

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

August 23, 2007

Ron and Shannon Wilcox
617 Park Street
Charlottesville, VA 22902

Certificate of Appropriateness Application
BAR 07-08-09
617 Park Street
TM 52 P 186
Ron and Shannon Wilcox, Applicant
Install garden shed

Dear Mr. and Mrs. Wilcox,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 21, 2007.

The BAR approved (7-1) the application for a garden shed as submitted.

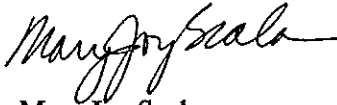
In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year, unless within that time period you have either: applied for a building permit if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness 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.

Sincerely yours,



Mary Joy Scala
Preservation and Design Planner

2012-11-14

1000 N. Main Street
Charlottesville, VA 22902
970-3130

www.charlottesville.org
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2012-11-14

1000 N. Main Street
Charlottesville, VA 22902
970-3130

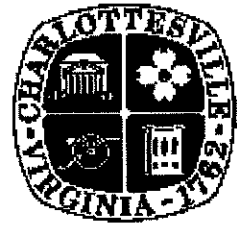
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 21, 2007**



**Certificate of Appropriateness Application
BAR 07-08-09
617 Park Street
TM 52 P 186
Ron and Shannon Wilcox, Applicant
Install garden shed**

Background

This property is designated a contributing structure in the North Downtown ADC district. The house was built ca. 1880. After 1920, the clapboard siding was covered over with shaker shingles, and the existing front stoop was added. In 1997 a two store rear porch was enclosed. (survey attached)

August 17, 1999: The BAR unanimously approved the construction of a new sunroom.

April 14, 2006: Staff administratively approved the restoration of the original redwood clapboard.

Application

The applicant is requesting approval to construct a garden shed in the backyard. The shed would be 10' x 10' frame construction featuring an ogee style, concave roof system. It will be clad in cedar siding painted Montgomery white with bright white trim. The roof will be covered with cedar shake shingles and will feature a copper element at its top point. Double solid deluxe clear cedar doors painted Essex green will be centered on the front façade, and a 9 light picture window featuring extra wide trim will be installed on a side elevation. The color choices will match the house's paint colors.

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 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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and
- (8) Any applicable provisions of the city's Design Guidelines.

Pertinent Guidelines for Site Design include:

Garages, Sheds, & Other Structures

2. *Choose designs for new outbuildings that are compatible with the major buildings on the site.*
3. *Take clues and scale from older outbuildings in the area.*
4. *Use traditional roof slopes and traditional materials.*
5. *Place new outbuildings behind the dwelling.*
6. *If the design complements the main building however, it can be visible from primary elevations or streets.*
8. *The design and location of any new site features should relate to the existing character of the property.*

Discussion and Recommendations

The proposal meets the Guidelines' demand for compatibility with major buildings on the site. The house on the property is Victorian, an era known for its varied and complex roof forms. While the ogee style of roof is most commonly seen on cupolas, examples can be found on small outbuildings. Furthermore, the color palette for the application matches that of the main house. The location and scale of the shed is also acceptable under the Guidelines.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed garden shed satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 617 Park Street
Map and Parcel: 52-186
Census Tract & Block: 3-510
Present Owner: James Hubbard
Address: 617 Park Street, City
Present Use: Residence
Original Owner: George L. Sampson
Original Use: Residence

BASE DATA

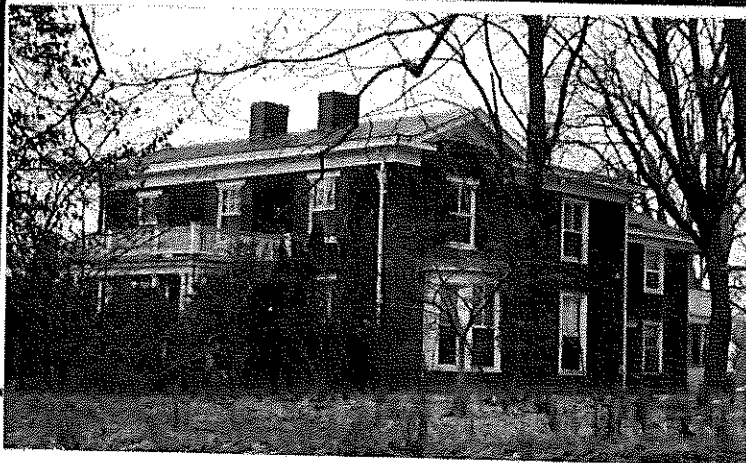
Historic Name: Sinclair House
Date/Period: cir. 1880
Style: Victorian Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-3
Land Area (sq. ft.): 94 x 193
Assessed Value (land + imp.): 4890 + 8700 = 13,590

ARCHITECTURAL DESCRIPTION

This structure is typical of the Victorian vernacular houses built in Charlottesville in the seventies and eighties. Three bays, two stories, with a central gable and overhanging eaves, and L-shaped in plan with a central hall and interior chimneys, this house was a bit finer than others as it has handsome black veined marble Victorian mantles. The shaker shingles, Federal style entrance and stoop were added by the Quarles family who owned the house between 1921 and 1953.

HISTORICAL DESCRIPTION

Julie Holladay sold the southern part of the lot of land known as "Northwood" to George L. Sampson for \$1,000 in 1878. Sampson probably built the present house which is stylistically very similar to others such as the Watson-Bosserman House on North First Street built at about the same time. Tax records indicate that the house was standing in 1889 when Charlottesville was incorporated. In 1896 Sampson conveyed the property to Charles G. Sinclair (DB 12-118) for \$3,450. He resided there until 1921 when he sold to his son, J.C. Quarles, who added the shaker shingles and Colonial Revival detailing. The house remained in the Quarles family until 1953. James Hubbard, the present owner, purchased the property in 1973 (DB 346-567).



Average



Alexander, Recollections
City/County Records
Miss Helen Duke
Mrs. James Hubbard



**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

RECEIVED
AUG 03 2007
NEIGHBORHOOD DEVELOPMENT SERVICES

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: 617 Park Street Charlottesville
22902

City Tax Map/Parcel: 52/186

Name of Historic District or Property: North
Downtown

Do you intend to apply for Federal or State Tax Credits for this project? no

Applicant

Name: Ron and Shannon Wilcox

Address: 617 Park Street Charlottesville, VA 22902

Email: WilcoxR@darden.virginia.edu

Phone: (W) 434-243-5558 (H) 434-295-1791

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] 8/3/07
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.

Signature _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): install garden shed

Attachments (see reverse side for submittal requirements): front and side view of garden shed; plat of property indicating building site

For Office Use Only

Received by: [Signature]

Fee paid: \$50.00 Cash/Ck. # 1478

Date Received: 8/3/07

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Options

Options
Doors - Double

12 items listed



D3

No Drawing Available

D3S



D5



D9

learn about options

Detailed Quote

Format
Pre-Cut

Base Price \$6,495.00

Up

Doors & Windows

D10 - Double Solid \$985.00

P2 - Single Casen \$385.00

P2 - Single Casen \$385.00

Other Options

Finial \$875.00

Down

Sub Total \$9,125.00

Tax & Freight at Checkout

Gross Total \$9,125.00

Continue

Call me please



Align Evenly

drag to remove

10ft. x 10ft. Melbourne

running total: \$9,125

D10 - Double Solid Deluxe Doors - Price \$985.00. Our double solid deluxe clear cedar doors present an image of grandeur and sophistication.

See sample option photos

US Dollars

Current View: front



Click to change view

Options

Options

Windows - ALL

94 items listed



W10



W4



P5



W11A



W11B

learn about options

Detailed Quote

Format

Pre-Cut

Base Price \$6,495.00

Up

Doors & Windows

D10 - Double Sidi \$985.00

P2 - Single Casen \$385.00

W10 - Pict. Windo \$275.00

Other Options

Finial \$875.00

Down

Sub Total \$9,015.00

Tax & Freight at Checkout

Gross Total \$9,015.00

Continue

Call me please



Align Evenly

drag to remove

10ft. x 10ft. Melbourne

running total: \$9,015

W10 - 9 Pane Picture - Price \$275.00. The extra trim width gives our 9 pane picture window a bit of a historic look. Great on our Pioneer Barns and Telluride Workshops.

See sample option photos

US Dollars

Current View: right

10 10

Click to change view

ld Blue' Phlox

- 3-Prague Viburnum
- 7-'Nigra' Inkberry
- 1-'Fireglow' Japanese Maple
- 7-'Royal Candles' Speedwell

Turf

- 8-'Annabelle' Hydrangea
- 6-'Conoy' Viburnum
- 8-'Ceasar's Brother' Iris
- 60-'Majestic' Liriope 12"O.C.
- 1-Weeping Cherry
- 7-'Robert Poore' Phlox
- 5-'Creme Brulee' Coreopsis

- 6-'Hyperion' Daylily w/daffodils
- 30-'Majestic' Liriope 12"O.C.

- 1-English Thyme
- 1-'Aop' Rosemary

Herbs by Owner

- 3-'Gulfstream' Nandina
- 9-Plumbago w/lpheon

Turf

5 sf

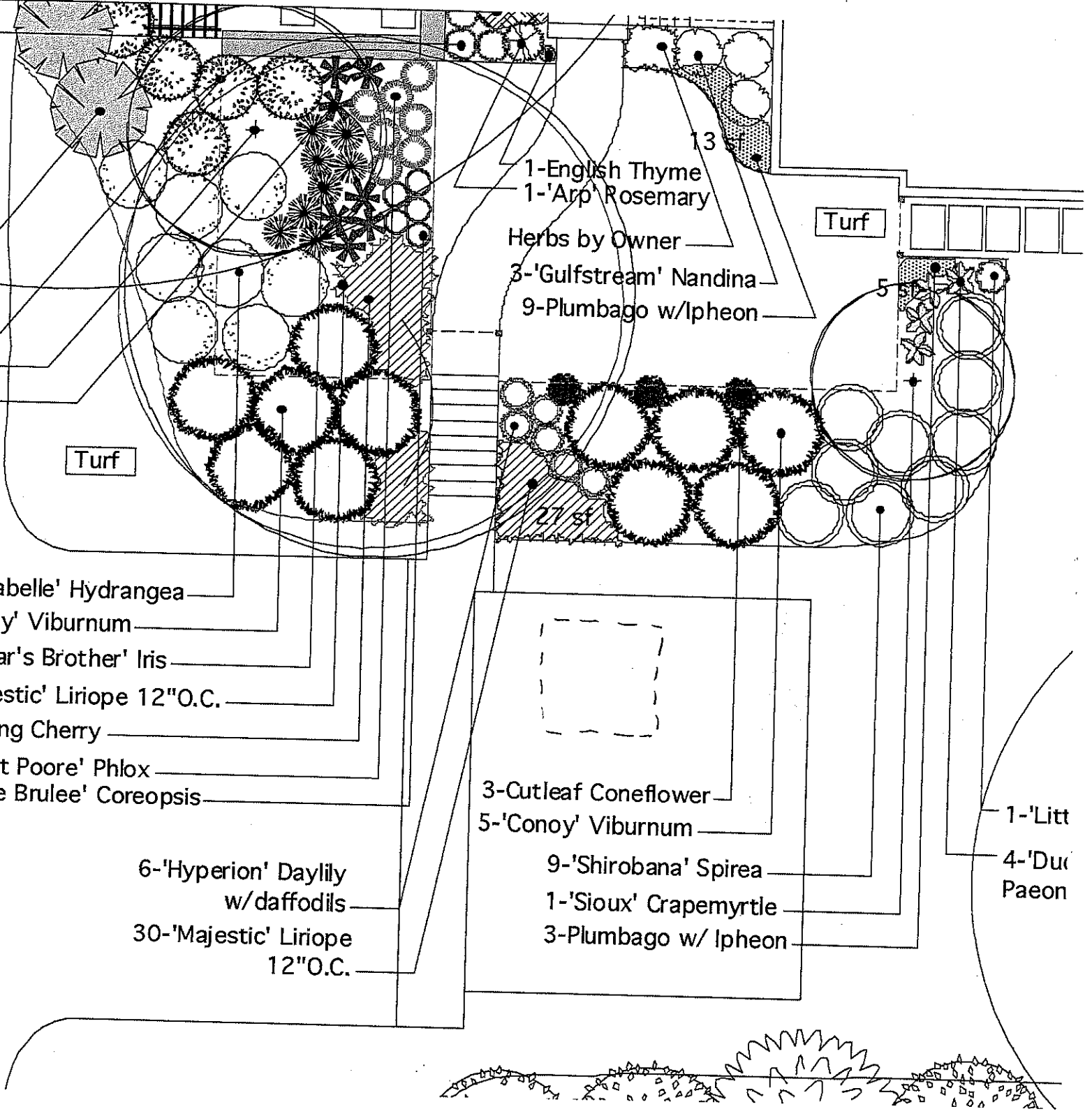
- 3-Cutleaf Coneflower
- 5-'Conoy' Viburnum

27 sf

- 3-Cutleaf Coneflower
- 5-'Conoy' Viburnum
- 9-'Shirobana' Spirea
- 1-'Sioux' Crapemyrtle
- 3-Plumbago w/ lpheon

- 1-'Litt
- 4-'Duc Paeon

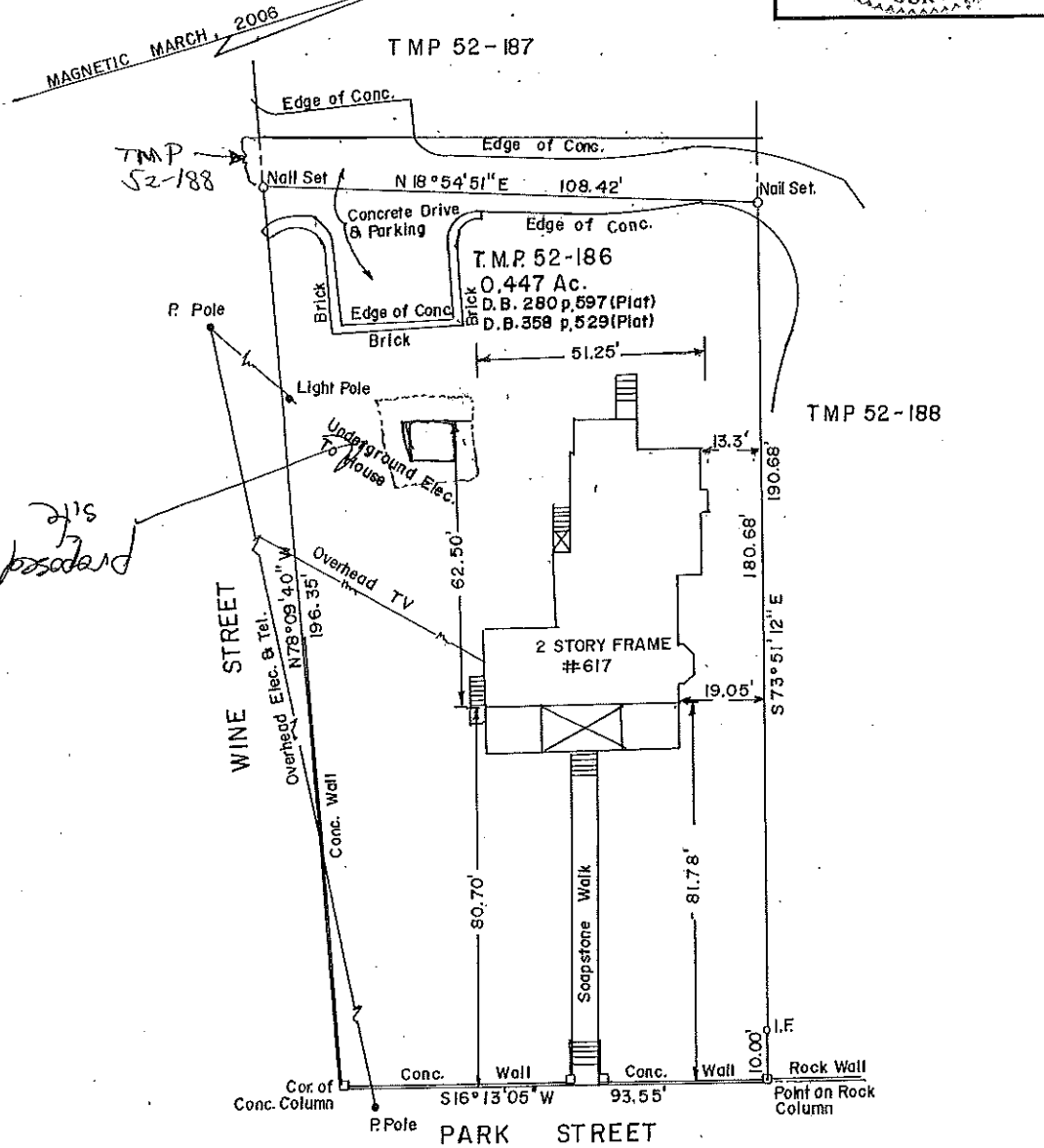
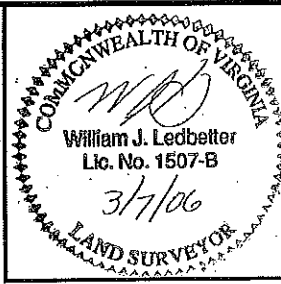
Revision sent to BCN
10-24-06



THIS IS TO CERTIFY THAT ON MARCH 6, 2006
I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES
AND WALLS OF THE BUILDING ARE SHOWN HEREON.

NO TITLE REPORT PROVIDED.

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



PHYSICAL SURVEY OF
PARCEL 186 TAX MAP 52
AT CORNER OF PARK & WINE STREETS
CHARLOTTESVILLE, VIRGINIA
FOR RONALD & SHANNON WILCOX

ROUDABUSH, GALE & ASSOC., INC.
A PROFESSIONAL CORPORATION

Engineering - Land Surveying - Land Planning
Charlottesville, Virginia

DATE MAR. 7, 2006 SCALE 1" = 30'

FILE 2687

SOUTHERN PHOTO - GREENSBORO N12735

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Department of Neighborhood Development Services



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August 6, 2007

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for approval by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application
BAR 07-08-09
617 Park Street
TM 52 P 186
Ron and Shannon Wilcox, Applicant
Install garden shed

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, August 21, 2007, starting at 5pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance.

An agenda is available on the BAR's home page accessible through <http://www.charlottesville.org> with approximate times. If you need more information, please do not hesitate to contact me at 434/970.3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner