

**From:** Rourke, Kristin  
**Sent:** Tuesday, November 27, 2012 12:03 PM  
**To:** 'office@jeffeasterremodeling.com'  
**Subject:** November BAR - 136 Chancellor Street

November 27, 2012

Jeff Easter Remodeling  
407 F Monticello Road  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 12-11-01  
136 Chancellor Street  
Tax Map 9 Parcel 107  
Jeff Easter Remodeling, Applicant  
Beta Alpha House Corporation of Kappa Delta Sorority, Owner  
Window replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2012. The following action was taken:

**Pulled from consent agenda. Approved (8-0) with 4/4 aluminum clad windows with exterior applied SDL's.**

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 (May 18, 2014), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, 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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 20, 2012**



**Certificate of Appropriateness Application**

BAR 12-11-01

136 Chancellor Street

Tax Map 9 Parcel 107

Jeff Easter Remodeling, Applicant

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Window replacement

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**Background**

This c. 1900 dwelling was a boarding house until 1978 when it was converted into a house for the Kappa Delta Sorority. It is a contributing property in The Corner ADC District and in the Rugby Road - University Corner National Register District.

**Application**

The applicant proposes to replace the two windows in the upper dormer and the trim around the windows with similar looking aluminum clad wood windows and wood trim to match existing. The existing trim and windows have badly deteriorated beyond repair.

**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.*

**Sec. 34-276. Standards for review of construction and alterations.**

The following features and factors shall be considered in determining the appropriateness of proposed construction, reconstruction, alteration or restoration of buildings or structures pursuant to Sec. 34-275 above:

(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;

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

(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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and

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

## **Pertinent Design Review Guidelines – Rehabilitation**

### **C. WINDOWS**

- 1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) *Retain original windows when possible.*
- 3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*

### **Discussion and Recommendations**

Regarding any window replacement, the BAR should determine:

(1) If it is appropriate to replace the windows, based on the location, age, and significance of the building and windows, and the condition of the windows; and

(2) If appropriate, then what type of replacement window is permitted in each specific case. In general,

- Replacement windows or sashes should either be wood, or in some cases, aluminum-clad wood.
- The pattern of lights should match the existing pattern in most cases, and the dimensions of the window, sashes, and muntins should match the original as closely as possible.
- If SDL's are used, the muntins should be permanently affixed to the exterior and interior with spacer bars.
- All existing exterior window trim must be retained.
- The glass must be clear.

The existing windows are on a roof dormer and so less visible from street level. The materials of both window and trim have deteriorated past the point of being restorable. The proposed window replacement would be aluminum-clad wood and match the dimensions and form of the existing windows as closely as possible.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed window replacement project satisfies the BAR's criteria and is compatible with this contributing property and other properties in The Corner ADC district, and that the BAR approves the application as submitted.

# Architectural And Historic Survey

## Identification

STREET ADDRESS: 136 Chancellor Street  
 MAP & PARCEL: 9-107  
 CENSUS TRACT AND BLOCK:  
 PRESENT ZONING:  
 ORIGINAL OWNER: Delia Page  
 ORIGINAL USE: Apartment or Boarding House  
 PRESENT USE: Sorority House  
 PRESENT OWNER: Beta Alpha House Corporation of Kappa  
 ADDRESS: Delta Sorority  
 136 Chancellor Street  
 Charlottesville, Virginia

HISTORIC NAME: Page-Payne House (C.M.R.H.)  
 DATE / PERIOD: c. 1900  
 STYLE: Victorian  
 HEIGHT (to cornice) OR STORIES: 2 1/2 Storeys  
 DIMENSIONS AND LAND AREA:  
 CONDITION: Good  
 SURVEYOR:  
 DATE OF SURVEY: 1980  
 SOURCES: City/County records

## ARCHITECTURAL DESCRIPTION

Metal siding; 2 1/2 storey with basement; central hip with gable extending, one dormer; four bays; wrap around porch, one storey. Queen Anne. C. 1880. Standing seam metal roof. Rounded wood shingle siding on gable end. Entrance in second bay from south, sidelights and transom. Second entrance in recessed bay on north side. Lower - south bay nine over nine double sash with storm; third bay from south. Two one over one (side by side) double sash with storm. Upper - two over two double sash. Gable window single sash. Dormer windows two four over four double sash. Four interior chimneys.

## HISTORICAL DESCRIPTION

1896	ACDB 108-116	A. C. Chancellor, et al (heirs of Dr. J. E. Chancellor) to Delia Page
1903	ACDB 126-272	Estate of Delia Page to Isabella Perkinson
1924	City DB 47-370	Isabella H. Perkinson to Elizabeth E. Micou
1934	City DB 81-239	Elizabeth E. Micou to W. Allan Perkins and C. Venable Minor, deed of trust
1942	City DB 112-112	W. Allan Perkins and C. Venable Minor, Trustees, to National Bank and Trust Company
1945	City DB 119-81	National Bank and Trust Company to John E. and Margaret Page Massey
1945	City DB 121-63	John E. and Margaret Page Massey to John S. and Alice F. Funk
1946	City DB 123-495	John S. and Alice F. Funk to H. R. and Lottie T. Payne
1966	City DB 275-118	H. R. and Lottie T. Payne to Charlottesville-Albemarle Property Investment Corporation
1969	City DB 309-167	Charlottesville-Albemarle Property Investment Corporation to Knox Turnbull
1972	City DB 340-266	Estate of Knox Turnbull, dec., to Fidelity Corporation
1977	City DB 287-119	Fidelity Corporation to 136 Chancellor Street Trust
1978	City DB 296-427	136 Chancellor Street Trust, Charles W. Hurt, Trustee, to Beta Alpha House Corporation of Kappa Delta Sorority

UTM: 17/719240/4212700

HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT

SEP 7 1982

49

*Architectural And Historic  
Survey*



*Graphics*



HISTORIC LANDMARKS COMMISSION - DEPARTMENT OF COMMUNITY DEVELOPMENT





1996





**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**  
OCT 29 2012

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 BETA ALPHA HOUSE OF KAPPA DELTA SORORITY Applicant Name JEFF EASTER REMODELING  
Project Name/Description KAPPA DELTA WINDOW REPLACEMENT Parcel Number 090107000  
Property Address 136 CHANCELLOR ST

**Applicant Information**

Address: JEFF EASTER REMODELING  
4017 HONOLULU RD CURLE 22902  
Email: OFFICE@JEFFEASTERREMODELING.COM  
Phone: (W) 295-9911 (H) \_\_\_\_\_  
FAX: 295-9040

**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.)

[Signature] 10/29/2012  
Signature Date  
Greg Dickerson 10/29/2012  
Print Name Date

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

Address: 50 CANTERBURY RD  
CHARLOTTESVILLE VA 22903  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

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

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

[Signature] 10/29/2012  
Signature Date  
Cynthia R Milton 10/29/2012  
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): REMOVE TWO WINDOW UNITS IN ONE DORMER & REPLACE WITH PELLA ARCHITECT SERIES ALUMINUM CLAD WOOD WINDOWS TO MATCH EXISTING. REMOVE & REPLACE EXISTING TRIM AROUND WINDOWS IN DORMER. PAINT TRIM SAME COLOR AS EXISTING.  
List All Attachments (see reverse side for submittal requirements): PHOTO OF EXISTING WINDOWS PELLA ARCHITECT SERIES ALUMINUM CLAD  
PICTURE OF REPLACEMENT WINDOWS NO GRILLS

**For Office Use Only**

Received by: [Signature] Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee paid: \$125.00 Cash/Ck. # Discover Conditions of approval: \_\_\_\_\_  
Date Received: 10/29/2012

President, Beta Alpha House Corporation of Kappa Delta Sorority





## Architect Series® Single Hung Window

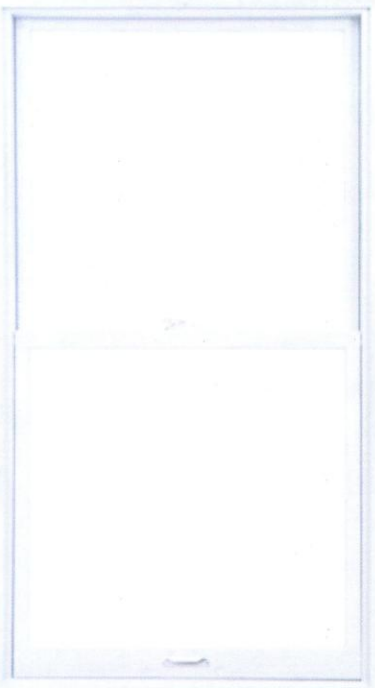


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Congratulations! You've chosen a Pella window that will make your home more beautiful, comfortable and energy-efficient for years to come. Use this printed page for your reference and contact your nearest Pella retailer to explore your next steps.

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- Fine-Furniture Detailing

Interior view



Exterior view



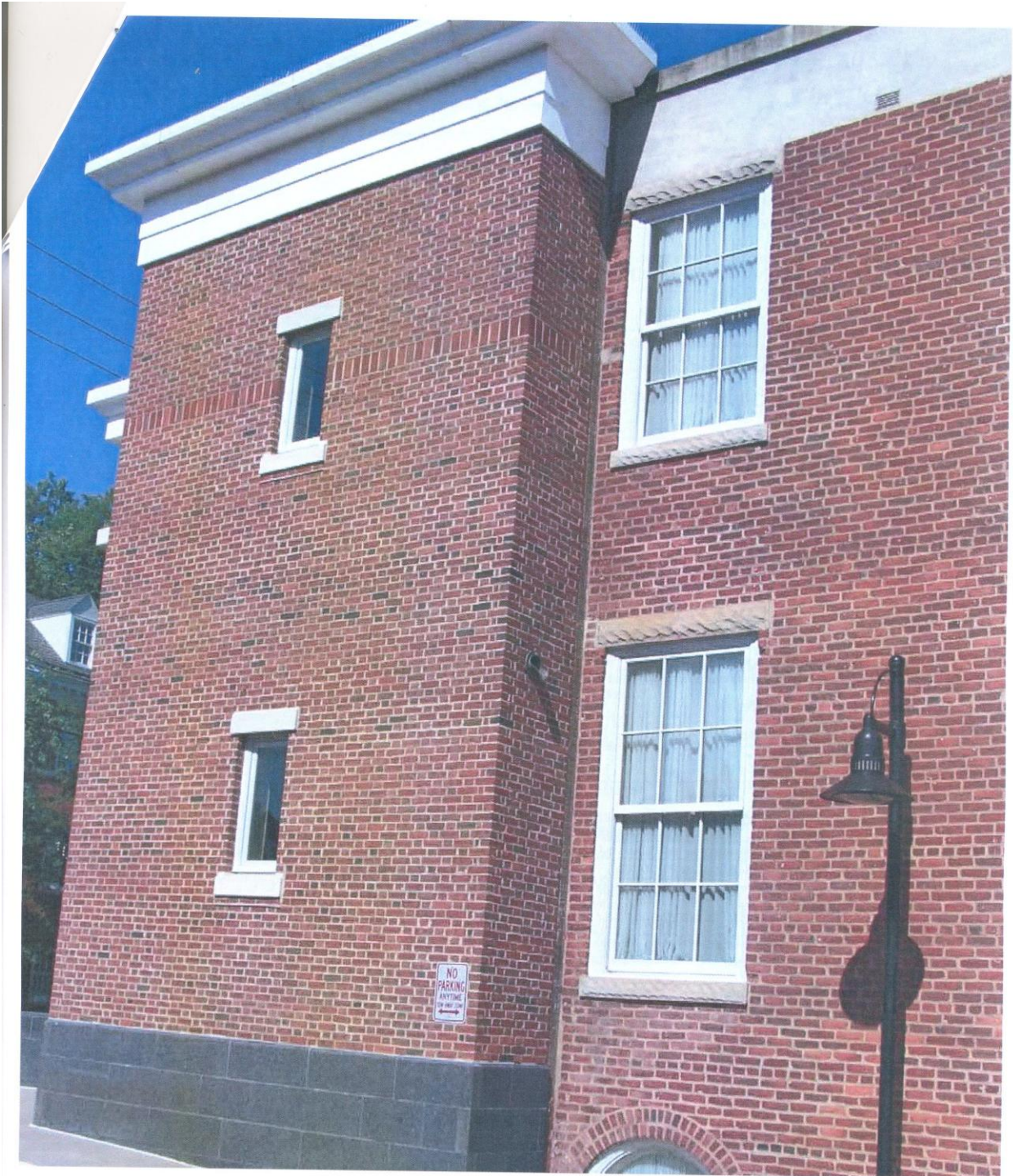
### My Options

- Hardware:White - Lock
- Interior Finish:Primed Pine
- Exterior Finish:Classic White
- Glass Options:Advanced Low-E Insulating Glass with Argon

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Pella Architect window in the Juvenile Court House. The windows at Kappa Delta will not have grills