

March 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 3/18/2021 4:06 PM

To: Thomas Keogh <tkeogh@trainarchitects.com>

Certificate of Appropriateness Application

BAR 21-03-06

128 Chancellor Street, TMP 090105000

The Corner ADC District

Owner: University Christian Ministries

Applicant: Tom Keogh, Train Architects

Project: Front façade alterations

Dear Tom,

On Tuesday, March 16, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Cheri Lewis moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations at 128 Chancellor Street 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 a recommendation for the applicants to look at the brick color on the chimney, to seek more contrast for the hardscape.

Carl Schwarz seconds motion.

Motion passes (7-2, Breck Gastinger and Andy McClure opposed).

Please let me know if you have any further questions!

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
March 16, 2021**



Certificate of Appropriateness

BAR 21-03-06

128 Chancellor Street, TMP 090105000

The Corner ADC District

Owner: University Christian Ministries

Applicant: Tom Keough, Train Architects

Project: Front façade alterations



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 Actions

June 2014 – Admin review of exterior deck alterations.

August 18, 2020 – Preliminary discussion re: rear addition and front alterations

October 20, 2020 – BAR approved rear addition. Applicant deferred action on alterations to the front elevation.

Application

- Submittal: William Sherman Architect, and Train Architects drawings *Center for Christian Study, front Entry Modifications*, dated 23 February 2021: Cover plus eight sheets.

CoA request for alteration to the front entrance and terrace.

Materials and components

- Benches: SPAN style by Fine Concrete.

- Planters: Custom parterre planters by Fine Concrete
- Circular, teak bench at tree
- Teak table with four chairs (moveable)
- Brick pavers, sand set.
- 4-ft high, horizontal board, wood enclosure to match existing.
- New concrete sidewalk and driveway apron.

Lighting

- No exterior lighting shown or specified.

Discussion

Staff recommends approval.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations at 128 Chancellor Street 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 the ADC District Design Guidelines, I move to find that the proposed alterations at 128 Chancellor Street do not satisfy the BAR’s criteria and are not compatible with this property and other properties in The Corner ADC 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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*



**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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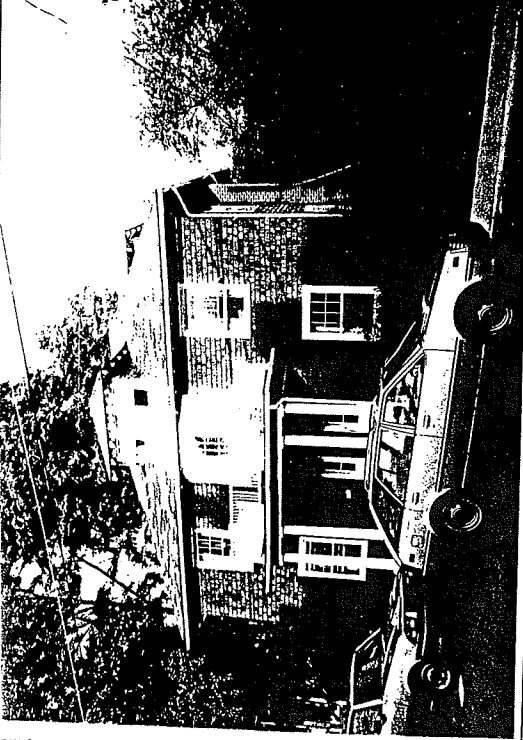
Porch <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Stories <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	Bays <input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <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.)

