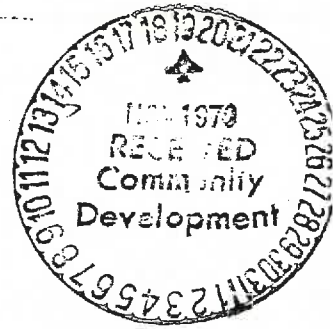


TO: Landmarks Commission Members

FROM: C. Jared Loewenstein, Secretary  
Charlottesville Historic Landmarks Commission

RE: Minutes of Landmarks Commission Meeting, 1 November 1979



On Thursday, 1 November 1979, at 7:30 p.m., the Charlottesville Historic Landmarks Commission met in City Hall. Present were Commission Members Ed Lay, Sandy Gilliam, Jared Loewenstein, George Ferguson, Larry Richardson, and Mary Frances Walton. Warren Martin was absent. John Farmer, Chairman of the Board of Architectural Review, and Eugenia Bibb also attended this meeting.

Commission Chairman Lay called the meeting to order. The minutes of the October meeting were approved as submitted.

Mr. Lay introduced Mr. Farmer and asked him to comment on the Board's reaction to the Commission's 18 October letter regarding certificates of recognition for buildings. Mr. Farmer stated that the Board had not been able to consider formally this concept at its October meeting, but that it would be discussed in detail at the November meeting. He also mentioned that Mr. Van Groll and Mrs. Smith of the Board had questions they felt should be raised, as follows:

1. Criteria for buildings?
2. Categories for different types of buildings, such as restoration vs. adaptive use?
3. Obtain owners' permission to issue certificates?
4. Remove Van Groll house from proposed list, at owner's request.
5. Is it premature to consider Smith house at this time?
6. Van Groll presently working on design of certificates. Should this be discussed again by both groups to approve a final design, as submitted by Van Groll?

Regarding "Criteria" as mentioned in question 1 above, the following concepts were discussed by Mr. Lay and approved by the Commission afterwards:

- A. Restorations. (Malcolm Bell house).
- B. Renovations complementary to neighborhood. (Larry Richardson house).
- C. Contemporary additions to older buildings, or infill buildings done in a complementary manner. (United Virginia Bank at Park and East High Streets).
- D. Adaptive use. (Hardware Store Restaurant).
- E. Pioneering efforts in a given neighborhood. (Joe Bosserman's original house on North First Street, or Bosserman's new effort on the Mall).

Several further concepts were discussed by the Members, as follows:

- Give certificates to the building, not its owner. Send the owner and the architect copies. This concept was moved for adoption as stated, Mr. Gilliam making the motion and Mrs. Walton seconding. The vote was unanimous in favor of the motion.
- A draft of the design for the certificates will be mailed by Mr. Lay to the Members in order to allow them time to comment on the design before the November Board of Architectural Review meeting, at which time the design can be approved.
- Mrs. Walton suggested that Old Charlottesville, Inc. might be interested in offering property owners whose buildings had received certificates the opportunity to purchase plaques of a more permanent, displayable nature. Mr. Gilliam agreed to bring this matter up for discussion with OCI.

Much discussion followed regarding the wording for the certificates. The final version as approved will read:

"The City of Charlottesville, Virginia recognizes \_\_\_\_\_ as an outstanding example of the commendable efforts undertaken in this city for the preservation, restoration, or adaptation of architecturally or historically significant structures, or for other complementary new contributions which enhance the character of the area."

Historic Landmarks Commission  
Board of Architectural Review

\_\_\_\_\_  
\_\_\_\_\_  
Mayor  
(Date)

It was also agreed that the buildings to be awarded certificates should be identified on the forms by both historic name and street address.

The Commission approved the following list of buildings for certificates:

- ✓ Malcolm Bell House (North First Street) *Restoration*
- ✓ ~~Richard~~ Shank office building on Mall *Restoration*
- ✓ United Virginia Bank (Park and East High Streets)
- ~~Lloyd Smith house (North Second Street)~~
- ✓ Hardware Store Restaurant on Mall *Adaptive Use*
- ✓ Grigg, Wood, and Browne office building (North Fifth Street) *Restoration*

✓ Foss office building (North Fifth Street) *Renovations*  
~~Larry Richardson house (North Second Street)~~  
~~Former Joseph Bosserman house (North First Street)~~  
✓ Bellini's Restaurant (Market Street)

This list will be voted on by the Board of Architectural Review at its meeting on 28 November.

