

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org

February 29, 2016

Preston Court Limited Partnership
PO Box 485
Ivy, VA 22945
ATTN: Lynn Hall Ward

**RE: Appeal of decision of the Charlottesville Board of Architectural Review
Certificate of Appropriateness Application**

BAR 15-12-04

1600 Grady Avenue

Tax Parcel 034091000

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

Removal of one magnolia tree (west side of building), and an ash tree (south side)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville City Council on February 1, 2016. The following action was taken:

The City Council upheld (4-1 with Galvin opposed) the BAR decision of December 15, 2015 to deny the proposed removal of two trees.

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

CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA



Agenda Date:	February 1, 2016
Action Required:	Make a determination to either uphold or overturn the decision of the Board of Architectural Review (BAR)
Presenter:	Mary Joy Scala, Preservation & Design Planner, Department of Neighborhood Development Services (NDS) Melanie Miller, Chair, BAR
Staff Contacts:	Mary Joy Scala, Preservation & Design Planner, Department of NDS Alex Ikefuna, Director, NDS
Title:	1600 Grady Avenue - Appeal of BAR decision to deny removal of two trees at Preston Court Apartments

Background:

The format for an appeal of a BAR decision is: (1) staff report; (2) applicants' presentation; and (3) the BAR's position presented by the Chair of the BAR, Ms. Miller.

The zoning ordinance requires that an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR...In any appeal the city council shall consult with the BAR and consider the written appeal, the criteria [standards for review] set forth within section 34-276 or 34-278 [ATTACHMENT 1. Criteria], as applicable, and any other information, factors, or opinions it deems relevant to the application.

1600 Grady Avenue (Preston Court Apartments) was built in 1928 and designed by Stanislaw Makielski. It is individually listed on the National Register of Historic Places, and is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood Architectural Design Control (ADC) District. There are nine large trees on the property that surround the building on three street frontages [ATTACHMENT A. Tree location map]. (There are an additional five trees in front of the building, but they are off the property, within the Grady Avenue right-of-way.)

Since 2012 the property owner has requested, at different times, to demolish seven of the nine trees in order to correct an ongoing water infiltration problem in the basement. The attached chronology [ATTACHMENT B. Chronology] lists the BAR meeting dates and actions. The BAR has approved only the removal of one Poplar tree, in November 2012, to allow completion

of waterproofing. The most recent request was on December 15, 2015, to remove two trees, an Ash #3 in front of the building, and a Magnolia #2 on the west side [ATTACHMENT 2. BAR action letter and staff report]. The BAR denied the request and the applicant appealed the decision. [ATTACHMENT C. Applicant's appeal]

Discussion:

The BAR agrees with the applicant that the building is very important to maintain and preserve, but the BAR also thinks the surrounding landscaping contributes to the character of the property and the historic district.

The BAR denied the applicant's recent request to remove two trees because the applicant has not provided a grading and landscape plan that the BAR has repeatedly requested since 2012. The BAR needs assurance that, if the trees are removed, the water infiltration issue will actually be resolved. They also want to see the trees replaced, preferably with large shade trees. They have also previously requested a conservation plan to ensure that the remaining trees will be protected and cared for.

In addition to needing BAR approval for the removal of large trees in a historic district, the applicant may need a site plan amendment if new storm drainage is proposed, and to confirm that tree canopy requirements in R-3 zoning are being met.

Staff and the BAR Chair met on site with the applicant in 2014, in an effort to resolve the impasse, but the applicant has chosen not to submit any additional requested information.

Alignment with City Council's Vision and Strategic Plan:

Upholding the BAR's decision aligns with Council's vision for *Charlottesville Arts and Culture*: Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources; and for *A Green City*: Charlottesville citizens live in a community with a vibrant urban forest, tree-lined streets, and lush green neighborhoods.. It contributes to Goal 2 of the Strategic Plan, to be a safe, equitable, thriving and beautiful community, and objective 2.5, to provide natural and historic resources stewardship.

Community Engagement:

The abutting owners were required to be notified of the application. No public comment has been received.

Budgetary Impact:

None.

Recommendation:

The BAR expressed willingness in 2013 to allow removal of the Ash #3 and Magnolia #2, but they first wanted to see a grading and landscape plan (including how drainage will be addressed). In staff opinion, the issue is not whether the trees can be removed, but what the plan is going forward to replace the removed trees and to protect the remaining trees. Staff recommendation is to allow removal of the two trees, but to first require a professionally-prepared grading and landscape plan to be approved by the BAR, as the BAR requested.

Alternatives:

Staff recommendation is to allow the removal of the two trees conditioned upon the applicant first obtaining BAR approval of a professionally-prepared grading and landscaping plan.

Another alternative would be for City Council to uphold the BAR's decision to not allow the removal of the two trees. The applicant would have to re-apply to the BAR before proceeding.

A third alternative would be to allow the removal of the two trees without further involving the BAR, but subject to confirmation by the zoning administrator and the planner if other approvals would be required, based on the scope of the project. This alternative would ensure that minimal zoning regulations are met, but may not ensure protection of the building and site.

Attachments:

Word documents

1. Criteria [Standards for Review] set forth within Zoning Ordinance Section 34-276 and Section 34-278
2. BAR action letter and staff report from December 15, 2015 BAR meeting

PDF documents

- A. Tree location map
- B. Chronology
- C. Applicant's appeal

ATTACHMENT 1

Criteria [Standards for Review] set forth within Zoning Ordinance Sections 34-276 and 34-278

Section 34-276. Standards for Review of Construction and Alterations.

The following features and factors shall be considered in determining the appropriateness of proposed construction, reconstruction, alteration or restoration of buildings or structures pursuant to section 34-275 above:

- (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.*

Sec. 34-278. Standards for Considering Demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- (a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:*
 - (1) The age of the structure or property;*
 - (2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*
 - (3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;*
 - (4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*
 - (5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and*
 - (6) The degree to which distinguishing characteristics, qualities, features or materials remain;*
- (b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.*

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(e) Any applicable provisions of the city's design guidelines (see [section 34-288\(6\)](#)).

ATTACHMENT 2

BAR action letter and staff report from December 15, 2015 BAR meeting

From: Scala, Mary Joy

Sent: Tuesday, December 22, 2015 11:29 AM

To: lynnhall.w.ward@gmail.com; 'CenturyLink Customer '

Subject: BAR Action- December 15, 2015 - 1600 Grady Avenue

December 22, 2015

Lynn-Hall Ward
1600 Grady Avenue
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application

BAR 15-12-04

1600 Grady Avenue

Tax Parcel 034091000

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

Removal of magnolia tree (west side of building), and an ash tree (south side).

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 denies the proposed removal of two trees (Ash and Magnolia) as submitted. DeLoach seconded. Motion passes (8-0).

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 15, 2015**



Certificate of Appropriateness

BAR 15-12-04

1600 Grady Avenue

Tax Parcel 034091000

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

Removal of magnolia tree and an ash tree

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.

November 19, 2013 - Discussion (no action) : 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.

May 6, 2014 - Staff and the BAR Chair met on site with applicant.

August 19, 2014- The BAR denied (7-0) the application as submitted because the applicant did not submit the requested grading and landscape plan.

Application

The applicant is requesting the removal of two trees: one magnolia tree on the west side and an ash tree on the south side of the building. Staff has requested additional information such as pictures of the two trees to be removed, landscape, and grading plans. However, the applicant has not provided the additional information for the 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;*
- (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

The property owner is unwilling to have a grading/drainage plan prepared. Even if the BAR was willing to approve removal of the two trees, the R-3 zoning requires certain plans to be approved before tree removal and grading may occur.

Staff suggests that the BAR vote either yes or no on the two trees, and allow the application to move to the next step in the process. If yes, then staff will inform the Neighborhood Planner that the applicant may apply for a site plan amendment. If no, the applicant can appeal to City Council.

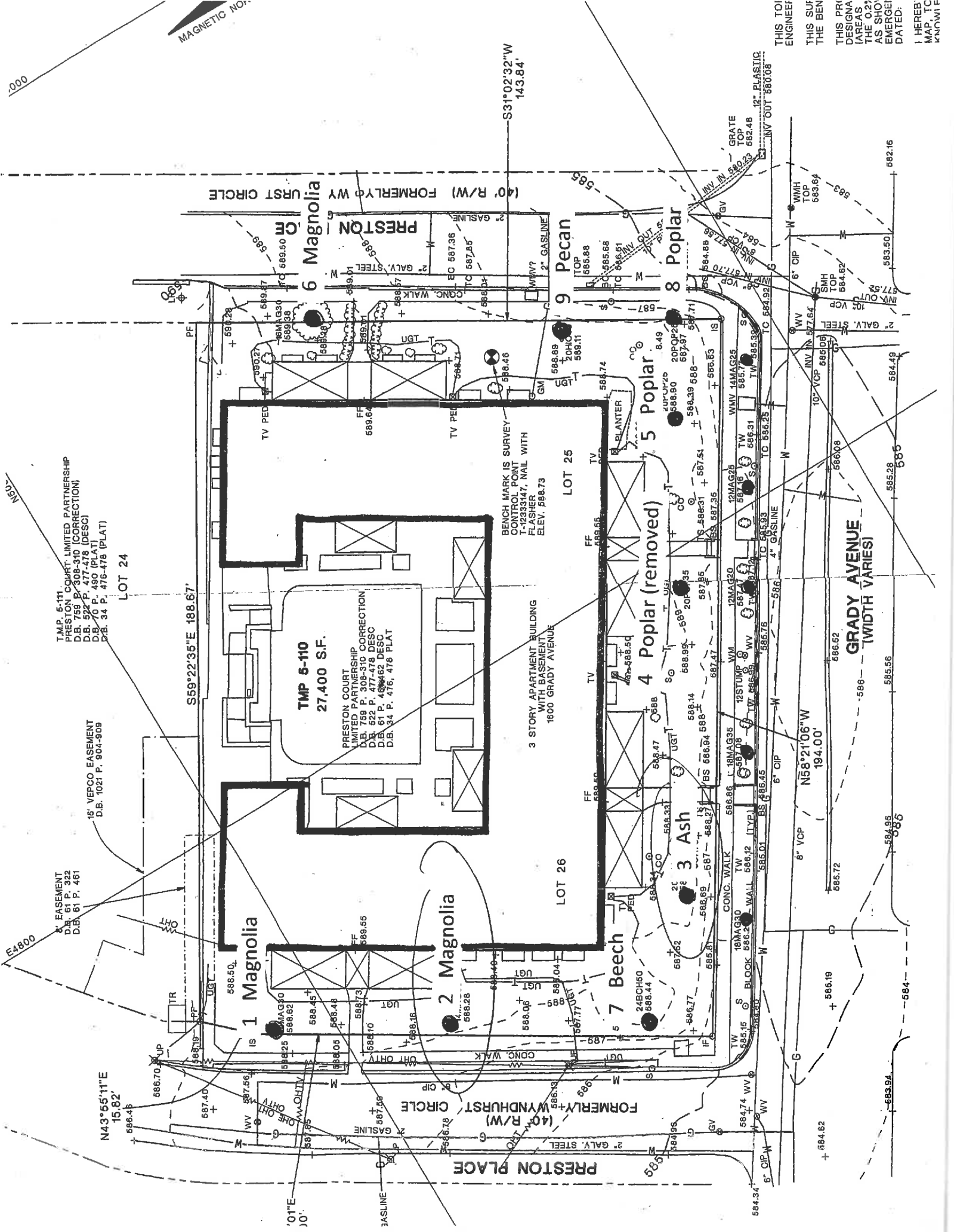
Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed removal of two trees (Ash and Magnolia) does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR denies the application as submitted.

ATTACHMENT A
Tree location map

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ATTACHMENT B
Chronology

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.

[At this point Maurice Jones asked me for an update, which I sent him on June 20, 2013.]

November 19, 2013 - Discussion (no action) : 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.

May 6, 2014 - Staff and the BAR Chair met on site with applicant.

August 19, 2014 - The BAR denied (7-0) the application as submitted because the applicant did not submit the requested grading and landscape plan.

There was no appeal and there have been no further requests.

MEMO TO: Maurice Jones
FROM: Mary Joy Scala
DATE: June 20, 2013
RE: 1600 Grady Avenue Tree Removal Request

Background

In September 2012, Lynn Hall Ward and Barbara Lucas came to the BAR meeting to request removal of 6 trees (3 magnolias and 3 poplars) from the Preston Court Apartments to correct an ongoing water infiltration problem in the basement (staff report attached). **The applicant deferred because the BAR wanted to see a plan** for how storm drainage would be handled/tied into the City main:

The Board is truly not convinced that the removal of the trees will solve the problem. They do feel that there are technical solutions that should be looked at. They feel the trees have been abused over the years and if pruning was done correctly the problem would have been prevented. They feel the applicant has not presented enough information and would suggest a deferral. 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.

In November 2012 The BAR allowed staff to administratively approve removal of one poplar tree. The request had come by letter from Ashley Cooper Davis (letter attached) to remove one poplar immediately to allow completion of building waterproofing.

*Staff asked if the BAR would allow **administrative approval of removal of one poplar tree at 1600 Grady Avenue, with the removal of the other 5 trees to come back to the BAR.** They agreed, and 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.*

Current Request

The property manager, Barbara Lucas, called last week and requested immediate removal of an Ash tree located on the left side of the property. This Ash tree was not included in the original request to remove six trees, and was specifically mentioned by their arborist as being in good health (arborist letter attached). Since the matter was deferred by the BAR in September 2012, no plan or additional information had been submitted.

Barbara Lucas indicated it was an emergency situation, so I suggested she could appear at the BAR meeting under "Matters Not on the Agenda" to have a short (5 minute) discussion. The BAR discussed the request briefly, and reiterated their previous request for a plan, and questioned whether it was a true emergency.

City Council Appeal

Richard Harris in the City Attorney's office has confirmed that the request to remove one Ash tree at Preston Court Apartments may not be considered by City Council until it has been properly noticed and acted upon by the Board of Architectural Review (BAR).

Therefore, I called Barbara Lucas today and emailed Lynn Hall Ward (who has previously signed the applications as property owner) to inform them of this decision. I told them they could make application to the BAR for their July 16 meeting. If the BAR denies their request, then they could legally appeal to City Council.

ATTACHMENT C
Applicant's appeal

PRESTON COURT LTD., 1600 Grady Avenue, Charlottesville, Virginia

Mailing Address: P.O. Box 485
Ivy, Va. 22945

December 21, 2015

Ms. Paige Rice
Clerk of the City Council
P.O. Box 911
Charlottesville, VA 22902

Dear Ms. Rice,

Having not received any written denial of our application, we must assume the grounds for that denial are the same as the grounds for the denial of August 19th. In that denial the grounds stipulated that we, the applicant, "did not submit the requested grading and landscape plan." The "requested grading and landscape plan" was not required inasmuch as less than 60,000 square feet were involved in the removal of the two (2) trees, nor would we be tapping into the city's stormwater disposal system.

We have been before BAR five (5) times. Our reason for coming before Council has to do with the conflict generated by the interest of BAR versus the interest of Preston Court Apartments. The interest of BAR has to do with trees, vegetation and soil. The interest of Preston Court Apartments has to do with a National Historic and Virginia Landmark structure. We are the present guardians of that structure and we take the burden quite seriously.

It was our hope in going before BAR that some compromise could be reached. However, none was achieved.

We come before Council as a last ditch effort to save Preston Court Apartments from further damage due to the invasion of these two (2) trees. It is our hope that Council will see fit to hear our petition.

Sincerely,



Barbara Lucas
Facilities Manager



Lynn-Hall Ward
General Partner

From: Scala, Mary Joy
Sent: Tuesday, December 22, 2015 11:29 AM
To: lynnhall.w.ward@gmail.com; 'CenturyLink Customer '
Subject: BAR Action- December 15, 2015 - 1600 Grady Avenue

December 22, 2015

Lynn-Hall Ward
1600 Grady Avenue
Charlottesville, VA 22903

RE: Certificate of Appropriateness Application

BAR 15-12-04

1600 Grady Avenue

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Preservation and Design Planner

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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

BAR 15-12-04

1600 Grady Avenue

Tax Parcel 034091000

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Criteria, Standards and Guidelines

Review Criteria Generally

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- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
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Pertinent Guidelines for Site Design include:

P. 2.3 Plantings

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- 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

The property owner is unwilling to have a grading/drainage plan prepared. Even if the BAR was willing to approve removal of the two trees, the R-3 zoning requires certain plans to be approved before tree removal and grading may occur.

Staff suggests that the BAR vote either yes or no on the two trees, and allow the application to move to the next step in the process. If yes, then staff will inform the Neighborhood Planner that the applicant may apply for a site plan amendment. If no, the applicant can appeal to City Council.

Suggested Motions

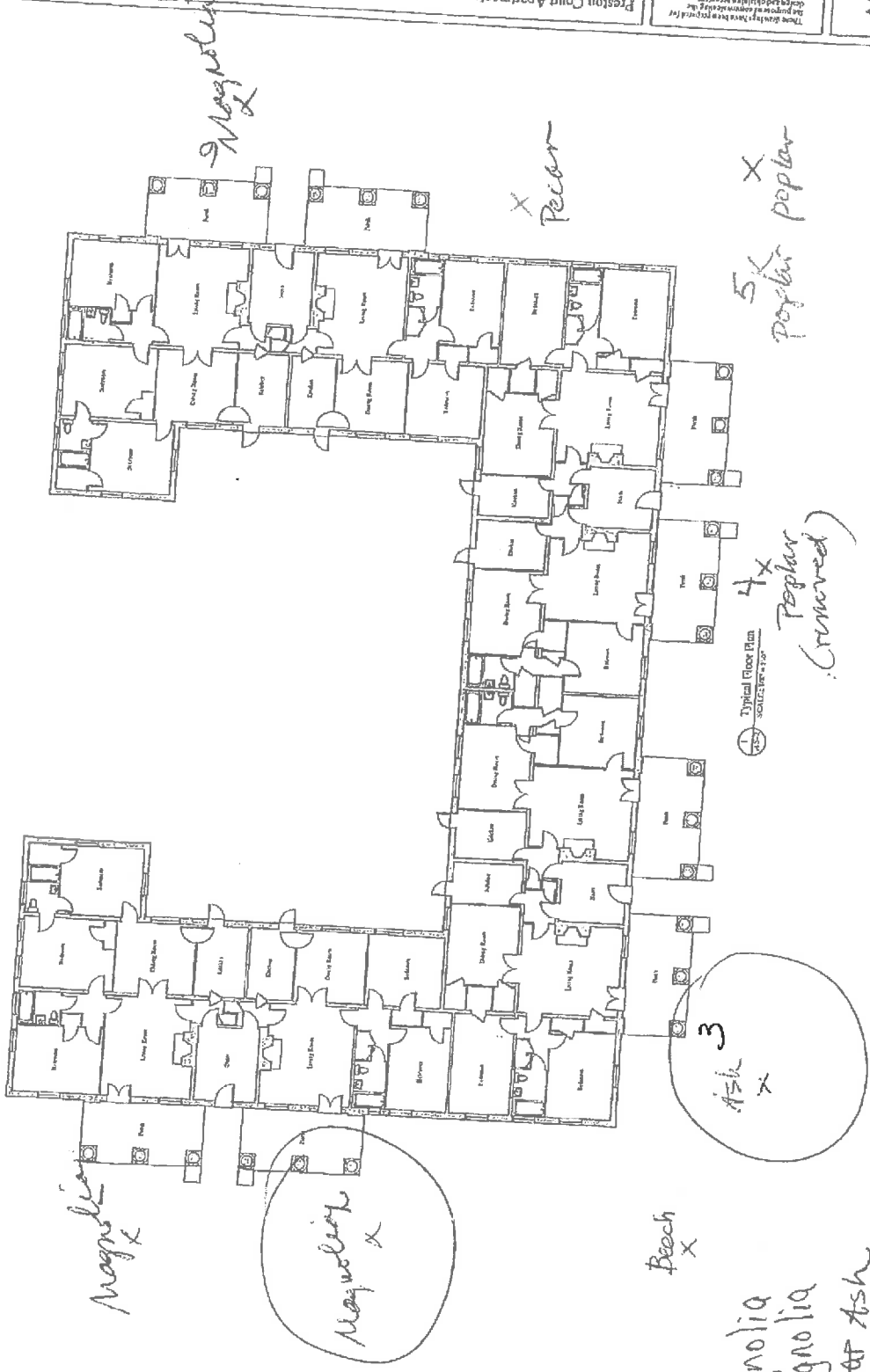
Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed removal of two trees (Ash and Magnolia) does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR denies the application as submitted.



Preston Court Apartments
 Charlottesville, VA

These drawings have been prepared for the purpose of showing the general arrangement of the building and are not to be used for construction purposes. The drawings are the property of the Virginia Department of Forestry and are not to be used for any other purpose without the written consent of the Department.

AS-2
 4/8/2011



1. Magnolia
2. Magnolia
3. Poplar Ash
4. Poplar
5. Poplar
6. Magnolia



BARTLETT TREE EXPERTS

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

9/17/12

Preston Court Apartments
1600 Grady Avenue
Apt. 11
Charlottesville, VA 22903

Gentlemen,

This letter is in reference to the existing trees at Preston Court Apartments, 1600 Grady Ave. I have been made aware of the moisture issues with the basement apartments and the options (or lack thereof) to repair these issues. My understanding of the engineers report is that removal of the trees and re-grading the topsoil to facilitate surface drainage is the best engineering option. I am not qualified to comment on this or other engineering solution, but will address the trees in question below.

There are 3 large tulip poplars at the right front of the building. Not only do these trees contribute to the water issue, but they have been severely topped in the recent past. This type of "pruning" is harmful to the tree and contributes to decay and future structural defects. This in addition to the decay present in the trees would lead me to recommend removal of the trees that would allow for re-grading in this area. At the left front of the building there is a healthy white ash and American beech. Both of these trees are in good condition and are valuable shade trees. If one of the trees must be removed to repair the drainage issue, I would remove the ash and grade to preserve the beech as it is a disease free native tree to our area.

On the left side of the building there is a slowly declining Southern magnolia that could be removed to improve the grade/drainage in that area. This tree is not dying quickly, but is unlikely that it would survive in the long term. There is a healthy Southern magnolia at both the left and right rear of the building. Due to the grade surrounding the property in these areas re-grading to simply allow gravity to carry the water away from the building will not be sufficient. Hopefully a solution involving only root pruning of these trees can be found to help solve the moisture issue in this area. Finally there is a large Pecan on the right side of the building that is not a significant moisture concern. The basement rooms in this area are dedicated to mechanical services for the building and excess moisture in this area can be tolerated at this time. Should you have further questions or concerns, I am willing to meet on site to discuss the trees and options as needed.

Sincerely,

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

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

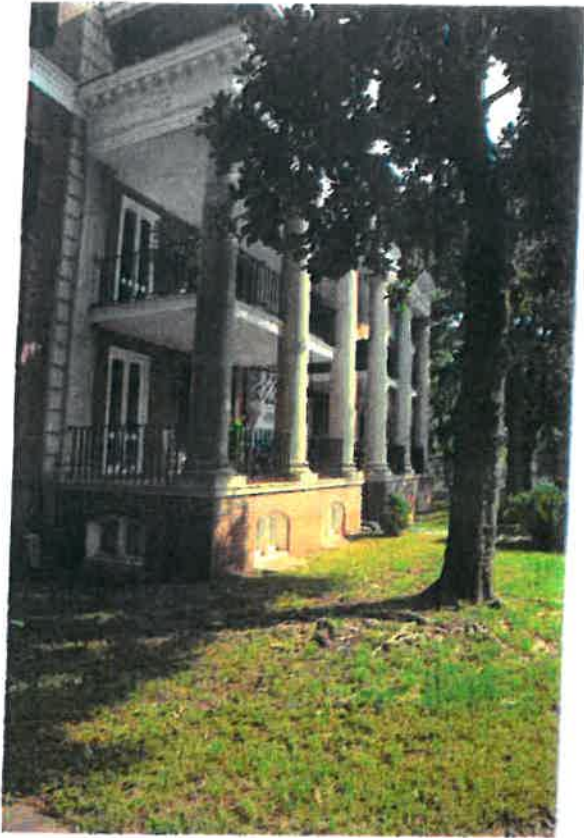
Corporate Office: P.O. Box 3067, Stamford, Connecticut 06905-0067 • (203) 323-1131 FAX (203) 323-1130



BEECH
TREE

3 POPLARS →

ASH
TREE



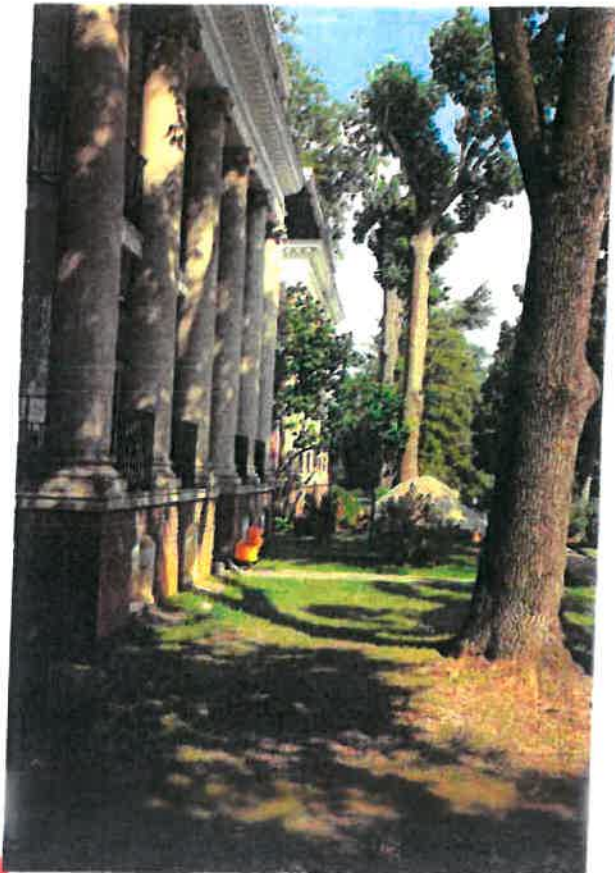
2 MAGNOLIAS ON PRESTON PL
#1



2 MAGNOLIAS PRESTON PL
#2



2 MAGNOLIAS (PRESTON PL)
#1 and 2



ASH 3 POPLARS ON GRADY AVE
3-4-5

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.

[At this point Maurice Jones asked me for an update, which I sent him on June 20, 2013.]

November 19, 2013 – Discussion (no action) : 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.

May 6, 2014 – Staff and the BAR Chair met on site with applicant.

August 19, 2014 - The BAR denied (7-0) the application as submitted because the applicant did not submit the requested grading and landscape plan.

There was no appeal and there have been no further requests.

MEMO TO: Maurice Jones
FROM: Mary Joy Scala
DATE: June 20, 2013
RE: 1600 Grady Avenue Tree Removal Request

Background

In September 2012, Lynn Hall Ward and Barbara Lucas came to the BAR meeting to request removal of 6 trees (3 magnolias and 3 poplars) from the Preston Court Apartments to correct an ongoing water infiltration problem in the basement (staff report attached). **The applicant deferred because the BAR wanted to see a plan** for how storm drainage would be handled/tied into the City main:

The Board is truly not convinced that the removal of the trees will solve the problem. They do feel that there are technical solutions that should be looked at. They feel the trees have been abused over the years and if pruning was done correctly the problem would have been prevented. They feel the applicant has not presented enough information and would suggest a deferral. 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.

In November 2012 The BAR allowed staff to administratively approve removal of one poplar tree. The request had come by letter from Ashley Cooper Davis (letter attached) to remove one poplar immediately to allow completion of building waterproofing.

*Staff asked if the BAR would allow **administrative approval of removal of one poplar tree at 1600 Grady Avenue, with the removal of the other 5 trees to come back to the BAR. They agreed, and 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.***

Current Request

The property manager, Barbara Lucas, called last week and requested immediate removal of an Ash tree located on the left side of the property. This Ash tree was not included in the original request to remove six trees, and was specifically mentioned by their arborist as being in good health (arborist letter attached). Since the matter was deferred by the BAR in September 2012, no plan or additional information had been submitted.

Barbara Lucas indicated it was an emergency situation, so I suggested she could appear at the BAR meeting under "Matters Not on the Agenda" to have a short (5 minute) discussion. The BAR discussed the request briefly, and reiterated their previous request for a plan, and questioned whether it was a true emergency.

City Council Appeal

Richard Harris in the City Attorney's office has confirmed that the request to remove one Ash tree at Preston Court Apartments may not be considered by City Council until it has been properly noticed and acted upon by the Board of Architectural Review (BAR).

Therefore, I called Barbara Lucas today and emailed Lynn Hall Ward (who has previously signed the applications as property owner) to inform them of this decision. I told them they could make application to the BAR for their July 16 meeting. If the BAR denies their request, then they could legally appeal to City Council.



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
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 Lynn-Nail Ward Applicant Name Preston Court Limited Partnership
Project Name/Description Tree removal Parcel Number _____
Property Address 1600 Brady Avenue

Applicant Information

Address: 1600 Brady Avenue
Charlottesville, VA 22903
Email: lynnnail@gmail.com
Phone: (W) 434-971-8015 (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.)

Signature Lynn-Nail Ward Date 11/24/15

Print Name Lynn-Nail Ward Date 11/24/15

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):

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

Remove dying magnolia tree on west side of building.
Remove paper tree on south side of building.

For Office Use Only

Received by: J. Barmore
Fee paid: 125.00 Cash/Ck. # 71654
Date Received: 11/24/2015

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P15-0194

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Tuesday, December 01, 2015 8:42 AM
To: 'CenturyLink Customer '; lynnhall.w.ward@gmail.com
Subject: 1600 Grady BAR application

Lynn,

I received your application to remove two trees, but there was nothing else included. At a minimum I need current photos of the two trees so that the BAR members understand your request. Although I have copies of your previous applications, I'm sure you understand it is not my job to prepare your new application.

Previously the BAR expressed a willingness to allow removal of two remaining Poplars, Ash, and Magnolia #2 on the west side, but said you 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).

Please be aware that, without a grading and landscape plan, the BAR may deny your request.

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

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Monday, February 01, 2016 11:34 AM
To: Galvin, Kathy
Cc: Jones, Maurice; Ikefuna, Alexander; Murphy, Mike; Council
Subject: RE: Preston court apartments

Kathy,

This is a follow-up regarding your question #3 below, I listened to the tape and you are correct that the Chair, Syd Knight, did not allow John Schmidt of LPDA to discuss the proposed plantings because Mr. Knight said the BAR first wanted to focus on the question of whether it was appropriate to remove the existing trees at all, and not to get ahead of that determination. Just before the motion to accept the applicant's request to defer, the Chair asked Mr. Schmidt if he wanted to talk, which he did, briefly, but Mr. Schmidt did not come up to the microphone so it was difficult to hear what he was saying.

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

-----Original Message-----

From: Scala, Mary Joy
Sent: Friday, January 29, 2016 5:08 PM
To: Galvin, Kathy
Cc: Jones, Maurice; Ikefuna, Alexander; Murphy, Mike; Council
Subject: RE: Preston court apartments

See answers below.

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

-----Original Message-----

From: Galvin, Kathy
Sent: Friday, January 29, 2016 1:13 PM
To: Scala, Mary Joy
Subject: Preston court apartments

Hello Mary Joy,

I have some questions. A few are simply requests for clarification and reports. Others revolve around determining what the BAR can legally require from applicants.

1.) I found the 9/17/12 statement from Bartlett Tree Experts concerning the condition of the trees in the staff memo. When that statement relays that they have been severely topped, does that mean they were cut to accommodate overhead power lines owned by Dominion? Who did the "topping?"

There are no overhead lines on the north side of Grady Avenue. The trees on the property were topped by the property owner.

2.) In that same statement, an engineering report is mentioned. I then listened to the 9/18/12 BAR proceedings and heard Steve Barber or Dunbar Milby and Williams give testimony about the impact of tree roots on the foundation. BAR members seemed to be referencing his report. May we please see Mr. barber's written report?

See attached.

3.) During the 9/18/12 meeting, Ms. Lucas attempted to have John Schmidt of LPDA speak to the BAR about the owner's future site plan for the property, but she was not allowed to do so. Why wasn't Ms. Lucas granted permission to have her landscape architect speak to the concerns of the BAR at that time? Did Ms. Lucas ever subsequently submit a landscape plan by LPDA to the BAR? If so, may we see it? If not, is there any explanation why?

I will listen to the tape and get back to you. No landscape plan has been submitted. I am aware that the applicant spoke to various professionals, but no plans were prepared. I do not know why.

4.) I have looked over the guidelines for site design in the staff memo, but that excerpt doesn't indicate a requirement that a professional (that I take to mean is a plan stamped with a registered professional's seal) grading/drainage plan be submitted for tree removal. Where in our ordinance does it grant the BAR the latitude to require a stamped engineering plan like this as part of an application for tree removal on an established private property? (Note: in my experience, a conceptual landscape plan would not have to be stamped and therefore is considerably less expensive than an engineered plan. I'm just trying to get a better handle on what was requested and by what authorization.)

In 2012 the applicant proposed removing six trees, re-grading the site and installing a storm drainage system that could tie into the City system. Since 2012, that request morphed into four other, different requests to remove various trees. The BAR wanted assurance that, if they approved a proposal to remove large trees, that it would actually resolve the water infiltration problem. That is why they requested a grading and landscape plan. Section 34- 802 (a) a site plan amendment is required for the removal of trees with 15" or more caliper.

5.) Staff recommendations allowed for the possibility of granting permission to remove two trees without further BAR involvement, but that the owner would then be subject to the zoning administrator and planner if other approvals are required. What might those other approvals be? As this is not a new site plan, how would the tree canopy requirements for R-3 zoning apply? Could existing trees be taken down provided they are replaced with trees and plantings compatible with existing and the neighborhood, as per the BAR guidelines?

I believe the only other approval would be a site plan amendment. The problem with just removing the large trees and replacing them is, how will that solve the water infiltration problem? Also, the applicant has stated they do not want to replace the trees with large species trees.

Many thanks.

Best,
Kathy
Kathleen M. Galvin, AIA
Charlottesville City Councilor

DUNBAR MILBY WILLIAMS PITTMAN & VAUGHAN

Consulting Structural Engineers

PLLC

RICHMOND AND CHARLOTTESVILLE

110 THIRD STREET, N.E., CHARLOTTESVILLE, VIRGINIA 22902-5224 PHONE: 434 293-5171 FAX: 434 971-5191

ALVIN W. DUNBAR, PE, SECB
DENWOOD T. MILBY, PE - RETIRED
C. NELSON WILLIAMS, IV, PE, SECB
KENNETH J. PITTMAN, PE, SECB
R. LINDLEY VAUGHAN, JR., PE, SECB

EDWARD S. FRAHER, III, PE, SECB
STEPHEN D. BARBER, PE, SECB
JEFFREY S. DAVIS, PE, SECB, LEED AP BD+C
GREGORY C. ELLEN, PE, SECB
ROBERT L. SMITH, PE, SECB
BETTY M. THOMPSON

June 5, 2012

Preston Court Partnership
1600 Grady Avenue
Charlottesville, VA 22903

Re: Preston Court Apartments – Basement Walls
DMWPV Job No. 1203-54

Dear Sir/Madam:

As requested, we recently visited the above building to review concerns that you raised with the existing basement wall conditions. We understand that water infiltration into the basements has been an ongoing issue for this building.

The existing building is an older multi-story apartment building with multi-wythe brick exterior foundation walls. The basement apartments are approximately 6' below grade. There are very large older trees near the basement walls and the exterior grade is essentially flat. In some localized areas, the grade slopes slightly downward towards the building.

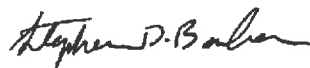
At the time of our visit, some of the foundation walls had been excavated. We observed significant tree root systems against the walls. It also appeared that much of the wall footings are bearing on rock. We understand that a subdrain system is present in some, but not all locations. From our limited observations, it appeared that the structural condition of the brick basement walls is good.

Following are our general recommendations regarding drainage around these basement walls:

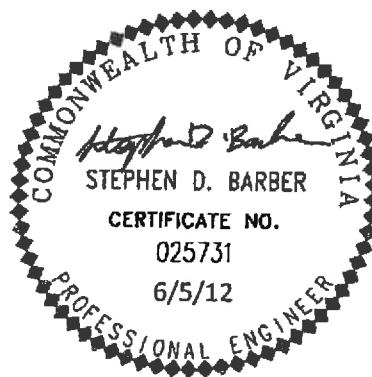
1. Remove the large trees near the basement walls.
2. Install a functioning subdrain along the perimeter of the building. This drain should consist of a perforated pipe bedded in crushed stone and wrapped in filter fabric. The pipe should be continuous and gravity drain to daylight or a suitable outlet. The pipe should be located at the bottom of the existing basement walls. We understand the challenges in obtaining the proper elevations given the rock and the elevation of the street. An alternative, although less desirable for the long term, is to run the pipes to one or more sump pits that are mechanically pumped to drain.
3. Install a waterproofing systems against the basement walls.
4. Backfill the walls with compacted open graded aggregate such as VDOT No. 57 stone.
5. Grade the site to provide positive slope down away from the walls to direct surface runoff away from the building.
6. Verify that the downspout and guttering of the building is functioning and repair as necessary.

The above observations and recommendations are based on an initial walk-through survey and are limited to the basement foundation walls only. These are general recommendations. If requested, we can develop more specific repair details. If you have any questions or if we can assist further, please contact us.

Very truly yours,
Dunbar Milby Williams Pittman & Vaughan



Stephen D. Barber, P.E.



Laura L. Knott, MLA, MSHP
Board of Architectural Review

January 28, 2016

Charlottesville City Council
council@charlottesville.org

Dear City Council:

I'm writing to provide further insight into the 1600 Grady Avenue "Appeal of BAR decision to deny removal of two trees at Preston Court Apartments." The property is located within the Rugby Road-University Circle-Venable Neighborhood Architectural Design Control District, most of which is included in the Rugby Road-University Corner National Register Historic District. The National Register nomination for this district describes it as follows:

With its many outstanding examples of late 19th-and early 20th-century architecture, together with its handsome tree-lined streets and park-like open spaces, the Rugby Road-University Corner Historic District comprises one of the most visually appealing university neighborhoods in the South. ...The District's visual appeal is further enhanced by its large, well-planted yards, its streets lined with towering deciduous trees, and its expansive stretches of university-maintained open spaces. In sum, the Rugby Road-University Corner Historic District is an outstanding and well-preserved example of a late 19th- and early 20th-century university neighborhood.

The Preston Court Apartments National Register nomination describes the building as

a remarkably well-preserved example of a garden-style apartment building. ...The surrounding yard and rear courtyard contain mature plantings that add to the building's residential character and further enhance the property's integrity.

Unfortunately, the nomination does not reflect any research into the history of its landscape setting, but a 1937 aerial of the property shows the building surrounded by large shade trees in much the same configuration as they are today.

The BAR has tried several times to assist this applicant her efforts to get Certificates of Appropriateness for various tasks at the property, including correcting water infiltration into the building, dealing with tree roots in a sanitary sewer pipe, improving the appearance of the property, and improving public safety. All of these requests have involved removal of large shade trees on the property. The applicant has been asked at each meeting to submit technical plans for the work, yet continues to return to the BAR with no technical plans. Below is a summary of those discussions, taken directly from recordings of the meetings, as found on the City web site:

- **September 18, 2012:** Applicant asked to **remove six trees to correct water infiltration** problem in basement through grading for positive drainage away from the building. BAR was not convinced that the removal of the trees will solve the problem, but suggested that there are technical solutions that should be considered. BAR felt the applicant had not presented enough information and suggested a deferral. The **BAR asked for a plan to show spot elevations and proposed drainage, and a**

conservation plan for the beech and pecan trees. The applicant asked for and was granted a deferral.

- **November 2012:** Applicant asked for and received administrative approval to remove of one poplar for completion of waterproofing of the building, with removal of the other five trees to return to the BAR. BAR stated its intent to require the care and protection of the pecan, ash, and beech trees on the property and replacement of the trees to be removed.
- **June 18, 2013:** Applicant asked during Matters from the Public not on the Agenda to **remove one tree to correct root infiltration** into a sanitary sewer line. Removal of the tree was not considered an emergency, since it was possible to clear out the pipe temporarily while the plan was being prepared. **BAR asked for a plan showing the location of the affected line and a planting plan showing replacement of the tree.**
- **November 19, 2013:** Applicant asked to **remove two trees to correct water infiltration problem** into the building. She brought a drawing by Stanislaw Makielski, which shows the building framed by an ornamental planting of trees and shrubs and wants to reproduce that look. BAR pointed out that that plan was never implemented and what exists was actually planted, likely at the time of construction, based on evidence in a 1937 aerial photograph. Staff reported that the neighborhood planner requires a grading and planting plan prior to tree removal. The city engineer confirmed that for land disturbance under 6000 sf, a full site plan is not required by state law, but may be required by the neighborhood planner. Ms. Lucas confirmed that they do not yet have a planting plan.

When asked how they plan to deal with the drainage, Ms. Lucas proposed to remove the trees and re-grade for positive drainage away from the building. They did not have an engineer or landscape architect working on the project. Chair pointed out that Ms. Lucas had been before the BAR three previous times and had been asked for a professional, technical solution to the problem, including plans and documentation; that was still BAR recommendation. Ms. Lucas pointed out that they could not afford to hire professionals and are trying to address the problems themselves. **BAR concluded by requesting that the applicant provide technical plans, including a grading plan and a planting plan**, before the BAR can approve tree removal.

- **August 19, 2014:** Ms. Lucas asked to **remove two trees**. One of the trees, an ash, is **clogging a sanitary sewer**. The other tree, a magnolia, is in decline: it **drops limbs on a walkway** and **causes water to drain into one apartment**. Chair pointed out that BAR has asked four previous times for a plan for tree replacement in order to approve the removal and have not received the plans. **Applicant replied that they will not produce a plan. The BAR denied the application.**
- **December 15, 2015:** Ms. Lucas asked to remove two trees. One, an ash, is healthy but **clogging a sanitary sewer**. The other, a magnolia, is **causing drainage into the building**. In addition, the magnolia is **dropping limbs into a walkway**. BAR commented that applicant has now been to BAR five times and three of those times, BAR asked for planting plan showing replacement of removed trees, asking why that has not been done. **Applicant said that they have no interest in doing that. BAR denied the application.**

You can see that the BAR has been kind and patient, and tried to help this applicant, but she has not met BAR requirements. I urge you to support the BAR's decision to deny the applicant's Certificate of Appropriateness until the requested information has been provided.

Thank you,

Laura Knott

28 January 2016

City Council
City of Charlottesville
610 East Market Street
Charlottesville, VA 22902

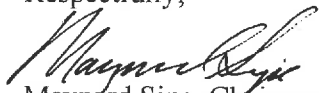
Dear Council Members,

At its last meeting, the Tree Commission of the City of Charlottesville voted unanimously to express support of the recent decision by the City's Board of Architectural Review (BAR) denying a request to remove trees on the Preston Court Apartment property. The Commission asks that City Council uphold the BAR's decision.

Tree Commission members voiced agreement that "the surrounding landscaping contributes to the character of the [Preston Court Apartment] property and the historic district" as noted by staff on page 2 of the Staff Report submitted to Council. Further, the Tree Commission has consistently taken the position that it is of utmost importance to maintain mature large canopy trees, such as those found on the Preston Court Apartments site, throughout the City.

The BAR serves as the expert body for the City in reviewing and deciding on applications affecting designated historic properties. The Tree Commission supports the BAR's authority to review landscaping and site design of such properties and feel it's role is an important one in promoting retention of existing trees that further the City's goals for protection of historic properties and the character of historic districts. Council should rely on the BAR's expertise and experience, particularly when the BAR's decision was unanimous as this one was, and uphold the BAR decision.

Respectfully,



Maynard Sipe, Chairperson
Tree Commission of the City of Charlottesville

Architectural And Historic Survey



Identification

STREET ADDRESS: 1600 Grady Avenue	HISTORIC NAME: Preston Court
MAP & PARCEL: 5-110	DATE / PERIOD: 1928
CENSUS TRACT AND BLOCK:	STYLE: Colonial Revival
PRESENT ZONING: R-3	HEIGHT (to cornice) OR STORIES: 3 storeys
ORIGINAL OWNER: Preston Court, Inc.	DIMENSIONS AND LAND AREA: 193' x 140' (27,104 sq. ft.)
ORIGINAL USE: Rental Property (35 apartments)	CONDITION: Good
PRESENT USE: Rental Property (35 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Preston Court, Inc.	DATE OF SURVEY: Summer 1983
ADDRESS: c/o Mrs. J. L. Hartman	SOURCES: City/County Records
P. O. Box 254	
Charlottesville, VA 22902	

ARCHITECTURAL DESCRIPTION

This 3-storey Colonial Revival apartment building, by far the largest of the half dozen erected in this area in the 1920's, is a C-shaped building with a rear courtyard excavated to basement level. The facade is 14 bays wide and the side elevations seven bays. Walls and foundation are constructed of cinderblock faced with brick laid in Flemish bond. The brick used in the foundation is a darker, brownish red, and there is a moulded brick water table. Stone quoins mark the corners of the building and frame the porches. The building has a flat roof. There is a wooden entablature on the parapet and another wooden cornice and frieze just below the third storey windows. On the parapet, at the center of the facade, there is a panel of pierced concrete blocks flanked by low relief concrete consoles with an Art Deco flavor. There are four capped interior chimneys. Windows are double-sash, 6-over-6 light, with moulded surrounds and louvered shutters, the same height at all levels, including the basement. First and second storey windows have jack arches with stone keystones, and first storey windows also have paneled spandrels. A band of concrete extending around the building serves as a common lintel for the third storey windows. Basement windows are segmental-headed; some are 6-over-6 and some are half-sized hinged sash. There are two 2-storey, flat-roofed, ionic porticoes five bays wide on the facade and one on each side elevation. Three columns support a flat roof with an entablature with modillions and cushion frieze with Chinese Chippendale pierced vents. A metal awning now shelters the deck on the roof of each portico. There are porches with wrought iron balustrades at both levels in the side bays of the porticoes. Access to the porches is by paired French doors. There is an entrance in the center bay of each portico, between the porches, at the level of the stair landing between the basement and first storey. The paneled door has an entablature with shouldered architrave, deep cushion frieze, and dentiled cornice on consoles supported by pilasters. Above the entrance, on the upper landing, is a circular-headed multi-light window with Chinese Chippendale wrought iron balustrade. Access to the rear courtyard is by a pair of 2-flight stairs from the top of the fieldstone retaining wall. The rear elevation is somewhat more simply detailed. Each apartment has a back door opening onto a fire escape.

HISTORICAL DESCRIPTION

The Preston family had reserved a large tract of land around the house when the rest of the Wyndhurst estate was subdivided. This too was later subdivided, and in 1927 J. L. Hartman bought the two lots that made up the front yard of the Preston home (City DB 59-246). Ownership was transferred to Preston Court, Inc., the next year. Preston Court Apartments, designed by U.Va. architecture professor Stanislaw Makielski, were built in 1928.

Additional References: City DB 60-184, 61-322.



**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130
Negative no(s). 7218

Page 1 of 2

Street address 1600 Grady Ave. (Should be 1601)
Town/City Charlottesville

Historic name Preston Court Apartments. Common name

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco cast iron
 - concrete block terra cotta
 - enameled steel glass and metal
 - other: finely cast concrete to resemble sandstone

Number of Stories		Roof Type		Roof Material	
<input type="checkbox"/> 1	<input type="checkbox"/> 2½	<input type="checkbox"/> shed	<input type="checkbox"/> mansard	<input type="checkbox"/> slate	<input type="checkbox"/> tile
<input type="checkbox"/> 1½	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> gable	<input type="checkbox"/> gambrel	<input type="checkbox"/> wood shingle	<input type="checkbox"/> pressed tin
<input type="checkbox"/> 2	<input type="checkbox"/> _____	<input type="checkbox"/> pediment	<input type="checkbox"/> parapet	<input type="checkbox"/> composition	<input checked="" type="checkbox"/> not visible
		<input checked="" type="checkbox"/> hipped	<input type="checkbox"/> flat	<input type="checkbox"/> standing seam metal	
		<input type="checkbox"/> other: _____		<input type="checkbox"/> other _____	

Dormers		Number of bays -- Main facade		
<input checked="" type="checkbox"/> 0	<input type="checkbox"/> 3	<input type="checkbox"/> shed	<input type="checkbox"/> 1	<input type="checkbox"/> 4
<input type="checkbox"/> 1	<input type="checkbox"/> 4	<input type="checkbox"/> gable	<input type="checkbox"/> 2	<input type="checkbox"/> 5
<input type="checkbox"/> 2	<input type="checkbox"/> _____	<input type="checkbox"/> pedimented	<input type="checkbox"/> 3	<input type="checkbox"/> 6
		<input type="checkbox"/> shed	<input type="checkbox"/> hipped	<input type="checkbox"/> 7
		<input type="checkbox"/> gable	<input type="checkbox"/> _____	<input type="checkbox"/> 8
		<input type="checkbox"/> pedimented		<input checked="" type="checkbox"/> 13

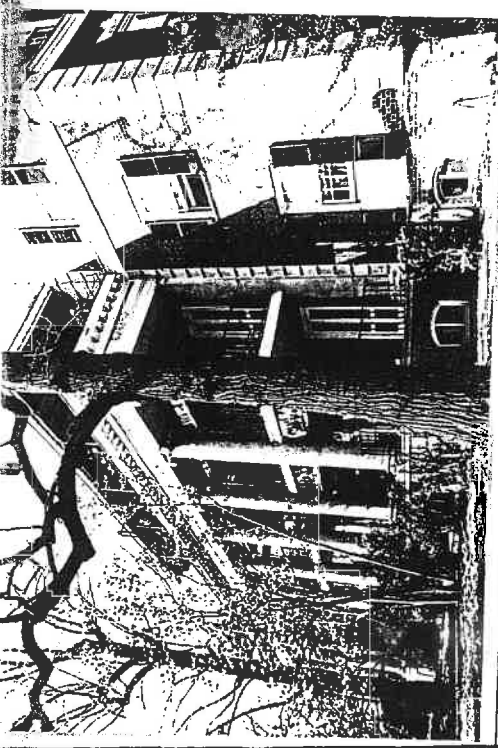
Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	A series of monumental porticoes supported by Ionic columns and broken by balconies.

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input checked="" type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Georgian Revival Date. 1923-28 Architect/builder Stanislaw Makielski

Location and description of entrance Three identical main entries with large round-headed window above.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This large U-plan building occupies the entire length of one block. It is enlivened by good quality architectural trim of wood and ^{cast} concrete in the Georgian style. Each of the three 13-bay facades is identical, featuring a two-story hexastyle Ionic portico broken by balconies. (The third-story porches are flimsy additions).

Historical information

These apartments were built in the mid-1920s to plans drawn up by UVa Professor of Architecture, Stanislaw Makielski.

Source Eugenia Bibb; Sanborn maps; Real Estate Dept.
Surveyed by Jeff O'Dell, VHLC Date 4-83; 8-83

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Preston Court Apartments
Charlottesville, Virginia

Section 7 Page 1

7. SUMMARY DESCRIPTION:

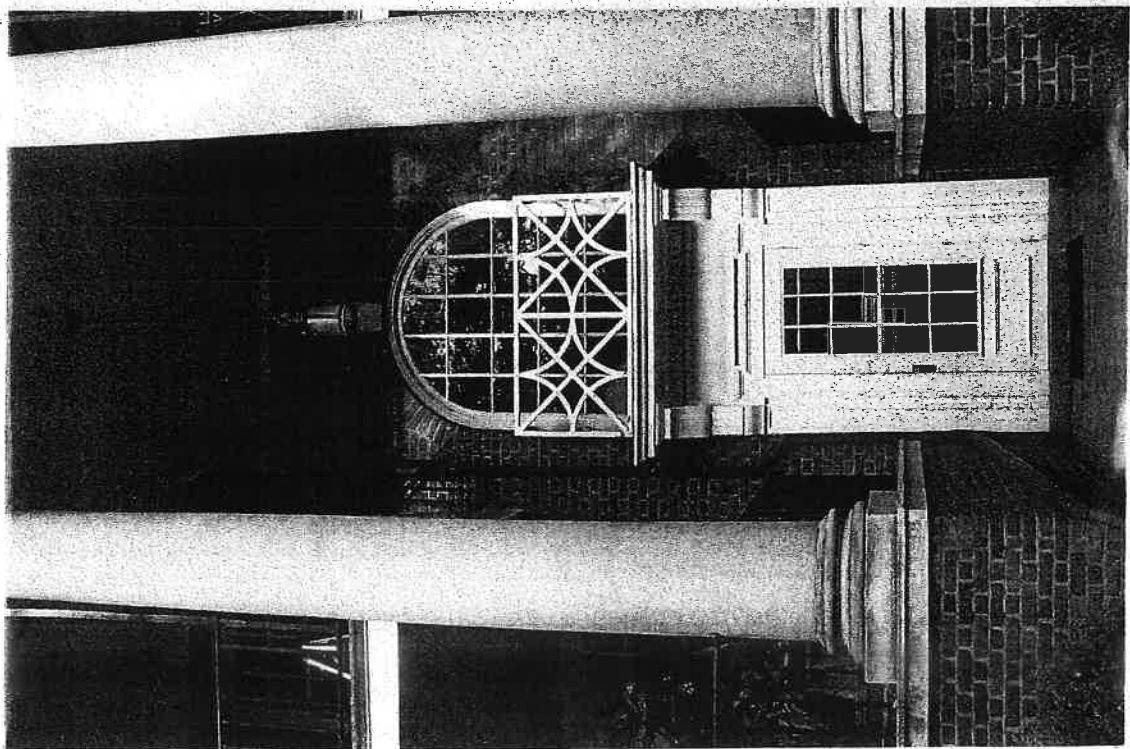
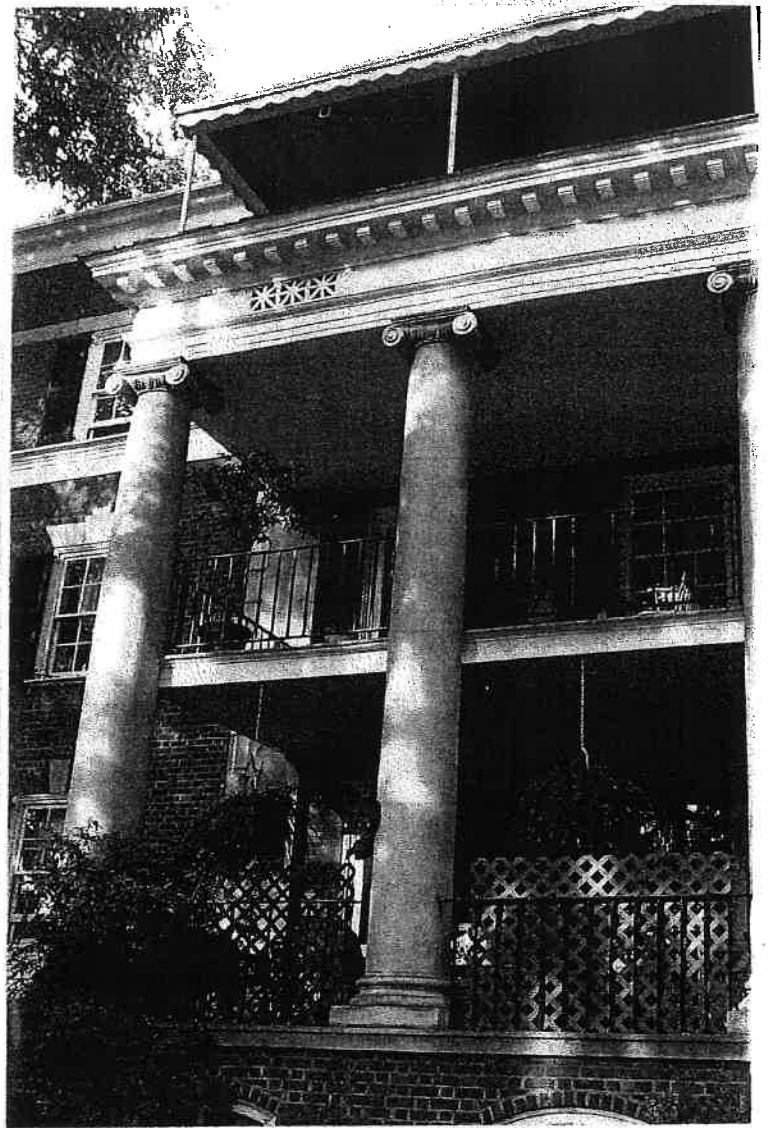
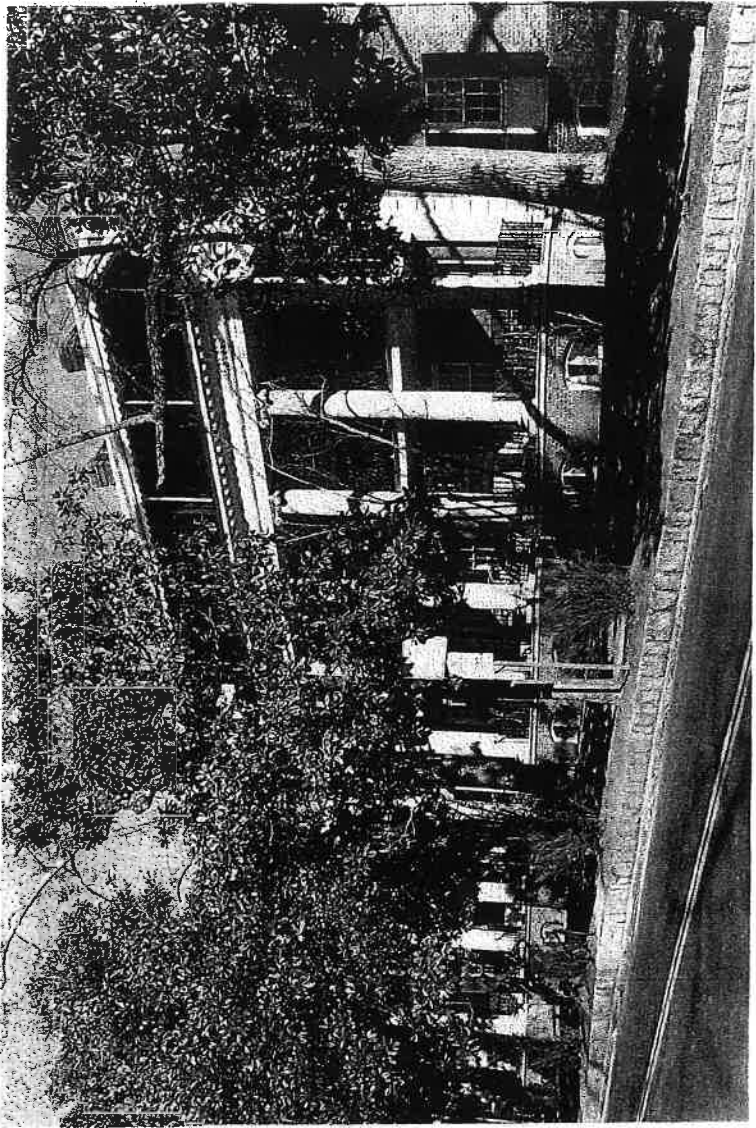
Located at 1600 Grady Avenue in the city of Charlottesville, Virginia, Preston Court Apartments is sited on the north side of Grady Avenue east of its intersection with Rugby Road. A remarkably well-preserved example of a garden-style apartment, Preston Court Apartments was constructed in 1928 after a design by University of Virginia architecture professor, Stanislaw Makielski, and was built by and for the Frank E. Hartman Company. The three-story, C-shaped, Classical Revival-style, reinforced concrete building is faced with brick and is the largest apartment building of its era in the City of Charlottesville. It is also one of the first multi-story apartment buildings in the City that was constructed for family living using the modern technologies of the period. Since its construction, the property has remained in the Hartman family and is still used as rental apartments. The surrounding yard and rear courtyard contain mature plantings that add to the building's residential character and further enhance the property's integrity.

DETAILED DESCRIPTION:

The Preston Court Apartments is one of the largest and most intact of a series of apartment buildings constructed in this part of Charlottesville during the 1920s in order to accommodate the burgeoning population of the City. Situated within a half mile of the Rotunda, the building's location in close proximity to the University as well as its easy accessibility to downtown was meant to attract not only the faculty population and students but also business professionals. Advertisements from when Preston Court Apartments opened in 1929 tout its modern characteristics including that of being fireproof (**Figure 1**). This appeal to safety and modern conveniences and the way those features are incorporated into the building are what set Preston Court Apartments apart from other contemporary apartment buildings in Charlottesville.

Designed by University of Virginia architecture professor Stanislaw Makielski, Preston Court Apartments was owned and constructed by the Frank E. Hartman Company, run by brothers Leonard and Frank Hartman. In 1931 Frank Hartman, who was trained as a civil engineer, became superintendent of buildings and grounds at the University of Virginia, a position he held until 1957. The Hartman family is still the majority owner and a granddaughter of Leonard Hartman is the manager and operates the rental units at Preston Court Apartments, which cost \$220,000 to construct in 1928.¹

Located on the north side of Grady Avenue one block east of Rugby Road, the three-story



2006

*Grady Avenue
Preston Court Apartments*

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Department of Community Development
City Hall
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