

From: Scala, Mary Joy
Sent: Monday, May 22, 2017 3:14 PM
To: judithrichards4@earthlink.net
Cc: Joan Klosek; Jeff Howe (jhowe@windridgelandscaping.com)
Subject: BAR Action- 138 Madison Lane - May 16, 2017

May 22, 2017

Epsilon Gamma House Corp.
ATTN Judy Richards

RE: Certificate of Appropriateness Application
BAR 17-05-04
138 Madison Lane
Tax Parcel 009135000
Epsilon Gamma House Corp, Owner/ Judy Richards, Applicant
Courtyard Renovation Project

Dear Applicant,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 16, 2017. The following action was taken:

Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed courtyard renovation satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted with the following modifications: Submit a cut sheet for the floodlight to staff; revisit the path lights in height and scale; The BAR advises keeping color temperature 3,000 K or lower so warm light, and put on dimmer.

Graves seconded.

Approved 9-0.

This certificate of appropriateness shall expire in 18 months (November 16, 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
May 16, 2017**



Certificate of Appropriateness Application

BAR 17-05-04

138 Madison Lane

Tax Parcel 009135000

Epsilon Gamma House Corp, Owner/ Judy Richards, Applicant

Courtyard Renovation Project

Background

138 Madison Lane, built prior to 1920 (two surveys give two dates: 1905 and 1915) is a contributing structure in the Corner Architectural Design Control (ADC) District. (Historic survey attached)

March 15, 2011 - The applicant attended the BAR meeting for a preliminary discussion. The BAR had general support on replacing all of the windows except the front arched window. The BAR noted that the dormers should have vertical panes.

April 19, 2011 - The BAR failed to approve (4-4 with Adams, Osteen, Knight, and Brennan opposed) the Andersen Renewal window replacements with a specified preference for the second option (three over three) for the attic windows; and excluding the front arched window.

The BAR approved (7-1 with Brennan opposed) the Andersen Renewal window replacements (with exterior muntins and spacers bars) with the following conditions: 1. The arched front window is not included in the replacement; 2. Three over three configuration are used for the dormer windows; 3. The applicant shall submit documentation of the condition of a representative sample of windows in order to document that they warrant replacement rather than repair; 4. The applicant shall submit a measured drawings (elevation) of both the existing window and the proposed replacement window.

June 17, 2014- The BAR approved improvements to the property, including a new shed, a new fence, the removal of a brick grill, and the removal of a storage area.

Application

The applicant is requesting approval to create a courtyard in the front yard:

- Replace concrete aggregate paved walkway/patio and some of the planted area with 5' wide Pine Hall brick walkways and bluestone paved courtyard. The courtyard would extend the width of the front façade, and curve to within a few feet from the front hedge;
- Remove some existing plants for improved visibility:
 - Replace existing Burford holly hedge near house with low 'Green Velvet' boxwood;
 - Remove double Hawthorne tree near corner of house;
 - Remove most of the azaleas, leaving some in each front corner of patio;
 - Trim existing Barberry hedge along driveway;
 - Add two columnar 'Dee Runk' boxwoods to flank the front walkway;
- Add 3' high black metal fence along City sidewalk with 5 foot opening at walkway entrance;
- Add 4.5 foot high black metal fence with 5 foot wide gate to rear corner of courtyard;

- Add brick seat wall with bluestone cap along edge of courtyard toward Zeta property;
- Add low voltage lighting to illuminate courtyard (1 post light, 6 path lights, and 2 ledge lights under cap of new seat wall. A floodlight will be aimed at the decorative anchor located at the front corner of the patio.)

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

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.*

C. WALLS & 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 clues 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.*

D. LIGHTING

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

E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3) Gravel or stone dust may be appropriate, but must be contained.*
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) Limit asphalt use to driveways and parking areas.*
- 6) Place driveways through the front yard only when no rear access to parking is available.*
- 7) Do not demolish historic structures to provide areas for parking.*
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

Discussion and Recommendations

Staff requested that samples of the brick and bluestone be available at the BAR meeting. The improvements are intended to create a more usable outdoor space. The plan is appropriate as submitted.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposal courtyard renovation satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted.



