

**From:** Scala, Mary Joy  
**Sent:** Wednesday, May 27, 2015 9:16 AM  
**To:** Carolyn Polson (n2notes@embarqmail.com)  
**Subject:** BAR Actions May 19, 2015 - 400 W High Street

May 27, 2015

400 West High Street  
Charlottesville, VA 22902

**Certificate of Appropriateness Application**

BAR 15-05-03

400 West High Street

Tax Parcel 330154000

Walker's Legacy, LLC, Owner/ Carolyn Polson, Applicant

Remove walnut trees and replace with Ieland cypress

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 19, 2015. The following action was taken:

**The BAR accepted (9-0) the applicant's request to defer, and the replacement of the Live Oak in the front yard. The BAR asked to see a measured site plan with existing and proposed tree locations [diameter and species] and fence and utilities. [The location of the building and the alley pavement would also be important to show.]**

The applicant may resubmit when ready.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
May 19, 2015**



**Certificate of Appropriateness Application**

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Remove walnut trees and replace with leland cypress

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**Background**

This 1915 dwelling is a contributing structure located in the North Downtown ADC District and has been remodeled in a Vernacular Mediterranean Revival style. The building's current use is The Inn at 400 W High Street.

**Application**

This applicant is seeking approval to remove four volunteer Black Walnut trees and one Mulberry tree growing along the north property line abutting a public alley-way that connects West High Street/Altamont Street with McIntire Road. There is also a dead Live Oak in the front yard that the applicant plans to replace.

The justification provided is that the trees are tangled in electric lines, and pose a danger to guests from falling limbs and walnuts.

The applicant proposes to replace the walnut trees with screening shrubs. Rather than Leland Cypress, the applicant would like to use Arborvitae, similar to those at the rear of Social Hall on E Jefferson Street. The City Arborist also recommended Foster's Holly as a replacement species.

The dead Live Oak in the front yard will be replaced with another Live Oak.

**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 Design Review Guidelines for Site Design**

### **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.*

## **Discussion and Recommendations**

The proposal to remove four Walnut trees and to replace them with Arborvitae is reasonable. The Applicant and BAR may want to consider Foster's Holly instead.

## **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 tree removal and replacement satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

## 400 West High Street



<b>STREET ADDRESS:</b>	400 W. High Street
<b>MAP &amp; PARCEL:</b>	33-154
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Residential
<b>PRESENT USE:</b>	Residential
<b>PRESENT OWNER:</b>	Mosley, Charles & Kathleen Free
<b>ADDRESS:</b>	Mosley, Charles & Kathleen Free 400 West High Street Charlottesville, Va. 22902
<b>DATE/ PERIOD:</b>	Ca. 1915
<b>STYLE:</b>	Vernacular
<b>HEIGHT IN STORIES:</b>	2.5 Stories
<b>DIMENSIONS/LAND AREA:</b>	3,434 sq.ft./0.271 Acres
<b>SOURCES:</b>	Charlottesville City Records and 2005 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

### ARCHITECTURAL DESCRIPTION

Sited at a bend in the road, this 2 ½-story, 3-bay, ca. 1915, stuccoed dwelling has been remodeled and reflects a vernacular Mediterranean Revival style. Architectural details include: pantile roof; interior end stuccoed flues; multi-light casement windows with louvered shutters; a large front gabled dormer with round-arched French door leading out to a balcony with wrought iron railing that sits on the roof of the arbor that shelters the front entrance; gable-end returns; split-level foundation; rear dormers; and rear wings. Despite alterations, the building maintains historic integrity and is a contributing resource in the District.





## 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

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 Carolyn Polson Applicant Name Carolyn Polson  
Project Name/Description The Inn at 400 West High Parcel Number \_\_\_\_\_  
Property Address 400 West High Street, Charlottesville, 22902

### Applicant Information

Address: 400 West High Street  
Charlottesville, VA 22902  
Email: merriment@400westhigh.com  
Phone: (W) 434-981-0458 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: same  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits  
for this project? no

### 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.)

Carolyn Polson 5-1-15  
Signature Date

Carolyn S. Polson 5-1-15  
Print Name Date

### Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

same  
Signature Date

Print Name Date

\* Pictures sent to Ms. Scala

Description of Proposed Work (attach separate narrative if necessary): Removal of dead Live Oak in front of house. Removal of diseased and dangerous (dead limbs, tangled electric wires, falling walnuts) Black walnut tree

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

Hope to replace with several Laurel Cypress but am open to suggestions!

### For Office Use Only

Received by: O. E. Eubank  
Fee paid: 125.00 Cash/Ck. # 1696  
Date Received: 5/1/15

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

Please contact me w/questions / 434-981-0458  
merriment@400westhigh.com

# *Ilex x attenuata* 'Fosteri': Fosters Holly<sup>1</sup>

Edward F. Gilman and Dennis G. Watson<sup>2</sup>

## Introduction

Foster's holly #2 is one of the better cultivars of *Ilex x attenuata*, part of a group of hybrids between *Ilex cassine* x *Ilex opaca*. Foster's holly reaches 15 to 25 feet in height with a spread of 8 to 12 feet, creating a dense, pyramidal silhouette. The trunk usually grows straight up through the crown, unless the tree was topped. The small, glossy, almost black-green, linear leaves have spiny margins, and are joined in spring by showy, small, white flowers. The blooms are followed by the heavy production of brilliant red berries, which persist on female trees from fall through winter.



Figure 1. Middle-aged *Ilex x attenuata* 'Fosteri': Fosters holly

## General Information

**Scientific name:** *Ilex x attenuata*

**Pronunciation:** EYE-lecks x uh-ten-yoo-AY-tuh

**Common name(s):** Fosters holly

**Family:** Aquifoliaceae

**USDA hardiness zones:** 6A through 9B (Fig. 2)

**Origin:** not native to North America

**Invasive potential:** little invasive potential

**Uses:** hedge; parking lot island < 100 sq ft; parking lot island 100-200 sq ft; parking lot island > 200 sq ft; container or planter; screen; specimen; street without sidewalk; sidewalk cutout (tree pit); tree lawn 3-4 feet wide; tree lawn 4-6 feet wide; tree lawn > 6 ft wide; highway median; bonsai

**Availability:** not native to North America



Figure 2. Range

1. This document is ENH474, one of a series of the Environmental Horticulture Department, UF/IFAS Extension. Original publication date November 1993. Revised December 2006. Reviewed February 2014. Visit the EDIS website at <http://edis.ifas.ufl.edu>.
2. Edward F. Gilman, professor, Environmental Horticulture Department; and Dennis G. Watson, former associate professor, Agricultural Engineering Department, UF/IFAS Extension, Gainesville FL 32611.

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U.S. Department of Agriculture, UF/IFAS Extension Service, University of Florida, IFAS, Florida A & M University Cooperative Extension Program, and Boards of County Commissioners Cooperating. Nick T. Place, dean for UF/IFAS Extension.



## Description

**Height:** 15 to 25 feet

**Spread:** 8 to 12 feet

**Crown uniformity:** symmetrical

**Crown shape:** pyramidal, columnar

**Crown density:** dense

**Growth rate:** slow

**Texture:** fine

## Foliage

**Leaf arrangement:** alternate (Fig. 3)

**Leaf type:** simple

**Leaf margin:** spiny, entire, pectinate

**Leaf shape:** elliptic (oval), ovate

**Leaf venation:** pinnate

**Leaf type and persistence:** evergreen

**Leaf blade length:** less than 2 inches, 2 to 4 inches

**Leaf color:** green

**Fall color:** no color change

**Fall characteristic:** not showy

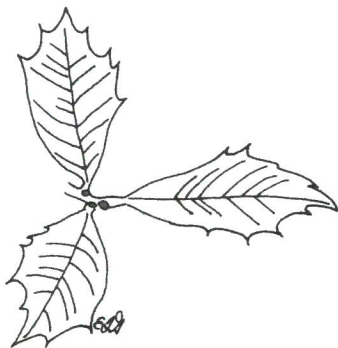


Figure 3. Foliage

## Flower

**Flower color:** white/cream/gray

**Flower characteristics:** not showy

## Fruit

**Fruit shape:** round

**Fruit length:** less than .5 inch

**Fruit covering:** fleshy

**Fruit color:** red

**Fruit characteristics:** attracts birds; showy; fruit/leaves not a litter problem

## Trunk and Branches

**Trunk/bark/branches:** branches don't droop; not showy; typically one trunk; thorns

**Pruning requirement:** little required

**Breakage:** resistant

**Current year twig color:** green

**Current year twig thickness:** medium

**Wood specific gravity:** unknown

## Culture

**Light requirement:** full sun, partial sun, or partial shade

**Soil tolerances:** clay; sand; loam; acidic; slightly alkaline; well-drained; extended flooding

**Drought tolerance:** high

**Aerosol salt tolerance:** moderate

## Other

**Roots:** not a problem

**Winter interest:** yes

**Outstanding tree:** yes

**Ozone sensitivity:** unknown

**Verticillium wilt susceptibility:** resistant

**Pest resistance:** resistant to pests/diseases

## Use and Management

With its dense, compact, upright growth and neat habit, Foster's holly is ideal for use as a tightly clipped screen or hedge, or as a specimen, foundation, or container planting. Can also be planted in a small soil space or in a tall, narrow overhead space. Would probably make a suitable street tree but has not been extensively tried.

Foster's holly should be grown in full sun or partial shade on well-drained, slightly acid, moist soil. It is very drought-tolerant once established and has no serious pest problems.

There are other Foster's hollies—#1 and #4—but these are less available and perhaps not as showy.

Propagation is by cuttings or grafting.

## Pests

Scale and leaf miners.

## Diseases

No diseases are of major concern.





Walnut #1 looking east



Walnut #2 looking east



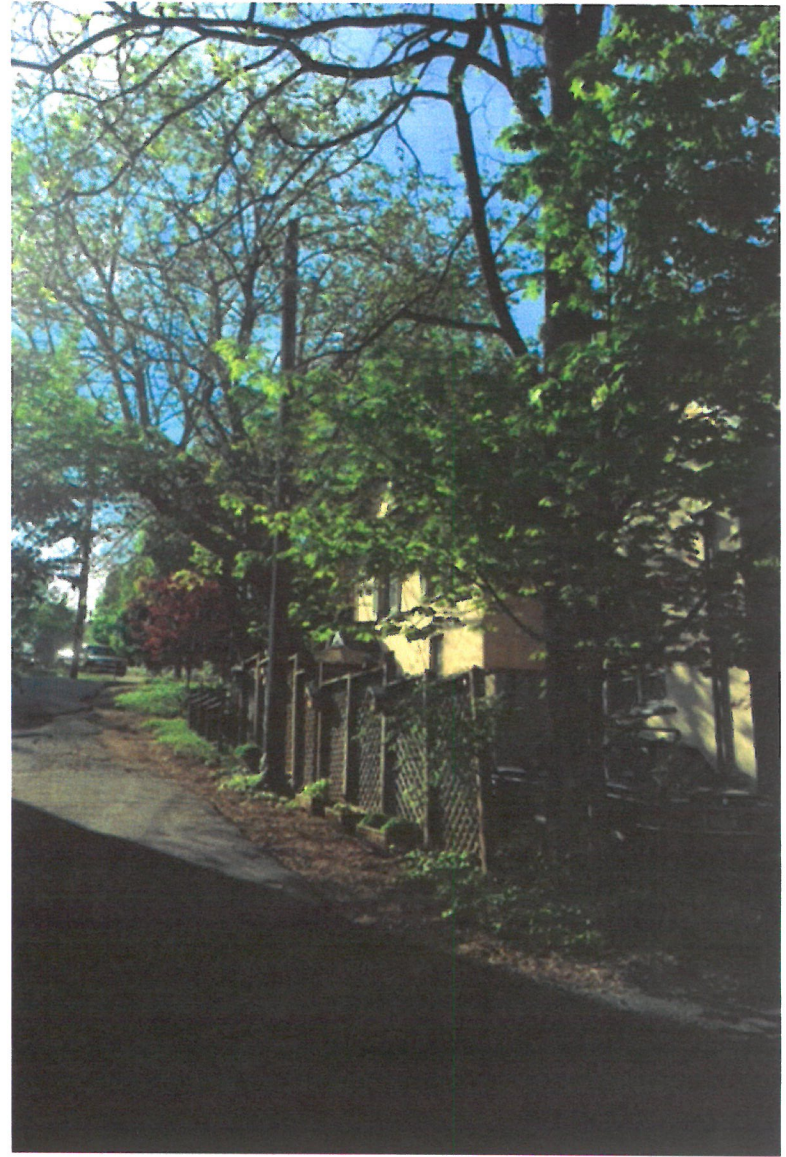


Walnut trees # 3+4 looking west



Live Oak looking west







City Arborist

**Scala, Mary Joy**

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**From:** Hughes, Tim  
**Sent:** Tuesday, May 05, 2015 10:31 AM  
**To:** Scala, Mary Joy  
**Subject:** RE: Alleyway trees at The Inn at 400 West High Street  
**Attachments:** Fosters Holly.pdf

Hi Mary Joy

I drove past -and we don't have any issues with the request - It does not appear that there is much ROW there- - Any replacements will of course be the owner's maintenance responsibility.  
Fosters holly might be a choice as well (attachment FYI) as the arborvitae

Tim

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

**From:** Scala, Mary Joy  
**Sent:** Monday, May 04, 2015 1:55 PM  
**To:** Hughes, Tim  
**Subject:** FW: Alleyway trees at The Inn at 400 West High Street

Tim,

I have an application for Bd. of Arch. Review to remove some volunteer Walnut trees on the alley side of this address, and to replace with evergreens. Someone said the Walnut trees may be in City R/W. Do you care if they are removed/replaced? (the owner wants Leland Cypress but we will recommend probably Arborvitae instead.)

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](mailto:scala@charlottesville.org)

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

**From:** Carolyn Polson [mailto:n2notes@embarqmail.com]  
**Sent:** Thursday, April 30, 2015 11:50 AM  
**To:** Scala, Mary Joy  
**Cc:** Carolyn Polson  
**Subject:** Alleyway trees at The Inn at 400 West