

# CITY OF CHARLOTTESVILLE

"A World Class City"



## Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org

October 18, 2007

Jane Covington  
PO Box 843  
Keswick, VA 22947

**Certificate of Appropriateness Application**  
**BAR 07-10-10**  
**513 Dice Street**  
**TM 29 P 63.1**  
**New Infill Dwelling**  
**Shackleford House LLC/Jane Covington, Applicant**

Dear Ms. Covington,

The above referenced project was considered at a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2007.

The BAR approved (7-0) the application as submitted, except the paint color shall be approved by staff within the guidance range provided by the BAR.

Please submit a color chip for staff approval.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (October 16, 2008), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,



Mary Joy Scala  
Preservation and Design Planner

cc:

Steven W. Edwards  
Terra Concepts, PC  
224 Court Square  
Charlottesville, VA 22902

2011-07-10

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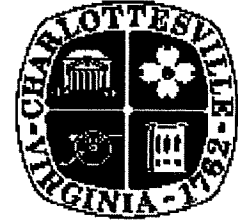
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 16, 2007**



**Certificate of Appropriateness Application  
BAR 07-10-10  
513 Dice Street  
TM 29 P 63.1  
New Infill Dwelling  
Shackleford House LLC/Jane Covington, Applicant**

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**Background**

513 Dice Street, the Shackleford-Bannister House, c. 1860, is an Individually Protected Property. Because this property is individually designated, any new construction is subject to BAR approval of the building and site design.

October 18, 2005 – The BAR approved (8-0) an application for exterior renovation of this dwelling.

November 15, 2005 – The BAR approved (8-0) the addition of three skylights.

January 16, 2007 - Preliminary discussion on the Special Use Permit (SUP) for infill development. The new infill development ordinance was adopted July 17, 2006. This was the first application.

February 20, 2007 – The BAR recommended (8-0) that the BAR supports the SUP for infill development as presented on concept 2B with the recommendation that parking be modified to reflect discussion, including narrowing the throat of the driveway, reducing the amount of parking, incorporating the parking court concept, and a strong recommendation for a sidewalk along the entire frontage of Dice Street.

May 8, 2007 – The Planning Commission recommended approval 6-1 of the SUP with the following discussion:

The discussion of the Commission centered on the appropriateness of the current location of the new structure, which is similar in size to the historic structure and close to the street as opposed to the building orientation that was recommended for approval by the BAR (a smaller building to the rear of the site).

One of the Commissioners that is on the BAR supported the BAR's recommended concept of a structure that is subordinate to the original historic structure with a landscape area that provides visual access to the rear of the historic building (the historic structure is awkwardly placed and does not face the street but the side of the adjacent property). Commissioners also discussed whether this new lot and structure should be more harmonious with the larger neighborhood and be brought closer to the street or be more respectful of the current historic house on this site. Ultimately, all but one commissioner thought the building should reflect the larger neighborhood context as presented on the site plan. If subdivided both properties would have a historic zoning designation (R-1SH) and be subject to design review by the Board of Architectural Review.

In regards to parking, commissioners discussed the appropriateness of allowing more parking than required rather than encouraging alternatives to single occupancy vehicles. Commissioners

also discussed the parking arrangement and how the parking area could be reduced or reconfigured. The discussion also focused on whether on-street parking or off-street parking was more appropriate. Commissioners decided that off-street parking was appropriate and that the curb cut should be reduced as much as possible. However, they were opposed to the parking waiver to allow 43% of the parking in the front yard of the new lot.

June 4, 2007 – City Council approved the SUP for infill development (to subdivide the property into two lots and add a second dwelling) without specifying a location for the proposed dwelling. Council purposely approved the SUP without designating which site plan was appropriate. They deferred to the BAR on this matter. They were split as to which plan was preferred. At least two Council members preferred the house at the rear of the site. The BAR will have final say on the placement of the building. Site plan approval is ministerial and the Planning Commission must approve it if it meets all requirements.

June 19, 2007 – The BAR held a discussion on the placement of the proposed dwelling. The general consensus supported having the new housing unit set back in a subservient position to the historic dwelling. Based on the design of the new unit, the BAR would be willing to consider flexibility in the allowed number of stories and square footage of new dwelling (staff notes attached).

### Application

The applicant is requesting approval for new construction for an infill dwelling, permitted by special use permit. The applicant has submitted:

- (1) floor plans and elevations for two options, with a two-story front porch on option A.
- (2) a drawing showing comparative heights of the proposed dwelling with the existing structure at 513 Dice Street.
- (3) a site plan, landscape plan and stormwater management plan
- (4) a color perspective in context.

Proposed building materials are:

- Cementitious lap-siding and trim
- Asphalt shingle roof
- Wood double-hung windows with SDL's with exterior muntin bars
- Wood panel door with lights
- Parged CMU foundation or slab on grade
- Concrete slab 1<sup>st</sup> floor porch
- Painted wood decking and trim 2<sup>nd</sup> floor porch

### Criteria 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 Design Review Guidelines for New Construction**

##### *P. 3.3 b. Residential Infill*

*These buildings are new dwellings that are constructed on the occasional vacant lot within a block of historic houses. Setback, spacing, and general massing of the new dwelling are the most important criteria that should relate to the existing historic structures, along with residential roof and porch forms.*

**Discussion and Recommendation**

The proposed house and site design address the concerns previously discussed by the BAR: subservient placement of infill dwelling, eave line of infill dwelling is lower than eave line of 513 Dice; parking court, reduced parking, narrow driveway entrance, full sidewalk.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed infill dwelling and site design satisfy the BAR's criteria and are compatible with this property, and that the BAR approves the application as submitted.



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

**RECEIVED**

**OCT 11 2007**

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$250 application fee. For all other projects requiring BAR approval, please include \$50 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$50 administrative fee. 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 5 p.m.

**Information on Subject Property**

Physical Street Address: 513 DICE STREET

City Tax Map/Parcel: 29-63.1

Name of Historic District or Property: FIFEVILLE

Do you intend to apply for Federal or State Tax Credits for this project? UNKNOWN

**Applicant**

Name: JANE COVINGTON

Address: PO BOX 843  
KESWICK, VA 22947

Email: jane.covington@estone.net

Phone: (W) \_\_\_\_\_ (H) 977-9801

FAX: \_\_\_\_\_

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner (if not applicant)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

FAX: \_\_\_\_\_

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

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

Spivey W. Edwards 9-14-07  
Signature Date

Description of Proposed Work (attach separate narrative if necessary): TO CREATE AN INFILL SITE AS PREVIOUSLY REVIEWED IN AN EARLIER SUP APPLICATION

Attachments (see reverse side for submittal requirements): SEE TRANSMITTAL DATED 9-24-07 FROM TERRA CONCEPTS, P.C.

