

From: Scala, Mary Joy
Sent: Friday, August 22, 2014 8:36 AM
To: 'njhaynes@msn.com'
Subject: BAR Actions - August 19, 2014 - 114 Oakhurst Cir

August 21, 2014

Nancy Haynes
114 Oakhurst Circle
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 14-08-04
114 Oakhurst Circle
Tax Parcel 110022000
Nancy J Haynes, Trustee, Owner and Applicant
New landscaping and tree removal

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

The BAR approved (7-0) the application as submitted once it was clarified that a smaller tree would be planted in place of one of the two Norway Spruces to be removed.

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 shall expire in 18 months (February 19, 2016), 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.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2014**



Certificate of Appropriateness Application

BAR 14-08-04
114 Oakhurst Circle
Tax Parcel 110022000
Nancy J Haynes, Trustee, Owner and Applicant
New landscaping and tree removal

Background

This 1925 dwelling is a contributing structure located in the Oakhurst-Gildersleeve ADC District and is an example of a Craftsman-style dwelling typical of the period. It was owned by the Timberlake family until 1972.

November 15, 2011: The BAR approved (9-0) an application to replace the garage door, as submitted, with a friendly suggestion that a smooth metal door would be preferable.

Application

This applicant is seeking approval for new property landscaping, which includes removal of two large Norway Spruce trees and some smaller trees. The new landscaping plan lists plants to be saved, and plants to be installed. In addition, the drainage will be improved by correcting downspouts and eliminating low spots.

The arborist notes that two large Norway spruce trees being removed have the potential to cause structural damage to the house in the very near future, as they have outgrown their space. Also, with these trees removed the other trees in the yard, including a large White Oak and a Japanese Maple, will be able to have the proper light and space to grow.

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;*
 - (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Site Design

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 the "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 colored mulch or other historically unsuitable materials.*

Discussion and Recommendations

The proposal to remove two large Spruce trees and to rehabilitate the yard landscaping is reasonable. The attached landscaping design and details of the landscaping phases are appropriate.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed tree removal and landscape plan satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst-Gildersleeve ADC district, and that the BAR approves the application as submitted.

114 Oakhurst Circle (DHR # 104-5092-0007)



STREET ADDRESS: 114 Oakhurst Circle
MAP & PARCEL: 11-22
PRESENT ZONING: R-1U
ORIGINAL OWNER: Marshall Timberlake
ORIGINAL USE: Residential
PRESENT USE: Residential
PRESENT OWNER: Nancy J. Spekman, Trustee

ADDRESS: Nancy J. Spekman, Trustee
114 Oakhurst Circle
Charlottesville, VA 22903

DATE/ PERIOD: Ca. 1925
STYLE: Craftsman
HEIGHT IN STORIES: 1.5 Stories

DIMENSIONS AND LAND AREA: 3088 sq.ft./0.298 Acres
SOURCES: Charlottesville City Records
and 2004 Architectural
Survey

CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This 1 ½-story, 3-bay, Craftsman-style dwelling is very much intact. Constructed ca. 1925, the house features the following details: stone foundation, stucco on first floor, wood shingle on the ½-story and dormer, 8/1 windows, large shed-roofed front dormer with 2 windows, large central chimney, 1-bay shed roofed porch with square posts and

segmental arches, side screened-in porch on east side, 1-story hip-roofed bay on west side, and full basement in rear.

OUTBUILDINGS

Garage: Located behind the house, this ca. 1925 gable-roofed (asphalt-shingle), stuccoed garage features wood shingles in the gable ends, exposed rafter ends, and a modern garage door.



HISTORICAL DESCRIPTION

Constructed ca. 1925 by Marshall Timberlake, pharmacist and owner of Timberlake's Drug Store (M. Timberlake, Inc.), this house is an intact example of a Craftsman-style dwelling typical of the period. It was owned by the Timberlake family until 1972 and is a contributing resource to the potential Oakhurst-Gildersleeve Neighborhood Historic District.



114 Oakhurst Circle



Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

JUL 29 2014

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

NEIGHBORHOOD DEVELOPMENT SERVICES

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 | <u>Nancy J. Haynes Revocable Trust</u> | Applicant Name | <u>Nancy J. Haynes</u> |
| | <u>Nancy J. Haynes Trustee</u> | | |
| Project Name/Description | <u>Landscaping / tree removal</u> | Parcel Number | <u>Map 11, Parcel 22</u> |
| Property Address | <u>114 Oakhurst Circle, Charlottesville, VA 22903</u> | | |

Applicant Information

Address: 114 Oakhurst Circle
Charlottesville, VA 22903
Email: n.jhaynes@msn.com
Phone: (W) 434-244-6326 (H) 434-943-9849
FAX: 434-244-6327 (W) cell-434-825-0147

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.)

Nancy J. Haynes 7/28/2014
Signature Date

Nancy J. Haynes
Print Name Date

Property Owner Information (if not applicant)

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 _____

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):

landscaping of property - includes tree removal, redesign of beds, new plantings + relocation of existing plants, mulching

List All Attachments (see reverse side for submittal requirements): (10 copies)

- 1 letter + proposal for tree work - Michael Abbott, Arborist (Bartlett Tree Experts)
- 2 photos of house + trees slated for removal
- 3 preliminary landscaping design for property @ 114 Oakhurst Circle (corner of Oakhurst + Gildersleeve Road)

For Office Use Only

Received by: D. A. Baymore
Fee paid: \$125.00 Cash/Ck. # 4111
Date Received: 7/29/2014

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

PIA-0119



BARTLETT TREE EXPERTS

1185 FIVE SPRINGS ROAD, CHARLOTTESVILLE, VA 22902-8785 • (434) 971-3020 • FAX (434) 971-1331

7/28/14

Ms. Nancy Haynes
114 Oakhurst Circle
Charlottesville, VA 22903

Dear Ms. Haynes,

The purpose of this letter is to document the need to remove the 2 large Norway spruce trees at the front corners of your house along w/ several other smaller trees. The Spruce trees were likely planted many years ago as small foundation evergreens on the front corners of the house. The trees have slowly outgrown the space in which they were planted. They are only a couple feet away from the foundation of the house and both the roots and branches are too close to the house. In addition to the proximity to the house, one of the spruce trees is interfering w/ the specimen white oak at the front of the property. Removal of these 2 trees will allow the white oak the space it needs and provide the room and light to maintain the house. (We will be pruning and installing lightning protection in the white oak to help preserve this tree as well as pruning all other shade trees on the property.) I understand more appropriate landscaping will be planted in the place of the spruces.

There are several other smaller trees (redcedar and black cherry saplings) that need to be removed at the left side and back of the property. These trees are crowding a nice Japanese maple as well as other trees and need to be removed so there is enough space for the remaining trees to grow properly.

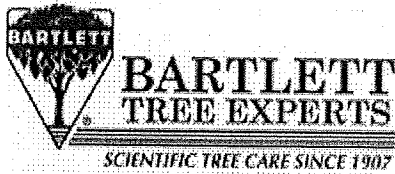
The necessary tree removals will benefit the safety of the house and the health of the remaining trees making the landscape an improvement for yourself and the neighborhood.

Sincerely,

Michael Abbott
Arborist and Local Manager – Bartlett Tree Experts
ISA Board Certified Master Arborist
MS in Forestry

THE F.A. BARTLETT TREE EXPERT COMPANY
SCIENTIFIC TREE CARE SINCE 1907

Corporate Office: P.O. Box 3067, Stamford, Connecticut 06905-0067 • (203) 323-1131, FAX (203) 323-1129
www.bartlett.com



Client: 4336739

Printed on: 7/23/2014

Mrs Nancy Haynes
114 Oakhurst Circle
Charlottesville, VA 22903
Mobile Phone: (434) 825-0147
E-Mail Address: njhaynes@msn.com

Bartlett Tree Experts
Michael Abbott - Representative
1185 Five Springs Rd.
Charlottesville, VA 22902
Business: (434) 971-3020
E-Mail Address: mabbott@bartlett.com
Fax Number: (434) 971-1331

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions relating to your trees or shrubs. THIS IS NOT AN INVOICE.

Summer

Tree and Shrub Work

Prune White Oak located at the front of house according to the following specifications:

- Clean to remove all dead, diseased and broken branches 1" in diameter and larger throughout crown to improve health and appearance and reduce risk of branch failure.
- Thin crown to remove approximately 10% of live branches to improve light and air penetration through crown.

Remove resulting debris.

Install lightning protection system on White Oak located at the front of house to minimize the risk of damage from a future lightning strike. Lightning Protection Systems require periodic maintenance inspections. Please contact your Bartlett Arborist to schedule the inspection each year.

Prune the following property items:

- Japanese Maple located at the left rear of house
- Dogwood located at the back of property

according to the following specifications:

- Clean to remove all dead, diseased and broken branches ½" in diameter and larger throughout crown to improve health and appearance and reduce risk of branch failure.
- Reduce crown spread of Japanese Maple by approximately 2-3 feet to reduce risk of branch failure.

Remove resulting debris.

Prune the following property items:

- Red Maple located at the back of house
- Red Maple located at the back of property

according to the following specifications:

- Structural prune to promote development of the desired form.
 - Subordinate co-dominant leader
 - Remove dead and broken branches
 - Thin closely spaced branches (not to exceed approximately 25% of live crown)
 - Subordinate rapidly growing lateral branches

Remove resulting debris.

Take down the following tagged property items:

- Norway Spruce located at the left front of house
- Norway Spruce located at the right front of house
- leaning River Birch located at the left side of property
- Redcedar and Hemlock located at the left rear of property (just behind J. Maple)
- Black Cherry located at the back of property
- Black Cherry located at the right rear of property

Leave stumps low. Remove resulting debris.

Grind the following property items:

- Norway Spruce stump located at the left front of house
- Norway Spruce stump located at the right front of house
- leaning River Birch stump located at the left side of property
- Redcedar and Hemlock stump located at the left rear of property (just behind J. Maple)
- Black Cherry stump located at the back of property
- Black Cherry stump located at the right rear of property

to approximately 8 inches below existing grade. Rake all mulch back into hole.

Please review the information and the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)

(Date)

(Bartlett Representative - Michael Abbott)

(Date)

Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.
Work is done in accordance with ANSI standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to
<http://www.bartlett.com/BartlettCOL.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

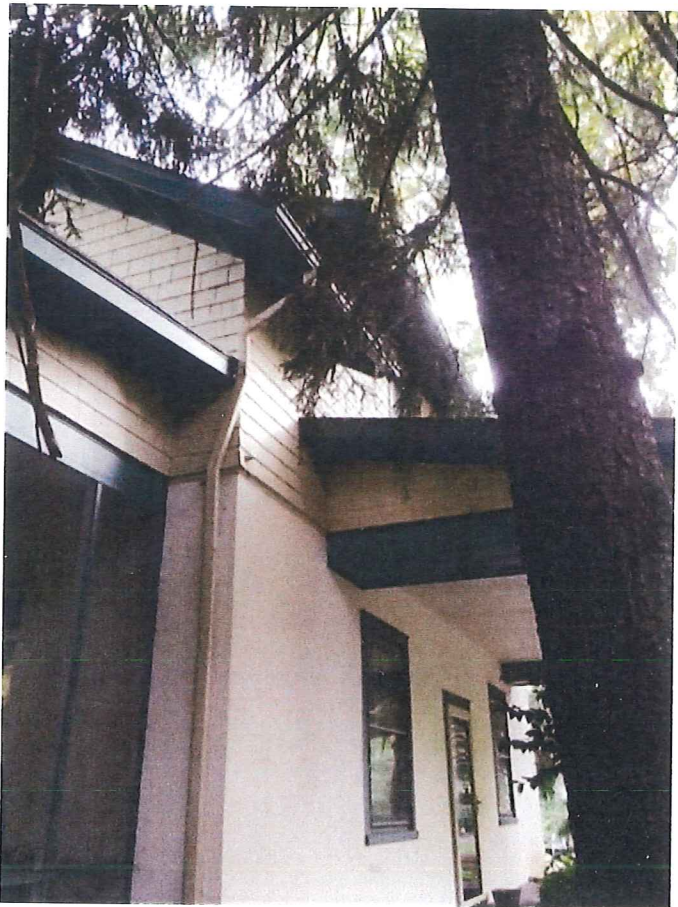


Right front corner

NORWAY SPRUCE

note: height
proximity to house





Left front corner

NORWAY SPRUCE

OAK - White Oak

note: height of Norway Spruce
proximity to house
and to large oak



Back yard

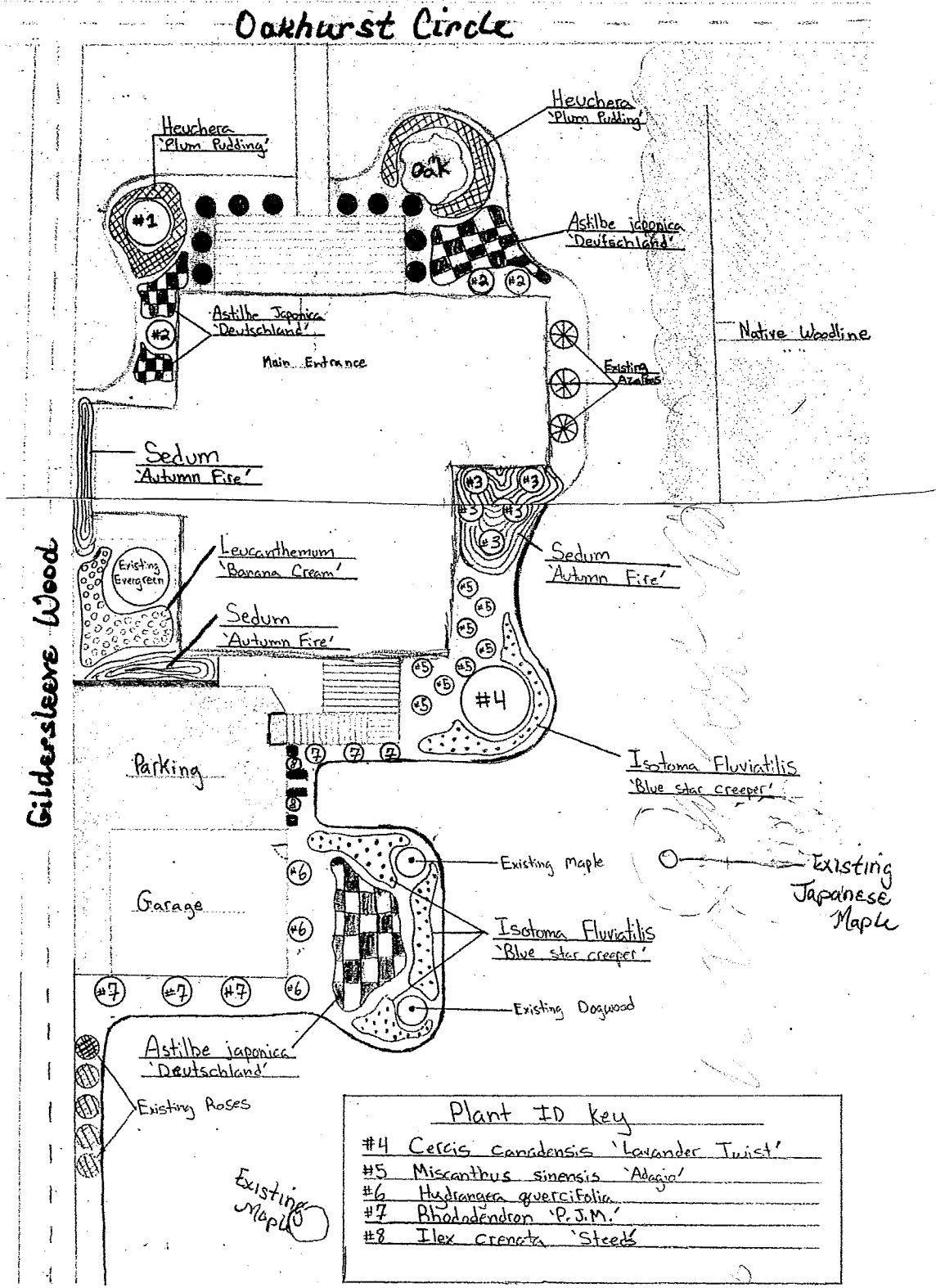
Japanese Maple

Redcedar } slated for removal
Hemlock }

Preliminary Landscaping Design + Plantings

Plant L.D. Key

| | | |
|----|-----------------------------------|----------------|
| #1 | <i>Cryptomeria japonica</i> | 'Black Dragon' |
| #2 | <i>Rhododendron</i> | 'P.J.M.' |
| #3 | <i>Chamaecyparis nootkatensis</i> | 'Green Arrow' |
| ● | <i>Ilex crenata</i> | 'Steeds' |



The following proposal is for work to be performed at 114 Oakhurst circle, Charlottesville, VA. The cost of this project is proposed as an estimate and subject to change but will not exceed the estimated budget by more than 10% without approval by the homeowner, Nancy Haynes. All phases will be tracked on a time and material basis. The proposed work focus on the areas around the foundation of the house and around the garage. The overall intention of the project is to improve the aesthetics of the property while improving the living conditions for selective existing plant material. Grading and/or installation of drain pipes to create proper functioning of downspouts will also be a major focus of this project.

Work would be completed in 3 phase. Phase one – completed immediately following approval of the project. Phase two – 2-3 weeks after completion of phase one. Phase three – Mid to late September. A deposit of ½ would be ask for prior to starting each phase with the remaining balance due upon completion.

Phase One: (estimated for 2-3 days)

- Remove Ivy, Vinca and other ground covers in the intended planting areas by hand as best as possible.
- Spray all remaining ivy, vinca and groundcover with 41% glyphosate herbicide. This is a general purpose week killer which has been proven harmless to anything other than plant material.

Phase Two: (estimated for 8 days)

- Re-spray all previously sprayed areas with 41% glyphosate herbicide. Allow application 24 hours to take effect.
- Remove all plant material in the intended planting beds. This includes EVERYTHING that is not listed on the "Plants to be saved" list.
- Prune the existing azaleas along the screened porch and the large evergreen shrub located in the corner just to the left of the driveway. These will be hard pruned, cutting them back by approximately 1/3 with the hope that they will flush once more this fall allowing them to begin their rejuvenation process immediately and with the hope that the azaleas will harden off in order to flower next spring. .
- Eliminate all low spots in the intended planting beds and areas 10' outside of them so water will run away from the house. This will be done using a mix of fill dirt and compost.
- Correct all downspouts so that they are working properly. This includes installing new fittings and piping where necessary. All downspouts will be directed and/or hard piped away from the house to assure proper drainage.
- Rototill intended planting beds and create a V-ditch along the edge of the these beds
- Top dress all planting beds with 2" of organic compost, re-till and fine grade
- Apply a layer of double shredded hardwood mulch to all planting beds.

