

From: Scala, Mary Joy
Sent: Tuesday, December 22, 2015 11:33 AM
To: allan@alimar1.com
Subject: BAR Action- December 15, 2015 - 213 7th Street NE

December 22, 2015

Allan H. Cadgene
2088 Union Street, Suite 1
San Francisco, CA 94123

RE: Certificate of Appropriateness Application
BAR 15-12-01
213 7th Street N.E
Tax Parcel 530101000
Townsquare Associates, LLC, Owner/Allan H. Cadgene, Applicant
Removal of tree and planting new tree

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 15, 2015. The following action was taken:

Knott moved to find that the BAR does not approve the proposed tree removal as submitted. Schwarz seconded. Motion passes (8-0).

Friendly suggestions are to plant street trees in front of Shenanigans or Three-Penny Grill; put a wheel stop at the back of the parking space next to the tree to prevent cars from backing into it; and remove the ivy.

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.

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
December 15, 2015**



Certificate of Appropriateness Application

BAR 15-12-01

213 7th Street N.E

Tax Parcel 530101000

Townsquare Associates, LLC, Owner/Allan H. Cadgene, Applicant

Removal of tree and new tree planting

Background

This property has a contributing structure in the North Downtown ADC district. The dwelling is currently used as an office.

Application

The applicant is requesting to remove a large Ash tree from the rear parking lot, and is willing to replace the tree either on the property, if possible, or offsite.

Van Yahres Tree Company has submitted two letters that state the tree is in significant decline and poses an unreasonable risk. They also state that a new tree planted in the same location is unlikely to thrive.

There are two remaining trees in the front yard: a Japanese Maple in the NE corner and a Paper Bark Maple in the SE corner.

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 Design 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 street fronts, 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 colored mulch or other historically unsuitable materials.

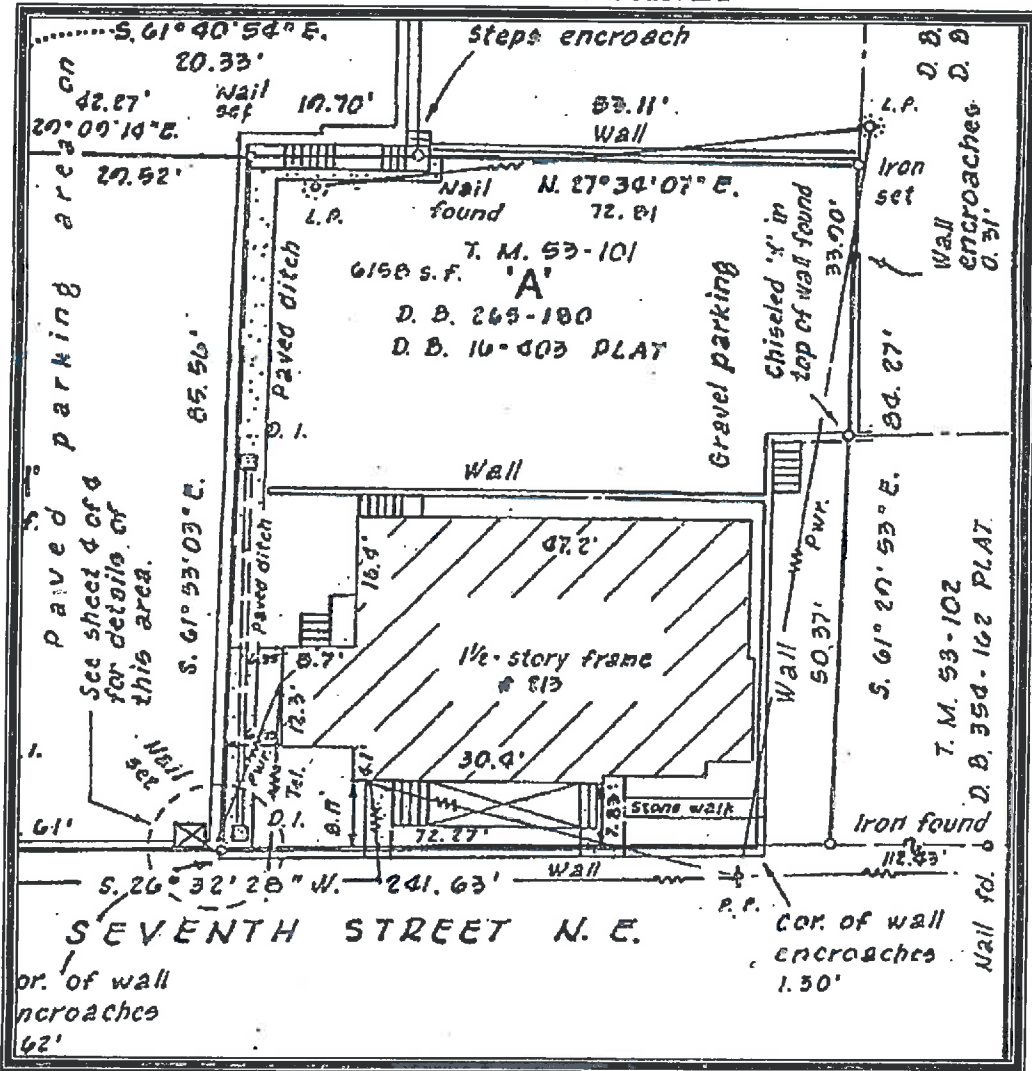
Discussion and Recommendations

It is unfortunate to lose a large tree in this block. However, the site does not have room to accommodate another tree.

Suggested Motion:

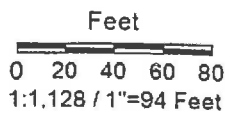
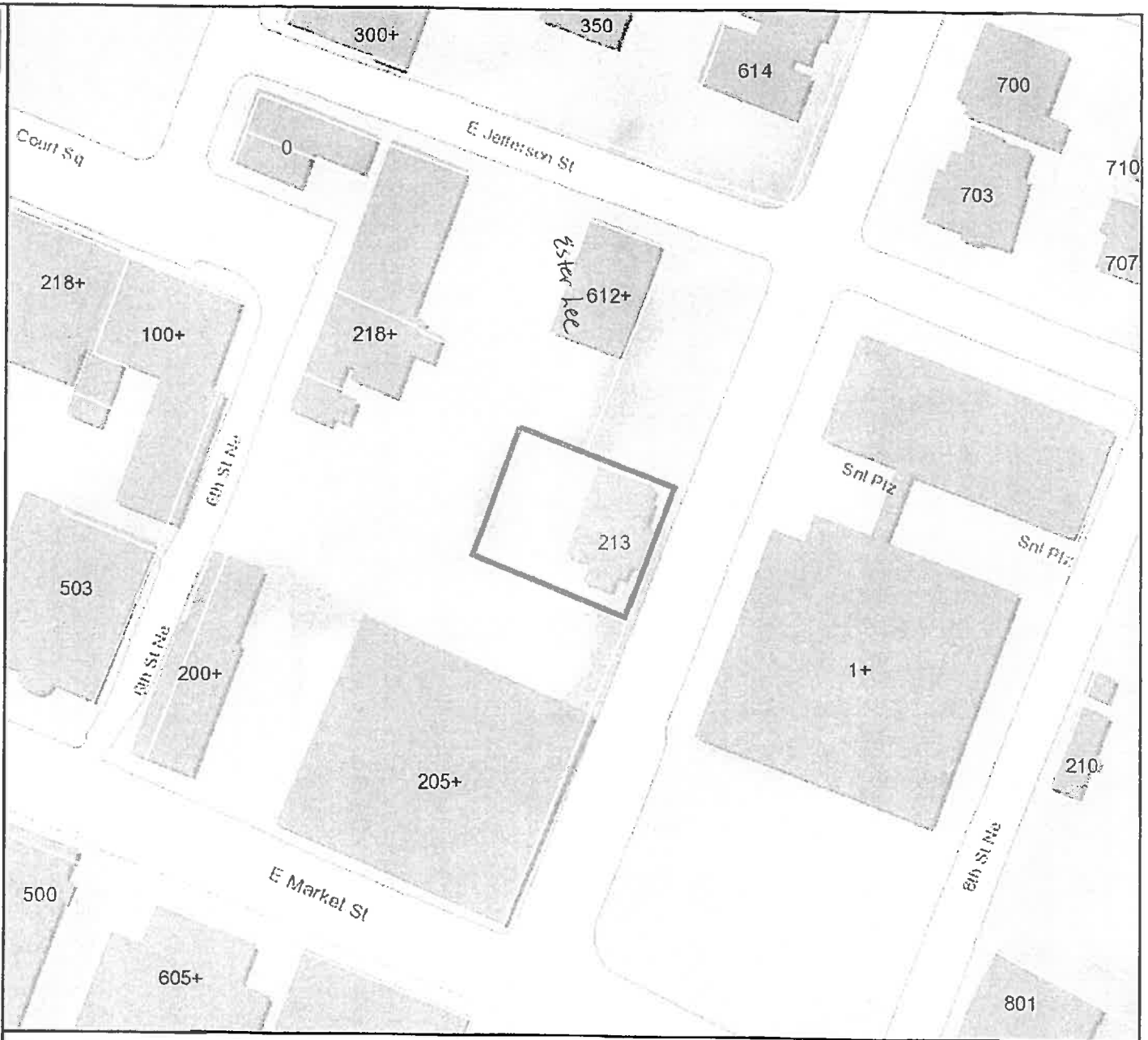
Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed tree removal [and replacement] satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

COPY OF RECENT SURVEY



Legend

- Parcels
- Addresses
- City Limits



Title: Parcels

Date: 11/30/2015

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Charlottesville is not responsible for its accuracy or how current it may be.



United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

Charlottesville and Albemarle County Courthouse H.D., Charlottesville, Va.

Continuation sheet #62

Item number 7

Page 53

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received

date entered

7. DESCRIPTION -- Inventory (continued)

Fifth Street (continued)

Fifth Street Northeast (continued)

200 Block (continued)

209: brick (5-course American bond); 2 stories; flat roof; 7 bays. Contemporary. Ca. 1950. Recessed entries in 2nd and 4th bays south; fixed plate-glass windows on 1st floor, 8-light casement windows on 2nd floor.

211: brick (facade--American bond; sides--6-course American bond); 2 stories; shed roof; 4 bays. Commercial Vernacular. Ca. 1910. Entrance in 1st bay south; 1/1 sash windows on 1st and 2nd floors; rusticated base and window heads and sills; cornice with dentils and modillions.

212: brick (American bond); 2 stories; gable roof; 4 bays. Commercial Vernacular. Ca. 1915. Recessed central entrance; 1/1 sash windows 1st and 2nd floor, corbeled brickwork.

217: brick (stretcher bond); 2 and 3 stories; flat roof; 7 bays. Commercial Vernacular. 1931+. Entrance in 5th bay from left. 4 bays original, (2 stories), 3 bays added (3 stories). 1/1 sash with flat arches.

Seventh Street

Seventh Street Northeast

200 Block

213: frame (weatherboard); 1½ stories, gable roof with 2 dormers; 6/6 sash and pilasters; porch covers 2 right bays. Vernacular. Ca. 1820. (Sign says moved 1829-1848). Entrance in center bay, 6-panel, flat-panel door. 6/6 sash with blinds. 1-story additions to north and south.

400 Block

413: brick (alternating stretcher bond); 2 stories; 4 bays; raised porch; hipped roof. Colonial Revival with Vernacular details. Late 19th century. 2-door asymmetrical entrance; 2nd-story balcony addition with weatherboarding; fluted Doric columns to porch; 2/2 lights in sash windows; segmental arch over side window; standing-seam metal roof.

425: brick (7-course American bond); 2 stories; 3 bays; raised porch. Vernacular. Late 19th century. 6/6 and 1/1 lights; full box molding cornice; hipped roof; segmental arches; pedimented portico; standing-seam metal roof; interior chimney; asymmetrical entrance.



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) 970-3359

RECEIVED
NOV 23 2015
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 3:30 p.m.

Owner Name Townsquare Associates, LLC Applicant Name Allan H. Cadgene
Project Name/Description _____ Parcel Number S39101000
Property Address 213 7th Street N.E.

Applicant Information

Address: 2088 Union Street
San Francisco, Ca. 94123
Email: allan@alimari.com
Phone: (W) 415 425-2501 (H) _____
FAX: _____

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.)

Allan H. Cadgene 11/5/15
Signature Date

Allan H. Cadgene 11/5/15
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? _____

Description of Proposed Work (attach separate narrative if necessary):
Removal of tree and planting new tree/new location as recommended by Van Yahres Tree Company

List All Attachments (see reverse side for submittal requirements):
October 27, 2015 letter from Van Yahres Tree Company
Photograph

For Office Use Only
Received by: O. Eubanks
Fee paid: 125.00 Cash/Ck. # 2890
Date Received: 11/16/15
Approved/Disapproved by: M
Date: _____
Conditions of approval: _____

P15-0182



**VAN YAHRES
TREE COMPANY**

SINCE 1919

November 11, 2015

Ms. Mary Joy Scala, AICP
City of Charlottesville
Department of Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

Dear Ms. Scala,

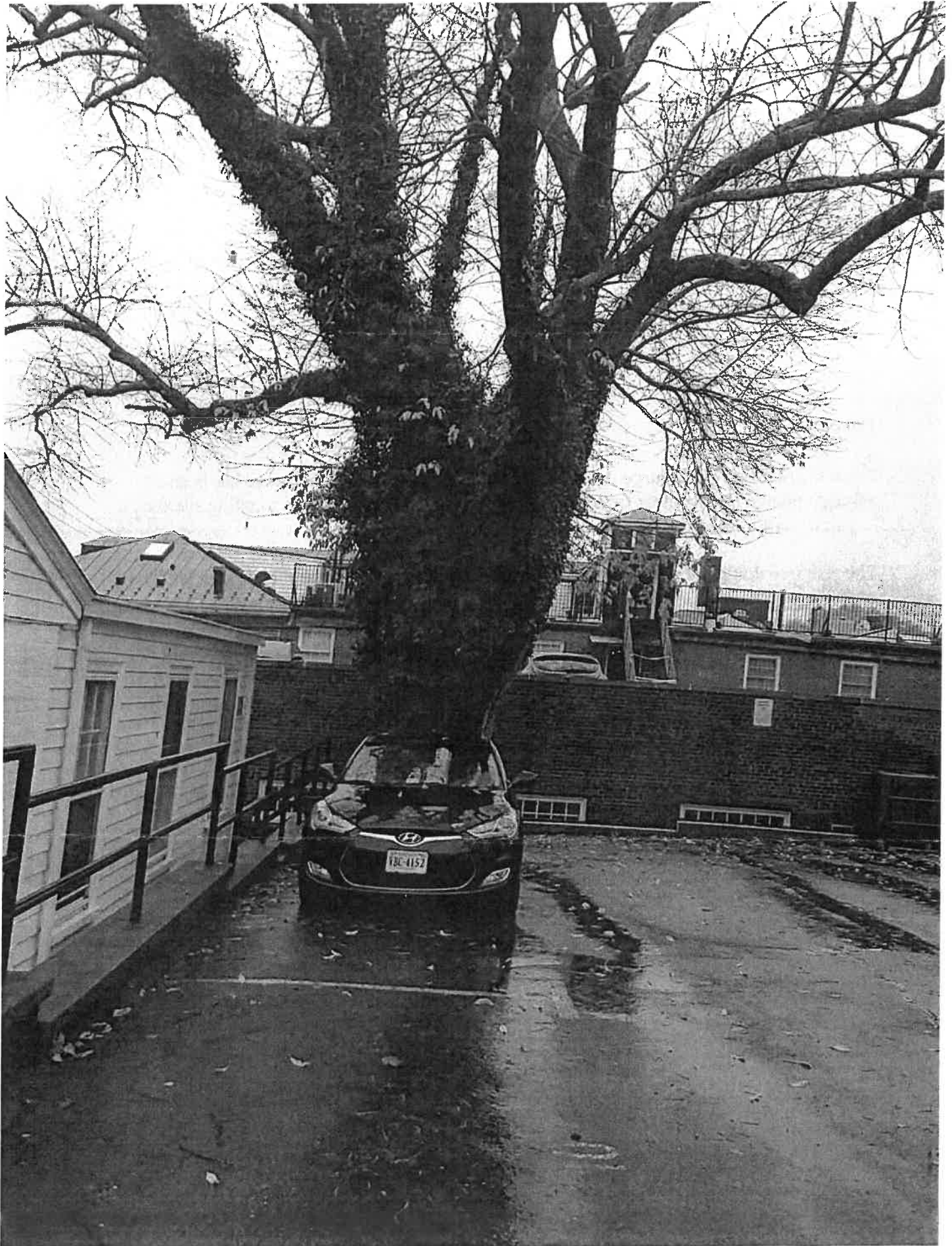
Upon the removal of the large Ash tree behind 213 7th Street, Mr. Cadgene has been asked to plant a replacement tree. Unfortunately, there is not a suitable planting site for any new trees in the vicinity of the parking lot.

The Ash tree that is scheduled to be taken down most likely predates the parking lot. The asphalt was put down around the tree long after it had established its root system and the tree acclimated to its new environment. Over the years the parking lot and the adjacent buildings proved to be a stressful environment for the tree, which have contributed to its present decline.

Assuming there was a suitable location, introducing a tree into an environment with heavy asphalt, lots of cars, and nearby buildings would create a very difficult environment in which to establish a satisfactory root system. Any tree planted under these conditions is unlikely to thrive. The best decision is to remove the Ash tree and not plant a replacement.

Regards,

Thomas M. Taylor
Sales Professional



← 213 7th St NE
Charlottesville, Virginia
📍
🕒 Street View - Aug 2012



Market St
E Jefferson St
E High
Live Arts
E Market St
213 7th St
Charlottesville

Google



Image capture: Aug 2012 © 2015 Google Terms Privacy Report a problem





**VAN YAHRES
TREE COMPANY**

SINCE 1919

October 27, 2015

Mr. Allan Cadgene
Union Station Partners
2088 Union Street
San Francisco, CA 94123

Dear Mr. Cadgene,

After assessing the Ash tree located behind 213 7th Street, our recommendation is that it be taken down.

The tree itself is over mature in relation to its growing conditions and has begun to decline significantly. With a historic building and a large parking lot underneath, we feel that this tree is becoming an unreasonable risk due to its complicated surroundings.

Additionally, this tree is going to require protection from the Emerald Ash Borer. This treatment is not only very costly but, if left untreated, there is a 100% probability of death. Remediable treatments will only postpone the inevitable and will not significantly reduce the potential hazard to the surroundings. Under these conditions the only reasonable course of action is to remove the tree.

Please let me know if you have any additional questions or concerns.

Regards,

Thomas Taylor
Sales Professional