



**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

**RECEIVED**

**AUG 30 2011**

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

**Information on Subject Property**

Physical Street Address: 600 Preston Place  
Charlottesville, VA 22903  
City Tax Map/Parcel: 5-109 / Lots 19 & Part of 20

Name of Historic District or Property: Rugby Rd  
University Circle-Venable Neighborhood

Do you intend to apply for Federal or State Tax Credits for this project? TBD

**Applicant**

Name: Tektonics Design Group, c/o Will Teass  
Address: 515 M St SE, Suite 116  
Washington, DC 20003  
Email: will@tektonics.com  
Phone: (W) (202) 683-6260 (H) \_\_\_\_\_  
FAX: (866) 203-8882

**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.)

29 Aug 2011

Signature

Date

**Property Owner (if not applicant)**

Name: Xi Chapter of the Alumni Association of Theta Chi, Inc.  
Address: 600 Preston Place  
Charlottesville, VA 22903  
Email: aglewis3rd@hotmail.com  
Phone: (W) \_\_\_\_\_ (H) (434) 326-1358  
FAX: \_\_\_\_\_

**Property Owner Permission (if not applicant)**

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

Signature

Date

8/29/11

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

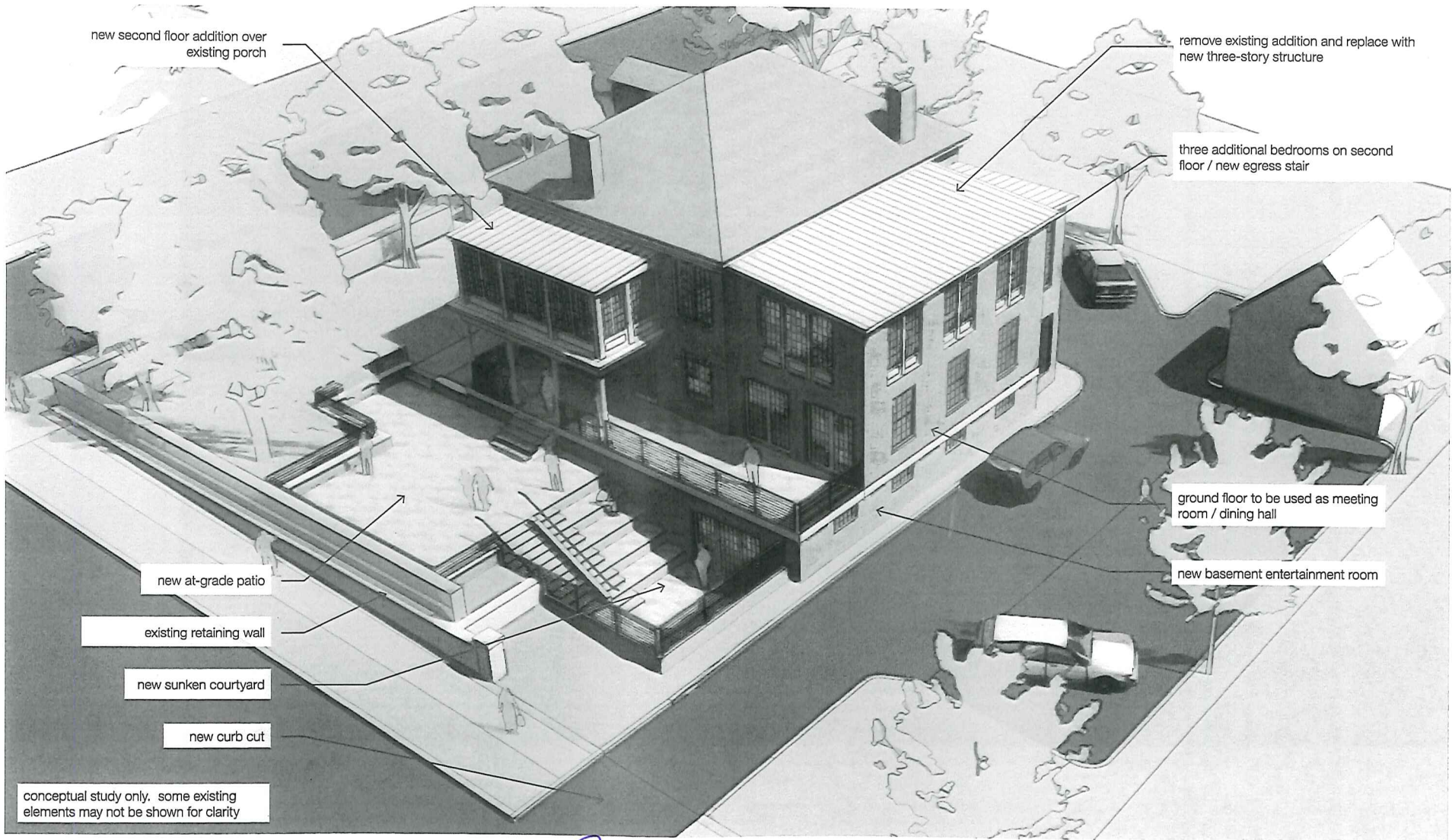
Attachments (see reverse side for submittal requirements): See attachment for sheet list

**For Office Use Only**

Received by: D. Barnard  
Fee paid: \$100.00 Cash/Ck. # 1040  
Date Received: 8/30/2011

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

P11-0149



Previous November 2011 Discussion  
1/6

project overview



addendum: looking north from grady ave



addendum: south addition / patio



addendum: east addition / sunken courtyard

**PROPOSED PLANT SCHEDULE WITH CANOPY CALCULATIONS**

SYMBOL	LATIN NAME	COMMON NAME	QTY.	PLANTING HEIGHT	10 YEAR HEIGHT	CANOPY EACH	CANOPY TOTAL
<b>STREET TREES</b>							
QP	<i>Quercus phellos</i>	Willow Oak	1	11'	31'	370	370
UA	<i>Tilia cordata</i> 'Greenspire'	'Allee' Elm	4	12'	27'	366	1464
<b>S-2 SCREEN - ADJACENT PROPERTY BUFFER</b>							
IN	<i>Ilex x 'Nellie R Stevens'</i>	'Nellie Stevens' Holly	2	5-6'	12'	44	88
KP	<i>Koeleruteria paniculata</i>	Golden Raintree	1	8-10'	15'	314	314
SA	<i>Sassafras albidum</i>	Sassafras	1	8-10'	24'	197	197
UA	<i>Tilia cordata</i> 'Greenspire'	'Allee' Elm	2	12'	27'	366	732
VM	<i>Viburnum x burkwoodii</i> 'Mohawk'	'Mohawk' Viburnum	9	24"	N/A	N/A	N/A
<b>S-3 SCREEN - STREET BUFFER</b>							
HA	<i>Hamamelis x intermedia</i> 'Arnold Promise'	'Arnold Promise' Witch Hazel	1	6-7'	16'	113	113
IC	<i>Ilex cornuta</i> 'Carissa'	'Carissa' Holly	14	15"	N/A	N/A	N/A
IN	<i>Ilex x 'Nellie R Stevens'</i>	'Nellie Stevens' Holly	2	5-6'	12'	44	88
SA	<i>Sassafras albidum</i>	Sassafras	2	8-10'	24'	197	394
UA	<i>Tilia cordata</i> 'Greenspire'	'Allee' Elm	1	12'	27'	366	366
VM	<i>Viburnum x burkwoodii</i> 'Mohawk'	'Mohawk' Viburnum	10	24"	N/A	N/A	N/A

**TOTAL PROPOSED PLANT CANOPY AREA: 4,126**

**LANDSCAPE REQUIREMENTS**

**TREE CANOPY REQUIREMENTS**  
 Total site area: 15,555 SF  
 Required tree cover: 1,555 SF (10% of total site area)  
 Proposed tree cover: 4,126 SF  
 Preserved tree cover: 2,670 SF  
 Total canopy coverage: 6,796 SF

**STREET TREES**  
 Total Street Frontage: 240 LF  
 Required number of Street Trees: 6  
 Proposed Street Trees: 5  
 Existing Street Trees: 2  
 Total Street Trees: 7

**S-2 SCREEN**  
 Total buffer area: 675 SF  
 Required screening: 1 large tree, 1 medium tree, 2 evergreen trees, 7 shrubs  
 Proposed screening: 2 large trees, 2 medium trees, 2 evergreen trees, 9 shrubs

**S-3 SCREEN**  
 Total buffer area: 500 SF  
 Required screening: 1 large tree, 1 medium tree, 1 understory tree, 1 evergreen tree, 5 shrubs  
 Proposed screening: 1 large tree, 2 medium trees, 1 understory tree, 2 evergreen trees, 22 shrubs

**NOTES:**

Landscaping shall meet the requirements of ARTICLE VIII, Division 2 of the Zoning Ordinance of the city of Charlottesville, Virginia.

All plantings shall meet the specifications of the American Association of Nurserymen.

Selection of 'Gulf Stream' Nandina along drive off of Grady Avenue is based on adaptability of proposed plant to the difficult cultural conditions presented within that specific landscape area. Evergreen foliage, plant density, and minimum height of plant were additional considerations for selection.

Proposed plantings shall be installed in accordance with the standardized landscape specifications jointly adopted by the Virginia Nurseryman's Association, the Virginia Society of Landscape Designers, and the Virginia Chapter of the American Society of Landscape Architects.

Topographical information provided by Residential Surveying Services, 117 4th Street N.E., Charlottesville, VIRGINIA, 22902.

Contact city arborist after staking limits of disturbance.

Tree protection fencing must be installed and inspected prior to or concurrent with any clearing or grading with the following exception: Tree Protection Zone surrounding the Deodora Cedar shall be erected immediately following the removal of the existing deck. Tree Protection Zones surrounding the Ash and Maple located on adjacent property shall be erected immediately following the removal of existing gravel.

Temporary Fencing shall be erected around Tree Protection Zones as indicated on Plan. Where trees are to be preserved within disturbed areas, fencing will consist of heavy duty chain link rigidly supported and maintained during all construction periods at a min. height of 6 feet above grade. Signs stating "No Entry, Tree Protection Area" in both English and Spanish, are to be posted at 30' intervals. See Civil Drawings for Detail.

Tree root systems within Tree Protection Zones shall be protected from damage caused by runoff or spillage of noxious materials, excessive ponding or eroding, and excessive wetting caused by watering operations.

Areas inside Tree Protection Zones shall receive a 4 inch layer of shredded hardwood mulch, maintained 6" away from trunks.

Tree Protection Zones shall remain free of construction materials, debris, weeds and trash.

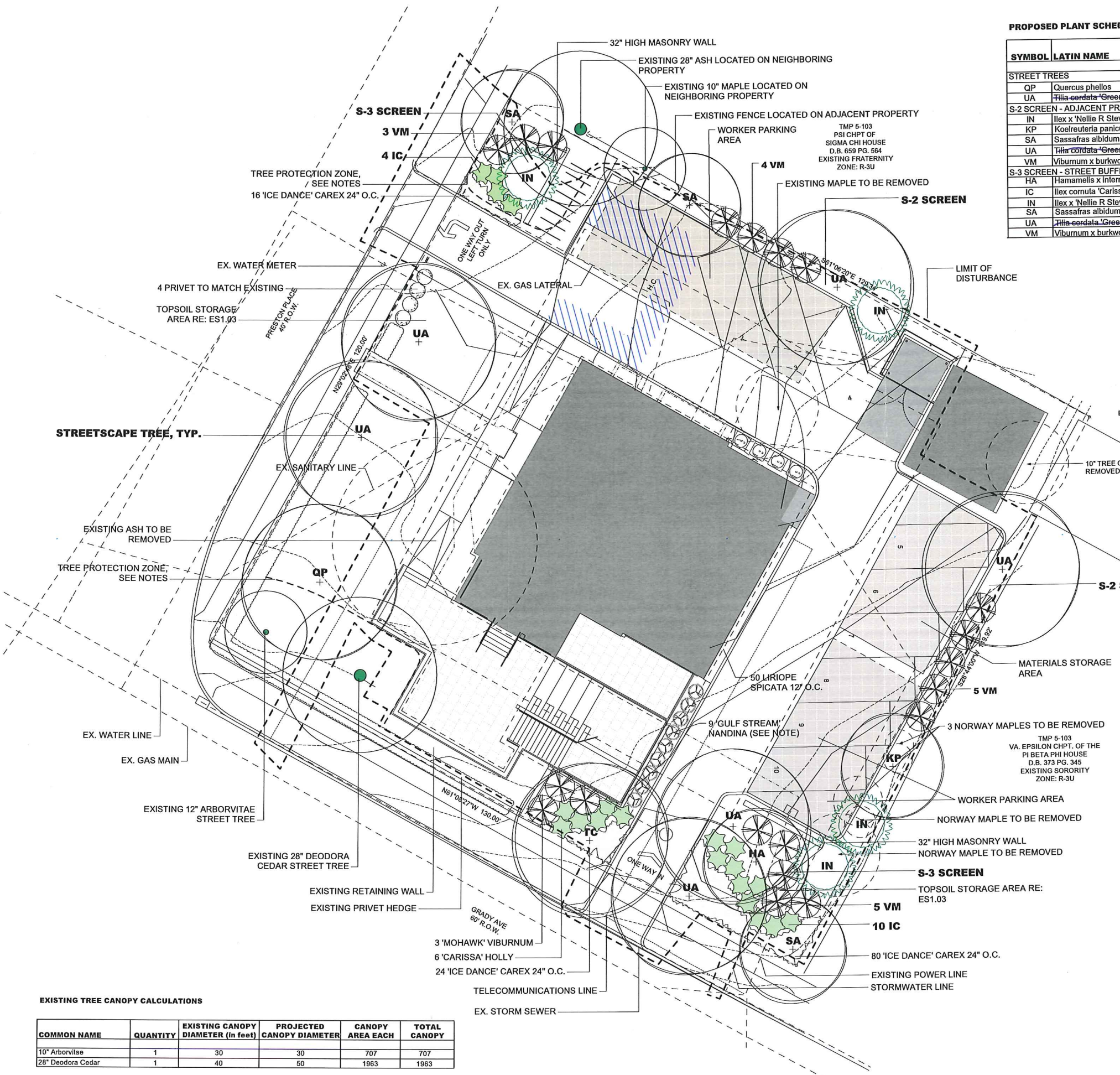
Vehicles and foot traffic are not permitted within Tree Protection Zones.

Where excavation of existing gravel is required near 28" caliper Ash and 10" Maple trees to be preserved, root pruning shall be done mechanically with a root pruning machine, vibratory plow, or narrow trencher with sharp blades. Do not break or pull roots with backhoe or similar equipment. Do not allow exposed roots to dry out before placing permanent backfill. Compaction of root zone shall be relieved and organic matter incorporated through the use of air spade technology within the dripline of the tree that shall be converted into landscaped area.

Appropriate fertilization of existing trees to be preserved shall be determined by tree care specialist and soil test results.

Contractor is responsible for compliance with Tree Preservation PI restrictions, conditions, and mitigation measures of the Tree Preservation stop-work order, and may also result in the imposition of fines, penalties.

addendum: revised landscape plan



**EXISTING TREE CANOPY CALCULATIONS**

COMMON NAME	QUANTITY	EXISTING CANOPY DIAMETER (In feet)	PROJECTED CANOPY DIAMETER	CANOPY AREA EACH	TOTAL CANOPY
10" Arborvitae	1	30	30	707	707
28" Deodora Cedar	1	40	50	1963	1963

**TOTAL EXISTING CANOPY AREA: 2,670**