Date 5/4/90 File No. 104-133-17

Name Delta Gamma Sorority House, 133 Madison Lane

Town Charlottesville

County _____

Photographer S. F. Sines

Contents 2 exterior views

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0017

Other DHR Number: 104-70

Property Date(s) 1905 ca

PROPERTY NAMES

Delta Gamma Sorority House

EXPLANATION

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-135-2

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
138 -	Madison Lane	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

On narrow lot with building filling out width; yard edged with evergreen shrubs.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL: 1

Historic: 1

Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Interior side	Brick	
Cornice	0	Boxed	Wood	W/ Dentils
Foundation	0	Continuous		Plastered
Roof	0	Hipped	Asphalt	Shingle
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1905 ca

Source of Date: Site Visit/Written

Architectural Style: Classical Revival

Description:

Classical Revival dwelling with slightly irregular form, caused by shallow projecting section on northeast side; hipped roof; and three-bay front facade. Central entrance has Classical Revival surround, with pilasters and pediment; second level above has high round-arched window that extends below flanking second-floor window units. First-floor windows have segmentally-arched lintels; second-floor windows have jack arches. Hip-roofed dormers on each side have paired four-over-one double-hung sash windows.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Porch removed between 1929 and 1941 - was one-story, extending across front facade and around north corner to projection section of house on northeast side. Classical Revival entrance treatment is later, as are window blinds on front facade; sash replaced with units containing false mullions.

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Domestic

Significance Statement:

This building was built c. 1905, and served as a dwelling until at least 1913; by 1920 it was a fraternity house. In 1929 it was a rooming house, and in 1941 it housed apartments, a use that continued through 1969. Delta Gamma Sorority purchased the house in 1981. The house has been considerably changed by the loss of its porch, but retains enough integrity to contribute to the historic district (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	13 - 14	3/ 9/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other
Author: O'Dell, Jeffrey M.
Citation Abbreviation:
Virginia Historic Landmarks Commission (VHLC) Survey
Notes:
1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map
Author: Sanborn Map Company
Citation Abbreviation:
Sanborn Fire Insurance Maps, Charlottesville, VA
Notes:
1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman
Library Government Documents.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 9/1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: Smead, Susan E.
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:
First :
Last :
Suffix :
Title :
Company: U O VA House Corp. of Delta Gamma

Address: 138 Madison Lane

City : Charlottesville State: VA
Zip : 22903- Country: USA
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:



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 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 Epsilon Gamma House Corp. Applicant Name Judy Richards, President
Project Name/Description Courtyard Renovation Parcel Number TM-9-135
Project Property Address 138 Madison Lane, Charlottesville, VA 22903

Applicant Information

Address: Judy Richards
43280 Overview Place, Leesburg VA 20176
Email: judithrichards4@earthlink.net
Phone: (W) — (C) 703-346-2037

Local Contact

Property Owner Information (if not applicant)

Address: Joan Klosek (House Manager)
138 Madison Lane, Charlottesville
Email: kloqjo@gmail.com
Phone: (W) — (C) 434-282-2189

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.

Judith Richards 4-9-17
Signature Date

Judith Richards 4-9-17
Print Name Date

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Attached

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

Project description, photos of existing conditions, fence/light/plant descriptions.

For Office Use Only

Received by: O. E. Banks
Fee paid: 125.00 Cash/Ck. # me
Date Received: 4/14/17

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

PROPOSED ENTRANCE COURTYARD RENOVATION

(BAR application submitted by Epsilon Gamma (chapter of Delta Gamma) House Corporation)

DELTA GAMMA SORORITY HOUSE

138 MADISON LANE

CHARLOTTESVILLE, VA 22903

Epsilon Gamma (UVA chapter of Delta Gamma) House Corporation Board is applying for approval to do the following summer work in the front of the chapter house at 138 Madison Lane. It is our intent to beautify the front of the house as well as to improve drainage and add low voltage lighting for safety and security.

The house was built in 1930 and was purchased by Delta Gamma. The property is located in The Corner Architectural Design Control District. 138 Madison Lane is located between the Sigma Phi Epsilon Fraternity house at 150 Madison Lane (currently unoccupied and in disrepair) and the Zeta Tau Alpha Sorority house at 136 Madison Lane.

Proposed work to be done this summer:

- Replace aggregate paving with brick and bluestone paving
- Remove some existing plants for improved visibility
- Add low black metal fence with 5 foot opening along sidewalk
- Add 4.5 foot high black metal fence with gate at back of courtyard
- Add brick seat wall along edge of courtyard toward Zeta property
- Add low voltage lighting to illuminate courtyard

Tasks to be completed prior to beginning the project:

- General clean up of area

See attached information:

- Plan of proposed work
- Specifications of proposed fencing
- Specifications of proposed lighting
- Photographs of proposed plants
- Photographs of area

PROPOSED COURTYARD RENOVATION PROJECT – PHOTOS
DELTA GAMMA HOUSE SORORITY HOUSE, 138 MADISON LANE

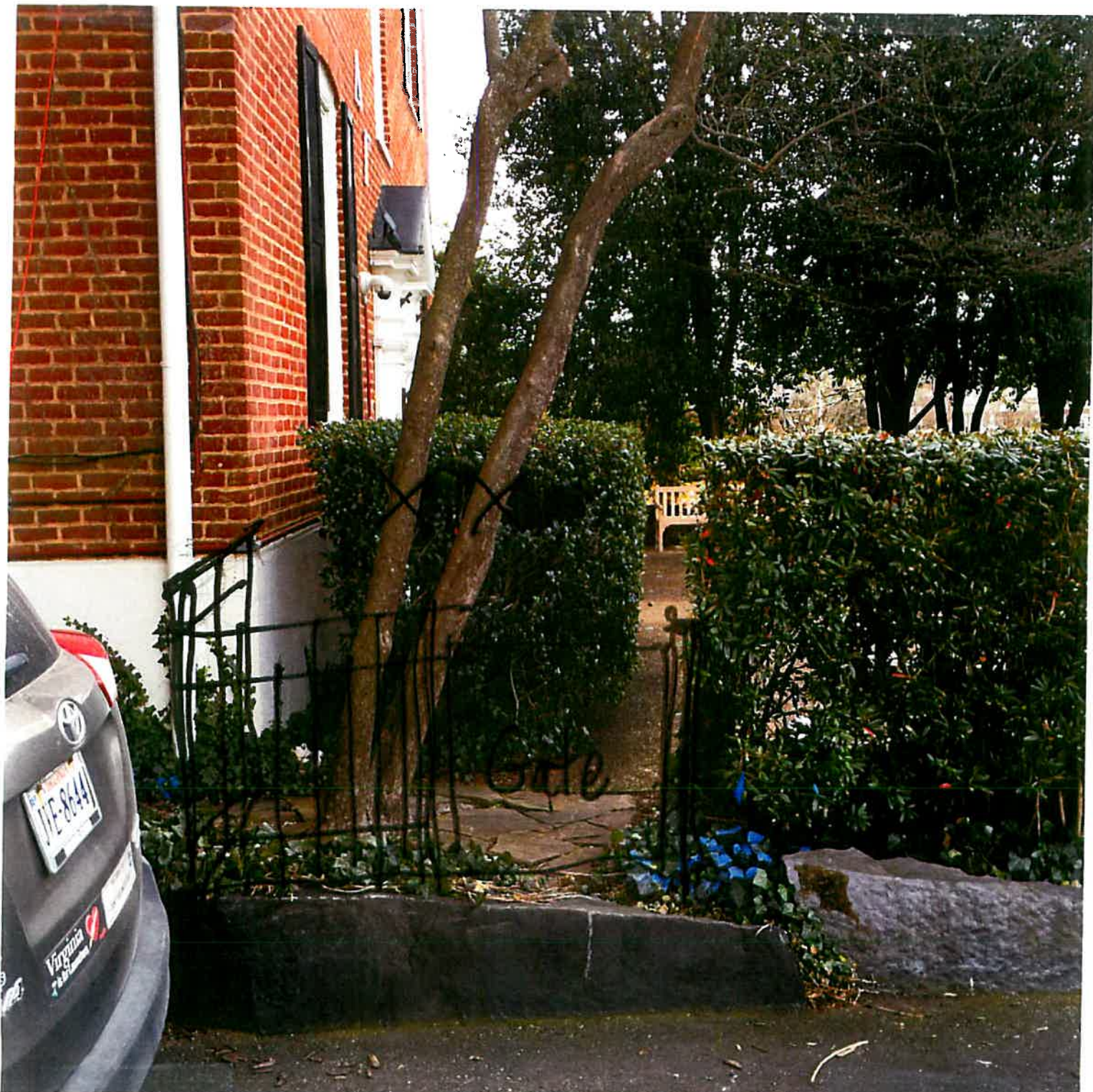


View of house from Madison Lane.
Replace bushes with smaller boxwood; replace existing aggregate paving with brick and bluestone paving.



