

From: Scala, Mary Joy
Sent: Wednesday, May 22, 2013 4:33 PM
To: 'Joyce Orton'
Subject: 136 Madison Lane BAR Action

May 22, 2013

Zeta Tau Alpha
3450 Founders Road
Indianapolis, IN 46268
ATTN: Julia Hill, National House Corporation president

Certificate of Appropriateness Application

BAR 13-05-04
136 Madison Lane
Tax Map 9 Parcel 142
Joyce Orson, Applicant/ZTA Fraternity House Corporation, Owner
Add shed

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 21, 2013. The following action was taken:

Approved (8-0) as submitted.

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 (November 21, 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. 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 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.

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
May 21, 2013**



Certificate of Appropriateness Application

BAR 13-05-04

136 Madison Lane

Tax Map 9 Parcel 142

Joyce Orson, Applicant/ZTA Fraternity House Corporation, Owner

Add shed

Background

136 Madison Lane (ca. 1907-1920) (Zeta Tau Alpha) is a contributing structure in the Corner Architectural Design Control (ADC) District. The district was designated in 2003. The dormer building addition was made in 1982.

Application

The applicant is requesting approval for a pre-fabricated 8' x 10' shed to be located in the rear side yard. The shed will be constructed with gray vinyl siding and black shingle roof. The shed will be placed 18" from the primary structure and between it and a fenced structure that is currently located on the property line. The doors of the shed will face toward the rear of the property.

The photos in order show the front of 136 Madison Lane; the alley located to the south between 136 and 130 Madison Lane (St Elmo); a car parked behind 130 Madison Lane; a shed located behind 130 Madison Lane belonging to 125 Chancellor Street (Alpha Tau Omega); cars parked behind 136 Madison Lane and 127 Chancellor Street (Delta Chi); car parked at location of demolished corrugated metal shed behind 136 Madison Lane; rear side yard of 136 Madison Lane; and the site of the proposed shed between the ZTA house, a fenced structure, and an air conditioner unit.

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;

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

Pertinent Guidelines for Site Design and Elements

G. GARAGES, SHEDS, & OTHER STRUCTURES

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) *Retain existing historic garages, outbuildings, and site features in their original locations.*
- 2) *If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)*
- 3) *Choose designs for new outbuildings that are compatible with the major buildings on the site.*
- 4) *Take clues and scale from older outbuildings in the area.*
- 5) *Use traditional roof slopes and traditional materials.*
- 6) *Place new outbuildings behind the dwelling.*
- 7) *If the design complements the main building however, it can be visible from primary elevations or streets.*
- 8) *The design and location of any new site features should relate to the existing character of the property.*

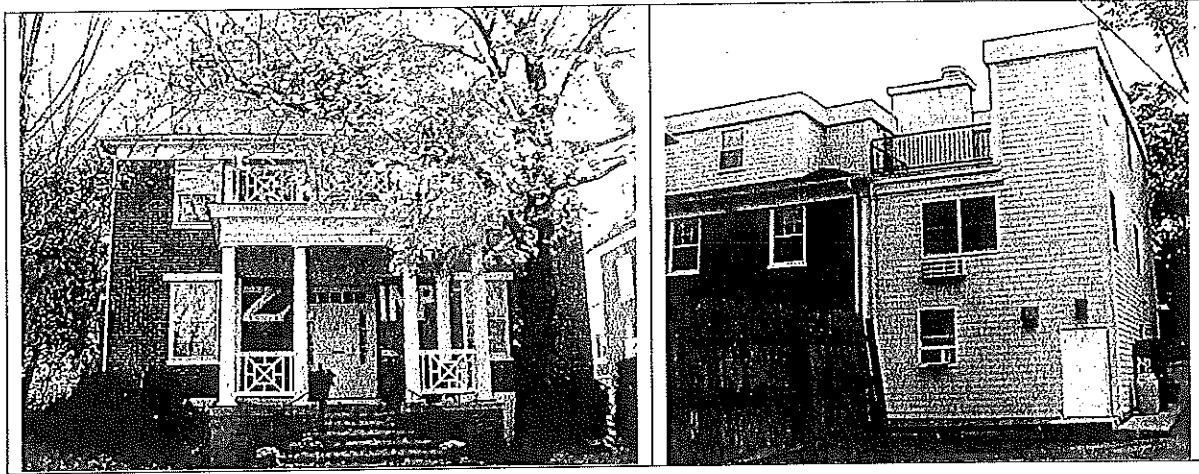
Discussion and Recommendations

The proposed shed is tucked away in a location that is difficult to see. The traditional shed design is appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposal for a shed 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.

