

From: Scala, Mary Joy
Sent: Thursday, September 28, 2017 3:07 PM
To: Spurzem, Richard
Cc: John James (jjamesasla@yahoo.com)
Subject: BAR Action - 1600 Grady Avenue -September 19, 2017

September 28, 2017

Neighborhood Investments-PC, LP
810 Catalpa Court
Charlottesville, VA 22903

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 project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 19, 2017. The following action was taken:

Gastiner 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 plan satisfies the BAR's criteria and is 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. Earnst seconded. The motion was approved (6-0).

This certificate of appropriateness shall expire in 18 months (March 19, 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 434-970-3130 or scala@charlottesville.org

Sincerely yours,

Mary Joy Scala
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 19, 2017**



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

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.

August 15, 2017 - The BAR approved (7-0) the proposed landscape, lighting plan, and tree demolition plan 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.

Application

The applicant has submitted a revised landscape plan for 1600 Grady Avenue.

The plan removes seven trees: two Tulip Poplars, one Ash, and four Magnolias. It replaces them with seven trees: two Shumard Red Oaks, and five Sweetbay Magnolias. (The previous plan proposed five Autumn Gold Ginkgos). The Pecan and American Beech will be preserved.

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.*

Discussion and Recommendations

The proposed landscape plan is appropriate.

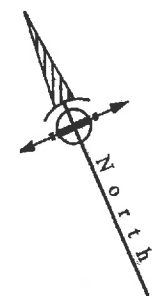
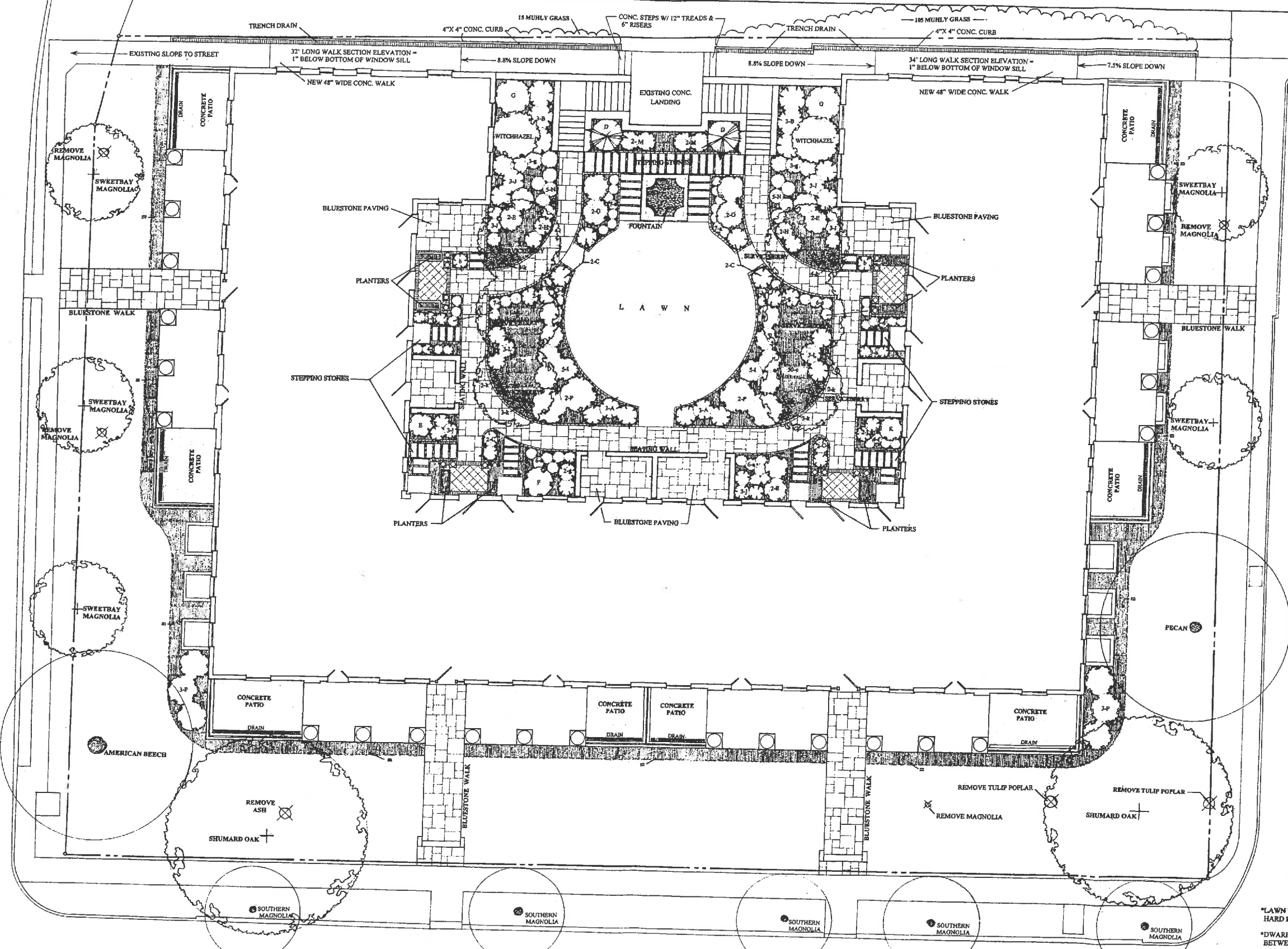
Suggested Motion

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 plan satisfies the BAR's criteria and is 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...).

P R E S T O N
P L A C E

P R E S T O N
P L A C E

* REMOVE RETAINING WALL AND STOCKPILE STONE FOR FUTURE USE.
* GRADE OF SLOPE AWAY FROM WALK NOT TO EXCEED 4:1.
* NEW CONCRETE WALK SHALL HAVE A CROSS GRADE OF 2% AWAY FROM BUILDING WALL.



*LAWN TO BE SEEDDED WITH HARD FESCUE (FESTUCA BREVIPILA)
*DWARF MONDO GRASS TO BE PLANTED BETWEEN STEPPING STONES

G R A D Y
A V E N U E

JOHN F. JAMES, P.L.A.
LANDSCAPE ARCHITECT
9335 WOODBERRY FOREST ROAD
ORANGE, VIRGINIA 22960
TELEPHONE: 540-672-1099
FACSIMILE: 540-672-3565
EMAIL: jfjames@aol.com

PLANTING PLAN
PRESTON COURT
1600 GRADY AVENUE
CHARLOTTESVILLE, VIRGINIA

DRAWN: 979	CHECKED:	SHEET NO: L-1
DATE: FEB. 22, 2017	SCALE: 1/8" = 1'-0"	FILE NO: 761.6

REVISIONS: Revised: June 15, 2017 REVISION: JUNE 18, 2017
REVISED: JULY 24, 2017 REVISED: AUG. 18, 2017

Scala, Mary Joy

From: John James <jjamesasla@yahoo.com>
Sent: Monday, August 21, 2017 3:24 PM
To: Scala, Mary Joy; Spurzem, Richard
Subject: revisions to Preston Court Landscape Plan
Attachments: Preston Court latest revision in August.pdf; Preston Court Plant List.doc

Mary Joy,

Here is the revised landscape plan for Preston Court Apartments. After last Tuesday's review of the project it was obvious that the BAR would like to see a shade tree other than the ginkgo that I had recommended. Also, they wanted to see an equal replacement of trees being removed. The shumard oak will work well on that site. It doesn't get overly large (as the willow oak) and yet it grows about 1 3/4'- 2' per year - relatively fast rate of growth. In my experience it also has more consistent fall color than most oaks in the red oak family. If planted at its recommended size, the oak should easily reach 30' in ten years.

The sweet bay magnolias will provide an appropriate scale of planting to the sides of the building. I've chosen slightly larger specimen than I ordinarily would so that there is more instant effect. I am adding two more trees than the magnolias being removed in order to balance the east and west landscapes. I'm sure that, at one time, there were more southern magnolias on site than are there presently.

Please review the plan and plant list and let me know if you have questions. I would like the BAR to include this revision at their next regular review session. I would be willing to be present to answer any questions they may have. Thank you for your help with this process. I look forward to hearing from you soon.

John

John James (540) 672-1690 jjamesasla@yahoo.com

PLANT LIST
for
PRESTON COURT APARTMENTS
CHARLOTTESVILLE, VIRGINIA
February 26, 2017
Revised: August 10, 2017, August 18, 2017

TREES:

- 6 Amelanchier arborea 'Princess Diana' – Princess Diana Serviceberry – 12'o.c., 10'- 12', B&B, single-stem specimen, heavy
- 2 Hamamelis virginiana – Common Witchhazel – 5'- 6', B&B, heavy
- 5 Magnolia virginiana 'Moonglow' – Moonglow Sweetbay Magnolia – 10'- 12', B&B, single-stem, specimen, heavy
- 2 Quercus shumardii – Shumard Oak – 4"- 4 ½" cal., 14'- 16', 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.
- 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.
- 120 *Muhlenbergia capillaris* – Muhly Grass – 24"o.c., 3 qt. 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.

- * *Festuca brevipila* – Hard Fescue – seed as lawn grass and between stepping stones

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



September 5, 2017

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 16-12-03

1600 Grady Avenue

Tax Parcel 050110000

Neighborhood Investments-PC, LP, owner/ Henningsen Kestner Architects, Inc,
applicant

Revised Landscape Plan

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in black ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner