

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, June 19, 2019 4:30 PM
To: Tom Ross
Cc: Werner, Jeffrey B
Subject: RE: BAR Action - June 18, 2019 - 129 Chancellor Street

Sorry Tom,

One of the BAR members asked me to correct one little thing in your motion regarding the lighting, I have highlighted the change. This will be your new motion:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and Rehabilitations, I move to find that the proposed retaining wall replacement, stair, walk and patio pavers satisfy the BAR's criteria and are compatible with this property and other properties in the Corner ADC District, and that the BAR approves the application as submitted, except that the site wall be replaced to match existing, and that all lamping be equal to or lower than **3500k to produce a warm color. Lahendro seconded. Approved (8-1 with Miller opposed).**

As far as the question of what the BAR wants exactly, I will let Jeff speak with you on that matter.

Best,
Tim Lasley

From: Tom Ross <tnross@yahoo.com>
Sent: Wednesday, June 19, 2019 4:19 PM
To: Lasley, Timothy G <lasleyt@charlottesville.org>
Cc: Werner, Jeffrey B <wernerjb@charlottesville.org>
Subject: Re: BAR Action - June 18, 2019 - 129 Chancellor Street

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim and Jeff,

Has anyone in Charlottesville built this type of wall within the past 10 years...so we can see exactly what the BAR wants?

If so, could you provide a specific building(s) or address(s) in Charlottesville that we can take a look at?

Thanks,

Tom Ross

On Wednesday, June 19, 2019 03:57:20 PM EDT, Lasley, Timothy G <lasleyt@charlottesville.org> wrote:

June 19, 2019

Certificate of Appropriateness

BAR 19-06-04

129 Chancellor Street

Tax Parcel 090134000

Beta Psi Housing Corporation, Owner/Tom Ross, Applicant

Front Yard Renovations and Retaining Wall Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2019. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and Rehabilitations, I move to find that the proposed retaining wall replacement, stair, walk and patio pavers satisfy the BAR's criteria and are compatible with this property and other properties in the Corner ADC District, and that the BAR approves the application as submitted, except that the site wall be replaced to match existing, and that all lamping be equal to or lower than 500k to produce a warm color. Lahendro seconded. Approved (8-1 with Miller opposed).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1370

This certificate of appropriateness shall expire in 18 months (December 18, 2020), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact either myself, or Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Tim Lasley

--

Tim Lasley

Acting Assistant Historic Preservation and Design Planner

City of Charlottesville | Neighborhood Development Services

University of Virginia | Class of 2020

School of Architecture

Phone: (434)-970-3398

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 18, 2019**



Certificate of Appropriateness Application

BAR 19-06-04

129 Chancellor Street

Tax Parcel 090134000

Beta Psi Housing Corporation, Owner/Tom Ross, Applicant

Front Yard Renovations and Retaining Wall Replacement



Background

Constructed in 1906, the Woods House is a contributing structure within the Corner ADC District. This two-story Colonial Revival detailed house has historically been a rental property and fraternity housing. (Historic survey is attached.)

Application

Applicant submitted:

- The Grow Company submittal dated May 28, 2019: Existing conditions (dated May 31, 2019), schematic site plan, planting plan, proposed materials, adjacent brick walls, and adjacent concrete curbing.

Request to:

- Replace existing concrete retaining wall with a brick retaining wall with bond and material similar to that at 127 Chancellor Street.
- Remove and reconstruct the concrete stair [at the wall]. New stair to be wider and have bluestone treads and brick risers.
- At front yard, replace concrete walk with bluestone pavers set on a concrete base and on adjacent yard area install [dry set] bluestone pavers with pea gravel joints and brick edging.
- Install four benches on new bluestone patio area.

Discussion

Staff finds that contextually the retaining wall replacement seems appropriate for the wall's size, seeing that the concrete curb walls that surround the property are minimal compared to the proposed retaining wall. However, the BAR should discuss the appropriateness of replacing the existing concrete wall with a brick retaining wall, since this wall appears to have historically a concrete or parged CMU wall.

Staff finds all patio alterations and modifications appropriate, although staff recommends that all patio and recessed lighting's color temperature be equal to or below 3000k.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and Rehabilitations, I move to find that the proposed retaining wall replacement, stair, walk and patio pavers satisfy the BAR's criteria 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...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, and Rehabilitations, I move to find that the proposed retaining wall replacement, stair, walk and patio pavers do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies the application as submitted, for the following reasons....

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

Pertinent Guidelines on Site Design and Elements

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.

- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.**
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.

- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Pertinent Guidelines for Rehabilitations

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.

Architectural And Historic Survey

Identification

STREET ADDRESS: 129 Chancellor Street

MAP & PARCEL: 9-134

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-3

ORIGINAL OWNER: Warner Wood Estate

ORIGINAL USE: Rental Property?

PRESENT USE: Fraternity House

PRESENT OWNER: Beta Iota House Corporation

ADDRESS: c/o Wayne Coates

624 Wilder Drive

Charlottesville, VA 22901

HISTORIC NAME: Wood House

DATE / PERIOD: 1906, 1978

STYLE: Colonial Revival

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 60' x 116.5' (7922 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Winter 1983

SOURCES: City/County Records

Ch'ville City Directories

ARCHITECTURAL DESCRIPTION

This house combines Colonial Revival detail with Victorian massing, as do many houses built in the early years of this century. Set on a high concrete foundation with a partial basement, the house is two storeys tall, three bays wide, and triple pile. The rear two-thirds projects on the north side. Walls are veneered with brick laid in stretcher bond with quoins of rusticated brick at the corners. The high-pitched hip roof is L-shaped with central gables on all four elevations. It is covered with standing-seam metal and has Baltimore gutters, projecting eaves, a boxed cornice with returns and dentil moulding, and a frieze which continues into the gables. There are three interior chimneys with corbelled caps and stringcourses. Windows are double-sash, 6-over-6 light, with moulded surrounds. First level windows are segmental-arched; second level windows are shorter and jack arched. There is a Palladian window in the front gable and a pair of one-light casement windows in each of the other gables, and also at both levels in the second bay from the rear on the 6-bay south elevation. The two-flight open stair in the entrance hall in the northeast front corner of the house is lit by a shorter, fixed-sash, diamond-paned window on the facade. The stair has a Victorian balustrade with spiral newel. The entrance hall and dining room have pine paneled wainscot. A one-storey veranda covers the facade and continues along the north elevation to the projection. It has a nearly flat roof covered with standing-seam metal, with a boxed cornice with dentil moulding, a plain frieze, Tuscan columns, and a simple balustrade. The center bay of the veranda projects slightly. The 6-paneled entrance door in the center bay of the facade has a half-round fanlight and diamond-paned sidelights with panels both above and below them. A pair of 12-light French doors gives access to the end of the veranda from the north projection. There is a one-storey, round-arched, recessed loggia in the center bay of the rear elevation.

HISTORICAL DESCRIPTION

Micajah Woods and J. W. Fishburne, executors of the estate of Warner Wood, purchased this lot in 1906 (ACDB 132-384) and built the house the same year, according to tax records. It was apparently used as rental property during the forty years that it was owned by the Wood estate. Theta Chi fraternity occupied the house in the 1920's. Virginia Beta, Inc., the house corporation of Phi Delta Theta fraternity, owned the house from 1914 until 1963 (City DB 137-6, 239-369). The house then changed hands four times in the next fifteen years (DB 242-75, 261-447, 354-436) and was used as a rooming house before being purchased by the Beta Iota House Corporation of Delta Tau Delta fraternity in 1978 (DB 290-563). It has now been restored and is the chapter house of Delta Tau Delta fraternity.

Architectural And Historic Survey



Identification

STREET ADDRESS:	129 Chancellor Street	HISTORIC NAME:	Wood House (C.M.A.H.),
MAP & PARCEL:	9-134	DATE / PERIOD:	c. 1906
CENSUS TRACT AND BLOCK:		STYLE:	Colonial Revival
PRESENT ZONING:		HEIGHT (to cornice) OR STORIES:	2 Storeys
ORIGINAL OWNER:	Estate of Warner Wood	DIMENSIONS AND LAND AREA:	
ORIGINAL USE:	Residence	CONDITION:	Good
PRESENT USE:	Fraternity House	SURVEYOR:	
PRESENT OWNER:	Beta Iota House Corporation	DATE OF SURVEY:	1980
ADDRESS:	129 Chancellor Street Charlottesville, Virginia	SOURCES:	City/County records

ARCHITECTURAL DESCRIPTION

Pressed brick (stretcher bond); 2 1/2 storeys; hip roof with a gable toward street; four bays, north bay recessed; one story porch across front wrapping around north to fourth bay. Colonial Revival/ Queen Anne. 1880. Brick quains, lined mortar joints. Dentil cornice with frieze. Entrance in second bay from south, off center. Window in south bay is six over six double hung. Entrance flanked by lights (diamond panes) with fan light above; third bay, first floor, small diamond panes, fourth bay French doors. All first floor openings under segmental brick arches. Second floor windows are six over six double sash under jack arches. Central gable has palladian window center is double hung. Two internal chimneys.

HISTORICAL DESCRIPTION

1906	ACDB 132-384	A. C. Chancellor, et al (heirs of Dr. J. E. Chancellor) to Estate of Warner Wood, dec.
1948	City DB 137-6	Estate of Warner Wood to Virginia Beta, Inc.
1963	City DB 239-369	Virginia Beta, Inc., to Dr. Charles W. Hurt
1963	City DB 242-75	Dr. Charles W. Hurt to Girard H. Story, Jr., and Doris M. Story
1965	City DB 261-447	Girard H. Story, Jr., and Doris M. Story to Harry F. Langhorne
1974	City DB 354-436	Harry F. Langhorne to Samuel S. Tyson
1978	City DB 390-563	Samuel S. Tyson to Beta Iota House, Corporation

UTM: 17/719295/4212705

*Architectural And Historic
Survey*



Graphics



Architectural And Historic Survey



471
51

Identification

STREET ADDRESS: 129 Chancellor Street
 MAP & PARCEL: 9-134
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING:
 ORIGINAL OWNER: Estate of Warner Wood
 ORIGINAL USE: Residence
 PRESENT USE: Fraternity House
 PRESENT OWNER: Beta Iota House Corporation
 ADDRESS: 129 Chancellor Street
 Charlottesville, Virginia

HISTORIC NAME: Wood House
 DATE / PERIOD: c. 1906
 STYLE: Colonial Revival
 HEIGHT (to cornice) OR STORIES: 2 Storeys
 DIMENSIONS AND LAND AREA:
 CONDITION: Good
 SURVEYOR:
 DATE OF SURVEY: 1980
 SOURCES: City/County records

ARCHITECTURAL DESCRIPTION

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**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130
Negative no(s). 7234

Page 1 of 2

Street address 129 Chancellor St.
Town/City Charlottesville
Historic name Wood House; Present name: Common name Delta Tau Delta Fraternity House

Material
 wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____
 brick (bond: Flemish, stretcher, _____-course American, _____
 stone (random rubble, random ashlar, coursed ashlar, _____
 log (siding: weatherboard, shingle, aluminum, bricktex, _____
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable - cross <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input checked="" type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 3 <input type="checkbox"/> _____	Full-length veranda with projecting central bay.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input checked="" type="checkbox"/> <i>fraternity house</i>

Style/period Georgian Revival Date 1906 Architect/builder

Location and description of entrance Central entry with traceried fanlight and sidelights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This is one of the earliest Georgian style houses in the District, featuring a central cross-gable with Palladian window.

Historical information

This house may have served originally as a boarding house. Micajah Woods and J.W. Fishburne, executors of the estate of Warner Wood, purchased the lot in 1906, apparently building the present house that same year. It was probably used as rental property during its first years.

Theta Chi Fraternity occupied the house in the 1920s. Between 1946 and 1963 the local Beta chapter of Phi Delta Theta house occupied it. Since 1978 Delta Tau Delta fraternity has owned it.

Alexander Gilliam interviews; Corks & Curls, 19 Source Eugenia Bibb notes; City Directories; court rec

Surveyed by Jeff O'Dell, VHLC Date 9-83



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 104 70
Negative no(s). 5061(24)

SURVEY FORM

Historic name	Common name
County/Town/City Albemarle County, Charlottesville	
Street address or route number 129 Chancellor	
USGS Quad Charlottesville West, Virginia	Date or period 1880
Original owner	Architect/builder/craftsmen
Original use	
Present owner Delta Tau Delta	Source of name
Present owner address	Source of date
	Stories 2 1/2
Present use Fraternity house	Foundation and wall const'n
Acreage	
	Roof type hip roof w/gable

State condition of structure and environs good

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

pressed brick (stretcher bond); 2 1/2 stories; hip roof with a gable toward street; 4 bays, north bay recessed; 1 story porch across front wrapping around north to 4th bay. Colonial Revival/Queen Anne. 1880. Brick quoins, lined mortar joints. Dentil cornice with frieze. Entrance in 2nd bay from south, off-centre. Window in south bay is 6/6 double hung. Entrance flanked by lights (diamond panes) with fan light above; 3rd bay, 1st floor, small-diamond panes, 4th bay French doors. All 1st floor openings under segmental brick arches. 2nd floor windows are 6/6 double sash under jack arches. Central gable has palladian window - centre is double hung. 2 internal chimneys.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

From estate of Lambda Chi. 1950's-1960's Phi Delta. 1979 Delta Tau Delta began restoration.

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0026

Other DHR Number: 104-70

Property Date(s) 1906

PROPERTY NAMES

Delta Tau Delta Fraternity House

EXPLANATION

Current

Wood House

Historic

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-134-3

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
129 -	Chancellor Street	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Slightly elevated site, with front yard edged with concrete retaining wall,
and fence of wood posts with chain above wall.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL:	1
Historic:	1

Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Cornice	0	Boxed	Wood	W/ Dentils
Dormer	4	Gable-roofed	Wood	Sided
Foundation	0	Continuous	Brick	
Porch	0	1-level	Brick	
Roof	0	Complex Hipped	Asphalt	Shingle
Walls	0	Masonry	Brick	Veneer
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1905 ca

Source of Date: Site Visit/Written

Architectural Style: Colonial Revival

Description:

Colonial Revival-style dwelling of brick (common bond veneer), with hipped roof, and full-height projecting section on rear portion of northeast side wall. Has large gabled frame dormers on each facade, with two six-over-six double-hung sash windows in each; roofed edged with boxed cornice with dentils and frieze board. Walls have raised brickwork at corners, mimicking quoins; first-floor windows have segmentally-arched lintels. Front porch is open, faced with brick, and edged with wooden balustrade extending between brick piers; front entrance has multi-light diamond-paned sidelights, with elliptical fanlight above.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

House has been considerably altered as result of remodeling since 1983. The original Colonial Revival roofed one-story porch, which extended across the front facade and the front part of the northeast side wall, was replaced with the present open porch, and a large, central front wall dormer of brick with a Palladian window was removed, and replaced by the present frame dormer. Two interior chimneys of brick were also removed (Sanborn 1941, 1969).

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

A one-story outbuilding stood behind the house from at least 1907; by 1929 a one-story garage had been built adjoining it. Both outbuildings were removed from the property by 1969 (Sanborn 1907, 1913, 1920, 1929, 1941, 1969).

DHR Historic Context: Domestic

Significance Statement:

This house first appears on the Sanborn maps in 1907, and according to deeds,

the house was apparently built in 1906 on a lot purchased in the same year by Micajah Woods and J.W. Fishburne, executors of the estate of Warner Wood. It may have been used as a rental property. Theta Chi Fraternity used the house in the 1920s; from 1946 to 1963 the local Beta chapter of Phi Delta Theta occupied it; the building served as a rooming house for a time before its purchase in 1978 by Delta Tau Delta fraternity (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983; Bibb 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14644	2 - 3	3/ 3/1996
B&W 35mm Photos	14645	15 -	3/ 9/1996

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:

1983. 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: Beta Iota House Corp.

Address: c/o Coates - 2812 Magnolia

City : Charlottesville

State: VA

Zip : 22901- Country: USA

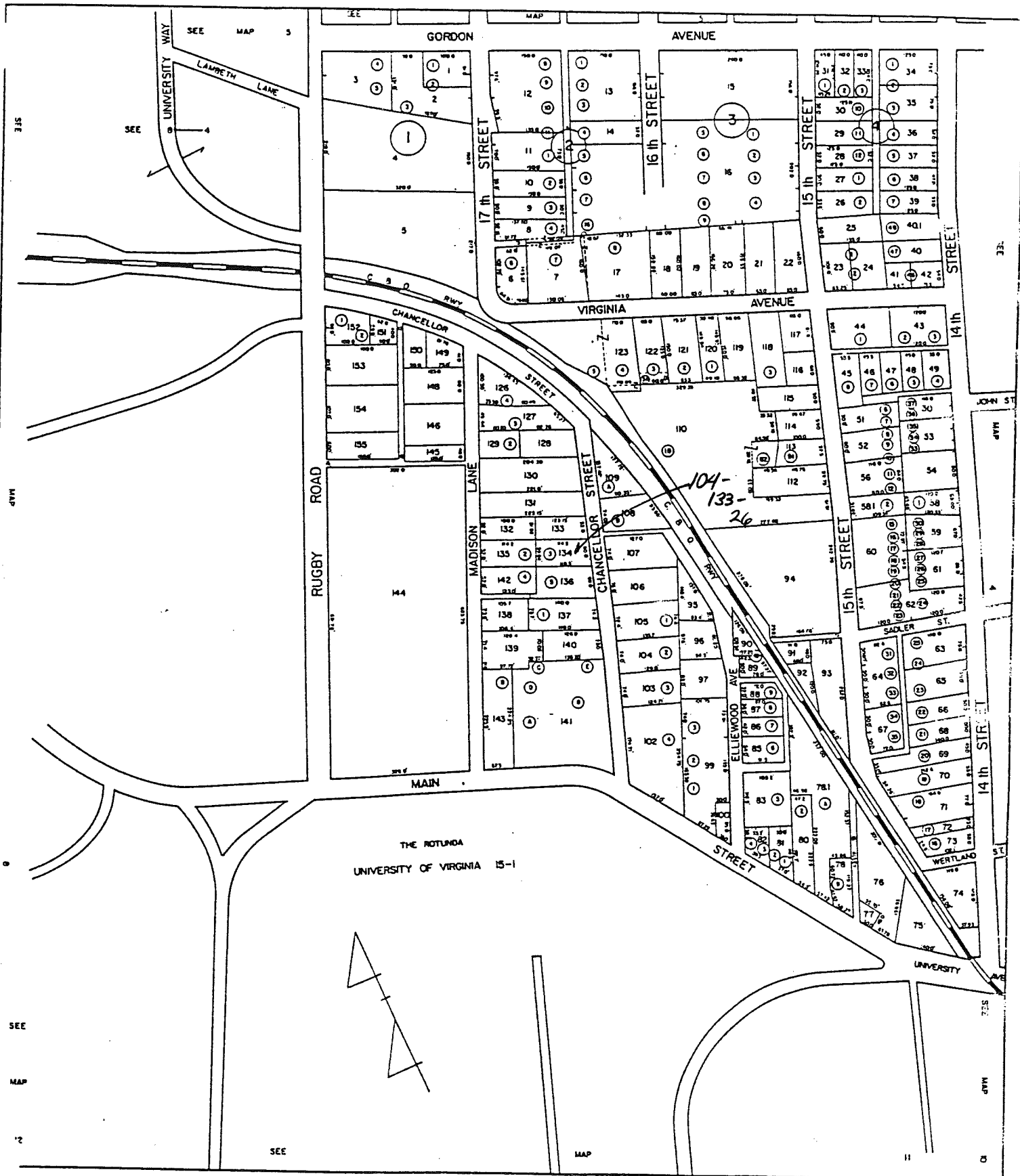
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

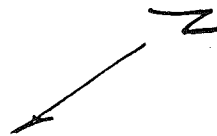
CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION 9

55

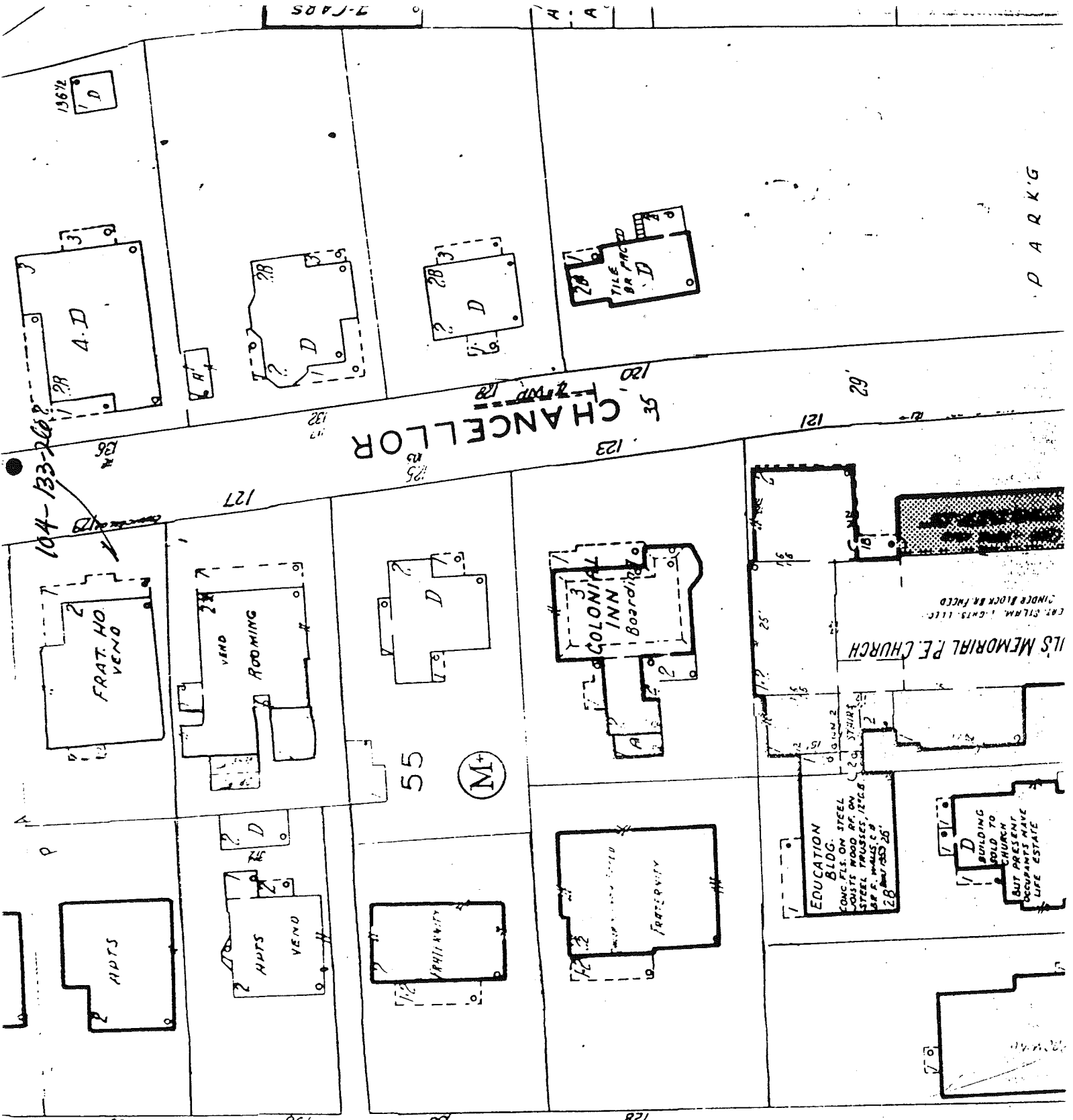


City of Charlottesville
site plan - n.t.s.
6/96 S.F. Smeedy

MADISON LA

CHANCELLOR

PARK'G



104-133-260?

136 1/2

A.D.

28

28

28

TILE FLOOR BR. FLOOR

127

FRAT. HO VENDO

VERO ROOMING

D

COLONIAL INN Boarding

I.L.S. MEMORIAL P.C. CHURCH

EDUCATION BLDG.
CONC. FLS. ON STEEL
POSTS WOOD FR. ON
STEEL TRUSSES, 12'x8'
BR F. WALLS, C.B.
28 MAR 1953 26'

EDUCATION BLDG.
BUT PRESENT
OCCUPANTS HAVE
LIFE ESTATE

ENT. STAIR. LIGHTS, LEEC.
2ND FLOOR BR. FLOOR

M+

55

FRATERNITY

APTS

APTS VENDO

FRATERNITY

136

132

128

124

121

29'

123

35

120

137

132

126

128

127

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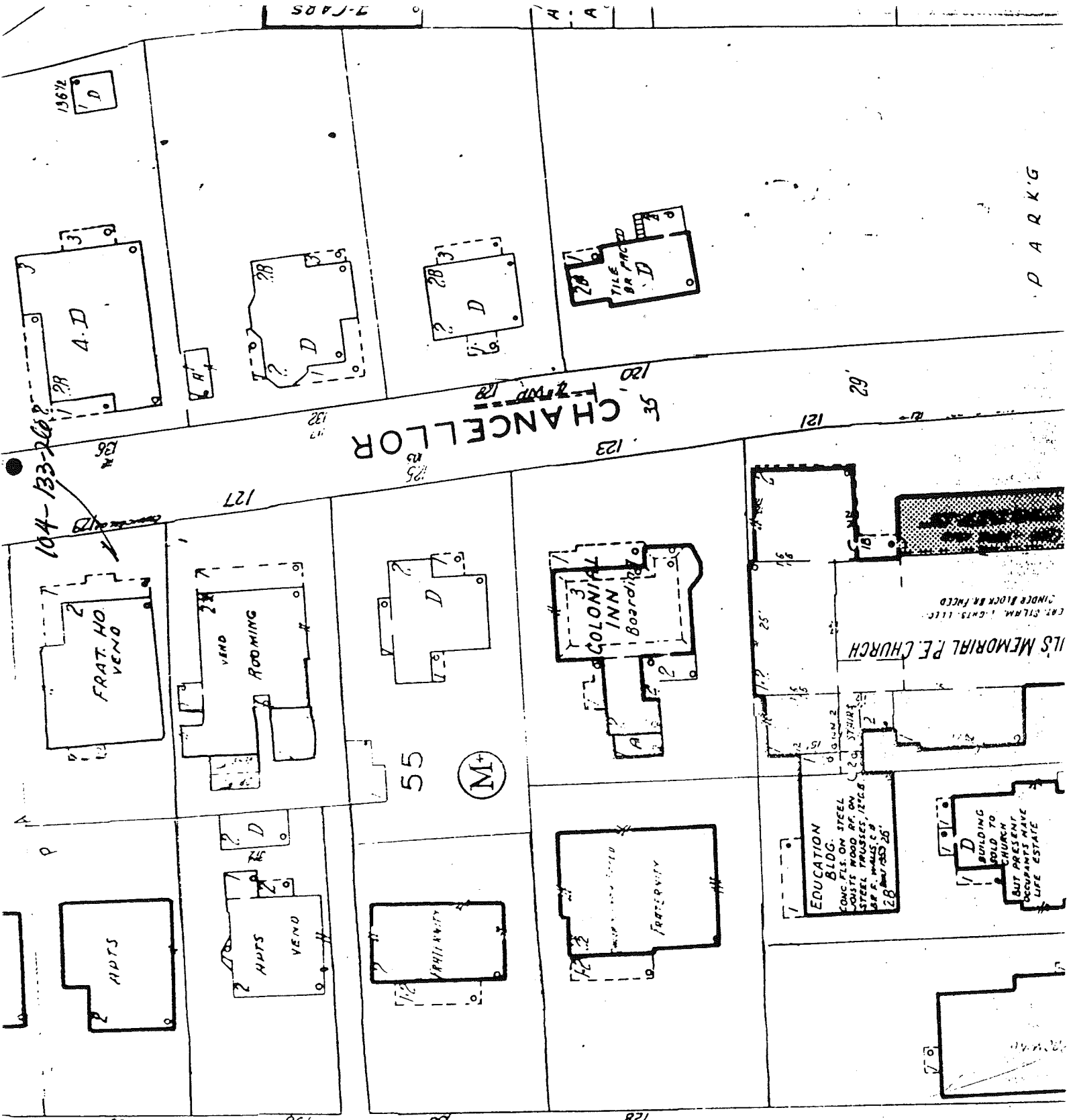
128

127

128

127

128



9-134 ✓

R-3
60 x 116.5 (7922)

Δ T Δ

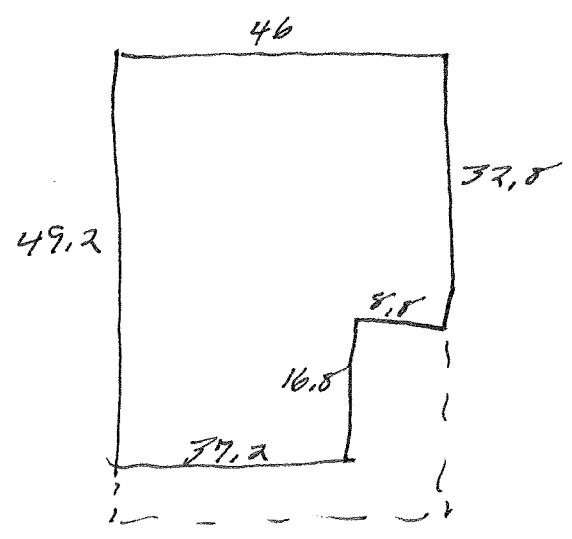
o/o Wayne Coates 129 Chancellor St
624 Wilder Dr

#471

390-563	Beta Zeta Home Corp.	1978	plat	261-457
354-436	Samuel S Tyson	1974	"	"
261-447	Harry F. Langhorne	1965	"	"
242-75	Conrad H Jr & Doris M Story	1963	"	"
239-369	Chas Wm Hunt	"	"	AEDB 132-385
137-6 *	Va. Beta Inc David J. Wood David J. Wood	1946	"	"

2 1/2 s, part. basement, 13 rooms, 4 baths
 brick found. & walls, metal gable & hys
 1978 - renovations & sprinkler sys
 1963 review - dwelling in poor cond.
 built 1880, old, good const.

Wood 1906-1946 = 40 yrs
 Va Beta 1946-1963 = 17 yrs



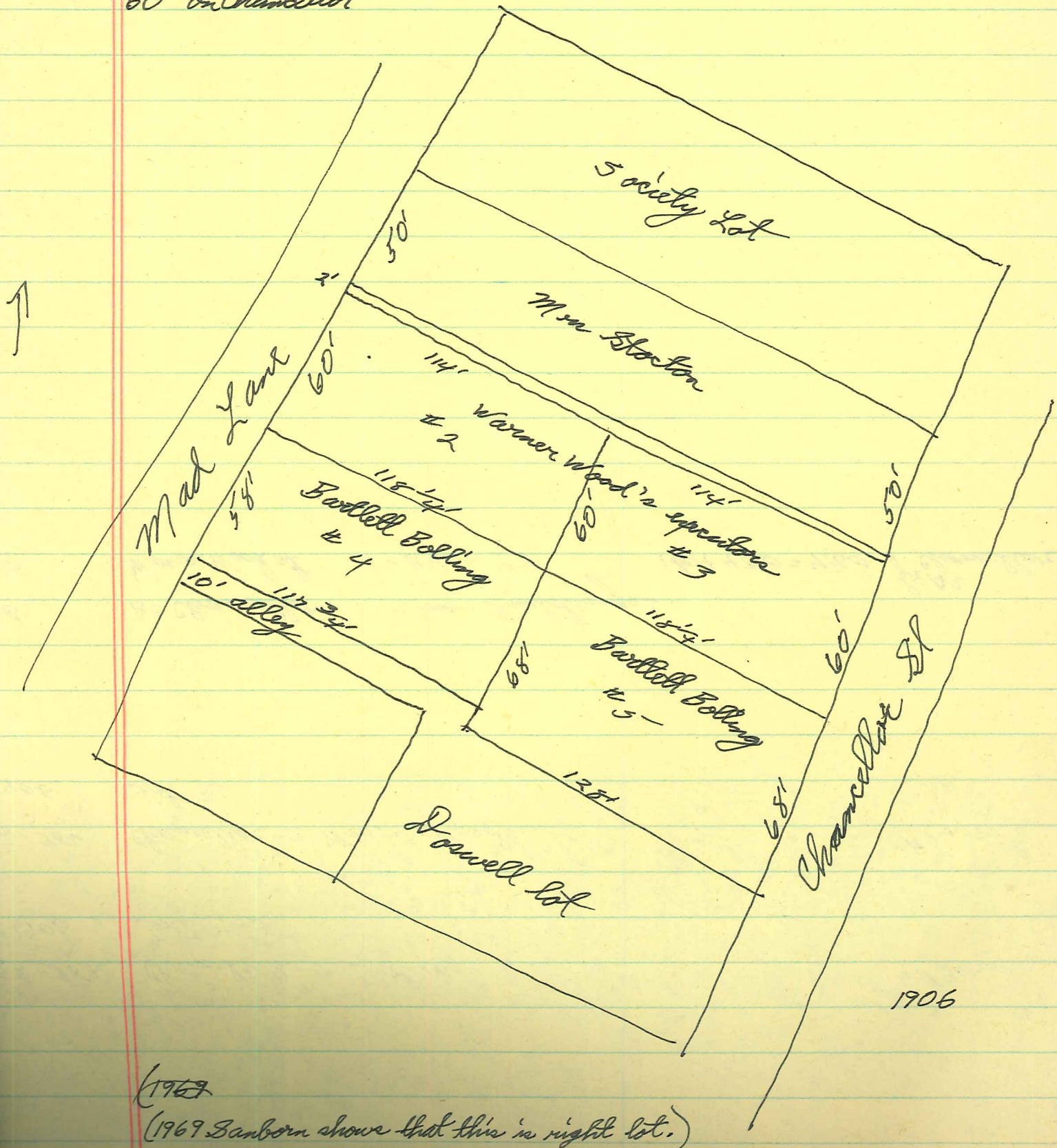
check plat -
✓ be sure this is right house

see plat ACDB 132-385

129 Chancellor St

137-6 estate of Warner Wood, dec → Virginia Beta, Inc # 25,800
2/11/48 (~~WB 31-72 1-354~~)
Warner Wood dec 9/2/02 (ACWB 31-72, City WB 1-354)

ACDB AC & Carrie Chancellor → Mirajah Woods & J.W. Fishburne #1450
132-384 spec Warner Wood, dec
1906 lot 3 on plat
part of 121-382 for Chancellor 1901
60' on Chancellor



(1969 Sanborn shows that this is right lot.)

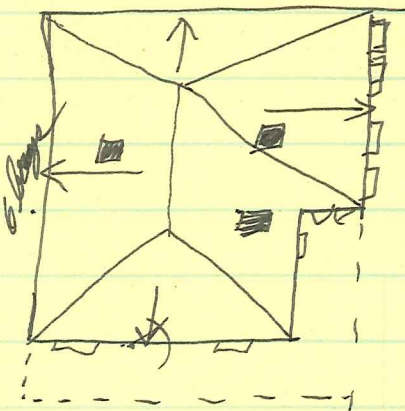
132-382 Chancellor → Bolling #3400
1906 lots 4 & 5

132-386 Chancellor → Wm. S. Woods #1450
1906 lot 2

1906 AC Chancellor - no buildings
1907 Warner Wood cut - 4 Va - 23 160 + 4000 = 4160 for AC Chancellor

129 Chancellor

2-5



✓ → high found, cone
 → pressed?? no
 brick - stretcher bond, unglazed brick quoins at corners

steep hipped roof, black 55m, Baltimore gutters, prep. eaves,
 boarded cornice w/ dentil moulding, fringe in gables too
 gables cent on facade, ~~1-2~~ larger rear section, ^{on N} total 4 5 el,
 4 rear

→ windows 6/6 w/ moulded, seg-arched at 1st level,
 → or jark? shorter & ~~flat~~ ^{arched} - arched at 2nd
 shorter fixed sash w/ diamond panes over stair & of ent
 2nd floor w/ die rail

→ ^{veranda} 1-5 ~~ent porch~~ covers facade & wraps around N
 nearby flat roof covered w/ metal, ~~low ent porch~~
 boarded cornice w/ dentil moulding, pl fringe, Tuscan columns,
 simple bal; ent bay proj sl (but no gable)

✓ cent ent: 6-panel door, half-round fan light, diamond
 sidelights w/ panes above & below
 per 12-2 Fr door W end porch

✓ 1/1-2 Palladian window in front gable, per 1-2 casement
 in N, S, & rear; same both levels and W bay 5 el

gint chim w/ corbeled caps & string courses

~~Notes~~
→ round-arched back-porch loggia cent rear

→ back stair — int, 1-fl w/ winters

→ interior —

→ fireplaces — nothing!

2-fl open stair, w/ bal, spiral newel, sea wall
pine wainscot. ent hall, up stairs, & on
cent hall behind ent hall



152 251

sketch Design

104-133-26

127 Chancellor

This house combines Colonial Revival details with Victorian massing, as do many houses built in the ^{early} first two decades of this century. ~~Set~~ with partial basement, set on a high concrete foundation, the house is two stories tall, three bays wide, & triple gable. Walls are ~~massive~~ veneered with brick laid in stretcher bond with quoins of rusticated brick at the corners.

~~The roof is a high~~ The high-pitched hip roof is L-shaped with ^{corbelled} gables ~~on~~ all four elevations. It is covered with standing-seam metal & has Baltimore gutters, projecting eaves, & boxed cornice ^{with} ~~with~~ returns & dentil moulding, & a frieze which continues into the gables. There are three interior chimneys with corbelled caps & stringcourse.

The rear two-thirds projects on the north side

Windows are double-sash, 6-over-6 light, with moulded surrounds. ~~First~~ First level windows are segmental-arched; second level windows are shorter & ^{jack} ~~flat~~ arched.

There is a pair of one-light casement windows in each of a Palladian window in the front gable & the other gables, & also at both levels in the second bay from the rear on the 6-bay south elevation. ~~These latter windows probably light the back stair.~~

The two-flight open stair in the entrance hall in the northeast front corner of the house is lit by a shorter, fixed-sash, ~~rose~~ diamond-paned window on the facade.

The entrance hall & diningroom have pine paneled wainscot.

The stair has a Victorian balustrade with spiral newel.

a one-story veranda covers the facade & continues along the north elevation to the projection.

It has a ~~low-pitched~~ ^{nearly flat} roof covered with standing-seam metal, with a boxed cornice with dentil moulding, a plain frieze, Tuscan columns, & a simple balustrade. The center bay of the veranda projects slightly. The 6-panel entrance door in the center bay of the facade has a half-round fanlight & diamond-paned sidelights with panels both above & below them.

A pair of 12-light French doors gives access to the end of the veranda from the north projection.

There is a ^{one-story} round-arched ^{recessed} loggia in the center bay of the rear elevation.

Hint Descriptions

Micajah Woods & J.W. Fishburne, executors of the estate of Warner Woods, purchased this lot in 1906 (ARDB 132-384). ~~Tax records show that the house was built in the same year, according to tax records.~~ ^{and built} It was apparently used as rental property during the forty years that it was owned by the Wood estate. Theta Chi occupied the house in the 1920's.

Virginia Beta, Inc., owned the house from 1946 until 1963 (City DB 137-67337-369). During that time it was occupied by Phi Delta Theta fraternity. The house then changed hands four times in the next fifteen years (DB 242-75, 261-447, 354-436) & was used as a rooming house before being purchased by the Beta Zeta House Corporation in 1978 (DB 290-563). It has now been restored & is the chapter house of Delta Tau Delta fraternity.





Date 3/3/96 File No. 104-133-26

Name Delta Tau Delta
129 Chancellor St.

Town Charlottesville

County _____

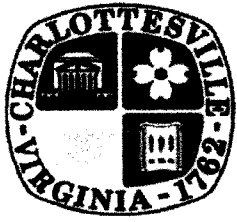
Photographer S.E. Smeath

Contents 3 exterior views





1982



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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 3:30 p.m.

Owner Name Beta Psi Housing Corporation Applicant Name TOM ROSS
Project Name/Description Front yard landscaping, stair repairs Parcel Number 090134000
Project Property Address 129 Chancellor Street

Applicant Information

Address: 6402 ARLINGTON BLVD, STE 1130
FALLS CHURCH VA 22042
Email: TROSS@YAHOO.COM
Phone: (W) 703-862-1626 (C) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.
[Signature] Date 5/23/19
Signature: TOM ROSS, PRESIDENT Date 5/23/19
Print Name: BETA PSI HOUSING CORPORATION Date _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.
[Signature] Date _____
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):

Front Yard: Landscaping, replace/repair existing concrete stairs, POSSIBLY REPLACE RETAINING WALL

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

For Office Use Only
Received by: _____ Approved/Disapproved by: _____
Date: _____
Fee paid: _____ Cash/Ck. # _____ Conditions of approval: _____
Date Received: _____
Revised 2016



The Grow Company
220 East High Street
Charlottesville, Virginia 22902
Ph: 434-996.0770
Fax: 434-295-7540
www.THEGROWCO.com

129 Chancellor Street
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Charlottesville, Virginia

Sheet:
**EXISTING
CONDITIONS**

Copyright 2019:
The Grow Company, LLC
Date:
May 31, 2019

Revisions:

Scale:
NTS

Sheet No.:

L 1.0



EXISTING WALL



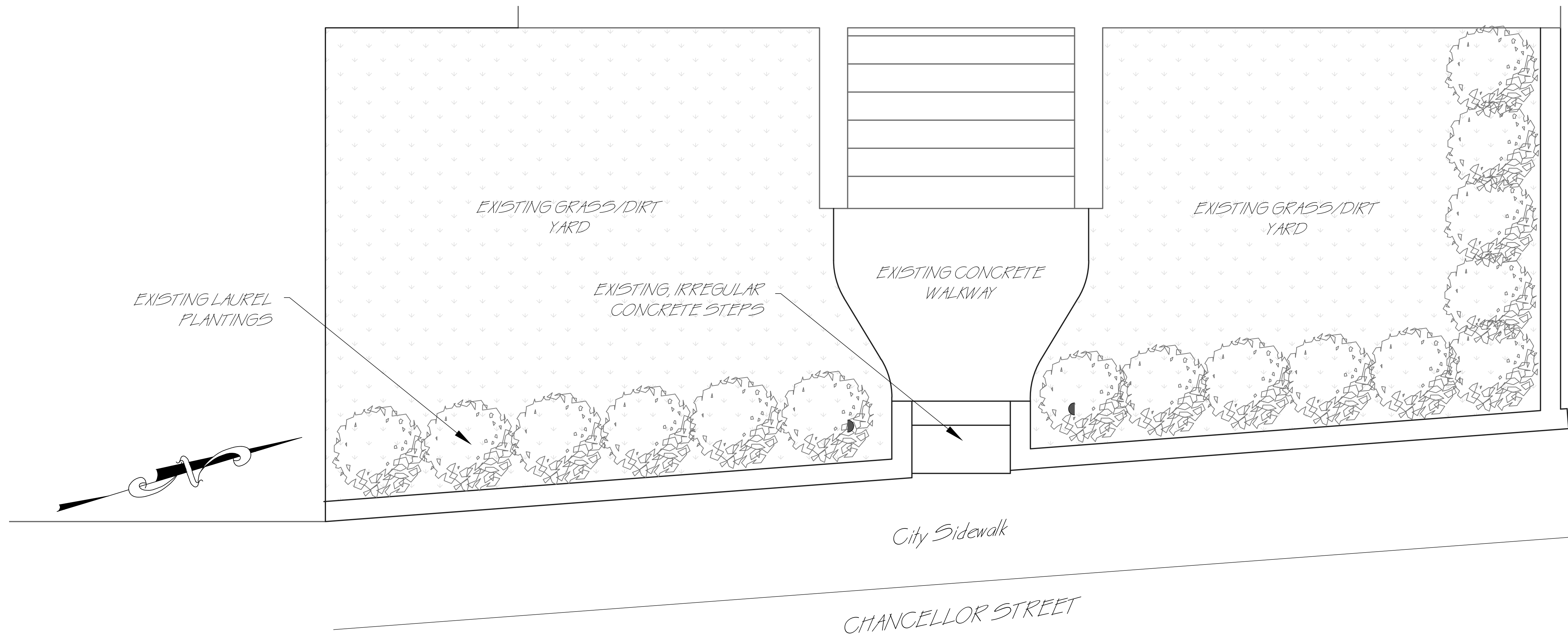
EXISTING WALL & UNEVEN STEPS



EXISTING WALL



EXISTING WALL



UNEVEN CONCRETE STEPS



EXISTING LAWN



EXISTING LAWN



EXISTING LAWN



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129 Chancellor Street
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 Charlottesville, Virginia

Sheet:
 Schematic
 Site Plan

copyright 2019: The Grow Co., LLC

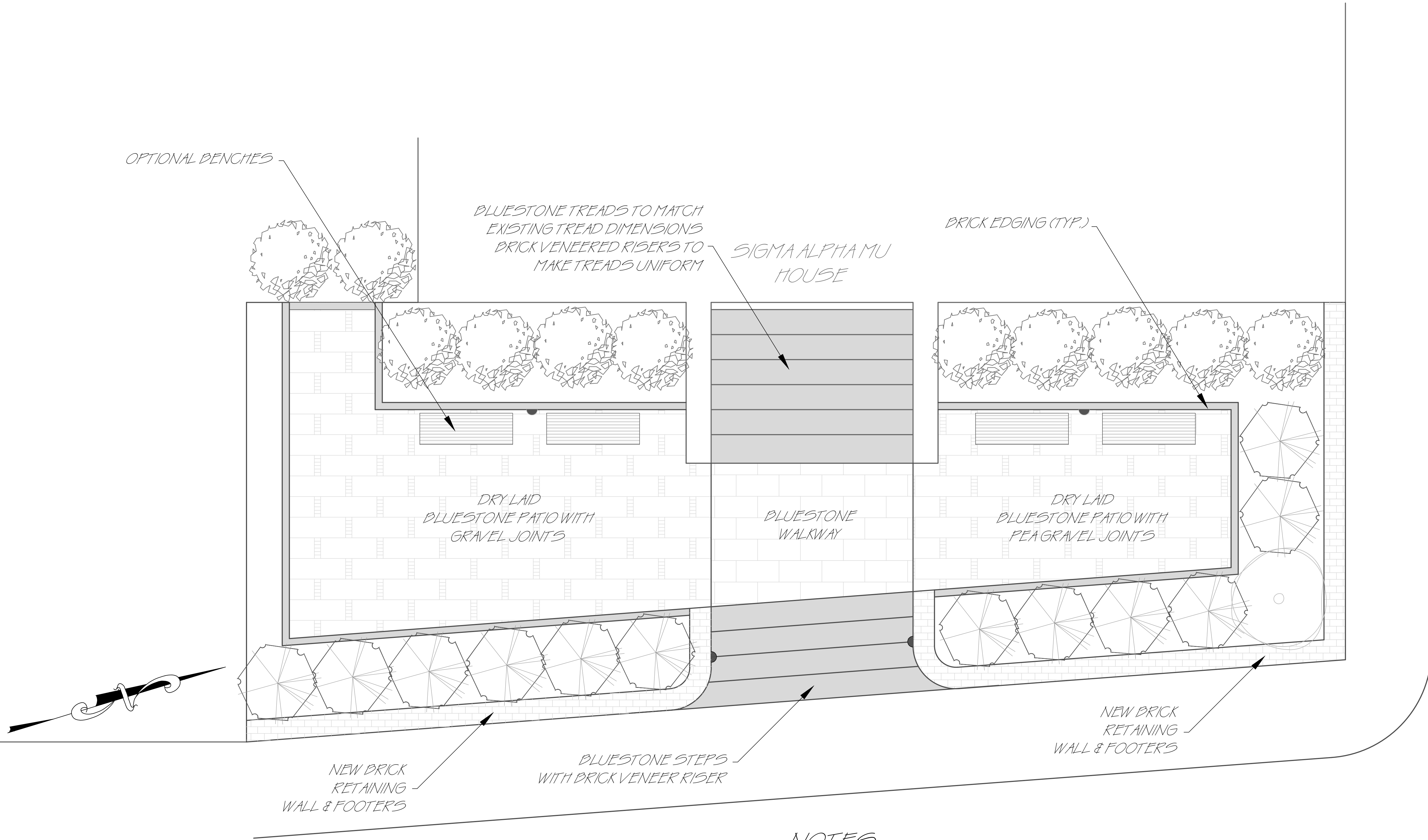
Date: May 31, 2019

Revisions:

Scale:
 Not to Scale

Sheet No.:

L 1.0



NOTES:

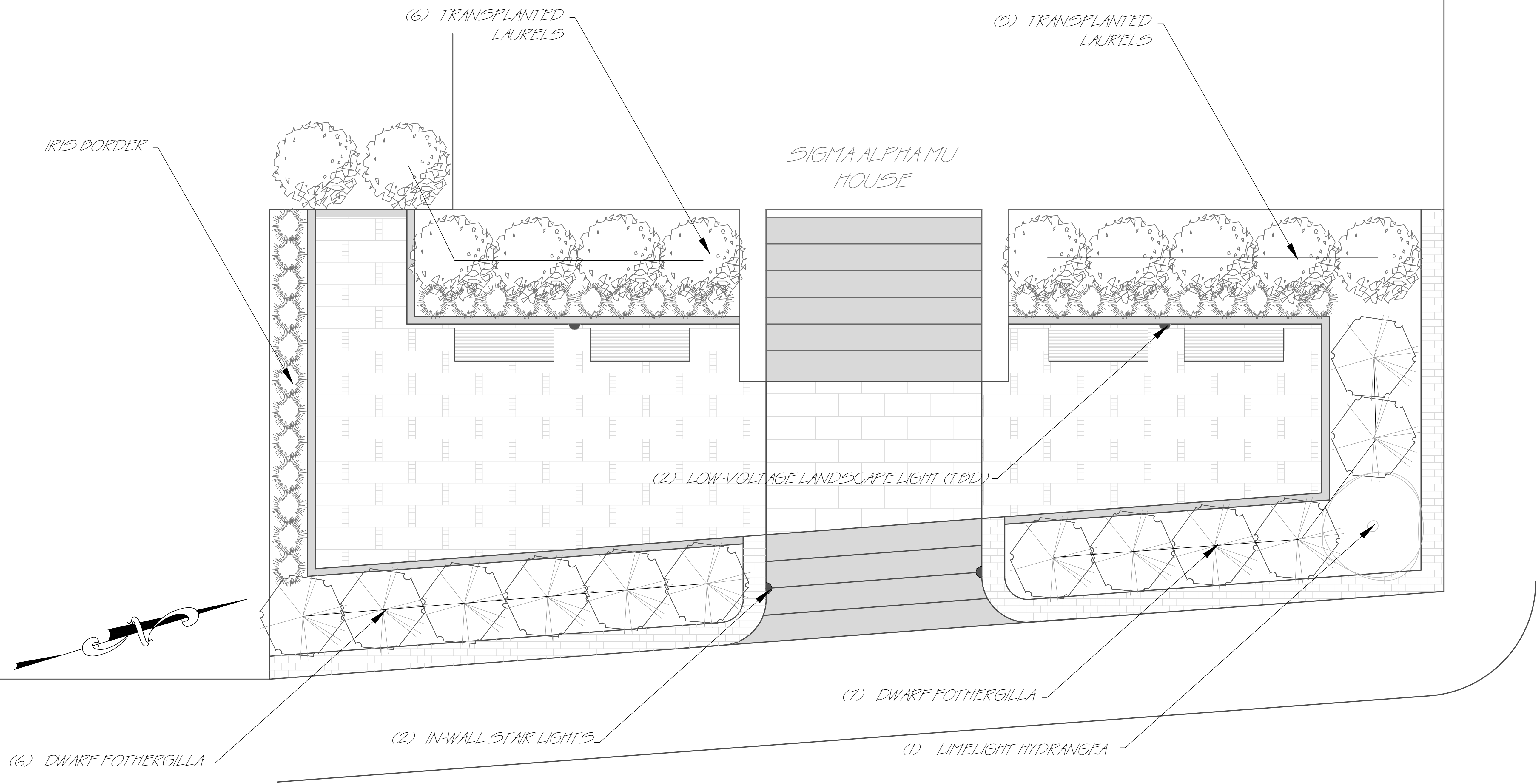
1. Bluestone walkway set on concrete base. Mortar joints.
2. Bluestone patio dry laid with gravel joints.
3. Brick edging around patio area set in mortar base.
4. Brick retaining wall (with brick caps) to match existing brick types found in neighborhood/adjacent buildings
5. New entry steps aligned with new retaining wall and sidewalk alignment. Brick veneer risers for all steps, to make steps uniform in dimension.

CHANCELLOR STREET



The Grow Company
 1213 Avon Street
 Charlottesville, Virginia 22902
 Ph: 434.996.0770
 www.THEGROWCO.com

129 Chancellor Street
 NOT FOR CONSTRUCTION
 Charlottesville, Virginia



PLANTING SCHEDULE

SYMBOL	COMMON NAME	QUANTITY
	DWARF FOTHERGILLA	12
	LIMELIGHT HYDRANGEA	1
	'PURPLE SERENADE' IRIS	32
	REPLANTED LAUREL	11

Sheet:
 Planting
 Plan

copyright 2019: The Grow Co., LLC

Date: May 31, 2019

Revisions:

Scale:
 Not to Scale

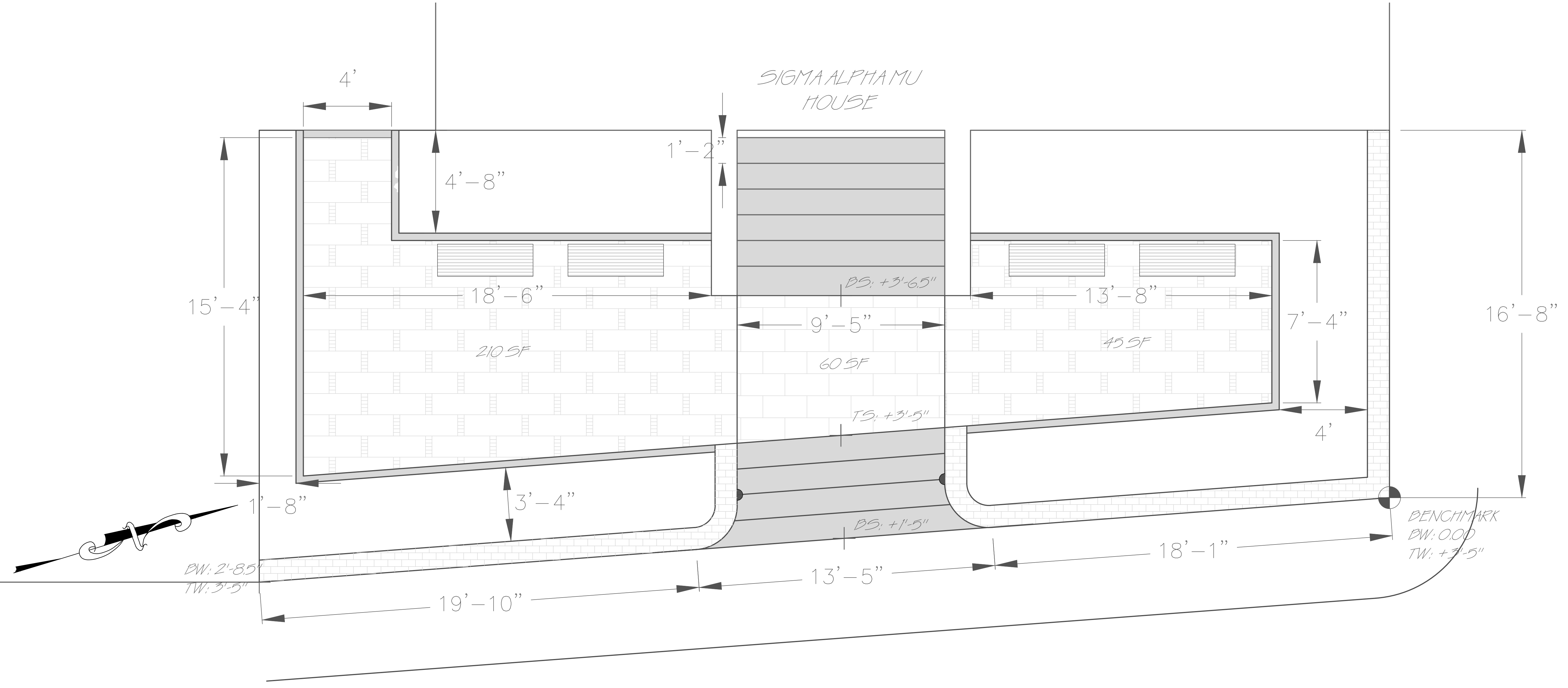
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L 2.0



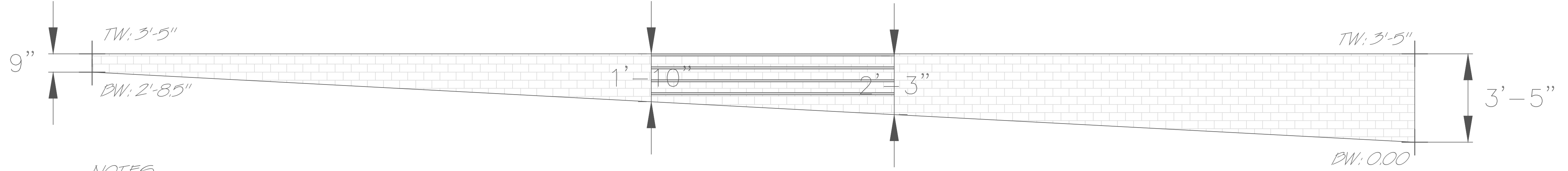
The Grow Company
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SIGMA ALPHA MU
 HOUSE



BW: 2'-8.5"
 TW: 3'-5"

BENCHMARK
 BW: 0.00
 TW: +3'-5"



NOTES:
 1. Entire Wall = 220 Square Feet

129 Chancellor Street
 NOT FOR CONSTRUCTION
 Charlottesville, Virginia

Sheet:
 General
 Dimensions

copyright 2019: The Grow Co., LLC
 Date: May 31, 2019

Revisions:

Scale:
 Not to Scale

Sheet No.:

