

January 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Fri 1/22/2021 12:25 PM

To: Khanh Uong <kuong@designdevelopllc.com>

Certificate of Appropriateness Application

BAR 21-01-02 (Demolition)

125 Chancellor Street

Tax Parcel 090137000

Alpha Tau Omega Holding Corp., Owner

Khanh Uong, Design Develop, LLC, Applicant

Rear addition and site work

Certificate of Appropriateness Application

BAR 21-01-02 (New work and rehab)

125 Chancellor Street

Tax Parcel 090137000

Alpha Tau Omega Holding Corp., Owner

Khanh Uong, Design Develop, LLC, Applicant

Rear addition and site work

Dear Khanh,

On Wednesday, January 20, the Charlottesville Board of Architectural Review reviewed the above-referenced projects. Please accept this email as formal acknowledgement of the following two motion:

Motion 1:

Cheri Lewis moves:

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed selective demolition at 125 Chancellor Street satisfies the BAR's criteria and is compatible with this property and other properties in Corner ADC District, and that the BAR approves the application as submitted, with the following condition:

- *Provide for the BAR archives documentation of the rear elevation (all sides of the historic rear wing), including photographs and measured elevations and floor plans.*

Ron Bailey seconds motion.

Motion passes (8-0).

Motion 2:

Breck Gastinger moves:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed alterations, repairs, and new construction at 125 Chancellor Street satisfies the BAR's criteria and is compatible with this property and other properties in Corner ADC District, and that the BAR approves the application as submitted with the following recommendations:

- *The cement board siding on the addition and aluminum siding will be smooth, no faux grain.*
- *Remove from the exterior walls unnecessary wires, conduits, and related boxes.*
- *Clearing of vegetation from the front (sidewalk) wall and metal fencing.*
- *Trimming and pruning of remaining vegetation and removing invasive plants.*
- *When the aluminum siding is removed, provide for the BAR record photographs of each elevation.*
- *Shutters on the project should be wood and not PVC, and be the same color as the accent color in the front gable.*

In addition, the BAR supports the project's approach of repair and restoration of the porch.

In addition, the BAR recognizes that some elements of the porch will be reinstated given the documentation that has been prepared.

The site wall is approved as drawn, but the BAR recommends the applicant work with the City to minimize any required demolition or reconstruction of the wall.

Jody Lahendro seconds.

Motion passes (7-1, Lewis opposed).

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902



Certificate of Appropriateness Application

BAR 21-02-03

125 Chancellor Street, TMP 90137000

The Corner ADC District

Owner: Owner: Alpha Tau Omega Holding Corp.

Applicant: Khanh Uong/Design Develop

Project: Demolition of rear addition



Background

Year Built: c1898 (House)

District: The Corner ADC

Status: Contributing

Constructed as a boarding house with an L-plan, I-house floorplan, this Victorian style building features several East Lake and Queen Ann decorative motifs, such as the mock half-timbering in the front gable and brackets beneath the over-sailing front eave. Addition constructed possibly c1952. Garage in the rear is *non-contributing*.

Prior BAR Actions

n/a

Application

- Applicant's submittal: Design Develop drawings *Alpha Tau Omega, Renovation and Addition*, dated January 20, 2021: 28 sheets, including photos, elevations, plans and renderings.

CoA request for selective demolition of existing rear wing and c1960s rear addition.

Discussion

Construction of the new addition will extend the use of the historic building and, with that work, facilitate the building's much-needed rehabilitation and repair. The historic rear wing is likely original; however, extensive alteration, at the very least, would be necessary to incorporate the

proposed addition, leaving only a remnant of the original fabric and form. In lieu of using the wing to connect the house and the addition, constructing a wider hyphen will more effectively and efficiently meet the fraternity’s programmatic and space needs.

Staff supports approval of the CoA and recommends the following as conditions of approval:

- Provide for the BAR archives documentation of the rear elevation (all sides of the historic rear wing), including photographs and measured elevations and floor plans.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed selective demolition at 125 Chancellor Street satisfies the BAR’s criteria and is compatible with this property and other properties in Corner ADC District, and that the BAR approves the application as submitted[.]

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed selective demolition at 125 Chancellor Street does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the Corner ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

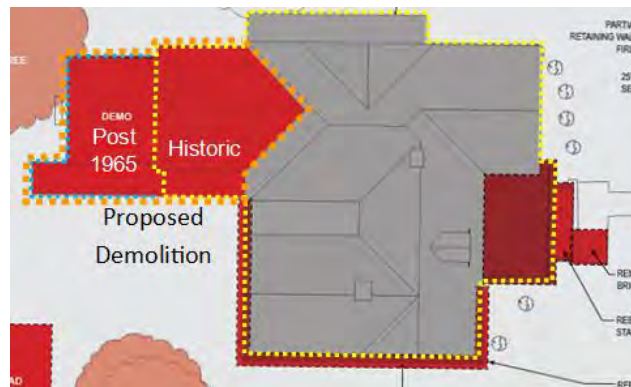
Sec. 34-341(a) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- 1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and
- 2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.

Factors for Considering Demolitions

Sec. 34-278. - Standards for considering demolitions. The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:



(a) 1. The age of the structure or building;

Staff: There are two components of the section proposed for demolition. The rear section (approx. 12-ft x 16-ft) dates to sometime after the mid-1960s. The historic section (the footprint, at least) appears to date to at least 1907, staff assumes it is original to the house. The following comments will address only the historic rear wing.

(a) 2. Whether it has been listed on the National Register of Historic Places [NRHP], or the Virginia Landmarks Register [VLR];

Staff: 125 Chancellor Street is a contributing structure within the Rugby Road-University Corner Historic District (VDHR #104-0133).

<https://www.dhr.virginia.gov/historic-registers/104-0133/>

125 [Chancellor Street] (Doswell-Mayo House): Detached dwelling. Decorated vernacular. Built 1898. Frame with weatherboarding; 2-1/2 stories; gable and hipped roofs; 1 front gabled dormer; 3-bay front with projecting ell; 1-bay, 1-story porch set in angle of ell. Three-sided bay at front; porch with Roman Doric columns is probably an early addition. Possibly the earliest dwelling on Chancellor Street, this L-plan I-house features mock half-timbering in the gable and Eastlake-style sunburst brackets.

(a) 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Staff: N/A

(a) 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

Staff: N/A (relative to the historic rear wing)

(a) 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

Staff: N/A (relative to the historic rear wing)

(a) 6. The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff: Removal of the historic, rear wing will not alter the front and two sides of the existing structure, retaining overall the unique characteristics and features of the original house.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

Staff: 125 Chancellor Street is the second oldest of roughly 25 structures, predominantly sorority and fraternity houses, that front on Chancellor Street and Madison Lane. (160

Madison Lane dates to 1890.) Excluding the few modern structures, the remaining buildings date between 1900 and 1928. This is consistent with 1890-1930 period that predominates the architectural character of the Rugby Road-University Corner Historic District, reflecting a period of growth for this university-focused neighborhood.

Of the structures dating to this period on Chancellor Street and Madison Lane, almost all are brick, with four clad with wood siding, including 125 Chancellor. Ten are Colonial Revival or some variation, seven are Georgian Revival, and five are Victorian or some variation, including 125 Chancellor Street. A variation of styles and materials that reflect those in the larger historic district.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

Staff: The condition and integrity of the historic rear wing are not in question. Removing the historic rear wing will accommodate a new addition onto the house. In lieu of using the wing to connect the house and the addition, constructing a wider hyphen will more effectively and efficiently meet the fraternity's programmatic and space needs.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value;

Staff: See (a) 6 above.

(e) Any applicable provisions of the city's design guidelines.

Staff: N/A



Certificate of Appropriateness Application

BAR 21-02-03

125 Chancellor Street, TMP 90137000

The Corner ADC District

Owner: Owner: Alpha Tau Omega Holding Corp.

Applicant: Khanh Uong/Design Develop

Project: New addition, renovation/rehabilitation of the existing house, related site work



Background

Year Built: c1898 (House)
District: The Corner ADC
Status: Contributing

Constructed as a boarding house with an L-plan, I-house floorplan, this Victorians style building features several East Lake and Queen Ann decorative motifs, such as the mock half-timbering in the front gable and brackets beneath the over-sailing front eave. Addition constructed possibly c1952. Garage in the rear is *non-contributing*.

Prior BAR Actions

November 17, 2020 – Preliminary discussion of the proposed work.

Application

- Applicant's submittal: Design Develop drawings *Alpha Tau Omega, Renovation and Addition*, dated January 20, 2021: 28 sheets, including photos, elevations, plans and renderings.

CoA request for construction of a rear addition; repair and rehabilitation of the existing house, including reconstruction of the front porch; related site work and landscaping.

Note: The existing garage is a non-contributing structure. No CoA required for its demolition. The removal of the existing rear addition will be reviewed as a separate CoA request.

Rehab/Repairs to House

- Repair existing roof as required
- Retain and repair ornamental trim work
- Replace existing shutters. (new to be PVC composite)
- Replace existing aluminum siding
- Repair and refurbish exist windows
- Rebuild front porch to match existing (details on sheets 24 and 25)
- Repair and shore up settling southeast corner
- Replace gutters and downspouts (Existing gutters are eave-mounted half-round, downspouts are full-round.)

New Addition

- Metal standing seam roof
- Aluminum clad wood windows and doors
- Horizontal fiber cement clapboard siding: Artisan lap siding, 5/8" x 7-1/4" with 6" exposure

Lighting

- Front porch: Pendant fixture, incandescent bulb - 60 W, 200 lumens
- Side porch: Wall sconce, incandescent bulb - 60 W, 200 lumens

Color Palette

- Siding: Benjamin Moore *Philipsburg Blue* HC-159
- Trim: Benjamin Moore *Snow White* 2122-70
- Roof: Charcoal Grey
- Metal components (railings): Benjamin Moore *Graphite* 1603

Landscape and Site Work

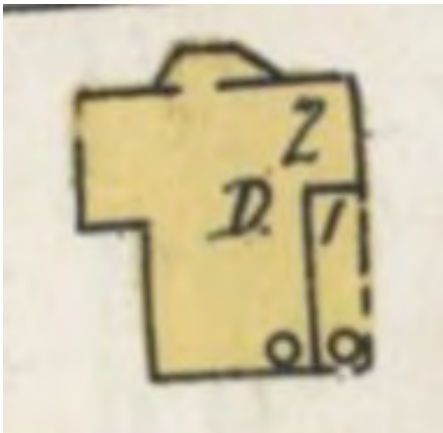
- Remove three trees, concrete pad, and garage (non-contributing)
- Modification to wall at front walk necessary to accommodate required fire hydrant
- New plantings:
 - Front
 - Sassafras trees (3) (*Sassafras albidum*)
 - Dwarf Fountain Grass (*Pennisetum alopecuroides*)
 - Common Sweetshrub (*Calycanthus floridus*)
 - Blue Mist shrub (*Caryopteris* "Longwood Blue Mist")
 - Rear
 - Flowering cherry trees (2) (*Prunus yeodensi*)
 - Dwarf Fountain Grass (*Pennisetum alopecuroides*)
- Scored concrete patio (at rear porch)
- 2' x 2' concrete pavers (front and side pathway)
- ADA ramp (at side)
 - Note: An ADA accessible ramp may be required at the front entrance. Staff will determine how to address design, if necessary.
- Asphalt parking area
- Bike racks

Discussion

Much of the December 15, 2020 preliminary discussion focused on the front porch, particularly its origin. Staff has reviewed the available information and, while the current porch is stylistic different from the house, it likely dates to the early 20th century.

- From a 1996 VDHR reconnaissance survey: Porch may have been rebuilt – originally it was probably stylistically in keeping with the style of the house; present Colonial Revival porch appears to be same size as the original, but was probably added early in the [20th] century.
- The available Sanborn Maps indicate a modification sometime between 1920 and 1929.

1920 Sanborn Map



1929 Sanborn Map



While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, Of particular assistance, as a checklist for the preliminary discussion, are the criteria for *Additions* in Chapter III:

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

If the CoA is approved, staff recommends the following conditions:

- The cement board siding on the addition and aluminum siding will be smooth, no faux grain.
- Remove from the exterior walls unnecessary wires, conduits, and related boxes.
- Clearing of vegetation from the front (sidewalk) wall and metal fencing.
- Trimming and pruning of remaining vegetation and removing invasive plants.
- When the aluminum siding is removed, provide for the BAR record photographs of each elevation.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed alterations, repairs, and new construction at 125 Chancellor Street satisfies the BAR's criteria and is compatible with this property and other properties in Corner ADC District, and that the BAR approves the application as submitted[.]

[...as submitted with the following conditions:...]

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed alterations, repairs, and new construction at 125 Chancellor Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Corner ADC District, and that for the following reasons the BAR denies the application as submitted.

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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*

Checklist from section P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design
- a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 4 – *Rehabilitation*

Architectural And Historic Survey



Identification

STREET ADDRESS:	125 Chancellor Street	HISTORIC NAME:	Doswell-Mayo House
MAP & PARCEL:	9-137	DATE / PERIOD:	1898
CENSUS TRACT AND BLOCK:		STYLE:	Victorian
PRESENT ZONING:		HEIGHT (to cornice) OR STORIES:	2 Storeys
ORIGINAL OWNER:	Norma, Ella, and Sally Doswell	DIMENSIONS AND LAND AREA:	
ORIGINAL USE:	Residence?	CONDITION:	Good
PRESENT USE:	Apartment House	SURVEYOR:	
PRESENT OWNER:	Bernard and Margaret Mayo	DATE OF SURVEY:	1980
ADDRESS:	125 Chancellor Street Charlottesville, Virginia	SOURCES:	City/County records

ARCHITECTURAL DESCRIPTION

Metal horizontal siding; 2 1/2 storeys; gable roof; one dormer; three bays, north bay projecting; single storey porch at center bay. Queen Anne. C. 1875. Projecting eaves - no cornices. Entrance in center bay. Lower floor - south bay has two / two double sash; entrance is double aluminum storm door with transom; north bay is octagonal with one / one double sash on each side and two / two double sash in center. Upper floor - south bay has two / two double sash; central bay has aluminum storm door; north bay has 2 two / two double sash windows. Dormer is louvered and gable end of one half storey has four lights. Two interior chimneys.

HISTORICAL DESCRIPTION

1897	ACDB 108-406	A. C. Chancellor, et al (heirs of Dr. J. E. Chancellor) to Norma Doswell, Ella Doswell and Sally J. Doswell
1910	ACDB 142-72	Ella Doswell to Sally J. Doswell and Norman Doswell
1942	City WB 5-171	Sally J. Doswell to Norma Doswell
1952	City DB 165-183	Estate of Norma Doswell to B. B. Clover
1952	City DB 166-498	B. B. Clover to Bernard and Margaret Mayo



VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. #104 70
Negative no(s). 5061 (20)

SURVEY FORM

Historic name _____ Common name _____

County/Town/City Albemarle County, Charlottesville

Street address or route number 125 Chancellor

USGS Quad Charlottesville West, Virginia

Original owner _____

Original use _____

Present owner _____

Present owner address _____

Present use _____

Acreage _____

Date or period c. 1875

Architect/builder/craftsmen _____

Source of name _____

Source of date _____

Stories 2 1/2

Foundation and wall const'n _____

Roof type gable roof, 1 dormer

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.)

metal horizontal siding; 2 1/2 stories; gable roof; 1 dormer; 3 bays, north bay projecting; single story porch at centre bay. Queen Anne. c. 1875.
Projecting eaves - no cornices. Entrance in centre bay. lower floor - south bay has 2/2 double sash; entrance is double aluminum storm-door with transom; north bay is octagonal with 1/1 double sash on each side and 2/2 double sash in centre. Upper floor - south bay has 2/2 double sash, central bay has aluminum storm door, north bay has 2 2/2 double sash windows. Dormer is louvered and gable end of 1/2 story has 4 lights. 2 interior chimneys.

Interior inspected? no

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

Shown on 1907 Sanborn Map.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

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

Page 1 of 2

Street address 125 Chancellor St. Town/City Charlottesville	Note: See also VHLC file no. 104-132, "Dowell-Mayo House"
Historic name _____	Common name _____

Material

<input checked="" type="checkbox"/> wood frame (siding: <input checked="" 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
---	--

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 <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 type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input checked="" 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 <i>L plan</i> <input type="checkbox"/> 6 <input type="checkbox"/> _____

