

From: Scala, Mary Joy
Sent: Wednesday, July 27, 2016 2:50 PM
To: Carolyn Polson (merriment@400westhigh.com)
Subject: BAR Action- 400 W High Street - July 19, 2016

July 27, 2016

Carolyn Polson
400 West High Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-07-01
400 West High Street
Tax Parcel 330154000
Carolyn Polson, Owner/Applicant
Removal and replacement of dead and diseased trees

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2016. The following action was taken:

Schwarz moved to find that the proposed application satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as indicated on the plan created at this meeting on July 19, 2016, by Laura Knott [attached], and we allow the applicant 6 months to plant the plan:

- **Plant a large shade tree directly in front of the house to the right [north] of the front walk, and on the corner of Altamont Street and the alley**
- **Shift the October Glory Maple downhill a few feet as indicated on the drawing**
- **Shift the Dogwood inside the fence**
- **Eliminate the Willow Oak**
- **Shift the Black Gum slightly away from the Maple.**

The overall plan can be seen on a sketch, and it is three (3) large trees, one (1) medium tree, and one (1) small tree. Balut seconded. Motion passed (7-0).

This certificate of appropriateness shall expire in 18 months (January 19, 2018), 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.

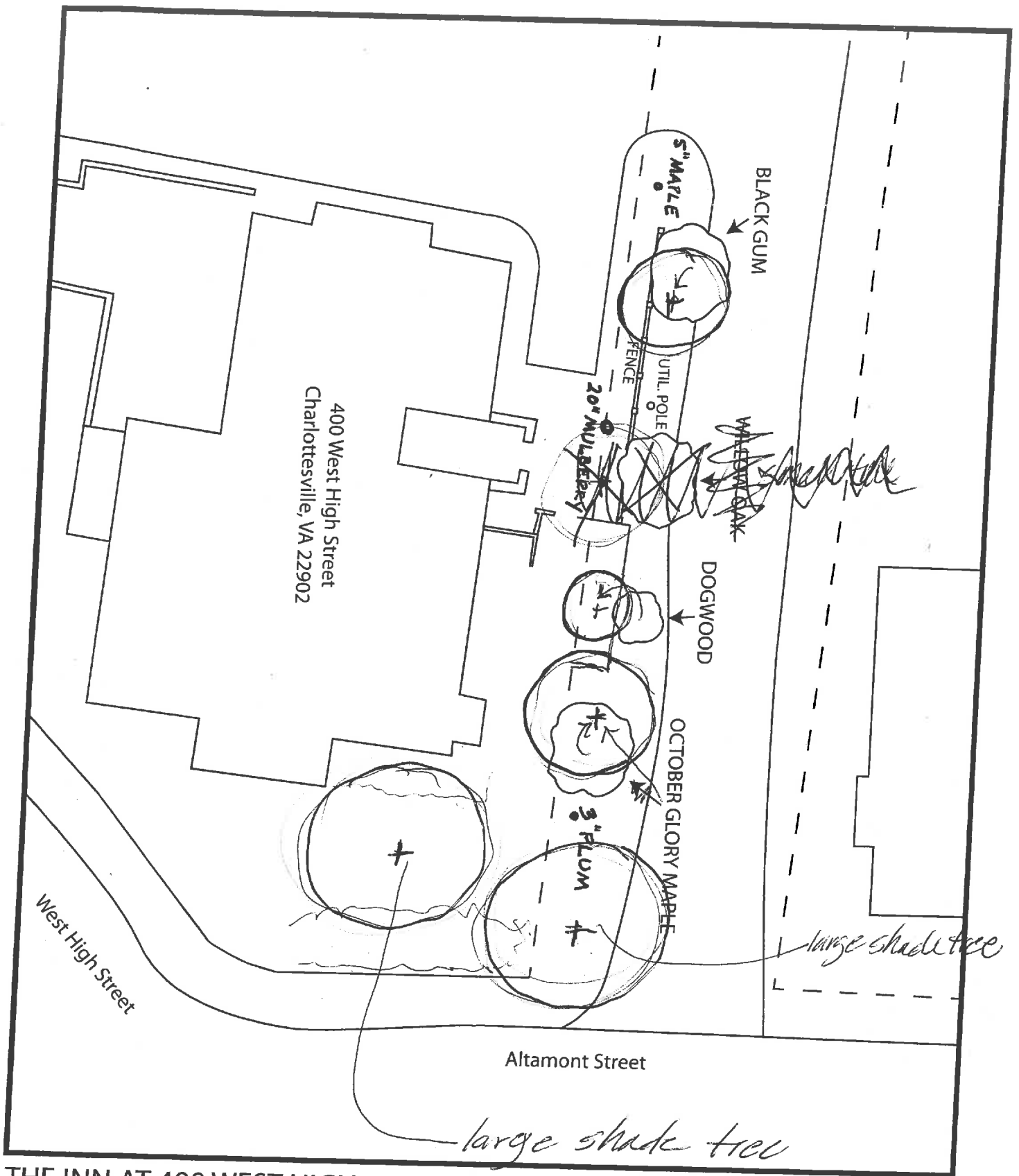
In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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



THE INN AT 400 WEST HIGH - LANDSCAPE PLAN - JUNE 2016

Larena Knott, July 19, 2016

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 19, 2016**



Certificate of Appropriateness Application

BAR 16-07-01 (15-05-03)

400 West High Street

Tax Parcel 330154000

Carolyn Polson, Owner/Applicant

Removal and replacement of dead and diseased trees

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.

May 19, 2015 - 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.]

July 21, 2015 - The BAR approved the application as submitted (9-0) with the stipulation of a one-to-one replacement of the existing trees. The BAR requests one medium canopy tree from the City of Charlottesville's list (to replace the mulberry) and three large canopy trees of any of the species indicated by the Tree Commission (to replace the walnuts), and with an understory or small scale planting scheme to come back to Mary Joy for administrative approval after circulation to the BAR. The Tree Commission recommended either: Willow Oak, Scarlet Oak, or American Elm (Valley Forge or New Harmony).

Application

Last year the applicant received approval to remove three volunteer Black Walnut trees (8", 14", 19") and one Mulberry tree (with two-8" forks) growing along the north property line abutting a public alley-way that connects West High Street/Altamont Street with McIntire Road. The justification to remove the trees was that the trees are tangled in electric lines, and pose a danger to guests from falling limbs and walnuts.

The BAR approval required replacement with one medium and three large canopy trees, and administrative approval of a planting plan. The applicant is now seeking to have that plan approved. In addition, the BAR approved the removal of a dead Live Oak from the front yard. Now the other Live Oak has died, and the applicant would prefer not to replace them due to other plantings and limited space.

The applicant's new plan proposes four new trees: a Maple, Dogwood, Willow Oak and Black Gum, and the applicant also intends to keep a 5" Maple, 3" Plum, and a 20" non-fruiting Mulberry along the same row of vegetation.

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

When staff circulated the proposed plan by email, there was significant disagreement (See two attached emails). Schwarz suggested moving the Maple and Willow Oak to the front yard, and reversing the locations of the Dogwood and Gum on the alley. Knott suggested leaving the Maple as proposed, but replacing the other three large canopy trees with redbuds or dogwoods located behind the fence. The Tree Commission previously recommended two canopy trees (Willow Oak, Scarlet Oak, or American Elm), one to be located near Altamont Street.

Staff agrees that one large canopy tree could be located near to Altamont Street.

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 planting plan satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

Scala, Mary Joy

From: Carl A. Schwarz <caschwarz83@gmail.com>
Sent: Friday, June 24, 2016 8:34 PM
To: Scala, Mary Joy; BAR
Subject: Re: 400 W High Street tree plan
Attachments: Full page photo.pdf; SKM_C554e16062410470 (1).pdf

Everyone,

Some additional photos to what Mary Joy sent are attached. What I noticed is as follows:

There is little space for a tree at the corner of High and Altamont (where the existing dead one is). There seems to be sufficient space just north of that at the corner of the alley and Altamont.

The existing mulberry shades the alley very well. When the two trees adjacent to the driveway mature, the alley will be fully shaded as before. For now, it's still got a good canopy from the mulberry towards McIntire as is.

The attached pdf shows my thoughts. Green is existing, red is proposed. I think the black gum and existing maple will be too close and would swap the gum for the dogwood. The mulberry hangs over the alley and would compete with the willow oak. I would move the maple and the oak towards Altamont. I don't know if the existing plum can handle shade, but I think it's really important that there are street trees at this intersection. Powerlines prevent trees from being planted along much of Altamont, and having them at the corner would benefit the entire street.

