

**From:** Scala, Mary Joy  
**Sent:** Wednesday, December 18, 2013 12:16 PM  
**To:** 'Wilcox, Ron'  
**Subject:** BAR Actions December 17, 2013

December 18, 2013

Ron Wilcox  
221 Wine Street  
Charlottesville, VA 22902

RE: **Certificate of Appropriateness Application**  
BAR 13-12-02  
617 Park Street  
Tax Map 52 Parcel 186  
Ron Wilcox, Owner and Applicant  
Demolish addition

Dear Applicant:

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 17, 2013. The following action was taken:

**The BAR approved (8-0) the applicant's request as submitted to demolish the 1920's addition, the sleeping porch, and the 1999 addition.**

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, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness (COA) shall expire in 18 months (June 17, 2015), unless within that time period you have either: been issued a building permit for demolition, or have requested an extension of the COA. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

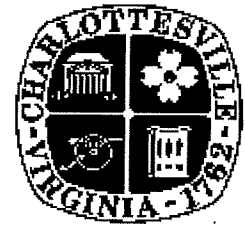
If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall - 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
December 17, 2013**



**Certificate of Appropriateness Application  
BAR 13-12-02  
617 Park Street  
Tax Map 52 Parcel 186  
Ron Wilcox, Owner and Applicant  
Demolish Rear Addition**

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**Background**

This property is designated a contributing structure in the North Downtown ADC district. The house was built ca. 1880. Sometime after 1921, the Quarles family covered over the heart pine clapboard siding with cedar shake shingles, and added the Federal style entrance and stoop. In 1997 a two story rear porch was enclosed. In 1999 a side addition was added. (historic survey and photos attached)

August 17, 1999: The BAR unanimously approved the construction of a new sunroom on the north side (drawings attached).

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

August 21, 2007 - The BAR approved (7-1) the application for a garden shed as submitted.

**Application**

The property is currently listed for sale, and there have been several inquiries as to whether the rear portions of the house could be demolished and replaced. Therefore the owner is seeking BAR approval to demolish the existing rear portions, including a north side addition built in 1999, an enclosed rear porch and the rear 2-story addition with a lower roof line. ✓

**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 Considering Demolitions include:**

*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:*

- (1) The age of the structure or property;*

The front portion of the building was built circa 1880. The rear portion may be original, or have been added before 1920. There is a north side 1999 one-story addition. ✓

*(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*  
The building is a contributing structure in the Charlottesville- Albemarle County Courthouse historic district, which is listed on the National Register of Historic Places and the Virginia Landmarks Register.

*(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;*  
There are no known associations.

*(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;*  
Victorian Vernacular homes are not uncommon in Charlottesville. This one is well-preserved.

*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*  
617 Park Street could be reproduced using new materials.

*(6) The degree to which distinguishing characteristics, qualities, features or materials remain;*  
The original footprint remains. The original siding has been exposed and repaired, and is 90% original. ✓

The 2/2 windows in the front portion of the house appear original. In 1997 a staff report noted "one window over the entrance and in the rear of the building has 6-over-6 sash windows." All the 6/6 windows appear to be the same vintage, and could pre-date 1920. The rear porch was enclosed in 1997 with new windows. ✓

The original Victorian front porch and detailing was replaced with Federal style detailing. •

*(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 of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.*  
617 Park Street is linked historically and aesthetically to other residential and formerly residential buildings along Park Street.

*(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;*  
No structural report has been submitted.

*(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; and*  
The applicant is asking permission to raze the additions.

*(e) Any applicable provisions of the city's Design Guidelines*  
1. *The criteria established by the City Code.*  
See above.

2. *The public necessity of the proposed demolition.*  
There is no public necessity.
3. *The public purpose or interest in land or buildings to be protected.*  
The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. The rear of 617 Park Street is of particular significance because of its age, and because it is intact.
4. *The existing character of the setting of the structure or area and its surroundings.*  
This part of Park Street is a residential area zoned for low-density residential.
5. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*  
Relocation would not be a preferable alternative.
6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*  
It is important to preserve all the original portions of this house, which contributes to the character of the area.
7. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*  
No structural report has been submitted.

### **Discussion and Recommendations**

The entire house footprint, except for the 1999 side addition, appears on the 1920 Sanborn Insurance Map. (This area of Park Street was not yet mapped on the 1907 Sanborn map.) The two-story portion that the owner wants permission to demolish is distinguished from the front portion of the house in that the roof height is lower, and the windows are 6/6 instead of 2/2. It may be that the rear portion was built as an addition to the original house, but it would have been before 1920.