C 1.0



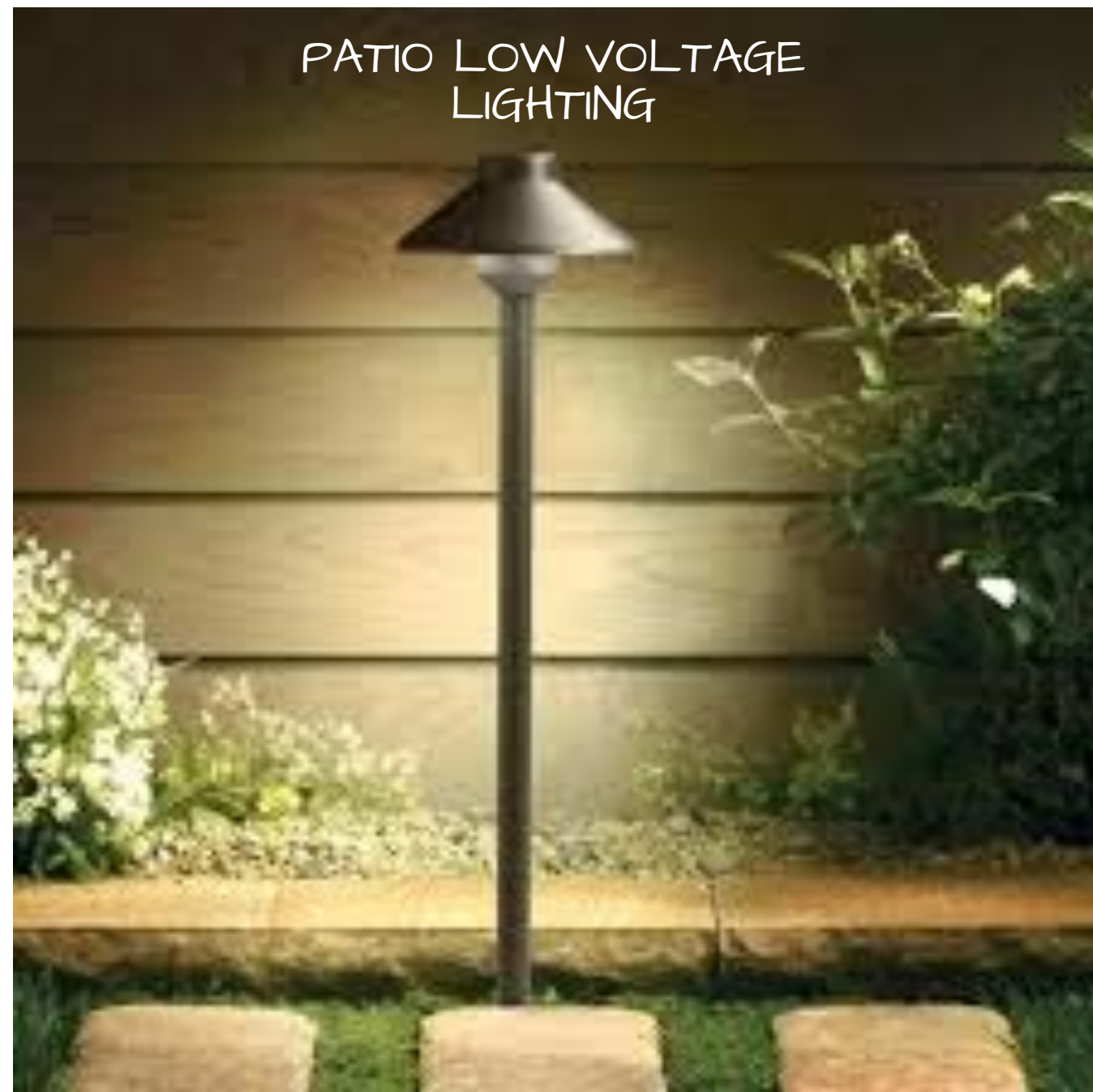
BRICK WALL & BLUESTONE STEPS



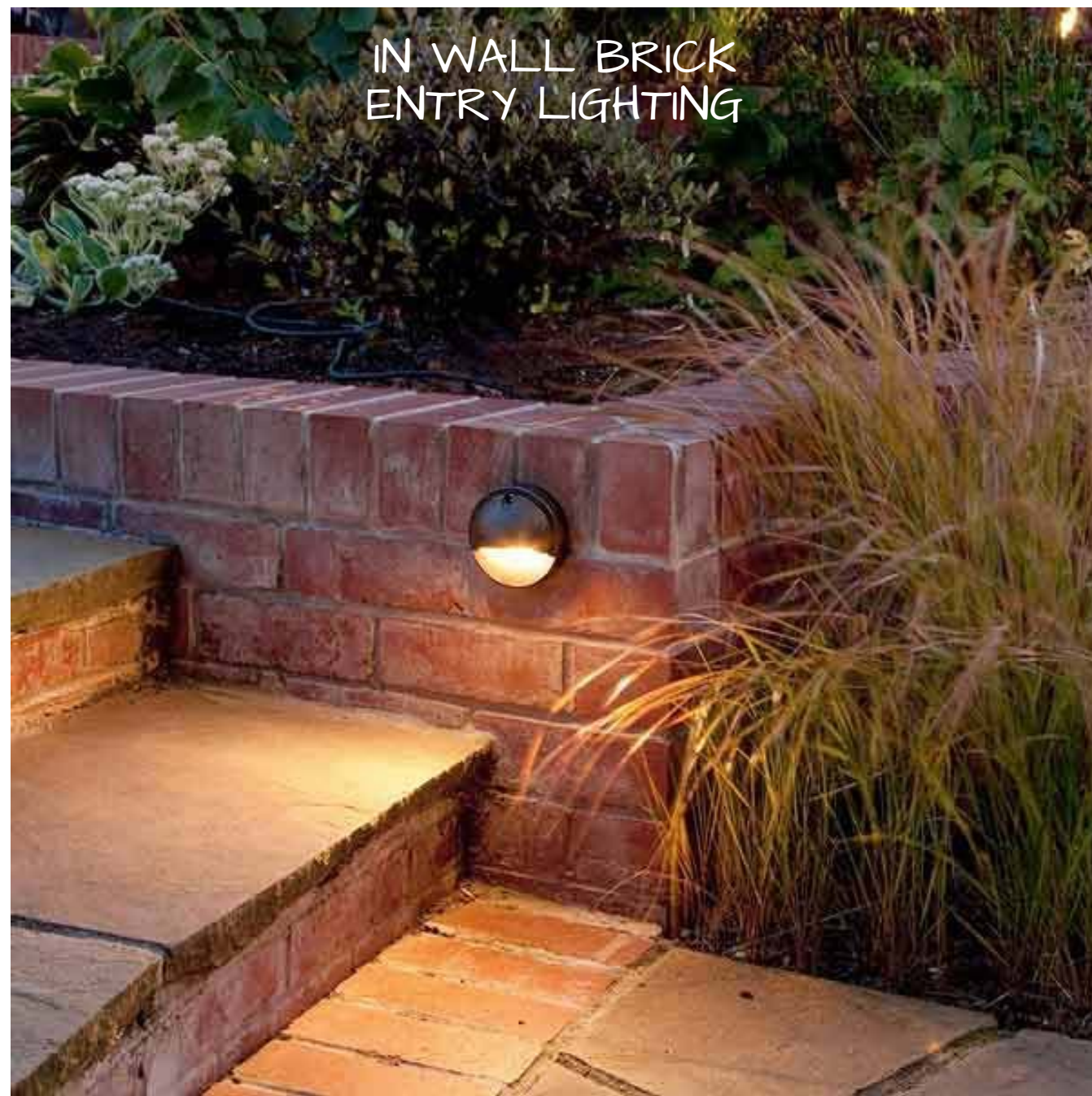
BLUESTONE WALKWAY



BLUESTONE PATIO DRY LAID



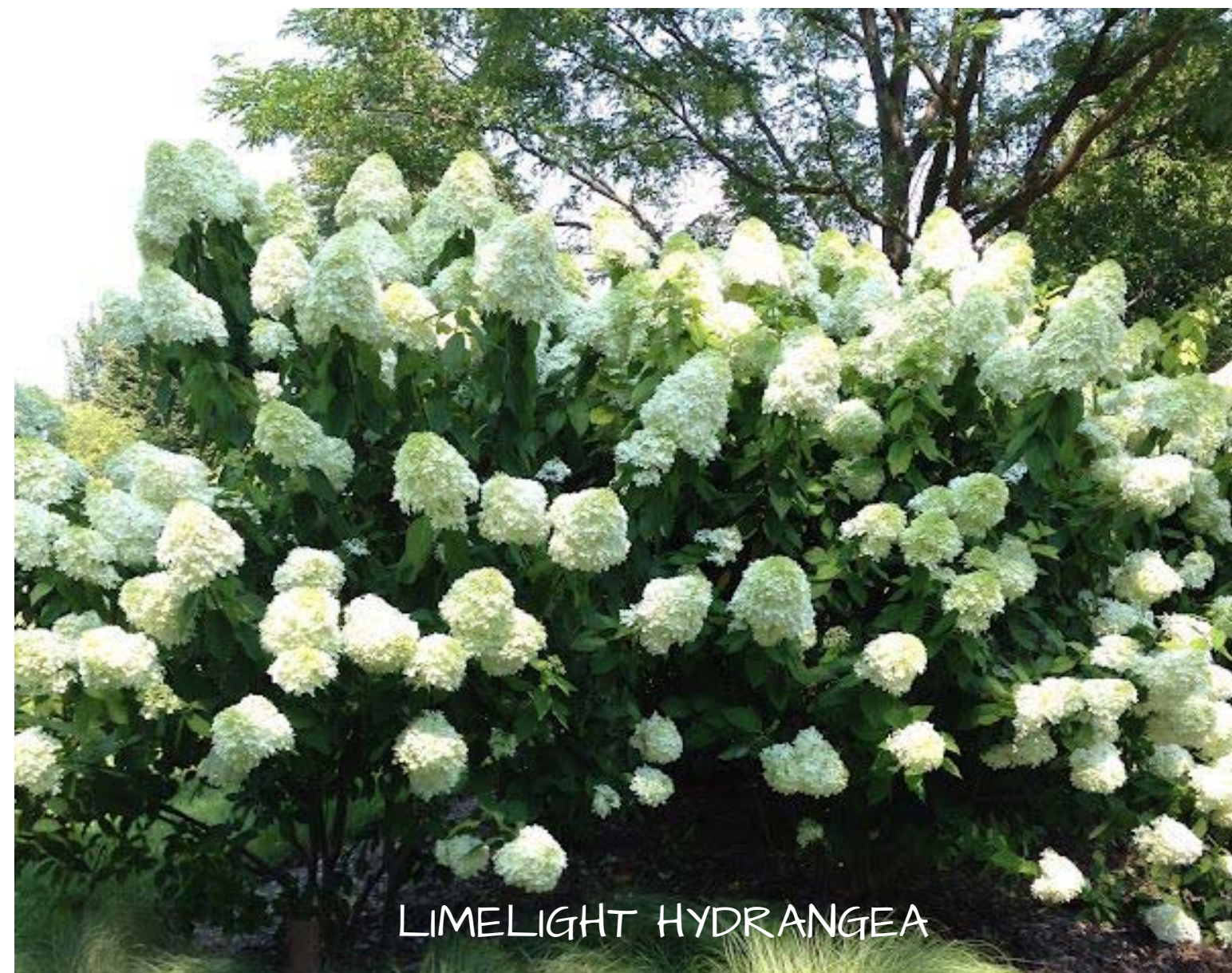
PATIO LOW VOLTAGE LIGHTING



IN WALL BRICK ENTRY LIGHTING



PLANTING BED & PATIO EDGING



LIMELIGHT HYDRANGEA



DWARF FOTHERGILLA



PURPLE SERENADE IRIS



REPLANTED LAUREL HEDGE



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PROPOSED MATERIALS

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ADJACENT
BRICK WALLS

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M 1.1





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133 CHANCELLOR STREET



123 CHANCELLOR STREET



125 CHANCELLOR STREET



129 CHANCELLOR STREET
*APPLICANT'S PROPERTY



Sheet:
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CONCRETE
CURBING

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May 31, 2019

Revisions:

Scale:
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Sheet No.:

M 1.1

Tressie E. Daniels
150 Chancellor Street
Charlottesville, VA 22903

Board of Architectural Review
City of Charlottesville, Virginia

June 10, 2019

Dear Board of Architectural Review,

My name is Tressie Daniels and I am the House Director and Property Manager of the Delta Zeta Sorority house at 150 Chancellor Street across the street from the Sigma Alpha Mu property at 129 Chancellor St.

I am writing to you regarding the request of the Sigma Alpha Mu Fraternity house at 129 Chancellor Street, the proposal to do upgrades and renovations to the front of their property.

I understand there has been some concern on the part of the Board of Architectural Review as to the materials they wish to use for their project.

I have reviewed the plans on the renovations they are applying for and find them to be a wonderful improvement to their property and to the esthetics of Chancellor Street overall.

I have done a little investigating on my own by extensively driving through the Rugby Road Historic Area and I saw a significant number more brick retaining walls than concrete ones. I also saw more rock walls than concrete walls.

I understand and respect your responsibilities to maintain the historic preservation of properties in Charlottesville, however, The University of Virginia is a beast all its own and due to housing requirements, there is sometimes a need to find compromise with the B.A.R.

In reviewing all information at hand for this project, I feel you should allow it to continue as planned. It will be a major improvement to the neighborhood and keeping well enough within historic guidelines to maintain the historic integrity of the property.

Respectively Submitted,

Tressie E. Daniels

House Director and Property Manager

Lambda Delta Chapter of Delta Zeta Sorority (For Delta Zeta National Housing Corp)

150 Chancellor St, Charlottesville VA 22903

Email: tressiedenise@gmail.com

Cynthia Milton
136 Chancellor St
Charlottesville VA 22903

Board of Architectural Review
City of Charlottesville, Virginia

June 7, 2019

Dear City of Charlottesville Board of Architectural Review,

We, the Beta Alpha Chapter of Kappa Delta Sorority House Corporation, own the property at 136 Chancellor Street, directly across the street from the Sigma Alpha Mu property at 129 Chancellor Street. We have reviewed the schematic plans for a new retaining wall, yard, and steps and strongly support them based on several factors.

The structures themselves are beautiful and tactful and the design will fit seamlessly into the architecture of similar structures in the area around Rugby Road, Madison Lane and Chancellor Street. The design appears to be timeless and will look as if it has always been present on that site. We support the brick facade and feel that the overall design will enhance the streetscape and improve the value of the surrounding properties.

The current home, while longstanding at this address, has obviously had some shifting and cracking occur in the retaining walls and has significant damage to the walkways. The new design is a logical visual "upgrade" to the old, brittle concrete that obviously has been strained beyond its intended lifespan. We presume that the brick color will be as close to the color of the existing house as possible so that it won't read as "too new" or as an afterthought.

Our home is the closest in proximity to the Sigma Alpha Mu proposed construction. We realize that there will be a period of tolerance during construction, but we look forward to the final product and are confident that it will be a beautiful complement to our block of Chancellor Street.

Sincerely,

Cynthia Milton

President

Beta Alpha Chapter of Kappa Delta Sorority House Corporation

136 Chancellor St, Charlottesville VA 22903

Email: cindyr.milton@gmail.com

Lasley, Timothy G

From: Tom Ross <tnross@yahoo.com>
Sent: Wednesday, June 12, 2019 12:09 PM
To: Lasley, Timothy G
Subject: Re: BAR Submittal Receipt - Sigma Alpha Mu - 129 Chancellor St
Attachments: 127 Chancellor Street_Historic Survey - 1980.pdf

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim,

I wanted to follow-up on with a couple more houses that show a variety of retaining walls on Chancellor St:

1 - The attached Historical Survey of 127 Chancellor St includes a photo from 1980...showing a stone retaining wall with the splayed opening from the sidewalk to the front steps. The stone wall was eventually replaced with the existing brick wall.

2 - 150 Chancellor St - Google Street View - The current photo also shows the existing low stone retaining wall,

Tom Ross

On Wednesday, May 29, 2019 06:49:19 PM EDT, Tom Ross <tnross@yahoo.com> wrote:

Tim,

Thanks,

Tom Ross

On Wednesday, May 29, 2019 05:05:23 PM EDT, Lasley, Timothy G <lasleyt@charlottesville.org> wrote:

Dear Applicant,

This is to confirm receipt of your COA application for 129 Chancellor Street and that it has been put on the Board of Architectural Review Agenda for June 18, 2019. To allow city staff, the BAR, and members of the public adequate time to review the materials and prepare for the meeting, no revisions to the application will be accepted after 4:00 pm on June 11, 2019. Furthermore, in its review of your application, the BAR will only use the plans and drawings submitted prior to June 18, 2019; no new or revised plans or drawings will be accepted at the meeting. You may bring to the meeting material samples, photos, etc., however these will be reviewed and considered only at the BAR's discretion.

The June BAR Agenda will be e-mailed to you when finalized. At the meeting, an applicant is allowed up to ten minutes to make a presentation. Following the BAR's discussion, and before the vote, the applicant is allowed up to three minutes to respond, for the purpose of clarification.

Also, if you have not already done so, in addition to the ten paper copies applicants must provide digital copy of the application materials.

If you have any questions, please let me know!

Best,

Tim Lasley

--

Tim Lasley

Acting Assistant Historic Preservation and Design Planner

City of Charlottesville | Neighborhood Development Services

University of Virginia | Class of 2020

School of Architecture

Phone: (434)-970-3398

Email: lasleyt@charlottesville.org



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. #104 70
Negative no(s). 5061 (33)

SURVEY FORM

Historic name County/Town/City <i>Albemarle County, Charlottesville</i> Street address or route number <i>127 Chancellor</i>	Common name
USGS Quad <i>Charlottesville West, Virginia</i> Original owner Original use Present owner Present owner address Present use Acreage	Date or period <i>c. 1915</i> Architect/builder/craftsmen Source of name Source of date Stories <i>2 1/2</i> Foundation and wall const'n Roof type <i>gambrel roof, 3 dormers</i>

State condition of structure and environs *good*

State potential threats to structure
 Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

pressed brick (stretcher bond); 2 1/2 stories; gambrel roof, 3 dormers with shallow arch roof; 3 bays; 1 story porch, full width. Greek Revival. c. 1915. Ironwork of porch is not original. Central entrance. lower windows - 8/8 triple sash. Entrance flanked by side lights with 3-light transom; upper windows are 8/8 double sash, central window is 6/6 triple sash flanked by sidelights; dormer windows are 6/6 double sash. 3 interior chimneys.

Interior inspected? *no*

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Shown on 1920 Sanborn Map.

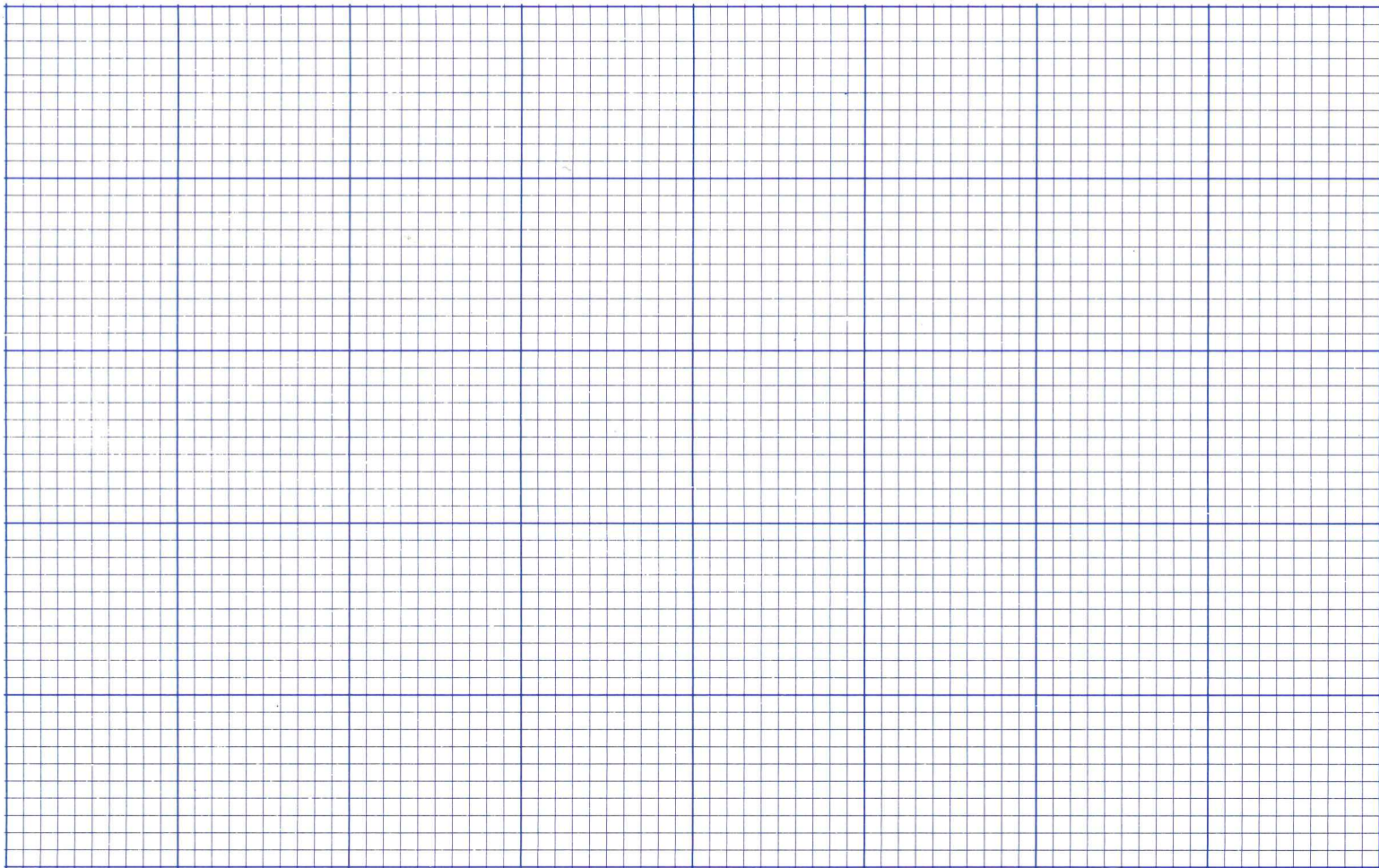
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

B.L. Bosker U. of Va Grad. Student

Date

3-7-80



**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130
Negative no(s). 7234

Page 1 of 2

Street address 127 Chancellor St.
Town/City Charlottesville
Historic name formerly Delta Upsilon Fraternity House Common name Kappa Alpha Theta Sorority House

Material
 wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____
 brick (bond: Flemish, stretcher, _____-course American, _____
 stone (random rubble, random ashlar, coursed ashlar, _____
 log (siding: weatherboard, shingle, aluminum, bricktex, _____
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2	<input type="checkbox"/> shed <input type="checkbox"/> mansard	<input type="checkbox"/> slate <input type="checkbox"/> tile
<input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3	<input type="checkbox"/> gable <input checked="" type="checkbox"/> gambrel	<input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin
<input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> pediment <input type="checkbox"/> parapet	<input type="checkbox"/> composition <input type="checkbox"/> not visible
	<input type="checkbox"/> hipped <input type="checkbox"/> flat	<input checked="" type="checkbox"/> standing seam metal
	<input type="checkbox"/> other: _____	<input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input type="checkbox"/> 0 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7
<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input checked="" type="checkbox"/> Segmental-arched head	<input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8
<input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4	Full-length front veranda with cast-iron (replacement) posts and railings.
	<input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (side) <input checked="" type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type
 detached house garage government industrial
 detached town house farmhouse commercial (office) school
 row house apartment building commercial (store) church
 double house gas station railroad Boarding h; Fraternity

Style/period Colonial Revival Date ca. 1907-20 Architect/builder

Location and description of entrance Central entry with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This is thne of the few houses in the Histori District with a gambrel roof. Except for the replacement of the early porch posts and railings, it is unchanged on the exterior.

The segmental-arched-head dormers are unusual, as are the floorlength triple-hung sash openings onto the veranda.

Historical information

This house served as a boarding house in 1953, according to the City Directory. In the early 1960 it housed the Warner Wood School.

Delta Upsilon fraternity bought it and occupie it from 1966 to 1972. Kappa Alpha Theta sorority currently occupies it.

Source Sanborn maps; City Directories; Eugenia Bibb
 Surveyed by Jeff O'Dell, VHLC Date 9-83



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7234

Page 2 of 2

Street address	127 Chancellor St.
Town/City	Charlottesville
Historic name	Common name

Material

<input type="checkbox"/> wood frame (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) <input type="checkbox"/> brick (bond: <input type="checkbox"/> Flemish, <input type="checkbox"/> stretcher, <input type="checkbox"/> _____-course American, <input type="checkbox"/> _____) <input type="checkbox"/> stone (<input type="checkbox"/> random rubble, <input type="checkbox"/> random ashlar, <input type="checkbox"/> coursed ashlar, <input type="checkbox"/> _____) <input type="checkbox"/> log (siding: <input type="checkbox"/> weatherboard, <input type="checkbox"/> shingle, <input type="checkbox"/> aluminum, <input type="checkbox"/> bricktex, <input type="checkbox"/> _____) <input type="checkbox"/> stucco <input type="checkbox"/> concrete block <input type="checkbox"/> enameled steel <input type="checkbox"/> other: _____	<input type="checkbox"/> cast iron <input type="checkbox"/> terra cotta <input type="checkbox"/> glass and metal
---	--

<p style="text-align: center;">Number of Stories</p> <input type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<p style="text-align: center;">Roof Type</p> <input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<p style="text-align: center;">Roof Material</p> <input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____
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<p style="text-align: center;">Dormers</p> <input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<p style="text-align: center;">Number of bays — Main facade</p> <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____
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<p style="text-align: center;">Porch</p> <input type="checkbox"/> yes <input type="checkbox"/> no	<p style="text-align: center;">Stories</p> <input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<p style="text-align: center;">Bays</p> <input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	<p style="text-align: center;">General description</p>
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Building type

<input type="checkbox"/> detached house <input type="checkbox"/> detached town house <input type="checkbox"/> row house <input type="checkbox"/> double house	<input type="checkbox"/> garage <input type="checkbox"/> farmhouse <input type="checkbox"/> apartment building <input type="checkbox"/> gas station	<input type="checkbox"/> government <input type="checkbox"/> commercial (office) <input type="checkbox"/> commercial (store) <input type="checkbox"/> railroad	<input type="checkbox"/> industrial <input type="checkbox"/> school <input type="checkbox"/> church <input type="checkbox"/> _____
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Style/period	Date	Architect/builder
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Location and description of entrance

Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Date 4-83 File No. 104-130



Date

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0025

Other DHR Number: 104-70 Property Date(s) 1905 ca

PROPERTY NAMES EXPLANATION
Kappa Alpha Theta Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 9-136-5

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number Thoroughfare Name Explanation
127 - Chancellor Street Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:
Rugby Road-University Corner Historic District
Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
Slightly elevated site; stone-paved terrace in front of porch; front yard edged with low stone retaining wall.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. # # of Wuzit Types Historic?
1.0 1 Single Dwelling Historic

TOTAL: 1
Historic: 1
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Interior	Brick	Common Bond
Cornice	0	Boxed	Wood	W/ Returns
Dormer	3	segmentally-arched	Wood	
Foundation	0	Continuous	Brick	
Porch	0	2-level, 3-bay	Brick	
Roof	0	Gambrel	Asphalt	Shingle
Walls	0	Masonry	Brick	Veneer
Window(s)	0	Sash, double-hung	Wood	8/8
Window(s)	0	Sash, triple-hung	Wood	8/8/8

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:

Colonial Revival-style dwelling of brick (common bond veneer), unusual for its gambrel roof, segmentally-arched dormers, and triple-hung sash windows. Has molded cornice with modillion blocks and returns; rebuilt front porch, one-story with two levels, with open-work iron supports and balustrade; entrance has panelled door, and multi-light sidelights and transom. A multi-light window with sidelights provides access to the second level of the porch. The house has a two-story rear section, augmented by small additions, including a one-car garage.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Porch has been rebuilt; one-car attached garage added between 1920 and 1929 to rear of house, and small addition on north rear corner also added at same time (Sanborn 1920, 1929).

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 this house is unusual for its gambrel roof, segmentally-arched dormers, and triple-hung sash windows. The house was built as a dwelling; by 1929 it had become a boarding house, and continued to be used as such through 1953. The Warner Wood School was here in the early 1960s. The Sanborn map from 1969 indicates that the dwelling was once again a rooming house, but other records indicate that Delta Upsilon Fraternity had bought it by 1966 and occupied it until 1972. Currently Kappa Alpha Theta Sorority uses the

house (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14643	37 -	3/ 3/1996
B&W 35mm Photos	14643	1 -	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.

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: Delta Chi House Co. of Kappa Alpha Theta

Address: 1895 Woodberry Rd.

City : Charlottesville

State: VA

Zip : 22903- Country: USA

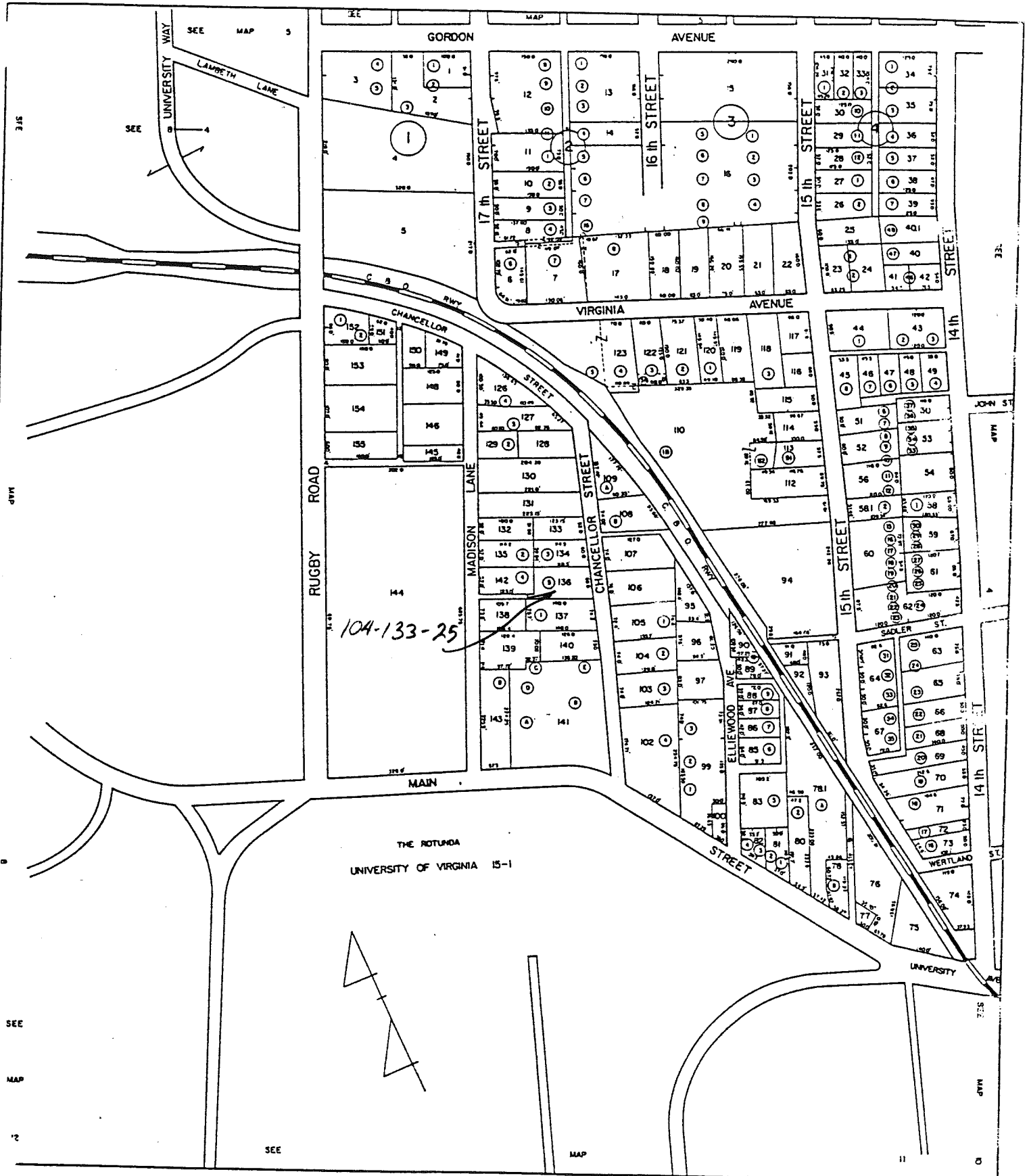
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE



104-133-25

THE ROTUNDA
UNIVERSITY OF VIRGINIA 15-1

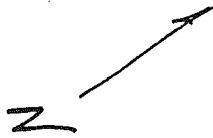


SCALE : 1" = 100'

SECTION

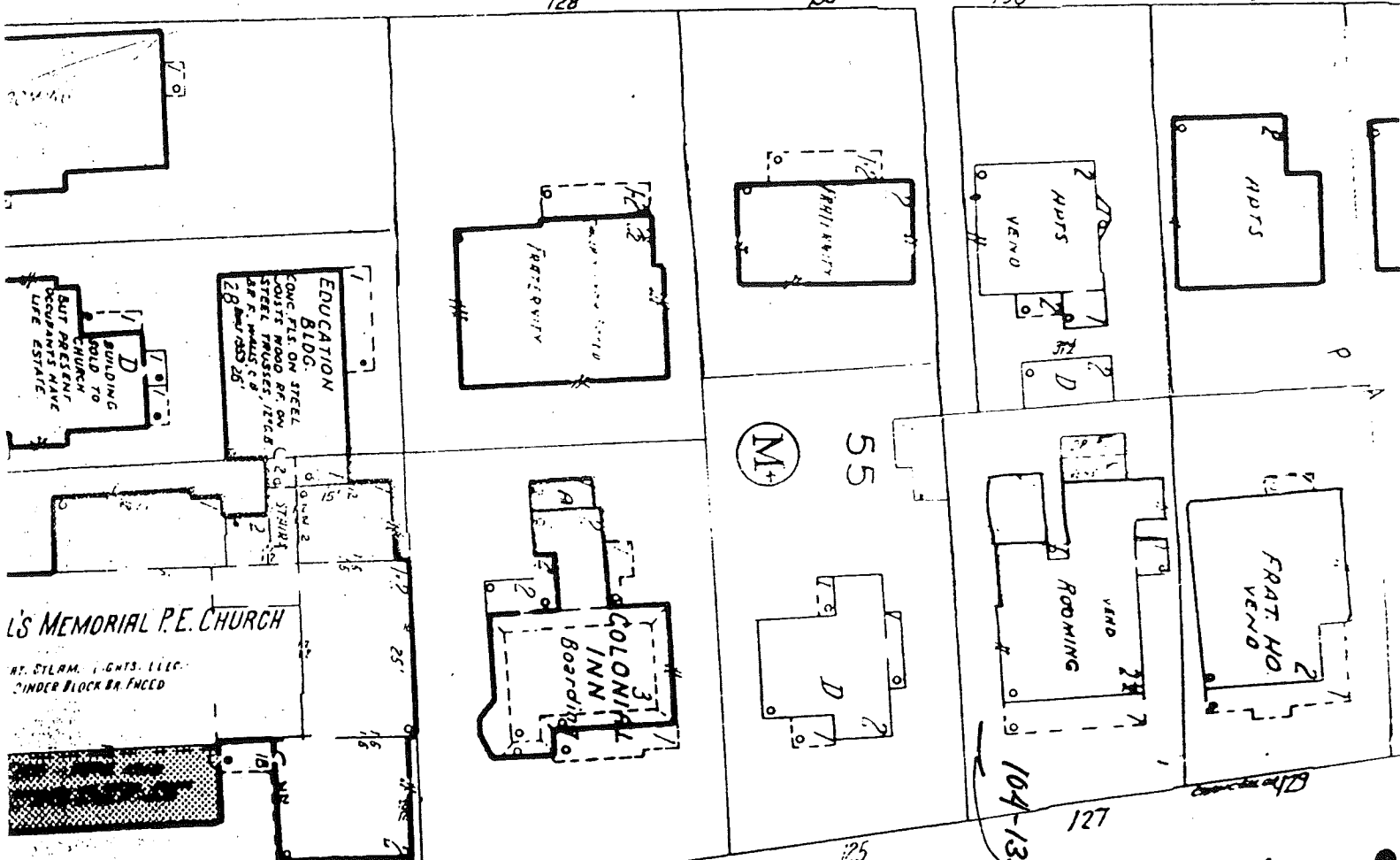
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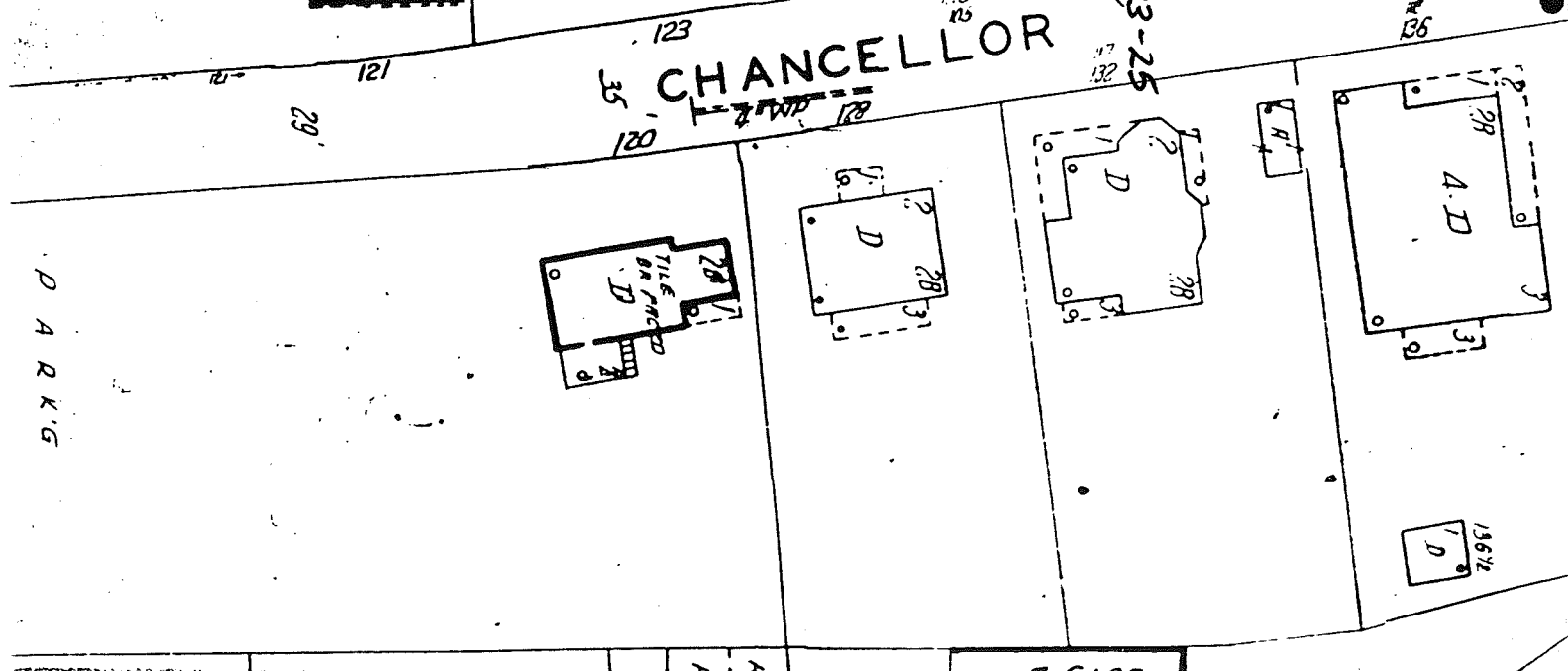


City of Charlottesville
site plan - n.t.s
6/96 S.F. Smead

MADISON LA



CHANCELLOR



7-CARS



Date 3/3/96 File No. 104-133-25
Name Kappa Alpha Theta 191
124 Chancellor St.
Town Charlottesville
County _____
Photographer S. E. Smead
Contents 2 exterior views

Lasley, Timothy G

From: Tom Ross <tnross@yahoo.com>
Sent: Thursday, June 13, 2019 2:30 PM
To: Werner, Jeffrey B; Lasley, Timothy G; Cabell Cox; Howard Siegel
Subject: Sigma Alpha Mu - Front Yard Project - 129 Chancellor St

WARNING: This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi All,

We also reached out to the University of Virginia Office of the Architect for their advice on a new brick retaining wall versus a new concrete retaining wall. Both Brian Hogg and Helen Wilson allowed us to pass along their expertise and advice. Here are their comments:

1 - From Brian Hogg, Senior Historic Preservation Planner, "These walls must almost all post-date the construction of the buildings. The concrete is less a character defining feature than a sign of expedience and low budget when the street was widened sometime in the past. There's enough variety on the street that changing from concrete to brick won't diminish its character."

2 - From Helen Wilson, Senior Landscape Architect, "That concrete finish quality, especially on vertical surfaces, is very difficult to achieve locally. Brick quality is much easier to achieve. To achieve an historic appearance with the concrete, it will need to be finished, and that craftsmanship seems to be lacking in our area."

Please let me know if you think this is helpful. Thanks,

Tom Ross, President

Beta Psi Housing Corporation

Lambda Gamma of Chi Omega
HOUSE CORPORATION

123 CHANCELLOR STREET, CHARLOTTESVILLE, VA 22903

Christine Toretta
PRESIDENT

June 17, 2019

Holly Stancil
VICE PRESIDENT

Dear City of Charlottesville Board of Architectural Review,

Sarah Tesoriere
SECRETARY

The Lambda Gamma of Chi Omega House Corporation owns the property at 123 Chancellor Street. Tom Ross of the Beta Psi Housing Corporation has shared with us the schematic plans for a new retaining wall, yard, and steps for the Sigma Alpha Mu house at 129 Chancellor Street. We are in full support of the brick retaining wall as proposed, both for its aesthetic appeal and the consistency it will bring to the Chancellor Street/Madison Lane neighborhood.

The plans as proposed are tasteful, functional, and in keeping with the surrounding properties. We support the brick facade and feel that the overall design will enhance the streetscape and improve the value of the surrounding properties. We feel that the new design is far preferable to the existing failing concrete. A brick retaining wall will be a better match with the house and its neighboring properties and will instantly appear as if it were part of the original design.

The property owners on Chancellor Street work together to maintain our properties in a way that honors their original design and historical significance while serving an ever-changing, youthful population. We appreciate your partnership as we work to ensure beautiful, safe, and functional housing for our constituencies.

Sincerely,

Holly Stancil
Vice President
Lambda Gamma of Chi Omega House Corporation
hollymstancil@gmail.com