**For Office Use Only**

Received by: J. Barnow

Fee paid: \$250.00 Cash/Ck. # 1826

Date Received: 10/15/07

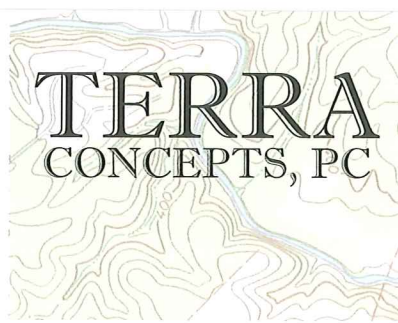
Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## MEMORANDUM

DATE: 10/11/07  
TO: Mary Joy Scala, Preservation and Design Planner  
FROM: Steve Edwards

**RE: 513 Dice Street; Materials**

Please accept this list as our preferred materials for the above project.

Siding & Trim - Cementitious lap-siding, (Hardi or Certainteed)  
Roof - Asphalt Shingle  
Windows - Wood Double Hung, simulated divided lite, w/ exterior muntin bars  
Doors - Wood Panel door w/ lite(s)  
Foundation - N/A (slab on grade?) or parged CMU  
Porch - Conc. Slab at first floor, painted wood decking and railing at second floor.

xc: Gate Pratt, Jane Covington

enclosures:

0704

**RECEIVED**

**OCT 11 2007**

NEIGHBORHOOD DEVELOPMENT SERVICES

# 513 DICE STREET

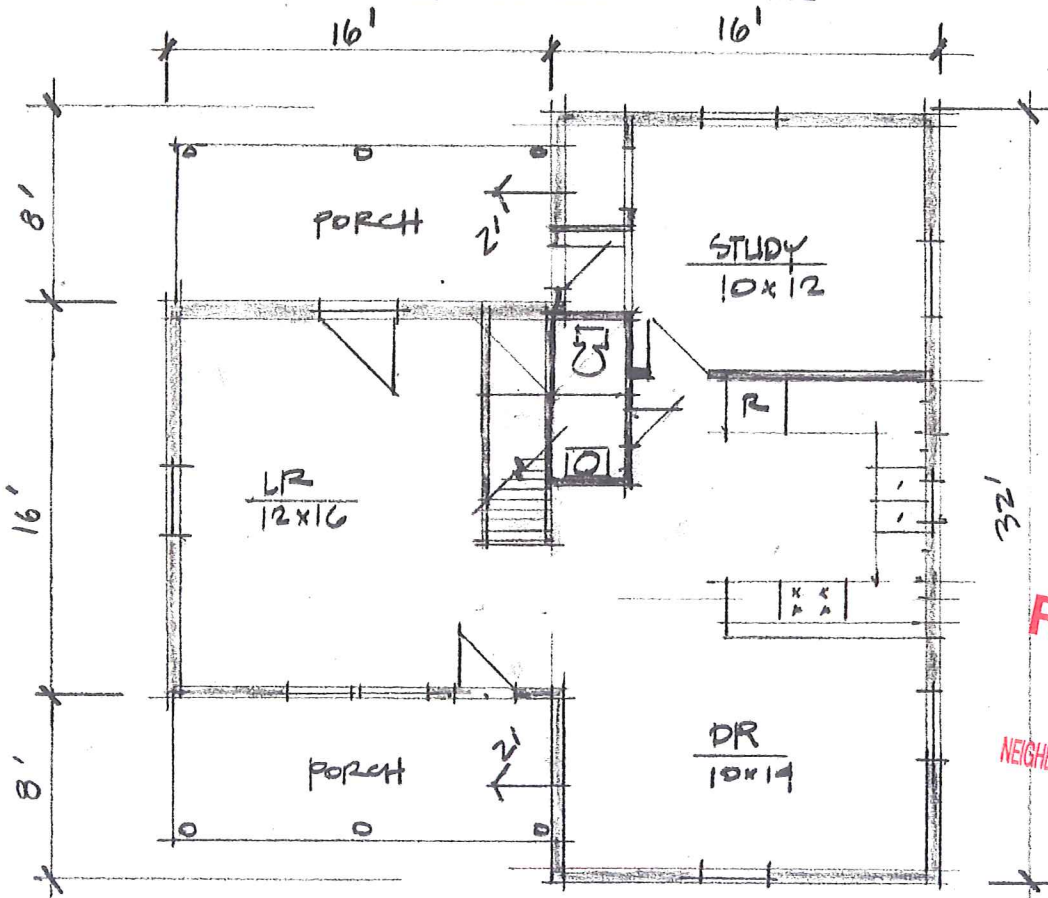
CHARLOTTESVILLE, VA



OPTION A

768 \$/FLR  
= 1,536 \$

ELEVATION w/ 2-STORY PORCH



PLAN - 1<sup>ST</sup> FLR  
1" = 8'

768.4

**RECEIVED**

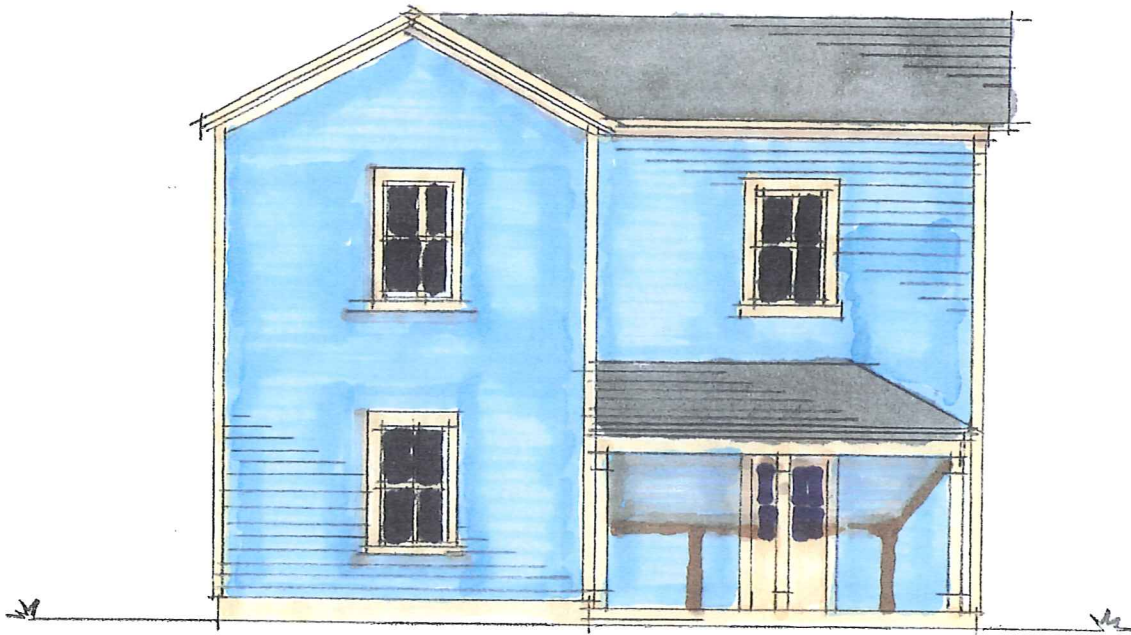
SEP 14 2007

NEIGHBORHOOD DEVELOPMENT SERVICES



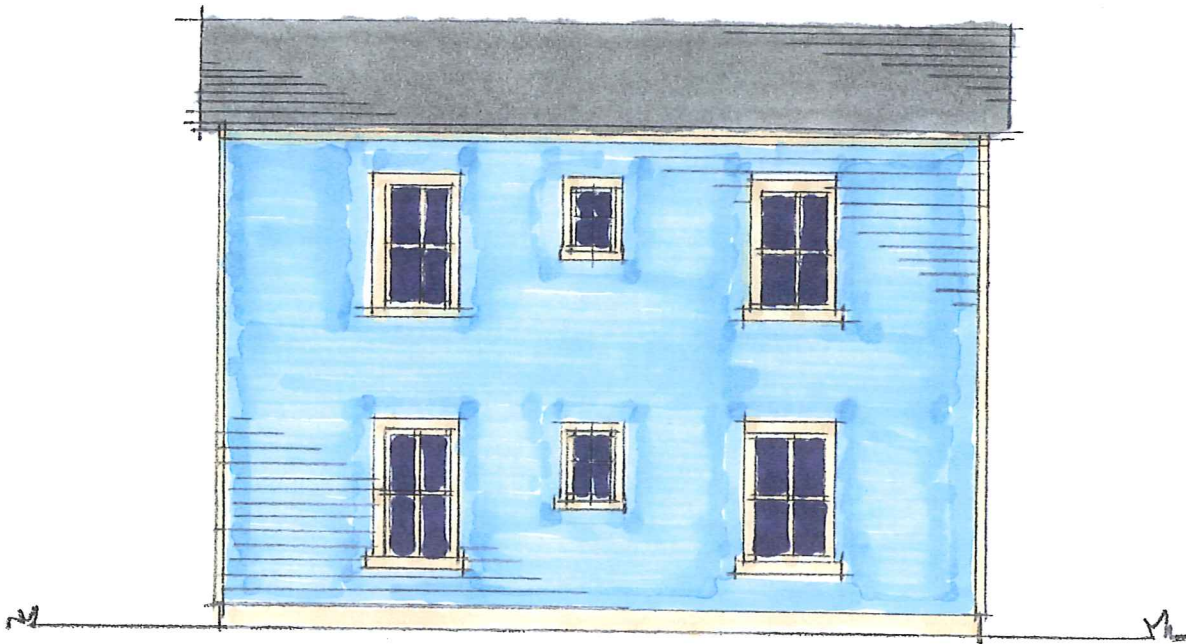
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# 513 DICE STREET



REAR ELEVATION

1" = 8'

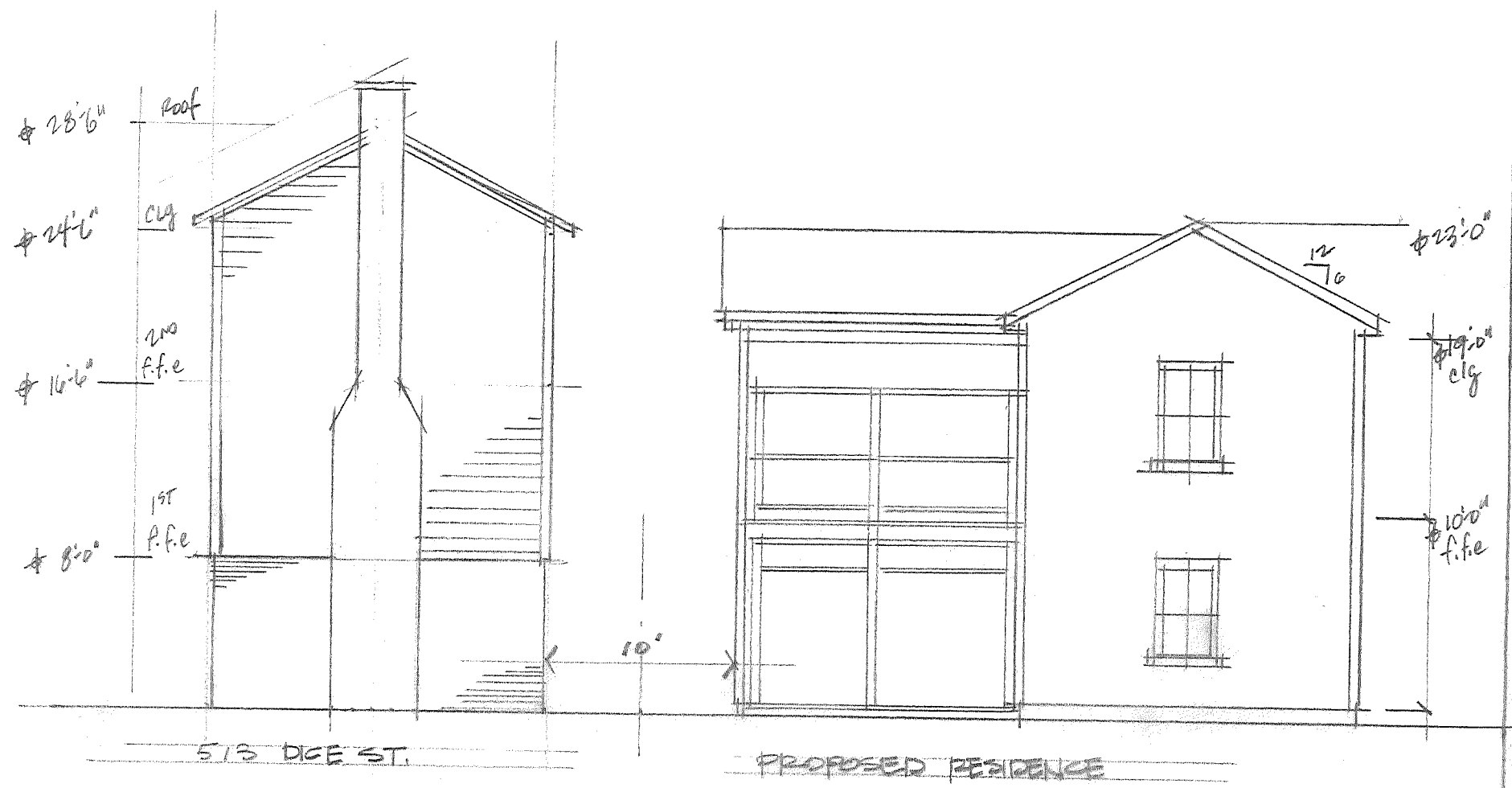


SIDE ELEVATION

1" = 8'

**RECEIVED**  
OCT 11 2007  
NEIGHBORHOOD DEVELOPMENT SERVICES

# 513 DICE STREET



### Scala, Mary Joy

**From:** Scala, Mary Joy  
**Sent:** Thursday, December 06, 2007 10:45 AM  
**To:** 'Jane Covington'  
**Cc:** 'sedwards@terraconceptspc.com'; Walden, Ebony  
**Subject:** 513 Dice Street

The Alternate #1 color samples are fine: Benjamin Moore Windham Cream HC-6, Lancaster Whitewash HC-174, and Narragansett Green HC-157

Mary Joy Scala, Preservation and Design Planner  
 City of Charlottesville  
 Department of Neighborhood Develop  
 City Hall - 610 East Market Street  
 P.O. Box 911  
 Charlottesville, VA 22902  
 Ph 434.970.3130 FAX 434.970.3359  
 scala@charlottesville.org

*siding*

Windham Cream HC-6	Sherwood Green HC-118	Lancaster Whitewash HC-174
Greenfield Pumpkin HC-40	Quincy Tan HC-25	Hathaway Peach HC-53
<i>Alternate No. 1</i>		
Stonington Gray HC-170	Shelburne Buff HC-28	Putnam Ivory HC-39
Van Courtland Blue HC-145	Narragansett Green HC-157	Hodley Red HC-65
<i>roof</i> <i>Charlottesville Green</i>		

12/6/2007

RECEIVED

NOV 21 2007

NEIGHBORHOOD DEVELOPMENT SERVICES

# 513 DICE STREET

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CHARLOTTESVILLE, VIRGINIA  
FINAL SITE PLAN

PREPARED FOR:

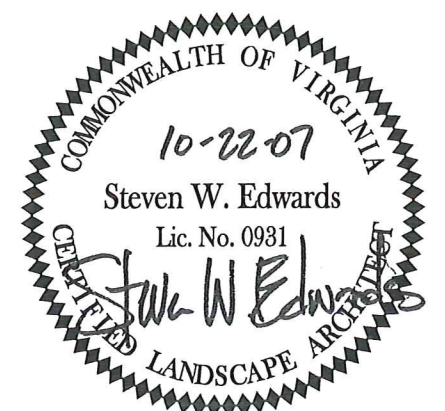
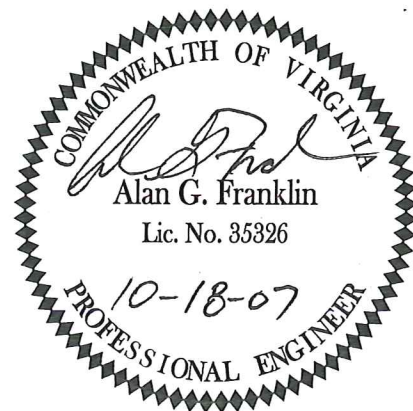
MS. JANE COVINGTON

P.O. BOX 843 KESWICK, VIRGINIA 22947  
PH. 434-960-4678

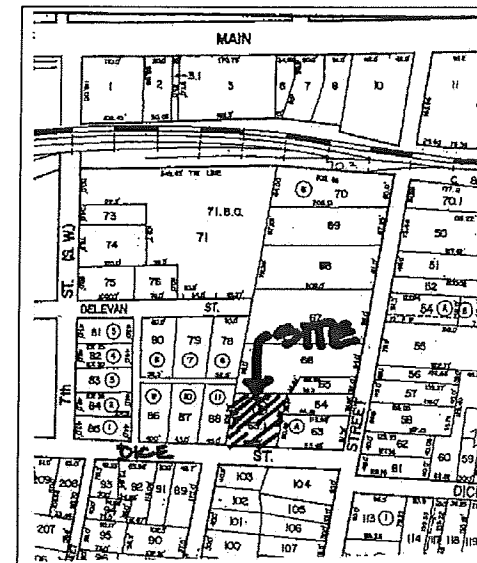
PREPARED BY:

TERRA  
CONCEPTS, PC

CIVIL ENGINEERS LANDSCAPE ARCHITECTS  
224 COURT SQUARE CHARLOTTESVILLE, VIRGINIA 22902  
PH. 434-295-4005 FAX 434-295-2103



22 OCTOBER 2007



**VICINITY MAP:**

SCALE: N.T.S.

**GENERAL NOTES:**

PLAT PREPARED BY ROUDABUSH, GALE & ASSOC., INC. ON 10-3-05.  
FILE NUMBER 2514. REVISED 4/2007.

SUBJECT PROPERTY LIES IN FLOOD INSURANCE RATE MAP ZONE C  
(AREAS OF MINIMAL FLOODING)

TAX MAP: 29-63.1

CURRENT ZONING: R-1S WITH HISTORIC AND INFILL SUP OVERLAY

PROPOSED ZONING: R-1S WITH HISTORIC AND INFILL SUP OVERLAY

SITE ACREAGE: .21 (9048.80 SF)

PHYSICAL ADDRESS: 513 DICE STREET

USGS DATUM: VERTICAL DATUM ASSUMED BY ROUDABUSH, GALE &  
ASSOC., MAY 2007. BENCHMARK SHOWN WAS ESTABLISHED FROM AN  
ASSUMED ELEVATION AT THE TOP OF THE SANITARY MANHOLE IN  
DICE STREET. TOPO PROVIDED BY THE CITY.

EXISTING VEGETATION: (1)- 8" MAPLE AND (7)- 1" CRABAPPLE TREES

**TRIP GENERATION:**

CODE	LAND USE	AVG. WEEKDAY TRIPS (PER UNIT)	ADJ. STREET PEAKS		SATURDAY	SUNDAY
			AM (PER UNIT)	PM (PER UNIT)		
210	SFD	9.57	0.75	1.01	10.1	8.78
	2	19.14	1.5	2.02	20.2	17.56
<b>TRIPS GENERATED</b>		<b>19</b>	<b>2</b>	<b>2</b>	<b>20</b>	<b>18</b>

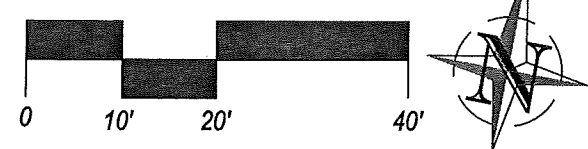
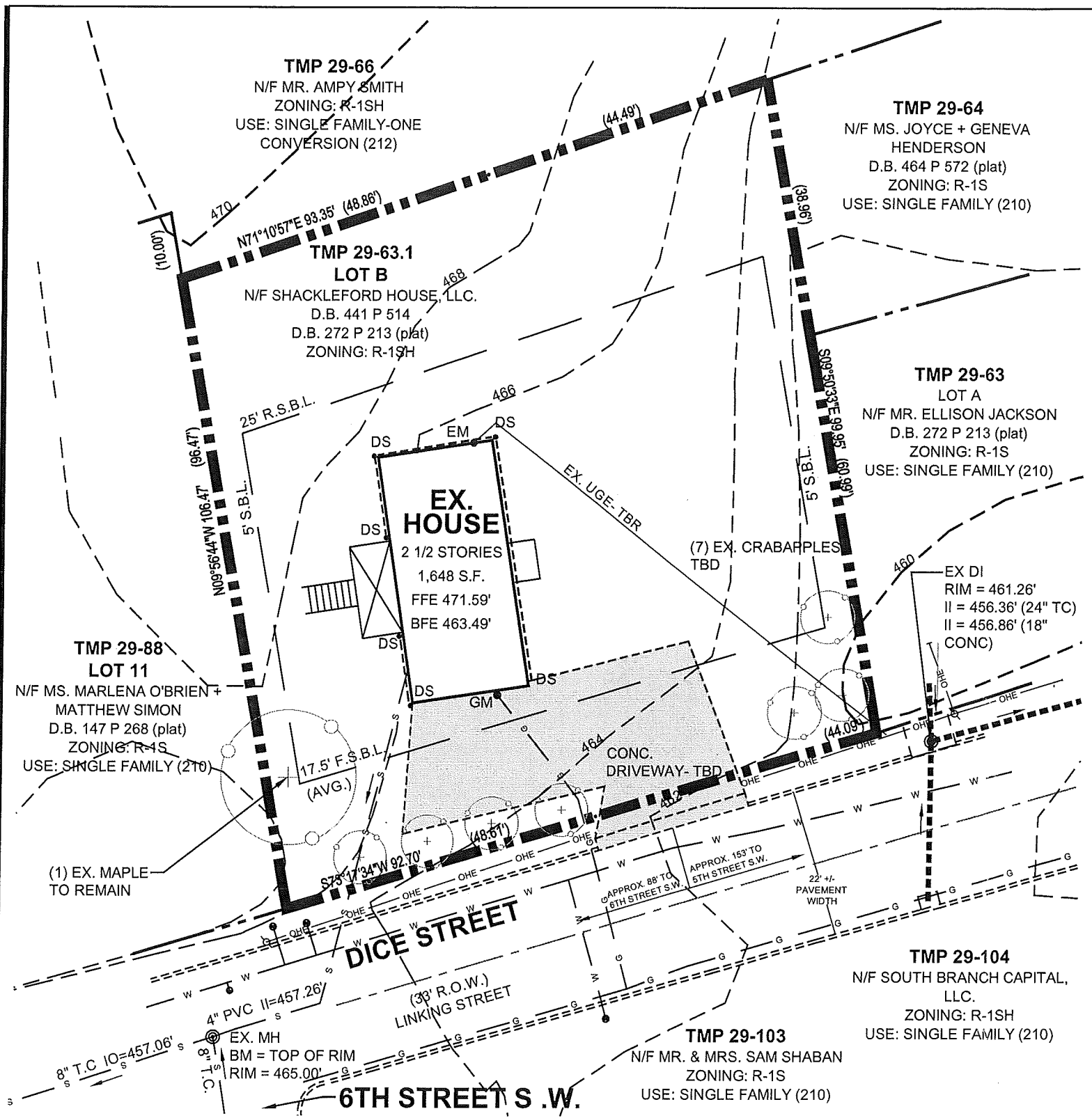
INFO. ABOVE BASED ON ITE 7TH EDITION TRIP GENERATION MANUAL.

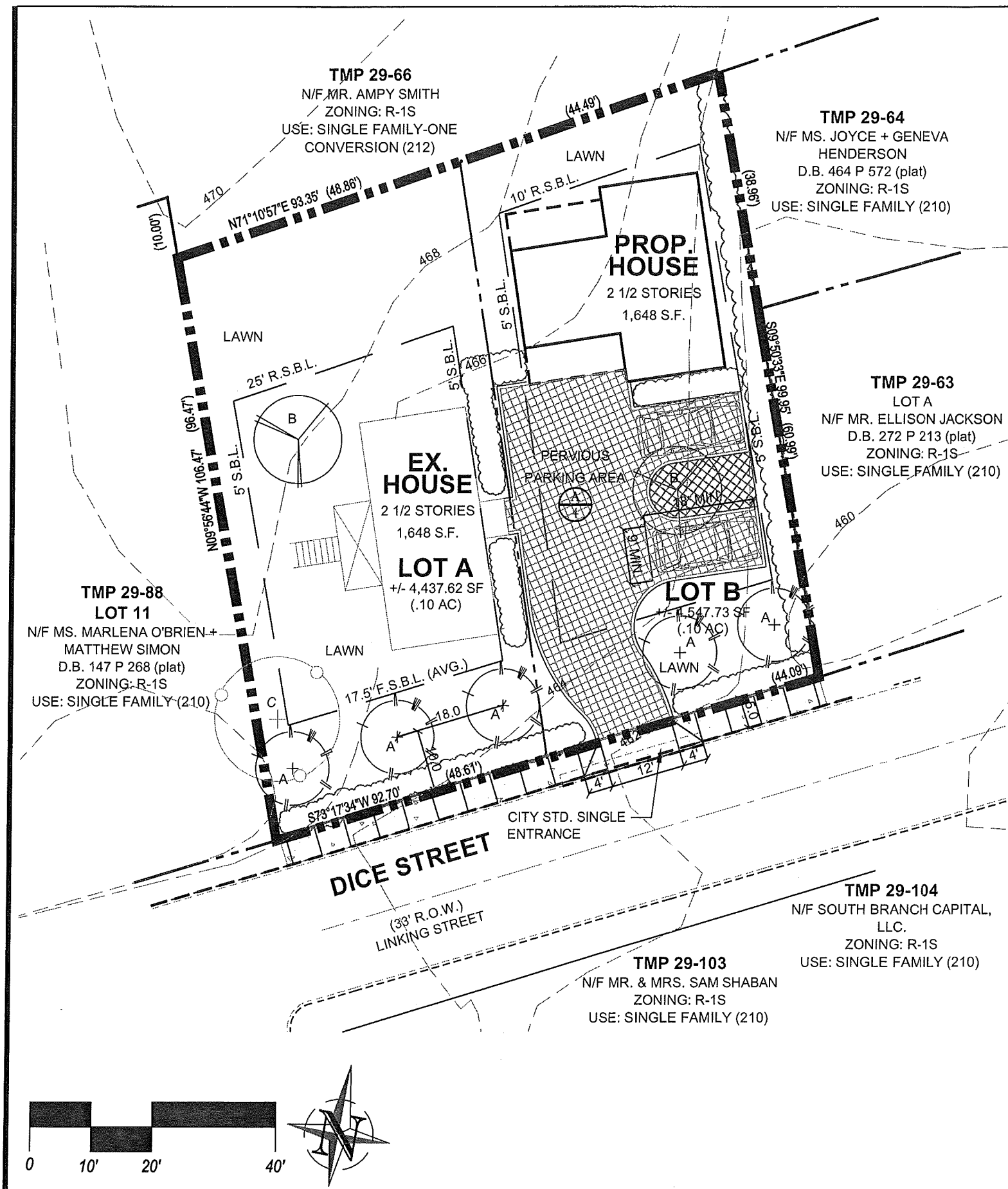
SCALE: 1" = 10'  
ISSUED: 10-22-07  
DRAWN BY: SWE  
REVISIONS:  
1. 8-14-07, SUP APPROVED BY CC  
2. 10-16-07, BAR APPROVED

SHEET

**2**

OF 4





# GENERAL NOTES:

PROPOSED USE: RESIDENTIAL INFILL

MAX. DWELLINGS: 2 (1 CURRENTLY EXISTS)

GROSS RESIDENTIAL DENSITY: 9.52

PARKING REQUIRED: 1 / DU = 2    PARKING PROVIDED: 2 (ALL REQUIRED PARKING WILL BE ON LOT B AND PLACE UNDER A SHARED PARKING EASEMENT) ALL PARKING SPACES WILL BE 8.5' X 18' (MIN.); 2' BED OVERHANG IS SHOWN; PARKING SHALL NOT BE LOCATED WITHIN 3' FROM ANY ADJACENT PROPERTY LINE (EXCEPT AT THE COMMON PARCEL LINE)

RECREATIONAL AREA: NA

HEIGHT: 2.5 STORIES (35' MAX.)

LOT COVERAGE: NA

IMPERVIOUS COVER: 824 SF (PROPOSED HOME ONLY)

PAVED PARKING: 0 SF (1,648 SF TOTALLY PERVIOUS)

VEHICULAR CIRCULATION: NA    INGRESS/EGRESS: NA

SETBACKS: FRONT = 17.5 / SIDE = 5' / REAR = 10' (ON LOT B) AND 25' (ON LOT A)

WAIVERS REQUESTED: SEE NARRATIVE (DATED 2/28/07). PLANNING COMMISSION RECOMMENDS APPROVAL ON 6/14/07. SUP/SP REQUEST APPROVED BY CITY COUNCIL ON 8/14/07.

UTILITIES: WILL BE TREATED AS RECOMMENDED BY CITY ENGINEER OCTOBER 11, 2006 AS WELL AS LIKE A NORMAL RESIDENTIAL SFD PROJECT (I.E. THROUGH A BUILDING PERMIT PROCESS). OTHER UTILITIES SUCH AS, CABLE, PHONE, ELECTRIC AND GAS ARE SHOWN ON SHEET 4 BUT PHYSICAL LOCATIONS WILL BE DETERMINED IN THE FIELD.

TRASH COLLECTION: ON-STREET BY CITY PERMIT

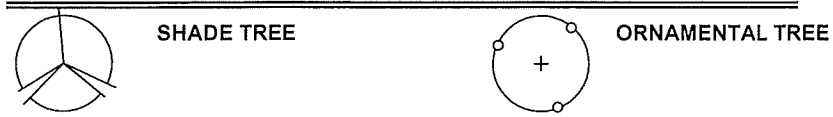
LIGHTING: T.B.D. BUT WILL EMIT NO MORE THAN 3,000 LUMENS

AREAS DEDICATED TO THE PUBLIC: NA

STORMWATER MANAGEMENT: WILL SERVE BOTH LOTS COLLECTIVELY AND WILL BE UNDER A COMMON MAINTENANCE EASEMENT. IF SOILS ARE FOUND IN THE PROPOSED PERVIOUS PARKING AREA WITH A CLAY CONTENT 30% OR GREATER OR A SILT CLAY CONTENT OF 40% OR GREATER, INSTALLATION WILL BE AMENDED WITH AN INCREASE IN STONE DEPTH OR BY MIXING BETTER DRAINED SOILS INTO THE CLAYEY SOIL.

# SIGNAGE: NA

# LANDSCAPE:



Key	Botanical Name	Common Name	Qty.	Size	10 YR. Canopy	Tree Cover	Notes
A	Prunus yedoensis	Yoshino Cherry	5	2" cal.	200	200 x 5 = 1000	Straight trunk; Same source
B	Cladrastis lutea	Yellowwood	2	2" cal.	350	350 x 2 = 700	Straight trunk; branching begins at 4'
C	Acer sp.	Maple	1	8"	525	525 x 1 = 525	Existing (1.5x credit permitted)
						<b>Total:</b>	2,225

- Notes:
- 20% Tree Canopy required is 914 sf (based on Lot B only). 950 sf provided for Lot B.
  - Plants may be substituted in field by owner provided 10 year coverage is no less than required and caliper remain the same.
  - Plants listed above will be in general conformance with plan shown.
  - Given existing trees are being saved, we assume some credit will be given.
  - The tree (B) between the parking spaces on Lot B is not required for tree canopy credit.

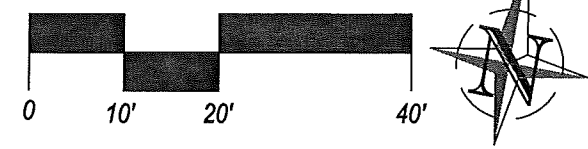
**TERRA**  
CONCEPTS, P.C.

CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS

324 COURT SQUARE  
CHARLOTTESVILLE, VIRGINIA 22902  
PH. 434-295-4005 FAX 434-295-2103

PRELIMINARY SITE PLAN FOR  
**513 DICE STREET**  
 CHARLOTTESVILLE, VIRGINIA  
 APPLICATION PLAN

SCALE: 1" = 10'  
 ISSUED: 10-22-07  
 DRAWN BY: SWE  
 REVISIONS:  
 1. 8-14-07, SUP APPROVED BY CC  
 2. 10-16-07, BAR APPROVED



SHEET  
3  
 OF 4

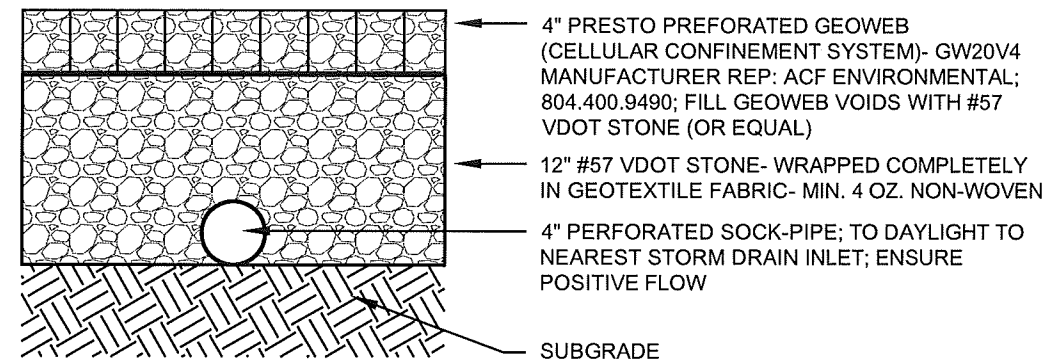
**NOTES:**  
CONTRACTOR TO CONTACT MANUFACTURER REPRESENTATIVE FOR INSTALLATION INSTRUCTIONS PRIOR TO ORDERING AND INSTALLATION.

MANUFACTURER REPRESENTATIVE MUST BE ON-SITE DURING CONSTRUCTION TO ENSURE PROPER INSTALLATION.

CONTRACTOR SHALL NOT INSTALL GEOWEB UNTIL AFTER HOUSE IS 90% COMPLETE. DURING EXCAVATION, CONTRACTOR TO PLACE 2" OF ADDITIONAL STONE (#57 VDOT) OVER THE BASE COURSE. NO GEOTEXTILE FABRIC IS REQUIRED BETWEEN LAYERS. ONCE HEAVY DELIVERIES ARE MINIMIZED, CONTRACTOR SHALL REMOVE TOP 2" OF ADDITIONAL STONE, INSTALL GEOTEXTILE LAYER AND THEN INSTALL 4" GEOWEB AND STONE LAYER.

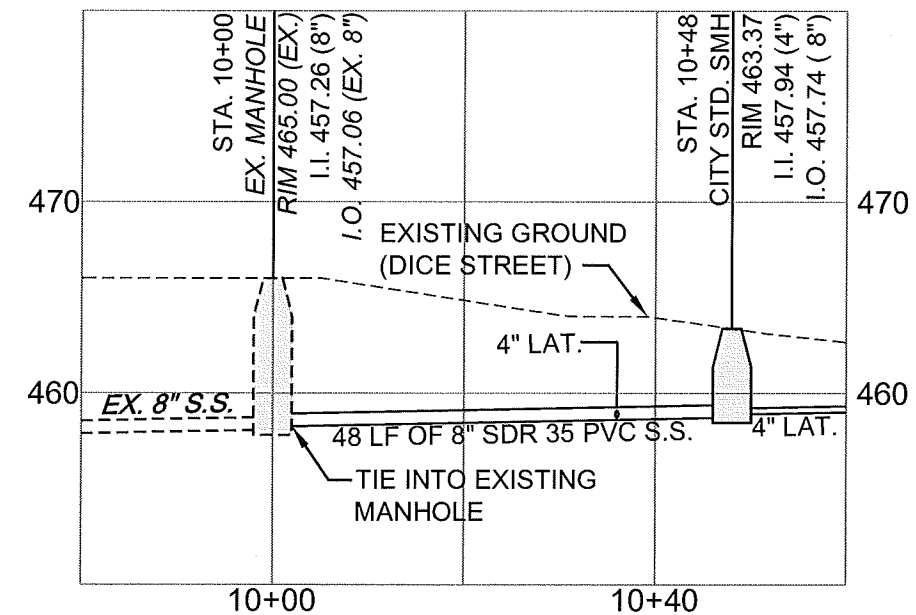
OWNER, AND OR THEIR ASSIGNEE, MUST ALWAYS REPAIR PARKING AREA IN THE FUTURE WITH THE STONE SPECIFIED (OR EQUAL).

IF SOILS ARE FOUND IN THE PROPOSED PERVIOUS PARKING AREA WITH A CLAY CONTENT 30% OR GREATER OR A SILT CLAY CONTENT OF 40% OR GREATER, INSTALLATION WILL BE AMENDED WITH AN INCREASE IN STONE DEPTH OR BY MIXING BETTER DRAINED SOILS INTO THE CLAYEY SOIL.



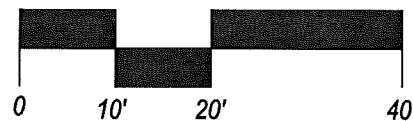
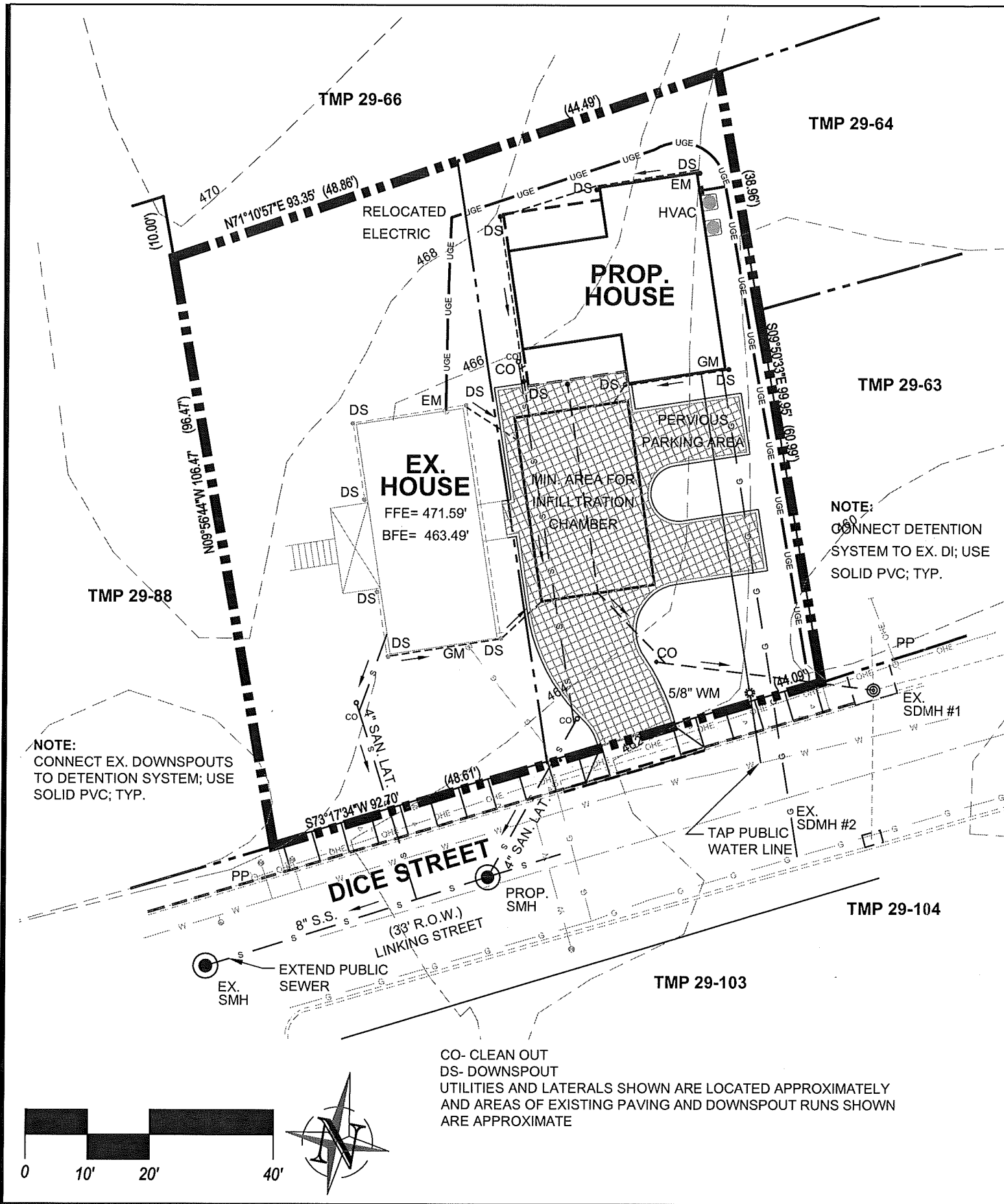
**(A) PERVIOUS PAVING**  
4 SECTION

N.T.S.



**(B) PUBLIC SANITARY SEWER LINE EXTENSION**  
4 PROFILE

N.T.S.



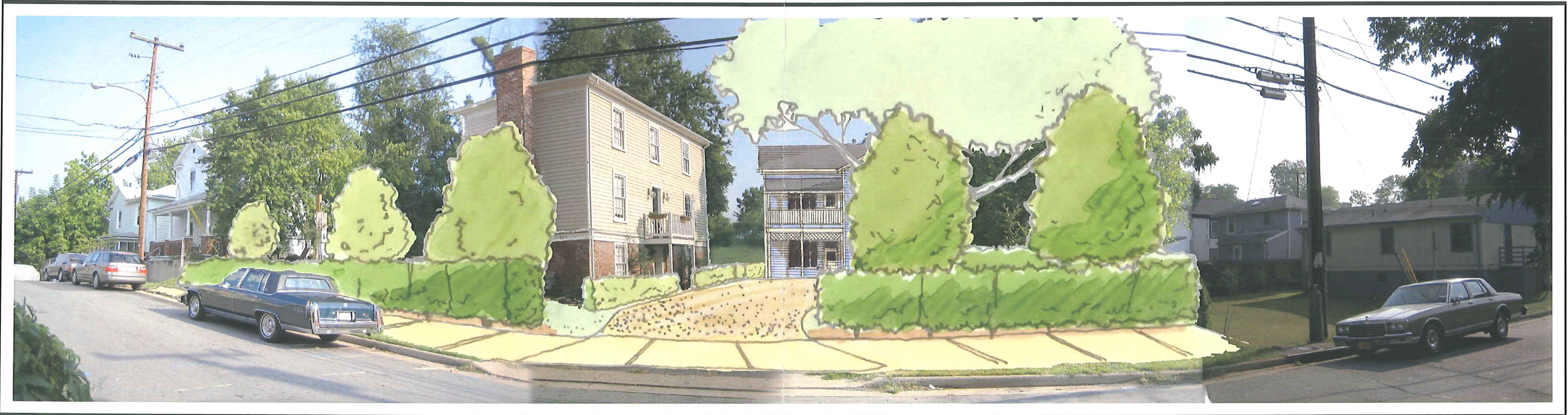
SCALE: 1" = 20'  
ISSUED: 10-22-07  
DRAWN BY: SWE/AGF  
REVISIONS:

1. 8-14-07, SUP APPROVED BY CC  
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SHEET

**4**

OF 4



**RECEIVED**

SEP 14 2007

NEIGHBORHOOD DEVELOPMENT SERVICES