

**From:** Rourke, Kristin  
**Sent:** Tuesday, November 27, 2012 12:40 PM  
**To:** 'tkn34@embarqmail.com'  
**Subject:** November BAR - 2 University Circle

November 27, 2012

Terry Kay Nance – Trustee  
61 Mill Creek Drive  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 12-11-06  
2 University Circle  
Tax Map 5 Parcel 41  
Terry K Nance, Applicant/Janet T Geldzahler, Tr, Owner  
Remove tree

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2012. The following action was taken:

**Approved (7-0) with the condition that the tree is removed in its entirety, and a large deciduous tree is planted in the front yard to replace the removed tree.**

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 (May 20, 2014), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, 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](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

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 20, 2012**



**Certificate of Appropriateness Application**

BAR 12-11-06

2 University Circle

Tax Map 5 Parcel 41

Terry K Nance, Applicant/Janet T Geldzahler, Tr, Owner

Remove tree

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**Background**

2 University Circle was constructed around 1910 as a single-family residence. It is currently divided into apartments. The property is a contributing member of the Rugby Road-University Circle-Venable Neighborhood ADC District and the Rugby Road-University Corner National Register Historic District. (Historic survey included in applicant's submittal).

**Application**

The applicant is requesting to remove one large White Mulberry tree near the sidewalk and parking area.

**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 Guidelines for Site Design include:**

*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**

According to the included arborist's report the large tree is deteriorating and experiencing rot in limbs and trunk. The guidelines suggest that it would be appropriate to replace a diseased or dead planting with a like or similar planting, so staff would recommend that upon removal of the dead tree, a large or medium sized deciduous tree be planted in its place. This property is zoned R-3, so the BAR may require replacement of plantings.

**Suggested Motions**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move that the proposed removal of the large tree in question satisfies the BAR's criteria and is compatible with this contributing property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted, with the condition that a (large or medium) deciduous tree be planted to replace the removed tree.



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) 970-3259

RECEIVED
NOV 08 2012
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: Helen W. Thiele Applicant Name: Terry Kay Nance - Trustee
Project Name/Description: Tree Removal (rot in trunk + limbs) Parcel Number: 5-041
Property Address: 2 University Circle, Charlottesville, VA

Applicant Information

Address: 61 Mill Creek Drive
Charlottesville VA 22902-8786
Email:
Phone: (W) (H)
FAX:

Property Owner Information (if not applicant)

Address: Westminister - Canterbury
250 Pantops Mountain Road #5124
Charlottesville VA 22911
Phone: (W) (H) 434-977-5085
FAX:

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

tKN 34 @ embargmail.com

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.)

Terry Kay Nance 11/1/12
Signature Date

Terry Kay Nance 11/01/12
Print Name Date

Property Owner Permission (if not applicant)

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

Helen W. Thiele 11/1/12
Signature Date

Helen W Thiele 11/1/12
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Removal of large tree abutting sidewalk and parking area because of internal rot has been damaging cars in parking area in 2010, 2011 + 2012

List All Attachments (see reverse side for submittal requirements):
5 pages of tree pix, estimate for removal from arborist stating condition of tree + pix of residence

For Office Use Only
Received by: 11/8/2012
Date:
Fee paid: \$125 Cash (Ck. #) 1399
Conditions of approval:
Date Received: 11/8/2012
P12-019A

2 University Circle

July 2010



**RECEIVED**

NOV 08 2012

NEIGHBORHOOD DEVELOPMENT SERVICES



2 University Circle



8/15/2012

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NOV 08 2012  
NEIGHBORHOOD DEVELOPMENT SERVICES

2 University Circle

10/29/2012



**RECEIVED**

NOV 08 2012

NEIGHBORHOOD DEVELOPMENT SERVICES

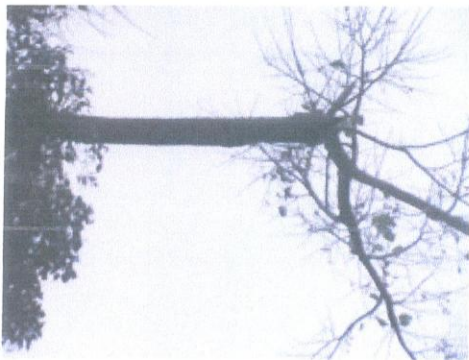
2 University Circle  
10/31/2012



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branch  
see  
below



enlarged view of branch  
branch 30-40 feet in dia



2 University Circle



10/31/2012



Inside view of rotten branch  
broken off

RECEIVED

NOV 08 2012

NEIGHBORHOOD DEVELOPMENT SERVICES

**JIM'S TREE SERVICE**  
 JIM PASCHALL  
 248 GOLDENROD ROAD  
 RUCKERSVILLE, VIRGINIA 22968

434-977-1958 (WORK)  
 434-989-5991 (MOBILE)

ACCOUNT

*Helen Thiele*

DATE: *10-31-2012*

*Job site: #2 University Circle*

DATE	DESCRIPTION OF SERVICES	CHARGES	CREDITS	BALANCE
			Balance Forward →	
	<p><i>Removal of large white Mulberry tree near street!</i></p> <p><i>Tree is deteriorating and has a lot of rot in trunk and limbs!</i></p> <p><i>Haul away wood, brush, and debris!</i></p>		<p><b>RECEIVED</b></p> <p>NOV 08 2012</p> <p>NEIGHBORHOOD DEVELOPMENT SERVICES</p>	
			<p><i>Fee # 54-1830561</i></p>	
				<p><i>Total Cost \$ 2400.00</i></p>

Thank You

▲  
 Please Pay Last Amount In This Column

2 University Circle



RECEIVED  
NOV 08 2012  
NEIGHBORHOOD DEVELOPMENT SERVICES

<b>STREET ADDRESS:</b>	2 University Circle
<b>MAP &amp; PARCEL:</b>	5-041
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	Neff
<b>ORIGINAL USE:</b>	Residence
<b>PRESENT USE:</b>	Multi-Family (Rooming House)
<b>PRESENT OWNER:</b>	Arthur L. and Helen W. Thiele
<b>ADDRESS:</b>	1215 Rugby Road Charlottesville, Va 22903
<b>DATE/ PERIOD:</b>	1910
<b>STYLE:</b>	Colonial Revival
<b>HEIGHT IN STORIES:</b>	2.0 stories
<b>DIMENSIONS AND LAND AREA:</b>	3,396 sq ft/1.133 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

#### ARCHITECTURAL DESCRIPTION

This 2-story, Colonial Revival-style brick dwelling was constructed ca. 1910 as a private detached dwelling but is now apartments. Details include: hipped roof with intersecting front gable; asymmetrical 4-bay front with projecting central 2-bay unit; full length front porch with Tuscan columns; interior brick chimney; projecting eaves with shaped rafter ends; paired and undersize windows with segmental arched heads; geometric glazing; and fanlight and sidelights around door. This interesting eclectic house stands well back from the street in a well landscaped yard and contributes to the District.

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**Scala, Mary Joy**

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**From:** Terry K Nance <tkn34@embarqmail.com>  
**Sent:** Friday, November 02, 2012 7:52 AM  
**To:** Scala, Mary Joy  
**Subject:** Re: 2 University Circle

OOPS! Just noticed on the application sheet I didn't put in my email address and home phone number. email: tkn34@embarqmail.com - phone: 434-977-5085

Do you want me to send/bring you copies with that info filled in?

On 11/1/12 3:50 PM, "Scala, Mary Joy" <scala@charlottesville.org> wrote:

OK just checking. Thank you.

**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)

**From:** Terry K Nance [<mailto:tkn34@embarqmail.com>]  
**Sent:** Thursday, November 01, 2012 3:45 PM  
**To:** Scala, Mary Joy  
**Subject:** Re: 2 University Circle

No, it's adjacent to the bushes along the sidewalk in front of the house. In the picture of the house from the city I included - last page, you can see it as the tall green area on the right of the picture (taken circa 2000?). The city came thru this summer and replaced the sidewalk in front of the house and along other spots along the street.

On 11/1/12 3:09 PM, "Scala, Mary Joy" <scala@charlottesville.org> wrote:  
Is the tree in the City right of way? (Between the sidewalk and the road?)

**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)

**From:** Terry K Nance [<mailto:tkn34@embarqmail.com>]