View from Madison Lane.

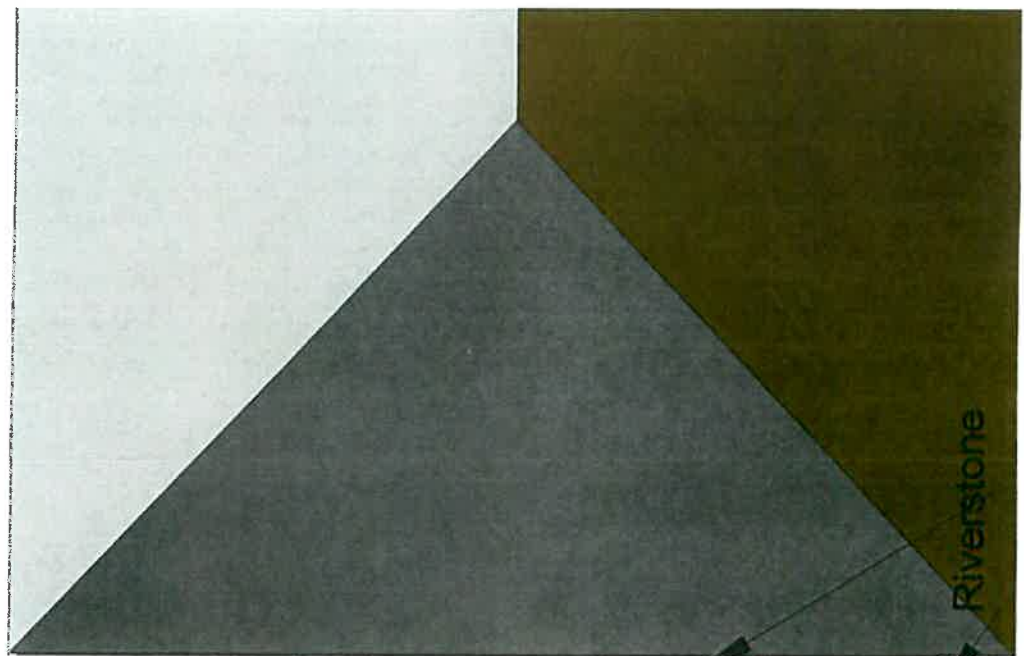
Cut back tall hedge for visibility from driveway; add low black metal fence along sidewalk.



View from driveway toward Zeta house.
Remove tree; add 4' – 6" black metal fence with gate.



View along driveway from Madison Lane looking to back of property.
Addition of black metal fence with gate; tree to be removed.



Boxwood.

Boxwood.

1-Post Light
9226

Pine hall brick 5' wide

Remove locust tree, azaleas as needed
Wintergreen Barberry to remain

Gate
60"

6 Path Lights
8205

16 feet



Bluestone pattern 2

Ex. hedge

Path Lights

Ex. i ng

Azaleas

Ex. hedge

new Jerith fence 3'

16 feet



24 feet

Pine hall brick 5' wide

Path Lights

Ex. hedge

new Jerith fence 3'

15' Brick 24" tall 14" wide Seat
wall w/ Bluestone cap

Exist i ng
Anchor

Flood light

2 Boxwood, 'Dee Runk'

Revision #: 2

Date: 4/12/2017

Landscape Plan: Final for BAR

Delta Gamma Patio Refit

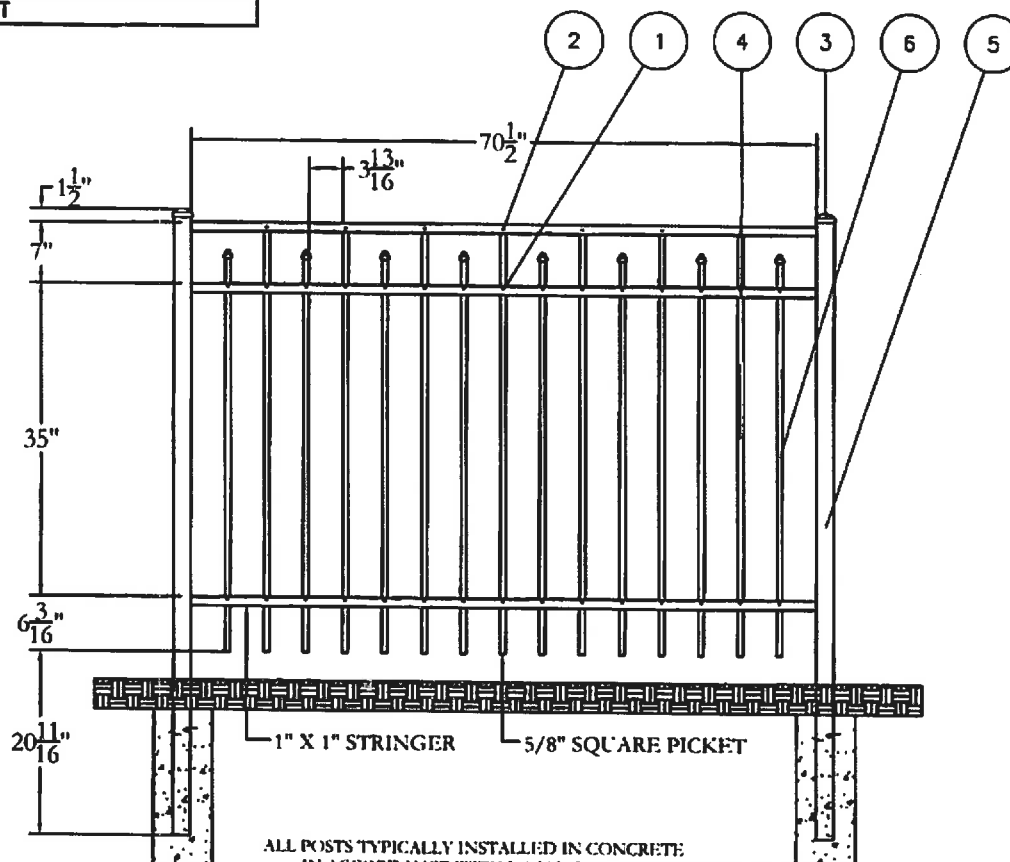
Scale:

3/32" = 1'

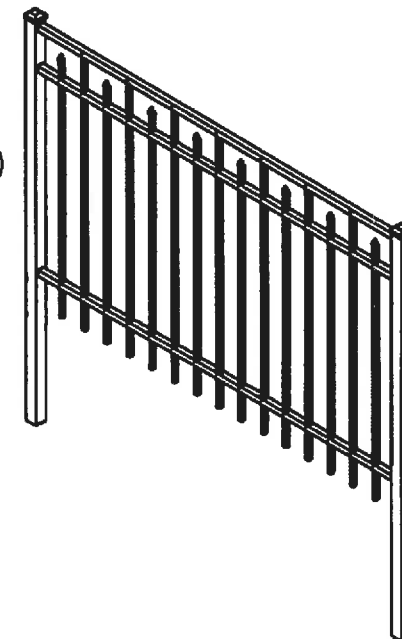
Landscape Design by: Jeff Howe

Windridge Landscaping Co Inc

FENCE PARTS		
ITEM	QTY	NAME
1	2	72" - 15 HOLE RESIDENTIAL STRINGER
2	1	72" - 7 HOLE RESIDENTIAL HEADER
3	2	2" ALUMINUM POST CAP
4	7	R202 - 48" PICKET
5	2	2" POST
6	8	R200 - 48" PICKET



ALL POSTS TYPICALLY INSTALLED IN CONCRETE
IN ACCORDANCE WITH LOCAL CONDITIONS
AND STANDARD BUILDING PRACTICES



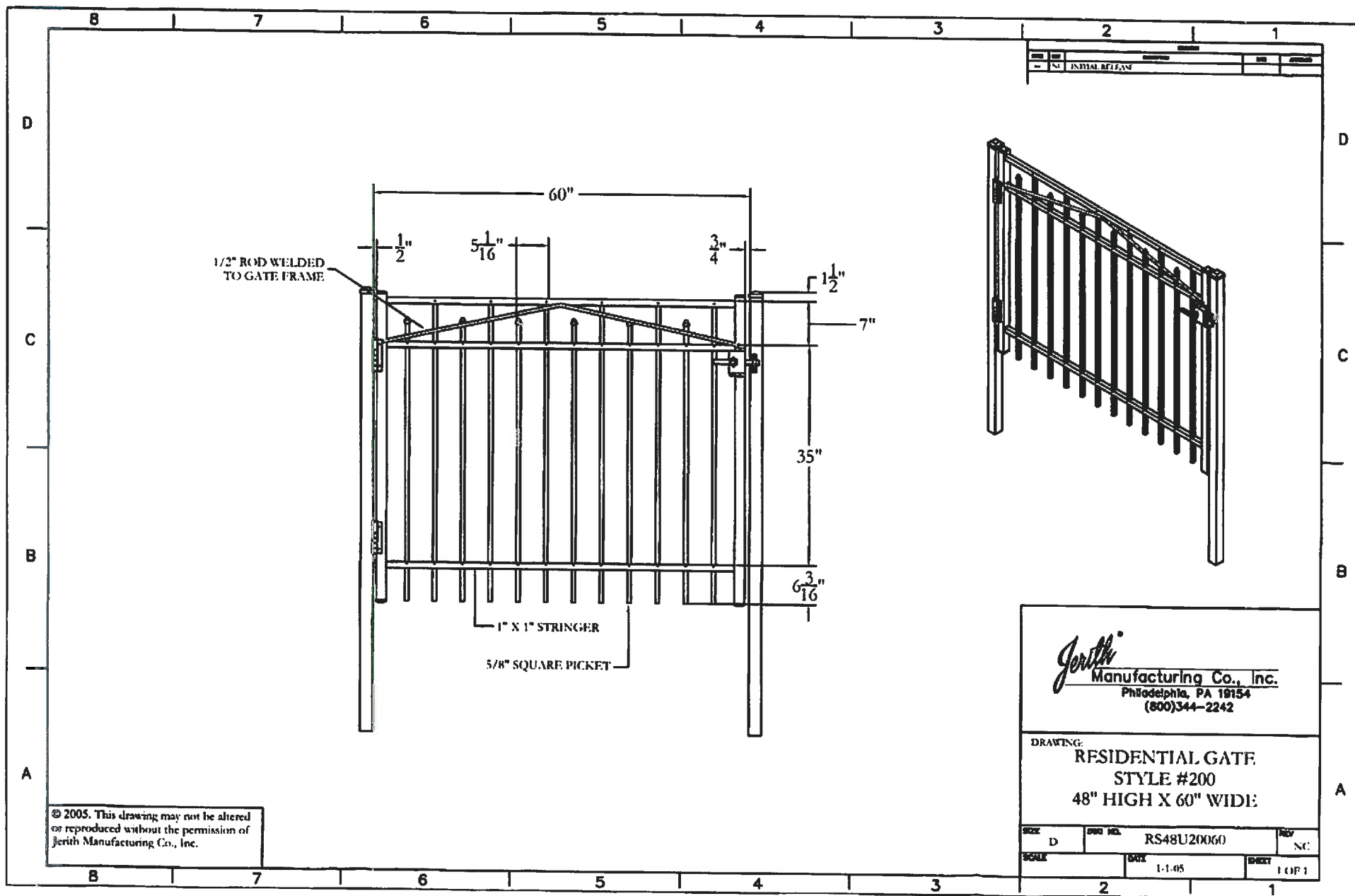
Jerith
Manufacturing Co., Inc.
Philadelphia, PA 19154
(800)344-2242

DRAWING:

RESIDENTIAL FENCE
STYLE #200 - 48" HEIGHT
Both fences

REV D	QTY NO. RS48U200SN	REV NC
SCALE	DATE 3-1-04	DRAWN 1 OF 1

© 2005. This drawing may not be altered
or reproduced without the permission of
Jerith Manufacturing Co., Inc.



9226
T3 or LED

12-Volt
20W Max



POST LIGHT
CORNER OF HOUSE

- Die-cast and extruded aluminum
- 10" dia. × 31¼" high
- BR-9226- Direct mount



**LEDGE LIGHT
UNDER CAP OF
SEAT WALL**

NEW

- Aluminum, Copper, Brass, or

'Dee Runk'

Cultivar: *Buxus sempervirens* 'Dee Runk'

Zone: 6-8

Growth Rate: Fast to medium, 3 to 6 inches per year

Sun Exposure: Sun or shade.



Attributes: 'Dee Runk' is an excellent upright cultivar with a naturally vertical habit. With some pruning, it can be a tight conical shape. It will develop a columnar habit with little to no pruning. Use as an excellent choice for narrow hedges or accenting a door or corner. Deer resistant.

Care: 'Dee Runk' responds very well to pruning. Use hand pruners or shears. Lightly prune, as needed, in late winter or early spring to maintain density and desired form. If winter snow or ice has damaged any limbs or pulled them out from the plant, remove them. Thinning is not necessary but, as with any boxwood, will help increase airflow and sunlight penetration into the interior of the plant. If a tight conical form is desired, training will be required. Depending on growth and prior maintenance, a light annual pruning followed by a heavier pruning every 5 years or so is necessary to maintain its form and minimize splaying due to snow and ice or even heavy wet foliage in spring.

Little or no pruning will yield a more columnar habit. Understand that this habit will allow branches to potentially splay out from the plant especially in frozen winter precipitation or heavy new growth in late spring.

'Dee Runk' is moderately resistant to boxwood leafminer and when planted properly, it has few other pest or disease issues.

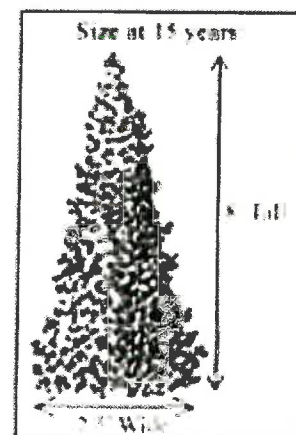
Comments: We believe this plant is best when pruned into a tight conical form. Its versatility of growing in full sun or full shade make it a great option in many different landscapes. Compared to 'Fastigiata', it is slightly narrower.

Uses: Tall specimen, allée, tall hedge, medium hedge, foundation plant, holiday foliage, containers.

Substitutes: 'Fastigiata'
'John Baldwin'

Size at 15 years: 8' Tall x 2.5' Wide

Size at 25 years: 12' Tall x 3' Wide



'Green Velvet'

Cultivar: *Buxus* x 'Green Velvet'

Zone: 6-8

Growth Rate: Medium, 2 to 3 inches per year

Sun Exposure: Sun or shade



Attributes: 'Green Velvet' has a somewhat rounded habit that is slightly wider than tall. The foliage on this cultivar is a beautiful medium to light-green in spring and slowly transitions to a dark green. It is a cold-hardy hybrid boxwood that was developed in Canada. It is a selected seedling cross between *Buxus sempervirens* and *Buxus sinica* var. *insularis* and part of the "Green Series" of boxwood which include 'Green Mountain', 'Green Mound', 'Green Gem', and 'Green Velvet'. It is very similar to the cultivar 'Glencoe' ('Chicagoland Green'). 'Green Velvet' will bronze slightly in winter especially when exposed to direct sunlight. Typically in spring, as temperatures rise, bronzed foliage will brighten and new growth will quickly transform the plant to green. Deer resistant.

Care: 'Green Velvet' should be pruned lightly in late winter or early spring to maintain desired habit. It may be sheared into edging and other formal applications. Use hand pruners or shears. Thinning is not necessary but, as with any boxwood, it will help increase airflow and sunlight penetration into the interior of the plant which reduces the chance of disease.

'Green Velvet' is susceptible to boxwood leafminer but has few other pest or disease issues when planted and cared for properly.

Comments: This is a good boxwood that has been used in many landscapes in the past 20-30 years. We have heard some reports of root issues possibly related to poor drainage, which may be explained by its *sempervirens* parentage. In many landscapes, it will reach its 15 year size at a moderate speed then slow its growing.

Uses: Small specimen, low hedge, foundation plant, edging, parterre or knot garden, containers.

Substitutes: 'Green Mound'
'Glencoe' ('Chicagoland Green')
'Green Gem'

Size at 15 years: 2' Tall x 2.5' Wide

Size at 25 years: 2.75' Tall x 3.5' Wide