136 MADISON LANE

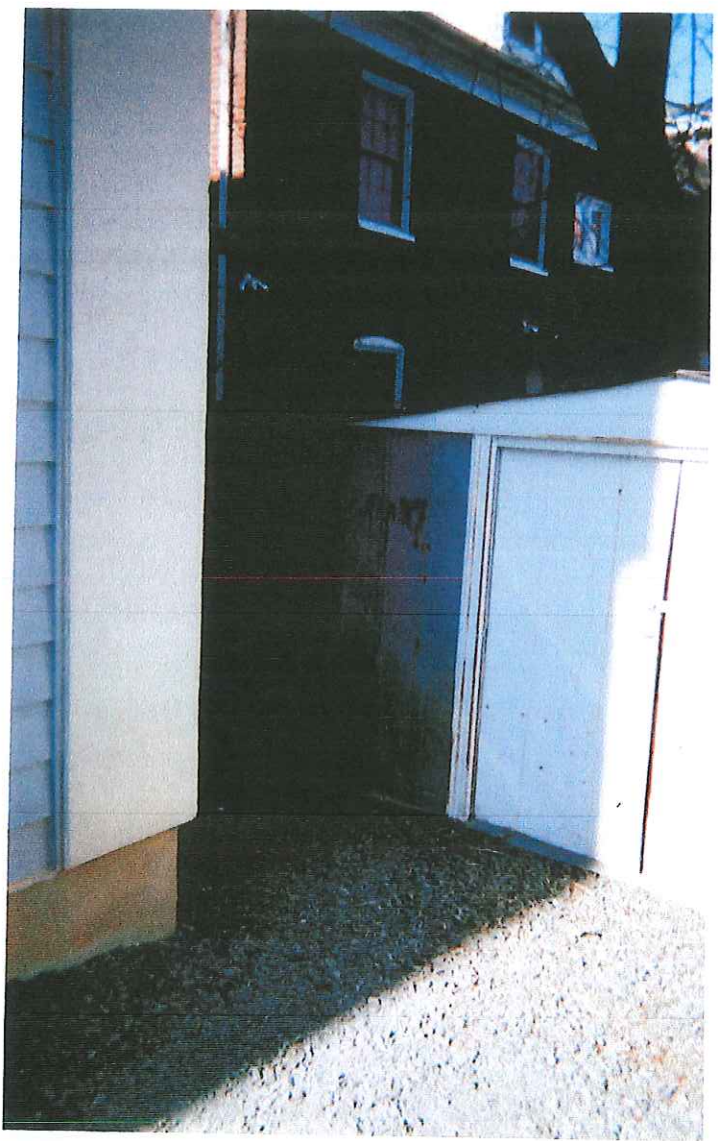


STREET ADDRESS:	136 Madison Lane
MAP & PARCEL NUMBER:	9-142
PRESENT ZONING:	R3
ORIGINAL OWNER:	
ORIGINAL USE:	
PRESENT USE:	Zeta Tau Alpha Sorority House
PRESENT OWNER:	Zeta Tau Alpha Housing Corporation
ADDRESS:	3450 Founders Road Indianapolis IN 46268
HISTORIC NAME:	
DATE/ PERIOD:	1907-1920
STYLE:	Colonial Revival
HEIGHT IN STORIES:	3 Stories
DIMENSIONS AND LAND AREA:	6,310.0 sq. ft.
CONDITION:	
SURVEYOR:	
DATE OF SURVEY:	1983
SOURCES:	Charlottesville City Records
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL DESCRIPTION

Built as a detached dwelling or boarding house; now a sorority house. Colonial Revival. Ca. 1907-1920. Brick (stretcher bond); 3 stories; hipped roof; 3-bay front; oversize monitor dormers added 1982-83; no porch. This building functioned as one of Miss Mary Minor Lewis's two popular boarding houses between the 1920s and 1940s. In 1982 Zeta Tau Alpha sorority purchased it, adding the present oversized and incompatible monitor dormers.





**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
MAY 02 2013
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 Zeta Tau Alpha Applicant Name Zeta Tau Alpha
Project Name/Description Gamma Nu ZTA Shed Parcel Number _____
Property Address 136 Madison Ave Charlottesville, VA 22903

Applicant Information

Address: 136 Madison Ave Lane
Charlottesville, VA 22903
Email: _____
Phone: (W) 434-295-6452 (H) same
FAX: _____

Property Owner Information (if not applicant)

Address: 3450 Founders Rd.
Indianapolis, IN 46268
Email: _____
Phone: (W) 317 872 0540 (H) _____
FAX: 317 824 4626

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.)

Jayne Hungate 4/30/13
Signature 717-798-6004 Date
Jayne Hungate 4/30/13
Print Name Date

Property Owner Permission (if not applicant)

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

Jayne Hungate 4/30/13
Signature Date
Jayne Hungate 4/30/13
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Replace 6x10 shed that was taken down behind house

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

Photo of shed & shingles w/colors site plan photos of 136 Madison Lane & neighboring properties & site CHECK for #125

For Office Use Only
Received by: J. Barnore
Fee paid: \$125.00 Cash/Ck. # 2027790
Date Received: 5/2/2013
P13 - 0087
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Shed will be placed between building and fenced structure with back of shed to alc unit and door fronting the parking area. This location will satisfy the cities 5' setback rule.

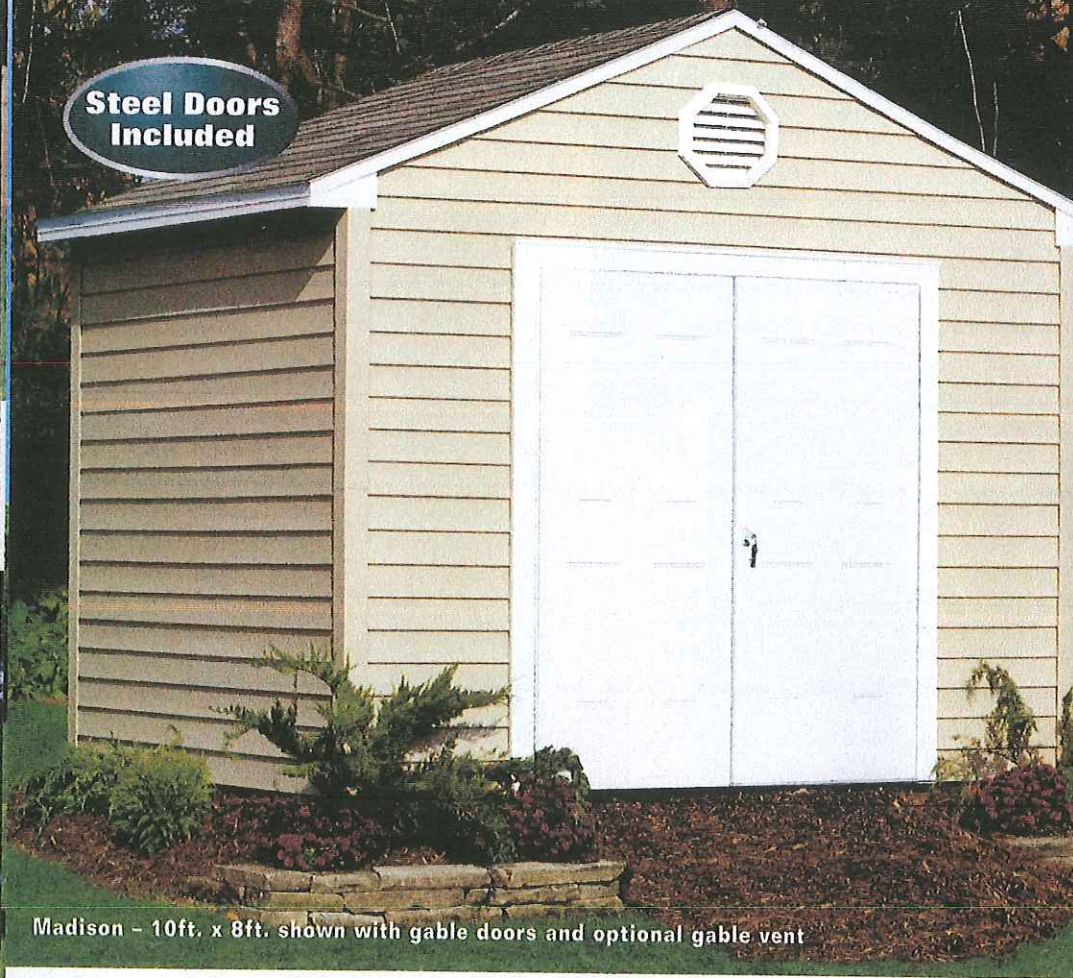
Low-Maintenance Vinyl Buildings



CUSTOMER
your
Se

The strength of wood combined with the benefits of vinyl

**Steel Doors
Included**



Madison - 10ft. x 12ft. shown with eave doors, and optional vinyl building window, shutters, and reverse gable.

Madison - 10ft. x 8ft. shown with gable doors and optional gable vent



Madison Vinyl Building

Elegant, low-maintenance storage.

- Extra-wide 64in. premium steel doors
- Includes complete floor
- 6ft.6in. tall side walls
- Flexible door locations — eave or gable side
- 15-yr. limited material warranty
- 5-yr. labor warranty

Size/Category	DIY	Installed	
		Item No.	Base
<input checked="" type="checkbox"/> 10ft. x 8ft. S	NA	293139	\$2499
<input type="checkbox"/> 10ft. x 12ft. M	NA	293141	\$3099
<input type="checkbox"/> 10ft. x 16ft. L	NA	293142	\$3699

See full specifications on page 18

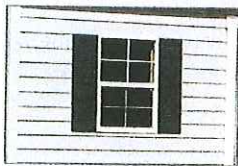
8 Popular Siding Colors to Choose:

White drip edge and composite trim included with all siding colors. Actual colors may vary from samples shown.



Some moc shown v optic accessor All stated si are nomi

Vinyl building options



Windows/Shutters



Gable Vent



Reverse Gable

Description	Item No.	Installed Price
<input type="checkbox"/> Vinyl Building Shutters - Black	293241	\$ 39
<input type="checkbox"/> Vinyl Building Shutters - Green	293309	\$ 39
<input type="checkbox"/> Vinyl Building Window	293237	\$159
<input type="checkbox"/> Vinyl Building Gable Vent (Octagon)	293238	\$ 70
<input type="checkbox"/> Vinyl Building - Reverse Gable	293239	\$249
<input type="checkbox"/> Vinyl Building - Extra Pair of Doors	121065	\$465

Which is right for you?

Do-It-Yourself or Professionally Installed



Do-It-Yourself

- Everything is pre-cut
- Select doors are pre-assembled and pre-hung
- Floor system:
 - Value Series: FREE treated wood floor frame (Add your choice of OSB or plywood floor decking - sold separately. See page 18 for decking requirements)
 - Classic Series: Complete floor - treated wood floor frame with OSB floor decking
- Includes hardware and easy-to-read, illustrated instructions
- Toll-free consumer helpline: 1-800-577-9663
- Paint and shingle to match your home (sold separately)

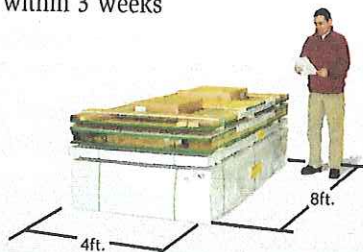
Select from:

- **In-stock†**
Take home select models in-stock today
- **Special Order**
Choose from a wide variety of styles and sizes. Delivered to store within 3 weeks



Have Lowe's deliver it for you! See an associate for details.

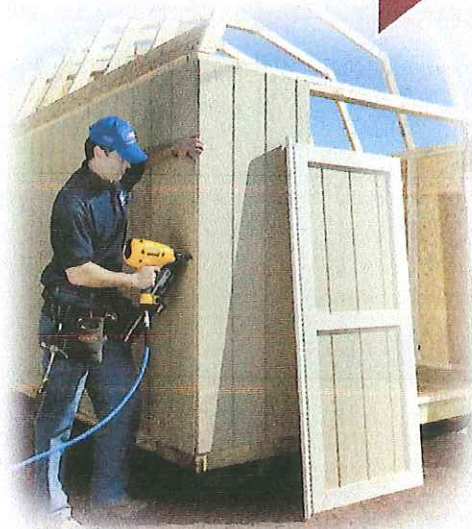
Before finalizing your purchase, always contact your local building code authority and homeowner's association to check your local requirements. You may need to provide additional materials/modifications to meet your local requirements.



10ft. x 12ft. storage building special order example

†Stocking assortment may vary by store. See a Lowe's Associate for pricing and availability.

Select your perfect building



Professionally Installed



- FREE delivery (within 20 miles of store)
- Professional on-site installation
- Includes complete floor: Treated wood floor frame with OSB floor decking and treated 4x4 runners* (except pergola, pavilion and gazebos)
- Shingles included (5 colors to choose)



Actual colors may vary from samples shown (Driftwood not available in AZ, CA, NV)

Let us paint it for you (optional)

Includes:

- Caulking of critical joints and painting with Valspar Severe Weather semi-gloss, exterior latex paint.
- Choose up to two colors** (siding & trim) from the Valspar paint palette in the store.
- Painting exterior surface of all siding and trim and all 6 sides of doors.



Paint labor warranted for 1-yr. Not available for Gazebos, Pergolas or Vinyl-sided buildings. Heartland's building warranty requires all exposed surfaces to be painted within 60 days of installation.

*Heartland will install on customer's concrete slab in lieu of wood floor. No price adjustment or floor materials will be given due to additional labor and concrete anchors required. Slab must meet size and level requirements. Check with Heartland for details.

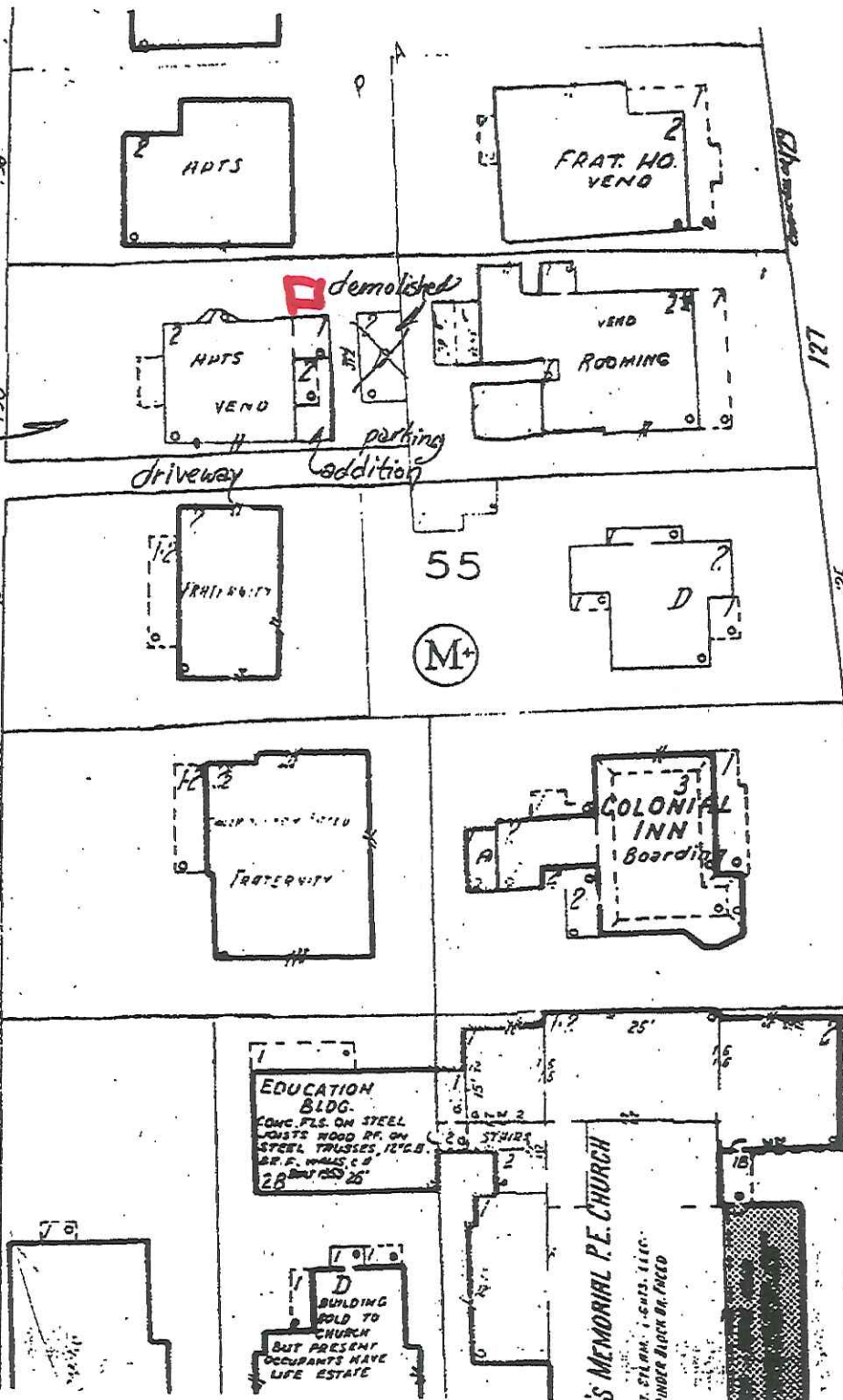
**Some colors are not available in Valspar Severe Weather. Please see store associate for details.

104-133-18

55

MADISON LA

124
120

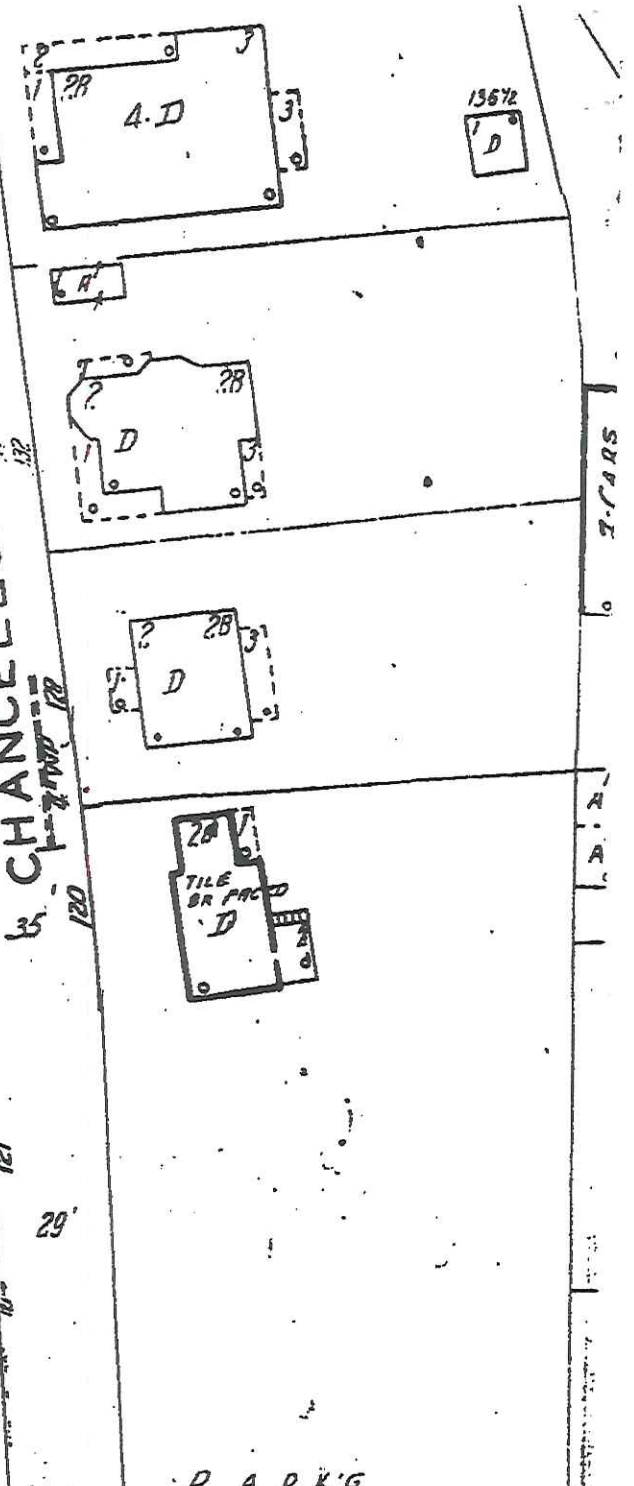


CHANCELLOR

123

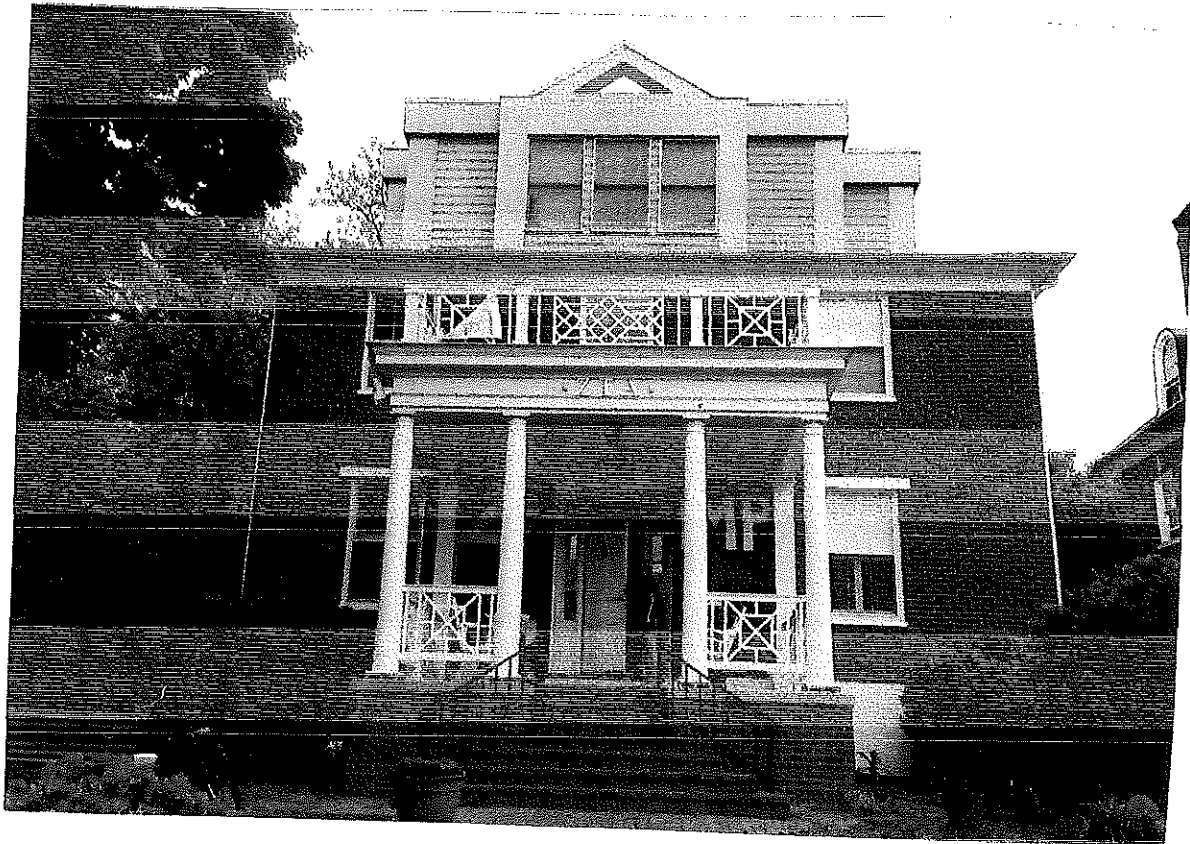
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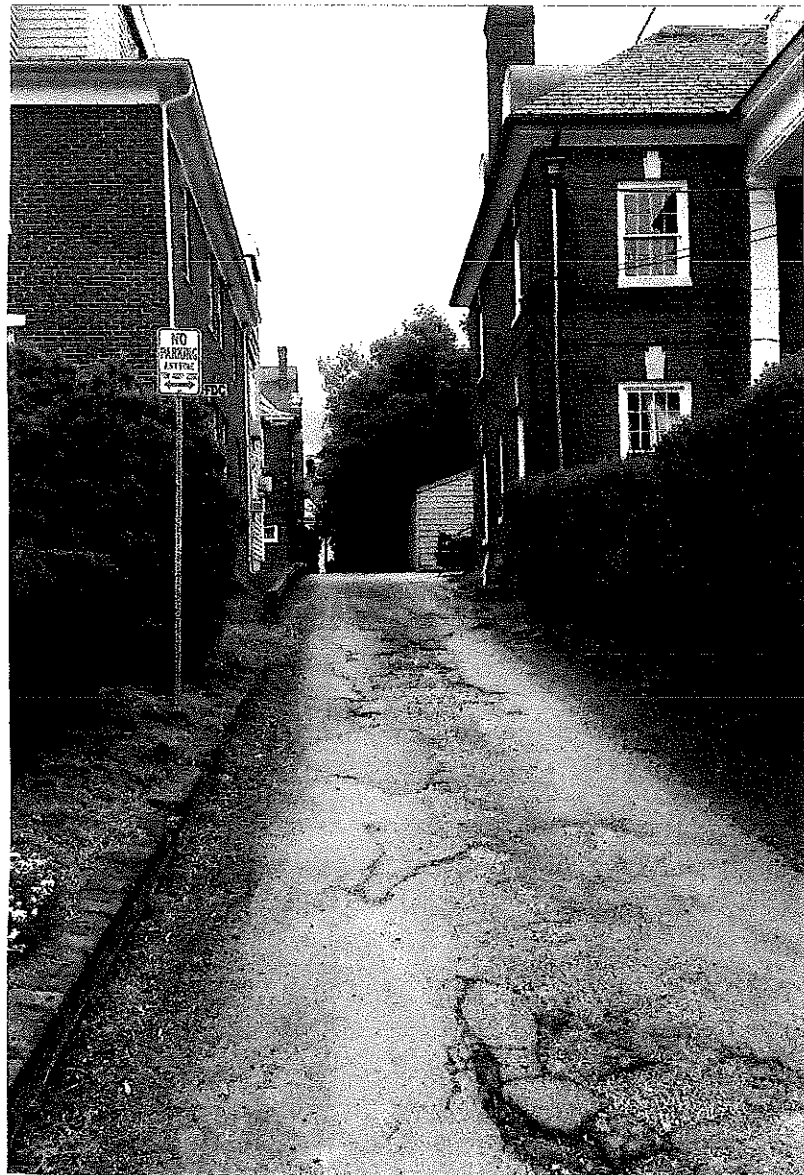
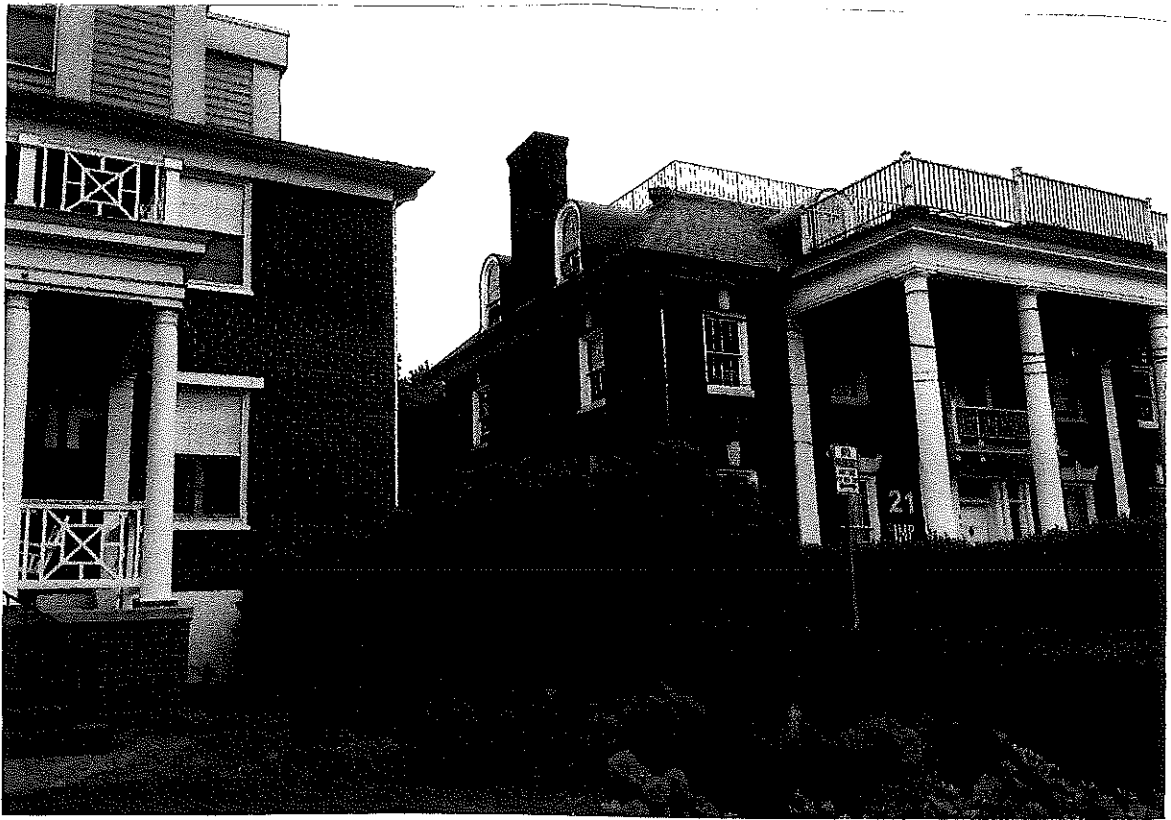
29'

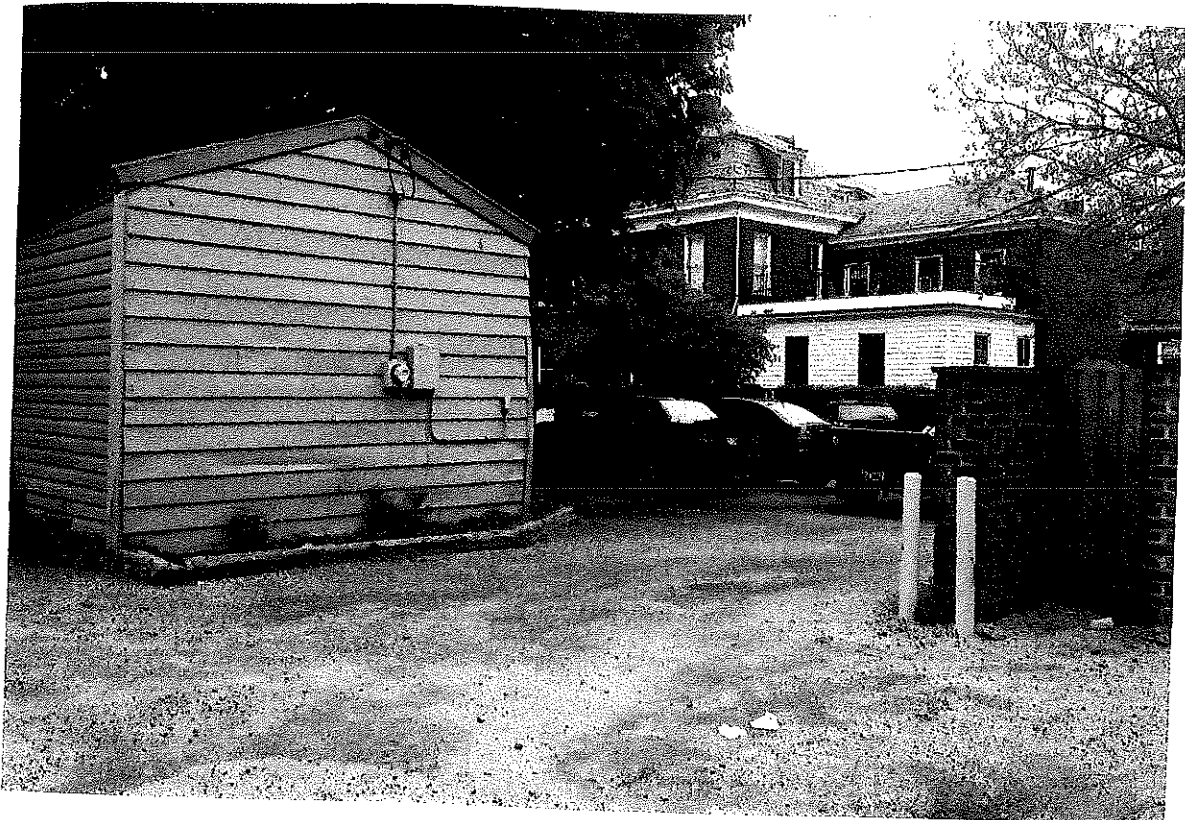
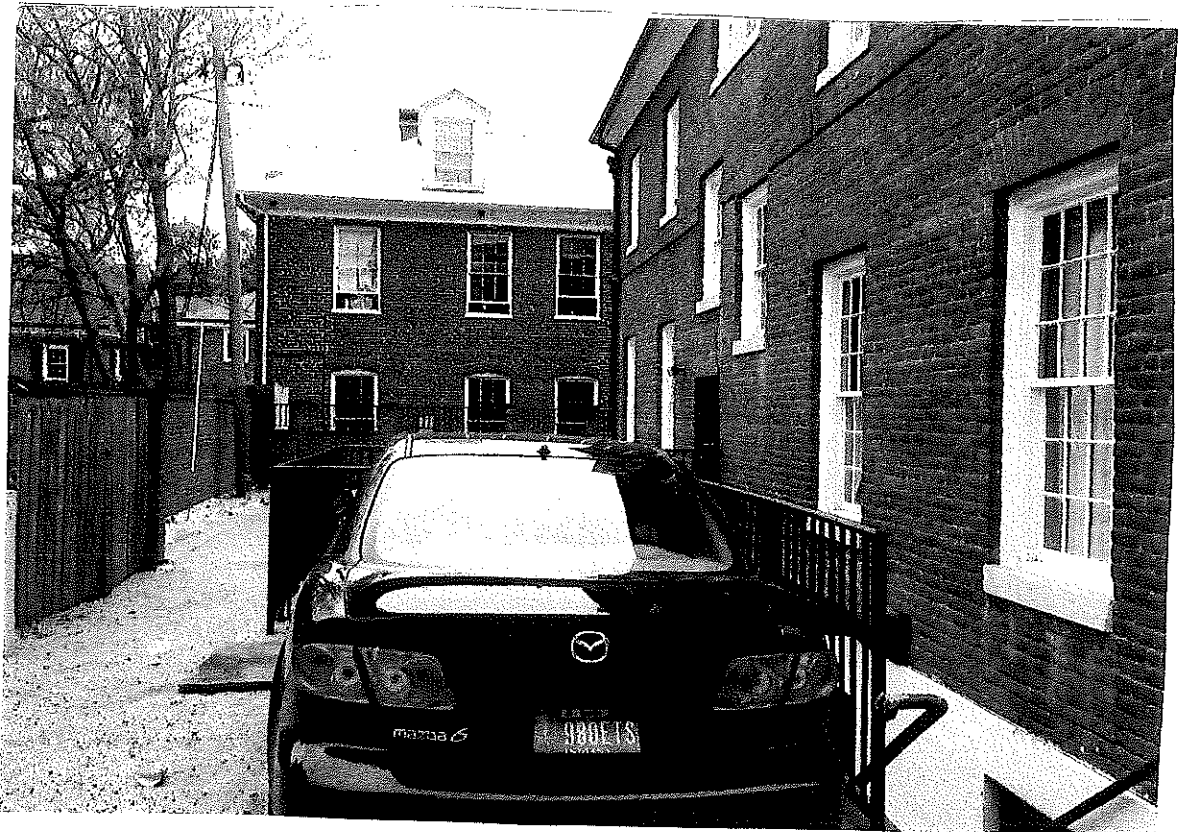


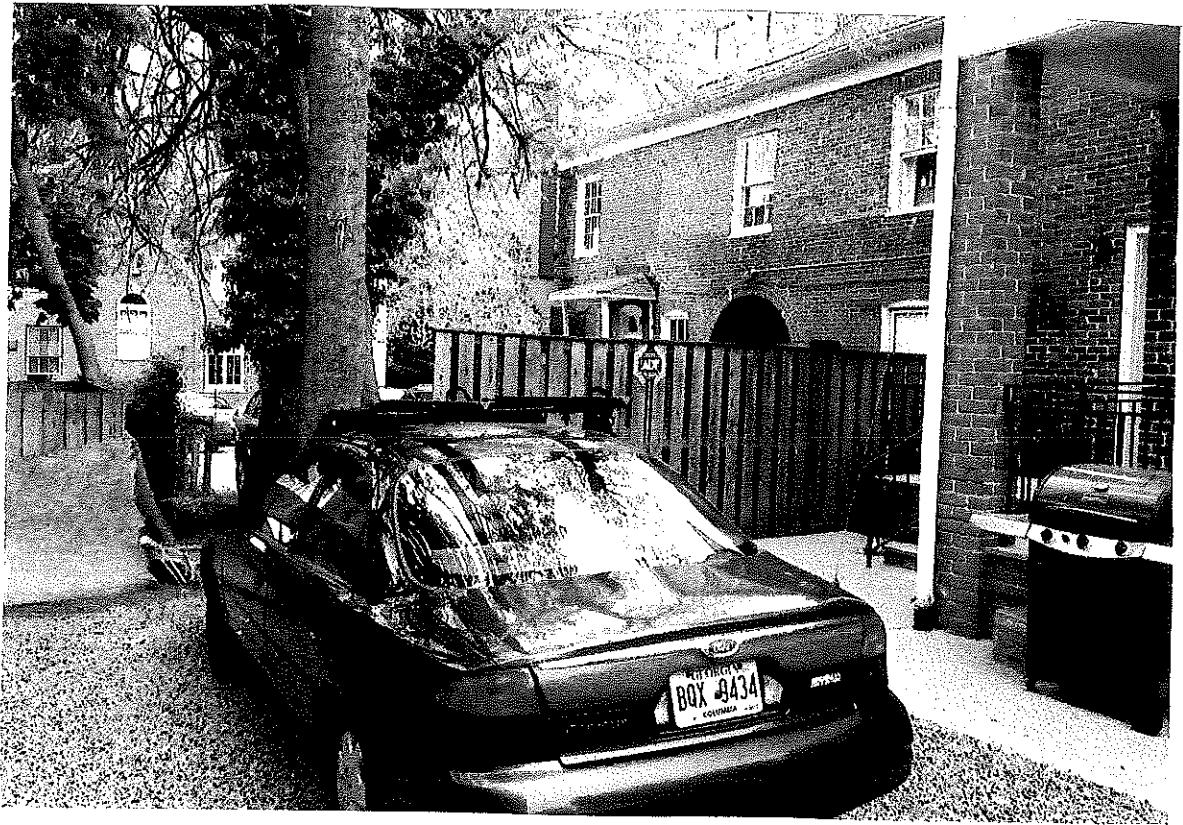
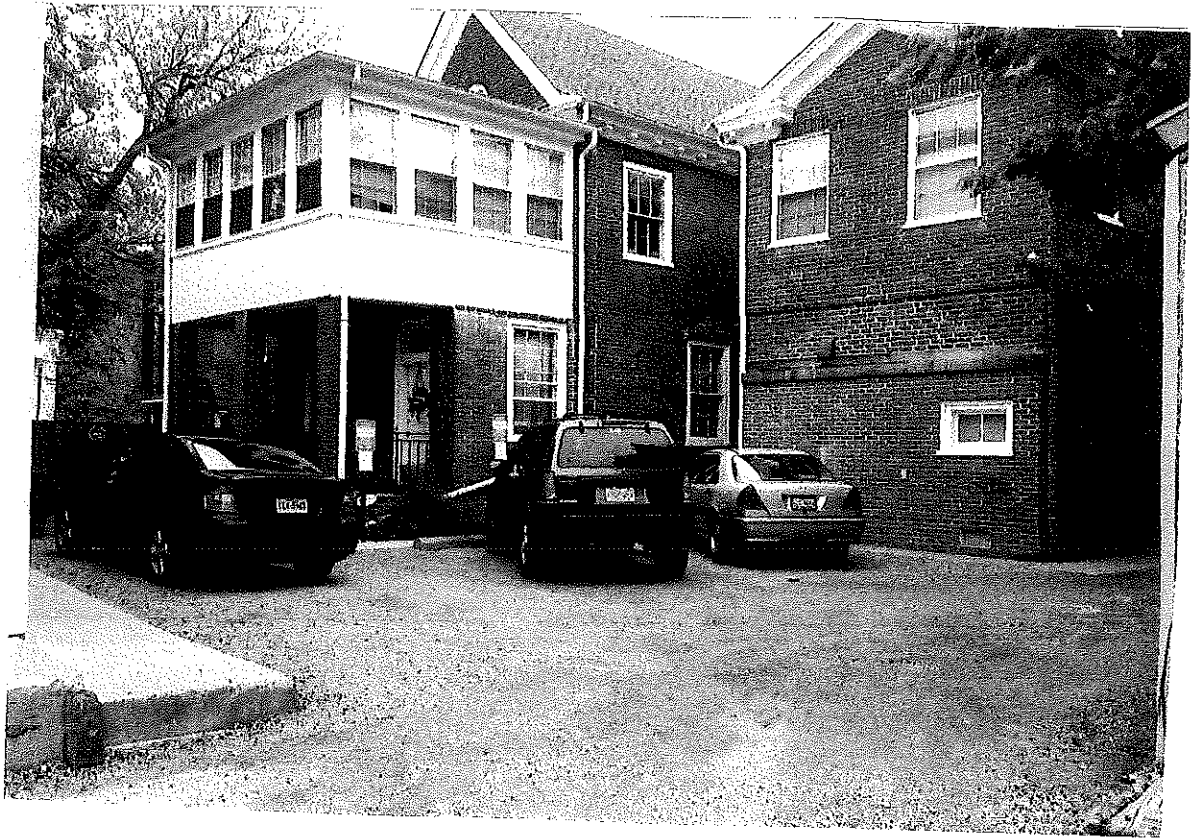
City of Charlottesville
site plan - n.t.s.
6/96 S.F. Smeed

