

From: Mess, Camie
Sent: Monday, August 21, 2017 3:35 PM
To: 'mark@henningsenkestner.com'
Subject: BAR Action-1600 Grady Avenue-Aug 15, 2017

August 21, 2017

Neighborhood Investments-PC, LP
ATTN Mark

Certificate of Appropriateness Application

BAR 16-12-03

1600 Grady Avenue

Tax Parcel 050110000

Neighborhood Investments-PC, LP, Owner/ Henningsen Kestner Architects, Inc, applicant
Landscape Plan

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 15, 2017. The following action was taken:

Gastinger moved: 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 landscape, lighting plan, and tree demolition plan satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted with the stipulation that the applicant return to the BAR with an updated planting plan for the plantings in the three yards, that shows at least a one-to-one replacement for the removed trees. Balut seconded. The motion passes (7-0).

This certificate of appropriateness shall expire in 18 months (February 15, 2019), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Historic Preservationist

Camie Mess
Assistant Historic Preservationist
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 15, 2017**



Certificate of Appropriateness Application

BAR 16-12-03

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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. (Survey attached)

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.

December 15, 2015 - 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).

February 1, 2016 - The City Council upheld (4-1 with Galvin opposed) the BAR decision of December 15, 2015 to deny the proposed removal of two trees.

December 20, 2016 - The BAR approved (8-0) the application to replace the four fire escapes with entry porticos and other associated renovations, as well as the addition of eight patios, with the proviso that the following are submitted for administrative approval when done: details for railings, window selection, and options on porticos. Those items were approved administratively on July 11, 2017.

+ 3 older magnolias
Ash

Application

The applicant has submitted a landscape and lighting plan for 1600 Grady Avenue. They want to remove two tulip poplars and a magnolia tree from the southeast corner of the lot, the poplars will be replaced with a ginkgo tree. The applicant is also renovating the landscaping in the courtyard. Specific plant species and placement can be seen on the application. The retaining wall is being demolished and a concrete walkway is going to be put in its place.

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 and Elements include:

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

1. *Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to 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.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

1. *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
2. *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
3. *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
4. *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
5. *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
6. *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
7. *Consider motion-activated lighting for security.*

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1. *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
2. *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
3. *Gravel or stone dust may be appropriate, but must be contained.*
4. *Stamped concrete and stamped asphalt are not appropriate paving materials.*
5. *Limit asphalt use to driveways and parking areas.*
6. *Place driveways through the front yard only when no rear access to parking is available.*
7. *Do not demolish historic structures to provide areas for parking.*

8. *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

Discussion and Recommendations

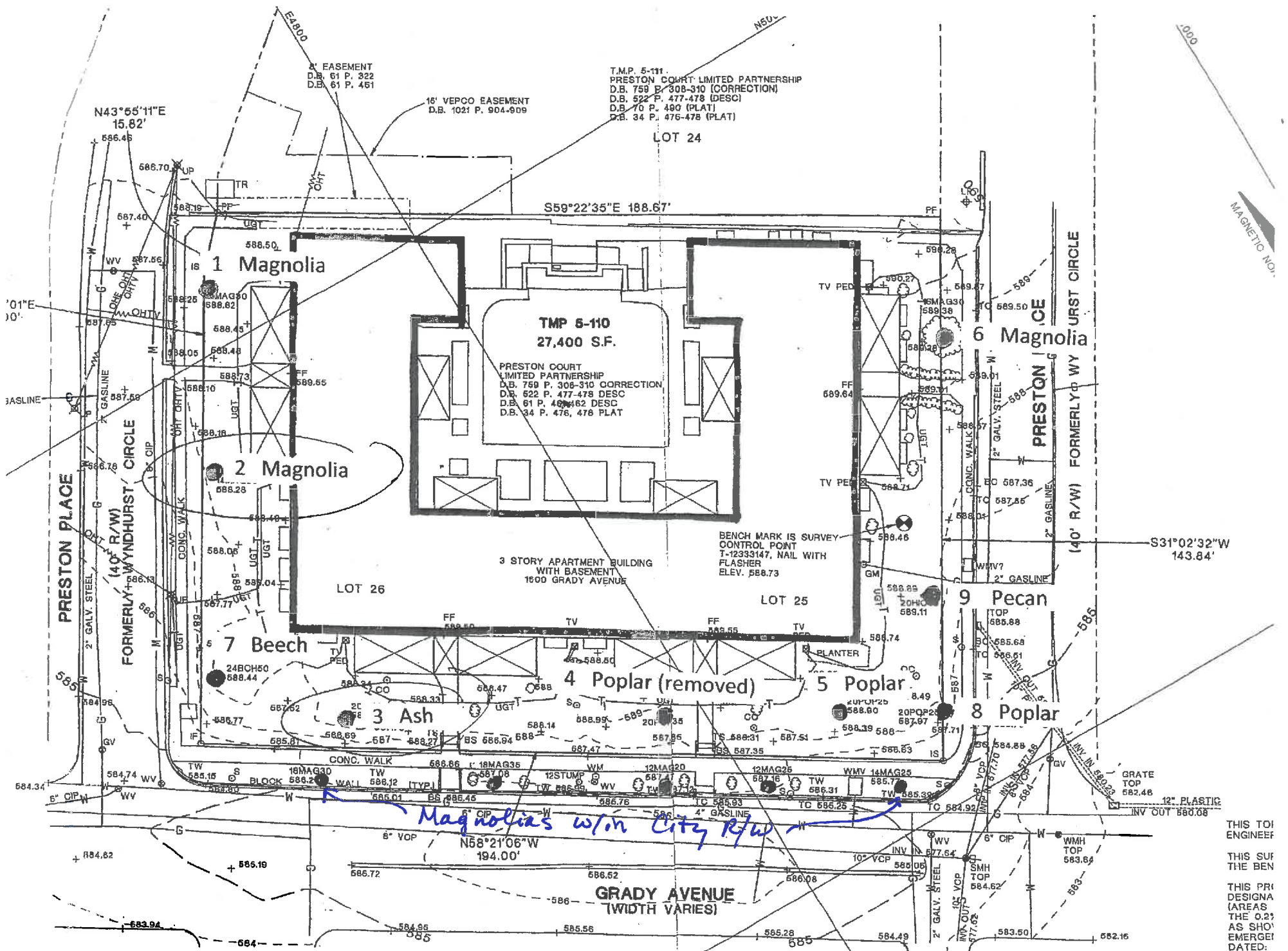
The changes to the courtyard cannot be seen by the street and greatly enhance the aesthetic appeal of the apartment complex for the occupants. The materials picked for the planting and walkways are appropriate. Two magnolias will be removed from the courtyard.

The applicant intends to remove two large poplars from the front, SE corner of the property, and a small magnolia from the same area. The arborist's letter indicates a plan to excavate 6 feet from the building that would endanger several trees. That plan should be discussed. Staff agrees the Beech and Pecan are significant trees. Perhaps the ailing magnolias could be replaced. The choice of a ginkgo as an appropriate replacement tree for the prominent corner should be discussed. Staff has included a drawing that shows the numbered location of major trees.

Staff has requested cut sheets for the courtyard lighting fixtures. The lighting plan appears to be appropriately low-level and dark sky compliant.

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 landscape and lighting plan satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted (or with the following modifications...).



T.M.P. 5-111
 PRESTON COURT LIMITED PARTNERSHIP
 D.B. 759 P. 306-310 (CORRECTION)
 D.B. 522 P. 477-478 (DESC)
 D.B. 70 P. 460 (PLAT)
 D.B. 34 P. 476-478 (PLAT)

S59°22'35"E 188.67'

TMP 6-110
 27,400 S.F.

PRESTON COURT
 LIMITED PARTNERSHIP
 D.B. 759 P. 306-310 CORRECTION
 D.B. 522 P. 477-478 DESC
 D.B. 61 P. 462-462 DESC
 D.B. 34 P. 476, 476 PLAT

3 STORY APARTMENT BUILDING
 WITH BASEMENT
 1600 GRADY AVENUE

BENCH MARK IS SURVEY
 CONTROL POINT
 T-12333147, NAIL WITH
 FLASHER
 ELEV. 588.73

Magnolias w/in City R/W

GRADY AVENUE
 (WIDTH VARIES)

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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.



Arboristry® Associates, Inc.

"Performing the Art of Tree & Shrub Care"



422 Perkins Hollow Lane
Faber, VA 22938

www.arboristry.com
office@arboristry.com

Office: 434-263-4324
Fax: 434-263-8908

Mr. John James
9535 Woodberry Forest Road
Orange Va. 22960
540-672-1690

Dear Mr. James,

Thank you for the opportunity to provide a consultation regarding the trees that will be impacted by the project at Preston Court Apartments, 1600 Grady Avenue Charlottesville, VA 22903. The following is a summary of my findings and opinions based on our conversation on 7/13/2017 at 12:30 pm.

Excavation will disturb up to six (6) feet from the building wall and will significantly cut anchor and feeding roots on one side of 3 southern magnolias, 2 tulip poplars, and 1 green ash. The future health and stability of these trees will be severely compromised and they should be removed before they become liabilities. As for the 2 Southern Magnolias that grow within the building's internal courtyard, they too shall be removed. They do not represent historical significance and are not in great health. I believe that all the falling debris associated with these two trees are an ongoing tripping hazard to the tenants.

The American beech and the pecan do however provide historical significance and should be protected against construction activities (compaction and excavation) and roots should be air-spaded and fed either during, or immediately after, site work is completed.

If you have any further questions regarding this matter, please feel free to contact me.

Thank you,

Jason Pierce

Account Manager

ISA Certified Arborist MA-4480A

ISA Certified Tree Climber MA-4480AT

CTSP - Certified Treecare Safety Professional 00082

VA Registered Tech. 97419-T

434-263-4324 office



a. Inside courtyard



✓ b. magnolias located in courtyard - to remove



✓ c. magnolias in courtyard - from another angle



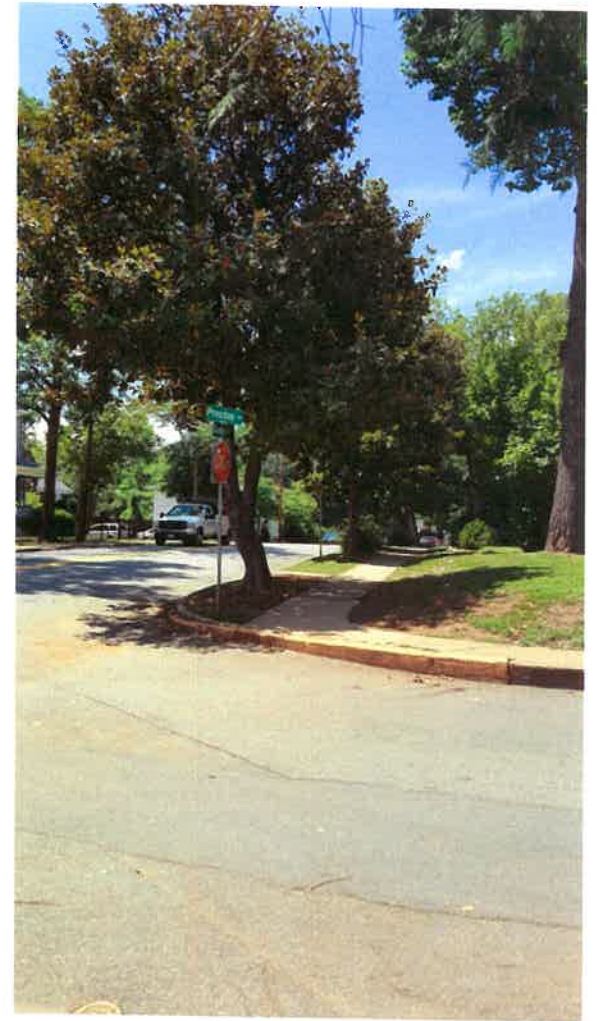
✓ d. large pecan on S.E. corner - to save



✓ e. magnolia on N.E. corner - ~~to~~
~~remove~~ remove



f. 2 "topped" tulip poplars on S.E.
corner - to remove



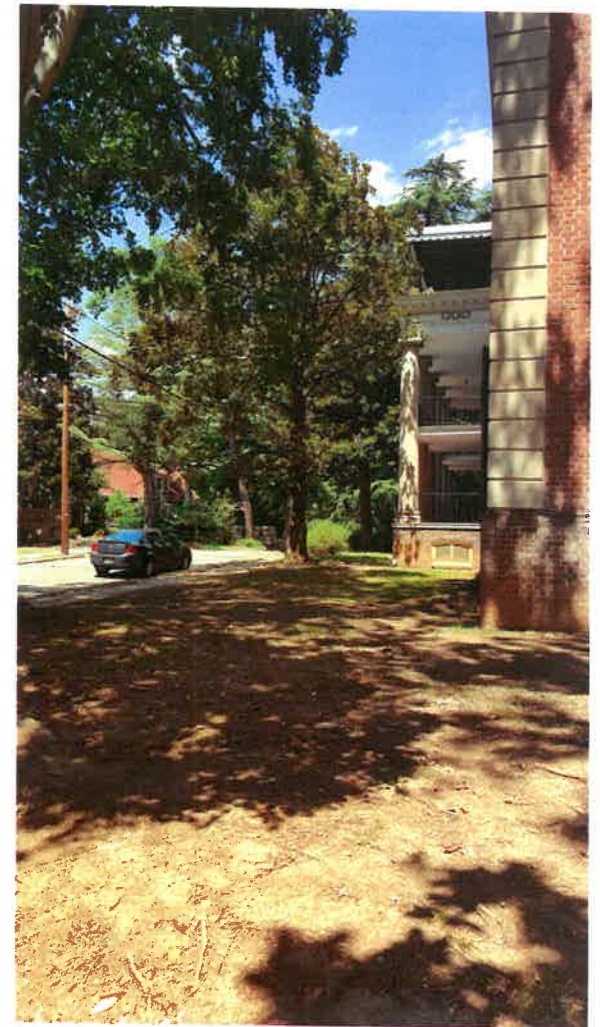
✓ g. magnolias in planting strip along
Grady Avenue - to save



✓ h. green ash on S.W. corner - to remove



✓ i. beech on S.W. corner - to save



j. magnolia on W. side - to remove



k. exposed beech roots - to treat
(air spade and feeding)



l. another photo of magnolias along
Grady - green ash is to the left of
the picture



m. magnolia on N.W. corner - to
remove

PLANT LIST
for
PRESTON COURT APARTMENTS
CHARLOTTESVILLE, VIRGINIA
February 26, 2017
Revised: August 10, 2017

TREES:

- 6 Amelanchier arborea 'Princess Diana' – Princess Diana Serviceberry – 12' o.c., 10'- 12', B&B, single-stem specimen, heavy
- 5 Ginkgo biloba 'Autumn Gold' (Male) – Autumn Gold Ginkgo – 12'- 14', B&B, specimen
- 2 Hamamelis virginiana – Common Witchhazel – 5'- 6', B&B, heavy

SHRUBS:

- 6- A Abelia grandiflora 'Little Richard' – Little Richard Abelia – 3' o.c., 15"- 18", cont.
- 6- B Abelia grandiflora 'Sherwoodii' - Sherwood Abelia – 4 ½' o.c., 18"- 24", cont.
- 8- C Buxus sinica var. sinularis 'Justin Brouwers' – Justin Brouwers Boxwood – 3' o.c., 15"- 18", cont.
- 2- D Cryptomeria japonica 'Black Dragon' – Black Dragon Cryptomeria – 3'- 4', cont., specimen
- 7- E Fothergilla x 'Mt. Airy' – Mt. Airy Fothergilla – 4' o.c., 24"- 30", cont.
- 1- F Hydrangea arborescens 'Annabelle' – Annabelle Hydrangea – 18"- 24", cont.
- 2- G Hydrangea quercifolia 'Snow Queen' – Snow Queen Oakleaf Hydrangea – 24"- 30", cont.
- 4- H Hypericum kalmianum – Kalm St. Johnswort – 3' o.c., 15"- 18", cont.
- 10- I Itea virginica 'Little Henry' – Little Henry Sweetspire – 4' o.c., 18"- 24", cont.
- 6- J Nandina domestica 'Moon Bay' – Moon Bay Nandina – 3' o.c., 15"- 18", cont.
- 1- K Pieris japonica 'Temple Bells' – Temple Bells Pieris – 18"- 24", cont.
- 6- L Rhododendron Gable Hybrid 'Rosebud' – Rosebud Azalea – 4' o.c., 15"- 24", cont.
- 4- M Rhododendron Gable Hybrid 'White Rosebud' – White Rosebud Azalea – 4' o.c., 15"- 18", cont.
- 10- N Spiraea nipponica 'Halward's Silver' - Halward's Silver Spirea – 3' o.c., 15"- 18", cont.
- 4- O Viburnum carlesii 'compactum' – Compact Koreanspice Viburnum – 4' o.c., 24"- 30", cont.
- 10- P Viburnum nudum 'Winterthur' – Winterthur Viburnum – 6' o.c., 30"- 36", cont.

PERENNIALS, FERNS, GRASSES, AND GROUNDCOVERS:

- 26- a Astilbe arendsii 'Bridal Veil' – Bridal Veil Astilbe – 18" o.c., 1 gal. cont.
- 5- b Athyrium felix-femina 'Lady in Red' – Lady in Red Lady Fern – 30" o.c., 1 gal. cont.
- 100- c Carex pensylvanica – Oak Sedge – 15" o.c., 2 ½" plug
- 9- d Dicentra x eximia 'Ivory Hearts' – Ivory Hearts Bleeding Heart – 24" o.c., 1 gal. cont.
- 13- e Dryopteris erythrosora 'Brilliance' – Brilliance Autumn Fern – 30" o.c., 1 gal. cont.

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- 6- A Abelia grandiflora 'Little Richard' – Little Richard Abelia – 3' o.c., 15"- 18", cont.
- 6- B Abelia grandiflora 'Sherwoodii' - Sherwood Abelia – 4 ½' o.c., 18"- 24", cont.
- 8- C Buxus sinica var. sinularis 'Justin Brouwers' – Justin Brouwers Boxwood – 3' o.c., 15"- 18", cont.
- 2- D Cryptomeria japonica 'Black Dragon' – Black Dragon Cryptomeria – 3'- 4', cont., specimen
- 7- E Fothergilla x 'Mt. Airy' – Mt. Airy Fothergilla – 4' o.c., 24"- 30", cont.
- 1- F Hydrangea arborescens 'Annabelle' – Annabelle Hydrangea – 18"- 24", cont.
- 2- G Hydrangea quercifolia 'Snow Queen' – Snow Queen Oakleaf Hydrangea – 24"- 30", cont.
- 4- H Hypericum kalmianum – Kalm St. Johnswort – 3' o.c., 15"- 18", cont.
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- 6- L Rhododendron Gable Hybrid 'Rosebud' – Rosebud Azalea – 4' o.c., 15"- 24", cont.
- 4- M Rhododendron Gable Hybrid 'White Rosebud' – White Rosebud Azalea – 4' o.c., 15"- 18", cont.
- 10- N Spiraea nipponica 'Halward's Silver' - Halward's Silver Spirea – 3' o.c., 15"- 18", cont.
- 4- O Viburnum carlesii 'compactum' – Compact Koreanspice Viburnum – 4' o.c., 24"- 30", cont.
- 10- P Viburnum nudum 'Winterthur' – Winterthur Viburnum – 6' o.c., 30"- 36", cont.

PERENNIALS, FERNS, GRASSES, AND GROUNDCOVERS:

- 26- a Astilbe arendsii 'Bridal Veil' – Bridal Veil Astilbe – 18" o.c., 1 gal. cont.
- 5- b Athyrium felix-femina 'Lady in Red' – Lady in Red Lady Fern – 30" o.c., 1 gal. cont.
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PLANT LIST
for
PRESTON COURT APARTMENTS
CHARLOTTESVILLE, VIRGINIA

February 26, 2017
Revised: August 10, 2017

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BEGA**77 239**

Garden and pathway luminaire

 IP 64

Project · Reference number

Date

Product data sheet**Application**

Garden and pathway luminaire with light directed downwards for illuminating paths, terraces and house entrances.

Luminaire for the uniform, glare-free illumination of ground surfaces.

The used LED technique offers durability and optimal light output with low power consumption at the same time.

Product description

Luminaire made of aluminium alloy, aluminium and stainless steel

Matt safety glass

Silicone gasket

Luminaire with anchorage unit for fixing in the soil

The anchorage unit is made of galvanised steel according to EN ISO 1461

Line connector for mains supply cable up to \varnothing 13 mm · max. 3 × 2,5^L

LED power supply unit
220-240 V \sim 0/50-60 Hz

Safety class I


Protection class IP 64

Dust-tight and protection against splash water

Impact strength IK02

Protection against mechanical

impacts < 0.2 joule

 – Safety mark

 – Conformity mark

Weight: 2.7 kg

Inrush current

Inrush current: 20 A / 170 μ s

Maximum number of luminaires of this type per miniature circuit breaker:

B 10A: 31 luminaires

B 16A: 50 luminaires

C 10A: 52 luminaires

C 16A: 85 luminaires

Light technique

Luminaire data for the light planning program DIALux for outdoor lighting, street lighting and indoor lighting as well as luminaire data in EULUMDAT- and IES-format you will find on the BEGA web page www.bega.com.

Recommended light point interval 3.5 m

Lamp

Module connected wattage 1.9 W

Luminaire connected wattage 3.3 W

Rated temperature $t_a = 25$ °C

Ambient temperature $t_{a,max} = 55$ °C

Module designation LED-0684/830

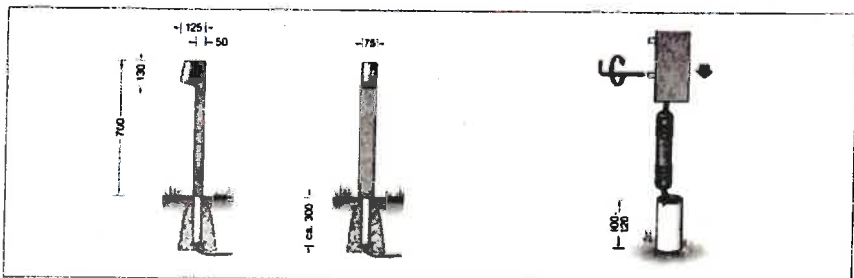
Colour temperature 3000 K

Colour rendering index $R_a > 80$

Module luminous flux 295 lm

Luminaire luminous flux 146 lm

Luminaire luminous efficiency 44,2 lm/W

**Lifetime of the LED**

Ambient temperature $t_a = 15$ °C

– at 50,000h: L 90 B 10

– at > 500,000h: L 70 B 50

Ambient temperature $t_a = 25$ °C

– at 50,000h: L 90 B 10

– at > 500,000h: L 70 B 50

max. ambient temperature $t_a = 55$ °C

– at 50,000h: L 80 B 10

– at 250,000h: L 70 B 50

Article No. 77 239

Colour graphite, white or silver

graphite – article number

white – article number + **W**

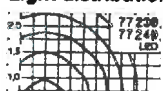
silver – article number + **A**

Accessories

70 730 Distribution box

The distribution box is meant for installation in the soil and allows a junction from the supply cable to the luminaire and through-wiring to the next luminaire.

After the electrical connection the distribution box is filled up with gel and closed.

Light distribution

BEGA**33 528**

Wall luminaire



Project · Reference number

Date

Product data sheet

Application

Shielded LED wall luminaire with high protection class for a variety of lighting tasks. A luminaire made of die cast aluminium and impact resistant crystal glass. The used LED technique offers durability and optimal light output with low power consumption at the same time.

Product description

Luminaire made of aluminium alloy, aluminium and stainless steel
 Crystal glass with optical structure
 2 fixing holes \varnothing 5 mm
 140 mm spacing
 2 cable entries for through-wiring of mains supply cable \varnothing 7-10,5 mm, max. 3 G 1,5²
 Connecting terminal 2.5^U
 Earth conductor connection
 LED power supply unit
 220-240 V \sim 0/50-60 Hz
 DC 176-264 V
 Safety class I
 Protection class IP 65
 Dust-tight and protection against water jets
 Impact strength IK06
 Protection against mechanical impacts < 1 joule
 – Safety mark
 – Conformity mark
 Weight: 1.6 kg

Inrush current

Inrush current: 6 A / 133 μ s
 Maximum number of luminaires of this type per miniature circuit breaker:
 B 10A: 93 luminaires
 B 16A: 150 luminaires
 C 10A: 156 luminaires
 C 16A: 250 luminaires

Lamp

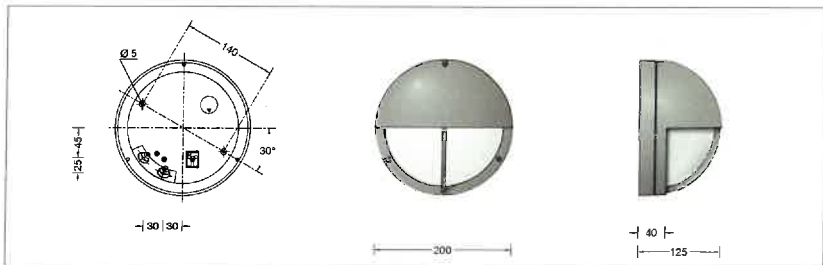
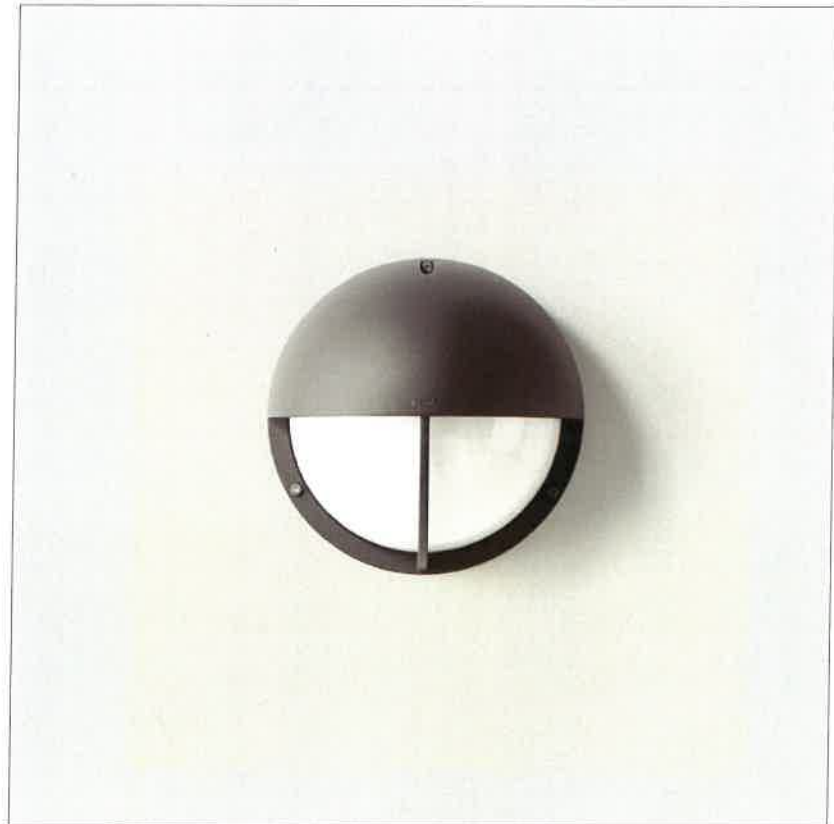
Module connected wattage 4.2 W
 Luminaire connected wattage 6 W
 Rated temperature $t_a = 25$ °C
 Ambient temperature $t_{a \max} = 55$ °C

33 528

Module designation LED-0280/830
 Colour temperature 3000 K
 Colour rendering index $R_a > 80$
 Module luminous flux 490 lm
 Luminaire luminous flux 226 lm
 Luminaire luminous efficiency 37,7 lm/W

33 528 K4

Module designation LED-0280/840
 Colour temperature 4000 K
 Colour rendering index $R_a > 80$
 Module luminous flux 525 lm
 Luminaire luminous flux 242 lm
 Luminaire luminous efficiency 40,3 lm/W



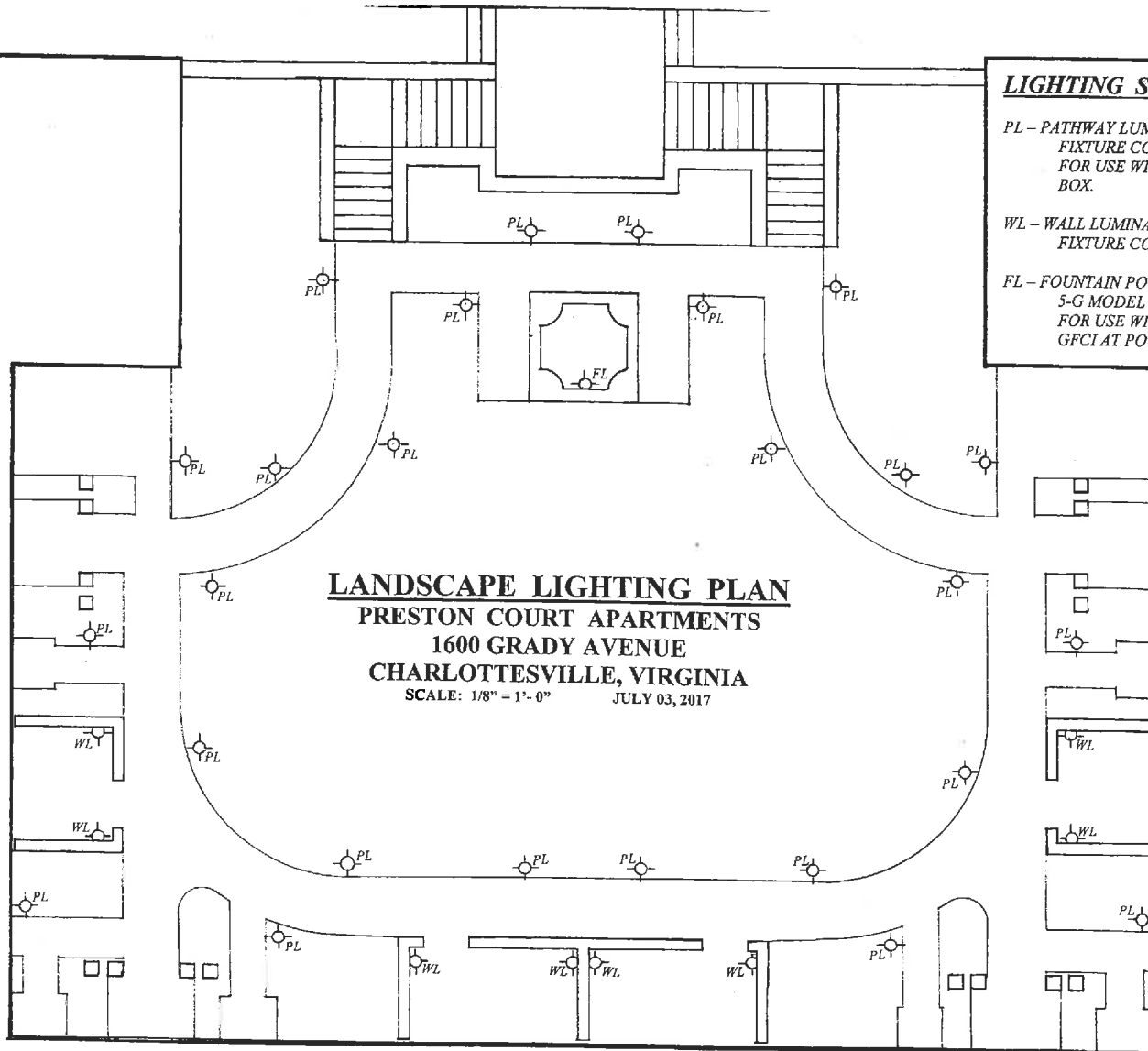
Lifetime of the LED

Ambient temperature $t_a = 15$ °C
 – at 50,000h: L90B10
 – at > 500,000h: L70B50
 Ambient temperature $t_a = 25$ °C
 – at 50,000h: L90B10
 – at > 500,000h: L70B50

max. ambient temperature $t_a = 55$ °C
 – at 50,000h: L90B10
 – at 270,000h: L70B50

Article No. 33 528

LED colour temperature optionally 3000K or 4000K
 3000 K – Article number
 4000 K – Article number + **K4**
 Colour optionally graphite, white or silver
 Graphite – Article number
 White – Article number + **W**
 Silver – Article number + **A**



LIGHTING SCHEDULE:

PL – PATHWAY LUMINAIRE – BEGA MODLE #77-22339, 12 V LED.
 FIXTURE COLOR: GRAPHITE
 FOR USE WITH BEGA MODEL # 70-730 DISTRIBUTION BOX.

WL – WALL LUMINAIRE – BEGA MODEL # 33-528, 12 V LED.
 FIXTURE COLOR: GRAPHITE

FL – FOUNTAIN POOL LUMINAIRE – PENTAIR INTELLIBRITE
 5-G MODEL # 601106, 12 V
 FOR USE WITH LOW-VOLTAGE TRANSFORMER AND
 GFCI AT POWER SOURCE.

LANDSCAPE LIGHTING PLAN
PRESTON COURT APARTMENTS
1600 GRADY AVENUE
CHARLOTTEVILLE, VIRGINIA
 SCALE: 1/8" = 1'-0" JULY 03, 2017

JOHN F. JAMES, PLA
 LANDSCAPE ARCHITECT
 9535 WOODBERRY FOREST RD.
 ORANGE, VIRGINIA 22960
 PHONE: 540-672-1690
 EMAIL: jfjamesla@yahoo.com



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 P.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



HENNINGSEN KESTNER
ARCHITECTS

July 25, 2017

LETTER OF TRANSMITTAL

RECEIVED

JUL 25 2

NEIGHBORHOOD DEVELOPMENT SERVICES

To: Mary Joy Scala
City of Charlottesville

Job: 1616 – Preston Court Apartments

Transmitted for: BAR Approval

Contents:

- 10 Copies of Land Title Survey
- 10 Copies of Landscape Planting Plan
- 10 Copies of Landscape Plant List
- 10 Copies of Landscape Lighting Plan

For Delivery

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for
PRESTON COURT APARTMENTS
CHARLOTTESVILLE, VIRGINIA
February 26, 2017

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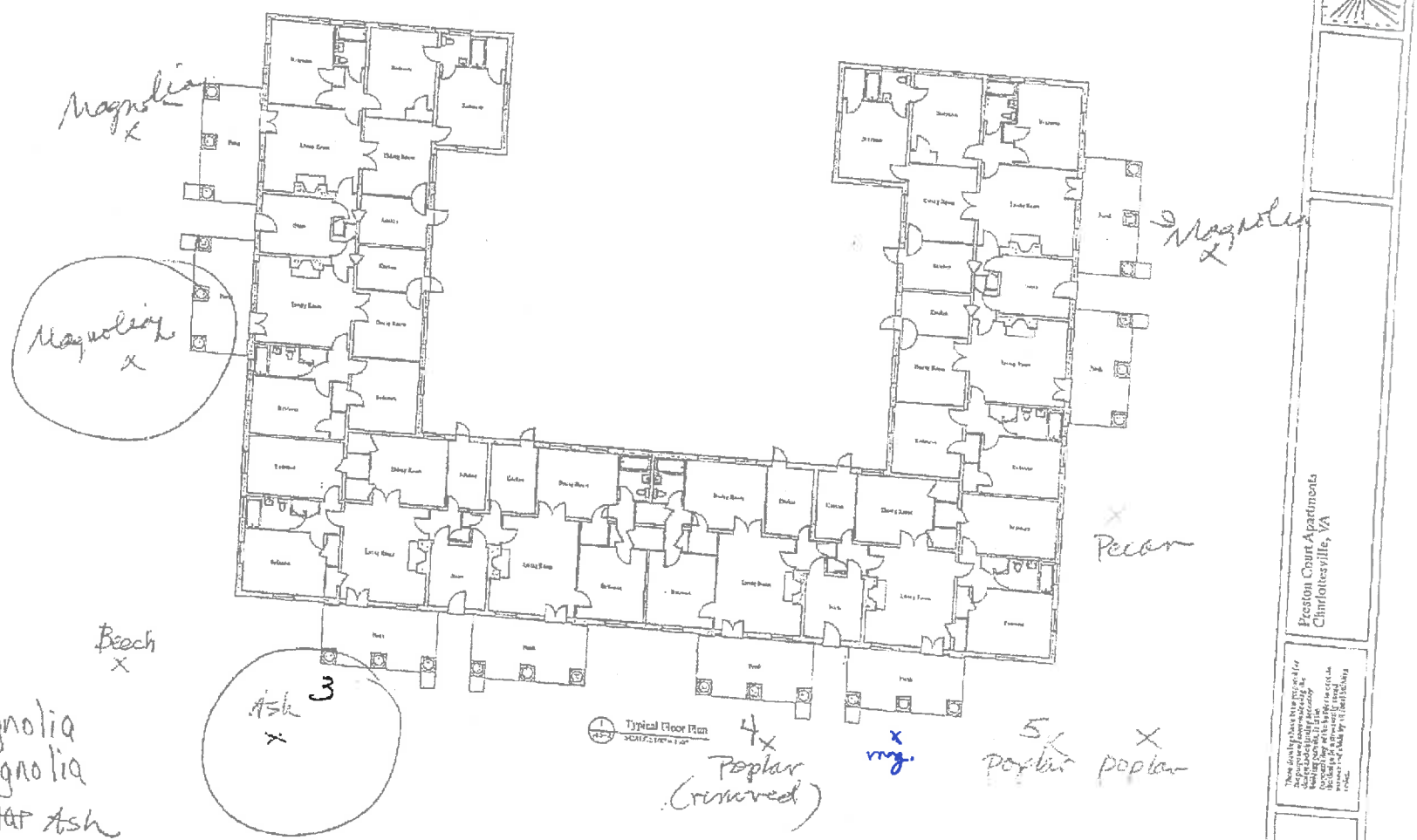
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- 4- f Dryopteris felix-mas – Male Fern – 30" o.c., 1 gal. cont.

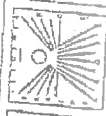
- 12- g *Helleborus orientalis* 'Sparkling Diamonds' – Sparkling Diamonds Lenten Rose – 24"o.c.,
1 gal. cont.
- 9- h *Heucherella* 'Red Stone Falls' – Red Stone Falls Heucherella – 18"o.c., 1 gal. cont.
- 8- j *Hosta plantaginea* – Plantagine Hosta – 30"o.c., 1 gal. cont.
- 18- k *Liriope muscari* 'Monroe's White' – Monroe's White Liriope – 15"o.c., 1 gal. cont.
- 6- l *Polygonatum odoratum* 'Variegatum' – Variegated Solomon's Seal – 30"o.c., 1 gal. cont.
- 1386- m *Vinca minor* 'Bowles Variety' – Bowles Periwinkle – 12"o.c., 2 ¼" pot.

- *580 *Ophiopogon japonicus* 'Nana' – Dwarf Mondo Grass – 6"o.c., 3 ½" pot (steppable between
stepping stones)
- * *Festuca brevipila* – Hard Fescue – seed as lawn grass



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

① Typical Floor Plan
SCALE: 1/8" = 1'-0"



Preston Court Apartments
Charlottesville, VA

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AS-2

4/8/74

Scala, Mary Joy

From: Justin Sarafin <justin.sarafin@alumni.virginia.edu>
Sent: Saturday, August 05, 2017 8:00 PM
To: Scala, Mary Joy; Miller, Melanie
Subject: Justin's notes for Aug 14 and 15 BAR meetings

Mary Joy and Melanie:

I promised I would at least take a cursory look at the 2 days' worth of agenda items since I won't be able to attend either meeting.

Staff reports have not been done yet, so if any of the comments below seems completely out of line, you are welcome to dismiss! I may miss special zoning or guideline notes as a result, so, again, take the spirit of my comments and not the language verbatim...

I am only going to jot down notes for the projects that I feel strongly about or have something (hopefully) constructive to say.

Missed you at the workshop on Thursday, Mary Joy! Camie and I had a blast, though!

Okay, here we go.

Aug 14:

201 W Water S

I am not sure that this little site can take this much height located as it is on the uphill end of Water Street, which is higher in elevation than the other tall buildings nearby. I guess I would want to see the comparison to the Atwood project on Water; we know that Lewis & Clark building towers over all where it's located.

I like the urban feel of the building, and maximizing the site, but I wonder if the SUP request makes it just too tall and skinny on this corner where everything else is about 2 or 3 levels in height. I could maybe be persuaded that the height is essential to make this work, but look, at the end of the day, there was no surprise about the small footprint of this corner lot. Density is great, but not if it will stand above everything else in the block or in adjacent blocks.

As for the elevations, all I would say is that the twin garage doors on Second are a little much; I'd look for something more permanent looking on the transformer side at least, so it doesn't look like two large garage door openings.

430 N First St.

Prelim discussion; this is a locally-significant house, done by a UVA Arch Professor, Vickery. If the rear additions are not visible from street view, I am not that concerned with them, but I do think the approach from the street to the main entrance is significant. I totally get the desire to have more usable space in the front yard between the house and the sidewalk, but I would encourage a design that somehow maintains or pays homage to the axial walkway as the house looks today. residences must evolve, of course, but it might be possible to design in a reference to the current configuration. It's a great house!

Preston Place

Whoa, we've got a lot going on here! It seems that the applicant has done their homework on the proposed move down the street, with archaeology to be performed at both sites and oversight from DHR as far as any work (or relocation) will need to not threaten the structure's listing. If work proceeded with guidance from DHR, and they didn't see it as jeopardizing the integrity of the place, then in theory, I might be able to support the move to a safer site. IF the structure were moved successfully, any demo or additions to it would need to follow our usual guidelines.

I am a bit concerned about the request to demolish part of what is actually a pretty large wall structure on the "new" house site. Back in the day, I was involved in documenting the row of garages that used to exist along the eastern portion of the site, before they were demolished (circa 2005 maybe?) I think I would need to better understand what is happening in this area- what was here historically and what does the long wall structure mean? I imagine the staff report will have more of this! Generally speaking, I am not in favor of demolishing a significant landscape element if it shows to have historical significance just for the sake of permitting the applicant to better subdivide the area. But perhaps the less critical, non-retention wall segment is not worth keeping. Need more info, I fear.

425 Second St NE

It's a shame that the original material that formed the street (and side street) boundaries has been removed. Without getting into too many specifics, I would say that any replacement material, especially on Second St., should not be higher than the guidelines allow and should generally replicate the height of what was there framing the corner lot (like so much of the concrete we like so much in the north downtown area).

Belmont Bridge

August 15

Without the luxury of a staff report it's a little hard to determine what the real "asks" are here aside from our providing input on the underground tunnel crossing and other pedestrian circulation issues. In general, it's looking pretty good. I'll leave it at that.

230 West Main

Prelim discussion

As far as massing, it appears that this is all within by-right heights and such. It does not appear to me to be in any way out of scale or context.

I think the way the building setbacks and heights of discrete pieces of the structure follow the arc of the mall around to Water Street is particularly successful. I can imagine it engaging on the mall and on Water, with enough density to make it work but without being out of scale.

From the prelim drawings it's a little hard for me to understand what's happening with the connection from the mall, near the movie theater, as it seems to connect directly to Water Street. Connection in an axial way here would be desirable, as right now the ice rink takes up the entire end of the mall and you have to go all the way around on Second or by the Omni to Water to get around it. More engagement between Second and the Omni, on the mall, would be welcomed.

I am interested to learn more about the treatment of the west end of the site and how the landscaping will tie into that end of the mall. What kind of coordination, maybe even proffers, can happen with this area and city plans for a Vinegar Hill park? This is well worth discussing at this early stage as it could be a real opportunity

to drastically improve this west end of the mall and simultaneously better commemorate lost Vinegar Hill and reinforce a connection to the Jefferson School as the anchor on the other side.

Again, just my initial observations in case they may be in some way helpful. Have a great couple of meetings!

Justin