

From: Scala, Mary Joy
Sent: Wednesday, July 27, 2016 4:15 PM
To: Edward Bain (ed.bain1960@gmail.com)
Subject: BAR Action - 420 Park Street - July 19, 2016

July 27, 2016

Edward H. Bain, Jr.
420 Park Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-07-05
420 Park Street
Tax Parcel 530120000
Edward H. Bain, Jr., Owner/Applicant
Red maple tree removal and replacement

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 tree removal 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 tree removal, but requests that the tree be replaced with a large tree from the City's tree list, in the same location. The applicant will be given a year and a half to complete this, with an extension, if needed, by administrative approval. Mohr 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.

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

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



Certificate of Appropriateness Application

BAR 16-07-05

420 Park Street

Tax Parcel 530120000

Edward H. Bain, Jr., Owner/Applicant

Red maple tree removal and replacement

Background

This property, located in the North Downtown ADC District, is a Queen Anne house that was built at the turn of the century. The property's historic name is McCue-Martin House. The building was constructed in Colonial-Victorian Revival style circa 1901-1902.

October 17, 2006 - the BAR failed to approve (1-8) a motion to approve the applicant's request to remove a tree from the site. A second motion passed (8-1) to defer the application to allow the applicant the opportunity to acquire a second opinion regarding the tree's health and consider alternative possibilities to removal.

January 2, 2007 - City Council overturned the BAR's decision to deny approval to remove a large white ash tree from the south side of the building.

August 18, 2009 - The BAR approved (5-3) the applicant's request to replace the window sashes on the 420 Park Street building, given the circumstances of the replacement windows and the existing windows. The BAR asked the applicant to investigate the removal of the screen track, and dark rather than silver colored spacer bars.

Application

The applicant is proposing the removal of a large red maple tree from the front yard of 420 Park Street. Because it is not feasible to remove the stump, the arborist is recommending replacement with a Kousa Dogwood no later than Fall 2016.

Discussion

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

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.*

Recommendations

The BAR should determine an appropriate replacement tree.

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 tree removal and replacement 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 submitted (or with the following modifications...).

Scala, Mary Joy

From: Edward Bain <ed.bain1960@gmail.com>
Sent: Wednesday, July 06, 2016 9:26 AM
To: Scala, Mary Joy
Subject: Fwd: 420 Park st.

Mary Joy:

Regarding my tree removal at 420 Park Street, I am forwarding John Jeffers thoughts and recommendation on the soil condition and the need to replace the red maple with something less than another large canopy tree--his suggestion is the kusa dogwood which I am happy to have as the replacement tree.

Let me know your concerns and thoughts.

Thanks.

Ed Bain

----- Forwarded message -----

From: John Jeffers <bigojeffers@gmail.com>
Date: Wed, Jul 6, 2016 at 6:51 AM
Subject: 420 Park st.
To: ed.bain1960@gmail.com

To whom it may concern

In reference to the replanting after the removal of the Red Maple at above address, it is not logistically feasible, (because of walls, sidewalks and building foundation) to remove the stump from this tree, thus there will not be enough soil volume to accommodate another large canopy tree

My recommendation was to replace with a Kusa Dogwood, which in this environment has the potential to reach a height of 40 feet which I feel will be a good medium size tree with enough soil volume to do well

Sincerely

John Jeffers

ISA Certified Arborist MA0099

Big"O" tree and Lawn service

Sent from my iPad

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 420 Park Street
Map and Parcel: 53-120
Census Tract & Block: 3-419
Present Owner:
Address: P. O. Box 964
Waynesboro, Virginia
Present Use: Offices-Apartments
Original Owner: Edward McCue
Original Use: Residence

BASE DATA

Historic Name: McCue-Martin House
Date/Period: 1901-1902
Style: Colonial-Victorian Revival
Height to Cornice:
Height in Stories: 2 1/2
Present Zoning: B-1
Land Area (sq.ft.): 60 x 131
Assessed Value (land + imp.): 8260 + 9240 = 17,500

ARCHITECTURAL DESCRIPTION

An interesting Queen Anne house built at the turn of the century, the McCue house demonstrates the successful adaptation of domestic design for modern commercial needs. Among the most notable features of the exterior is the octagonal tower decorated with handsome Adamesque medallions. Reflecting the shape of the tower is the semi-octagonal dormer on the main block. Recently the entrance veranda was abbreviated into a small entrance porch.

