

From: Scala, Mary Joy
Sent: Thursday, February 25, 2016 3:42 PM
To: 'grouzer@dgparchitects.com' hmstancil@hotmail.com
Subject: BAR Action -123 Chancellor Street -February 17, 2016

February 25, 2016

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

RE: Certificate of Appropriateness Application

BAR 16-02-04
123 Chancellor Street
Tax Parcel 090140000
Garett Rouzer, Applicant/Lambda Gamma Chi Omega House, Owner
Replacement of exterior door with window

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2016. The following action was taken:

The BAR did not approve (8-0) the application, but would approve instead, a modified (raised) sill condition pending visual evidence. The applicant would need to submit a photo of the current flashing condition and a drawing of the proposed solution, to be circulated by email to the BAR for approval.

Please submit the requested drawings to obtain approval.

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
February 17, 2016**



Certificate of Appropriateness Application

BAR 16-02-04

123 Chancellor Street

Tax Parcel 09014000

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

Replacement of exterior door with window

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 18, 2014: The BAR approved (8-0) the application as submitted for a new rear addition (subject to zoning approval of a special use permit if required); two rear porches and stairs; and replacement of a secondary front door/transom with window as submitted.

March 17, 2015: 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.

Application

The applicant is requesting a replacement of the second floor exterior door with a double hung window to match the adjacent windows. The window would be a Marvin wood double hung, 1/1 window, with no divided lites.

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

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 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.

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2. Inspect masonry, wood, and metal on porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3. Repair damaged elements, matching the detail of the existing original fabric.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5. Do not strip entrances and porches of historic material and details.
6. Give more importance to front or side porches than to utilitarian back porches.
7. Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8. Avoid adding decorative elements incompatible with the existing structure.
9. In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10. Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11. Provide needed barrier-free access in ways that least alter the features of the building.
 - a. For residential buildings, try to use ramps that are removable or portable rather than permanent.
 - b. On nonresidential buildings, comply with the Americans with Disabilities Act while minimizing the visual impact of ramps that affect the appearance of a building.
12. The original size and shape of door openings should be maintained.
13. Original door openings should not be filled in.
14. When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15. Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
- 16. Retain transom windows and sidelights.**
17. When installing storm or screen doors, ensure that they relate to the character of the existing door.
 - a. They should be a simple design where lock rails and stiles are similar in placement and size.
 - b. Avoid using aluminum colored storm doors.
 - c. If the existing storm door is aluminum, consider painting it to match the existing door.
 - d. Use a zinc chromate primer before painting to ensure adhesion.

Discussion and Recommendations

The BAR should comment on the plan to replace the door and transom with a window on the second floor, and request to see a drawing of the new elevation before approval.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed door and transom replacement with a window 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 submitted (or with the following modifications...).

Architectural And Historic Survey



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Identification

STREET ADDRESS: 123 Chancellor Street
 MAP & PARCEL: 9-140
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING:
 ORIGINAL OWNER: William E. Peters
 ORIGINAL USE: Fraternity House?
 Sorority House
 PRESENT USE:
 PRESENT OWNER: Lambda Gamma of Chi Omega House Corp.
 ADDRESS: 123 Chancellor Street
 Charlottesville, Virginia

HISTORIC NAME: Peters-Hartmen House (C.A.R.A.)
 DATE / PERIOD: c. 1907
 STYLE: No Identifiable Style
 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

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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*Architectural And Historic
Survey*



Graphics





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 RENOVATION Parcel Number 09014 0000
Property Address 123 CHANCELLOR STREET

Applicant Information

Address: DGP ARCHITECTS
206 5TH ST NE CHARLOTTESVILLE, VA 22902
Email: grouzer@dgparchitects.com
Phone: (W) 434.977.4980 (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 26 JAN 16
Signature Date

GARETT ROUZER 26 JAN 16
Print Name 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: _____

Property Owner Permission (if not applicant)

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

Holly M. Stancil 1/26/16
Signature Date

Holly M. Stancil 1/26/16
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 SECOND FLOOR EXTERIOR DOOR W/ DOUBLE HUNG WINDOW TO MATCH ADJACENT WINDOWS. WINDOW TO BE WOOD MARVIN DOUBLE HUNG, NO DIVIDED LITES.

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

1. EXTERIOR IMAGES

For Office Use Only

Received by: O Roberts
Fee paid: 12500 Cash/Ck. # 22101
Date Received: 1/26/16

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



IMAGE 01



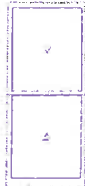
IMAGE 02



IMAGE 03



Built around you.



SO 34 1/8" X 78 1/8"

Primed Pine Exterior
Primed Pine Interior
Wood Double Hung Tilt Pac

Sash Opening 34 1/8" X 78 1/8"
Oversized Unit

Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior

IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
1 /Unit White Sash Lock
White Jamb Hardware
Special Bevel - 5 Degrees
No Screen

123 CHANCELLOR STREET