

MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 7, 1979
12:30 p.m.

A meeting of the Board of Architectural Review was held this date at the following sites:

100 Court Square
425 North First Street
614 East High Street

Members Present:

Ruth Wadlington
Edward Lay
Charlotte Ramsey
Theo Van Groll
Ashlin Smith

Members Absent:

John Farmer
Warren Martin

Case 79-91. Request by the owner, Mr. Leonard Milgrum, to paint the east side of 100 Court Square the same white color that was formerly used on the front of the building. The request has now been temporarily withdrawn by the owner in order for him to see how the east side of 100 Court Square weathers through the winter. Mr. Milgrum will come before the board during a regularly scheduled spring meeting.

It was suggested by Ed Lay that Mr. Milgrum be mailed as soon as possible a copy of #2 Preservation Briefs: Repointing Mortar Joints in Historic Brick Buildings. It was thought by all members of the Board that copies of this and other preservation briefs should be kept in the files of the Department of Community Development in order to help future applicants.

Case 79-89. Request by owners, Charlotte Ramsey and 1st St. Property Assoc., to remove four existing chimneys on the apartment house at 425 North First Street and to cap them below the roof line. The chimneys are presently crumbling and creating areas of water leakage. The recommendation of the Board of Architectural Review was that although the four chimneys are presently not usable their existence should be maintained by lowering them and capping them above the roof line.

It was also recommended by Ed Lay that Portland Cement be used to patch moldings above the front windows of the same building when those repairs are made.

Case 79-88. Request by Perry Foundation to demolish the Jessup House at 614 East High Street. No decision was made by the board at this time. Instead a survey of the condition of the interior as well as the exterior of the building was made. Extensive water damage was noted at the back of the house in a capboard addition and along much of the box cornice following the roofline. The demolition request will be formally presented at the regular September meeting.

This meeting was adjourned at 1:45 p.m.

Respectfully submitted,

Ashlin Smith
Secretary

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Ed
Lay
ok

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Ashlin Smith
Secretary

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
SEPTEMBER 26, 1979

A. Minutes

2-0 w/ 3 abstain ✓
4-0 w/ 1 abstain ✓

1. August 22, 1979 Regular Meeting
2. September 7, 1979 Site Meeting

B. New Applications

1. Demolition of "Jessup House" by Perry Foundation - 614 East High St.
Representative: William Perkins -- Case 79-88
5-0 ✓
w/condit
 2. Application for Sign Replacement at 216 Third Street, NE -- Case 79-90
5-0 ✓
 3. Jared Hovenshain Recognition of two property owners for exemplary preservation efforts.
- Dick Shank for: 30+30 shop restrooms
- Malcolm Bell for: his house on 1st ✓ Possible
- C. Other Matters
1. Review of ordinance amendments ✓

D. Chairman's Report

1. Holy Comforter Catholic Church.
2. Inger Market.

E. Review Members' Reports

- Ashlin (
1. - 3 New house owners on Park St. (actually more) would like eval...
 2. - Preapplication conf. w/ Mrs. MRS WALTON re: Park St. House next to Garage House. write letter

F. Department of Community Development Report

- Huja
1. - contact all property owners to inform them.
 2. - small pamphlet to guide.

G. Other Items Not on the Agenda

T. VaGrill - house at 1st + HIGH ST. w/ new roof + turbines

MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW
September 26, 1979
7:45 p.m.

The regular meeting of the Board of Architectural Review was held this date in the conference room of the Department of Community Development.

Present

Charlotte Ramsey
Ruth Wadlington
Theo Van Groll
John Farmer
Ashlin Smith

Absent

Ed Lay
Warren Martin

City Officials Present

Satyendra Singh Huja
Ronald Higgins

The meeting was called to order by John Farmer. The minutes of the last regular meeting on August 22, 1979 were approved and seconded with the following correction: under 1. Signs F., last line, "by" be changed to "be". The minutes of the site meeting on September 7, 1979 were approved and seconded with the following corrections:

1. Under Case 79-89, first line, Charlotte Ramsey "and" be changed to Charlotte Ramsey "of" and the following statement be added at the end of the first paragraph; "This was so moved by Ed Lay and seconded by Ashlin Smith. The motion was unanimously accepted with Charlotte Ramsey abstaining."
2. Under case 79-88, fourth line "capboard" be changed to "clapboard".

Case 79-88. Request to demolish in November the Jessup House at 614 East High Street by the Perry Foundation, owners of said property. Thomas Lynch of R. E. Lee Construction Company represented the Perry Foundation. In answering the U. S. General Services Administration's solicitation for proposals of appropriate space for the relocation of the federal district court, the Perry Foundation plans to offer the Town Hall-Levy Opera House and adjacent lots for development. The Foundation hopes to renovate the Town Hall-Levy Opera House for the courtroom and judge's chambers, and behind it to build a new structure to contain offices and to connect with the historic structure. In order to provide adequate space for the new office building, and for parking, the foundation proposes to demolish the Jessup House, which is located on one of the adjacent lots. Because of its present condition and location, the foundation does not consider the Jessup House to be a feasible option for the office space needed. After the solicitation is received, the foundation will have thirty days in which to develop a design concept and cost estimates for the G.S.A., and there is no guarantee at this time that the Foundation's proposal will be accepted.

After discussion, it was moved by Charlotte Ramsey and seconded by Ruth Wadlington that a permit to demolish the Jessup House be granted to the Perry Foundation if:

1. The Foundation's proposal to the U. S. General Services Administration is accepted;
2. The Board of Architectural Review can pass on the design concepts as they are developed within the designated thirty day period;

3. During that period the architects' seriously consider incorporating in their plan for office space, the Jessup House, because of its architectural merit.

The board members voted unanimously to accept this motion.

Case 79-90: Application for sign replacement at 216 Third Street, N.E. Ruth Wadlington moved that the application be approved. Charlotte Ramsey seconded the motion, and a unanimous vote in the affirmative followed.

Mr. Gerald Lowenstein of the local Landmarks Commission was then introduced and he presented a proposal that will be made by the commission at the next regular meeting of City Council on October 1. He asked that the Board of Architectural Review join the commission in making this proposal. It is the desire of the Landmarks Commission to recognize the outstanding efforts of local citizens in renovating and preserving structures in the A.D.C. district, as well as structures outside of the district built before 1870 or significant structures built after 1870. The proposal to City Council is that, on the recommendation of the Landmarks Commission and the Board of Architectural Review, certificates of recognition be given by City Council from time to time to local citizens for significant achievements in preservation and renovation.

Theo Van Groll made the motion that the Board of Architectural Review join the Landmarks Commission in this positive effort. The motion was seconded by Charlotte Ramsey and the vote to accept the motion was unanimous. Mr. Van Groll also offered to work with Ed Lay and some architectural students in designing a beautiful but inexpensive certificate.

In closing the discussion with Mr. Lowenstein, Mr. Huja suggested that a time frame for the initiation of this program of recognition, also be suggested to City Council.

Mr. Huja then presented ordinance changes based on the discussion at the August 22, 1979 meeting. Please see the enclosed memo. The changes were unanimously accepted by the Board of Architectural Review with the recommendation that they now be given to the Planning Commission for further approval. The motion was made by Ruth Wadlington and seconded by Charlotte Ramsey.

In answer to a question about the mural contest sponsored by the Department of Community Development for the Starr Hill section of West Main Street, Mr. Huja stated that tentative selections have been made, subject to additional information from those artists.

Ashlin Smith asked about availability of information concerning Article XVI for new residents in the A.D.C. District. Mr. Huja explained that a pamphlet is currently being designed for that purpose, and in the meantime, the material contained in Development Procedures can be used and be distributed to new residents.

Ashlin Smith also asked if the Department of Community Development had received an application for a certificate of appropriateness from Mr. and Mrs. William B. Walton, Jr. of 532 Park Street. They met with the B.A.R. about a year ago for a preapplication conference concerning the alteration of their front porch. At that time, the board informally approved their preliminary planning. Ronald Higgins said that he would contact the Waltons' to inquire about the progress of their plans since the present porch is rapidly deteriorating.

Theo Van Groll asked that inquiry be also made by the Department of Community

Development about two new turbine roof vents at
Members were also asked to look at this building before the next regular meeting.
The idea of painting these aluminum turbines should be discussed at that time with
the property owner.

John Farmer called to the attention of the board two upcoming requests:

1. From the Holy Comforter Catholic Church, a request to demolish the adjacent house and to design an addition to the church sanctuary in place of the house.
2. From the owner of Inge's Grocery Store building, a request to restore the front of that structure and to remove a rear addition. In place of the old addition, a new addition will be planned.

There being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Ashlin Smith, Secretary

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

Date 8/21/79

Application is hereby made by:

THE PERRY FOUNDATION
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project

located at CORNER HIGH ST

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

Description of the proposed work is as follows:

DEMOLISH BLDG. (OLD JESSUP HOUSE)
+ CLEAN UP GROUNDS -

List of Enclosures:

Received by:

[Signature]

Date August 21, 1979

Approved: _____

Date

Disapproved: _____

Date

[Signature]

Signature of Owner or Agent

Address

977-2500

Telephone

9/26/79

- conditioned that: G.S.A. Accepts full proposal of Perry F. in solicitation process. 30 days

Presented by:

Tom Lynch of R. E. Lee & Sons was representing the Perry Foundation.

- seeking re-use of Leroy Opera House
- given boundaries of their (GSA's) areas of consideration as "Downtown"
- 15,255 # (Court room, judges chambers, holdy area etc)
- Leroy Opera house is 8000± for three floors
- Additional space not be attached & parking must be provided.
- need both lots for this.
- demolition of house (if cert of approp. is approved) would take place in Nov. 79.
- G.S.A. tells what they need
- Gives P.F. 30 days to respond by saying what will be provided & at what rate (lease...)
- no guarantee that G.S.A. will accept their offer.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 614 East High Street
 Map and Parcel: 53-111
 Census Track & Block: 1-103
 Present Owner: SAJ Corporation
 Address: 1101 Millmont
 Present Use: Vacant
 Original Owner: Baptist Church of Charlottesville
 Original Use: Parsonage

BASE DATA

Historic Name: Jessup House
 Date/Period: Cir. 1885
 Style: Vernacular
 Height to Cornice: 21'
 Height in Stories: 2
 Present Zoning: B-1
 Land Area (sq.ft.): 65 x 79.75
 Assessed Value (land + imp.): 11,800 + 4530 = 16,320

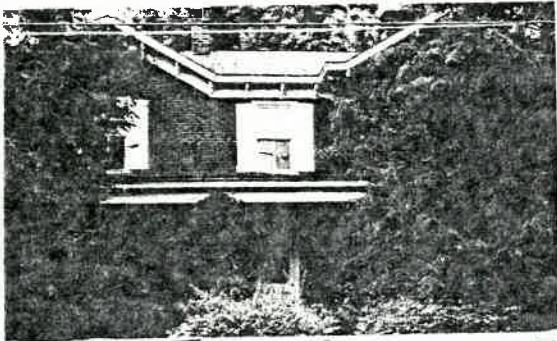
ARCHITECTURAL DESCRIPTION

A good example of the Vernacular style, the house is picturesque with its double gabled facade and ornately S-bracketed cornice under the overhanging eaves. The two story three bay spacious house was originally U shaped, but numerous additions have been tacked on the rear. Stains on the front indicate that an earlier Victorian style porch once graced the house.

HISTORICAL DESCRIPTION

In 1883 the trustees of the Charlottesville Baptist Church (now the First Baptist Church) purchased the property on the corner of Seventh and East Jefferson Streets from Samuel Leitch's widow and children who resided in the RedLands Club. Stylistically it would appear that the parsonage was built shortly thereafter. In 1916, the congregation chose to sell the parsonage and "reinvest in a more modern property", and sold to Annie Payne (DB 29-13). S. A. Jessup purchased the property from her in 1919 (DB 33-152), and it is still held by the Jessup family.

GRAPHICS



CONDITIONS

Poor

SOURCES

City/County Records

A RESOLUTION
EXPRESSING THE SENSE OF THE COUNCIL WITH
REGARD TO THE USE OF THE LEVY OPERA HOUSE.

WHEREAS, the Levy Opera House, located at the southeast corner of Park and High Streets in the City of Charlottesville, is a structure of notable historic and architectural significance to this community; and

WHEREAS, the City of Charlottesville has for several years been seeking some worthwhile public use to which the Levy Opera House could be put, in order that it might be preserved for the benefit of future generations; and

WHEREAS, the continued presence of the United States District Court in a downtown location would be of great benefit to the growth and development of downtown Charlottesville, and would best serve the needs of the business and legal communities, and of other citizens of the City; and

WHEREAS, the relocation of the court from its present location in the building which will be converted for use as the Jefferson-Madison Regional Library would be of benefit to the City of Charlottesville and to the other jurisdictions participating in the library project; and

WHEREAS, it has come to the attention of this Council that the Perry Foundation, owners of the Levy Opera House, and the General Services Administration are engaged in negotiations to secure the Levy Opera House as a site for relocation of the United States District Court; now, therefore, be it

RESOLVED by the Council of the City of Charlottesville that the Council deems the Levy Opera House to be a most suitable and auspicious location in which to situate the United States District Court, endorses the proposal to use the Levy Opera House for this purpose as being of benefit to the entire community, and encourages the Perry Foundation, the Court, and the General Services Administration to make every effort to bring their negotiations to a successful conclusion.

Adopted by Council
July 16, 1979

A copy teste:

Clerk of the Council

Planning

September 18, 1979

C
O
P
Y

The Perry Foundation
c/o William A. Perkins, Jr.
Court Square Building
Charlottesville, Va.

Re: Land Parcels 53-110 and 111

Dear Mr. Perkins:

Recent inspections indicate the two parcels of land located at the corner of 7th and High Streets are being used as a parking lot. I would like to inform you that this is a permitted use; however, a Site Plan must be filed for and then approved.

Section 31-205, Entitled Automobile Parking Lots specifies what procedure you need to follow for your Site Plan. It would be a good idea to contact the Director of Planning for some guidelines. His office number is 295-4177.

I must request that the parking in this ^{area} be terminated immediately until the Site Plan has been submitted for approval.

If you have any questions, please feel free to contact this office.

Sincerely yours,

James H. Davis
Zoning Inspector

JHD:bbj

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

Date September 13, 1979

Application is hereby made by:

VHM CORP.

(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 216 Third St. NE.

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

Description of the proposed work is as follows:

New sign listing tenants in building replacing a single sign for
Jefferson Realty

List of Enclosures:

Sketch of sign.

Received by:

Date

Approved: _____

Date

Disapproved: _____

Date

V. H. Marshall, D. O. S.

By Helene Ochsenfeld

Signature of Owner or Agent

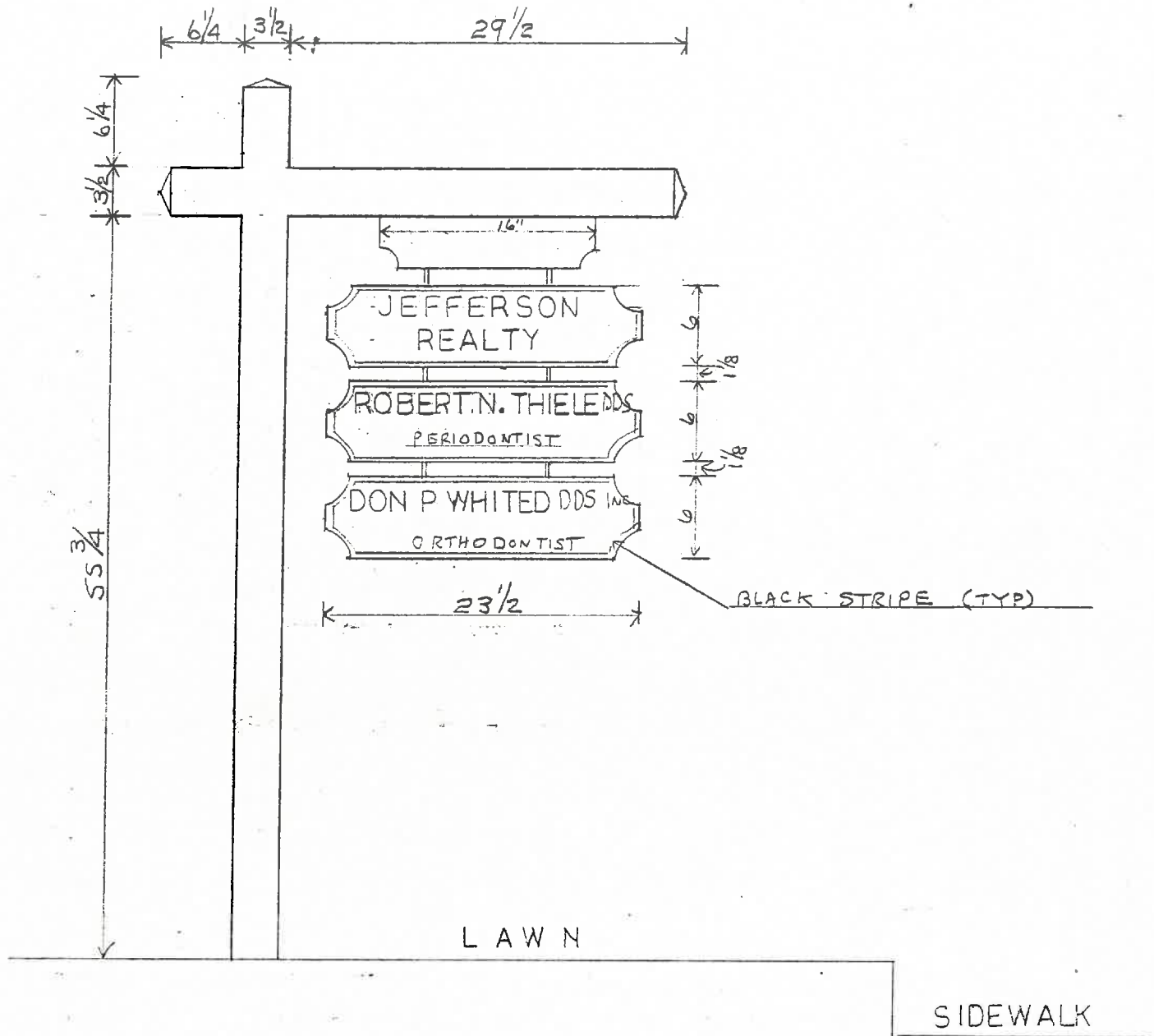
306 E. Jefferson St.

Address

Charlottesville, Va.

293-4053

Telephone



MATERIAL — 4X4 PINE

COLORS — BACKGROUND — WHITE

LETTERS — BLACK

LETTER SIZE — 1-3/4" EXCEPT

PERIODONTIST AND ORTHODONTIST — 1-1/4"

LETTER STYLE — BLOCK

SCALE 1"=1'-0"

FREE STANDING SIGN

216 THIRD ST. NE

JCH

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 216 Third Street, N.E.
Map and Parcel: 33-214
Census Tract & Block: 1-119
Present Owner: VHM Corporation c/o V. Marshall
Address: 306 East Jefferson Street, City
Present Use: Offices
Original Owner: Warner Wood
Original Use: Residence

BASE DATA

Historic Name: Belk House
Date/Period: cir. 1900
Style: Colonial Revival
Height to Cornice:
Height in Stories: 2
Present Zoning: B-3
Land Area (sq.ft.): 35 x 105.6
Assessed Value (land + imp.): 6430 + 4890 = 11320

ARCHITECTURAL DESCRIPTION

A simple two story two bay brick structure with a slate hip roof, the house is typical of less ornate Colonial Revival houses built around the turn of the century. The windows have segmental arches. A pedimented entrance way and blinds have been added to the house in an attempt to "colonial" it up.

HISTORICAL DESCRIPTION

This house was built by Warner Wood around 1900. The land was originally part of the Hardin Massie estate and was the northern section of lots 5 and 6 willed to his nephew N. H. Massie after his death in 1848. F. W. Wills who had resided at 215 Fourth Street, N.E. conveyed the land to Warner Wood in 1890. Marion Belk purchased the house from Warner Wood's estate in 1913 (DB 25-2730). She held it until 1945 when it was conveyed to W. H. Paine (DB 121-486). The property has had many owners since the Second World War. VHM Corporation, the present owner, purchased it in 1960 (DB 222-468).

GRAPHICS



CONDITIONS

Good

SOURCES

City Records

CITY OF
CHARLOTTESVILLE
VIRGINIA

MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: September 19, 1979
RE: ORDINANCE CHANGES

Please find below the changes you had discussed at your August 22, 1979 meeting.

JUSTIFICATION

1. § 31-127.2. Applicability.
 - (b) Historic landmarks identified by the Virginia Historic Landmarks Commission and the property upon which such landmarks are located are designated on the city zoning map by the City Council.
 2. § 31-143. Application.

After preapplication review as set forth in section 31-142 has been completed, the applicant may apply to the board of architectural review, through the ~~zoning-administrator~~ director of planning, for the certificate of appropriateness. This application shall be made at least ten days prior to the date of the meeting at which the request is to be discussed. (12-15-75, § 142)
 3. § 31-145. Approval of disapproval of plans and specifications; issuance of certificate of appropriateness; issuance of permit.
 - (b) An approved certificate of appropriateness shall expire and be null and void unless a building permit for the construction of the same substantial elements of the certificate of appropriateness has been issued with a period of one year. The director of planning or the board of architectural
1. Reference to Virginia Historic Landmark Commission was an error, it should have been our local Historic Landmarks Commission.
 2. Because the Department of Community Development now handles the staff work for the Board of Architectural Review.
 3. The Board of Architectural Review felt it would be desirable to have a time limit on the certificate so that if someone has received the certificate and does not do any improvements for many years, they will have to come back to deal with the potentially changed situation. Wording of this amendment is the same as in the site plan article.

JUSTIFICATION

may grant an extension of one year.

~~(b)~~ (c)

4. § 31-170.1. Sign area calculations by establishments existing as of June 5, 1978.

5. § 31-180. Historic Preservation and Architectural Design Control District.

The following shall apply in the ADC District and other areas specified in Section 31-127.2.

6. § 31-180. Historic Preservation and Architectural Design Control District.

(d) No single wall sign shall be greater in area than 6 square feet.

7. § 31-182. Prohibited signs.

(a) Any sign affixed to, hung, placed, or painted on any other sign, fence, cliff, tree, public utility pole, radio or television or similar tower; provided that this prohibition shall not effect official traffic, parking or informational signs placed on utility poles by the city government.

4. The Board of Architectural Review felt that this amendment was originally done for existing establishments thus should not apply to new businesses coming in, and using existing large signs.

5. This clarifies that the Historic Ordinance applies to certain structures outside the Architectural Design Control district also.

6. The Board of Architectural Review felt that there should be a reasonable limit for wall signs in the Historic District.

7. This allows hanging of shingles, one from the other, which are quite appropriate and attractive. Total sign area still must be within the existing ordinance limits.

CITY OF CHARLOTTESVILLE

City Hall • P. O. Box 911
Charlottesville, Virginia 22902



September 27, 1979

Mr. Bernard M. Caperton
1113 West Main Street
Charlottesville, Virginia 22903

Dear Bernard:

Thank you for your letter written several weeks ago expressing your concern about the application of city sign ordinance requirements to properties under the jurisdiction of the Board of Architectural Review.

The Board, the Planning Commission and the City Council have been aware for sometime that there are provisions in the city sign ordinance which are confusing and inconsistent when applied to historic properties. As you can see by the enclosed minutes of the Board of Architectural Review meeting of August 22nd, the Board is working with the city staff to resolve some of these inconsistencies. I imagine that the Board will then pass along to the Planning Commission proposed changes in the ordinance which would then be the subject of a public hearing and ultimately would come to City Council for our consideration. I have asked the Department of Community Development and the City Attorney's Office to take into account the comments contained in your letter, as they develop the proposed ordinance changes.

Once again we appreciate your taking the time to let us know your thoughts on this matter.

Sincerely yours,

Laurence A. Brunton
Mayor

ep
Enclosure
cc: Cole Hendrix
Satyendra Huja ✓
Roger Wiley



COPY