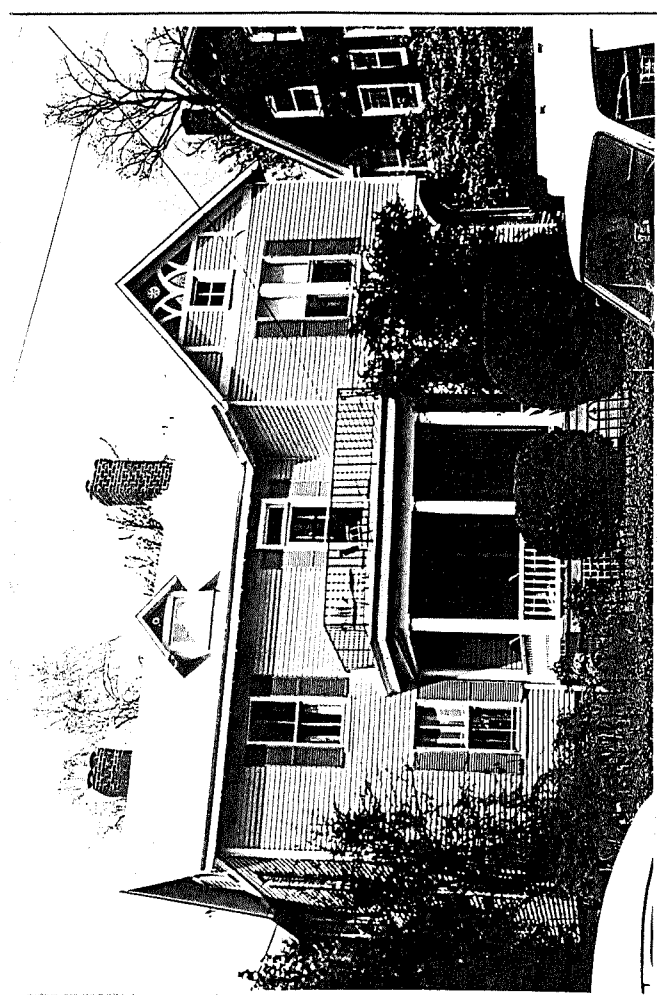
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Tristyle porch set in corner of front ell, with (later?) deck above. Original balustrade.

Building type

<input checked="" 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 **Decorated Vernacular/Queen Anne** Date **1898** Architect/builder _____

Location and description of entrance **Plain front entrance with double-leaf doors and transom.**



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

This is a typical L-plan I-house of the day with several Eastlake and Queen Anne decorative motifs added. These include the mock half-timbering in the front gable and the usunburst brackets under the oversailing front ell.

A two-story extension stands at the rear of the house.

Historical information

In 1897 the heirs of Dr. J. E. Chancellor sold the property to Ella Doswell et als. The Doswells evidently built the house the following year.

Bernard Mayo and his wife bought the house in 1952.

Source **Eugenia Bibb; City and County court records.**

Surveyed by **Jeff O'Dell, VHLC** Date **8-83**

Architectural And Historic

Survey

Graphics





Date 3/3/90 File No. 104-133-24

Name 125 Chancellor St.

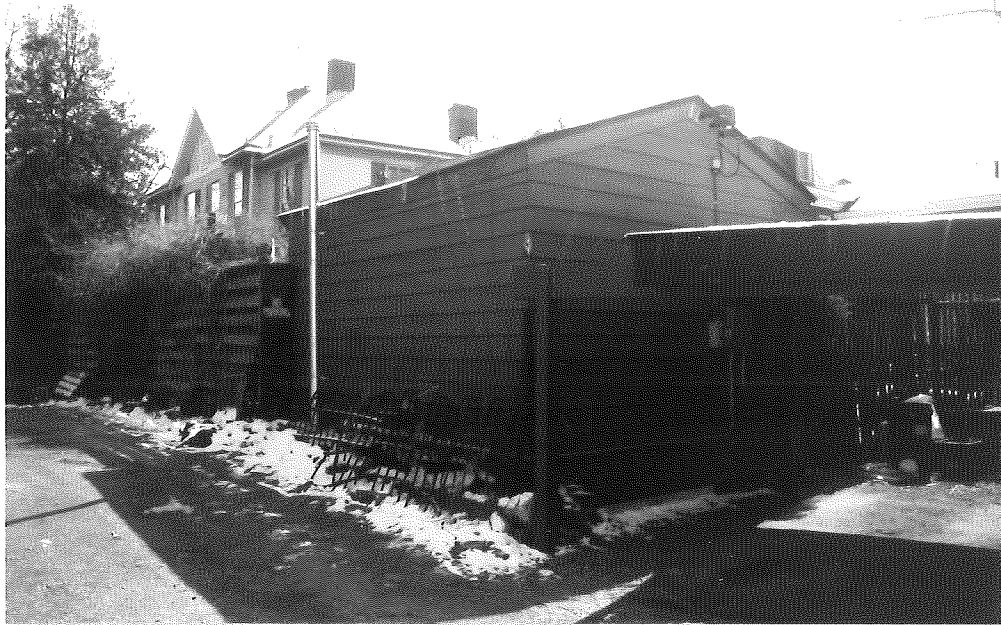
Town Charlottesville

County _____

Photographer S. E. Smeed

Contents 3 exterior views, house;

1 exterior view, garage;



Date 3/3/90 File No. 104-133-24

Name 125 Chancellor St.

Town Charlottesville

County _____

Photographer S. E. Sneed

Contents 3 exterior views, house;

1 exterior view, garage;

ALPHA TAU OMEGA

RENOVATION AND ADDITION

125 Chancellor St., Charlottesville, VA 22903



PRECINCT AVERAGE FINISHED SQUARE FOOTAGE : 5,245 SF
 EXISTING 125 CHANCELLOR ST : 3,552 SF
 PROPOSED 125 CHANCELLOR WITH ADDITION : 6,264 SF



ALPHA TAU OMEGA
 at 125 Chancellor St, Charlottesville, VA

Neighborhood Map **PRECINCT IDENTITY**
 Analysis Of Building Footprints In Precinct



120 Chancellor St - St. Paul's Episcopal Church - Built 1920



123 Chancellor St - Chi Omega - Built 1902



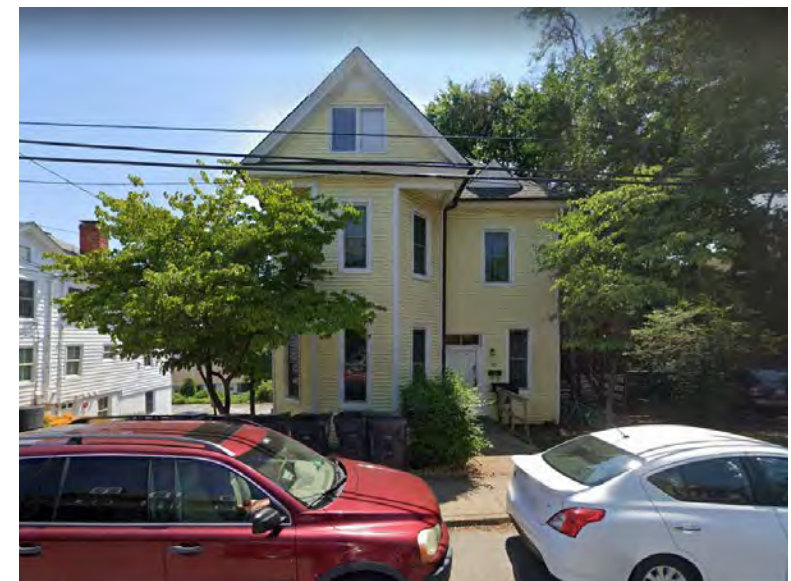
127 Chancellor St - Kappa Alpha Theta - Built 1920



128 Chancellor St - Christian Ministries - Built 1926



129 Chancellor St - Beta Psi - Built 1880



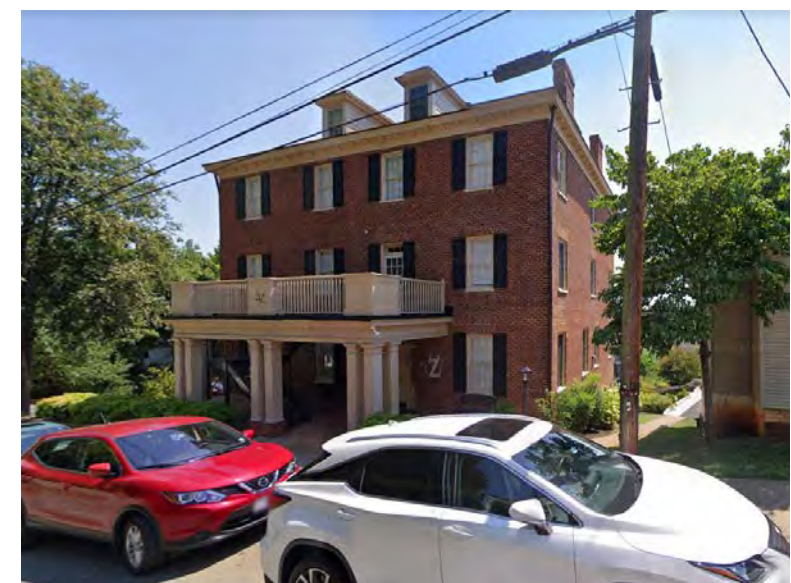
132 Chancellor St - Built 1920



136 Chancellor St - Kappa Delta - Built 1900



144 Chancellor St - Delta Zeta - Built 1900



150 Chancellor St - Delta Zeta - Built 1912



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Site Context **PHOTOS**

01.20.21  **DESIGN
DEVELOP**



STREET ADDRESS : 125 Chancellor Street
MAP & PARCEL : 9-137
PRESENT ZONING : R-3H
ORIGINAL OWNER : Norma, Ella, and Sally Doswell
ORIGINAL USE : Residence
PRESENT USE : Fraternity
PRESENT OWNER : Alpha Tau Omega Holding Corporation
HISTORIC NAME : Doswell-Mayo House
DATE /PERIOD : 1898
STYLE : Victorian
HEIGHT : 2 Stories
DIMENSIONS / LAND AREA : 3,458 SF / 0.23 Acres

ARCHITECTURAL DESCRIPTION

Metal horizontal siding; 2 1/2 stories; gable roof; one dormer; three bays, north bay projecting; single story porch at center bay. Projecting eaves - no cornices. Entrance in center bay. Lower floor - south bay has 2/2 double sash; entrance is double aluminum storm door with transom; north bay is octagonal with 1/1 double sash on east side and 2/2 double sash in center. Upper floor - south bay has 2/2 double sash; central bay has a aluminum storm door; north bay has 2/2 double sash windows. Dormer is louvered and gable end of one half story has four lights. Two interior chimneys.