Those are my thoughts. I'll shut up now so others can weigh in.

Carl

From: Scala, Mary Joy
Sent: Friday, June 24, 2016 4:58 PM
To: Schwarz, Carl
Subject: RE: 400 W High Street tree plan

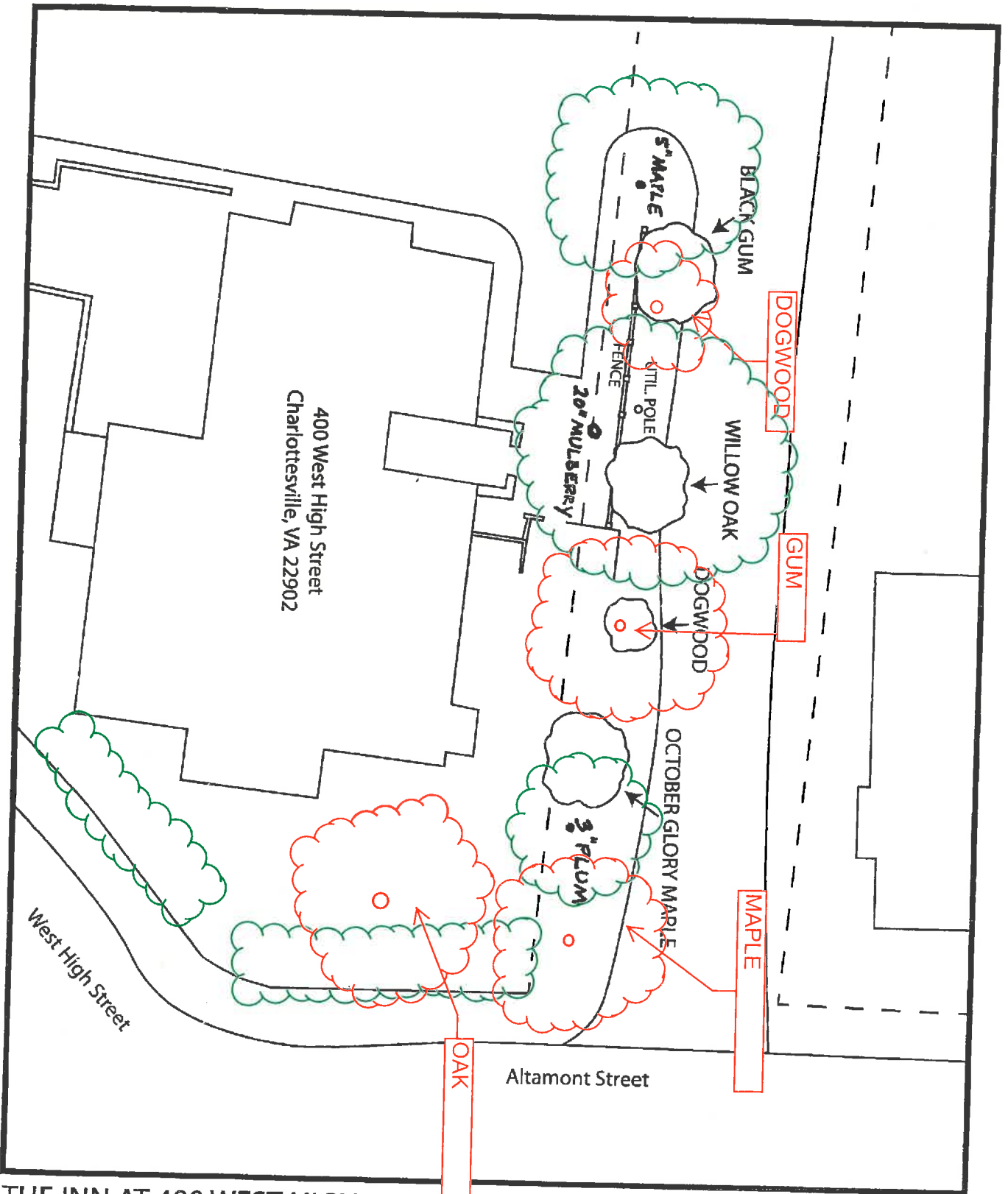
That sounds good to me. Take a look!

