

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, August 22, 2019 11:59 AM
To: gjackmail@gmail.com
Cc: Werner, Jeffrey B
Subject: BAR Action - August 20, 2019 - 601-617 East Market Street

August 22, 2019

Certificate of Appropriateness

BAR 19-07-05
601-617 East Market Street
Tax Parcel 530100060
Allan H. Cadgene, Owner/Greg Jackson, Applicant
Construction of Plaza Pavilion

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 20, 2019. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and New Construction and Additions, I move to find that the proposed pavilion satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application with the following modifications:

- **Ensuring downspout to drain connections are remedied on neighboring building will mitigate stormwater impact on courtyard;**
- **The use of a permeable paving system as recommended on both letters;**
- **Using proper grading of pavilion hardscape, and the use of shredded hardwood mulch on existing trees;**
- **The use of soil injects nutrients before construction and after final grading;**
- **Pruning the roots before construction starts;**
- **The installation of tree protection fencing.**

Ball seconded. Approved (7-0).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1382

This certificate of appropriateness shall expire in 18 months (February 20, 2021), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

Having completed this month's cycle of BAR design review, the applicant may now remove the public notice sign placed at or near the building address. These signs are typically placed directly on an element at the application address, or placed on a light pole within close proximity of the building address.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Tim Lasley

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Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 20, 2019**



Certificate of Appropriateness Application

BAR 19-07-05

601-617 East Market Street

Tax Parcel 530100000

Allen Cadgene, Owner/ Greg Jackson, Applicant

Open Pavilion in Courtyard



Background

Framing this south-facing courtyard on the west (601 East Market Street) is a former livery stable constructed in the 1890s that, after WW II, was converted to offices; the buildings north and west were built c1900 by the Carr family for the Michie Printing Company, at that time one of leading legal publication publishers in the country. All of these are structures in the Downtown ADC District.

Prior BAR Reviews

September 16, 2014 - Approval of cloth awnings, 609 East Market Street.

Jun 18, 2019 - Approval of façade alterations, 609 East Market Street.

July 16, 2019 – Applicant deferred application regarding proposed plaza pavilion.

Application

Applicant Submittal:

- TOPIA Design submittal dated August 20, 2019: (Six sheets) Project brief; photos of existing site conditions; perspectives; dimensioned plans and elevations; letter re: drainage/storm water (J. Primm L.A., dated August 2, 2019); letter re: tree protection, etc. (Van Yahres Tree Co., dated August 2, 2019).

Request CoA for construction of a 10-ft x 50-ft open pavilion within the Michie Building courtyard. The pavilion will occupy a minimally-landscaped section within the roughly 50-ft x 110-ft courtyard. The proposed pavilion will have a standing-seam metal roof on a welded metal frame with an exposed wood ceiling. The roof features a separate, elevated ridge segment to allow for natural ventilation. The revisions [from the July submittal] features a taller cupola with a steeper pitch, resulting in a reduced opening above the pavilion roof. The pavilion roof will have a similar pitch.

Materials and colors:

- Concrete slab – medium warm tan “Dark Gold”
- Patio pavers – typical red brick to match existing
- Metal frame – medium cool gray “Smoke Gray”
- Wood ceiling – light warm translucent stain “Natural”

- Standing-seam metal roof – medium/dark warm gray “Burnished Slate”

Landscaping features include:

- Existing landscaped areas - new topsoil and mulch to
- Within the pavilion - 4-inch, colored concrete slab with sandstone finish scored in 2.5-ft x 5-ft grid
- Patio outside the pavilion – new, permeable bricks

Lighting:

- Commercial string lights following the pavilion’s beam perimeter. The lights will be warm and dimmable.

Discussion

The proposed pavilion is appropriately oriented with the courtyard and the adjacent buildings. The roof profile is shallower than that of the adjacent stable building, however the pavilion is set back into the courtyard and, coupled with its simple, minimal framing, it does not present a competing or conflicting element. Staff finds the proposed pavilion appropriate and recommends approval.

The BAR often prohibits *commercial-looking ridge caps* for metal roofs. However, the Design Guidelines recommend this only for residential structures. The pavilion is commercial, however the BAR may still consider this recommendation. Whichever direction is taken, staff suggests that the discussion be made clear for the record.

Staff recommends that the BAR discuss the proposed landscaping plan. Additionally, we suggest that the BAR consider a motion that emphasizes and/or conditions the recommendations in the tree protection, landscaping, and storm water management letters included in the submittal.

- Ensuring downspout to drain connections are remedied on neighboring building will mitigate stormwater impact on courtyard.
- The use of permeable pavers or salvaged brick – recommended on both letters.
- Using proper grading of pavilion hardscape, and the use of shredded hardwood mulch on existing trees.
- The use of soil inject nutrients before construction and after final grading.
- Pruning the roots before construction starts.
- The installation of tree protection fencing.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and New Construction and Additions, I move to find that the proposed pavilion satisfies the BAR’s criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and New Construction and Additions, I move to find that the proposed pavilion does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines on Site Design and Elements

B. Plantings

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

- 1) Encourage the maintenance and planting of large trees on private property along the 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, 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.

C. Walls and Fences

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.

- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. Lighting

Charlottesville’s residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, and 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.

G. Garages, Sheds, & Other Structures

A number of houses in Charlottesville’s historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)
- 3) **Choose designs for new outbuildings that are compatible with the major buildings on the site.**
- 4) Take clues and scale from older outbuildings in the area.
- 5) **Use traditional roof slopes and traditional materials.**
- 6) Place new outbuildings behind the dwelling.
- 7) **If the design complements the main building however, it can be visible from primary elevations or streets.**
- 8) **The design and location of any new site features should relate to the existing character of the property.**

Pertinent Guidelines on New Construction and Additions

G. Roof

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

- a) The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
- b) Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.
- c) Institutional buildings that are freestanding may have a gable or hipped roof with variations.
- d) Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.
- e) Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.
- f) Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a) **For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.**
- b) In some cases, shingles that mimic the appearance of slate may be acceptable.
- c) **Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.**
- d) Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
- e) If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
- f) The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening

- a) If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
- b) The screening material and design should be consistent with the design, textures, materials, and colors of the building.
- c) The screening should not appear as an afterthought or addition the building.

P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1) Function and Size

- a) Attempt to accommodate needed functions within the existing structure without building an addition.
- b) **Limit the size of the addition so that it does not visually overpower the existing building.**

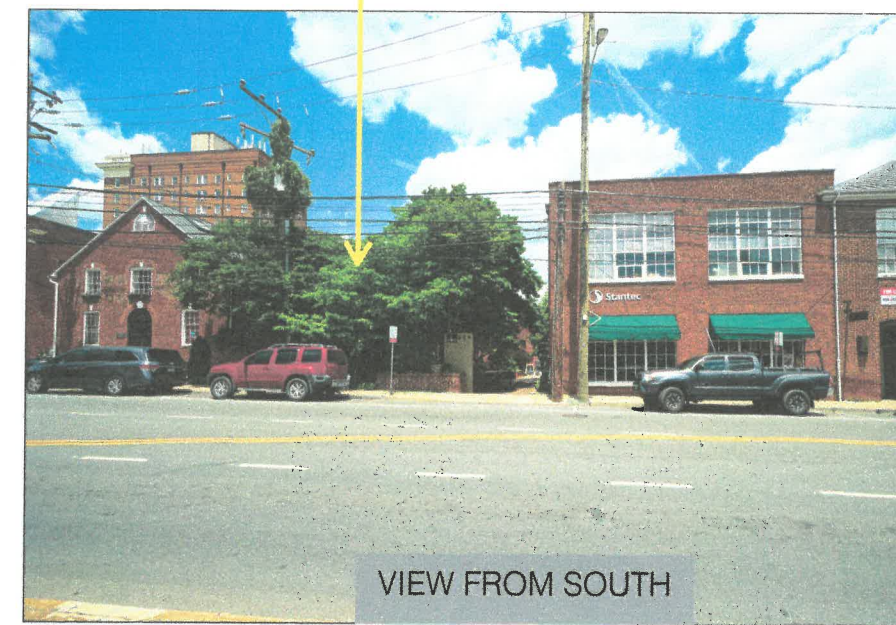
2) Location

- a) **Attempt to locate the addition on rear or side elevations that are not visible from the street.**
- b) If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
- c) If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3) Design

- a) **New additions should not destroy historic materials that characterize the property.**
- b) **The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

- 4) Replication of Style
 - a) **A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.**
 - b) If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
 - a) **Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.**
- 6) Attachment to Existing Building
 - a) Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b) The new design should not use the same wall plane, roof line, or cornice line of the existing structure.



VIEW FROM SOUTH

PROJECT BRIEF

Proposed is a 500 sf open air pavilion in the existing Michie Building courtyard for shade, weather protection and general improvements to the patio and outdoor dining area.

The 10' x 50' pavilion is to be located in an underused area of the courtyard and would be an extension of the existing patio dining area. It is to fit in with existing landscape and hardscape and intended to be integral and contributing to the whole complex. The pavilion is to be slim and clean lined, with basic materials of metal and wood, to be both contemporary and contextual. The structure is to be constructed of welded metal tube steel columns, beams, rafters- with T&G wood decking for the ceiling/ roof deck, and standing seam metal roof.

The long simple form is inspired by the desired patio/dining space and courtyard configuration, the general vernacular of market/park/food pavilions, and the context of the historic Michie building complex that forms the courtyard. A linear cupola is integral in the design intention and provides ventilation, light, and architectural expression.

The colors are to be neutral, contextual and contemporary. The existing trees will be trimmed, treated before and after construction, and protected during construction. The stormwater management will be improved over existing conditions.

The site will be leveled and lightly sloped towards the east and existing drains. The work area will be gently excavated to accommodate the patio and concrete slab pad, which will be 1"-3" higher than existing grade.

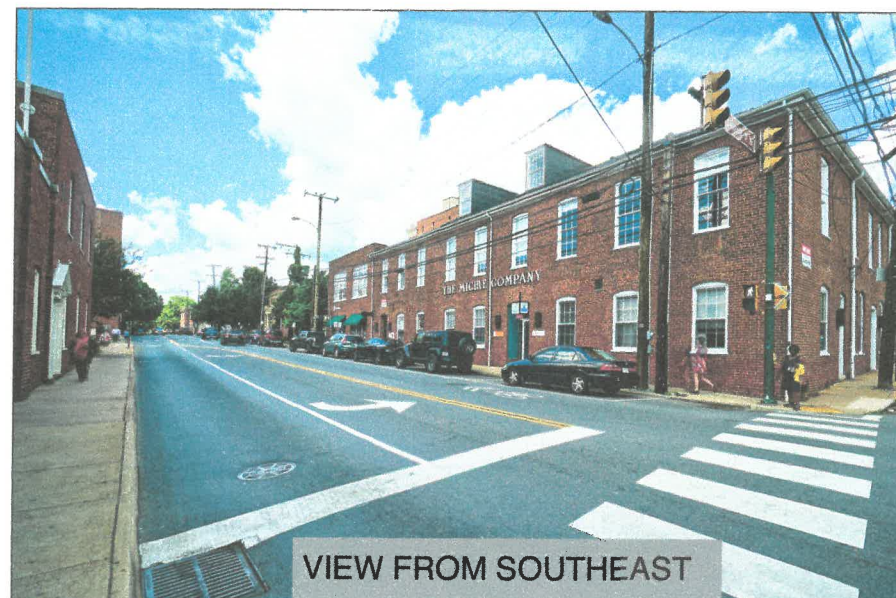
The pavilion design was adjusted with a taller cupola with less overhang and the roof slopes are slightly steeper.



