

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
OCTOBER 22, 1980
DOCKET
BASEMENT CONFERENCE ROOM--7:45

A. Minutes

1. September 24, 1980, Regular Meeting

B. Other Items

1. Maintenance in the Historic District

C. Other Matters Brought by the Public Not on the Agenda

D. Chairman's Report

E. Review Board Members' Reports

F. Department of Community Development Report

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
October 22, 1980 -- 7:45 p.m.
Basement Conference Room

21102
P.3

MEMBERS PRESENT

John Farmer, Jr., Chairman
Ashlin Smith, Vice-Chairman
K. Edward Lay
Virginia Schatz

MEMBERS ABSENT

R. Stedman Oakey
Elizabeth Booker
James Herndon

CITY OFFICIALS PRESENT

Ron Higgins, Planner

Mr. Farmer called the meeting to order at 7:50 p.m. and called for consideration of the minutes of the September meeting.

A. Minutes

1. September 24, 1980, Regular Meeting

Mrs. Smith offered the following corrections:

--Page 1, "BAR 80-114" ... of-granting that we grant... plus the typographical errors as follows "planting..."

--Page 1, "BAR 80-114" last sentence should read: "The motion passed with Mr. Herndon voting against it for the reason that he felt it unnecessary to submit a landscaping plan."

--Page 1, "BAR 80-115" next to the last paragraph should read "Mrs. Smith stated that she wanted to go on record against the demolition of this house on principle. She explained that even though she approves of the church addition she feels this house is important to the block as it compliments the Red Cross house next door. Mr. Oakey expressed the same sentiment."

The following corrections were made to Page 2:

--"BAR 80-116" ... second paragraph should have the following added to the first sentence "...to those on the rear porches."

--"C. Other Items" in second paragraph should read as follows: "Mrs. Schatz stated that she would like to see City Council begin a program of placing utility lines underground in the downtown historic area as a part of their Capital Improvement Program. She moved that the BAR endorse such a program at the joint public hearing on this. Mr. Oakey seconded the motion. The motion passed unanimously with Mr. Farmer agreeing to speak on the BAR's behalf at the hearing."

The minutes were approved as corrected with Mr. Lay abstaining.

B. Other Items

BAR 80-114: "Northwood" White residence: addition of wood shed to the south side of property at 621 Park Street (continued).

Mr. Higgins presented a proposed landscaping plan which was required as a condition of approval for the wood shed. Mr. Lay moved approval as presented. Mrs. Schatz seconded the motion. The motion passed unanimously.

1. Maintenance in the Historic District

Mr. Higgins explained that the BAR, at it's last meeting, had been asked to inspect the house at Park Street and Farrish on the north side for possible maintenance problems. Mr. Higgins suggested that the Board undertake a visual inspection of the entire ADC district and prepare a complete list of structures which might be in violation of Section 31-141 of the City Code. He added that he would prefer this to singling out just one or two structures.

After some discussion on how to proceed with this, the Board agreed to undertake such an inspection for the District and those structures outside built prior to 1870. Mr. Lay requested that he and another person be permitted to take the structures outside of the ADC since he was involved in these through the Historic Landmarks Commission.

Mr. Higgins agreed to prepare a package for the November regular meeting which would include:

- a map of the structures broken down into sectors which could be handled by two or three board members.
- other pertinent information for the inspection (e.g. ordinance, check list, etc.).

There was some further discussion on this with other structures being mentioned (e.g. Jessups House, Inge's Grocery, Carter-Gilmer grounds).

C. Other Matters Brought by the Public Not on the Agenda

There were none.

D. Chairman's Report

There was none.

E. Review Board Members' Reports

There were none.

F. Department of Community Development Reports

1. Historic District Nomination

Mr. Lay asked Mr. Higgins to report on the status of this. Mr. Higgins explained that the Virginia Historic Landmarks Commission was scheduled to consider the downtown ADC district nomination on Tuesday, October 21, 1980.

How documents

However, as a result of the Public Hearing, they have postponed until November to add the area suggested north of Lyons Court Lane on Park Street - west side and the Lyons House. Other areas suggested e.g. Ridge Street, West Main Street, the "Corner", etc. may be considered later as amendments.

2. Jessups House

Mr. Higgins informed the board that the Perry Foundation would be coming back to them for Certificate of Appropriateness to demolish this structure in November. They have no plans for the replacement. It is being requested since they consider it a hazard.

The Board members requested that background information for this involve any previous references in the minutes of the BAR to lack of maintenance of this structure.

The Board members present agreed to move the November regular meeting up to the 19th if a quorum can be achieved.

Mr. Lay requested Mr. Higgins to get copies of all survey sheets on "prior to 1870" structures to the Review Board members.

There being no further business, the meeting adjourned at 8:50 p.m.

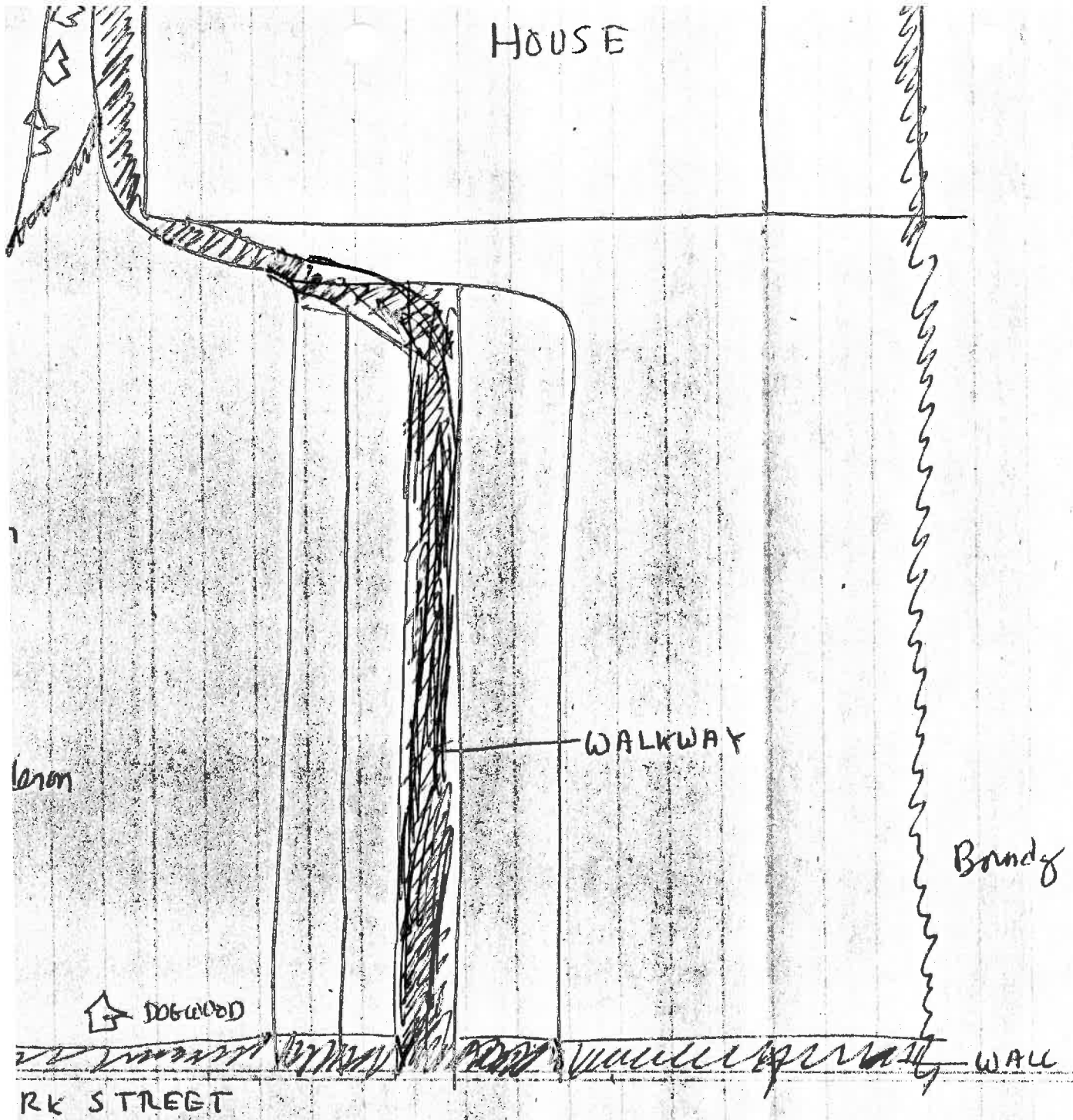
Respectfully Submitted,

Ronald L. Higgins, Acting Secretary

Approved,

John Farmer, Chairman

HOUSE



Lawn

WALKWAY

Boundary

DOGWOOD

RK STREET

WALL

Sec. 31-141. Maintenance and repair required.

Neither the owner of nor the person in charge of a structure or site in any of the categories set forth in § 31-127.2 shall permit such structure, landmark, or property to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce, in the judgment of the board of architectural review a detrimental effect upon the character of the district as a whole or the life and character of the landmark, structure or property in questions, including but not limited to:

- (a) The deterioration of exterior walls or other vertical supports;
- (b) The deterioration of roofs or other horizontal members;
- (c) The deterioration of exterior chimneys;
- (d) The deterioration or crumbling of exterior plaster or mortar;
- (e) The ineffective waterproofing of exterior walls, roofs and foundations, including broken windows or doors;
- (f) The peeling of paint, rotting, holes and other forms of decay;
- (g) The lack of maintenance of surrounding environment e.g. fences, gates, sidewalks, steps, signs, accessing structures and landscaping;
- (h) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions. The enforcing officer shall give notice by certified or registered mail of specific instances of failure to maintain or repair. The owner or person in charge of such structure shall have sixty days to remedy such violation: provided that the Board of Architectural Review, upon request may allow an extension of up to sixty days to remedy such violations. Thereafter, each day during which there exists any violation of this section shall constitute a separate violation and shall be punishable as provided in article XXVIII of this chapter. (12-15-75, § 140.1)

Division 3. Application Review Procedures

Sec. 31-142. Preapplication studies and conferences.

Prior to the formal submission of a proposed plan of erection, demolition, alteration, or removal of buildings controlled by this article, the applicant or his representative shall hold a conference with the chairman of the board of architectural review or his authorized agent concerning the proposed plan of action and submit unofficial preliminary studies of the concept of the proposed action for tentative review, comments and recommendations. (12-15-75, § 141).