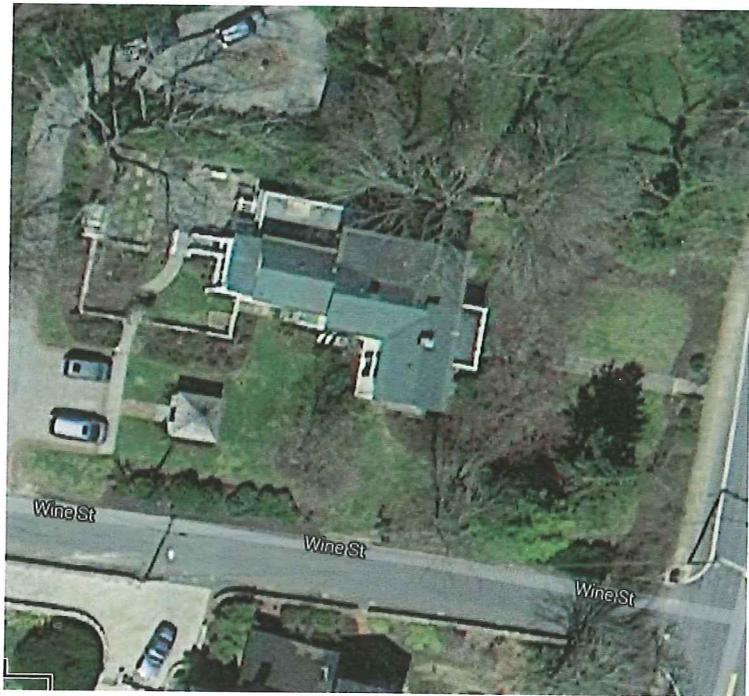
The rear portion of the house is clearly visible from Wine Street, since it is a corner lot. Due to its age and the integrity of the exterior shell, it would be appropriate to keep the two-story rear portion intact, and to demolish the 1999 addition only.

The BAR may also want to comment generally on the appropriateness of other possible future changes to the rear portion, such as replacement of the 6/6 windows, or a new addition either on the north side or the Wine Street side.

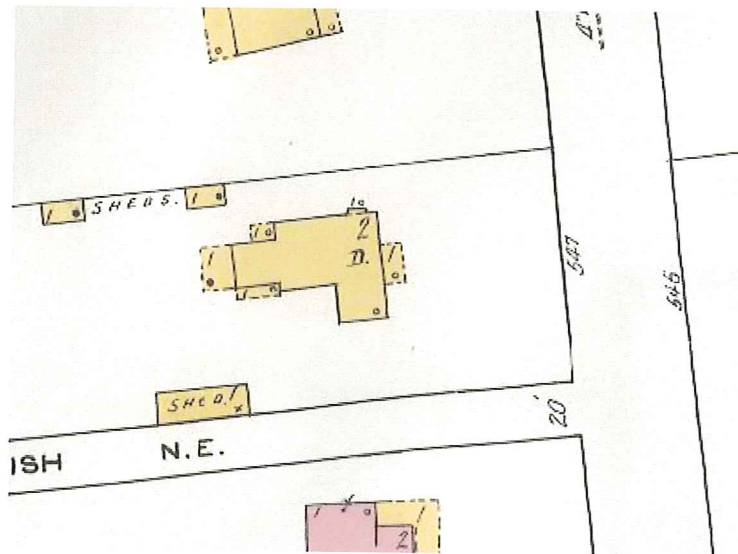
A demolition Certificate of Appropriateness (COA) from the BAR is good for 18 months, and may be extended for 1 year. A demolition building permit is good for 6 months.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions, I move to find that the proposed demolition of only the north side 1999 addition 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 with that condition.



2013 Aerial View



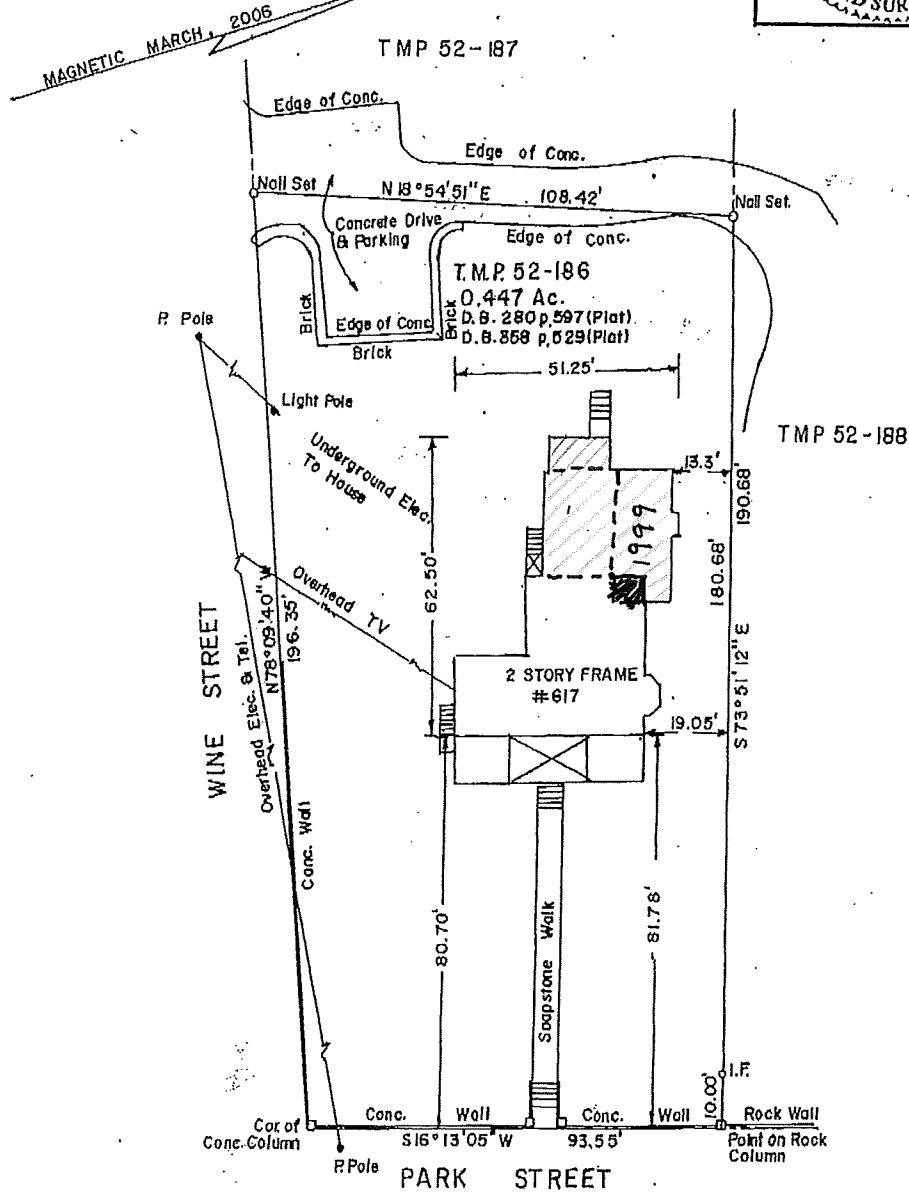
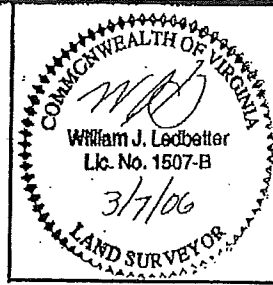
1920 Sanborn Insurance Map

A

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 N17235



## 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).

## GRAPHICS



## CONDITIONS

Average

## SOURCES

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

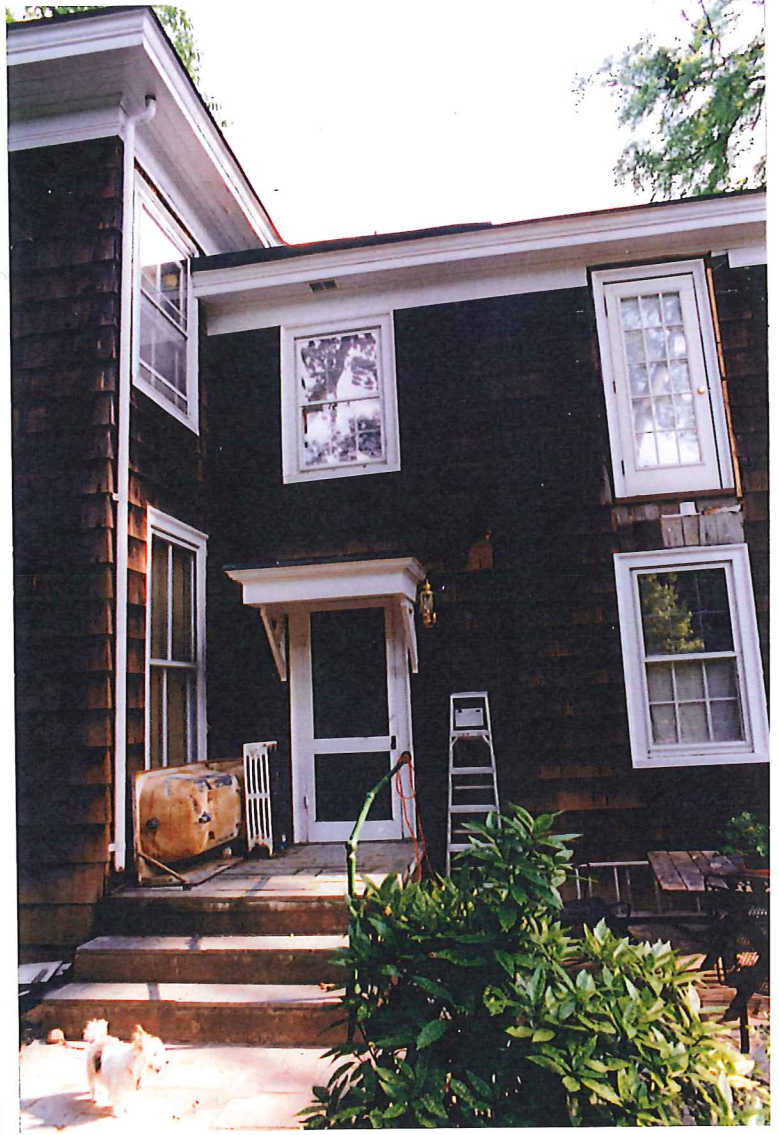


Before 1921





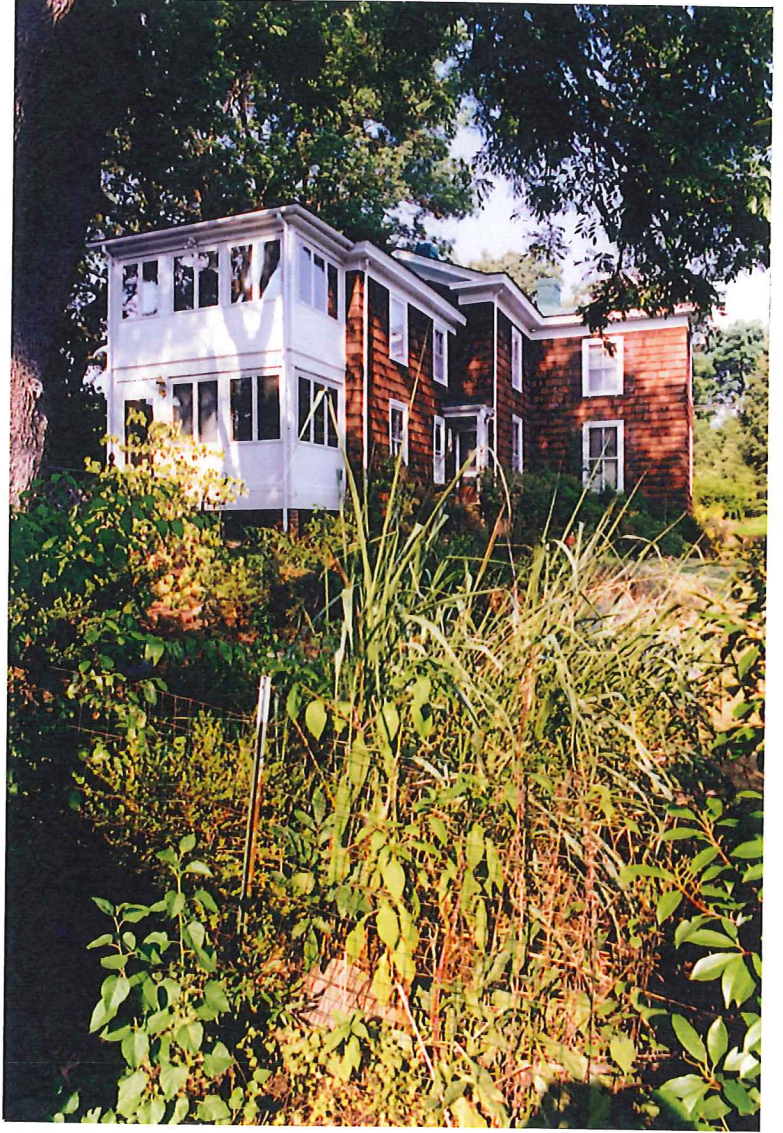
1999



1999



1997



1999

1999 Addition

617 PARK STREET

17'-4" 16'-0" 21'-0" 7'-4"

EXISTING & NEW FLOOR PLAN OUTLINE

1/8"=1'-0"

RALSTON RESIDENCE ADDITION

KOCH + WEBBER ARCHITECTS • 30 JULY 1999

42'-4"

FRONT PORCH

EXISTING HOUSE

6'-8"

20'-8"

NEW ROOM ON EXISTING PATIO

6'-6"

12'-0" ±

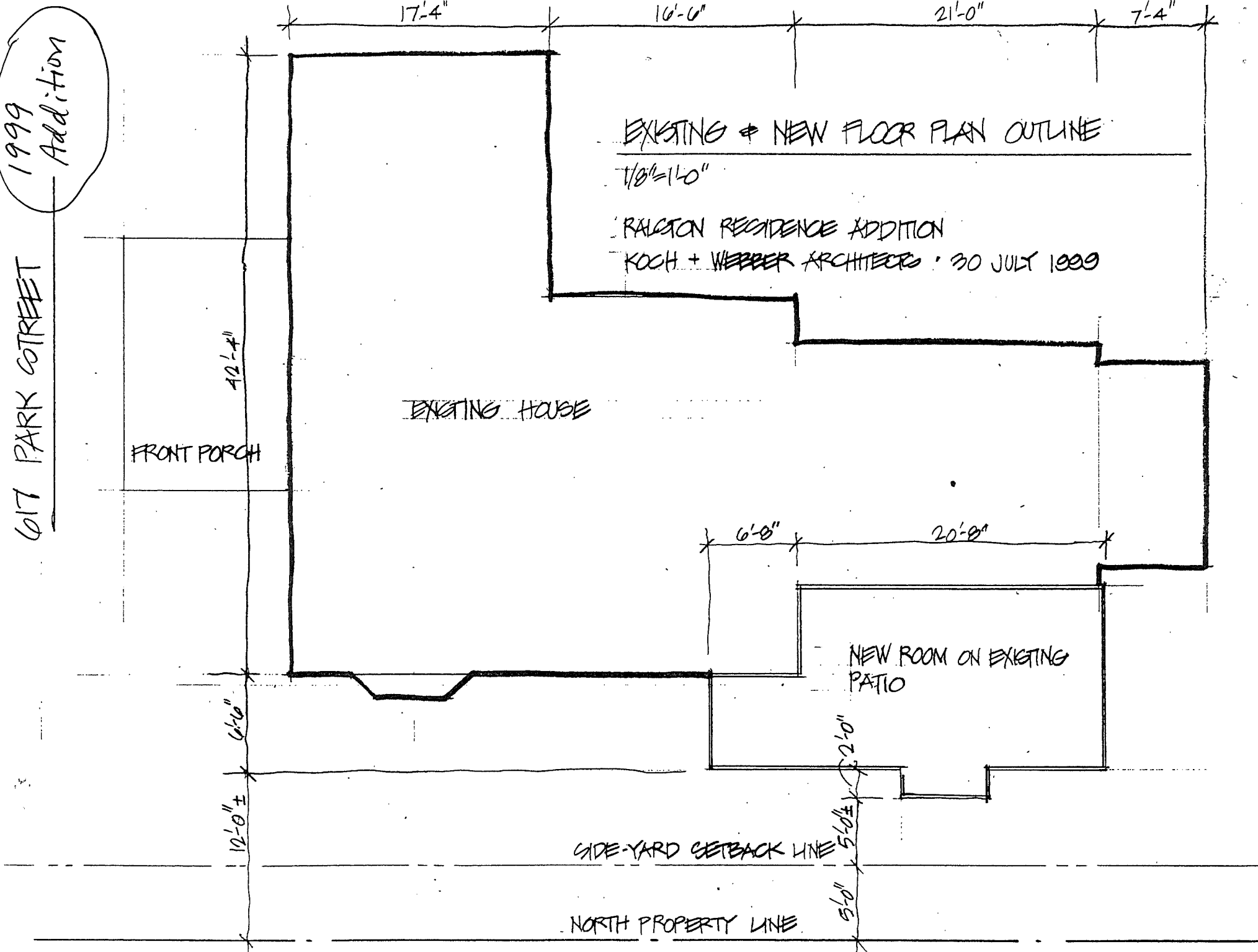
SIDE-YARD SETBACK LINE

NORTH PROPERTY LINE

2'-0"

5'-5"

5'-5"



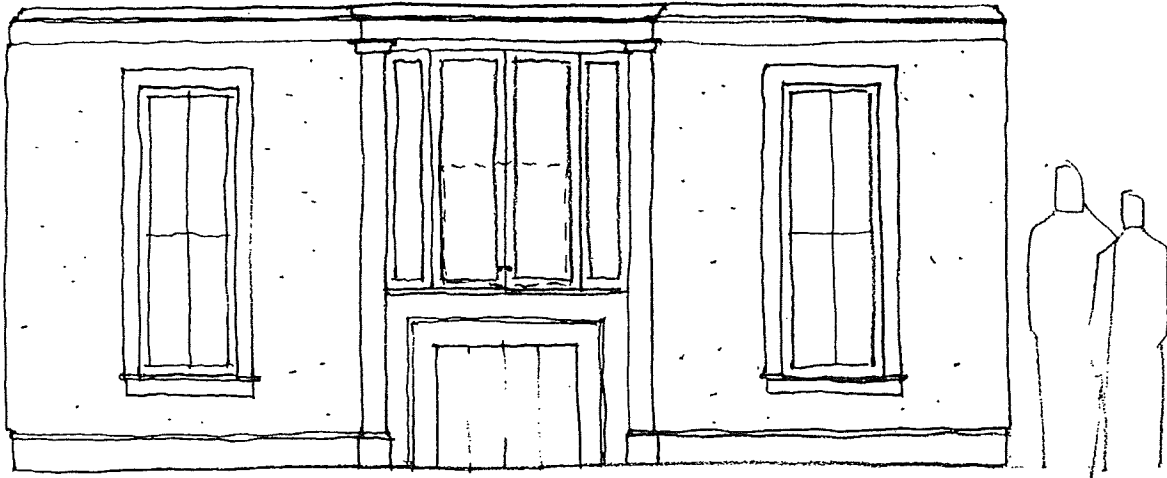


NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

RALSTON RESIDENCE ADDITION • KOCH + WEBBER ARCHITECTS • 30 JULY 1999

TV IN CAB. REV. PP



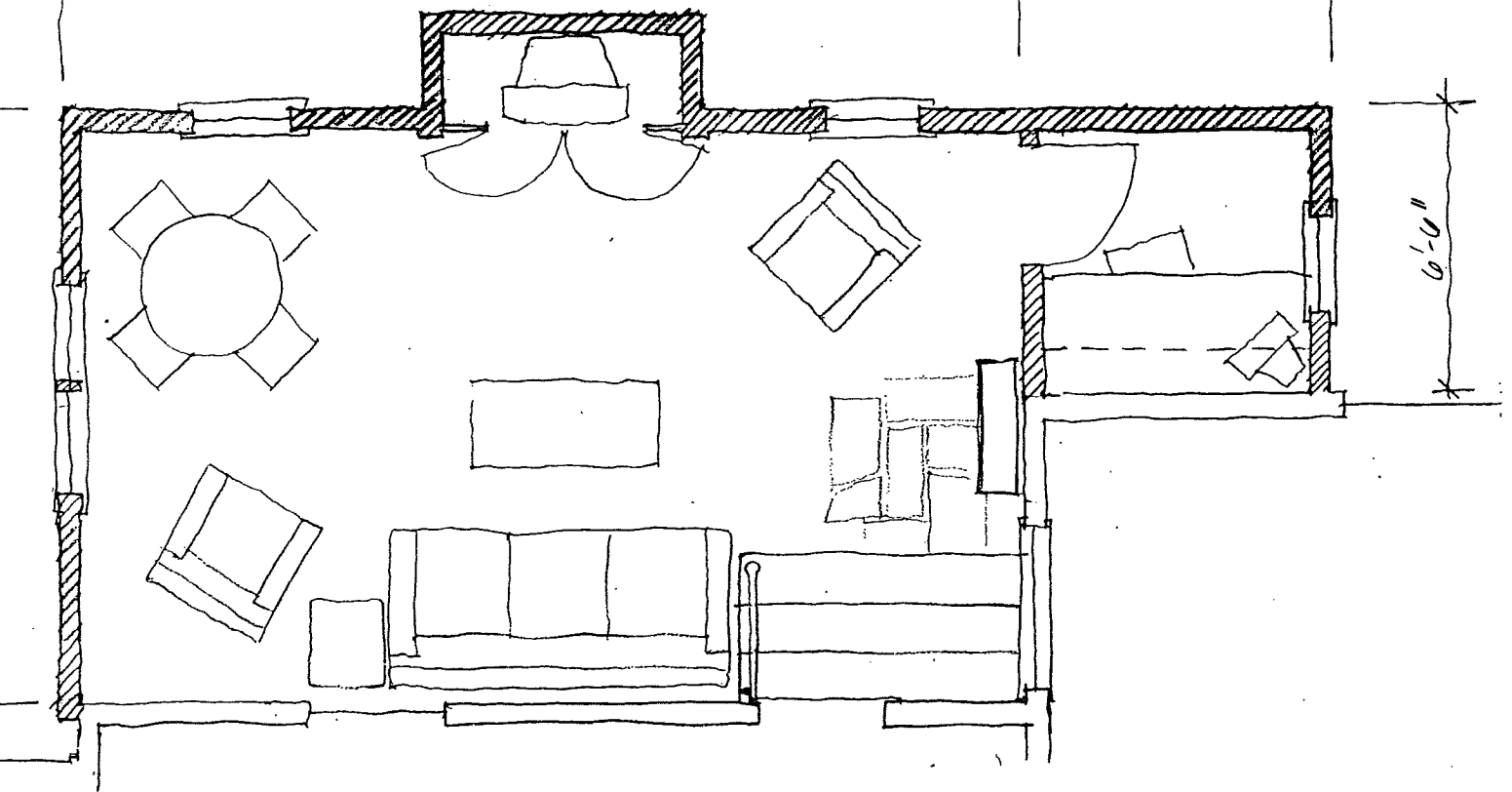
INTERIOR ELEVATION

1/4" = 1'-0"

20'-8"

6'-8"

6'-0"



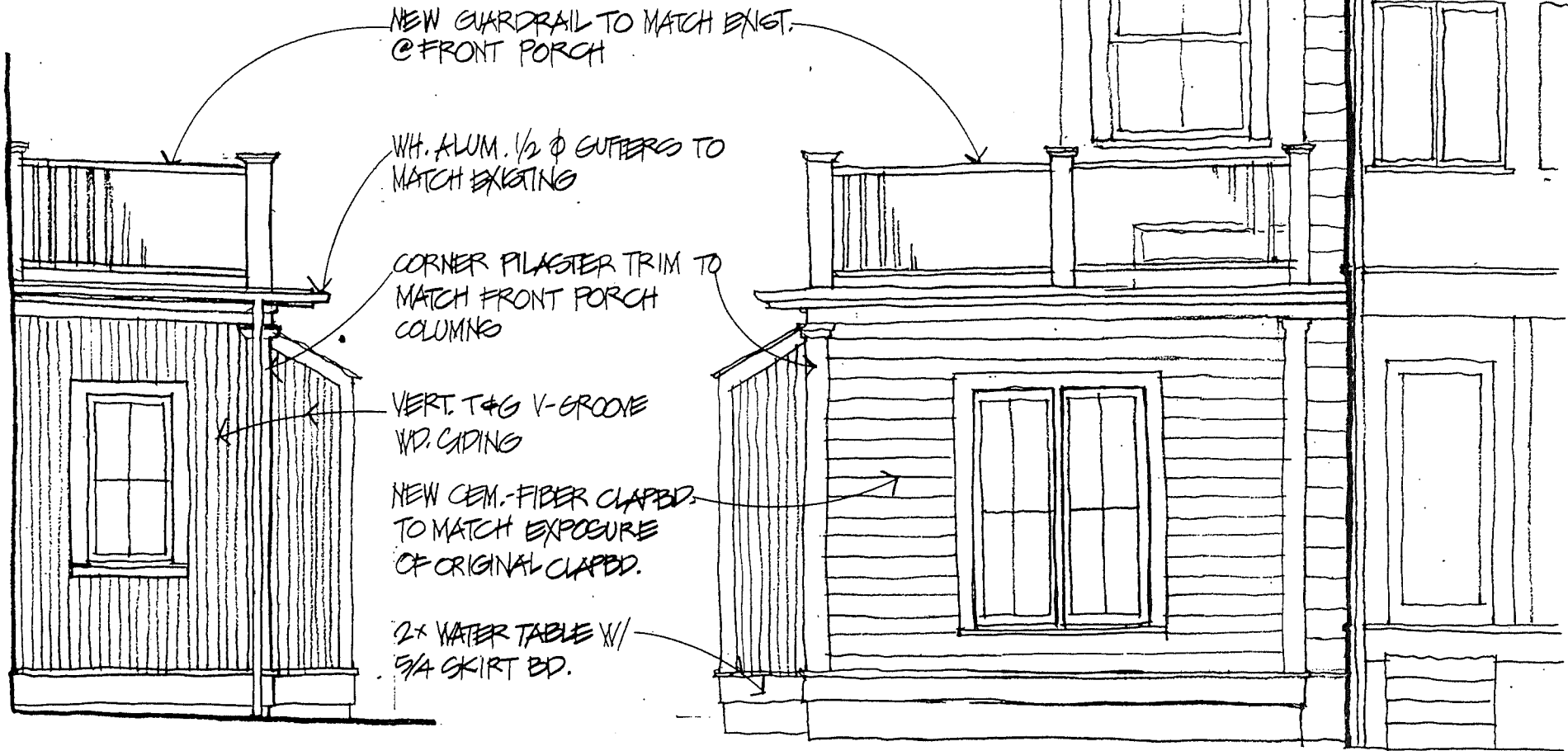
MAIN FLOOR PLAN

1/4" = 1'-0"

RALSTON RES. ADDITION .

KOCH + WEBBER ARCHITECTS . 30 JULY 1999

NEW WINDOWS - CASSEMENT, WHITE  
ALUM. CLAD W/ WD. TRIM @ EXTERIOR  
TO MATCH ORIGINAL WD. TRIM.



EAST ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

RALSTON RESIDENCE ADDITION • KOCH + WEBBER ARCHITECTS • 30 JULY 1999



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

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

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name Ron Wilcox Applicant Name Ron Wilcox  
Project Name/Description Demolition of addition Parcel Number 520186000  
Property Address 617 Park St.

**Applicant Information**

Address: 221 Wine St.  
Email: wilcoxR@darden.virginia.edu  
Phone: (W) 243-5558 (H) 245-1791  
FAX: \_\_\_\_\_

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

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

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

**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] 11/26/13  
Signature Date

Ron Wilcox 11/26/13  
Print Name Date

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

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

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

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): See attached document

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

**For Office Use Only**

Received by: D. Evans Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee paid: 12500 Cash/Ck. # 2270 Conditions of approval: \_\_\_\_\_  
Date Received: 11/26/13 \_\_\_\_\_  
\_\_\_\_\_

P13-0195



## Description of Request for 617 Park Street

### **Background**

This property is currently listed for sale. As part of the process of attempting to sell the home several potential buyers have inquired as to the possibility of demolishing the additions to the home and constructing a new addition in its place. The potential buyers are aware that no demolition or construction can take place without BAR approval.

### **Request**

I am seeking a letter, or statement, from BAR indicating that if a future owner of the house developed plans for an addition that BAR considered architecturally appropriate then BAR would allow the owner to demolish the additions to the home as part of that process. These two additions include one which was constructed about 20 years ago, and an older one as well. In both cases, the construction quality of the additions is significantly lower than that in the main rooms of the home. The burden would be on the new owner to bring specific plans before this Board for approval, and the permission to demolish would be contingent upon that approval.

### **Attachments**

- A. Plat of property
- B. Front view of house
- C. Side view of house #1
- D. Side view of house #2
- E. Side view of house #3
- F. Rear view of house #1
- G. Close-up of "new" addition
- H. Roof of new addition
- I. Dining room in the original part of the house
- J. Interior of the new addition
- K. Transition from original parts of the house into the "additions" section
- L. Interior of the first floor of "old" addition
- M. Interior of the second floor of old addition



























CITY OF CHARLOTTESVILLE

*"A World Class City"*

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org



December 3, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review 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 13-12-02  
617 Park Street  
Tax Map 52 Parcel 186  
Ron Wilcox, Owner and Applicant  
Demolish addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, December 17, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go to 2<sup>nd</sup> floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [hawksm@charlottesville.org](mailto:hawksm@charlottesville.org).

Sincerely yours,

A handwritten signature in blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP  
Preservation and Design Planner

Easy Peel® Labels  
Use Avery® Template 5160®

Ronald T and Shannon K Wilcox  
221 Wine Street  
Charlottesville, VA 22902

Elliott J and Irene L Jennings  
616 Park Street  
Charlottesville, VA 22902

James E Jr and Rebecca H Treakle  
700 E High Street  
Charlottesville, VA 22902

Feed Paper  Bend along line to  
expose Pop-Up Edge™

Susan D White, Trustee  
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Charlottesville, VA 22902

Mark E and Caroline S Shaffrey  
625 Park Street  
Charlottesville, VA 22902

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AE Dick Howard  
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chargement

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révéler le rebord Pop-Up™

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