VIEW FROM NORTH



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW OF COURTYARD FROM SOUTHEAST, MARKET STREET



VIEW OF COURTYARD FROM EAST



VIEW OF COURTYARD FROM NORTHEAST



VIEW OF COURTYARD FROM NORTH



VIEW OF PAVILION FROM SOUTHEAST, MARKET STREET



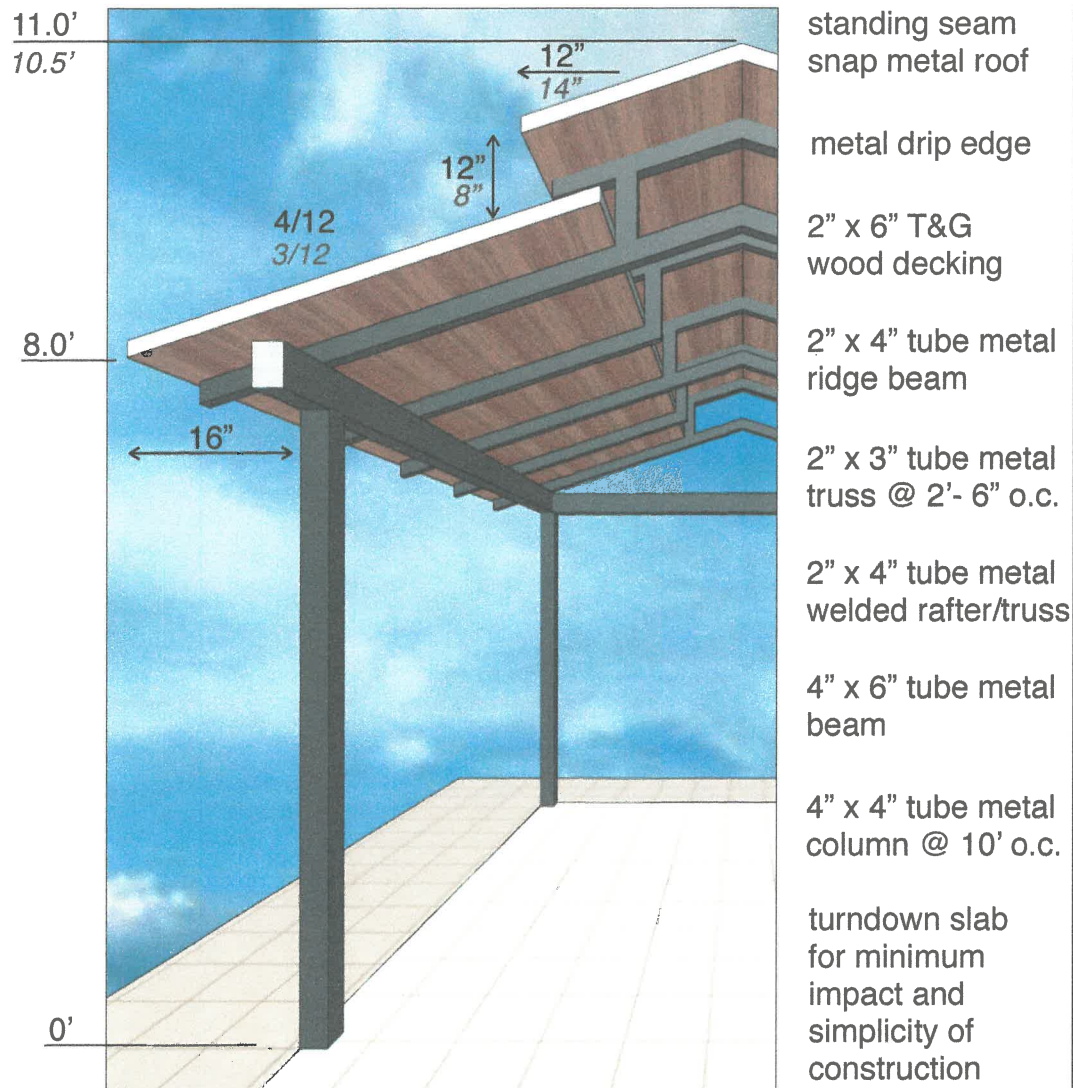
VIEW OF PAVILION FROM EAST



VIEW OF PAVILION FROM NORTHEAST



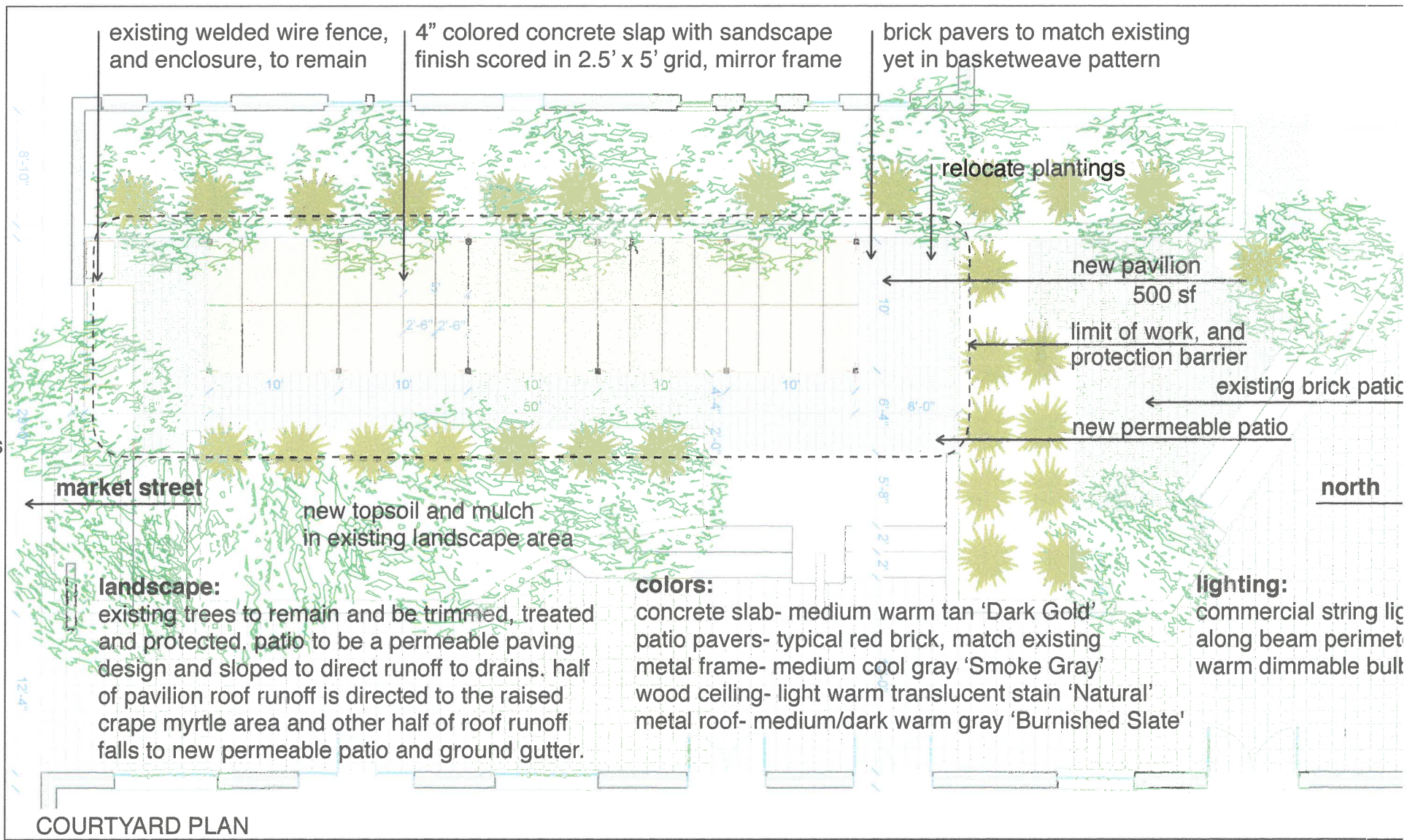
VIEW OF PAVILION FROM NORTH



SECTION CUTAWAY

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- standing seam snap metal roof
- metal drip edge
- 2" x 6" T&G wood decking
- 2" x 4" tube metal ridge beam
- 2" x 3" tube metal truss @ 2'- 6" o.c.
- 2" x 4" tube metal welded rafter/truss
- 4" x 6" tube metal beam
- 4" x 4" tube metal column @ 10' o.c.
- turndown slab for minimum impact and simplicity of construction