Mary Joy Scala, AICP

Preservation and Design Planner
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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

From: Carl A Schwarz [mailto:caschwarz83@gmail.com]
Sent: Friday, June 24, 2016 4:53 PM
To: Scala, Mary Joy; BAR
Subject: RE: 400 W High Street tree plan

Schwarz Recommendation



THE INN AT 400 WEST HIGH - LANDSCAPE PLAN - JUNE 2016

Scala, Mary Joy

From: Laura Knott <lknott@chg-inc.com>
Sent: Monday, June 27, 2016 9:32 AM
To: Scala, Mary Joy; BAR
Cc: Carolyn Polson (merriment@400westhigh.com)
Subject: Re: 400 W High Street tree plan

Hi Everyone,

I'm now back from my trip and can offer a professional landscape architect's view on the question:

- First of all, it's no surprise that the live oaks have not survived, not because of other plantings, but because Charlottesville is out of their northern natural range of growth. There may be a few live oaks in Cville, although I've not seen any, but if they have survived, it is because they are located in protected areas. In addition, because of the size of the arborvitae planted in the front of the property, it would make no sense to replace the live oaks with any type of tree.
- Regarding the alley planting:
 - The maple seems appropriate where shown in the proposed plan.
 - The line of paving shown in the plan does not accurately show actual site conditions, which will affect the location of the other three trees:
 - I recommend moving the dogwood to a location within the adjacent fenced area, where it will have enough root space and will form a nice canopy over that small outdoor garden.
 - There is not enough room for the willow oak where it is shown. I recommend a smaller tree planted within the fence, such as redbud, which will do well in the shade of the mulberry and will form a nice canopy over the other small garden area.
 - There is not enough room for the black gum as proposed. I recommend substituting a small tree, such as a redbud or dogwood, and locating it inside the fence.

Please note that this close to what I recommended when this issue first came up. I will be happy to meet with the owner at the site to discuss further.

Laura



Laura L. Knott, ASLA, MLA, MSHP
300 West Main Street, Suite 201, Charlottesville VA
p: (434) 979-1617
f: (434) 979-3645
e: lknott@chg-inc.com
commonwealthheritagegroup.com



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	<u>Carolyn Polson</u>	Applicant Name	<u>Carolyn Polson</u>
Project Name/Description	<u>Pre-Inn at 400 West High</u>		
Parcel Number	<u>330154800</u>		
Property Address	<u>400 West High Street, Charlottesville, 22902</u>		

Applicant Information

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

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

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

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

* 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 trees.

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: D. Eband
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





Scala, Mary Joy

From: Scala, Mary Joy
Sent: Friday, June 24, 2016 2:50 PM
To: BAR
Cc: Carolyn Polson (merriment@400westhigh.com)
Subject: 400 W High Street tree plan
Attachments: SKM_C554e16062410470.pdf; 400 W High Street.docx; IMG_2165.jpg; IMG_2164.jpg

BAR,

In July 2015 the BAR approved removal of three volunteer Black Walnut trees (8", 14", 19") and one Mulberry tree (with two-8" forks) growing along the north property line abutting a public alleyway that connects West High Street/Altamont Street with McIntire Road. (The attached two IMG files show existing conditions with the walnuts removed.)

The BAR approved the application as submitted (9-0) with the stipulation of a one-to-one replacement of the existing trees. The BAR requests one medium canopy tree from the City of Charlottesville's list (to replace the mulberry) and three large canopy trees of any of the species indicated by the Tree Commission (to replace the walnuts), and with an understory or small scale planting scheme to come back to Mary Joy for administrative approval after circulation to the BAR. The Tree Commission recommended either: Willow Oak, Scarlet Oak, or American Elm (Valley Forge or New Harmony).

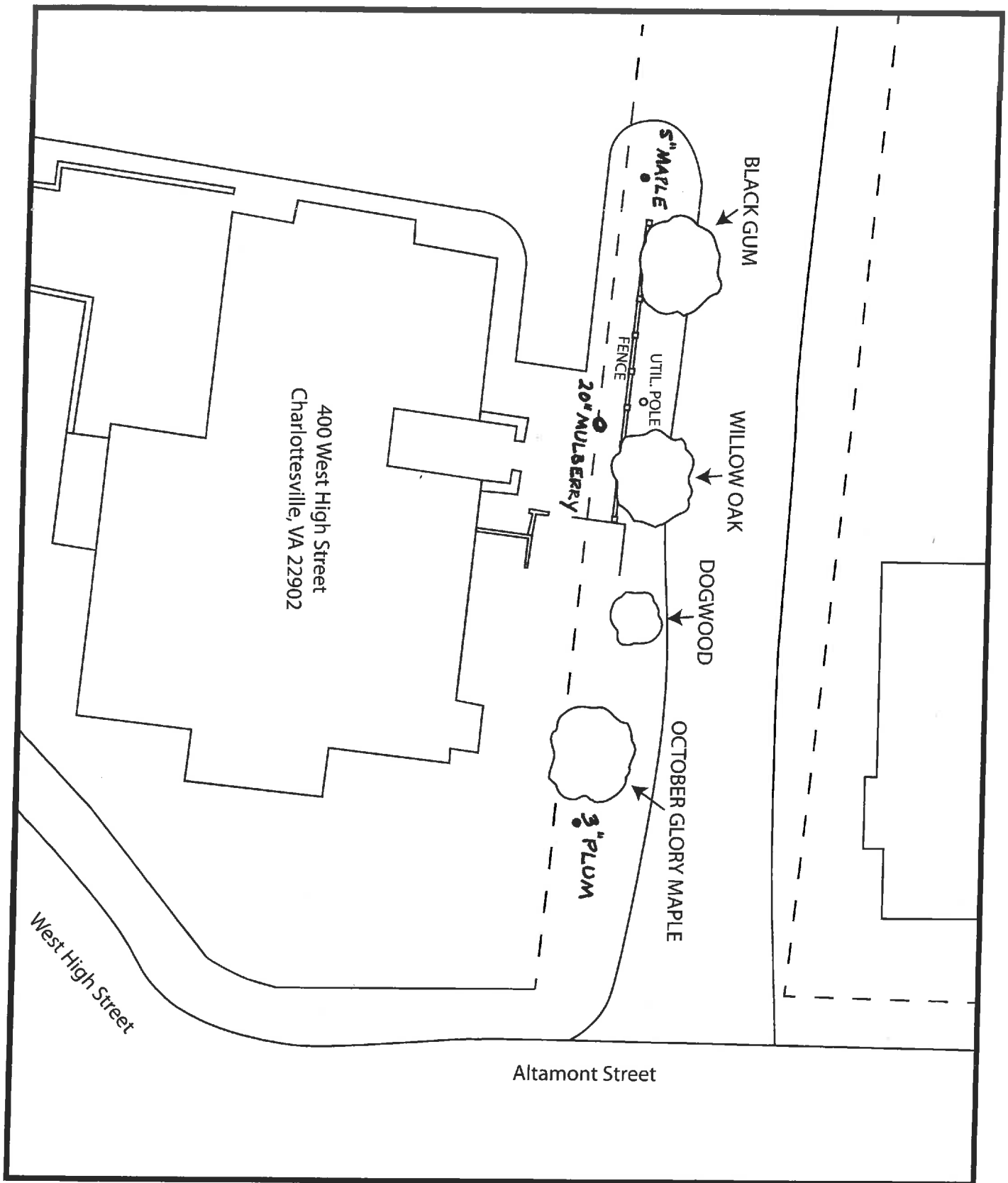
The walnut trees have been removed. The attached pdf PLAN shows three remaining trees (Maple, Mulberry, Plum), and four proposed trees (Black Gum, Willow Oak, Dogwood, October Glory Maple). In addition, there are existing hosta, succulents, Lariope, daylilies, surprise lilies and tiger lilies that will remain.

In the front yard there is a dead live Oak tree, one of two in the front yard that have died (see attached word doc) . The applicant has been told the reason they died is they could not survive with all of the other landscaping that was put in there at the time the house was restored. She would like not to replant them. Staff agrees.

I would like your comments on the attached plan.