Buildings which may be considered later on include:

✓ Bosserman building on Mall *Mar, Inn*  
C & O Restaurant  
Albemarle County Historical Society building  
"Number Nothing" on Court Square  
Livers House  
Bernard Caperton building  
Jefferson Theater  
Brunton house on Farish Street  
Groke Mickey house  
Van Groll house  
"Social Hall"  
Vickery house  
Dobbs house  
Clover house  
"Lyons Court"  
"Northwood Manor"  
The Muse Restaurant

Mr. Van Groll will be assisted in his design of the certificates by Mr. David Parker, a second-year architecture student, according to Mr. Lay.

Mr. Lay mentioned that he had obtained camera equipment prices for Mr. Huja, but that meanwhile the old camera had been repaired and was now apparently adequate for use once again.

Mr. Lay discussed his coming semester's course on field techniques, involving students in identifying and documenting buildings, setting up proposed ADC areas, preservation, etc. This semester's focus will be on Charlottesville, and the Commission may be asked to assist the students in their work. Mr. Barry Sarakov of the Virginia Landmarks Commission will be working with Mr. Lay on this project. Commission Members agreed that the opportunity to work with these students would be a valuable experience for all concerned.

Miss Bibb reported that last year's buildings were complete but not all typed. Photos are still needed of Second Street. A list for her to begin surveying was finalized by the Commission, as follows:

3 buildings from August minutes  
331 Cutler Lane  
Grigg, Wood, Browne building

Foss building  
218 East Main Street  
220 East Main Street  
Haden carriage house on Park Street  
2 houses on Wertland Street  
Anderson's Book Store  
Omohundro Electric Co. building  
3 buildings on Fourth Street, N.E.  
Warehouse on Preston Avenue  
331 (?) Sixth Street, S.W.  
7 Victorian houses on Locust Avenue  
4 buildings on East Market Street  
4 (?) buildings on Fourteenth Street, N.W.  
House at Virginia Avenue and Fifteenth Street  
Art deco service station  
Coca-Cola building  
Ben Franklin Store  
3 City schools  
5 City churches  
St. Anthony Hall  
Delta Tau Delta House  
"Carrollton Manor"  
"Belvoir"  
Smallwood house  
Dulaney house  
2 white stucco house on Rugby Road  
Lyndhall Apartments  
Victorius house  
Colonial revival service station  
The Door Store  
House in 1700 block of Jefferson Park Avenue

The meeting adjourned at 10:55 p.m.

NEXT MEETING: Thursday, 6 December 1979, 7:30 p.m.  
Basement Conference Room, City Hall  
(NOTE RESUMPTION OF MEETINGS IN ORIGINAL LOCATION.)

AGENDA: - Report on cemetery surveys (Walton).  
- Report on certificates of recognition project (Lay).  
- Review of buildings list for public hearings (Members).

PLEASE INFORM THE CHAIRMAN IN ADVANCE IF YOU CANNOT ATTEND ANY MEETING!

cc: Mr. Huja  
Mr. Farmer  
Miss Bibb

MINUTES OF A SITE MEETING OF THE  
BOARD OF ARCHITECTURAL REVIEW

A site meeting was held on November 9, 1979 at 9:00 a.m. at 100 Court Square.

Members Present

John Farmer  
Charlotte Ramsey  
Ruth Wadlington  
Theo Van Groll  
Ashlin Smith

City Official Present

Ronald Higgins

Case #91: Request by Leonard Milgraum to enclose two balconies on the front of the old Eagle Tavern at 100 Court Square. The balconies, located on two different floors would be enclosed with aluminum screen and wood supports painted white. The purpose of enclosing is to prevent the roosting of pigeon and the subsequent deterioration of building materials in the balconies. Because the owner considered the project one of maintenance and not of change, the work had initially proceeded without requesting a certificate of appropriateness from the Board of Architectural Review.

After one balcony was already enclosed the project came to the attention of the Department of Community Development and the BAR, and this meeting was called. Because the project represents change in the facade of the building it cannot be considered a mere act of maintenance and the owner must apply for a certificate of appropriateness.