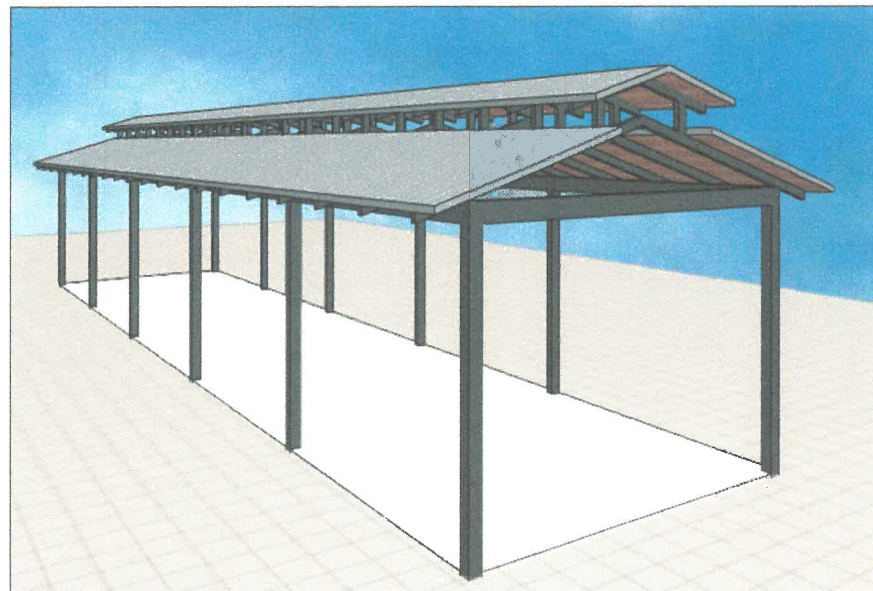


COURTYARD PLAN

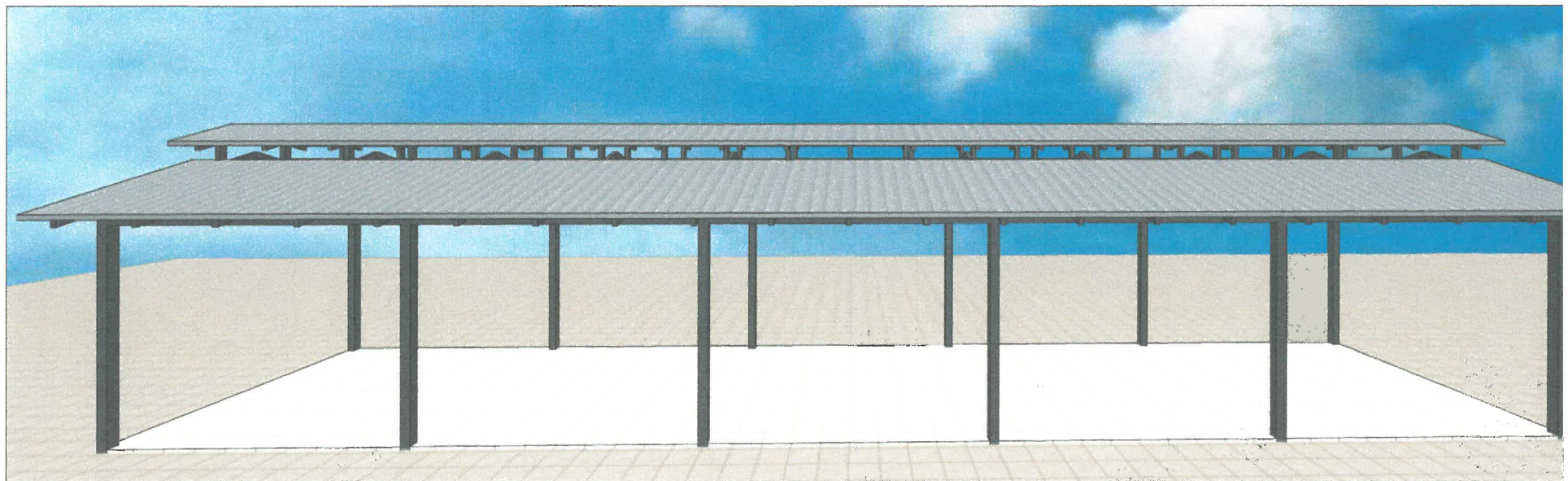
landscape:
existing trees to remain and be trimmed, treated and protected, patio to be a permeable paving design and sloped to direct runoff to drains. half of pavilion roof runoff is directed to the raised crape myrtle area and other half of roof runoff falls to new permeable patio and ground gutter.

colors:
concrete slab- medium warm tan 'Dark Gold'
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metal frame- medium cool gray 'Smoke Gray'
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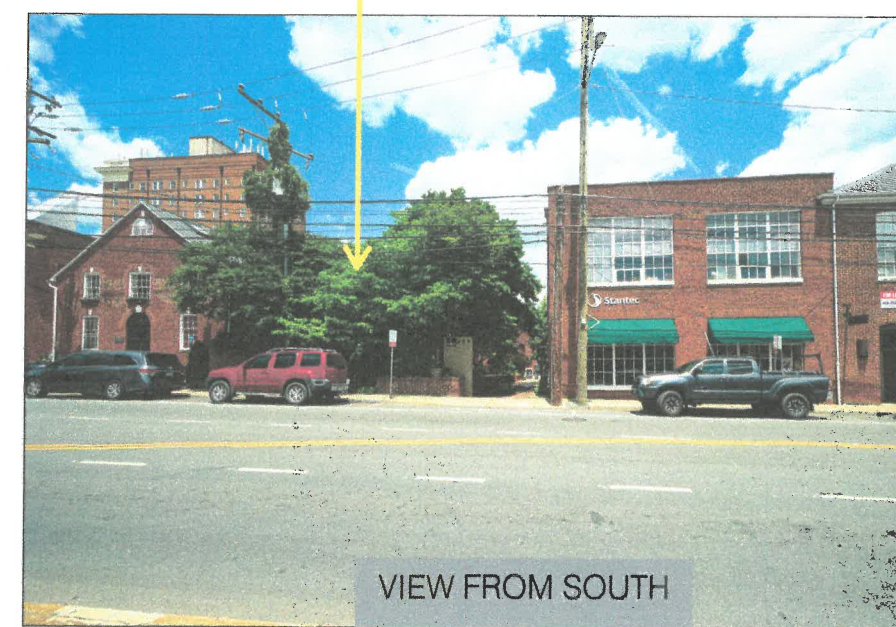
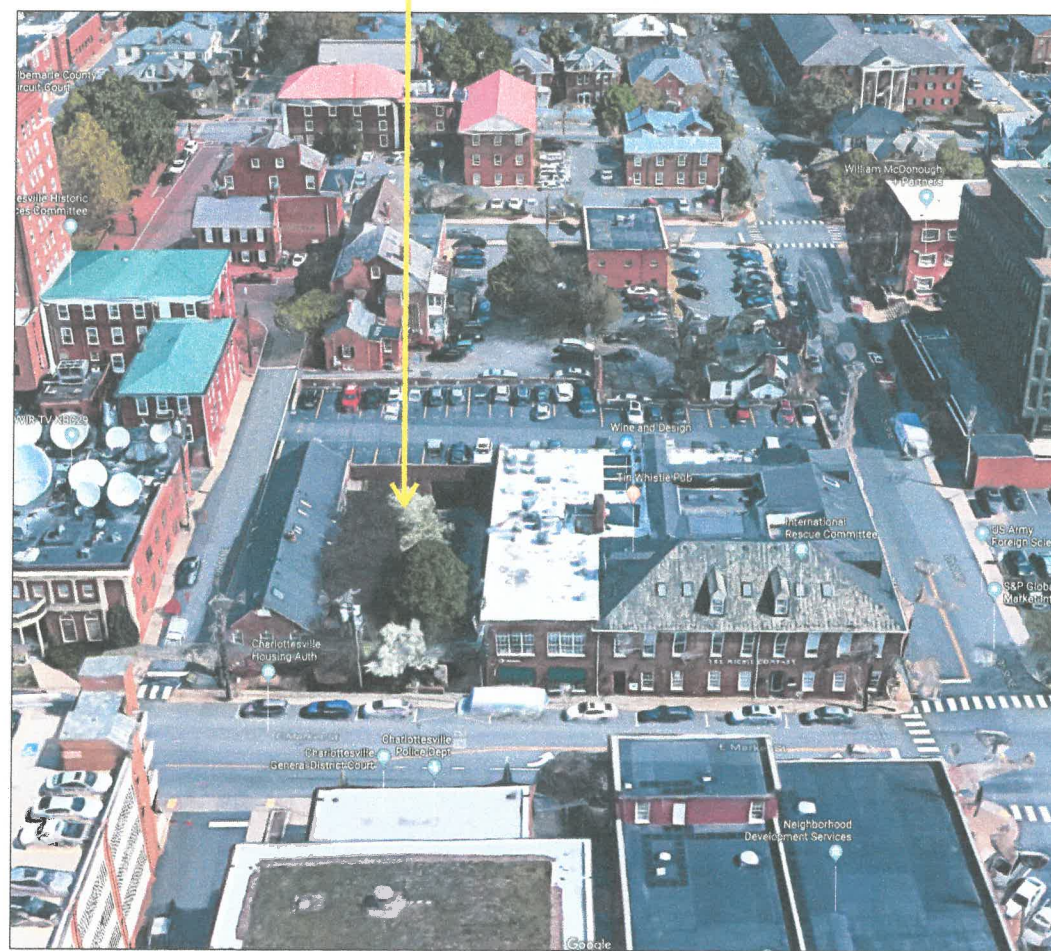
lighting:
commercial string lig
along beam perimet
warm dimmable bulb



CORNER VIEW



LONGITUDINAL VIEW



VIEW FROM SOUTH

PROJECT BRIEF

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The long simple form is inspired by the desired patio/dining space and courtyard configuration, the general vernacular of market/park/food pavilions, and the context of the historic Michie building complex that forms the courtyard. A linear cupola is integral in the design intention and provides ventilation, light, and architectural expression.

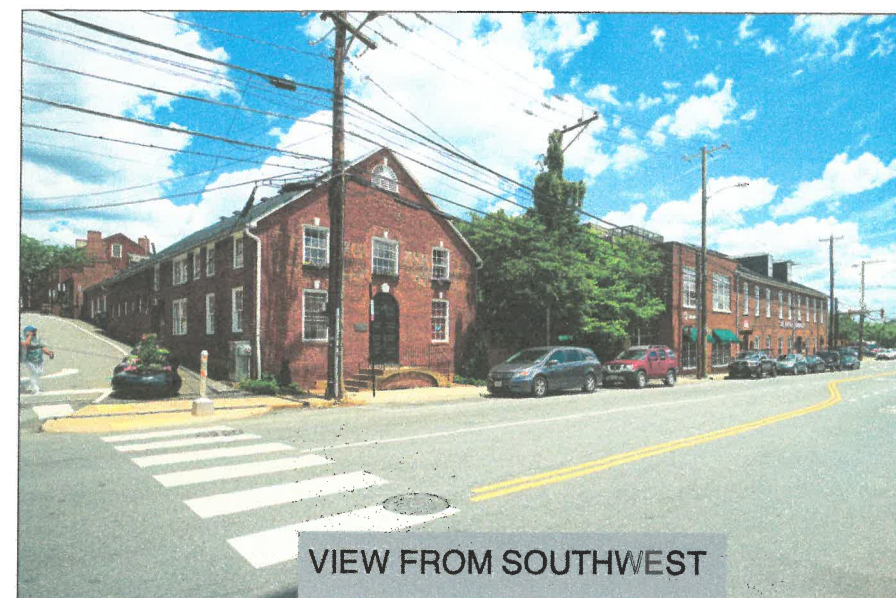
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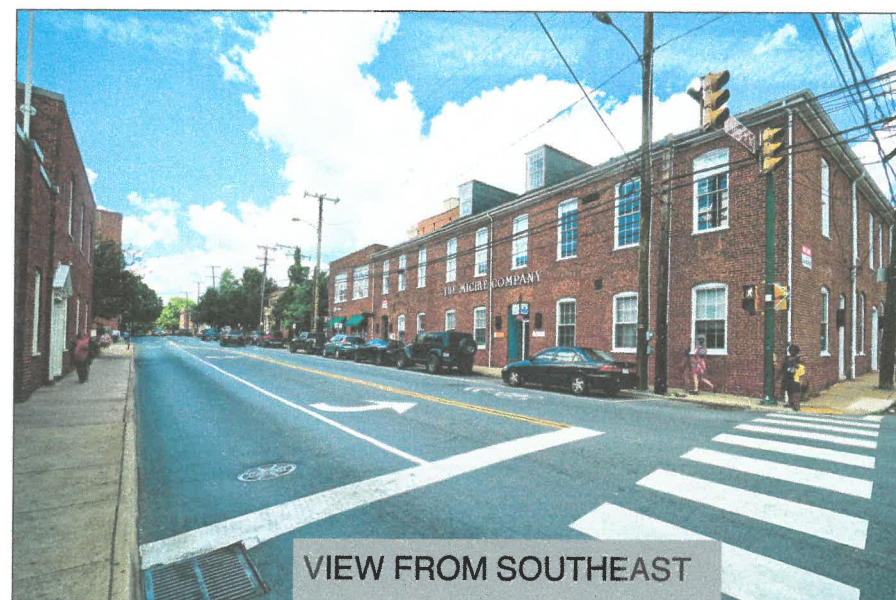
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VIEW FROM NORTH



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW OF COURTYARD FROM SOUTHEAST, MARKET STREET



VIEW OF COURTYARD FROM EAST



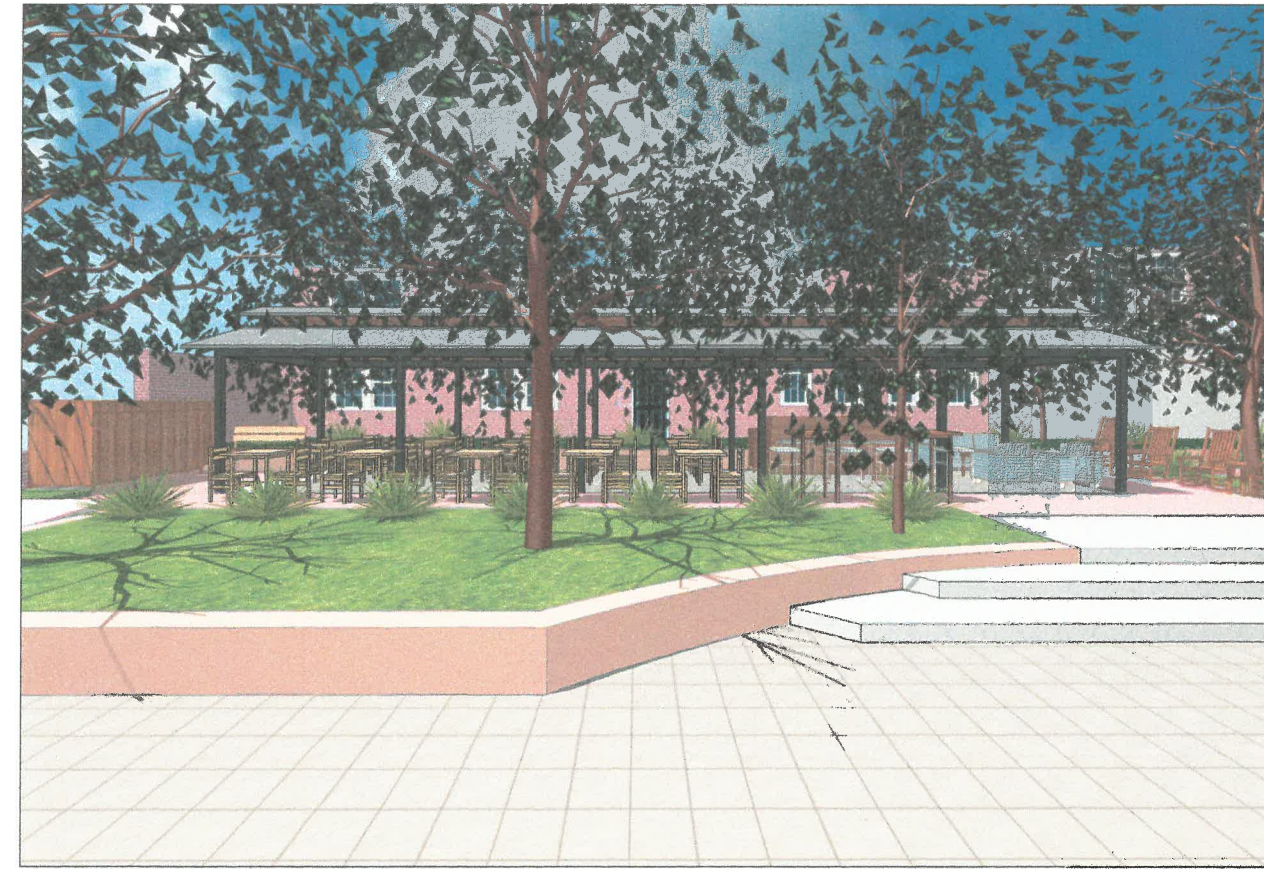
VIEW OF COURTYARD FROM NORTHEAST



VIEW OF COURTYARD FROM NORTH



VIEW OF PAVILION FROM SOUTHEAST, MARKET STREET



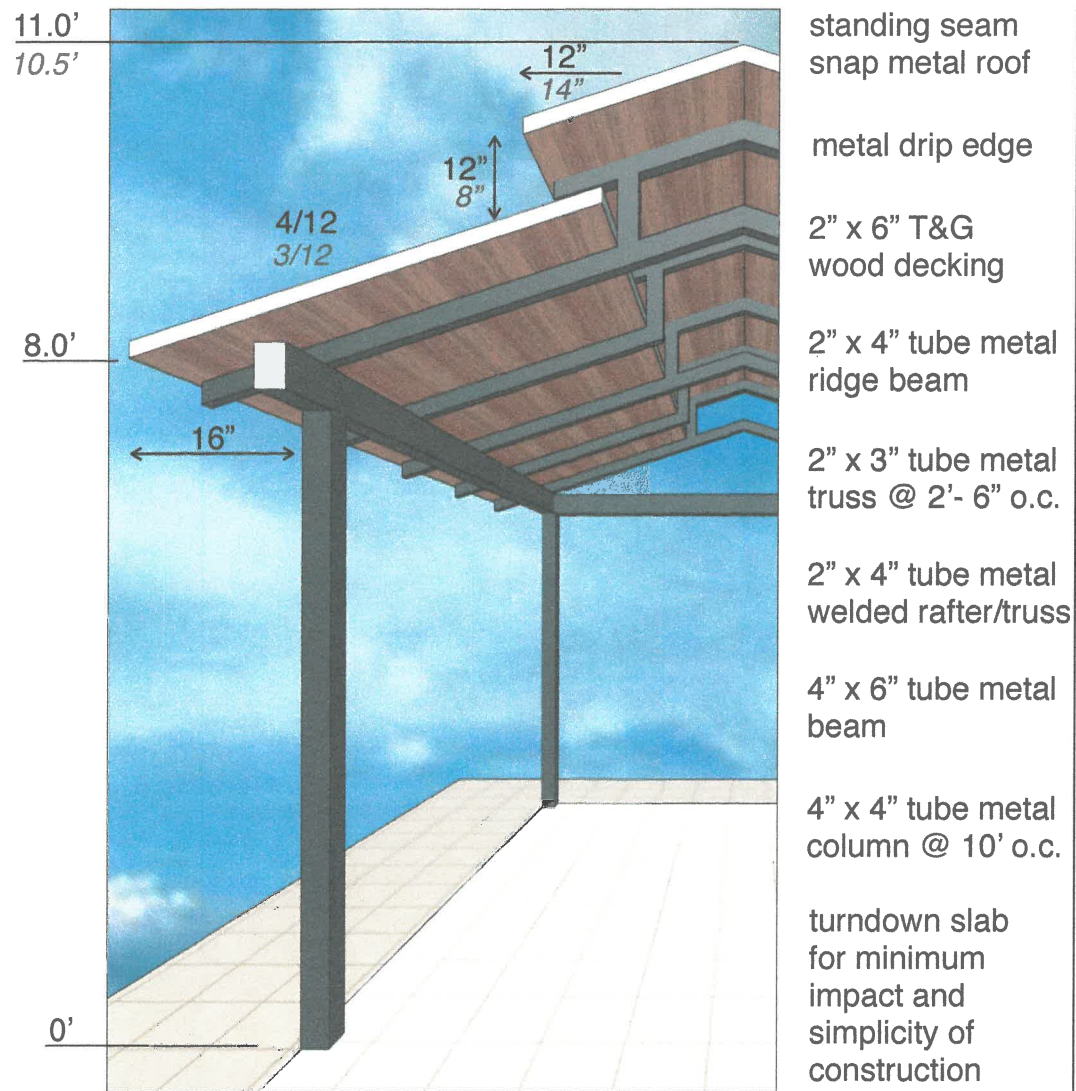
VIEW OF PAVILION FROM EAST



VIEW OF PAVILION FROM NORTHEAST



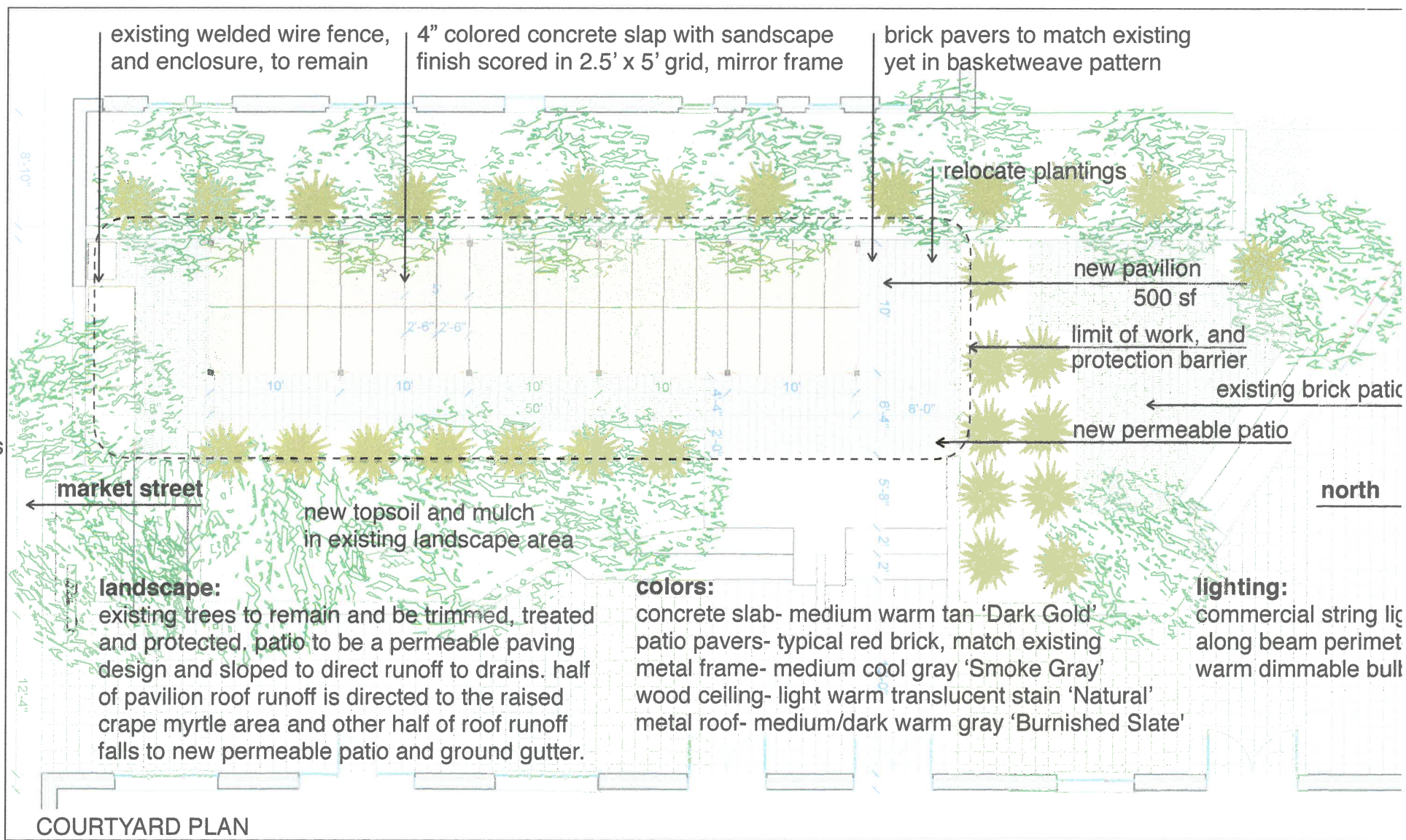
VIEW OF PAVILION FROM NORTH



- standing seam snap metal roof
- metal drip edge
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- turn-down slab for minimum impact and simplicity of construction

SECTION CUTAWAY

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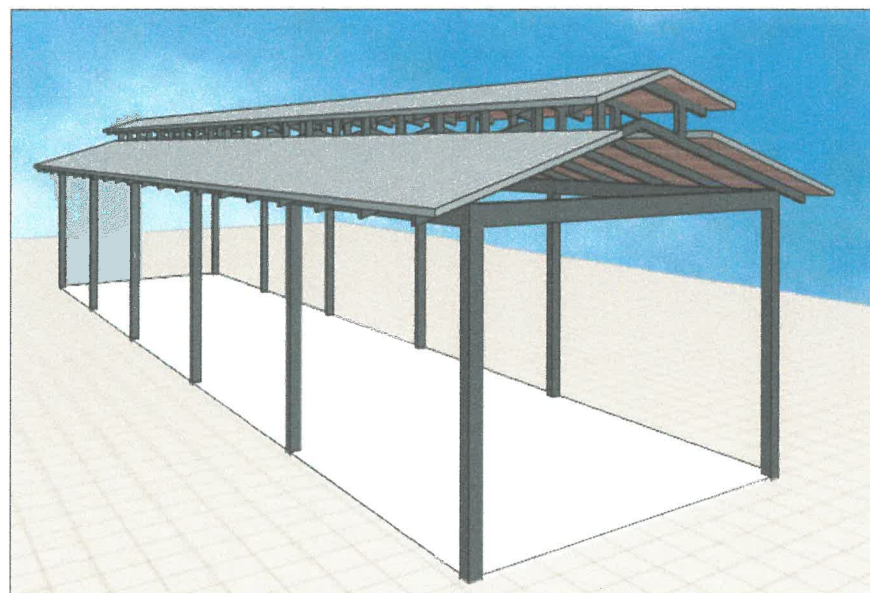


COURTYARD PLAN

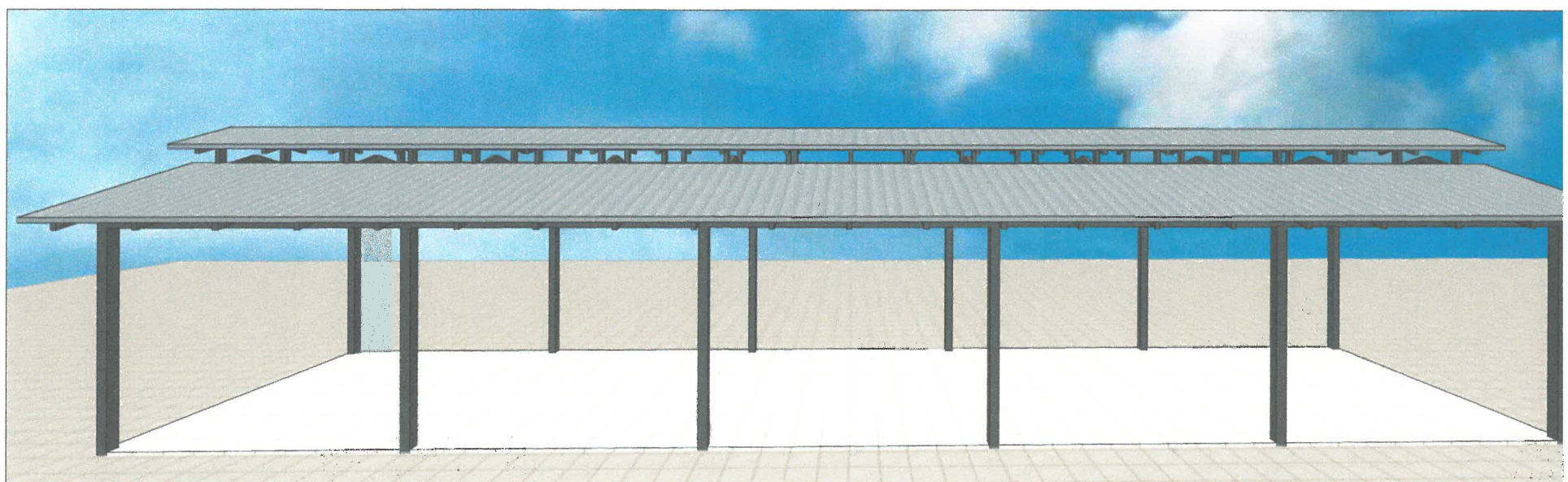
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 wood ceiling- light warm translucent stain 'Natural'
 metal roof- medium/dark warm gray 'Burnished Slate'

lighting: commercial string lig along beam perimet
 warm dimmable bull



CORNER VIEW



LONGITUDINAL VIEW



MICHIE BUILDING COURTYARD PAVILION
601-607 E. MARKET STREET, CHARLOTTESVILLE
STORMWATER IMPACT ASSESSMENT
AUGUST 2, 2019

Project site and proposed pavilion design were reviewed July 30, 2019 and the following conclusions drawn:

1. Existing conditions that include compacted and bare soil with no groundcover, turf, or mulch are contributing to erosion and stormwater runoff issues existent on site. This situation reduces the amount of water that can permeate into the soil, creating high amounts of overland flow that carry and deposit soil and debris to the walk below.
2. Ensuring downspout to drain connections are remedied on neighboring building will lessen stormwater impact on courtyard.
3. Permeable paving, using either new pavers or salvaged brick found on site, can be used to mitigate stormwater flow from proposed pavilion roof, acting as a ground gutter and allowing normal rain events to be absorbed into the gravel bed beneath pavers, and percolate into the ground.
4. Proper grading of pavilion hardscape and use of shredded hardwood mulch on existing trees will further control stormwater runoff from proposed building site, directing overflow to existing channel drains.
5. Half of the proposed pavilion drainage will deposit into the raised planting area containing the Crape Myrtles, redirecting rain that previously fell on the courtyard area.

These measures will improve the overall stormwater runoff on site.

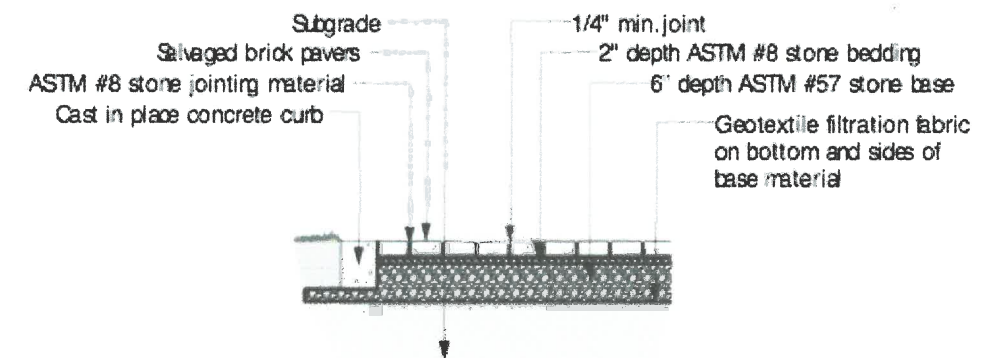
Jessica Primm, RLA
 Jessica Primm Landscape Architect

P.O. Box 1422 Charlottesville, VA 22902
 434-882-0520 jessica@jessicaprimmdesign.com www.jessicaprimmdesign.com

EXISTING CONDITIONS CONTRIBUTING TO RUNOFF AND EROSION:



PERMEABLE PAVING DETAIL:





8/2/2019

To Whom It May Concern,

Van Yahres Tree Company recently evaluated construction plans for a new gazebo in the courtyard of the Michie Building located 609 East Market Street. There are two Magnolias, five Crape Myrtles, one Japanese Maple and one Hawthorne adjacent to the proposed construction. There are no significant grade changes and we feel confident that these trees will survive construction if several proactive measures are taken. First, VYTC will soil inject nutrients before construction begins and after final grade. Second, root pruning will take place before the construction starts. Third, the new patio area will be comprised of a permeable paver system which will retain stormwater runoff and help to improve overall irrigation. Lastly, tree protection fencing will be installed to protect the critical root zone from compaction and other potential construction hazards.

If you have further questions please contact me at (434) 982-8733.

Sincerely,

Thomas Taylor
Certified Arborist MA-5840

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