

CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW DOCKET  
November 19, 1980 - 7:45 p.m.  
Basement Conference Room

A. Minutes

- ✓ 1. October 22, 1980 - Regular Meeting

B. Amendments to Previous Approvals

1. BAR 79-88

Jessup's House  
614 East High Street  
Request of Perry Foundation to  
demolish structure.

2. BAR 80-116

Watson House  
515 Park Street  
CAARC - Application for new fire stair  
and rear porch enclosures.

*- SCHIFFER moved - Lobby 2nd  
- B.A.R. Review + Approval of 60  
"re placement"  
- same part of lobby permit for re placement.  
- Approval subject to  
color of stain 60*

C. New Applications

1. BAR 80-117

McCue House  
609 East High Street  
Location of Law firm sign next to door.

2. BAR 80-118

Monticello Hotel Building  
500 Court Square  
Greenhouse addition to roof of rear addition

*- Approved unan.*

D. Other Items

1. Maintenance in the Historic District

- E. Other Matters Brought by the Public Not on the Agenda

- F. Chairman's Report

- G. Board Members' Reports

- H. Department of Community Development Report

*✓ Library Landscape plan Approval 5-0*

*whether  
Apr 10*

*- size of Blue Ridge house → depend until next meeting*

CITY OF  
CHARLOTTESVILLE  
VIRGINIA  
MEMO

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TO: Board of Architectural Review  
FROM: Satyendra Singh Huja, Director of Planning and Community Development ~~S. H.~~  
DATE: November 12, 1980  
RE: MAINTENANCE INSPECTION OF HISTORIC PROPERTIES

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As you may recall, last month the Board discussed a couple of properties which some of you felt might be in violation of the maintenance requirements for ADC properties. After some discussion, it was agreed to do a visual inspection of all buildings subject to this requirement. It was suggested that the buildings be divided up into areas that could be surveyed by teams of two or three board members before your January 1981 meeting. The "teams" would then present priorities which they feel should be contacted by letter.

We expect that this will result in a memorandum to the Chief of Inspections listing the property address, owner's name and address and specific "maintenance or repair" items as they relate to those in Section 31-141 of the Zoning Ordinance.

The staff has discussed this and feels that the ordinance section itself is enough of a checklist for such a visual inspection. We would suggest that the "teams" keep a list which may look as follows:

Property address	Maintenance or Repair Item(s)
xxx Park Street	a) crumbling column or support...
	b) holes in roof...
	c)
	⋮

The reason for this is to relate the item to the ordinance to aid in enforcement.

There are approximately 133 properties within the district and almost 60 out side of the district. We will bring maps of these to the meeting to aid in selecting an area to do your survey. Ed Lay will be involved in the survey of buildings out side of the district with Virginia Schatz. The remaining five Board members will divide up into possibly two teams to do the district. We will discuss this further on Wednesday.

If you have any questions, please feel free to contact me or Ron Higgins at 295-4177.

Thank you.

RLH/vk

INSPECTION SHEET

Board of Architectural Review  
Maintenance and Repair Inspection  
NOVEMBER, 1980

PROPERTY ADDRESS/Comments	SPECIFIC MAINTENANCE OR REPAIR ITEM
	<ul style="list-style-type: none"><li>a) deterioration of exterior walls or other verticle supports;</li> <li>b) deterioration of roofs or other horizontal members;</li> <li>c) deterioration of exterior chimneys;</li> <li>d) deterioration or crumbling of exterior plaster or mortar;</li> <li>e) ineffective waterproofing of exterior walls, roofs, &amp; foundations including broken windows or doors;</li> <li>f) peeling of paint, rotting, holes or other forms of decay;</li> <li>g) lack of maintenance or surrounding environment e.g. fences, sidewalks, gates, steps, signs, accessory structures &amp; landscaping;</li> <li>h) deterioration of any other feature which may permit hazardous or unsafe conditions.</li></ul>

MINUTES OF THE CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
November 19, 1980 - 7:45 p.m.  
Basement Conference Room

MEMBERS PRESENT

A. Smith  
J. Herndon  
E. Lay  
T. Oakey, Jr.  
V. Schatz  
E. Booker

MEMBERS ABSENT

J. Farmer

CITY OFFICIALS PRESENT

R. Higgins

Mrs. Smith called the meeting to order at 7:52 p.m. and called for consideration of the minutes of the October meeting.

A. Minutes

The following corrections were made on p. 3, line 1: However, . . . postponed their decision until November in order to consider adding . . . west side and the Lyons House.

The minutes were approved as corrected.

B. 1. BAR 79-88  
Jessup's House  
614 East High Street

Request of the Perry Foundation to demolish structure.

Mr. William Perkins, spokesman for the Perry Foundation, made the demolition request for the following reasons:

- a. The building itself is unfit - falling down.
- b. Although the building had been boarded up, there are derelicts living in the building.
- c. The Perry Foundation does not like being in violation with the City codes regarding maintenance of the building.
- d. The adjacent property, the Levy Opera House, and the Jessup House must go as a package. The building was offered to the United States government. They refused, so the Foundation is holding the land since they feel it is necessary to the development of the Levy Opera House.
- e. The Perry Foundation acquired the property two to three years ago. Mr. Perkins estimated it would cost the Levy Opera House 2 1/2 times to renovate the building now. The Jessup's House would cost approximately two times the amount to renovate versus building another equivalent structure.

Mrs. Smith noted that the BAR inspection of September 1979 was not negative. The Jessup House did have some water damage, but appeared to be structurally sound.

Malcolm Bell, resident of Old Charlottesville, Inc., opposed the demolition for the following reasons:

- a. By tearing down the building, one alternative for the property is eliminated - the restoration of the property.
- b. Other houses in the area have been restored.
- c. Building has value, culturally; good vernacular style.
- d. Requested that the building be properly boarded up.

Frances Walton, a citizen on Park Street, stated that too many buildings along High Street have been destroyed and that someone may come along to renovate.

Mrs. Smith stated the previous policy of the board was to know what was going in the demolished buildings place before allowing demolition. She did not agree with Mr. Perkins that the building could not be made safe.

Mr. Perkins stated that the Perry Foundation would not spend "one cent" in maintaining the building.

Several board members also questioned why the Levy Opera House property and the Jessup property at the other end of the block had to go as a package.

There was a motion by Mrs. Schatz that we approve the application with the condition that the Perry Foundation come back before the BAR with a plan so that demolition will be in conjunction with a replacement building permit. Mr. Lay seconded the motion. The motion passed unanimously.

*A The Cardist*

2. BAR 80-116  
Addition to CAARC  
515 Park Street

Mr. Tom Hubbard, representative from Region 10, presented revisions to the BAR that had not been previously presented.

- a. Horizontal lap siding instead of vertical siding (painted white also).
- b. Ground supports for the upper end of the fire stairs instead of the cantilever.
- c. "Coffee" stain on fire stairs instead of white paint. The rails to remain flat black as approved. *ballisters*

Mr. Herndon motioned that we approve the request but that the stain color be brought to Ron Higgins office for inspection. Mrs. Schatz seconded the motion. The motion passed unanimously with the exception of Mr. Lay who abstained.

#### C. New Applications

1. BAR 80-118  
Monticello Hotel Building  
500 Court Square

Greenhouse addition to roof of rear addition.

Clarke Mann requested approval for the greenhouse addition in the rear of his condominium at 500 Court Square. Mr. Lay moved that we accept the request. Mrs. Schatz seconded the motion. The motion passed unanimously.

- 2. BAR 80-117  
McCue House  
609 East High Street

Location of law firm sign. Ron Higgins presented the plan by Wayland and Williams. After some discussion, Mrs. Schatz moved that we approve the sign as presented with the suggestion that the signs be put on the same side. Mr. Herndon seconded the motion. The motion passed unanimously.

D. Other Items

- 1. Maintenance in the Historic District.

Ron Higgins presented a handout by Barry Zarakov concerning storefront rehabilitation.

It was agreed to divide the ADC District at 3rd Street, NE since it provided an equal number of buildings, more or less.

O.K. + Two categories of deterioration: needs help but not immediately; critical help needed, are to be used. We should look only for serious infractions.

- 1/26/81 Mr. Herndon, Ms. Smith - West of 3rd Street
- 12/19/80 Mr. Oakey, Mr. Farmer, Mrs. Booker - East of 3rd Street and down Park Street.
- Mr. Lay, Mrs. Schatz - Outside district: *51 total 40 = O.K. 6 = needs some 5 = needs minimal*

This is to be completed by the January 1981 regular meeting.

- 2. Sign proposed on 3rd Street for Region 10 which says "Blue Ridge House". The BAR agreed to look at the house and have Region 10 file application.
- 3. Jefferson Madison library wants to landscape with yews, catoneaster, dogwoods and new ground cover. Mrs. Schatz moved that we approve. Mr. Lay seconded the motion. The motion passed unanimously.
- 4. Mr. Oakey brought before the Board Pryor Hale's request for changing gutters on her house at 409 North 1st Street. It was decided since there was a color change, it should be brought before the Board formally.
- 5. Mrs. Smith asked about Mr. Lay's request for copies *New survey forms for prior 1270 buildings outside the ADC District*

There being no further business, the meeting adjourned.

Respectfully Submitted,

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R. S. Oakey, Jr., Secretary