

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, February 20, 2020 12:19 PM
To: Sean Walsh
Cc: Werner, Jeffrey B
Subject: February BAR Action - 513 Dice Street

Dear Sean,

The above-referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 15, 2019. A motion to approve your application was included in the meeting's consent agenda. BAR member Carl Schwarz moved to approve the consent agenda and Jody Lahendro seconded. The BAR approved the consent agenda (6-0). The following is the text of the motion to approve your application:

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

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 19, 2020**



Certificate of Appropriateness Application

BAR 20-02-05

581 – 587 (formerly 513) Dice Street; Tax Map Parcel 290063200

Sean and Bridget Walsh, Owner/Applicant

Shed construction



Background

Year Built: 1860

District: Individually Protected Property

Status: Individually Protect Property

This Individually Protected Property was formerly addressed 513 Dice Street before being subdivided into two parcels, 581 and 587 Dice Street. The primary structure, known as the Shackelford-Bannister House, is a three-bay, single-pile frame house built in the Greek-Revival style. The house has a rectangular footprint and is oriented east-west; the house was built before much of the surrounding neighborhood developed so was designed to front onto 5th Street SW instead of Dice Street. The building's north and south elevations have brick common-bond chimneys with stepped shoulders. The house is capped with a hipped roof.

Prior BAR reviews

(See Appendix)

Application

- Applicant's submittal: Information from Old Hickory Buildings (4 pages) and three photographs indicating the proposed location of the shed (2 pages).

CoA request for a new shed located at the rear (NE corner) of 581 Dice Street parcel.

Discussion and Recommendation

Staff recommends approval of the CoA.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed shed satisfies the BAR's criteria and is compatible with this IPP, and the BAR approves the application as submitted.

(or with the following modifications/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed shed does not satisfy the BAR's criteria and is not with this IPP, and 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 Design Review Guidelines for Garages, Sheds, & Other Structures

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure.
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.
- 4) Take clues and scale from older outbuildings in the area.
- 5) Use traditional roof slopes and traditional materials.
- 6) Place new outbuildings behind the dwelling.
- 7) 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.

Appendix

June 2004 – BAR denied request to change the roof material; approved request to replace the siding; and accepted applicant’s request for a deferral on proposed removal of the chimney.

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

November 15, 2005 – 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 – 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 (to subdivide the property into two lots and add a second dwelling).

June 4, 2007 – City Council approved the SUP for infill development (to subdivide the property into two lots and add a second dwelling).

June 19, 2007 – 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).

October 2007 – BAR approved CoA for new infill dwelling. (Note: Dwelling was not constructed.)

Appendix:

Staff Site Visit Photos, February 7, 2020



Figure 1: Oblique view, facing northeast, of subject building (at right).



Figure 2: South elevation of subject building.



Figure 3: View north towards subject building. Yellow tape marking proposed shed site visible in yard.



Figure 4: Oblique view, facing northwest, of subject building. Yellow tape marking proposed shed site visible in yard.



Figure 5: Oblique view, facing northwest, of subject building in context of neighboring buildings.

Architectural And Historic Survey



Identification

STREET ADDRESS: 513 Dice Street
MAP & PARCEL: 29-63.1
CENSUS TRACT AND BLOCK: 5-101
PRESENT ZONING: R-2
ORIGINAL OWNER: Virginia Shackelford
ORIGINAL USE: Residence
PRESENT USE: Rental Property (Residence)
PRESENT OWNER: Safronia E. Jackson
ADDRESS: 405 Ridge Street
Charlottesville, Virginia

HISTORIC NAME: Shackelford-Bannister House
DATE / PERIOD: 1860
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 93.05' x 97.5' (9072 sq. ft.)
CONDITION: Poor
SURVEYOR: Bibb
DATE OF SURVEY: Winter 1980
SOURCES: City/County Records
1877 Charlottesville Map
Sanborn Map Co. - 1896