Since the character of the facade is noticeably altered by enclosing the two existing balconies, the motion was made by Ashlin Smith and seconded by Theo Van Groll that a certificate of appropriateness for work completed and proposed be denied. The motion passed with a unanimous vote.

Theo ~~Van~~ Groll asked members of the Board to view the house on the northwest corner of High and First Streets before the next regular meeting. He asked that members note the manner in which the return gables of this structure have been recently enclosed in order to prevent pigeons from roosting. This is a matter that must be discussed and resolved at the November meeting.

This meeting was adjourned at 9:30 a.m.

Respectfully submitted,

Ashlin Smith, Secretary



# Minutes of A Site Meeting of the Board of Architectural Review

A site meeting was held on November 9, 1979 at 9:00 A.M. at 100 Court Square.

members present

John Fournier  
Charlotte Ransey  
Ruth Wallington  
Thos VanSledright  
Ashlin Smith

city official present  
Ronald Higgins

Case 91: Request by Leonard Milgram to enclose two balconies with screen materials on the front of the old Eagle Tavern at 100 Court Square. The balconies, located on two <sup>different</sup> separate floors would be enclosed with aluminum screen and wood supports painted white. The purpose of enclosing is to prevent the roosting of pigeons and the subsequent deterioration of building materials in the balconies. Because the owner considered the project one of maintenance and not of change, the work had <sup>initially</sup> proceeded without requesting a certificate of Appropriateness ~~procedure~~ from the Board of Architectural Review.

After one balcony was already enclosed the project came to the attention of the Department of Community

Development and the BAR, and this meeting was called. Because the project represents ~~an~~ considerable change in the facade of the building it cannot be considered ~~as~~ ~~an~~ ~~act~~ ~~of~~ ~~maintenance~~ ~~and~~ ~~that~~ ~~the~~ ~~owner~~ ~~must~~ ~~receive~~ ~~a~~ ~~cert~~ ~~apply~~ for a certificate of Appropriateness.

Since the character of the facade is noticeably altered by enclosing the two existing balconies the motion was made by Ashlin Smith and seconded by Theo Van Groll that a certificate of Appropriateness for work completed and proposed be ~~denied~~ denied. The motion passed with a unanimous vote.

~~Before the meeting was adjourned~~ Theo Van Groll asked members of the board to ~~visit~~ <sup>view</sup> the house ~~at~~ on the northwest corner of High and First Streets before the next regular meeting ~~of the BAR in November~~. He asked that members note the name in which the return gables of this structure

have been recently enclosed in order  
to prevent pigeons from roosting.  
~~The facts that~~ this is a matter that  
must be discussed and resolved at  
the November meeting.

The meeting was adjourned at  
9:30 A.M.

Respectfully submitted,  
Ashlin Smith



CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
November 28, 1979  
7:45 p.m.  
Basement Conference Room

*A.* Minutes

- 1.* October 24, 1979 - Regular Meeting
- 2.* October 26, 1979 - Site Meeting (Inge's)
- 3.* November 9, 1979 - Site Meeting (Eagle Tavern)

*B.* Deferred or Continued Applications

- 1.* Inge's Grocery Store - Leslie C. Lafon  
Renovations and additions - 333, 331 and 327 West Main St.  
Case #94 (design update by Architects)
- 2.* Modifications to residence roof and return gables  
101 West High Street (northwest corner 1st and High)  
Case #98 (discussion by Board members)

*C.* Other Matters by Board Members or Staff

- 1.* Discussion of Landmark Commission recommendations

*D.* Chairman's Report

*E.* Review Members' Reports

*F.* Department of Community Development Report

*G.* Other Items by Public Not on the Agenda

*Control Sears! w/ Resolution from B.A.R.  
- Remove Gable  
- Paint Turbines*

*Dec. 1979  
Jan 16<sup>th</sup>*

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MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW  
November 28, 1979  
7:45 p.m.

PRESENT

Ruth Wadlington  
John Farmer  
Ashlin Smith  
Theo Van Groll

ABSENT

Ed Lay  
Charlotte Ramsey  
Warren Martin

CITY OFFICIALS PRESENT

Satyendra Singh Huja  
Ronald Higgins

I. Minutes

The meeting was called to order by John Farmer in the basement conference room. The minutes of the last regular meeting on October 24, 1979 were approved with the following correction. On page 2, line 1, the word "cut", change to "gut". The minutes of the site meeting on October 26, 1979 were approved with the following addition. On page 1 after #2. Side Solarium add "...no suggestions or exceptions". The minutes of the site meeting on November 9, 1979 were approved as read. In relation to that meeting, Ronald Higgins stated that the owner of the Eagle Tavern at 100 Court Square would probably not appeal the BAR's decision in this case.

II. Deferred or Continued Applications

A. Inge's Grocery Store, Case #94

Design update by architects was presented by James McCue. There has been little design progress because of property negotiations. More area is needed in order to provide 10 parking spaces which the Planning Department has finally required. Also, because of setback requirements, the rear addition on the Fourth Street side will be redesigned to be in line with the historic building. The design of the apartment solarium has not been finalized because the owner has been out of town.

B. Modifications of Residence Roof and Return Gables, 101 West High Street, Case #98

This matter was explained by Ronald Higgins and then discussed by board members. Due to an oversight this past summer, the building inspector permitted the owner of this property to proceed with replacing the roof. The contract with Sears-Roebuck, Inc. also included installing turbines and enclosing the return gables on the east side of the residence. The

latter represented an attempt to discourage the roosting of pigeons. Although a stop work order has now been issued, nothing remains to be done but to paint a second coat on the gables.

It was moved by Theo Van Groll and seconded by Ruth Wadlington that (1) Ronald Higgins should talk to officials at Sears and to the owner of the property in order to discover if there is any room in the contract to adjust the work already completed, and that (2) the Board recommends removing the enclosure of the return gables and seeking another solution to the pigeon problem, and painting the turbines the roof color.

### III. Other Matters by Board Members or Staff

#### A. Discussion of Landmark Commission recommendations

The board members reviewed the minutes of the last meeting of the Landmarks Commission as they related to certificates of recognition for buildings. The following categories of awards were accepted and are listed with the board's suggested changes in categories 2 and 5.

1. Restorations
2. Renovations - Delete "complementary to neighborhood" because this wording limits the meaning of "renovation".
3. Contemporary additions to older buildings, or infill buildings done in a complementary manner.
4. Adaptive use.
5. Pioneering efforts in a given neighborhood. This should be a special award not limited to pioneering efforts in a neighborhood. Other kinds of efforts could therefore be recognized, not already listed in the preceding categories, could then also be recognized.

Concepts related to the certificate were then discussed in the following manner:

1. To whom or what should a certificate be presented? The Board members agreed that a certificate should be given to the owner responsible for the work, and a certificate in the form of a plaque should be given to the building. The special award would, of course, be presented to the persons.
2. What form or forms should the certificate be given? The Board members felt strongly that the certificates given to any persons should be specific in expressing the criteria for selection. They also agreed that any plaque presented to a building should be small and simply worded and made of bronze.

The buildings suggested for certificate awards were reviewed and are listed below with Board comments.

1. Bell house, restoration - good selection.
2. Office building on mall, Richard Shank, renovation - good selection.
3. United Virginia Bank, addition and new building - good selection.
4. Smith house, delete, because not finished.
5. Hardware Store Restaurant, adaptive - good selection.
6. Grigg, Wood and Browne office building, renovation - good selection.
7. Foss office building, renovation - good selection.
8. Larry Richardson house, renovation, delete, not good example.
9. Former Joe Bosserman house, instead give a special award to Bosserman for pioneering efforts in First Street neighborhood and on the Mall.

B. Department of Community Development Report

Mr. Huja announced a preliminary interest in researching and listing historic buildings in certain areas of the city outside of the ADC district as income producing buildings that could benefit from the updated Preservation and Tax Reform Act of 1976. If these buildings can qualify for the National Register and can become income producing buildings, their demolition can be discouraged and their rehabilitation facilitated. The members of the BAR expressed their interest in such a project by resolving to support the efforts of Mr. Huja in seeking designations for buildings in the following areas:

1. Wertland Street
2. West Main Street
3. University Avenue (specifically, the Corner)
4. South of High Street to the railroad tracks

C. The Chairman's Report

John Farmer announced the upcoming case of an addition to be planned by First Presbyterian church for the vacant lot north of the sanctuary. This, however, will not be presented in the near future.