Mary Joy Scala, AICP

Preservation and Design Planner
City of Charlottesville
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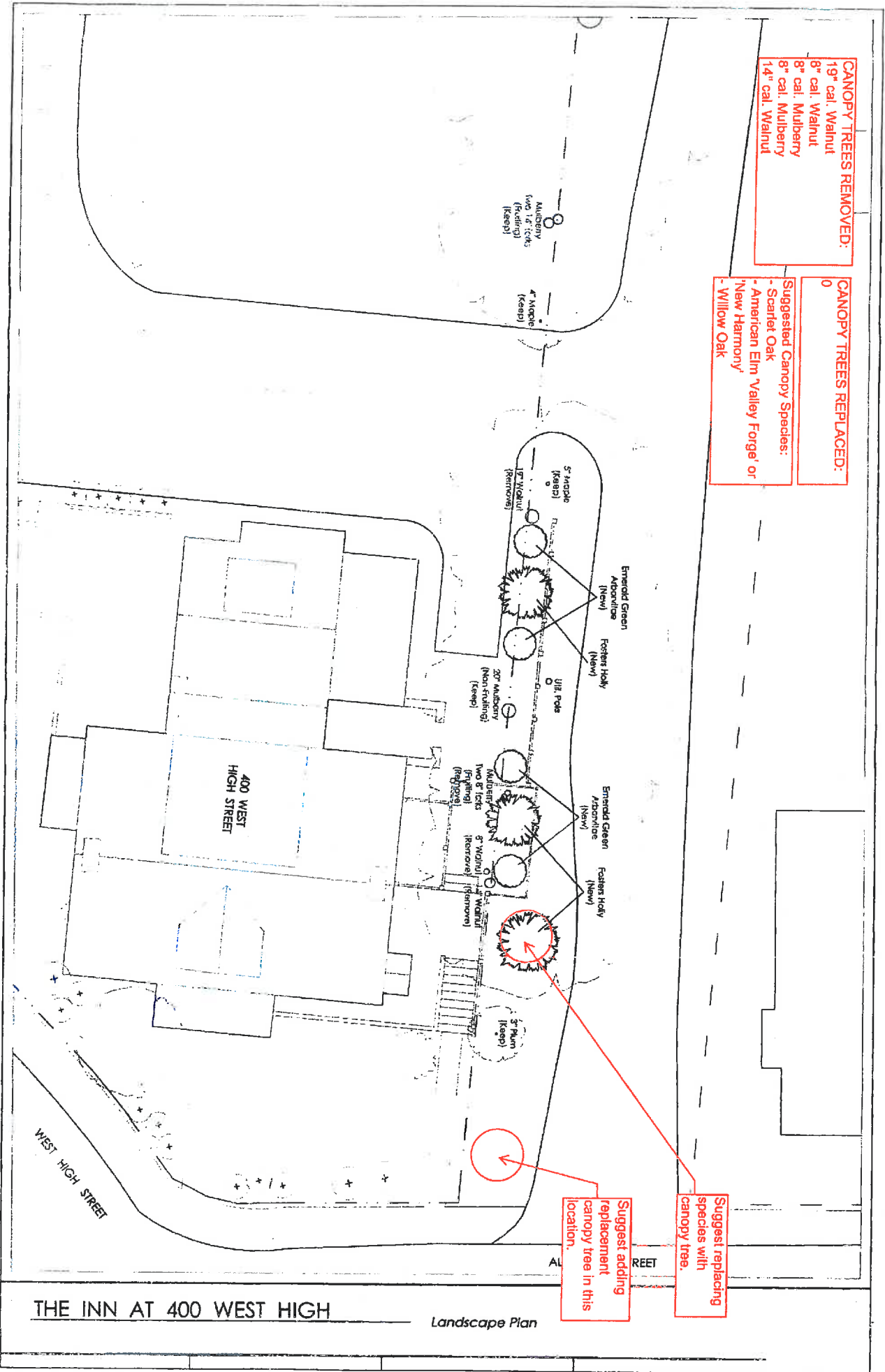


THE INN AT 400 WEST HIGH - LANDSCAPE PLAN - JUNE 2016

Tree Commission recommendations

CANOPY TREES REMOVED:
 19" cal. Walnut
 8" cal. Walnut
 8" cal. Mulberry
 14" cal. Walnut

CANOPY TREES REPLACED:
 0
Suggested Canopy Species:
 - Scarlet Oak
 - American Elm
 - Valley Forge
 - New Harmony
 - Willow Oak



The Commission recommendations

Suggest replacing walnut trees with 2 less messy canopy trees to provide future stormwater benefits to city and shade benefits to south side of neighbor's home.



The commission recommendation