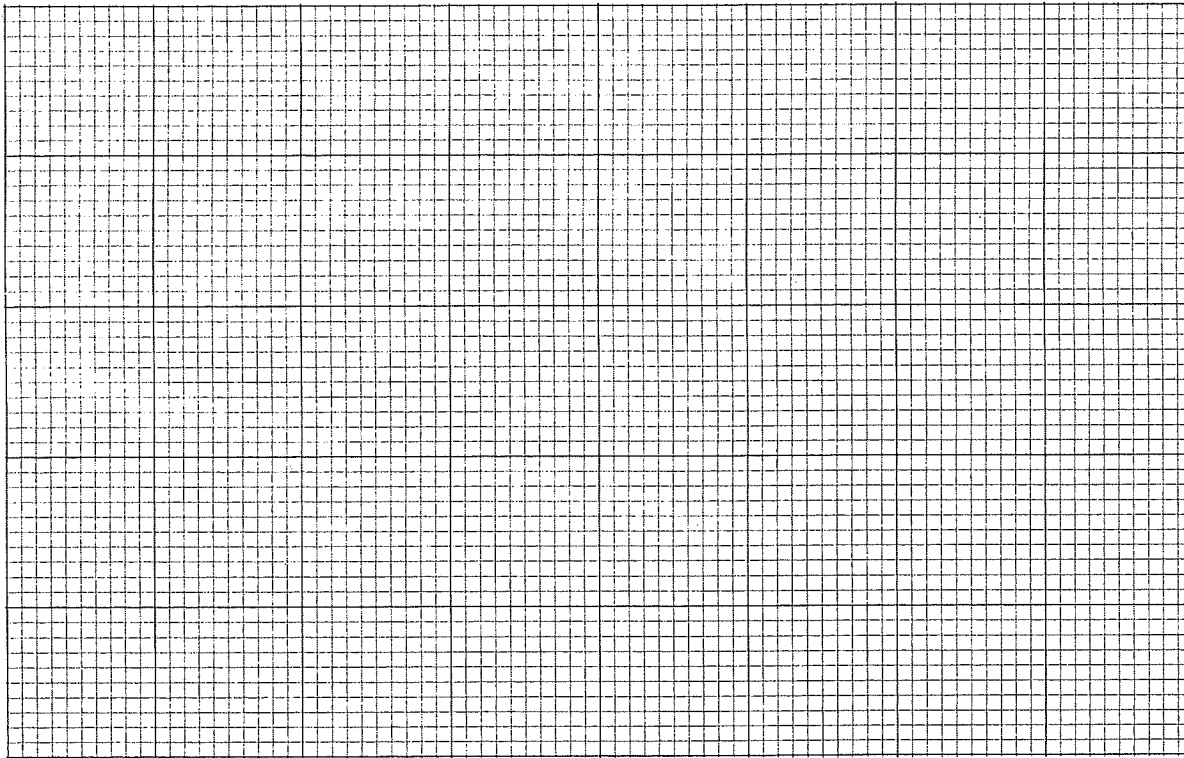
Used to be Parish house for St. Paul's.

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	<u>University Christian Ministries</u> <u>(dba Center for Christian Study)</u>	Applicant Name	<u>Tom Keogh - Train Architects</u> <u>Bill Wilder - William Wilder Architects</u>
Project Name/Description	<u>Front Entry Modifications</u>	Parcel Number	<u>090105000</u>
Project Property Address	<u>128 Chancellor Street, Charlottesville, Va. 22903</u>		

Applicant Information

Address: Tom Keogh, Train Architects
612 E. Jefferson St. Charlottesville, Va 22902
Email: t.keogh@trainarchitects.com
Phone: (W) 434.293.2965 (C) 434.292.5111

Property Owner Information (if not applicant)

Address: Center for Christian Study
Bill Wilder - Executive Director
128 Chancellor St. Charlottesville, Va 22903
Email: bill@studycenter.net
Phone: (W) 434.217.1050 (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] 2/23/2021
Signature Date

Thomas R Keogh 2/23/2021
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 2/23/2021
Signature Date

Bill Wilder 2/23/2021
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): modifications to the front entry area @ Chancellor Street including new brick pavers, planters, seating, and wood screen walls @ trash cans and north side of property.

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

- BAR Submission set, dated 23 February 2021, Center for Christian Study, Front Entry Modifications.

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
Revised 2016	

Center for Christian Study Front Entry Modifications

Center for Christian Study
128 Chancellor Street
Charlottesville, VA 22903

BAR Submission
23 February 2021

William Sherman Architect
Train Architects
612 East Jefferson Street
Charlottesville, VA 22902
ph 434.293.2965



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. The alterations and addition work submitted to the BAR for approval in the fall of 2020 and were approved as part of the consent agenda at the October 20, 2020 BAR meeting.

Description of proposed work and Design Intent

In order to address COVID concerns relative to the University's 2020/2021 academic year the Study Center tented over the asphalt parking area on the north side of their property. That outdoor gathering area was a success over the course of the fall semester and led the Center to ask William Sherman Architects with Train Architects to design permanent modifications to the front of their property along Chancellor Street; modifications that would formalize, and build on, the success of the temporary outdoor space that was created in COVID time. The intention is to provide a space that better serves the needs of the Center; provides a more welcoming space to the street and community, and preserves the existing specimen trees, including the mature Japanese maple in front of the house and the historic gingko tree on the north property line.

The existing front of the property is dominated by two asphalt (black top) parking areas – the one to the north has accommodated up to four vehicles, the one to the south, just one car. Between the two parking areas, flanking the concrete sidewalk that leads to the front porch from the street, are two smaller planting areas – presently planted with perennials, small shrubs and liriopse. A mature Japanese maple tree is located in the north planting area.

The primary design goals focused on three ideas – first, to eliminate the expanses of asphalt parking (black top); second, to provide a variety of outdoor seating experiences, and third, to screen the existing garbage / recycling can storage area from the street and the new gathering spaces.

The design solutions include the replacing the impervious asphalt parking areas, the concrete sidewalk to the front door; and the smaller planting areas that flank the sidewalk with sand-set brick pavers on a drainage bed below that is tied into the storm water treatment system that is being installed as part of the addition project. The brick pavers will be selected to match the existing brick masonry on the original 1926 house. While intended to encourage outdoor student /staff activity the pavers at the north and south sides of the property will be designed to support vehicle parking as well. The hedge at the south property line will remain, and a planting bed will be added between the south parking space and the area in front of the house.

The outdoor seating /gathering is envisioned as permanent bench seating interspersed with raised planters along the Chancellor Street sidewalk – with custom color concrete bases and wood slat seating surfaces; wood furniture seating around the Japanese maple (after selective pruning) north of the front porch and a table and chair group to the south of the front porch. More flexible, temporary seating options are possible at the north and south: tables with chairs or benches at the north either under cover of a tent or not; more small tables and chairs or just chairs at the south, depending the scheduled activity. Additional power will be provided at the north side of the project area for use during events e.g. temporary lighting and catering. No permanent lighting to supplement the existing front porch lighting and street lighting is planned

The garbage / recycling cans will be concealed by a wood enclosure that will match the wood enclosure wrapping the existing north exterior stair; likewise, a wood screen fence of the same design will be constructed along the north edge of the brick terrace to screen the view to the underside of the neighboring wooden fire stair.

At the north property line, the roots of the large gingko tree have caused damage to both the existing concrete sidewalk and asphalt parking area. In consultation with an arborist, these paved surfaces will be replaced with a mulched area where possible and replaced with the brick paving and new sidewalk in a way that best ensures the future health of the tree.



1. EXISTING SOUTH PARKING AREA

2. EXISTING PARKING AND TRASH STORAGE

A. EXISTING 1926 BUILDING
 B. EXISTING 1996 ADDITION
 C. APPROVED NEW ADDITION
 D. MODIFIED FRONT ENTRY



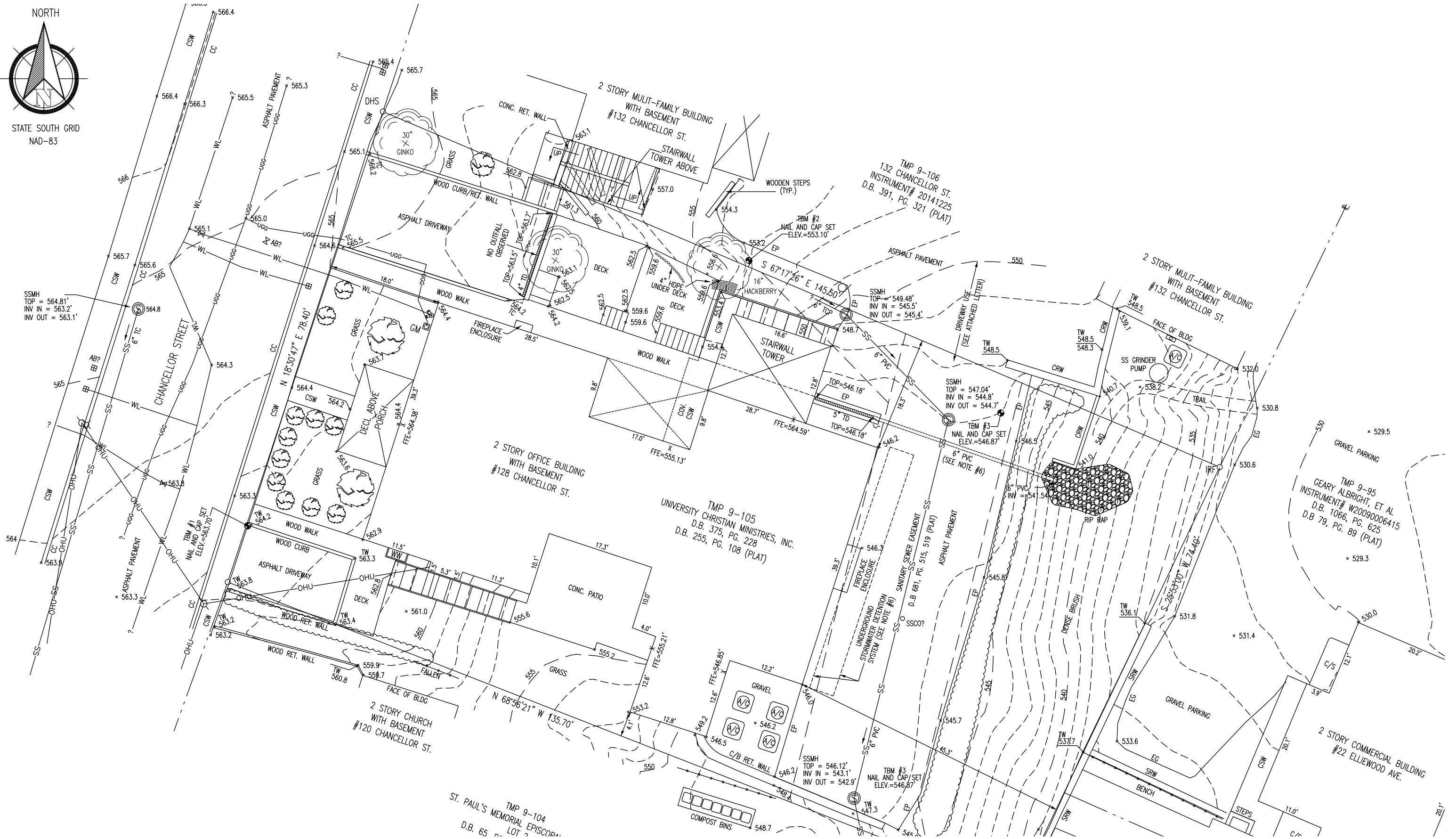
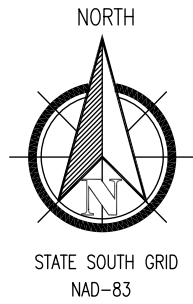
3. EXISTING NORTH TIMBER STAIRS



4. EXISTING NORTH PARKING AREA



5. EXISTING PARKING AND WALKWAY



CHANCELLOR STREET





Proposed View from Chancellor Street Sidewalk - Looking northwest

Rendered View
February 2021

Center for Christian Study Front Entry Modifications
128 Chancellor St, Charlottesville, VA 22903

William Sherman Architect | **Train Architects**

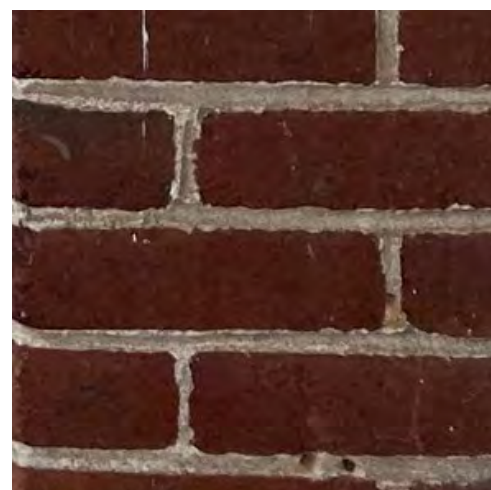
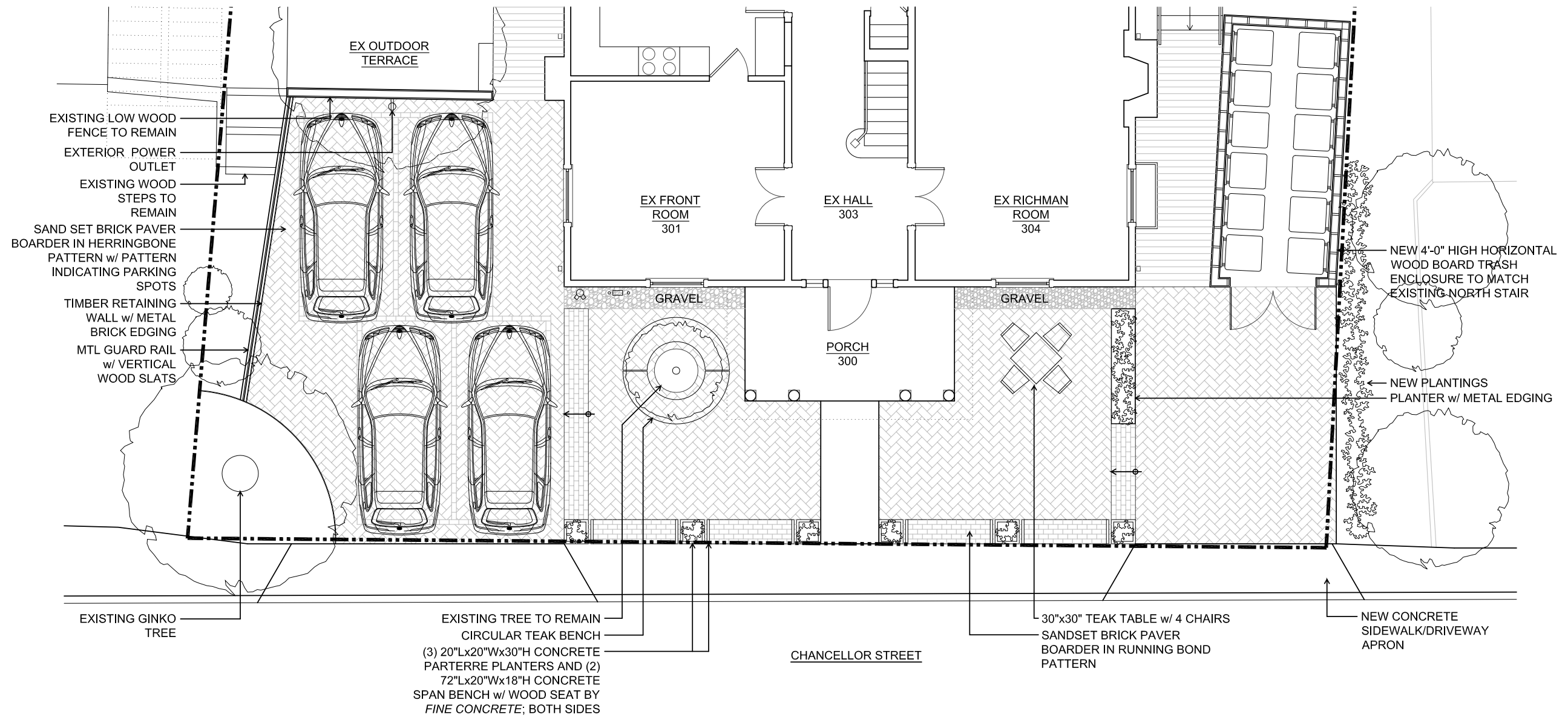


Proposed View from Chancellor Street Sidewalk - Looking southwest

Rendered View
February 2021

Center for Christian Study Front Entry Modifications
128 Chancellor St, Charlottesville, VA 22903

William Sherman Architect | **Train Architects**



Brick Pavers
(to match existing chimney masonry)



SPAN Bench by FINE CONCRETE



Custom Parterre Planter by FINE CONCRETE



Horizontal Wood Boards
(to match existing north stair enclosure)

Center for Christian Study Front Entry Modifications
128 Chancellor St, Charlottesville, VA 22903