

From: Scala, Mary Joy
Sent: Friday, November 22, 2013 3:22 PM
To: 'lynnprs@embarqmail.com'
Subject: BAR Action November 19, 2013

November 22, 2013

Lynn Hall Ward
1600 Grady Avenue
Charlottesville, VA 22903

RE: Discussion
BAR 12-08-04
1600 Grady Avenue
Tax Map 5 Parcel 110
Preston Court Limited Partnership, Applicant/ Lynn Hall Ward, Owner
Remove 6 trees

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 19, 2013. The following action was taken:

Discussion: Willingness to allow removal of two remaining Poplars, Ash, and Magnolia #2 on the west side, but first need to show the BAR a grading and landscape plan [including how drainage will be addressed] informed by tree planting in aerial photo of 1937 (large shade trees); look at saving other Magnolias on sides; prefer post and chain fence, but want to see final.

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
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 19, 2012**



Certificate of Appropriateness

BAR 12-08-04

1600 Grady Avenue

Tax Map 5 Parcel 110

Preston Court Limited Partnership, Applicant/ Lynn Hall Ward, Owner

Remove 6 trees

Background

1600 Grady Avenue (Preston Court Apartments) was built in 1928 and designed by Stanislaw Makielski. It is individually listed on the National Register and is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District.

September 18, 2012 - The BAR accepted (6-0) the applicant's (Lynn Hall Ward and Barbara Lucas) request for deferral of request to remove six trees (3 magnolias and 3 poplars) intended to correct an ongoing water infiltration problem in the basement.

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.

November 2012 - The BAR allowed staff to administratively approve removal of one Poplar tree to allow completion of the waterproofing of the building, with the removal of the other five trees to come back to the BAR. The BAR 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.

June 18, 2013 - Barbara Lucas spoke under *Matters from the public not on the agenda*, and asked to remove a large Ash tree from 1600 Grady Avenue, in order to correct a problem with root infiltration in a sanitary sewer line. The BAR consensus was not to allow the tree to be removed. The applicant was advised to follow the regular BAR application procedure, to prepare a plan and a more compelling submittal.

Application

The applicant is requesting to remove six trees: three Magnolias, two remaining Poplars, and one Ash, in order to correct an ongoing problem of water infiltration into the basement units of the Preston Court Apartments building. The Poplars and Ash face Grady Avenue; one Magnolia faces the east side of Preston Place and two Magnolias face the west side of Preston Place.

The plan is to remove the trees, then re-grade the site to provide positive drainage away from the building toward the street.

The applicant would like to replant trees to look like a Makielski drawing that show fastigate trees along the frontage.

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:

P. 2.3 Plantings

- 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.*
- 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

Staff suggested that the applicant come before the BAR for a discussion to get a sense of what the BAR is willing to approve, and what documents must be submitted in order for the BAR to make a decision. The BAR should discuss what kind of replacement trees would be acceptable.

The Neighborhood Planner, Ebony Walden, said a grading plan and landscape plan are needed showing the proposed grading, the sizes and species of the trees to be removed, and the sizes and species of the trees proposed to replace them. Because this property is zoned R-3, tree canopy and other site plan landscaping requirements must be met.

The City's Civil Engineer, Marty Silman, said if the land disturbance is under 6,000 SF, then a full blown site plan is not required by him, but may be required by the Neighborhood Planner. But he would require that they send a sketch and description of what they are doing if they are going to tie any kind of a pipe system into the City's system in the street. It is a large building, which could generate a good bit of water going into what is possibly an undersized system already.

He said they would also need a street cut permit for any work in the street and would need City inspections if they are tying into the City's infrastructure.



TC014147.JPG



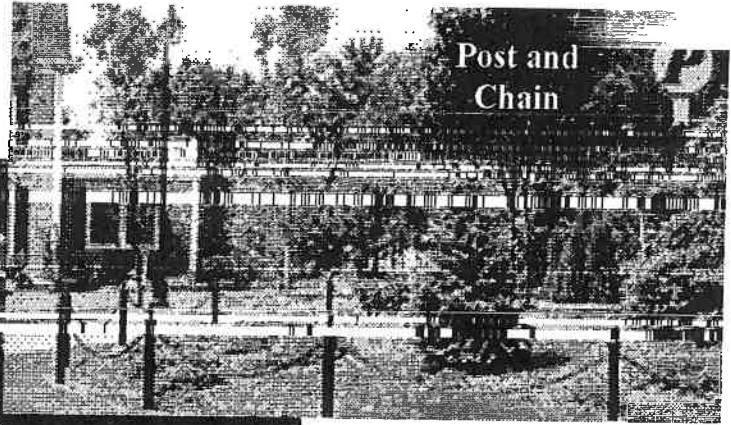
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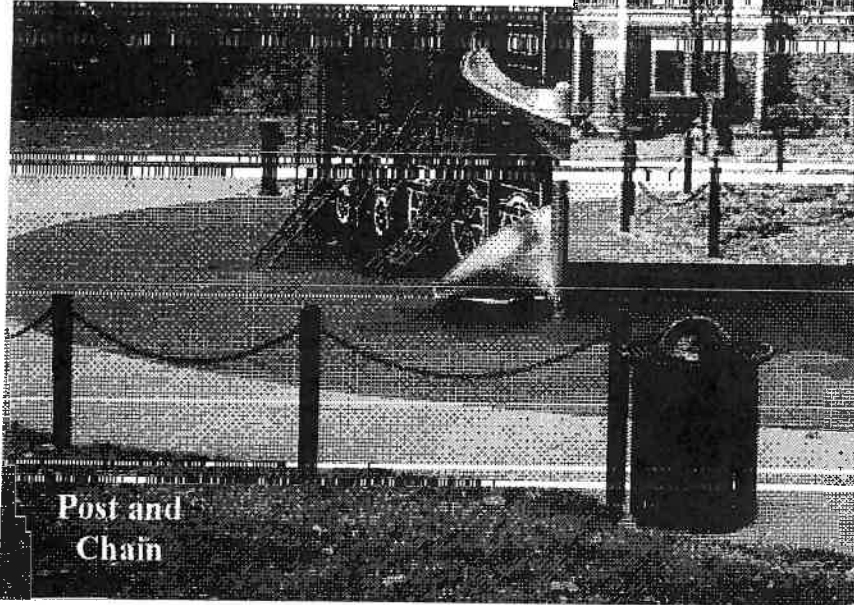
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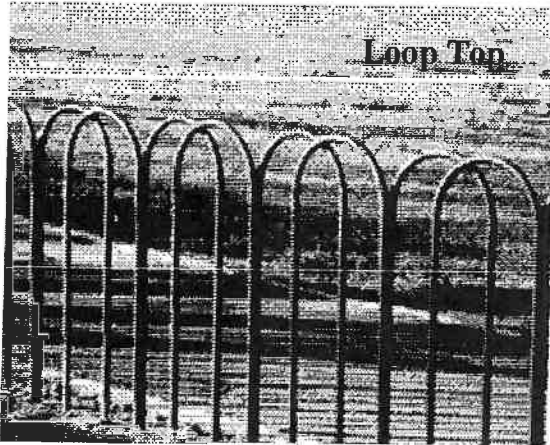


Post and Chain

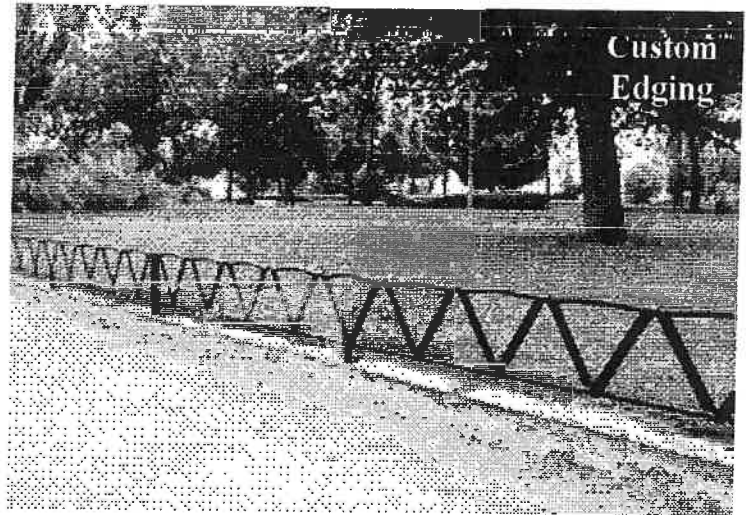


Post and Chain

*Aluminum - not
 the height
 but negative
 aesthetic*

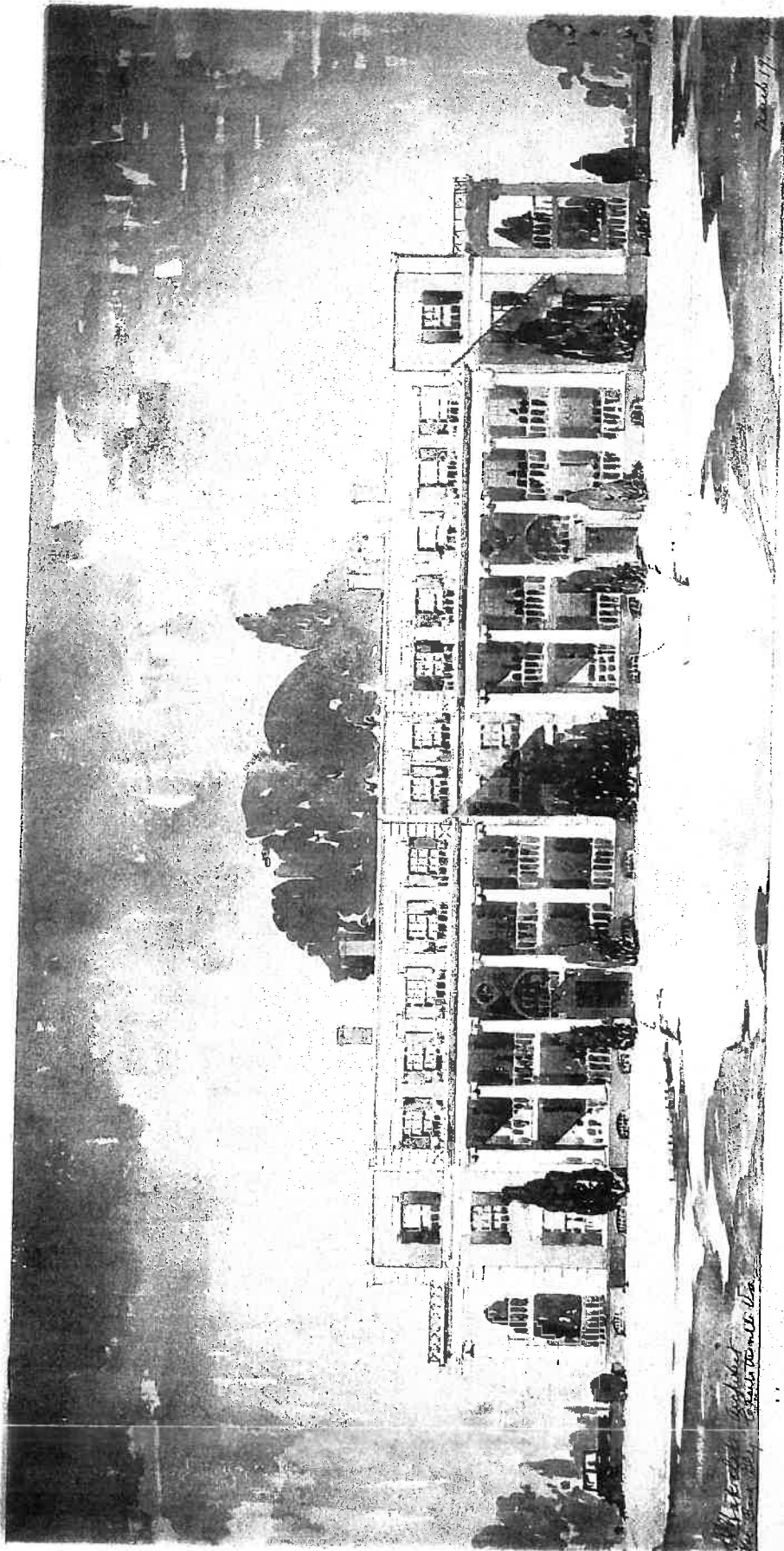


Loop Top



Custom Edging

**Fencing Options
 Preston Apartments
 November 23, 2012**



W. E. Lester
Boston, Mass. U.S.A.
1907

1907

PRESTON COURT
APARTMENTS
1600 GRAY AVE.
CHILLEN, VA 22008

PLAN VIEW -
SCALE: 3/32" = 1'-0"
DATE: 11-17-13
DRAWN BY: J. BRITSON

- FOR PLACEMENT OF
CYPRESS TREES
REFER TO ARCHITECT'S
RENDERING.
- GRASS TO BE 'SOUTHERN EXTREME'

LOW PROFILE
EVERGREEN GROUND
COVER FOR DRIP-LINE.

PORCH

PORCH

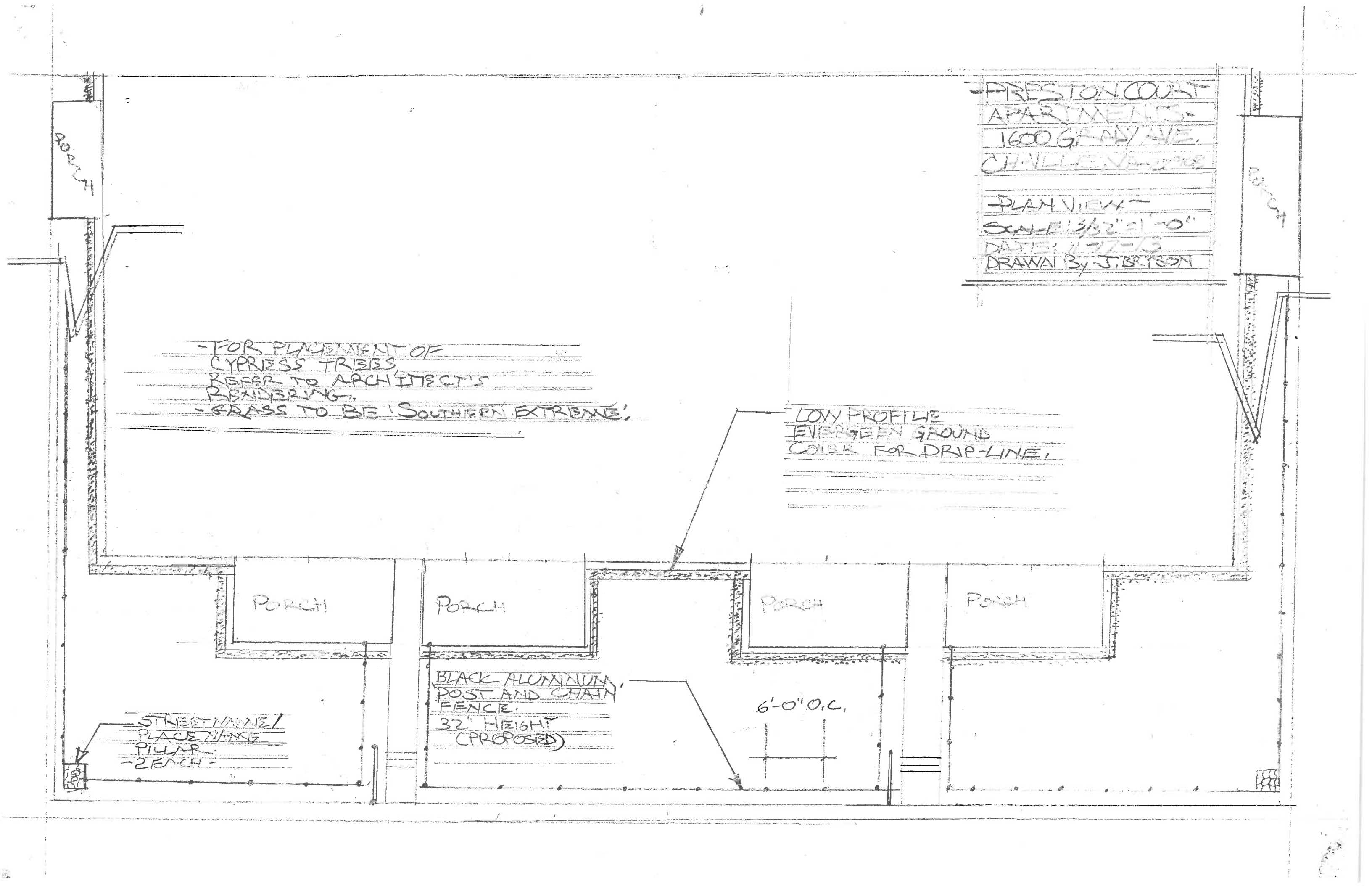
PORCH

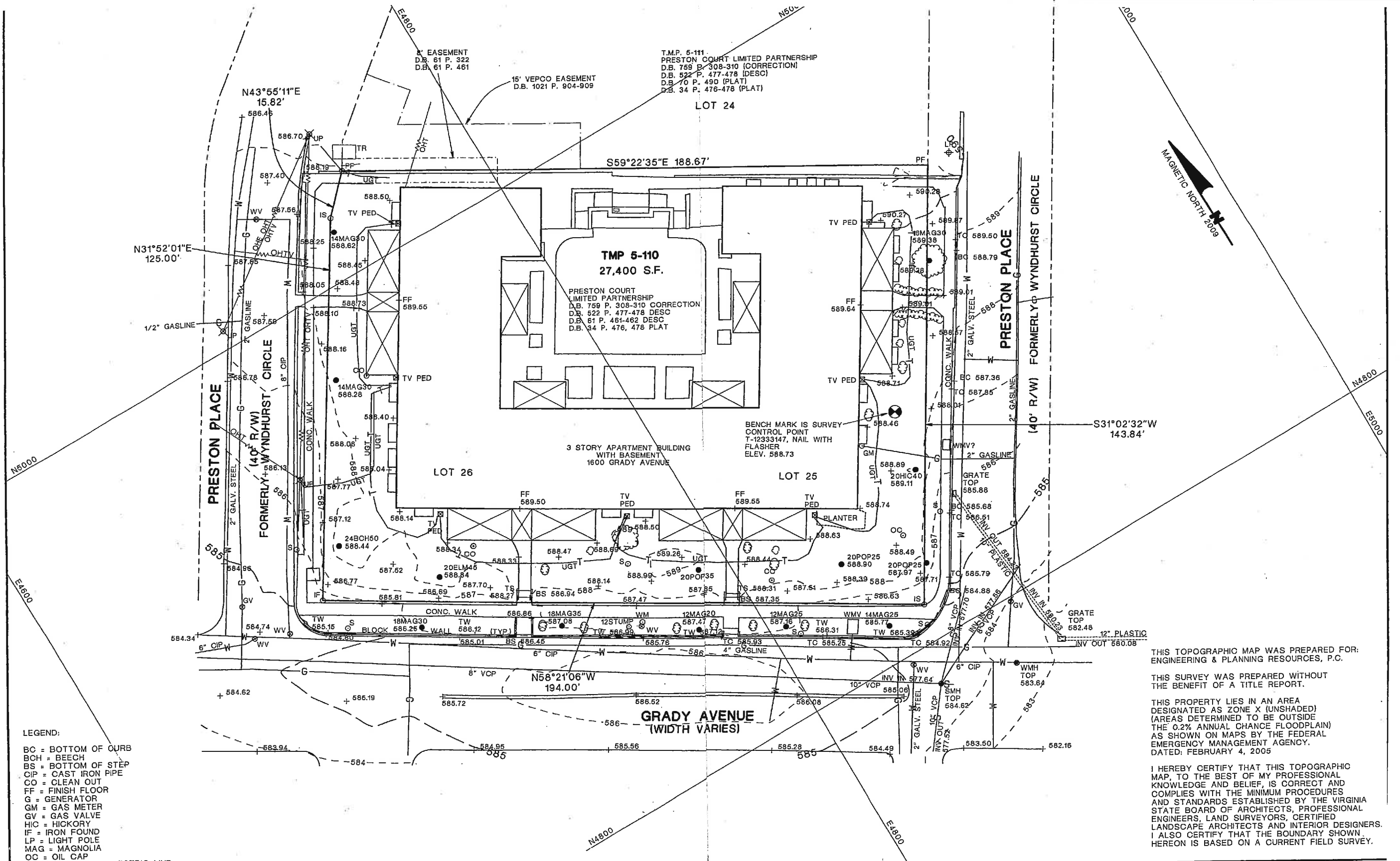
PORCH

STREET NAME/
PLACE NAME
PILLAR
- 2 EACH -

BLACK ALUMINUM
POST AND CHAIN
FENCE.
32" HEIGHT
(PROPOSED)

6'-0" O.C.





- LEGEND:**
- BC = BOTTOM OF CURB
 - BOH = BEECH
 - BS = BOTTOM OF STEP
 - CIP = CAST IRON PIPE
 - CO = CLEAN OUT
 - FF = FINISH FLOOR
 - G = GENERATOR
 - GM = GAS METER
 - GV = GAS VALVE
 - HIC = HICKORY
 - IF = IRON FOUND
 - LP = LIGHT POLE
 - MAG = MAGNOLIA
 - OC = OIL CAP
 - OHE = OVERHEAD ELECTRIC LINE
 - OHT = OVERHEAD TELEPHONE LINE
 - OHTV = OVERHEAD TV CABLE LINE
 - PF = PIPE FOUND
 - POP = POPLAR
 - S = SIGN
 - SD = STORM DRAIN
 - SMH = SANITARY SEWER MANHOLE
 - TC = TOP OF CURB
 - TS = TOP OF STEP
 - TW = TOP OF WALL
 - UGT = UNDERGROUND TELEPHONE LINE
 - UP = UTILITY POLE
 - VCP = VITRIFIED CLAY PIPE
 - WMH = WATER MANHOLE
 - WMV = WATER METER VAULT
 - WV = WATER VALVE
 - +588.46 = SPOT ELEVATION
 - 14MAG25 = 14" MAGNOLIA WITH 25" CANOPY (DIAMETER)

NOTE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES ARE LOCATED USING UTILITY COMPANY LOCATIONS, CITY/COUNTY UTILITY MAPS, AND FIELD VERIFICATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS TOPOGRAPHIC SURVEY OF A PORTION OF TAX MAP 5 PARCEL 110 LOCATED ON GRADY AVENUE, CHARLOTTESVILLE, VIRGINIA, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF THOMAS B. LINCOLN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON DECEMBER 3, 2012; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

THIS TOPOGRAPHIC MAP WAS PREPARED FOR: ENGINEERING & PLANNING RESOURCES, P.C.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DATED: FEBRUARY 4, 2005

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

LINCOLN
SURVEYING

Innovation. integrity. vision.

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FAX: 434-974-1776
www.lincolnsurveying.com

COMMONWEALTH OF VIRGINIA

THOMAS B. LINCOLN
LIC. NO. 1326

12/4/2012

LAND SURVEYOR

**TOPOGRAPHIC MAP OF
A PORTION OF TAX MAP 5 PARCEL 110
LOCATED ON GRADY AVENUE
CHARLOTTESVILLE, VIRGINIA**

DATE: DECEMBER 4, 2012

SCALE: 1" = 20'
CONTOUR INTERVAL: 1'
NAVD '88 VERTICAL DATUM
SHEET 1 OF 1

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