ARCHITECTURAL DESCRIPTION

This house represents a vernacular interpretation of the Greek Revival style, but little original fabric remains. It is a 2-storey, 3-bay, single pile Virginia I-house set on a very high foundation of brick laid in 7-course American bond. The basement is above ground at the rear. The original weatherboarding has been covered with imitation brick siding. It has a low-pitched hip roof covered with standing-seam metal with a boxed cornice and a wide cornice board. The exterior end chimneys have one set of weatherings and are uncapped. The double-sash windows have plain trim and were originally 6-over-6 light, but several have been replaced with 2-over-2 light sashes. The window in the center bay at the second level of the facade has been replaced with a smaller one. Windows at the basement and second storey levels are slightly shorter. The present one-storey entrance porch covering the center bay of the facade is probably a Victorian replacement. Access is by a flight of cinderblock steps from the Dice Street end, showing an attempt to orient the house toward Dice Street. It has a shed roof covered with standing-seam metal with exposed rafter ends, supported by three chamfered square piers (one of which is directly in front of the entrance). There is no frieze, and the balustrade has been replaced with a make-shift one. The Greek Revival style entrance door has four raised panels and is flanked by 4-light recessed sidelights over panels. The porch roof appears to be lower than the original and may cover a rectangular transom. A two-flight dog-leg stair rises from the central hall.

HISTORICAL DESCRIPTION

Virginia Shackelford purchased a 2/5-acre lot from James Fife in 1860 (ACDB 59-101) and built this house the same year. The deed described the lot as being on the Old Lynchburg Road (Fifth Street S. W.) and mentioned a 20 foot alley on the south (now Dice Street), but this house faces west, toward Gen. John H. Cocke's undeveloped Delevan property. Had Sixth Street S. W. been continued north to West Main Street, it would have passed in front of this house and between it and the Delevan property. There is no indication, however, that any streets had been laid out in the area at that time. The Shackelford family sold the house in 1889 (City DB 1-275), and after several interim owners, William and Sallie Bannister purchased it in 1905 (DB 16-65). George T. Huff and James M. Fleming bought it from Bannister's estate in 1965 (DB 271-77) and sold it to the present owner the same year (DB 272-211). The house has been used as rental property for many years and has been allowed to deteriorate. Additional Records: City DB 3-465, 4-61, 13-114 and 115, 281-510; City WB 3-65.

SIGNIFICANCE

This is a good example of a vernacular Virginia I-house with Greek Revival details.

LANDMARK



SURVEY

Shackelford-Bannister House

Bibb / winter 1980

IDENTIFICATION

Street Address: *513 Dixie St*
Map and Parcel: *29-63.1*
Census Track & Block:
Present Owner: *Safonia E Jackson*
Address: *1405 Ridge St.*
Present Use: *Rental Property (Residence)*
Original Owner: *Virginia Shackelford*
Original Use: *Residence*

BASE DATA

Historic Name: *Shackelford-Bannister House*
Date/Period: *1860* (~~1860-1865~~)
Style: *Vernacular*
Height to Cornice:
Height in Stories: *2*
Present Zoning: *R-2*
Land Area (sq. ft.): *93.05' x 97.5'*
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

HISTORICAL DESCRIPTION

GRAPHICS

CONDITIONS

Poor

SOURCES

*City/County Records
Sanborn Maps Co -
1877 Charlottesville map*

513 Dice Street

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CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall

Charlottesville, Virginia 22902

318

SNACKELFORD HOUSE

513 Pine Street



Board of Architectural Review (BAR)

Certificate of Appropriateness

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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name	<u>Sean & Bridget Walsh</u>	Applicant Name	<u>Sean & Bridget Walsh</u>
Project Name/Description	<u>Shed</u>	Parcel Number	_____
Project Property Address	<u>581 Dice St Cuille 22903</u>		

Applicant Information

Address: 587 Dice St
Cuille 22903
Email: Seampound@gmail.com
Phone: (W) _____ (C) 865-1017-6603

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

BMWalsh 11/27/2020
Signature Date

Property Owner Information (if not applicant)

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

Bridget M Walsh 11/27/2020
Print Name Date

Property Owner Permission (if not applicant)

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

na
Signature Date

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

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Add 10x12 Shed to back corner of 581 parcel

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

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

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

Old Hickory Buildings
Cust. Service: (615) 890-8075
www.oldhickorybuildings.com
Make payments to:
Old Hickory Buildings
(615) 890-8075



M.A.'s Outdoor & More
27 Jack's Shop Road
Madison County, VA 22738
434-381-4440

Date: 01/05/2020
Salesman: Janine Jensen

Purchase Type: ORDER-SHOP BUILT
Building Type: Utility (8' Walls)
Size: 10x12
Order Number: 197820

*Revisions on Custom Orders subject to fee, see below for details

All Sizes Nominal *12' wide measured eave to eave* *7' & 8' Tall Walls
Measured on Outside*

NOTES/COMMENTS:

Customer Name

(Name must match ID) Sean Walsh

Delivery Address: 581 Dice St.

(City) CHARLOTTESVILLE (State)VA (Zip) 22903

(County) Albemarle

Primary Phone: (865) 617-6603

Cell Phone:

Mailing Address:

587 Dice St.

City:

Charlottesville

State:

VA

ZIP:

22903

Work Phone:

Email:

Cash Sale

Checks payable to: Old Hickory Buildings, LLC

	Amount
Sales Price	\$2,345.00
Option Cost	\$740.00
Total (Pre-Tax)	\$3,085.00
Tax	\$163.50
Total Cost	\$3,248.50

Free setup includes leveling the building, starting with one corner at ground level and raising it up to a maximum of three (3) feet. If leveling requires one (1) foot or less, pressure treated wood may be used. Otherwise, customer may supply concrete blocks which are placed on top of the ground, or we can supply concrete blocks for \$2.50 each. In very rare cases, underground footers may be required by local building codes. Old Hickory Buildings does not offer digging or footer services, and these services are not included in free setup. However, we can work with Customer or a contractor when required for an additional cost. Free delivery covers one trip up to thirty (30) miles one way. Trips over thirty (30) miles are subject to a \$2.00/mile (8ft, 9ft, & 10ft wide) or \$3.50/mile (12ft & 14ft wide) or \$4.50/mile (16ft wide) charge one way. Customer will be responsible for any additional mileage charge as well as the cost of any additional trips. * A non-refundable fee will be charged on cancellations or revisions of custom orders as follows: 10% on cash sales of 8ft, 10ft, & 12ft wide buildings, 20% on cash sales of 14ft & 16ft wide buildings; or, on rent to own sales, the security deposit plus first month's rent.

PAINTED

Old Hickory Buildings, LLC - QUOTE SHEET

Quote Only - Order Number: 197820

Sales Lot M.A.'s Outdoor & More Date 01/05/2020
 Customer Name Sean Walsh Bldg Type/Size Utility (8' Walls) 10x12

Bldg Type

Flooring

Roof

Wall Type

Color

Trim

Item	Price	Qty	Total Price
8' Walls	125.00	1	\$125.00
Barn White Trim	50.00 EA	1	\$50.00
Solid House Door	260.00 EA	1	\$260.00
3x3 Window	85.00 EA	1	\$85.00
Loft	20.00 LF	6	\$120.00
Shelves	10.00 LF	10	\$100.00
TOTAL OPTIONS PRICE			\$740.00

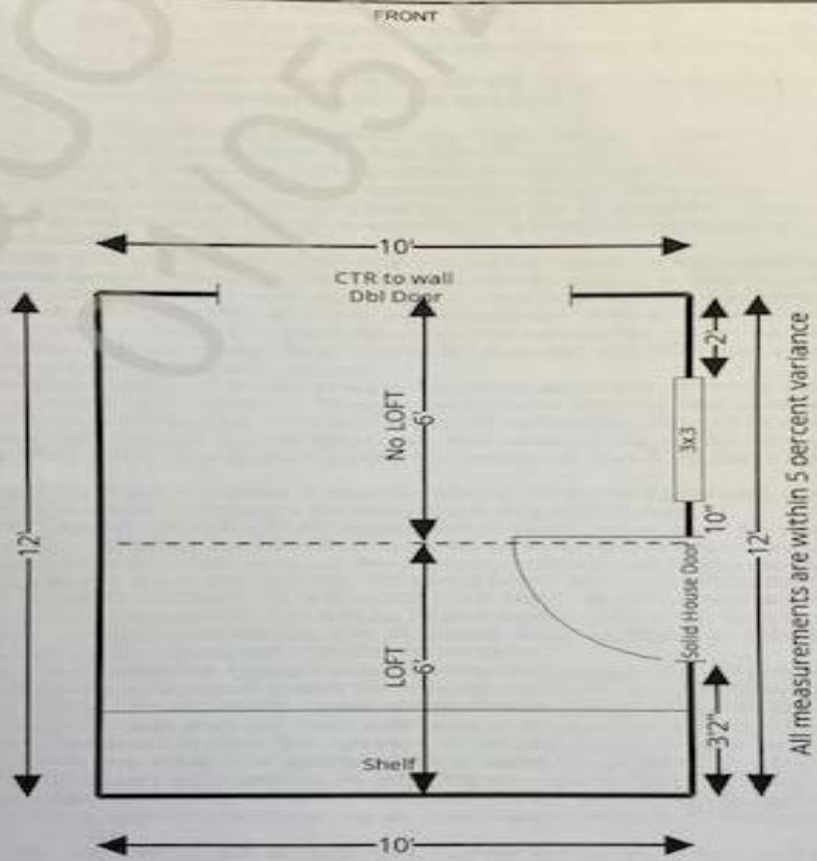
Notes/Comments

8' Walls

PAINTED

QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.

Sales Lot M.A.'s Outdoor & More Date 01/05/2020
 Customer Name Sean Walsh Bldg Type/Size Utility (6' Walls) 10x12



BACK
 Roof ridge runs from FRONT to BACK

Customer Signature: _____
 Customer agrees that diagram is accurate; changes will be subject to fee.

UTILITY SHED

HONEY GOLD URETHANE & CLAY TRIM PAINT ON L1 SMART PANEL SIDING

T1-11 PRESSURE TREATED SIDING

- 6'3" INSIDE WALL HEIGHT STANDARD
- OPTIONAL 7' TALL WALLS (81" INSIDE) AVAILABLE
- OPTIONAL 8' TALL WALLS (92" INSIDE) AVAILABLE

ENGINEER
certified

SEE PAGE 15 FOR DETAILS

UTILITY SHED PRICING

TREATED & PAINTED (ONE COLOR) 6' WALLS

SIZE	CASH PRICE*	RENT TO OWN (36 MO)	RENT TO OWN (60 MO)**
8x8	\$1,625	\$75 ²³	\$60 ¹⁹
8x10	\$1,745	\$80 ²³	\$64 ¹⁹
8x12	\$1,875	\$86 ²¹	\$69 ¹⁴
8x16	\$2,475	\$114 ¹⁸	\$91 ¹²
10x10	\$2,195	\$101 ¹⁷	\$81 ¹⁰
10x12	\$2,345	\$108 ¹⁶	\$87 ¹⁰
10x14	\$2,495	\$126 ¹⁶	\$100 ¹⁰
10x16	\$2,825	\$130 ¹⁷	\$104 ¹³
10x20	\$3,575	\$165 ¹¹	\$132 ¹¹
12x16	\$3,495	\$161 ¹¹	\$129 ¹⁴
12x20	\$3,975	\$184 ¹¹	\$147 ¹²

METAL COLORS | ROOFING, SIDING & TRIM

STANDARD METAL*



SPECIAL ORDER METAL* + \$45 (EXCLUDING METAL BUILDINGS)



SHINGLE ROOF*



METAL ADVANTAGES

29-Gauge high quality metal.
30 YEAR LIMITED WARRANTY
 All metal roofing and siding comes with a 30 year limited warranty against rust through.
 Match your home or existing building(s) or offer a nice contrast or focal point.
 Does not depend on foreign oil as a raw material.
 Metal is 100% recyclable & virtually worry-free.

SHINGLE ADVANTAGES

- Residential grade architectural shingles.
- 30 year limited warranty.
- Match your home or existing building(s).

**YOU CHOOSE
 METAL OR SHINGLE ROOF**

**SAME PRICE ON ALL BUILDINGS
 (STANDARD METAL COLORS)**



URETHANE COLORS STAINED COLOR APPEARANCE*



**10 YEAR GUARANTEE
 AGAINST FADING**

PAINT COLORS SOLID COLOR APPEARANCE*



*Actual colors may vary from those displayed in brochure. See dealer for actual color swatch. OHB is not responsible for colors not matching the brochure.



