

From: Scala, Mary Joy
Sent: Friday, August 22, 2014 2:50 PM
To: Garrett Rouzer (GRouzer@dgparchitects.com)
Subject: BAR Actions - August 19, 2014 - 206 5th Street NE

August 22, 2014

Garrett Rowzer
DGP Architects
206 5th Street NE
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 14-08-09
123 Chancellor Street
Tax Parcel 09014000
Lambda Gamma of Chi Omega House, Owner/ Garrett Rouzer, Applicant
Partial Demolition and new porch addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

The BAR approved (7-0) demolition of the rear garage and rear stair but not the chimney. The applicant will come back with plans for the other changes.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 19, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2014**



Certificate of Appropriateness Application

BAR 14-08-09

123 Chancellor Street

Tax Parcel 09014000

Lambda Gamma of Chi Omega House, Owner/ Garrett Rouzer, Applicant

Partial Demolition and new porch addition

Background

123 Chancellor Street (c.1907) is a contributing structure in The Corner ADC district. The survey information is attached.

Application

- The applicant is requesting demolition of the rear garage, one of two chimneys; and the rear stairs.
- They plan to repair the existing slate roof.
- They plan to add two new porches with stairs in the rear and side rear; and to replace the secondary front entrance and transom located on the front porch with a window. There is no other planned window replacement. However, no plans have been submitted for these improvements, so they will have to come back for approval.

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;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Design Review Guidelines for Demolitions

Pertinent Standards for Considering Demolitions include:

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;

The date of the rear stair is unknown. The garage does not appear on the 1920 Sanborn map, but one survey dates it before 1929. The chimney is original to the house.

(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;

The building is a contributing structure in the Rugby Road-University Corner district, which is listed on the National Register of Historic Places and 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;

There are no known associations.

(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;

The mansard roof is unusual.

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

The stair, garage and chimney could be reproduced using new materials.

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

The garage, stair and chimney appear intact.

(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 of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

123 Chancellor Street is linked historically and aesthetically to other residential buildings along Chancellor Street.

(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;

No structural report has been submitted.

(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

The applicant is asking permission to raze the stair, garage and chimney.

(e) Any applicable provisions of the city's Design Guidelines

1. *The criteria established by the City Code.*

See above.

2. *The public necessity of the proposed demolition.*

There is no public necessity.

3. *The public purpose or interest in land or buildings to be protected.*

The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. If the garage is from the 1920's then it has some significance

due to age. The chimney has significance as part of the original house design, and because it is intact. The stair has no significance.

4. *The existing character of the setting of the structure or area and its surroundings.*
This part of Chancellor Street is a residential area with sororities, fraternities, and a church.
5. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
Relocation would not be a preferable alternative.
6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
The proposed demolitions probably would not detract from the character of the building or district.
7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

No structural report has been submitted.

Discussion and Recommendations

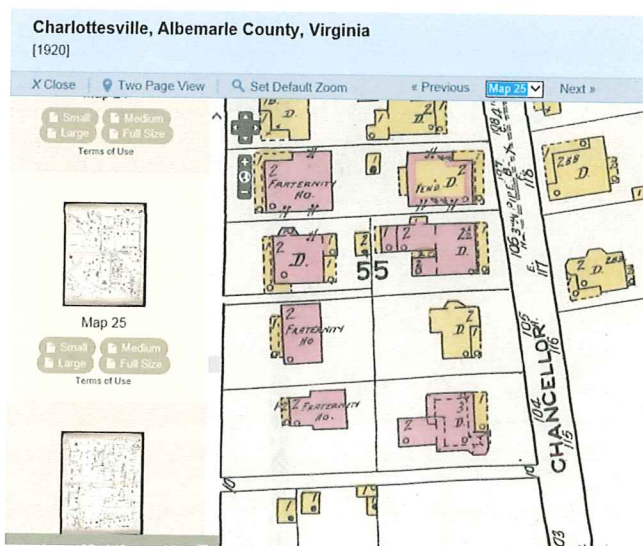
The BAR should decide if the rear garage, rear stair, and chimney may be removed.

The BAR may wish to comment on the plan to replace the door and transom with a window. It is not known if the secondary entrance was original. The new window should be specified.

The applicant should return to the BAR with actual drawings for the two proposed new rear porches, and the specifications for the new window.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolitions of the rear garage, rear stair, and chimney satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



1920 Sanborn Map



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 Fax (434) 970-3359

RECEIVED

JUL 29 2014

RECEIVED DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name LAMBDA GAMMA OF CHI OMEGA Applicant Name GARETT ROUZER
House
Project Name/Description CHI OMEGA HOUSE RENOVATIONS Parcel Number 090140000
Property Address 123 CHANCELLOR STREET

Applicant Information

Address: 206 5TH ST NE
CHARLOTTESVILLE, VA 22902
Email: grouzer@dparchitects.com
Phone: (W) 434.977.4000 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 2428 OAK DRIVE
INDIANA, PA 15701
Email: hmstancil@hotmail.com
Phone: (W) 434.296.4466 (H) _____
FAX: _____

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 also denotes commitment to pay invoice for required mail notices.)

Garett Rouzer 29 July 14
Signature Date

GARETT ROUZER 29 July 14
Print Name Date

Property Owner Permission (if not applicant)

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

Holly M. Stancil 7/29/14
Signature Date

Holly M. Stancil 7/29/14
Print Name Date

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

1. DEMOLITION OF CHIMNEY, STAIRS, GARAGE
2. NEW PORCH AND STEPS
3. RESTORE EXISTING WINDOW, NEW ROOF

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

1. FLOOR & ROOF PLANS
2. PHOTOGRAPHS

For Office Use Only

Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 20831
Date Received: 7/29/14

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



IMAGE 01



IMAGE 02

123 CHANCELLOR STREET



IMAGE 03



IMAGE 04



IMAGE 05



IMAGE 06



IMAGE 07



IMAGE 08



IMAGE 09



IMAGE 10



IMAGE 11



IMAGE 12



IMAGE 13



IMAGE 14



IMAGE 15



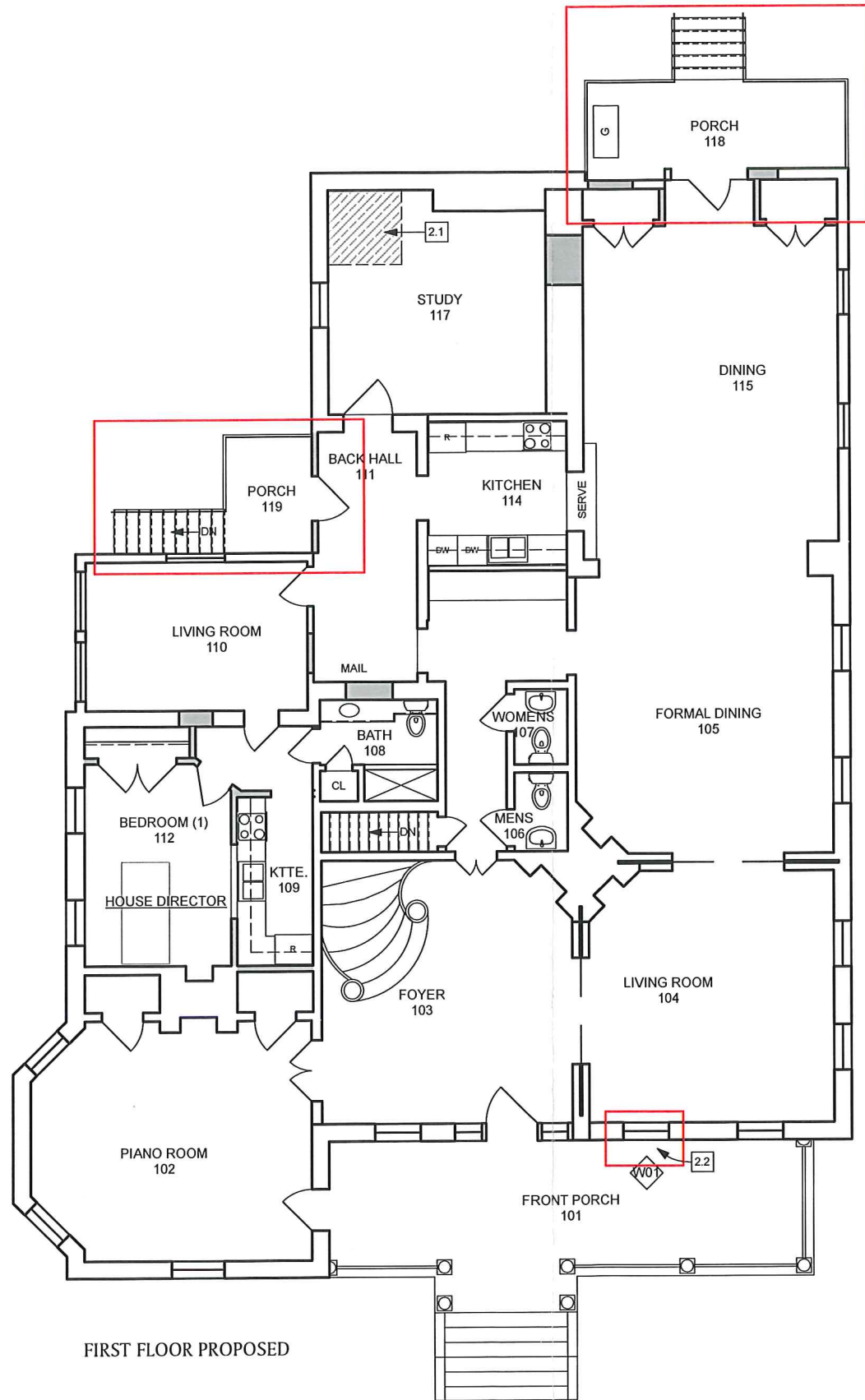
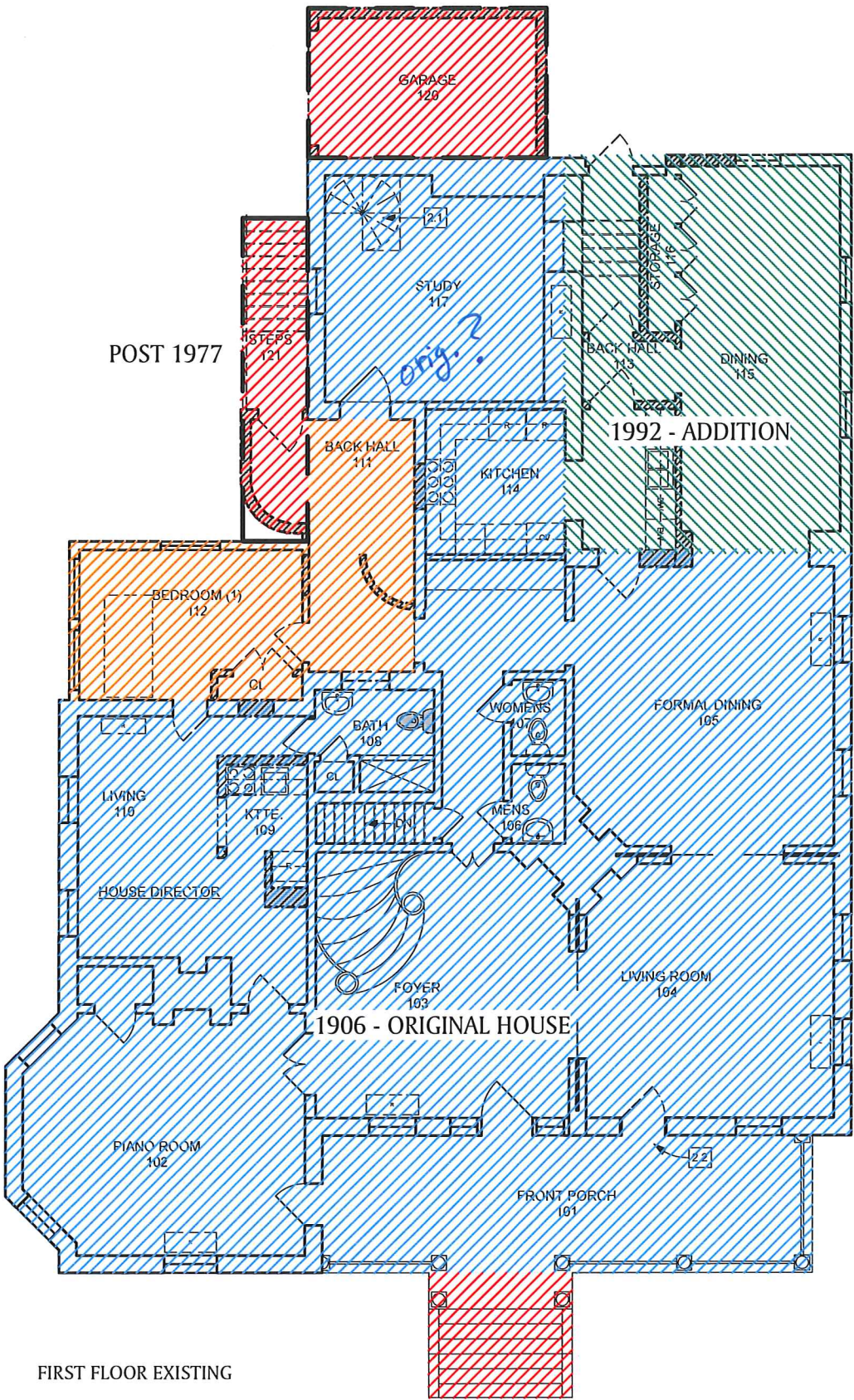
IMAGE 16



IMAGE 17



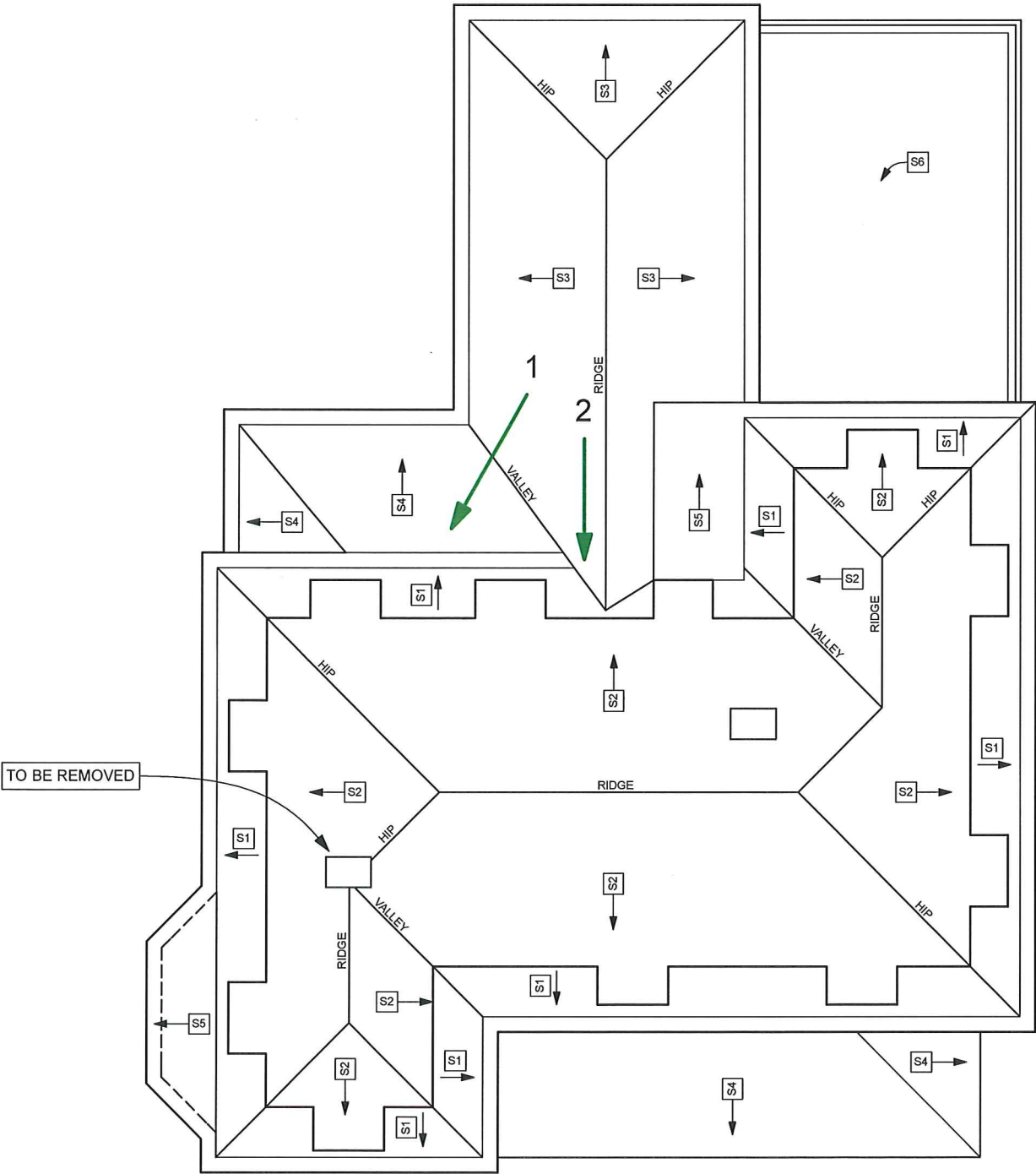
IMAGE 18



CHI OMEGA - UNIVERSITY OF VIRGINIA
123 CHANCELLOR STREET
FLOOR PLANS

3/32" = 1'-0"

- ← Sx DIRECTION OF SLOPE AND MATERIAL
- ← S1 2:1 SLATE
- ← S2 3.75:12 SLATE
- ← S3 SLATE
- ← S4 METAL
- ← S5 LOW SLOPE EPDM
- ← S6 EPDM



1



2



CHI OMEGA - UNIVERSITY OF VIRGINIA
123 CHANCELLOR STREET
ROOF PLAN

3/32" = 1'-0"