

**From:** Scala, Mary Joy  
**Sent:** Monday, March 23, 2015 4:40 PM  
**To:** Garrett Rouzer (GRouzer@dgparchitects.com)  
**Cc:** 'hmstancil@hotmail.com'  
**Subject:** BAR Action - March 17, 2015 - 123 Chancellor St

March 23, 2015

Lambda Gamma of Chi Omega House  
2428 Oak Drive  
Indiana, PA 15701

**RE: Certificate of Appropriateness Application**

BAR 15-03-02

123 Chancellor Street

Tax Parcel 090140000

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

Replacement of existing slate roof with simulated slate roofing, standing seam metal, or deep shadow architectural shingles

Dear Applicant:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 17, 2015. The following action was taken:

**The BAR approved (4-1 with Miller opposed) the application as modified with synthetic slate to match the color and size of the existing slate on the structure. The existing and proposed dimensions of the slate should be submitted to staff for approval. If it cannot be matched, then the applicant must go back to the BAR.**

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 (September 17, 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](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 17, 2015**



**Certificate of Appropriateness Application**

BAR 15-03-02

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**Background**

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

August 19, 2014: The BAR approved (7-0) demolition of the rear garage and rear stair but not the chimney.

September 16, 2014 - The BAR approved (8-0) the application as submitted for a new rear addition; two rear porches and stairs; and replacement of a secondary front door/transom with window as submitted.

[The new roof on the addition was approved as a combination of Buckingham slate in the sloped areas with exposure and thickness to match existing, and EPDM in the low-slope portions.]

**Application**

The applicant is requesting to replace the existing Buckingham slate roof with architectural shingles to match the St. Paul's church roof next door.

**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 Rehabilitation**

**G. ROOF**

- 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.*

**Discussion and Recommendations**

The BAR has previously permitted replacing real slate roof with standing seam copper or metal (521 1<sup>st</sup> Street North, 611 Park Street, 743 Park Street). Staff believes the BAR has also approved artificial slate, but no specific addresses have been located.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the change from a slate roof to a \_\_\_\_\_ roof satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as modified.

# Architectural And Historic Survey



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## Identification

<b>STREET ADDRESS:</b> 123 Chancellor Street	<b>HISTORIC NAME:</b> Peters-Hartmen House (C.M.R.),
<b>MAP &amp; PARCEL:</b> 9-140	<b>DATE / PERIOD:</b> c. 1907
<b>CENSUS TRACT AND BLOCK:</b>	<b>STYLE:</b> No Identifiable Style
<b>PRESENT ZONING:</b>	<b>HEIGHT (to cornice) OR STORIES:</b> 2 1/2 Storeys
<b>ORIGINAL OWNER:</b> William E. Peters	<b>DIMENSIONS AND LAND AREA:</b>
<b>ORIGINAL USE:</b> Fraternity House?	<b>CONDITION:</b> Good
<b>PRESENT USE:</b> Sorority House	<b>SURVEYOR:</b>
<b>PRESENT OWNER:</b> Lambda Gamma of Chi Omega House Corp.	<b>DATE OF SURVEY:</b> 1980
<b>ADDRESS:</b> 123 Chancellor Street Charlottesville, Virginia	<b>SOURCES:</b> City/County records

## ARCHITECTURAL DESCRIPTION

Pressed brick (flemish bond), 2 1/2 storeys, mansard with three dormers, five bays, one storey porch across four north bays. Second Empire. C. 1915. Slate roof, raised basement. Balustrade over porch. Entrance on third bay from north; flanked by side lights; fan light above. Secondary entrance with transom. Lower fenestration - one / one double sash. Second level - one / one double sash; central exit onto top of porch. Dormers are one / one double sash. Two interior chimneys.

## HISTORICAL DESCRIPTION

1897	ACDB 109-218	A. C. Chancellor, et al (heirs of Dr. J. E. Chancellor) to William E. Peters
1909	ACDB 141-54	Heirs of William E. Peters to Bartlett Bolling, Channing M. Bolton, W. M. Lile, James M. Page, and H. W. Hillary
1911	ACDB 151-338	Bartlett and Meta Bolling, Channing and Anna Bolton, W. M. and Maude C. Lile, James M. and Elinore McG. Page, and H. W. Hillary to Trustees of Saint Paul's Memorial Church
1920	City DB 37-35	Trustees of Saint Paul's Memorial Church to Elizabeth J. Hartman and Annie P. Jordan
1946	City DB 123-408	Elizabeth J. Hartman to Anne Jordan Merriott
1951	City DB 157-238	Anne Jordan Merriott to Sydney and Louise Britton
1964	City DB 255-99	Sydney W. and Louise Britton to Leroy C. Petty
1965	City DB 264-511	Leroy C. Petty to Harry F. Langhorne
1977	City DB 284-449	Harry F. Langhorne to C & N Company
1979	City DB 207-637	C & N Company to Lambda Gamma of Chi Omega House Corporation

UTM: 17/719290/4212670

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

SFP 7 1982

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1996  
photos

Historic: 1  
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	3	Interior	Brick	Common Bond
Cornice	0	Boxed	Wood	W/ Dentils
Foundation	0	Continuous	Brick	Flemish Bond
Porch	0	1-story, 5-bay	Wood	Colonial Revival
Roof	0	Mansard	Slate	
Walls	0	Masonry	Brick	Flemish Bond
Window(s)	0	Sash, double-hung	Wood	1/1
Dormer	5	Shed-roofed	Slate	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1910 ca

Source of Date: Site Visit/Written

Architectural Style: Colonial Revival

Description:

Large rectangular block with projecting section, one bay wide, at south corner of front facade, which has two-story bay window on southwest side; two-story rear ell. Mansard roof tops main block, broken by shed-roofed dormers clad with slate and containing one-over-one double-hung sash windows.

Roof edged in heavy boxed cornice with recessed gutters, and dentils above frieze board. Front porch is one-story, two-level, with Coric columns and later metal railings. Entrance has single-leaf paneled door with sidelights and elliptical fanlight; entrance onto second level of porch has paneled door with transom. Rear ell has hipped roof; two-story enclosed porch is located in the "L" created by ell and main block. Windows have jack arches, and blinds flank windows on main block.

Condition: Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Porch railings are later; rear ell has one-story garage attached at end, added between 1920 and 1929 (Sanborn 1907, 1913, 1920, 1929, 1941, 1969).

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Domestic

Significance Statement:

Stylistically unusual for the neighborhood and the district, and marked by its Mansard roof, this house retains a high level of integrity. Originally constructed as a dwelling, and thought to have been built by William E.

Peters, by 1929 this house served as a boarding house. In 1941 it was known as the Colonial Inn boarding house, and kept this name through 1969. The property was owned by Elizabeth J. Hartman and family from 1911 to 1946; it was purchased by the Chi Omega Sorority in 1978 (Sanborn 1902, 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983; Bibb 1980).

#### GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14643	30 - 32	3/ 3/1996
B&W 35mm Photos	14643	34 -	3/ 3/1996

#### BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other  
Author: O'Dell, Jeffrey M.  
Citation Abbreviation:  
Virginia Historic Landmarks Commission (VHLC) Survey  
Notes:  
1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map  
Author: Sanborn Map Company  
Citation Abbreviation:  
Sanborn Fire Insurance Maps, Charlottesville, VA  
Notes:  
1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman Library Government Documents.

Sequence #: 1.1 Bibliographic Record Type: Survey, Other  
Author: Bibb, Eugenia  
Citation Abbreviation:  
City of Charlottesville Architectural and Historical Survey  
Notes:  
1980. VDHR Archives.

#### CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 3/1996  
Cultural Resource Management Event: Reconnaissance Survey  
Organization or Person: Smead, Susan E.  
ID # Associated with Event:  
CRM Event Notes or Comments:

#### MAILING ADDRESS

Honorif:  
First :  
Last :  
Suffix :  
Title :  
Company: Lambda Gamma of Chi Omega House Corp.

Address: Toretta - 2428 Oak Drive

City : Indiana State: PA  
Zip : 15701- Country: USA  
Phone/extension:



**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

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 House Applicant Name Garett Rouzer  
Project Name/Description Chi Omega House Renovation Parcel Number 090140000  
Property Address 123 CHANCELLOR ST. CHARLOTTESVILLE, VA

**Applicant Information**

Address: DGP Architects, 206 5th ST NE  
Charlottesville, VA 22902  
Email: grouzer@dgparchitects.com  
Phone: (W) 4349774480 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

**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 2/24/15  
Signature Date

**Property Owner Information (if not applicant)**

Address: 2428 Oak Drive, Indiana, PA 15701  
Email: hmstancil@hotmail.com  
Phone: (W) \_\_\_\_\_ (H) 434.296.4466  
FAX: \_\_\_\_\_

Garett Rouzer 2.24.15  
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 \_\_\_\_\_  
Signature Date  
Holly M. Stancil 2.24.15  
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary):  
Replacement of existing slate roof with simulated slate roofing, standing seam metal, or deep shadow architectural shingles.

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

**For Office Use Only**

Received by: O. Eubank  
Fee paid: 12500 Cash/Ck. # 21316  
Date Received: 2/24/15

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





IMAGE 19

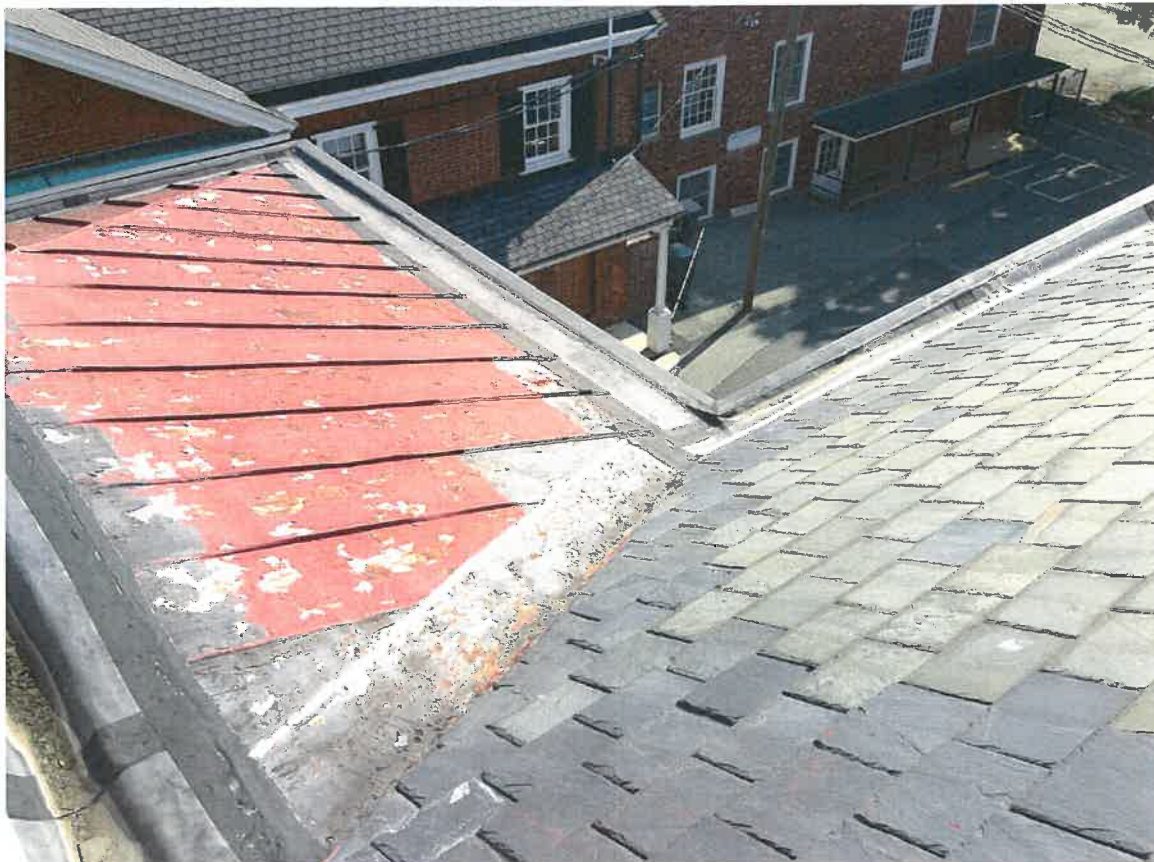


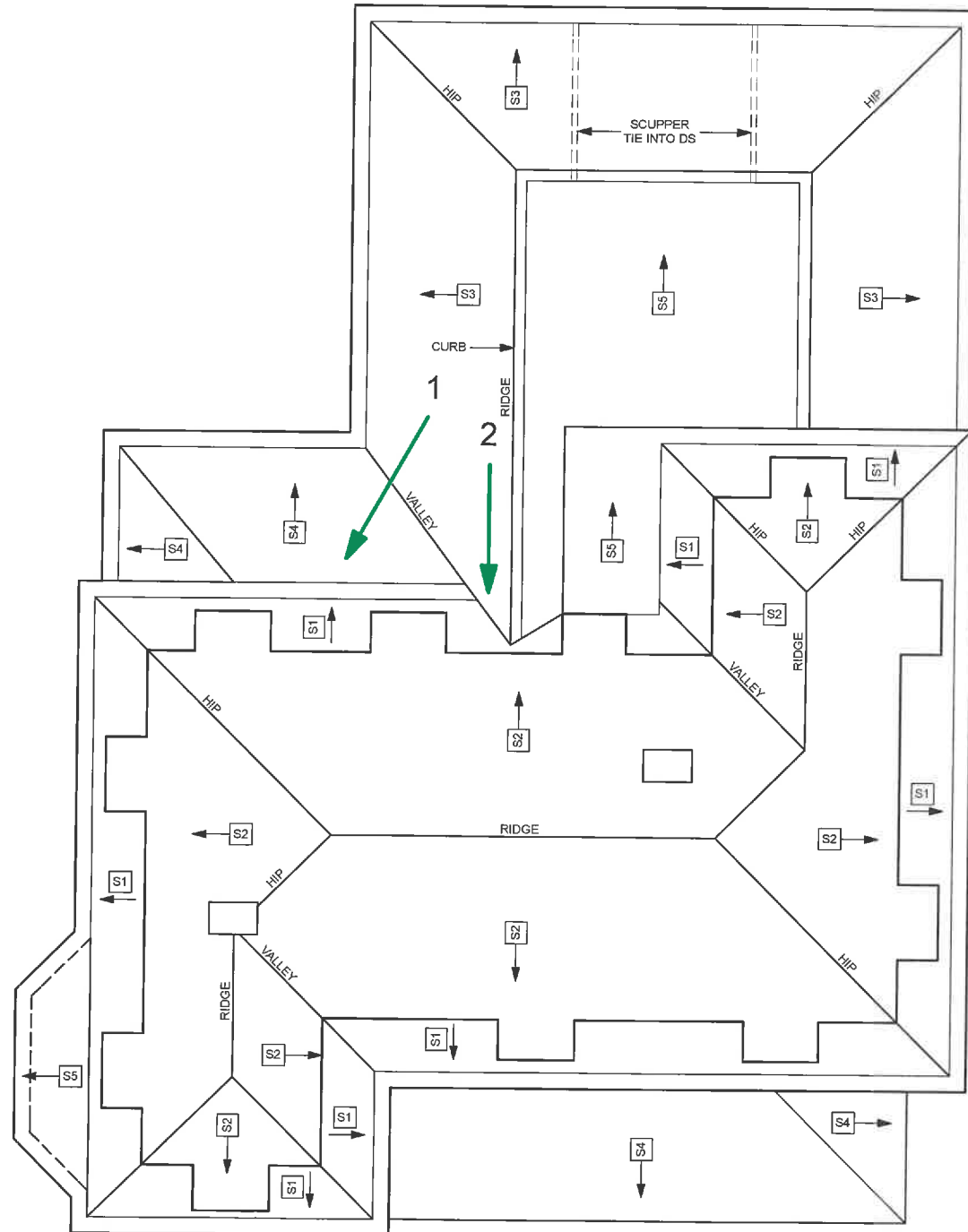
IMAGE 20

123 CHANCELLOR STREET





- ← 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



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CHI OMEGA - UNIVERSITY OF VIRGINIA  
 123 CHANCELLOR STREET  
 ROOF PLAN  
 3/32" = 1'-0"