

**From:** Scala, Mary Joy  
**Sent:** Wednesday, November 29, 2017 11:27 AM  
**To:** 'James Garnett'  
**Subject:** BAR Action - 425 2nd Street NE - Nov 21, 2017

November 29, 2017

James E. Garnett  
425 2<sup>nd</sup> Street NE  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 17-07-01  
425 2<sup>nd</sup> Street NE  
Tax Parcel 330085000  
James E. and Lynn K. Garnett, Owner/ James E. Garnett, Applicant  
Proposed Landscape Plan

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 21, 2017. The following action was taken:

**Gastinger moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposal changes to the landscape satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted, with the friendly suggestion to switch the tree species to either Sugar Maple or Red Maple in front, and either Japanese Maple or Paper Bark on Hedge Street. Balut seconded. The motion was approved (6-0)**

This certificate of appropriateness shall expire in 18 months (May 21, 2019), 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 the project. The expiration date may differ if the COA is associated with a valid site plan. 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 434-970-3398 or [messc@charlottesville.org](mailto:messc@charlottesville.org).  
Good luck with your project!

Sincerely yours,

Mary Joy Scala

**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**



**November 21, 2017**

**Certificate of Appropriateness Application**

BAR 17-07-01

425 2<sup>nd</sup> Street NE

Tax Parcel 330085000

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**Background**

October 21, 2014 – The BAR approved (7-0) the exterior changes as submitted (gutters, fencing, exterior paint, porch screening, and new garage doors).

September 14, 2015 – Administrative approval of exterior trim paint colors.

July 18, 2017 - This application was deferred by the applicant before the July meeting.

August 14, 2017 – This BAR approved this application (7-0) pending a resubmitted and approval of the revised landscape plan, and seeing the brick on site.

October 13, 2017 – Brick choice approved administratively.

**Application**

The applicant is requesting approval for the revised landscape plan.

The list of proposed plants for the area fronting on 2<sup>nd</sup> St. NE is:

- 1) 2 Emerald Green Arbor Vitae
- 2) 9 Rotunda Holly (3 gallon; 15-18")
- 3) 1 Paper Bark Maple (10-12 feet)
- 4) 30 1 gallon Varigated Lariope

Proposed tree for area fronting Hedge Street

- 1 Paper Bark Maple (to replace the decayed/removed Silver Maple)

A schematic of this plan can be seen in the attached application.

**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) 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 (see Sec. 34-288(6)).*

**Pertinent Guidelines for Site Design and Elements:**

**B. PLANTINGS**

*Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.*

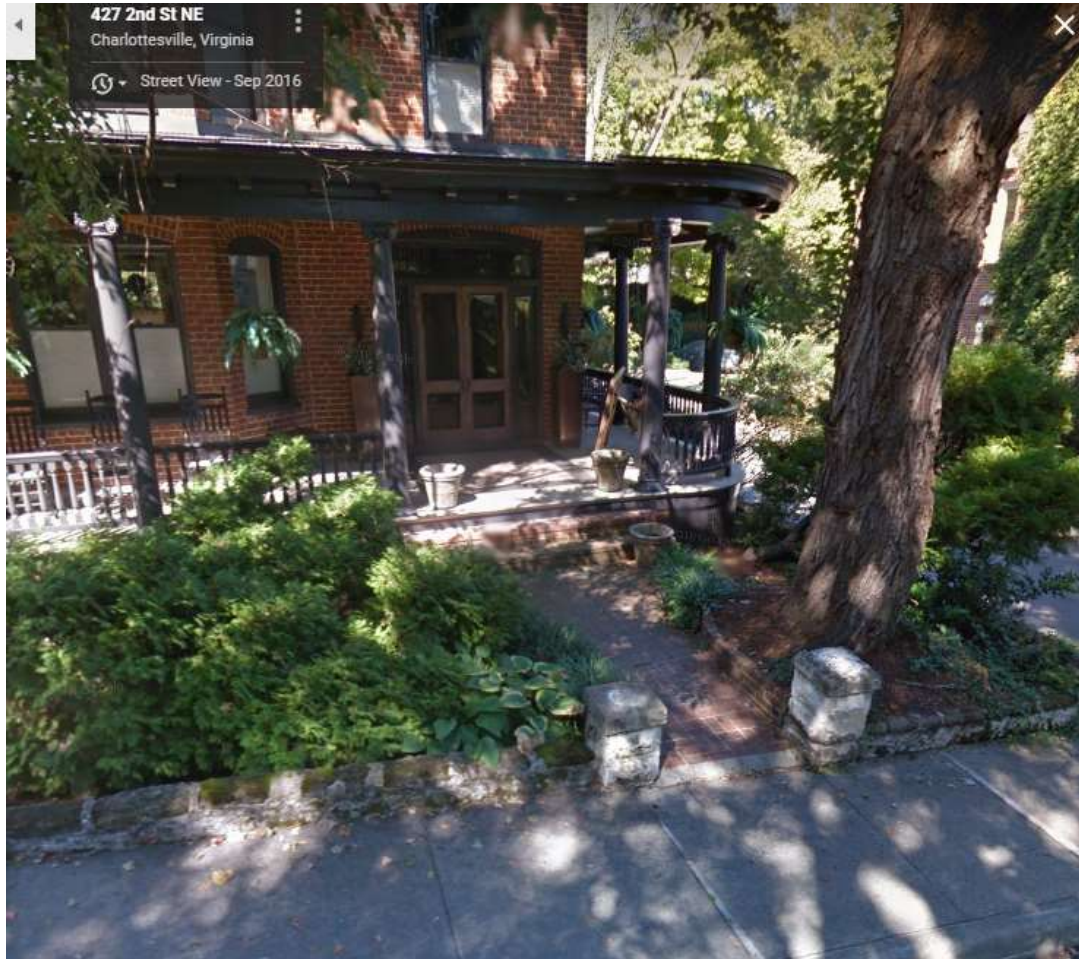
- 1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally*

**Discussion and Recommendations**

The applicant is choosing to replace the removed silver maples with paper bark maples. In the August BAR meeting it was suggested that these trees be replaced with a chalk maple because of its slightly larger size. The BAR should discuss which species of maple they would prefer. The rest of the planting plan looks acceptable.

## **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposal changes to the landscape satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).





### 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 Email [scala@charlottesville.org](mailto:scala@charlottesville.org)

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>James E. / Lynn K. GARNETT</u>	Applicant Name	<u>James E. GARNETT</u>	
Project Name/Description	<u>GARNETT LANDSCAPE</u>		Parcel Number	_____
Project Property Address	<u>425 2ND ST. N.E., CHARLOTTESVILLE, VA. 22902</u>			

#### Applicant Information

Address: 425 2ND ST. N.E. CHARLOTTESVILLE, VA. 22902  
Email: jegarnett52@gmail.com  
Phone: (W) \_\_\_\_\_ (C) 434-981-5972

#### Signature of Applicant

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

James E. Garnett 10/25/17  
Signature Date  
JAMES E. GARNETT 10/25/17  
Print Name Date

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

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

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

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

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

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

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED

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

#### For Office Use Only

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

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

Revised 2016

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

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

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

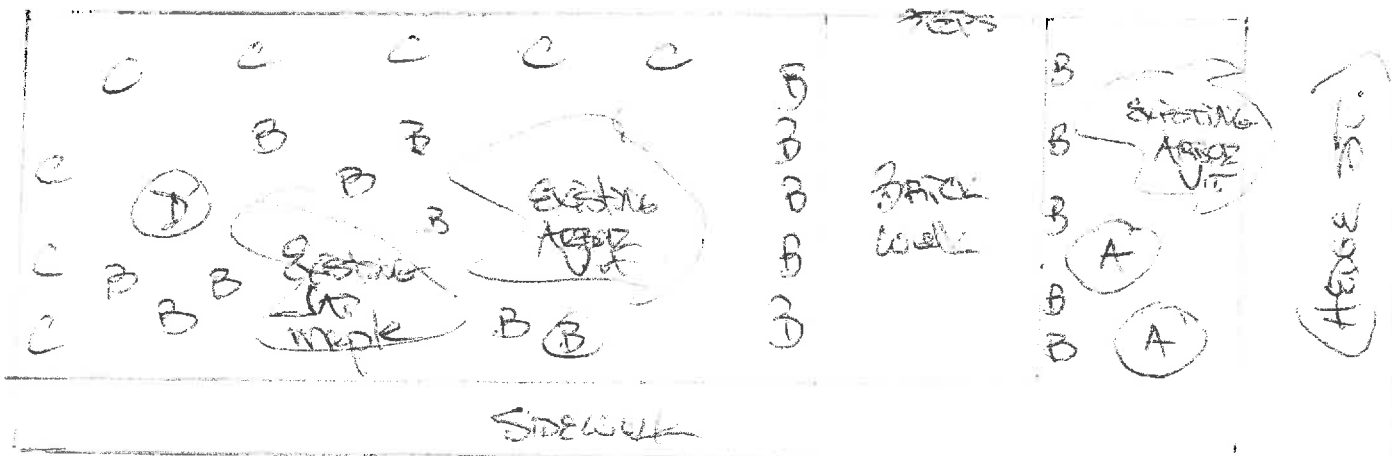
BAR Follow up proposal for landscape plantings  
 Garnett project  
 425 2nd St. N.E.  
 Charlottesville, Va. 22902

List of proposed plants for area fronting on 2nd St. N.E.

- 1) 2 Emerald Green Arbor Vitae
- 2) 9 Rotunda Holly (3 gallon) 15-18"
- 3) 1 Paper Bark Maple 10-12 ft
- 4) 30 1 gallon Varigated Lariope

Proposed tree for area fronting Hedge St.

- 1 Paper Bark Maple (to replace decayed/removed Silver Maple)



New Plantings (2ND ST. N.E.)

- (A) EMERALD GREEN ARBOR VITAE
- (B) VARIGATED LARIOPE
- (C) ROTUNDA HOLLY
- (D) PAPER BARK MAPLE