

## May 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 5/20/2021 4:23 PM

To: Kevin Schafer <kschafer@designdevelopllc.com>

### **Certificate of Appropriateness**

BAR 21-05-02

167 Chancellor Street, TMP 090126000

The Corner ADC District

Owner: Alpha Omicron of Chi Psi Corp.

Applicant: Kevin Schafer, Design Develop, LLC

Project: Modify approved west elevation - extend steps to full width of the portico

Dear Kevin,

On Tuesday, May 18, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgment of the BAR's decision. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below:

*Cheri Lewis moves to approve the consent agenda.*

*James Zehmer seconds motion.*

*Motion passes (7-0).*

*Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed modification of the west portico steps at 167 Chancellor Street satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted.*

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  
May 18, 2021**



**Certificate of Appropriateness**

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**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.)

September 15, 2020 – BAR approved CoA for proposed addition and alterations, including site work and landscaping, to the existing fraternity house.

**Application**

- Applicant submittal: Renderings of west elevation (as approved by BAR in September 2020 and with proposed modification) and photos of similar conditions nearby. (3 pages, dated April 29, 2021.)

CoA request to extend steps to full width of the west portico.

**Discussion**

Staff recommends approval as a Consent Agenda item. Several nearby buildings have similar entry porticos with full-width steps.

## **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 modification of the west portico steps at 167 Chancellor Street satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted..

[.. 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 modification of the west portico steps at 167 Chancellor Street does not satisfy the BAR's criteria and is 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 New Construction and Additions**

#### **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.

## **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](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](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](http://weblink.charlottesville.org/public/0/edoc/791772/2019-10_167%20Chancellor%20Street_BAR.pdf)

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



# 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

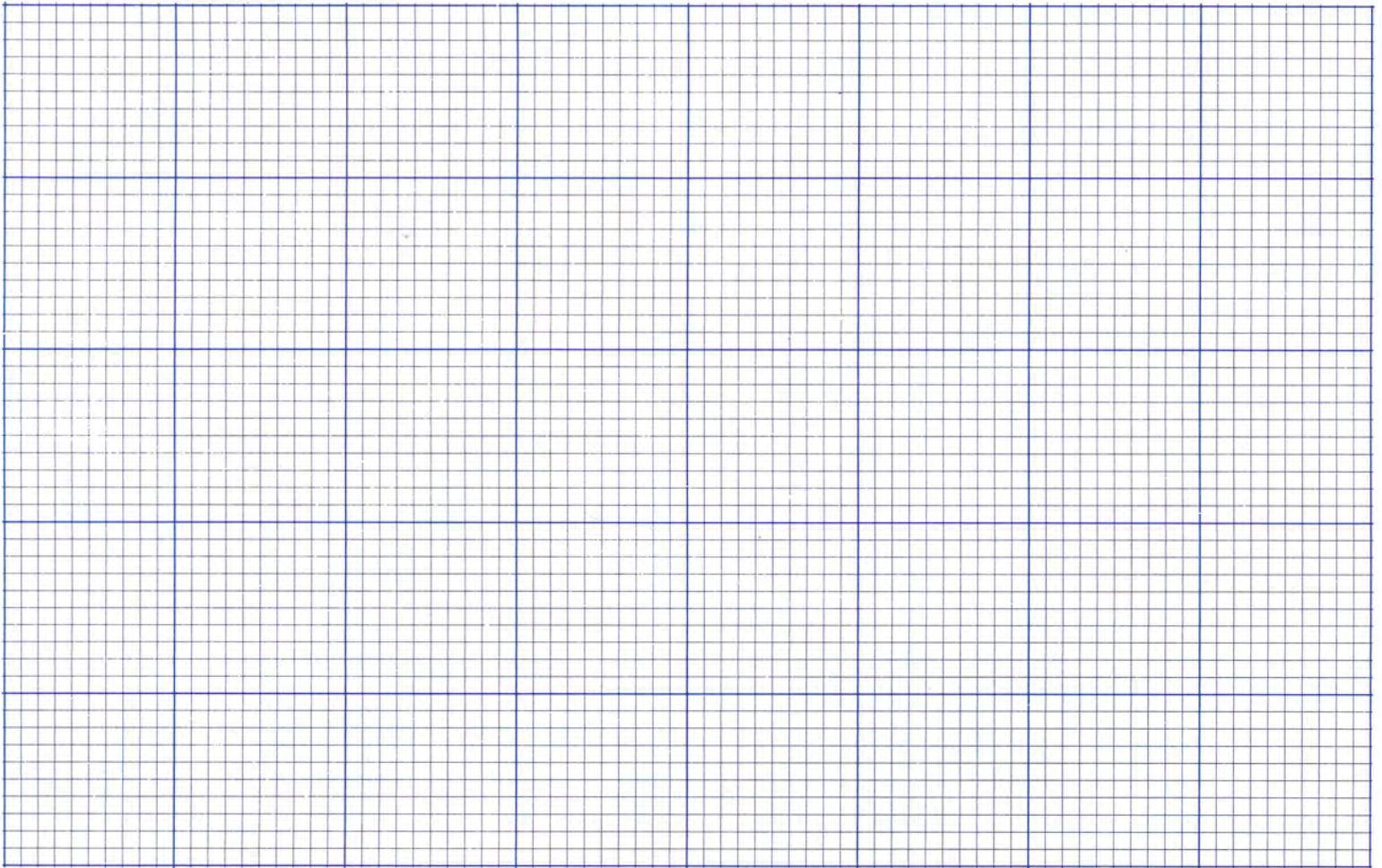
Published sources (Books, articles, etc., with bibliographic data.)

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 checked="" 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 checked="" type="checkbox"/> hipped <i>intersecting</i> <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input checked="" type="checkbox"/> hipped <input checked="" type="checkbox"/> 1? <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <i>Asym.</i> <input type="checkbox"/> 6 <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"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Porch reached by flight of wooden steps. Supported by Roman Doric posts, <del>the porch has angled sides</del>

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 \_\_\_\_\_  
 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"/> 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"/> _____	1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

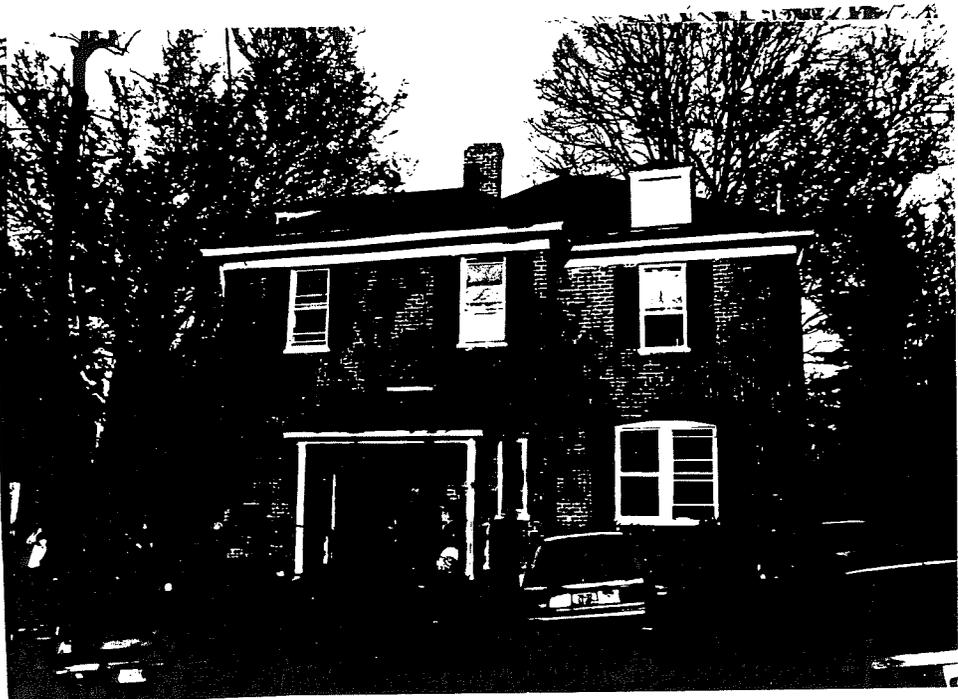
**Building type**

<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 \_\_\_\_\_

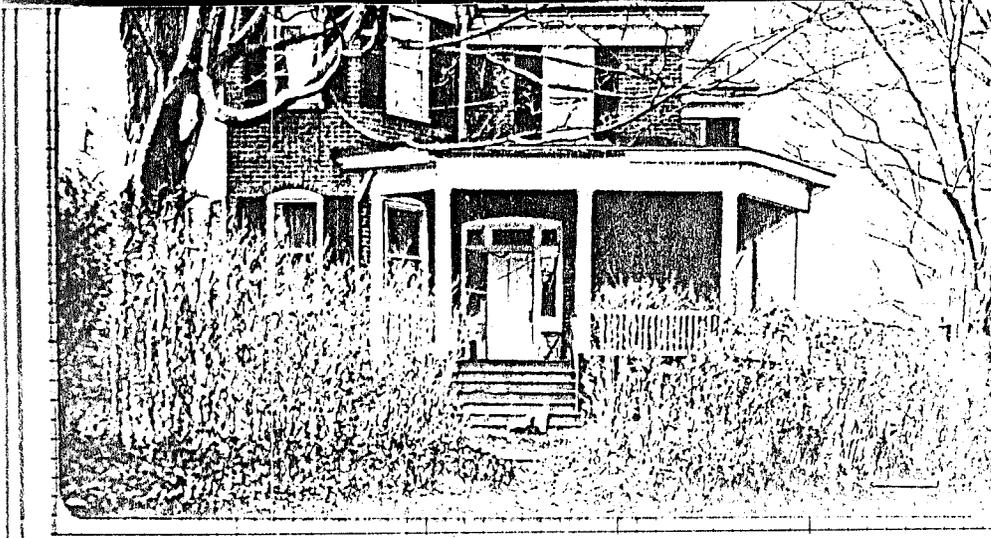
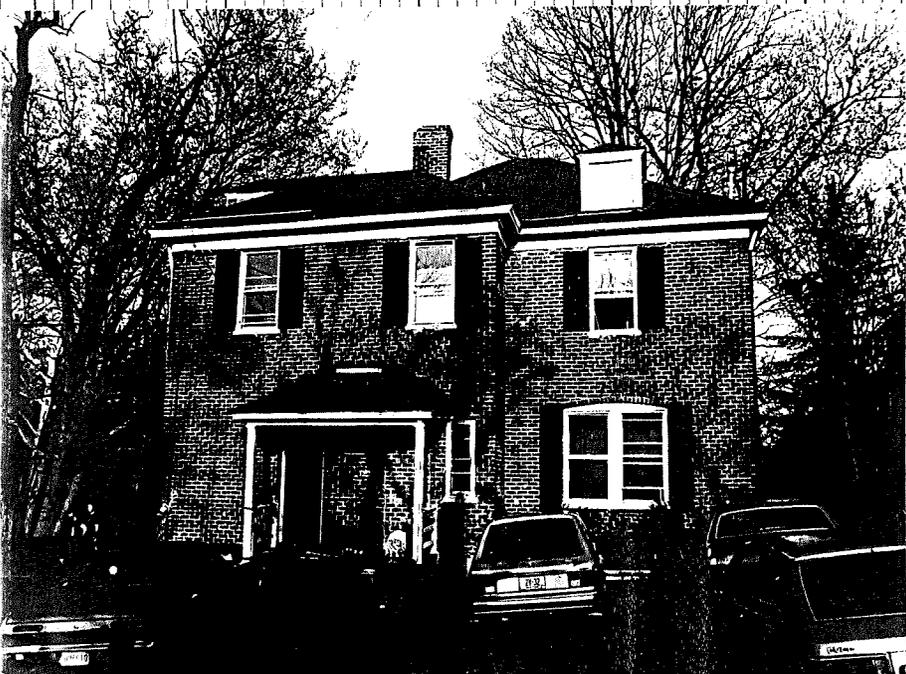
es and bibliography  
ished sources (Books, articles, etc., with bibliographic data.)

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





Per CoA approved September 15, 2020

**167 Chancellor Street**

Extension of west portico steps

May 18, 2021

(Rev 4/29/2021)



Proposed modification



**DESIGN  
DEVELOP**

**Kevin Schafer**  
Charlottesville Studio Director

418 East Main Street  
Charlottesville, VA 22902

434-665-4144  
kschafer@designdevelopllc.com  
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**167 Chancellor Street**

Extension of west portico steps

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**167 Chancellor Street**  
 Extension of west portico steps  
 May 18, 2021  
 (Rev 4/29/2021)



**Madison Lane - similar entry porticos**



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