HISTORICAL DESCRIPTION

Edward McCue bought the lot from Lucy J. Fry in February, 1901, for \$1,900. The present structure was begun shortly thereafter, as the tax records indicate that the dwelling was standing by the time of the 1902 assessment. The McCues owned the house until 1912 when it was sold to J. G. Martin for \$8,500. The property passed out of the Martin family when it was sold in 1950 to Elizabeth Hall. The house has changed hands four times since. Deed references: 11-288, 23-193, 39-221, 89-10, 154-87, 287-355, 303-413, 342-248.

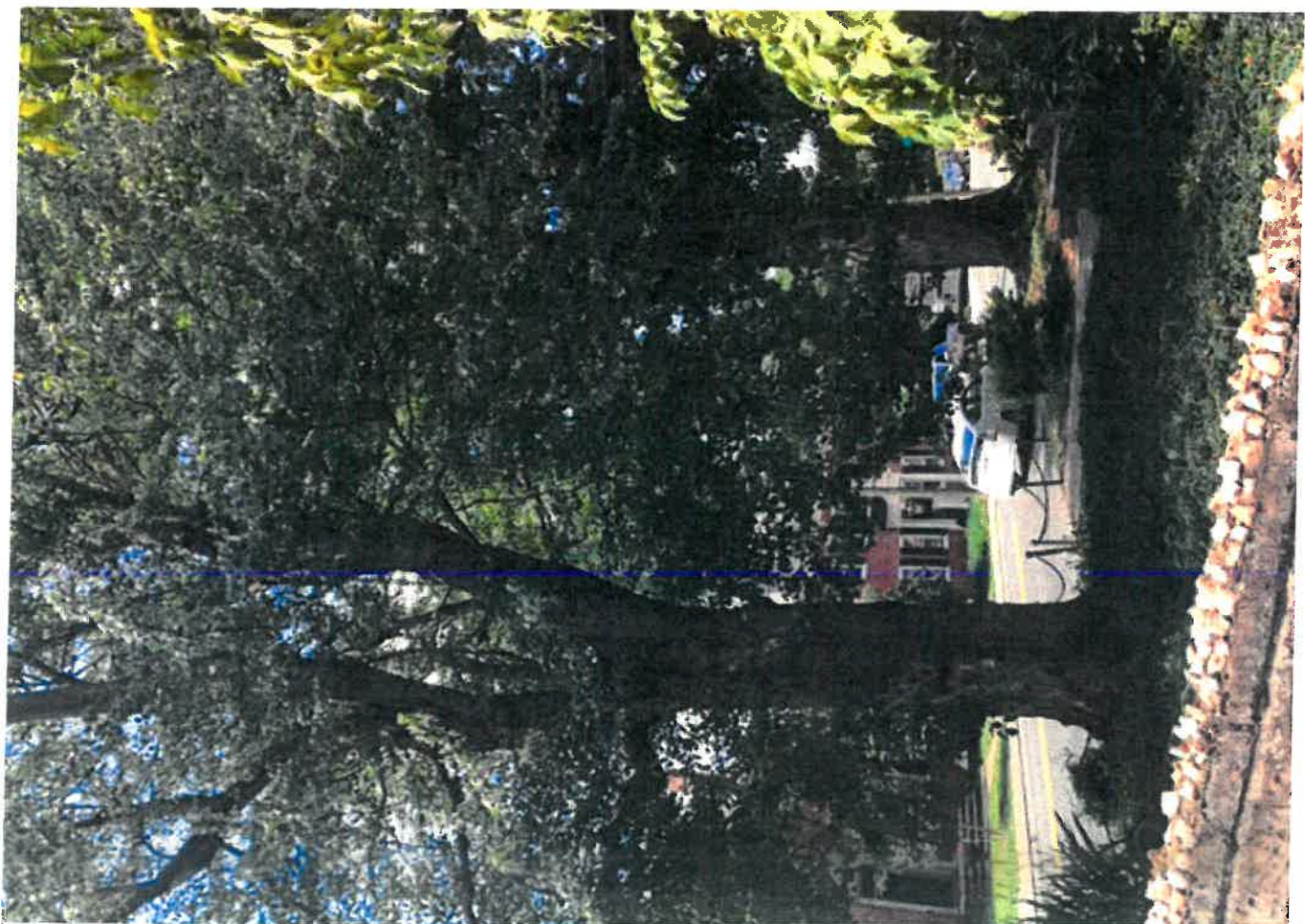
GRAPHICS

CONDITIONS

Good

SOURCES

City Records







Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED

JUL 01 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 EDWARD H BRAIN JR / ROBERT H DOWNER JR Applicant Name EDWARD H BRAIN JR
Project Name/Description TREE REMOVAL - RED MAPLE Parcel Number 530120000 RPC: 20333
Project Property Address 420 PARK STREET

Applicant Information

Address: 420 Park Street
City 22902
Email: ed.brain@comcast.net
Phone: (W) (C) 434-989-1092

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature EDWARD H BRAIN JR Date 6/30/16
Print Name Date

Property Owner Information (if not applicant)

Address:
Email:
Phone: (W) (C)

Property Owner Permission (if not applicant)

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

Signature Date
Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): ALREADY FILED
RED MAPLE TREE - DISEASED - TO BE REMOVED - WITH LETTER SUBMITTING

List All Attachments (see reverse side for submittal requirements):
WILL REPLACE WITH BLACK GUM TREE IN FRONT YARD.

For Office Use Only
Received by: J. Baunore
Fee paid: \$125 Cash Ck. # 11600
Date Received: 7/1/2016
Approved/Disapproved by:
Date:
Conditions of approval:
Revised 2016
P16-0120

EDWARD H. BAIN, JR.
420 Park Street
Charlottesville, Virginia 22902
434-977-6155 (voice)
434-977-3298 (facsimile)

June 20, 2016

Ms. Mary Joy Scala
Neighborhood Development Services
City of Charlottesville
P.O. Box 911
Charlottesville, VA 22902

Re: Tree Removal – 420 Park Street

Dear Mary Joy:

As an owner of the property at 420 Park Street, I am requesting approval from the City to remove a red maple tree from the front yard. Please see the attached proposal from Big O Tree and Lawn Service detailing the problems with the tree.

I do intend to replace the tree with a native Virginia tree no later than early Fall, 2016.

I am requesting administrative approval to remove this tree.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Bain', written in a cursive style.

Edward H. Bain, Jr.

EHB/jm

Enclosure



Big O Tree and Lawn Service, Inc
Specializing in Plant Health Care since 1979

63 Flory Ave
Stuarts Draft, Va 24477

(540) 337-4588
www.bigotree.com

FAX (540) 337-4672
bigotree@verizon.net



Job Name: BAIN 160601-2

Charlottesville

#	Item	Description	Cost
1	Maple (Red)	tkd2 1) Takedown front right Red Maple with large area of decay on main stem (1/3-1/2 the total diameter) on the opposing side of lean, which is towards sidewalk and Park st. 2) Prune to remove large broken limb from adjacent Red Maple (left side) as well as reducing over-extended and weak branches to help reduce chances of failure 3) chip and haul all brush and wood, leave stump cut low Note- work will be done on a Saturday and price includes all costs for parking permits, lane closures as well as traffic control	██████████

Notes:

Subtotal: ~~██████████~~
Tax: \$0.00
Total: ~~██████████~~

Customer Signature _____

Date _____

TERMS: Net 30 days, a finance charge of 1 1/2% per month, (18% annual) is charged on past due accounts.



Big O Tree and Lawn Service, Inc
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Stuarts Draft, Va 24477

(540) 337-4588
www.bigotree.com

FAX (540) 337-4672
bigotree@verizon.net



Job Name: BAIN 160601-2

Saturday, June 04, 2016

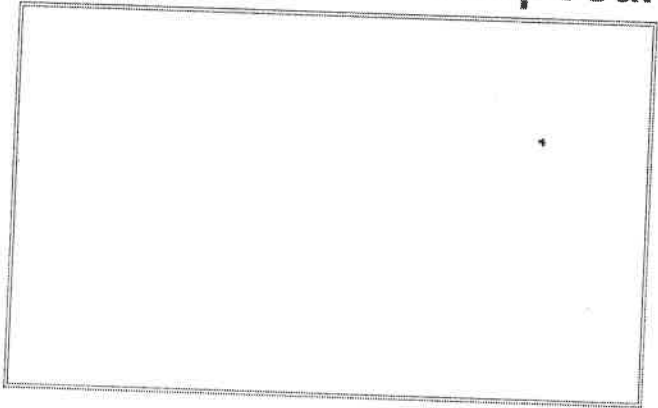
Proposal

Worksite:

ED BAIN

434-977-6157
420 PARK ST
CHARLOTTESVILLE, VA 22902
Title

SiteCitySt CustomerCode
CHARLOTTESVILLE, VA



All work is done in accordance with ANSI A-300 standards for tree care, Z-133.1 safety standards and under the direct supervision of an ISA Certified Arborist

Company

Proposed By:

This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started.