

June 2013

MEMO TO: Maurice Jones
FROM: Mary Joy Scala
DATE: June 20, 2013
RE: 1600 Grady Avenue Tree Removal Request

Background

In September 2012, Lynn Hall Ward and Barbara Lucas came to the BAR meeting to request removal of 6 trees (3 magnolias and 3 poplars) from the Preston Court Apartments to correct an ongoing water infiltration problem in the basement (staff report attached). **The applicant deferred because the BAR wanted to see a plan** for how storm drainage would be handled/tied into the City main:

The Board is truly not convinced that the removal of the trees will solve the problem. They do feel that there are technical solutions that should be looked at. They feel the trees have been abused over the years and if pruning was done correctly the problem would have been prevented. They feel the applicant has not presented enough information and would suggest a deferral. The BAR asked for spot elevations; show how drainage will make the fall from the foundation area to the storm drain or daylight; show a conservation plan for the Beech and Pecan trees.

In November 2012 The BAR allowed staff to administratively approve removal of one poplar tree. The request had come by letter from Ashley Cooper Davis (letter attached) to remove one poplar immediately to allow completion of building waterproofing.

*Staff asked if the BAR would allow **administrative approval of removal of one poplar tree** at 1600 Grady Avenue, with the removal of the other 5 trees to come back to the BAR. They agreed, and stated their intent to require the care and protection of the **Pecan, Ash, and Beech trees**, and replacement of the six trees to be removed. They noted the replacement trees should be big trees, and Poplars are especially suited to the site.*

Current Request

The property manager, Barbara Lucas, called last week and requested immediate removal of an Ash tree located on the left side of the property. This Ash tree was not included in the original request to remove six trees, and was specifically mentioned by their arborist as being in good health (arborist letter attached). Since the matter was deferred by the BAR in September 2012, no plan or additional information had been submitted.

Barbara Lucas indicated it was an emergency situation, so I suggested she could appear at the BAR meeting under "Matters Not on the Agenda" to have a short (5 minute) discussion. The BAR discussed the request briefly, and reiterated their previous request for a plan, and questioned whether it was a true emergency.

City Council Appeal

Richard Harris in the City Attorney's office has confirmed that the request to remove one Ash tree at Preston Court Apartments may not be considered by City Council until it has been properly noticed and acted upon by the Board of Architectural Review (BAR).

Therefore, I called Barbara Lucas today and emailed Lynn Hall Ward (who has previously signed the applications as property owner) to inform them of this decision. I told them they could make application to the BAR for their July 16 meeting. If the BAR denies their request, then they could legally appeal to City Council.

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Monday, June 17, 2013 12:24 PM
To: BAR
Subject: 1600 Grady Ave
Attachments: 1600 Grady.pdf; 1600 Grady Ave.docx

You may remember September 2012 , Lynn Hall Ward and Barbara Lucas came to the BAR meeting to request removal of 6 trees (3 magnolias and 3 poplars) from the Preston Court Apartments to correct an ongoing water infiltration problem in the basement. **The applicant deferred because the BAR wanted to see a plan** for how storm drainage would be handled/tied into the City main:

The Board is truly not convinced that the removal of the trees will solve the problem. They do feel that there are technical solutions that should be looked at. They feel the trees have been abused over the years and if pruning was done correctly the problem would have been prevented. They feel the applicant has not presented enough information and would suggest a deferral. The BAR asked for spot elevations; show how drainage will make the fall from the foundation area to the storm drain or daylight; show a conservation plan for the Beech and Pecan trees.

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The owners are now requesting immediate removal of the ASH tree on the left side of the property. (tried to locate a photo of the tree – think the attached is the one)This is one of the tress they had planned to save. They will come to the meeting at 5:30 to speak. Since the matter was deferred in September 2012, no plan or additional information has been submitted. Staff recommends denial until they prepare a plan.

Mary Joy Scala, AICP
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Department of Neighborhood Development Services
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scala@charlottesville.org



BEECH
TREE

ASH
TREE

3 POPLARS →

PRESTON COURT LTD., 1600 Grady Avenue, Charlottesville, Virginia

Mailing Address: P.O. Box 485
Ivy, Va. 22945

June 14, 2013

Board of Architectural Review
City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

Dear Members of the Board:

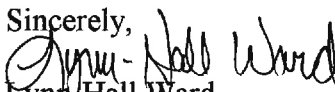
Three years ago we had the left front and side of the building water protected to the foundation due to repeated flooding at the basement apartment. The waterproofing (3 layers) sealed the building from one course below the window to below the foundation. This area was then wrapped in copper screening to deter tree roots. The roots are from a mature ash tree to the left of the front door of Grady Avenue. The ash tree stands in front of the apartment approximately 10 feet from the apartment front windows. The apartment was not rented for three years to allow drying out and remediation treatment for mold and mildew. Now the apartment has been completely renovated from the ground up and has been rented for this July.

Under this apartment runs one of the two main sanitary pipes for the building. Before the initial waterproofing three years ago, W.E. Brown cameraed the pipe and found the pipe to be clear.

Before turning the apartment over, we had Atlantis Plumbing, who has state of the art camera equipment, camera the pipe again. As you can see in the enclosed photographs, roots from the ash tree have gone under the foundation, and entered the sanitary pipe creating masses in three locations. The grade level sanitary clean-out is also compromised.

As soon as scheduling by the excavator, the sleeve company and Atlantis Plumbing can be coordinated, excavation and sleeve work must be done. Left unattended, the left half of the drains for the building will back up, and the whole left half of the building will be rendered uninhabitable. Atlantis Plumbing has said the tree must come down prior to work beginning.

Given the severity of the situation, please give us permission to take the ash tree down.

Sincerely,

Lynn Hall Ward

OFFSET
DO TO
ROOTS

EDGE
OF
ORIGINAL
PIPE

Root Mass

BOTTOM

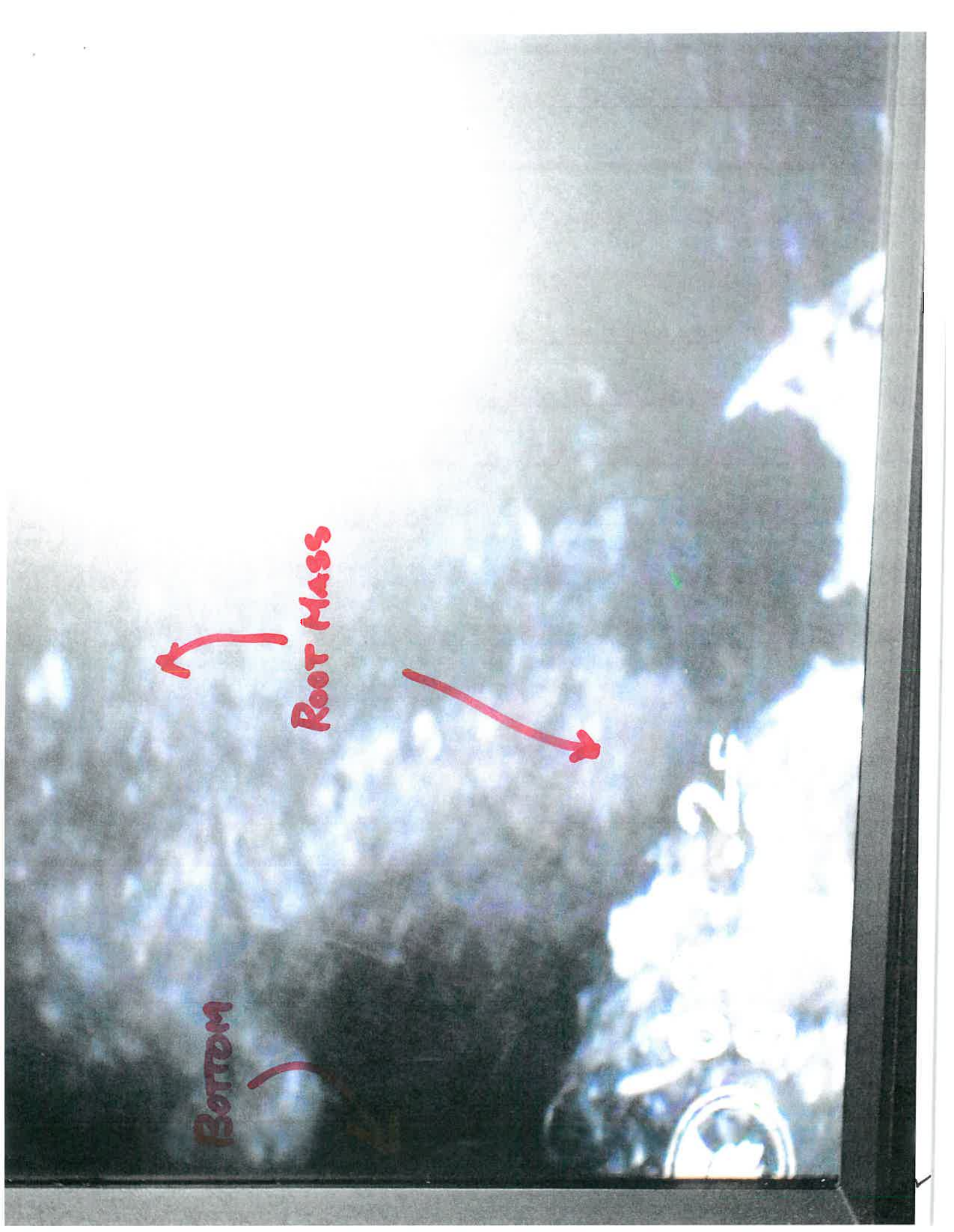
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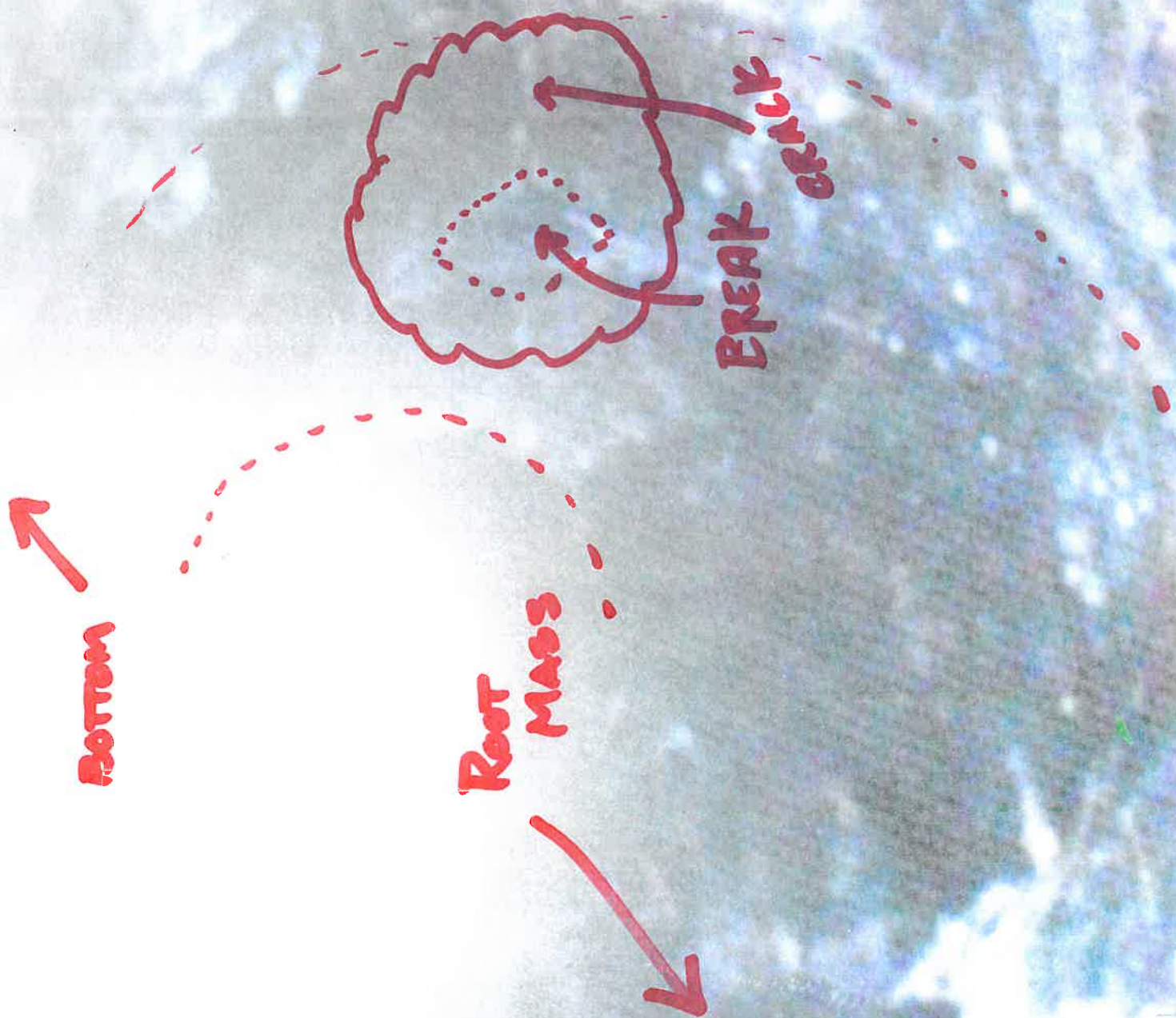


Root Mass



Bottom





Bottom

Joint

Root
MASS