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

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Existing Exterior **N/E FRONT OF HOUSE**



Existing Exterior **S/W REAR OF HOUSE**



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Existing Exterior **SOUTH SIDE OF HOUSE**



Existing Exterior **S/E FRONT OF HOUSE**



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at 125 Chancellor St, Charlottesville, VA

Existing Exterior Context **VIEW FROM CHANCELLOR ST**

01.20.21





ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Aerial View **LOOKING NORTHWEST**

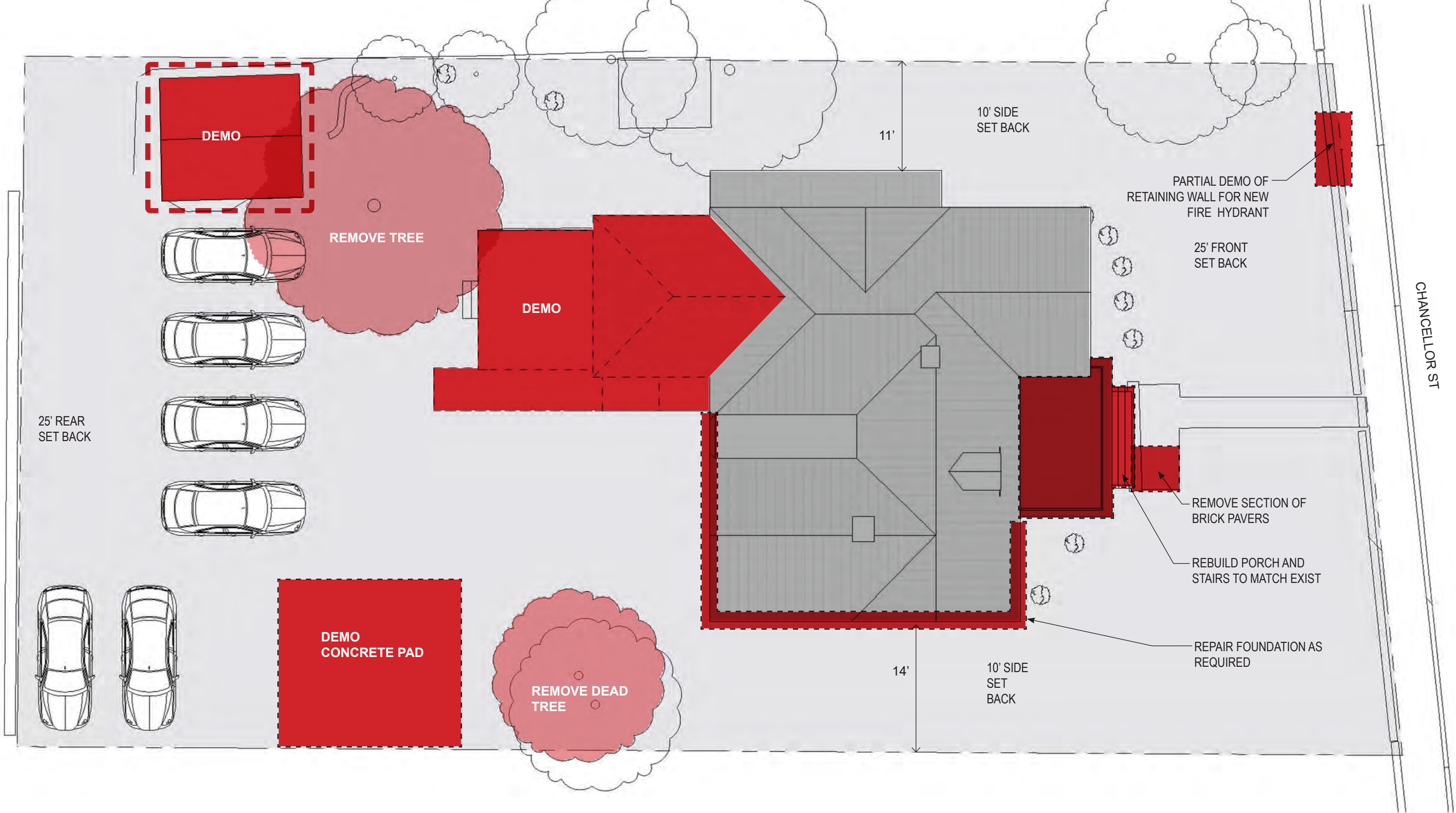
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ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Aerial View **LOOKING NORTHEAST**



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Site Plan - **EXISTING**
SCALE: 1" = 10'-0"



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PROPOSED YOSHINO FLOWERING CHERRY TREE (*Prunus yeodensi*)

BIKE RACKS

ORNAMENTAL GRASS

CONDENSERS

JOG WALL PER FIRE DEPARTMENT

NEW FIRE HYDRANT

10' SIDE SET BACK

25' FRONT SET BACK

42'

25' REAR SET BACK

ASPHALT PAVED PARKING

PORCH ADDITION

PROPOSED COMMON SWEETSHRUB (*Calycanthus floridus*)

BLUE MIST SHRUB (*Caryopteris "Longwood Blue Mist"*)

2'x2' CONCRETE PAVER STEPS

10' SIDE SET BACK

ORNAMENTAL GRASS

14'

PROPOSED YOSHINO FLOWERING CHERRY TREE (*Prunus yeodensi*)

SCORED CONCRETE PATIO AND WALK

WOOD ADA RAMP

PROPOSED COMMON SASSAFRAS TREE (*Sassafras albidum*) TYPICAL OF 3

CHANCELLOR ST



ALPHA TAU OMEGA

at 125 Chancellor St, Charlottesville, VA

Site Plan - **EXISTING**
SCALE: 1" = 10'-0"

01.20.21





COMMON SWEETSHRUB
(*Calycanthus floridus*)



BLUE MIST SHRUB
(*Caryopteris* "Longwood Blue Mist")



DWARF FOUNTAIN GRASS
(*Pennisetum alopecuroides*)



YOSHINO FLOWERING CHERRY TREE
(*Prunus yeodensi*)

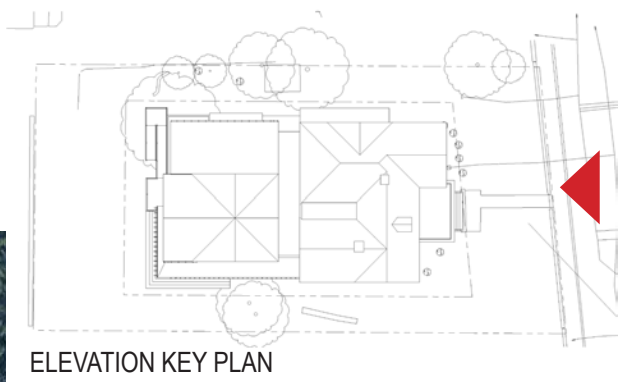


COMMON SASSAFRAS TREE
(*Sassafras albidum*)



EXISTING

- Repair existing roof as required
- Retain and repair ornamental trim work
- Replace existing shutters
- Replace existing alum siding
- Repair and refurbish exist windows
- Rebuild porch to match
- Repair and shore up settling southeast corner
- Replace gutters and downspouts



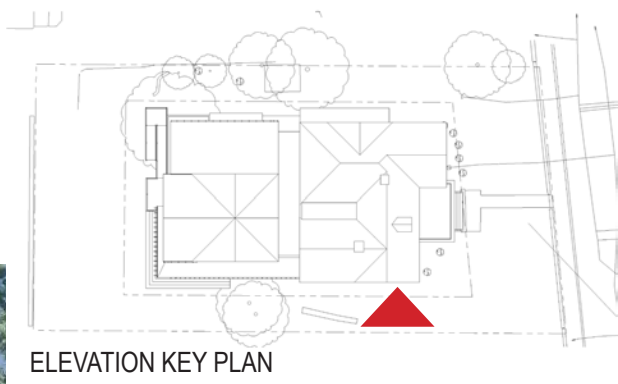
ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

ADDITION

- Metal standing seam roof
- Aluminum clad wood windows and doors
- Horizontal fiber cement clapboard siding

EXISTING

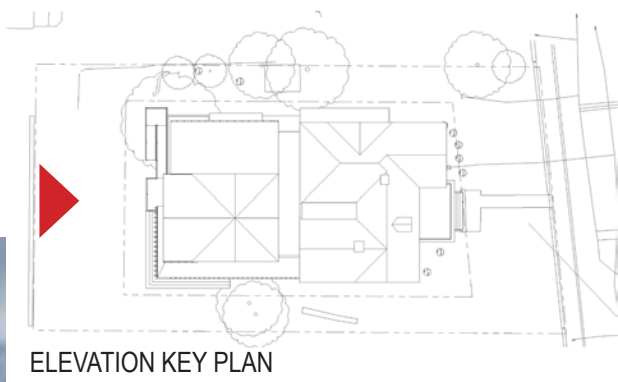
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- Rebuild porch to match
- Repair and shore up settling southeast corner
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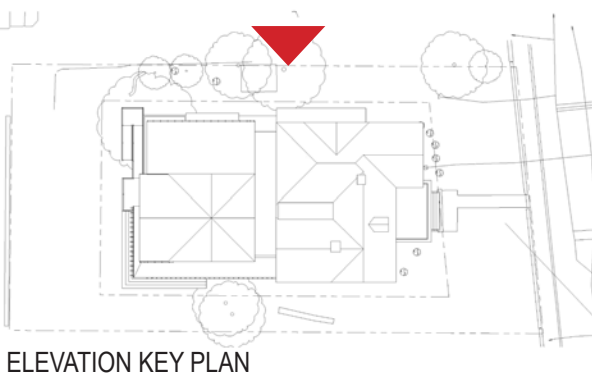
ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

ADDITION

- Metal standing seam roof
- Aluminum clad wood windows and doors
- Horizontal fiber cement clapboard siding



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA



ELEVATION KEY PLAN

EXISTING

- Repair existing roof as required
- Retain and repair ornamental trim work
- Replace existing shutters
- Replace existing alum siding
- Repair and refurbish exist windows
- Rebuild porch to match
- Replace gutters and downspouts

ADDITION

- Metal standing seam roof
- Aluminum clad wood windows and doors
- Horizontal fiber cement clapboard siding



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Elevation **NORTH**



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at 125 Chancellor St, Charlottesville, VA

Perspective **FRONT SOUTHEAST CORNER**

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ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Perspective **SOUTHEAST CORNER**

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at 125 Chancellor St, Charlottesville, VA

Perspective **SOUTH FACADE**

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at 125 Chancellor St, Charlottesville, VA

Perspective **REAR SOUTHWEST CORNER**

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ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Perspective **REAR NORTHWEST CORNER**

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ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

Perspective **REAR AERIAL VIEW**

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ARTISAN® LAP SIDING

- Casts deep shadow lines
- Luxury look with long-lasting performance

WIDTH	THICKNESS	TEXTURE	FINISH
5.25 in (4.0 in Exposure)	5/8 in	Smooth and Woodgrain	Primed
7.25 in (6.0 in Exposure)			
8.25 in (7.0 in Exposure)			

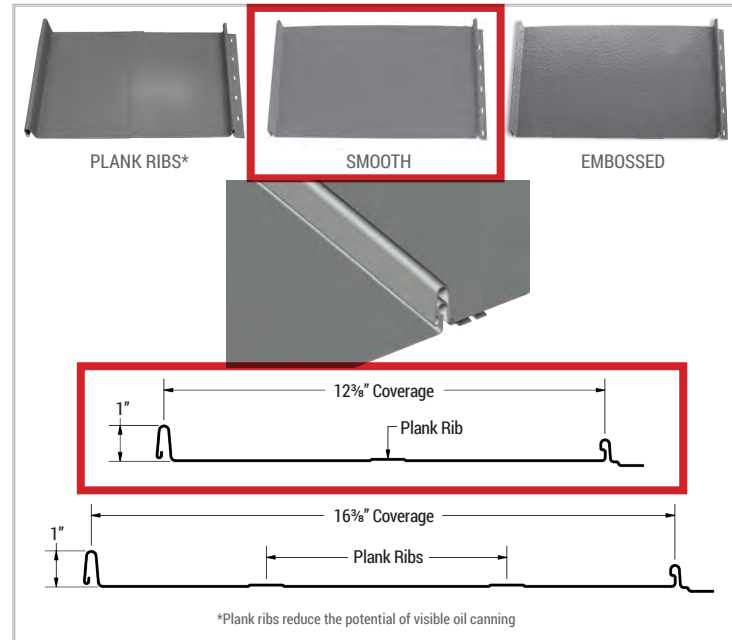
SIDING JamesHardie Artisan Series
Width TBD



SIDING COLOR Benjamin Moore Historical Series
Philipsburg Blue HC-159



TRIM COLOR Benjamin Moore Snow White 2122-70



ROOF ATAS International Colonial Seam

SKU:
HCS120, HCS160

Material:
.032 aluminum;
24 ga. metallic coated steel

Panel Coverage:
12³/₈" , 16³/₈"
(plank ribs optional)

Minimum Panel Length:
2'-0"

Maximum Panel Length:
20'-0" for aluminum, 25'-0" for steel

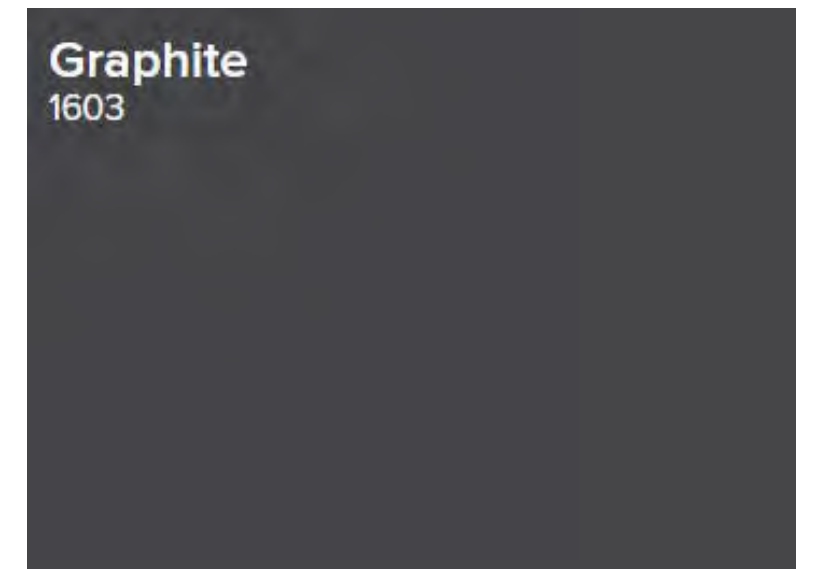
Seam Height:
1"

Texture:
Smooth or Embossed

Minimum Slope:
3:12



ROOF COLOR Stock Charcoal Grey (62)



STEEL COLOR Benjamin Moore Graphite 1603



ALPHA TAU OMEGA
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DuraClassic™ Roman Doric

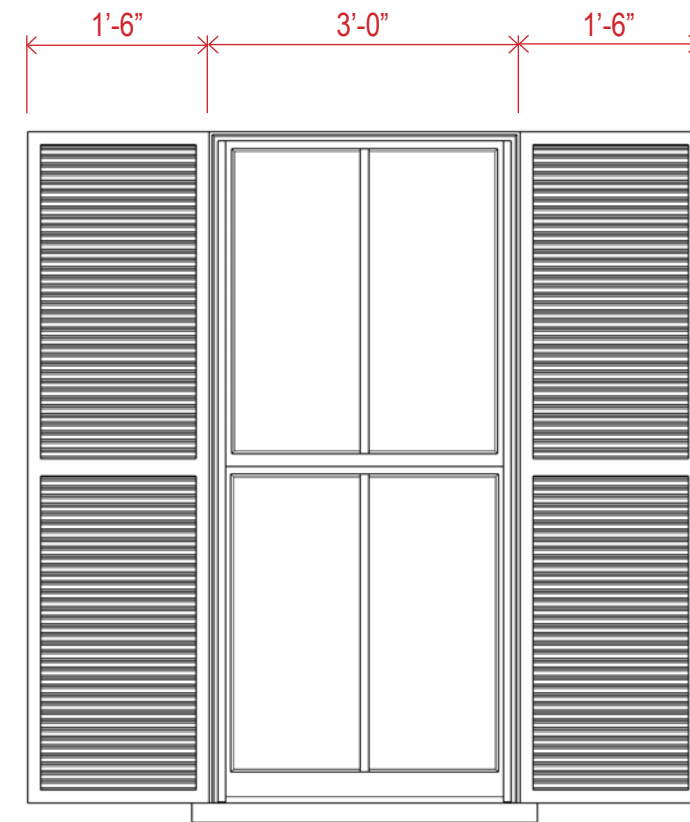
Design #210DC Plain/#215DC Fluted



Bot. Dia.	Top Dia.	Shaft Heights	Base/Plinth Height	Plinth Width	Cap Height	Cap Width
6"	5 1/2"	6' – 10'	3 1/4"	8 1/4"	1 3/4"	7 1/8"
8"	6 1/2"	5' 6" – 10'	4 5/16"	10 3/8"	2 1/2"	9 3/4"
10"	8 1/2"	6' – 12'	5 1/2"	12 15/16"	3 5/16"	12 1/2"
12"	10"	6' – 16'	6 1/4"	15 1/4"	3 11/16"	14 3/4"
14"	12"	8' -16'	7 7/16"	18 5/8"	4 3/8"	17 1/2"
16"	13 1/2"	8' – 20'	8 3/4"	21 1/2"	4 11/16"	19 7/8"
18"	15"	8' – 20'	10"	24 3/8"	5 3/8"	22 1/4"
20"	17"	6' – 20'	11"	27"	6 3/4"	25"
24"	20"	8' – 24'	13 1/4"	32 1/2"	7 5/16"	28 3/4"



COLUMNS Composite Fiberglass Reinforced Structural Column



Exist Window and Shutter Repair and Restore Window
New PVC Composite Shutter
Color Standard White



LIGHTING Front Porch
Pendant
5.37" Square x 14.6" Height
60 Watt (200 Lumens)
Incandescent



LIGHTING Side Porch
Wall Sconce
5.38" Square x 12" Height
60 Watt (200 Lumens)
Incandescent



New Window Aluminum Clad Wood
Color Standard White





Existing **FRONT PORCH**

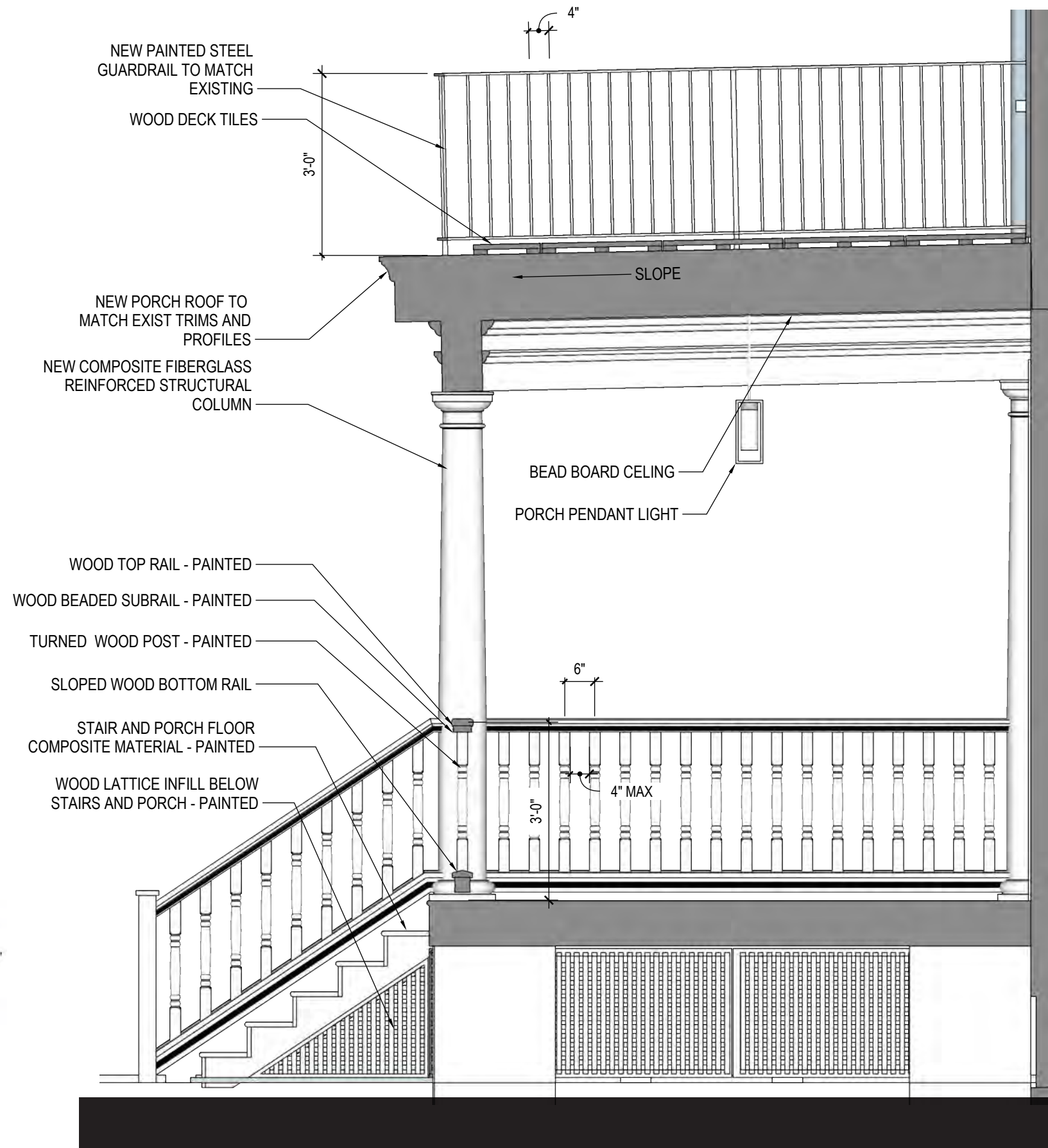


P4 Handrail, Beaded Subrail, and Sloped-top Bottom Rail

This Rail Set for use with 2-1/4\" - 3-1/2\" (net) Balusters.

Installed Handrail/Subrail is 4-3/8\" wide x 2-5/8\" tall. Installed Bottom Rail is 4\" wide x 4-3/8\" tall.

NOTE: ALL TRIM TO BE PAINTED BENJAMIN MOORE SNOW WHITE



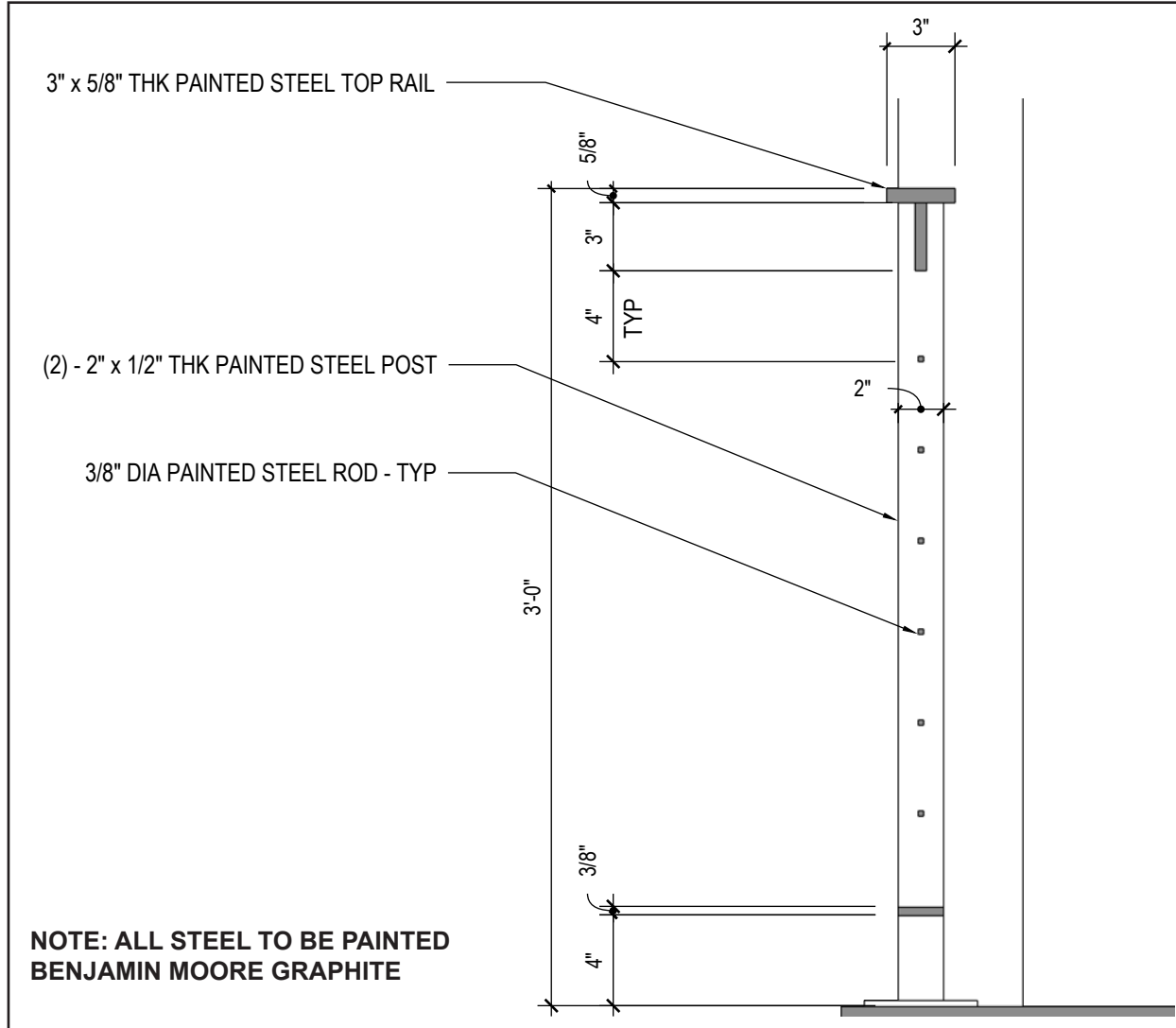
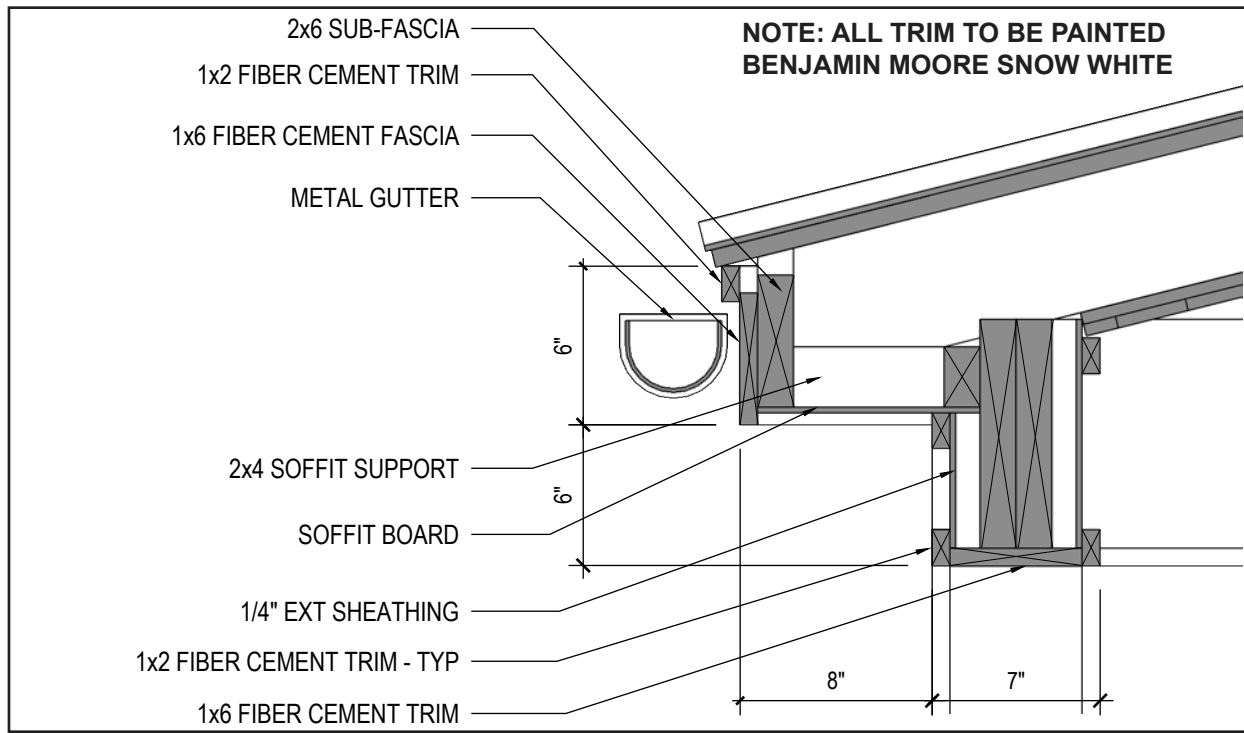
Section - **PROPOSED FRONT PORCH**
SCALE : 1/2" = 1'-0"



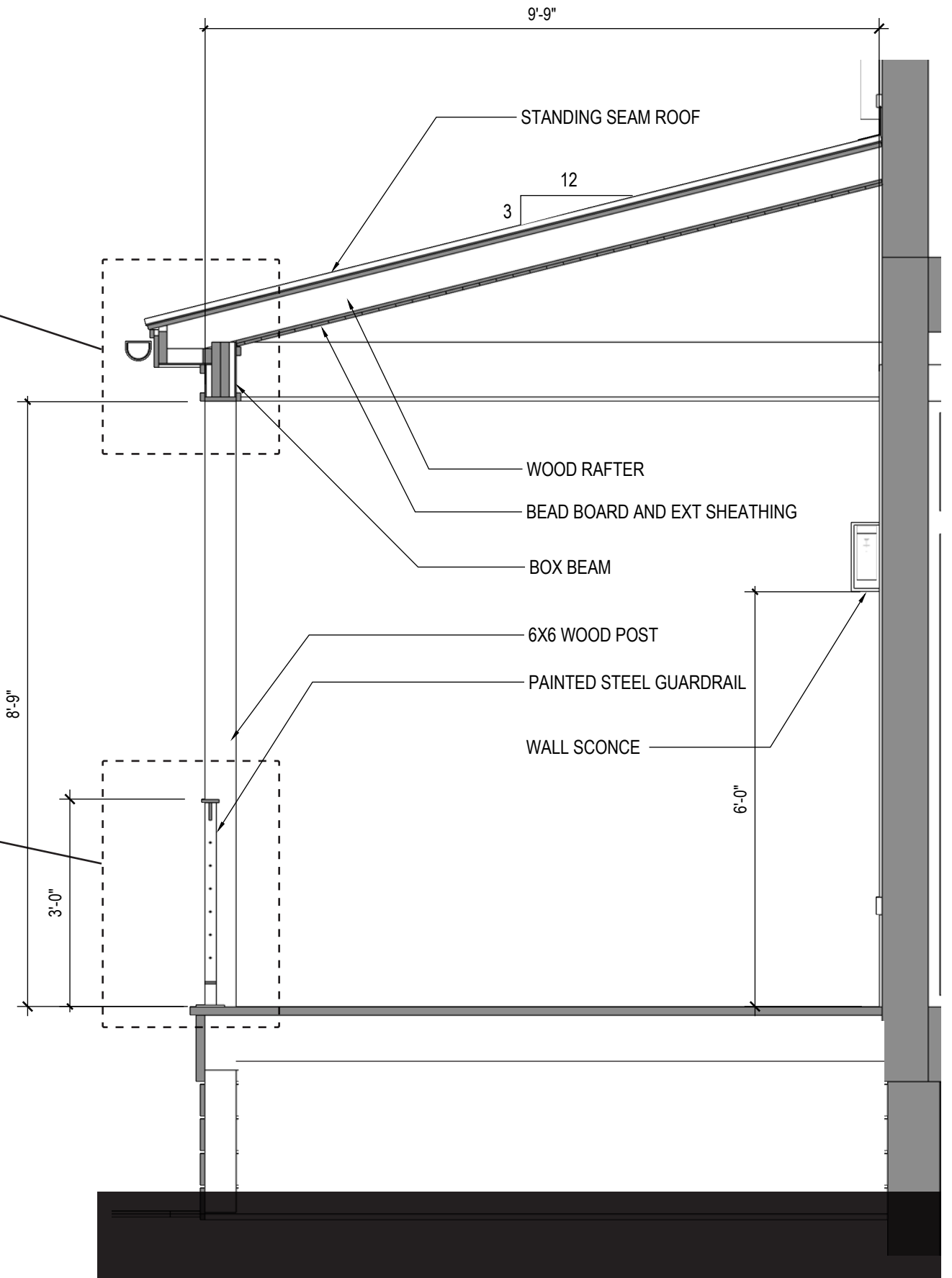
ALPHA TAU OMEGA
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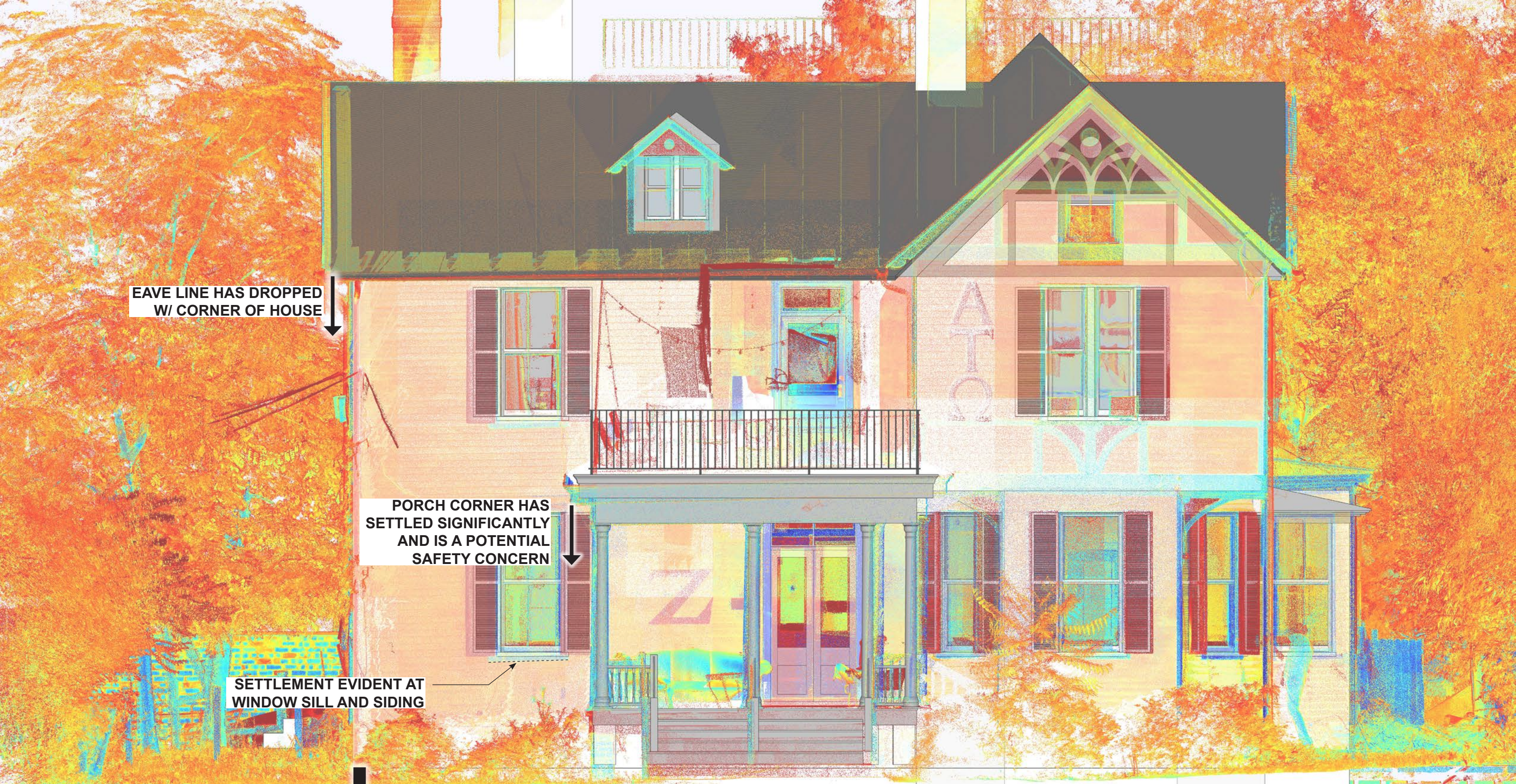


Details - **PORCH ADDITION**
SCALE : 1 1/2" = 1' - 0"



Section - **PORCH ADDITION**
SCALE : 1/2" = 1' - 0"





EAVE LINE HAS DROPPED
W/ CORNER OF HOUSE

PORCH CORNER HAS
SETTLED SIGNIFICANTLY
AND IS A POTENTIAL
SAFETY CONCERN

SETTLEMENT EVIDENT AT
WINDOW SILL AND SIDING

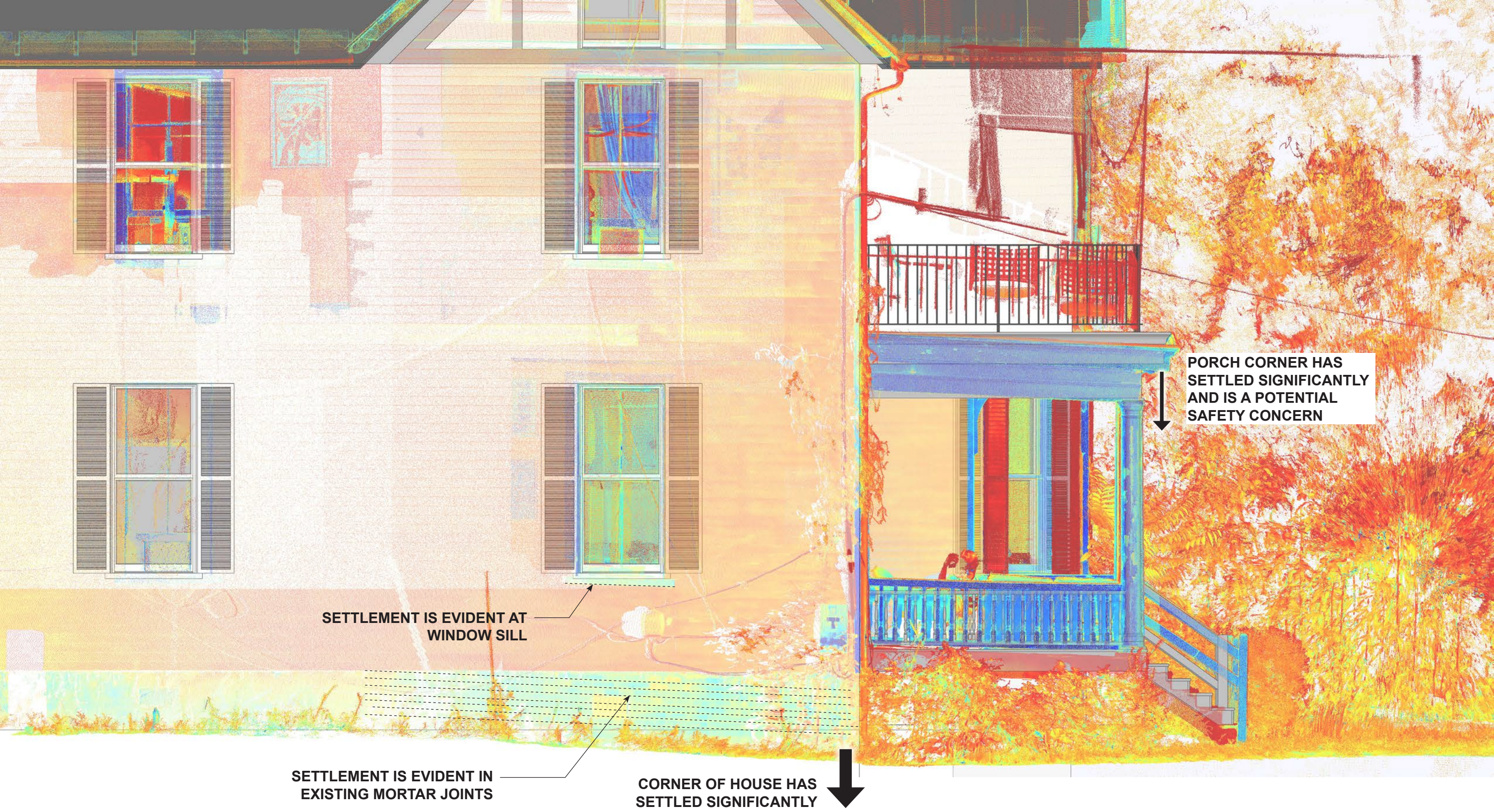
CORNER OF HOUSE HAS
SETTLED SIGNIFICANTLY



ALPHA TAU OMEGA
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3D Laser Scan - **FRONT ELEVATION**

01.20.21  **DESIGN
DEVELOP**



SETTLEMENT IS EVIDENT AT WINDOW SILL

SETTLEMENT IS EVIDENT IN EXISTING MORTAR JOINTS

CORNER OF HOUSE HAS SETTLED SIGNIFICANTLY

PORCH CORNER HAS SETTLED SIGNIFICANTLY AND IS A POTENTIAL SAFETY CONCERN



ALPHA TAU OMEGA
at 125 Chancellor St, Charlottesville, VA

3D Laser Scan - **SIDE ELEVATION**

01.20.21  **DESIGN DEVELOP**