The date of the regular December meeting was questioned and an alternative date was set for January 16th. This mid-January meeting will replace the regularly scheduled December and January dates.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Ashlin Smith

Minutes of the Board of Architectural Review  
November 28, 1979  
7:45 P.M.

Present  
Ruth Wadlington  
John Farmer  
Ashlin Smith  
Theo Van Groll

City Officials Present  
Satzendra Hujar  
Ronald Higgins

Absent  
Ed Key  
Charlotte Ramsey  
Warren Martin

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A. Minutes

The meeting was called to order by John Farmer in the basement conference room. The minutes of the last regular meeting on October 24<sup>th</sup>, were approved with the following correction. On page 2, line 1 the ~~cut~~ word, "cut", ~~should~~ change to "gut". The minutes of the ~~site~~ meeting on October 26<sup>th</sup> were approved with the following addition. On page 1 after #2. Side Solarium Add "- no suggestions or exceptions". The minutes of the site meeting on November 9<sup>th</sup> were



Approved as read. In relation to that meeting Ronald Higgins stated that the owner of the Eagle Tavern at 100 Court Square would probably not appeal the BAR's decision in this case.

## B. Deferred or Continued Applications

### 1. Inge's Grocery store, Case # 94 -

Design update by Architects was presented by James McCue. There has been little <sup>design</sup> progress because of ~~site~~ <sup>property</sup> negotiations. ~~for~~ ~~to~~ ~~an~~ ~~increase~~ ~~parking~~ ~~site~~. ~~ten~~ ~~parking~~ ~~spaces~~ More ~~space~~ <sup>area</sup> is needed ~~for~~ ~~parking~~ ~~since~~ ~~the~~ ~~Planning~~ ~~Commission~~ ~~to~~ in order to provide 10 parking spaces which the Planning Department has finally required. Also because of setback requirements the rear addition on the Fourth Street side will be ~~re~~ ~~designed~~ <sup>to be</sup> in line with the historic building. The design of the apartment solarium has not been finalized because the owner has been out of town. ~~too much~~ ~~to~~ ~~have~~ ~~sufficient~~ ~~input~~ ~~from~~ ~~him~~.

2. Modifications to residence roof and return gables 101 West High Street, Case #98. This matter was explained by Ronald Higgins and then discussed by board members. Due to an oversight this past summer the building inspector permitted the owner of this property to proceed with replacing the roof. The contract with Sears-Roebuck, Inc. also included installing turbines and enclosing the return gables on the east side of the residence. ~~to~~ The latter represented an attempt to discourage the roosting of pigeons. Although a stop work order has now been issued, nothing remains to be done but <sup>to paint</sup> a second coat of paint on the gables.

- It was noted by Theo Van Groll and seconded by Ruth Wadlington that
- Ⓐ Ronald Higgins should talk ~~further~~ to officials at Sears and to the owner of ~~this residence~~ the property in order to discover if there is any room in the contract to adjust the work already completed, and that
  - Ⓑ The Board recommends removing the enclosure of the return gables and

Seeking another solution to the pigeon problem, and painting the turbines the roof color.

### C. Other Matters by Board Members or Staff

1. Discussion of landmark Commission recommendations. - The board members reviewed the minutes of the last meeting of the landmarks Commission AS they related to certificates of recognition for buildings. The ~~suggested~~ <sup>following</sup> categories of awards were ~~acceptable with the following~~ ~~changes~~ and are listed with ~~the following~~ <sup>the board's</sup> suggested changes in categories B. and E.

a. ~~E~~. Restorations

b. ~~E~~. Renovations - Delete "complementary to neighborhood" because this ~~limits the meaning of the~~ wording limits the meaning of "renovation".

c. ~~E~~. Contemporary additions to older buildings, or infill buildings done in a complementary manner

d. ~~E~~. Adaptive use.

e. ~~E~~. Pioneering efforts in a given

neighborhood → This should be a Special Award not limited to pioneering efforts in a neighborhood. Other kinds of efforts ~~could therefore be recognized~~, not already listed in the preceding categories, could then also be recognized.

Concepts related to the certificate were then discussed in the following manner.

a. ~~#~~. To whom or what should a certificate be presented? The Board members agreed that a certificate should be given to the owner responsible for the work, and ~~that the~~ <sup>a</sup> certificate ~~be~~ in the form of a plaque should be given to the building. The Special Award would, of course, be presented to the person.

b. ~~#~~. What form or forms should the certificate be given? The Board members ~~were~~ felt strongly ~~about~~ <sup>that</sup> the certificates given to any persons should be specific



in expressing the criteria for selection. They also agreed that any plaque presented to a building should be small and simple worded and ~~preferably~~ made of bronze.

The <sup>buildings</sup> suggested ~~list of buildings~~ for ~~to be awarded~~ <sup>awards were</sup> certificates ~~was~~ reviewed and ~~are~~ listed below with Board comments.

1. Bell house, restoration - good selection
2. Office building on mall, Richard Shank, ~~reno.~~ <sup>reno.</sup> - ~~good~~ <sup>good</sup> selection
3. United Virginia Bank, addition and new building - good selection
4. Smith house - delete, because not finished
5. Hardware Store Restaurant, Adaptive - good selection
6. Grigg, Wood and Broome office building, renovation - good selection
7. Foss office building, renovation - good selection
8. Larry Richardson house, renovation ~~delete~~, not good example
9. Former Joe Bosserman house - instead give a Special Award



to Bosserman for pioneering efforts  
in First<sup>street</sup> neighborhood and on  
the Mall.

10. Fellini's Restaurant, Adaptive? and  
renovation - good selection

2. Department of Community Development  
Report - Mr. Hujia announced ~~that~~  
a preliminary interest in researching  
and listing historic buildings in  
certain areas of the city outside  
of the ADC district that ~~could~~  
benefit from the updated Preservation  
and Tax Reform Act of 1976. AS  
income producing buildings. If  
these buildings can qualify for the  
National Register ~~they can their~~  
~~future ~~demolition~~ demolition~~ can be  
~~prevented and their~~ rehabilitation  
facilitated and can become income  
producing buildings, their demolition  
can be discouraged and their  
rehabilitation facilitated. The  
members of the BAR expressed their  
~~interest and support of~~<sup>interest</sup> in  
such a project by resolving to support  
the efforts of Mr. Hujia in seeking

designations for buildings in  
the following areas

Ⓐ Westland Street

Ⓑ West Main Street

Ⓒ University Avenue (specifically, the  
corner)

Ⓓ South of High Street to the  
railroad tracks

3. The Chairman's Report - John Farmer  
Announced ~~upon~~ the upcoming  
case of an Addition to be planned  
by First Presbyterian Church for  
the vacant lot north of the structure.  
This, however, will not be  
presented in the near future.

The date of the regular  
December meeting was questioned  
and an alternative date was  
set for January 16<sup>th</sup>. This ~~early~~ mid-  
January meeting ~~will serve as~~  
~~the December and January regular~~  
meeting replace the regularly  
scheduled December and January meetings.  
dates.

The ~~the~~ meeting was Adjourned  
at 9:30.

Respectfully submitted, Ashlin Smith

CITY OF  
CHARLOTTESVILLE  
VIRGINIA  
MEMO

---

TO: Historic Landmarks Commission and Board of Architectural Review Members  
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.  
DATE: November 30, 1979  
RE: JOINT MEETING; DECEMBER 6, 1979

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This is to remind you that the regular meeting of the Historic Landmarks Commission will be held Thursday, December 6, 1979 in the Community Development Conference Room, Room 202, City Hall, immediately after the "Frazier Lecture" (see below).

This will be a joint meeting with the Board of Architectural Review in order to finalize the procedures, criteria, categories, and suggested buildings for recognition.

Thank you.

RH/jw

PLEASE CONTACT US AT 295-4177 TO INFORM US OF WHETHER OR NOT YOU CAN ATTEND THIS MEETING!

OLD CHARLOTTESVILLE, INC.

Invites you to a presentation by William T. Frazier  
Historic Staunton Foundation

"Preserving a Virginia City: The Staunton Experience"

Thursday, December 6, 1979 7:30 PM  
Albemarle County Court House, Court Square

- Open to the Public -