Phase Three (estimated for 9 days)

- Spray 41% glyphosate in all mulched planting beds and allow 24 hours to take effect.
- Install plant material as shown on the drawing.
- Install 4 upright stones to break up the visual sight line from the parking area into the back yard.
- All plant material will be fertilized with organic plant tone fertilizer and watered in thoroughly once in the ground.
- Re-edge all planting beds creating a sharp V-ditch edge.
- Create a V ditch edge along the native wood line starting at the front sidewalk and continuing along the left side of the property wrapping around and tying into the rose bed behind the garage. A 1' swath on the inside of the created edge will be dressed with double shredded hardwood mulch.
- Create a mulched bed around the existing maple on the back side of the garage. This bed will extend out from the rose bed, wrap around the maple and tie into the planting bed along the back of the property. This area will be top dressed with topsoil to bring the area to a level grade before mulch is applied.
- Remove all suckering plants and other unwanted plant material along the back property line creating a cleaner appearance and eliminating the current overgrown look.
- Prune and shape the existing privet hedge along the back corner of the property so that it extends from the currently maintained privet hedge up and around the corner terminating at the utility pole.
- Install two 4' black 2" round post, one on each side of the existing roses and run high tensile wire between them creating a trellis for the roses to climb. This will prevent them from laying on the ground and eliminate the overgrown look. The rose bed will be cleaned and all unwanted debris removed from the area before being mulched with double shredded hardwood mulch.
- Top dress all planting beds with double shredded hardwood mulch.
- Top dress, grade, and seed all turf areas disturbed during the installation as well as any existing areas that are non-mower friendly. ALL turf areas will be over seeded and fertilized with a low analysis fertilizer and lime application.
- Top dress parking area with lighter brown colored decorative gravel

Plants to be saved:

- Azaleas located alongside the side porch
- Oak located to the right of the front entrance
- Large evergreen in the corner to the left of the parking area
- Dogwood behind garage
- Maple behind garage

Plants to be installed

Trees and shrubs:

| <u>Latin name</u> | <u>Common Name</u> | <u>Size at planting</u> | <u>Quantity</u> |
|-------------------------------------|--------------------|-------------------------|-----------------|
| Cryptomeria japonica 'Black dragon' | Dwarf Cryptomeria | 4'-5' | 1 |
| Rhododendron 'P.J.M' | P.J.M Rhododendron | 3 gallon | 9 |
| Chamaecyparis 'Green arrow' | Weeping Cedar | 8'-10' | 3 |
| Ilex crenata 'Steeds' | Steeds Holly | 30"-36" | 12 |
| Cercis canadensis 'Lanvander twist' | Weeping redbud | 25 gallon container | 1 |
| Miscanthus sinensis 'Adagio' | Fountain grass | Divisions from property | |
| Hydrangea quercifolia | Oak leaf hydrangea | 3 gallon container | 3 |

| <u>Latin name</u> | <u>Common Name</u> | <u>Size at planting</u> | <u>Quantity</u> |
|-------------------|--------------------|-------------------------|-----------------|
|-------------------|--------------------|-------------------------|-----------------|

Flowering Perennials:

| | | | |
|-------------------------------------------|---------------------|--------------------|----|
| Huechera 'Plum pudding' | Purple coral bells | 1 gallon container | 25 |
| Sedum 'Autumn Fire' | Stonecrop sedum | 1 gallon container | 30 |
| Leucanthemum 'Banana cream' | Daises | 1 gallon container | 12 |
| Isotoma fluviatilis 'little star creeper' | Stepable collection | Plug tray | 4 |
| Astilbe japonica 'Deutschland' | False spirea | 1 gallon container | 40 |

Haynes Plant List

Cryptomeria japonica 'Black Dragon'

Rhododendron 'P.J.M.'

Chamaecyparis nootkatensis 'Green Arrow'

Ilex crenata 'Steeds'

Cercis canadensis 'Lavender Twist'

Miscanthus sinensis 'Adagio'

Hydrangea quercifolia 'Snowflake'

Isotoma fluviatilis 'Blue Star creeper'

Sedum 'Autum Fire'

Leucanthemum 'Banana Cream'

Astilbe japonica 'Deutschland'

Heuchera 'Plum pudding'

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



August 5, 2014

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 14-08-04

114 Oakhurst Circle

Tax Parcel 110022000

Nancy J Haynes, Trustee, Owner and Applicant

New landscaping and tree removal

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, August 19, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one 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 scala@charlottesville.org

Sincerely yours,

A handwritten signature in cursive script that reads "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner