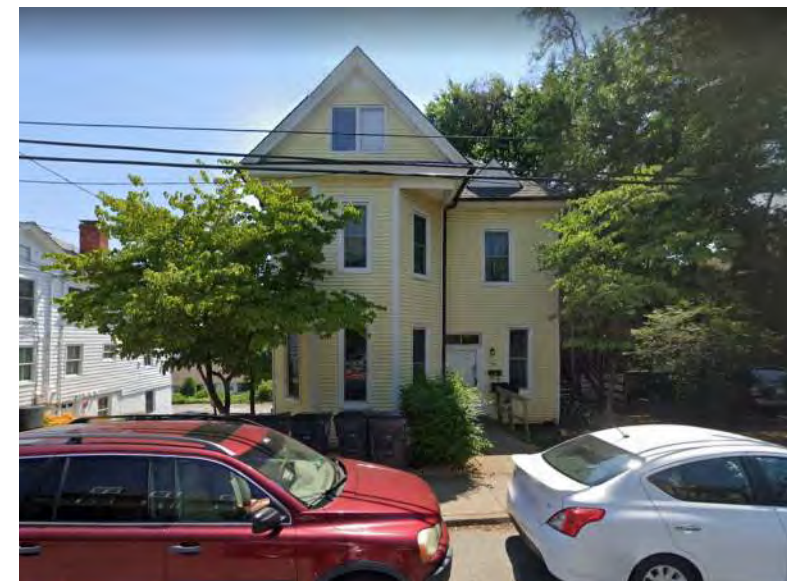
127 Chancellor St - Kappa Alpha Theta - Built 1920



128 Chancellor St - Christian Ministries - Built 1926



129 Chancellor St - Beta Psi - Built 1880



132 Chancellor St - Built 1920



136 Chancellor St - Kappa Delta - Built 1900



144 Chancellor St - Delta Zeta - Built 1900



150 Chancellor St - Delta Zeta - Built 1912



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Site Context **PHOTOS**



STREET ADDRESS : 125 Chancellor Street
MAP & PARCEL : 9-137
PRESENT ZONING : R-3H
ORIGINAL OWNER : Norma, Ella, and Sally Doswell
ORIGINAL USE : Residence
PRESENT USE : Fraternity
PRESENT OWNER : Alpha Tau Omega Holding Corporation
HISTORIC NAME : Doswell-Mayo House
DATE /PERIOD : 1898
STYLE : Victorian
HEIGHT : 2 Stories
DIMENSIONS / LAND AREA : 3,458 SF / 0.23 Acres

ARCHITECTURAL DESCRIPTION

Metal horizontal siding; 2 1/2 stories; gable roof; one dormer; three bays, north bay projecting; single story porch at center bay. Projecting eaves - no cornices. Entrance in center bay. Lower floor - south bay has 2/2 double sash; entrance is double aluminum storm door with transom; north bay is octagonal with 1/1 double sash on east side and 2/2 double sash in center. Upper floor - south bay has 2/2 double sash; central bay has a aluminum storm door; north bay has 2/2 double sash windows. Dormer is louvered and gable end of one half story has four lights. Two interior chimneys.



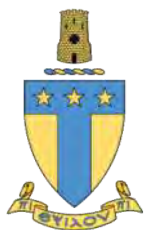
ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA



Existing Exterior **N/E FRONT OF HOUSE**



Existing Exterior **S/W REAR OF HOUSE**



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

PRELIMINARY DRAFT
DESIGN
DEVELOP



Existing Exterior **SOUTH SIDE OF HOUSE**



Existing Exterior **S/E FRONT OF HOUSE**



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

PRELIMINARY DRAFT
DESIGN
DEVELOP

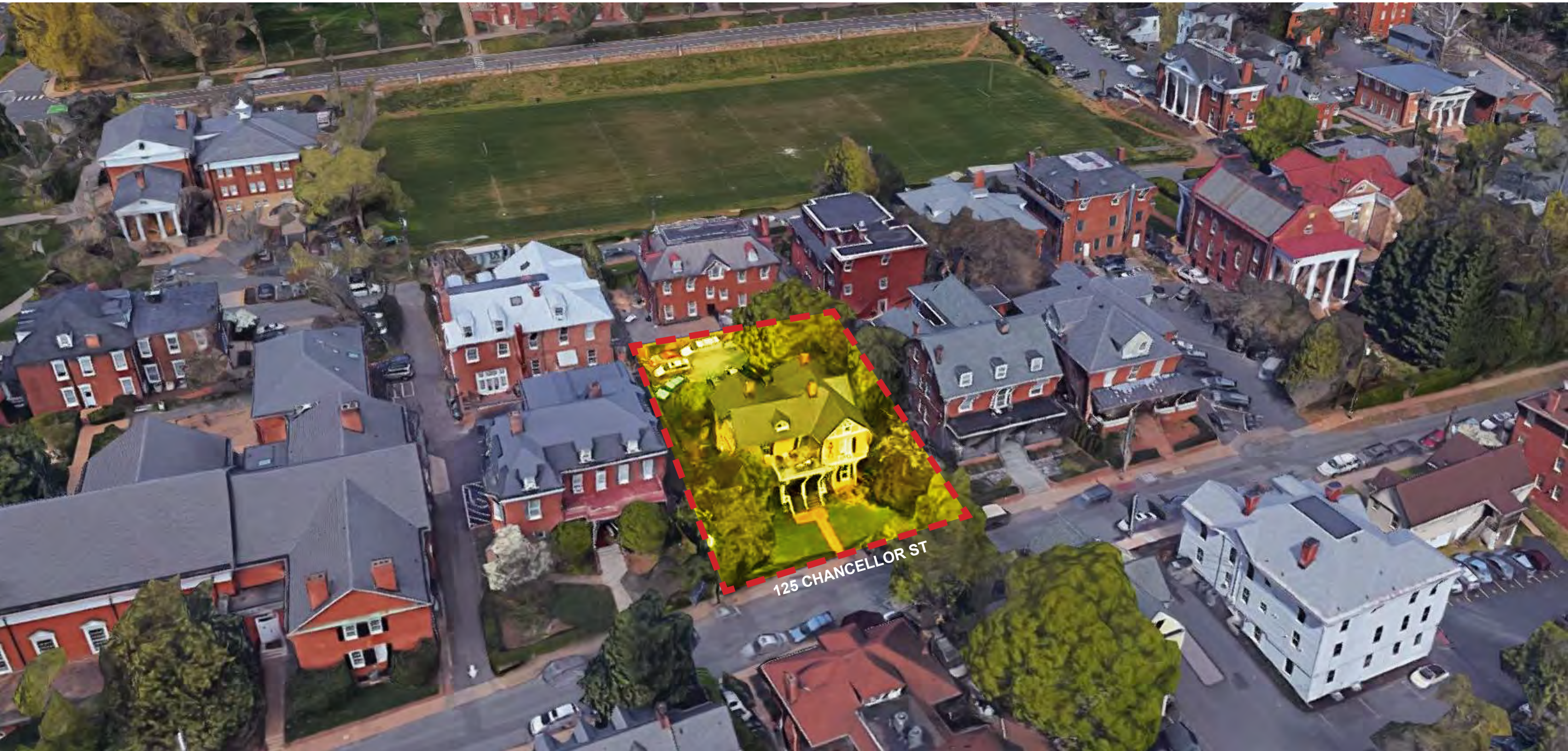


Existing Exterior Context **VIEW FROM CHANCELLOR ST**



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

PRELIMINARY DRAFT
 **DESIGN**
DEVELOP



Aerial View **LOOKING NORTHWEST**



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

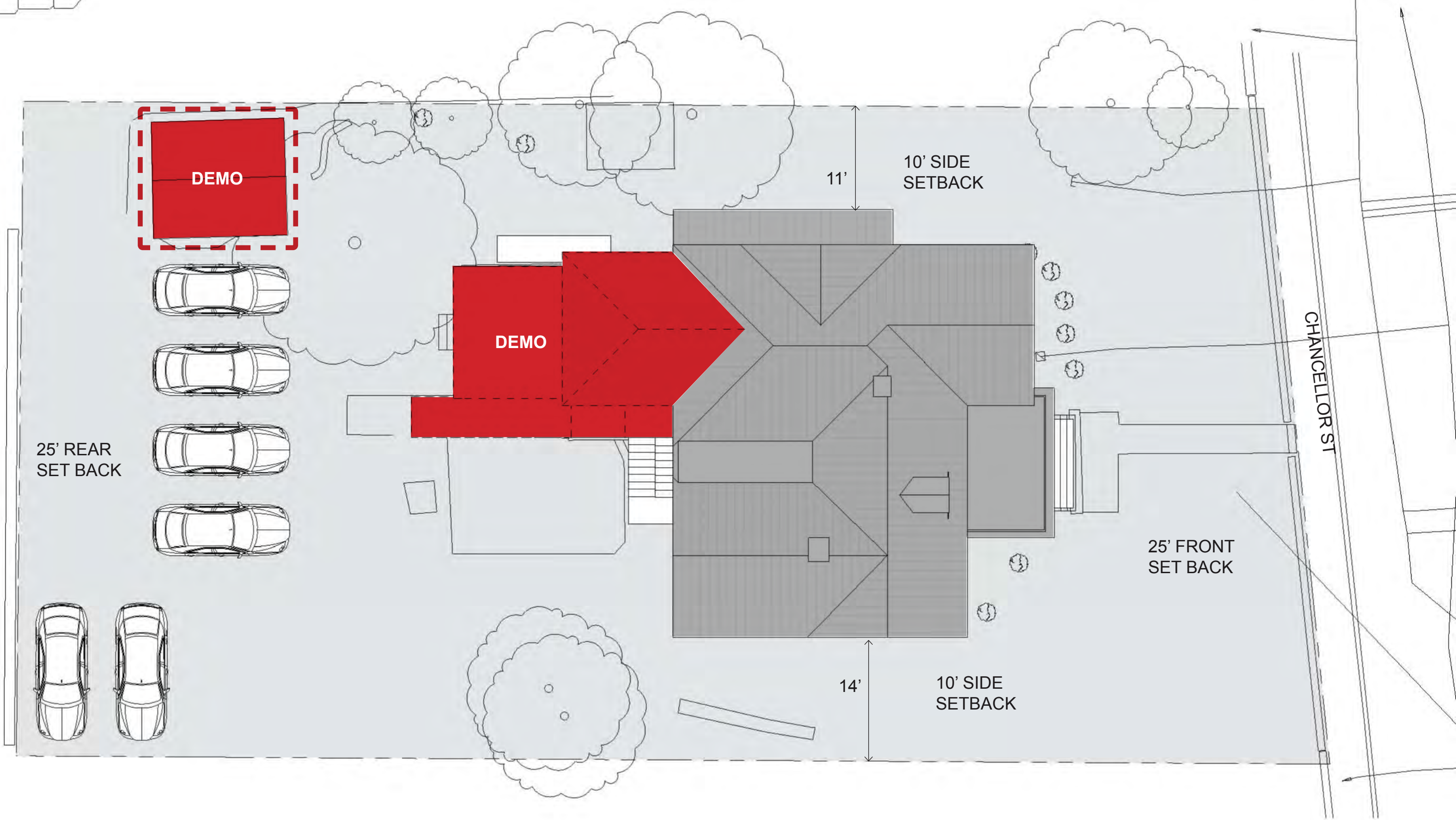
PRELIMINARY DRAFT
 **DESIGN
DEVELOP**



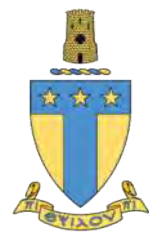
Aerial View **LOOKING NORTHEAST**



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

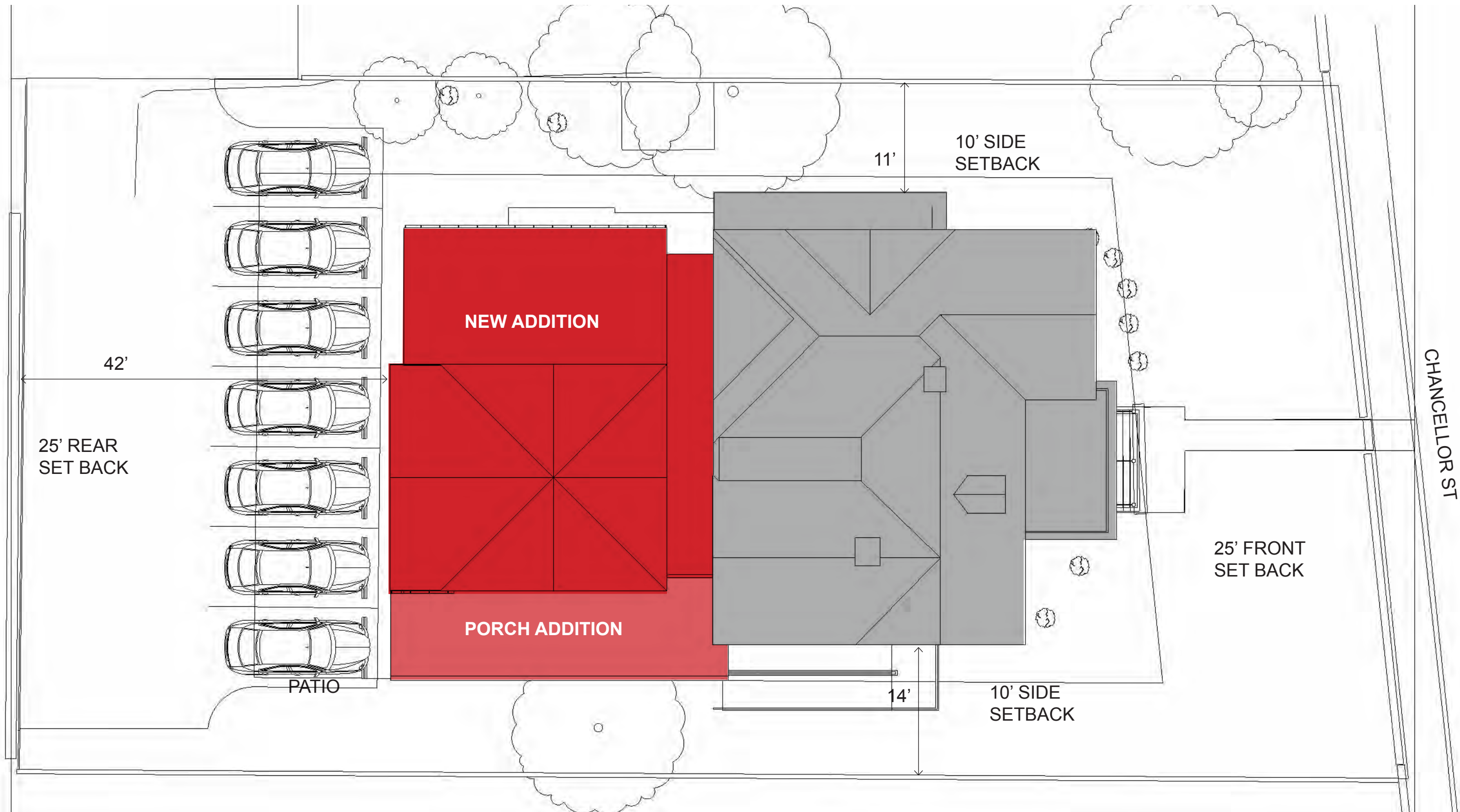


Site Plan - **EXISTING**
SCALE : 1" = 10'-0"

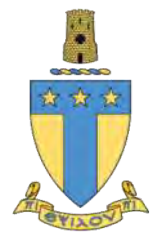


ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA





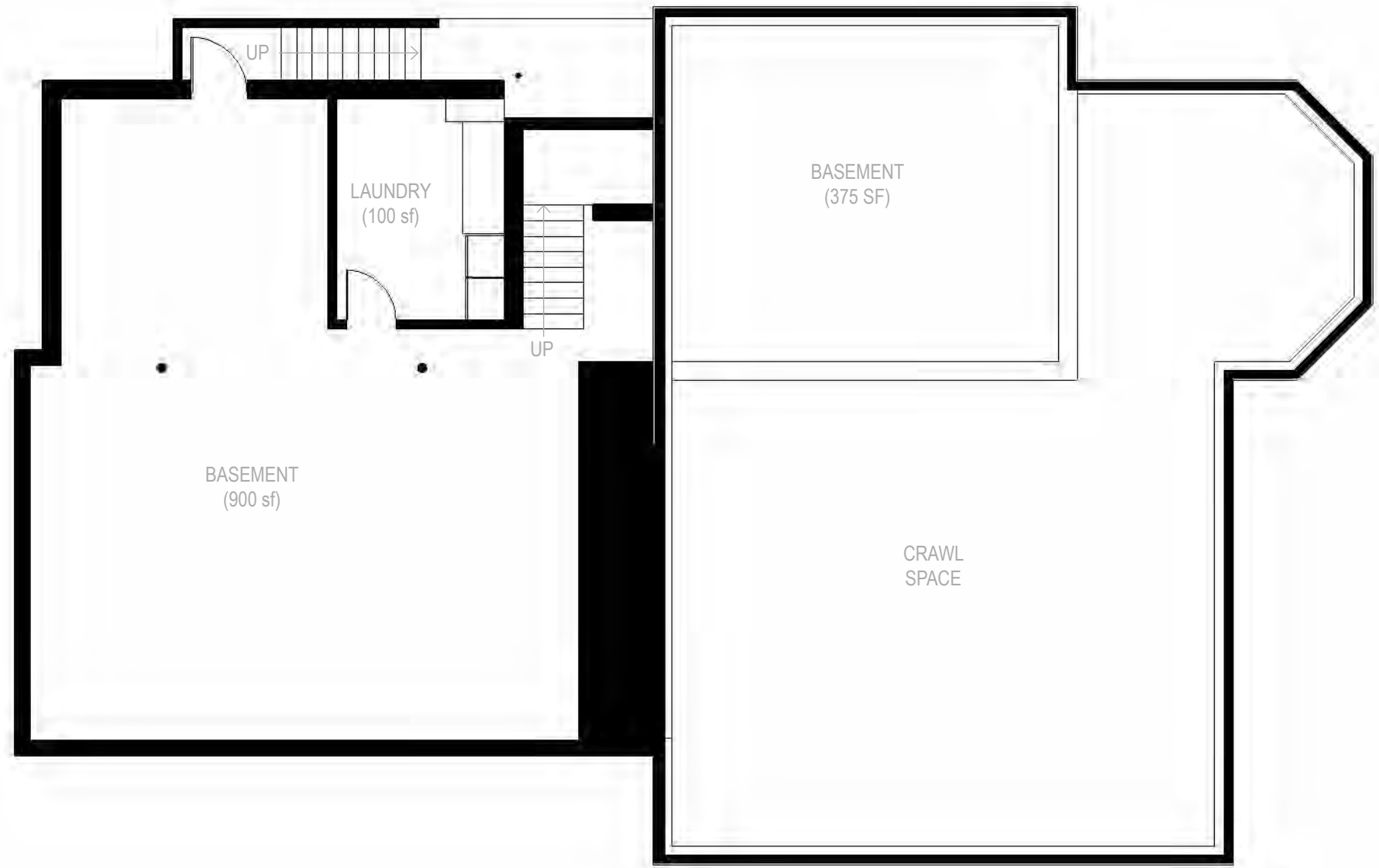
Site Plan - **PROPOSED**
 SCALE : 1" = 10'-0"



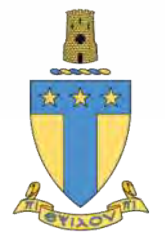
ALPHA TAU OMEGA
 at 125 Chancellor St, Charlottesville, VA



← ADDITION | EXISTING →

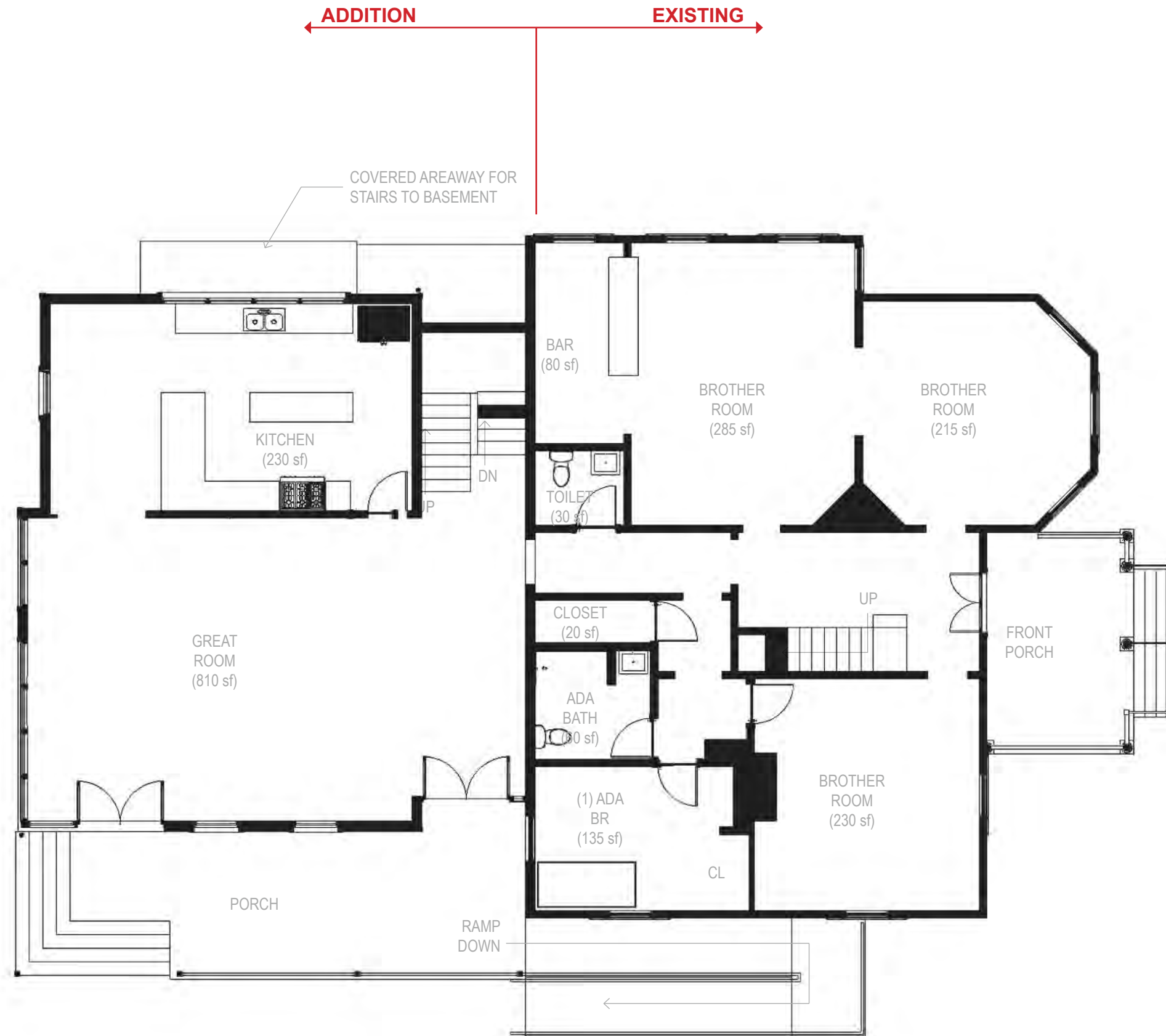


Plan - **BASEMENT**
SCALE : 1/8" = 1' - 0"



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA





Plan - **FIRST FLOOR**
SCALE : 1/8" = 1' - 0"



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

← ADDITION EXISTING →



Plan - **SECOND FLOOR**
SCALE : 1/8" = 1' - 0"

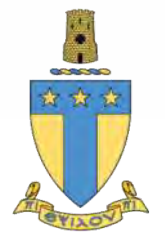


ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

← ADDITION EXISTING →

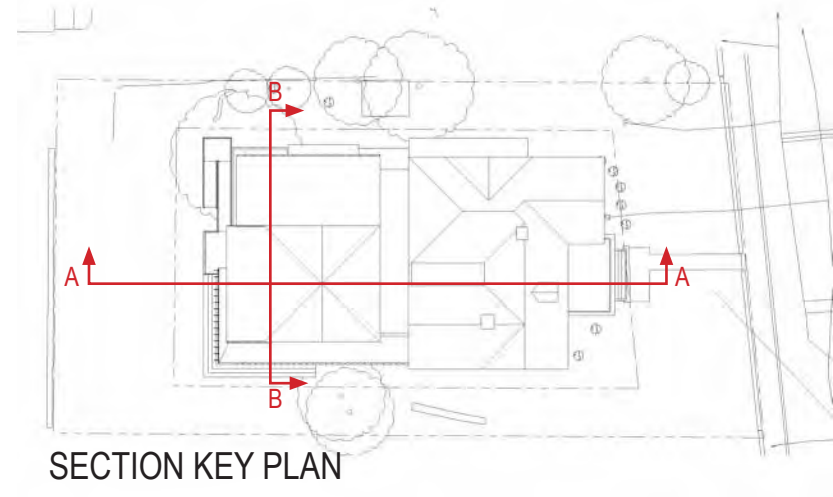


Plan - **ATTIC FLOOR**
SCALE : 1/8" = 1' - 0"



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA



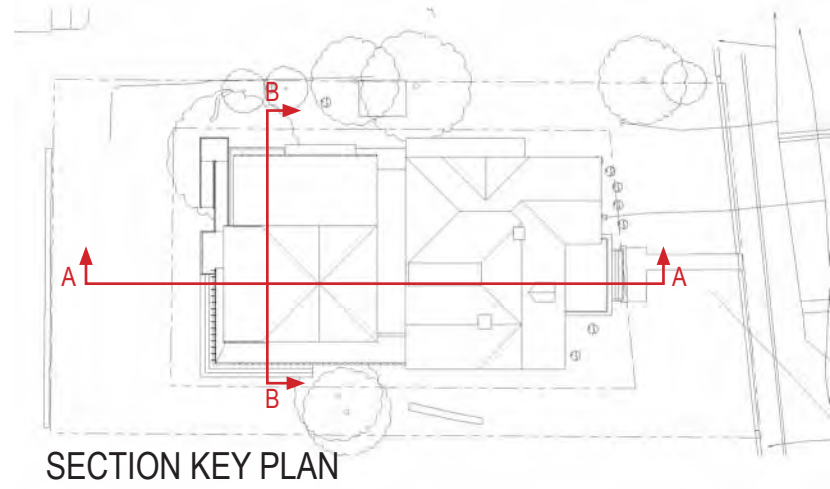


Section - **A-A**
SCALE : 1/8" = 1' - 0"



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA





Section - **B-B**
 SCALE : 1/8" = 1' - 0"



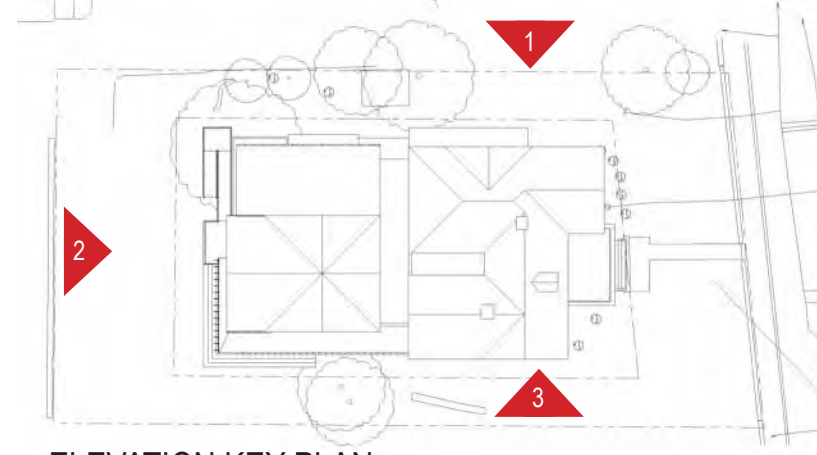
ALPHA TAU OMEGA
 at 125 Chancellor St, Charlottesville, VA



METAL STANDING SEAM ROOF
 DOUBLE HUNG WINDOWS
 HORIZONTAL CLAPBOARD SIDING

REPAIR EXISTING ROOF AS REQ'D
 RETAIN ORNAMENTAL TRIM WORK - TYPICAL
 REPAIR AND REFURBISH EXISTING DOUBLE HUNG WINDOWS
 REPLACE EXISTING SIDING
 REBUILD PORCH TO MATCH
 REPAIR AND REPLACE AS REQUIRED EXISTING SHUTTERS

ACCESSIBLE RAMP



ELEVATION KEY PLAN

Elevation - **3 SOUTH**

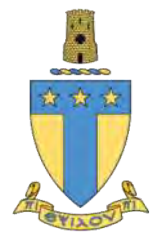


AREAWAY ENCLOSURE FOR STAIRS DOWN TO BASEMENT

Elevation - **1 NORTH**



Elevation - **2 WEST**



ALPHA TAU OMEGA
 at 125 Chancellor St, Charlottesville, VA





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at 125 Chancellor St, Charlottesville, VA



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at 125 Chancellor St, Charlottesville, VA



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