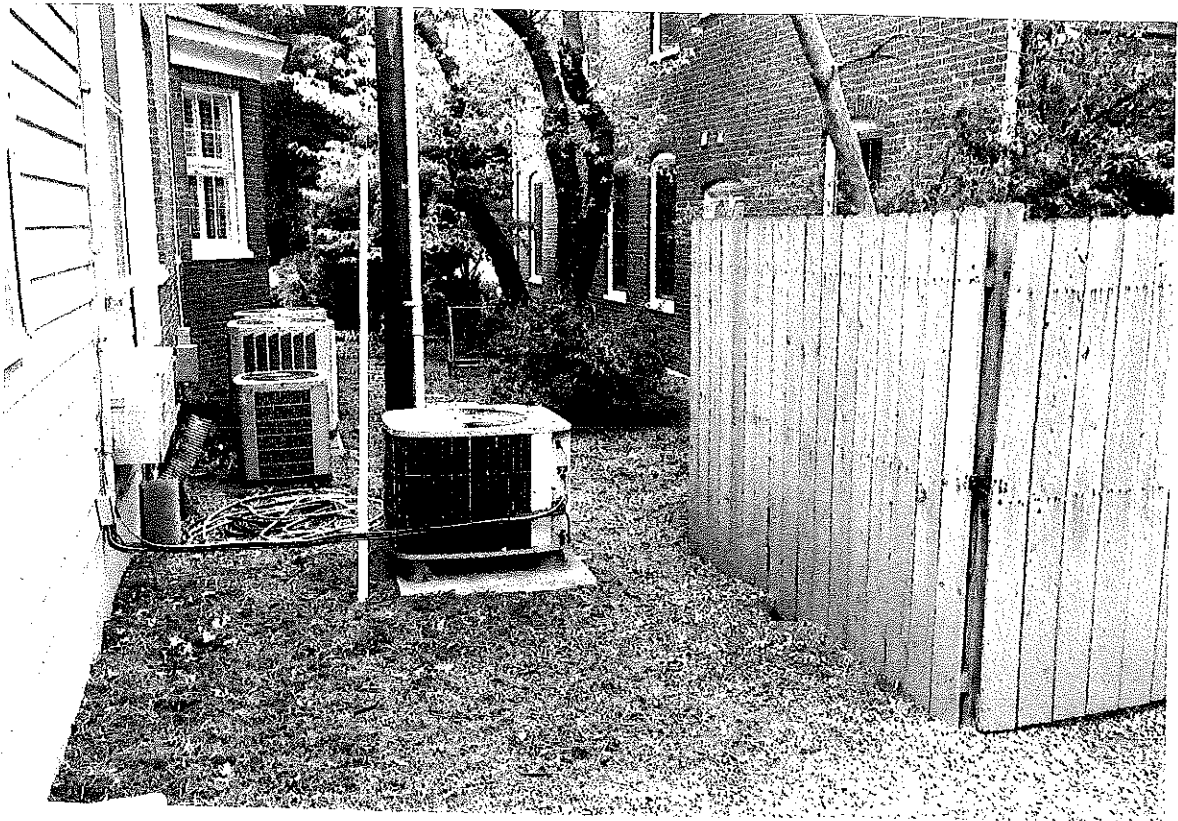
P A R K I N G











Site

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 136 Madison Lane (BAR 13-05-04)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on May 3, 2013.

Signed:



Kristin Rourke

ADDRESSES

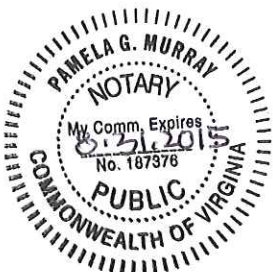
See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 3rd day of June 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015





Notary Public

WADS HOLDINGS LLC
247 RIDGE MCINTIRE ROAD
CHARLOTTESVILLE VA 22903

UNIVERSITY OF VA THE RECTOR & VISITORS
U OF VA
CHARLOTTESVILLE VA 22903

ALPHA CHI OMEGA NATIONAL HOUSING
CORP
5939 CASTLE CREEK PWKY N DRIVE
INDIANAPOLIS IN 462504343

VIRGINIA OMICRON CHAPTER HOUSE
ASSOC
P O BOX 400218
CHARLOTTESVILLE VA 22904

ST ANTHONY ALUMNI ASSOCIATION INC
PO BOX 400218
CHARLOTTESVILLE VA 229044218

ETA ALUMNI INC
3293 TWIN HERON CT
FORT COLLINS CO 80528

EPSILON GAMMA HOUSE CORP OF DELTA
GAMMA
3250 RIVERSIDE DRIVE
COLUMBUS OH 432211725

DELTA CHI HOUSE CO OF KAPPA ALPHA
THETA
315 TERRELL ROAD WEST
CHARLOTTESVILLE VA 22901

ALPHA TAU OMEGA HOLDING
CORPORATION
2126 FLOYD AVENUE
RICHMOND VA 23220

ST ELMO CLUB OF THE U OF VA INC
1928 ARLINGTON BLVD STE 300
CHARLOTTESVILLE VA 22903

OMICRON CHAPTER HOUSE SOCIETY
1802 BAYBERRY CT STE 200
RICHMOND VA 23226

ST PAUL'S MEMORIAL CHURCH TRUSTEES
1700 UNIVERSITY AVENUE
CHARLOTTESVILLE VA 22903