

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 22, 1982 -- 3:00 p.m.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jim Herndon
Robert Moje
Stan Tatum
Lucie Vogel

ABSENT

Ted Oakey, Vice Chairman
Elizabeth Booker, Secretary
W. Douglas Gilpin, Jr.

ALSO PRESENT

Satyendra Singh Huja, Director of
Planning & Community Development
Ron Higgins, Planner

Mr. Tatum, acting in Mr. Oakey's absence, called the meeting to order at 3:10 p.m. and requested that the election of officers and approval of minutes be moved to later in the agenda. This was agreed to.

C. Application for Certificate of Appropriateness
1. BAR 82-153

--Vest House
--421 Park Street
--Painting Exterior Trim
--Mr. John Fiery, Representative

Mr. Fiery explained the proposed use of colors on the exterior trim, shutters and door only. There was a discussion on the proposed colors with Mr. Higgins explaining Mr. Gilpin's concern over the actual appearance of the "Parchment" on the trim and how it might have a greenish tint and be incompatible with the structure. There was some discussion on this. Mr. Fiery agreed to consider the possibility of the color being too green before they paint. If they are not happy with the outcome then they will come back with new ideas.

Mrs. Vogel moved for approval of the application as presented. Mr. Moje seconded the motion. The motion passed 4-1 with Mr. Gilpin having voted in absentia.

Mr. Tatum pointed out that compressors had been added to the front yard and insulated pipe had been run up the front of the building. There was considerable discussion on this with the Board agreeing to request that the pipe be "painted into" the building and the compressors be screened fully with vegetation. This could involve the relocation of one compressor up against the building to better plan for plantings in front. Mr. Fiery said he would await a letter before taking any action to correct the situation.

D. Other items
There were none

E. Other Matters Brought by the Public not on the Agenda

1. BAR 82-154

--McCue House
--609 East High Street
--New Freestanding sign
--Susan Freeman for Art Investors, Inc.

Susan Freeman explained that they would like to place a new freestanding sign where the Rivanna Water & Sewer Authority sign was. It will be 2' x 3' on a 7' high,

3" x 3" post. The background will be buff color with the letters as shown in the sketch, sepia in color.

After some discussion, it was agreed that the size of the sign is too large for the area and contains more information than is necessary. Mr. Moje moved for approval of the sign application with the following conditions:

- size of the sign be limited to 18" x 24"
- the address, time and days be eliminated from the sign
- the color samples be provided for BAR member approval prior to final placement of the sign.

Mr. Herndon seconded the motion. The motion passed unanimously.

A. ELECTION OF OFFICERS

Mr. Huja assumed the chair for the purpose of conducting elections and called for nomination for Chairman.

Mr. Herndon nominated Mr. Oakey for Chairman. Mr. Moje seconded the motion. The motion passed unanimously.

Mr. Herndon nominated Mr. Tatum for Vice-Chairman. Mr. Moje seconded the motion. The motion passed unanimously.

Mr. Tatum nominated Mr. Gilpin for secretary. Mr. Herndon seconded the motion. The motion passed unanimously.

B. MINUTES

1. July 28, 1982 -- Regular meeting

These minutes were approved as presented with Mr. Herndon and Mr. Moje abstaining.

F. CHAIRMAN'S REPORT

G. MEMBERS' REPORTS

Mr. Tatum stated that the Senior Center should be written to remind them of their need to replace the carpet on the ramp with the brown carpet presented by them as a final alternative. There was discussion on this with general agreement that this is necessary, especially since the winter is coming on and the green will be much more noticeable.

H. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORTS

Mr. Huja reported that the Planning Commission is considering some form of design review on the Downtown Mall Area. He explained that there were several alternatives, some of which involve the extension of the ADC, creation of a new ADC or review by the BAR.

There was considerable discussion on this with the Board members agreeing that this is an important step for the Downtown Mall Area and would not act as a deterrent for development. It was agreed that members of the Board will discuss the issue with the DCI representatives and that Mrs. Vogel would take the Board's comments to the Planning Commission.

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Approved

Ron Higgins, Acting Secretary

Stan Tatum, Vice Chairman

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: November 17, 1982
RE: Case #155-Ficklin-Crawford Cottage, 1200 Carlton Avenue-Demolition Request

Please find attached for your review of the above request the following.

- An application for Certificate of Appropriateness
- Historic Landmark Survey Sheet

As you may know, a number of properties have recently come within the purview of the Board of Architectural Review which are located outside of the district but were built between 1870 and 1879. The change in the Zoning Ordinance which brought this about was approved and adopted by City Council on November 1, 1982.

During the review, study and notification process for this ordinance change, the representative of the applicant, Mr. John Marr for Carleon Associates, had written a letter requesting that this particular property not be included for consideration in this ordinance since a fire had damaged the building to the extent that the insurance company had paid full value and to the extent that the City Assessor's office had reduced the value of improvements to "salvage value" of approximately \$2,200. Mr. Marr had pointed out that they were planning to demolish this structure and had inquired whether or not the ordinance would affect this action if it were pending. Meanwhile, the ordinance was adopted and the demolition did not take place prior to adoption. Therefore, Mr. Marr is applying for permission to do so.

Mr. Marr has informed us that an architect is interested in salvaging exterior details including the front porch for use at another site. Mr. Marr will be present to answer any questions.

It should also be noted that the City could not exclude individual properties from the listing if they fell within the 1880 construction date since the date would have to be applied evenly throughout the City. If you have any questions, please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH:mm

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date Nov. 11, 1982

Application is hereby made by:

Carlson Associates
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 1200 Carlton

under Chapter 31, Article 16, Section 14D of the Charlottesville City
Code.

Description of the proposed work is as follows: Demolition: House

was destroyed by fire in Dec. ~~1982~~ ¹⁹⁸¹. House was
insured for 30,000 and Carlson ~~insurance~~ ^{associates} was paid entire
30,000, indicating that the building was completely destroyed.
City appraisal of the building now is for ~~some~~ salvage
value only. Our intent is to preserve the porch and
an architect intends to locate it elsewhere. Please note my Sept.
letter asking that property not be included in list of
historic structures. City was forced to include it because
list could not be approved in part.

Received by:

Ronald L. Hayman

Date November 12, 1982

Approved: _____
Date

Disapproved: _____
Date

John D. Peave
Signature of Owner or Agent
211 11 1/2 ST NE - City
Address
971-9626
Telephone

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1200 Carlton Avenue
Map and Parcel: 57-133
Census Tract & Block: 4-126
Present Owner: Carlton Associates
Address: c/o John Marr
615 East High Street
Present Use: Rental Property (residential)
Original Owner: Slaughter W. Ficklin
Original Use: Residence

BASE DATA

Historic Name: Ficklin-Crawford Cottage
Date/Period: ~~c. 1870~~
before 1886
Style: Gothic Revival
Height to Cornice:
Height in Stories: 1½
Present Zoning: R-3
Land Area (sq.ft.): 2 lots: 50' x 137', 50' x 162'
Assessed Value (land + imp.): 7,000 + 10,500 = 17,500

ARCHITECTURAL DESCRIPTION

This is a fine example of a small Gothic cottage. It is three bays wide, single pile, weatherboarded, 1½ stories above a brick English basement. The deeply projecting eaves and verges of the steep bellcast gable roof are unornamented except for a pair of brackets at each corner and one at the peak of each gable. A wide cornice board runs around the entire structure. There is a high central gable on the front and two dormers on the rear. Originally there were two interior chimneys, one on either side of the central hall, but one was removed in 1969. The windows are double sash, 2-over-2, with plain pediments on the main level, shorter and without pediments in the basement, and pointed with pediment-like trim in the upstairs gables. The bay window on the parlor end has decorated paneled spandrels with moulded rails. Both the bay window and the entrance porch have truncated hip rooves with overhanging bracketed cornices. The porch has chamfered posts with wide brackets and sawn balustrade. The entrance door has four raised panels with moulded rails. The glass in its rectangular transom and narrow sidelights was replaced with amber-colored plexiglass in 1969. Originally there were two rooms and central hall on each level, but the basement at the new site was only partially excavated and only the kitchen finished. It was abandoned in 1969 when a room on the main level was converted into a modern kitchen. Both single-flight staircases have quarter-turn winders at the main floor level. The doors on the upper level are beaded board-and-batten with slanting tops. The roof was originally decorated with iron cresting.

HISTORICAL DESCRIPTION

Slaughter W. Ficklin purchased the Belmont Farm from the estate of John Winn in 1847 and lived there until his death in 1886. The cottage was built before 1886, but no record of the exact date has been found. Stylistically it appears to date from the 1865-1885 period. It originally stood on the southwest corner of Belmont Avenue and Castalia Street, where Clarke School stands today, 2½ blocks from "Belmont", the Ficklin mansion. The farm was subdivided after Ficklin's death, and D.C. Carver purchased "the Cottage" and one acre of land in 1891. He sold it in 1903 to C.E. Crawford whose family lived there for the next 26 years. They sold the land along to the Charlottesville School Board in 1929 and moved the cottage on rollers two blocks downhill to its present site. Since then it has been used as rental property and has had several owners. Cecil Higgins modernized it in 1969, built a one-room addition behind the parlor, enclosed the back porch for a larger bath, and converted a bedroom into a modern kitchen. The present owners purchased it in 1977.
Deed References: ACDB 45-368, 96-322, 127-162, City DB 65-292, 106-54, 267-250, 289-78.

GRAPHICS

CONDITIONS

Fair

SOURCES

City/County Records
Mrs. James R. Ellis
Mrs. Cecil Higgins

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*
DATE: November 17, 1982
RE: Case #156 - Old Virginia Lunch Building, 213 West Main St. - Exterior Changes

Please find attached for your review of the above request, the following.

--An application for Certificate of Appropriateness

--A description of the proposed work as prepared by the contractor

The paint samples which are referred to in the application will be kept in our office for review by the Board prior to the meeting if you so desire. They will be brought to the meeting for discussion also. We recommend approval of this.

If you have any questions, please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH:mm

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date Nov. 15, 1982

Application is hereby made by:

213 W. Main Partnership; Jim Shuster & Associates, Contractor
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 213 W. Main Street; Charlottesville, Virginia,

under Chapter 31, Article 16, Section 140 of the Charlottesville City
Code.

Description of the proposed work is as follows:

See Attachment #1

List of Enclosures:

Attachment No. 1: Description of Proposed Work

Exhibit No. 1: Glidden paint Chart, showing "BONE WHITE"

Exhibit. No. 2: Minwax Wood Finishes Chart, showing "PROVINCIAL"

Received by:

Ronald L. Higgins
Date November 15, 1982

Approved: _____

Date

Disapproved: _____

Date

James D. Shuster
Signature of Owner or Agent
101 Rugby Road, Charlottesville, Va
Address

804-293-8554

Telephone

22903

Description of proposed work is as follows:

- 1) General restoration of the Mall face of the existing structure.
- 2) Remove existing stucco below store-front windows and replace with sand finish stucco; Color to be "Bone White"; see exhibit #1
- 3) Remove existing stucco within exterior entrance "inset" and replace with sand finish stucco. Color to be "Bone White"; see exhibit #1
- 4) Remove existing paint finish from brick face on both sides of window and entrance area, repoint brick work with matching mortar.
- 5) Remove existing glass and wood panels in upper portion of "store front" and replace with raised wood panels. Color to be "Bone White"; see exhibit #1.
- 6) Remove existing paint from "store front" and entrance doors and surround and finish with penetrating stain and polyurethane; Color to be dark oak, see exhibit #2.
- 7) Remove existing paint from galvanized iron cornice and frieze and repaint. Color to be "Bone White"; see exhibit #1.
- 8) Remove existing paint from second floor windows, and repaint. Color to

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review

FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.

DATE: November 17, 1982

RE: Case #141 - McIntire Library/Senior Center - Reconsideration of Ramp Covering

Please find attached for your consideration of the above item

--A letter to the Senior Center from me dated October 21, 1982, as requested by the Board at their previous meeting.

--Response to the above letter from Mr. Lorin Thompson, President of the Board of the Senior Center, dated October 27, 1982.

We will bring the file on this item to the meeting in the event that previous actions and discussion are needed. If you have any questions, please feel free to contact me or Ron Higgins at 971-3182. Thank you.

RLH:mm

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall • Charlottesville, Virginia • 22902

Telephone 804-~~295-4177~~ 971-3182



October 21, 1982

The Senior Center
c/o Mr. Lorin Thompson
1521 Oxford Road
Charlottesville, VA 22901

Dear Mr. Thompson:

At the request of the Board of Architectural Review, I am writing to remind you that the Senior Center still needs to replace the ramp carpet (green) with the alternative covering you presented in May of this year.

The Board approved the green carpet as an interim solution for 60 days until an alternative solution could be found for replacement. The brown carpet sample you presented was approved on May 26, 1982. This color was preferred since the Board felt it matched the colors chosen for the doors and new sign lettering and would blend into the surroundings during most seasons better than the present covering. The Board requested this letter since the colder months are approaching and the bright green carpet will be much more noticeable.

The Board appreciates the work that has been done by the Senior Center and the City (repainting) and looks forward to the completion of this and other approved items. If you have any questions, please feel free to call me or the Board Chairman, Ted Oakey.

Sincerely,

Satyendra Singh Huja,
Director of Planning
and
Community Development

RH:mm

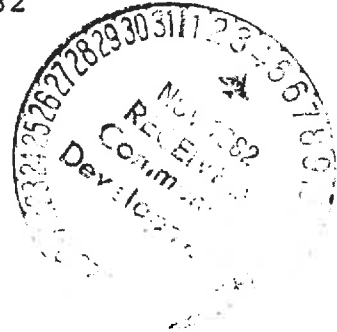
cc: Ted Oakey



The Senior Center, Inc.
210 Second Street, N.E.
Charlottesville, Virginia 22901
(804) 295-1102

October 27, 1982

Satyendra Singh Huja
Director of Planning and
Community Development
City Hall
Charlottesville, VA 22902



Dear Mr. Huja:

I have your letter of October 21, 1982 about replacing the green carpet on the ramp leading to the McIntire Building. I appeared before the Architectural Review Board last winter after we had installed this carpet during a cold, icy and rainy spell as a safety measure for our members and patrons. They appreciate the safety measure and many commented on the lift which they got from a touch of green during the drab and dreary winter months.

I found some brown carpet and gave a sample to Mr. Higgins. I expressed my displeasure with the sample. The brown carpet is the same texture as the green carpet that we installed but it utterly fails to give the psychological lift to the seniors who appreciate the present green carpet.

In any case it is my considered opinion that the action of the Board of Architectural Review in this matter is arbitrary and capricious. As a former chairman of the City Planning Commission (1948-1966), I am surprised and appalled that the Board is so concerned with such a trivial matter which after all is a matter of personal taste. I would hope that this matter might be dropped since the issue is one of taste rather than substance. I am concerned with the adverse views of our members, patrons and Board Members, if we are obliged to change the rug. Such an action would not build public confidence in the Board of Architectural Review as they deal with more substantive and important matters in our community. I hope that an amicable decision in this matter can be made.

Sincerely,

Lorin A. Thompson, President
Board of the Senior Center

LAT/bh

cc: Architectural Review Board



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