

MINUTES OF THE
CHARLOTTEVILLE BOARD OF ARCHITECTURAL REVIEW
Special Meeting
October 15, 1981 -- 11:00 a.m.
Community Development Conference Room

The special meeting of the Board of Architectural Review was held this date to consider Case #134 which had been deferred from the September meetings. The following members were present:

John Farmer, Chairman

K. Edward Lay

Ashlin Smith

Jim Herndon (voting in abstentia)

MEMBERS ABSENT

Ted Oakey, Vice-Chairman

Elizabeth Booker

CITY OFFICIALS PRESENT

Satyendra S. Huja, Director of Planning and Community Development

Ron Higgins, Planner

A. Deferred Items

1. BAR 81-132

Hawkins-Harmon House

402 4th Street, SW

Demolition Request

There was a discussion of this item and the merit of the above structure as one of the last remaining examples of vernacular architecture of this period.

Alternatives for approval, denial, etc. were discussed. Also, alternatives for the use of the site and adjacent right-of-way for parking and bus storage were discussed.

Mr. Jared Loewenstein, representing the Historic Landmarks Commission, presented a written statement of their stand on this issue. In summary, they felt that alternatives had not been fully explored, nor was the proposed use guaranteed enough to warrant demolition.

Mr. Paul Grady, a contractor who specializes in dismantling historic structures, explained that he would be willing to dismantel the structure for materials and it could possibly be built at another site. He could not guarantee the latter.

There was a considerable discussion on the alternatives before them.

Mrs. Smith moved that the certificate of appropriateness be approved subject to the approval of a contract and site plan for use of this property by the City of Charlottesville for Trailways bus storage and parking. Mr. Farmer seconded the motion. The motion passed with the following vote: AYES: FARMER, HERNDON, SMITH. NOES: LAY.

There was a brief discussion on the items for the October meeting agenda.

There being no further business, the meeting adjourned at 12:45 p.m.

Respectfully Submitted,

Ron Higgins, Acting Secretary

Approved,

John B. Farmer, 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: October 7, 1981
RE: SPECIAL MEETING -- OCTOBER 15, 1981

A special meeting has been called for Thursday, October 15, 1981 at 11:00 a.m. in the Community Development Conference Room in order to consider the deferral action in case #80-134, the request to demolish the Hawkins-Harmon House on 4th Street, SW.

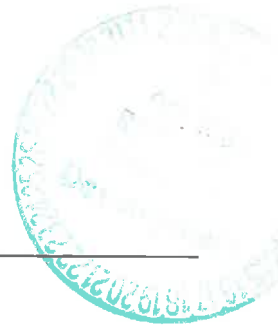
Attached is a memorandum from Mr. George Ray, the City's Economic Development Coordinator, outlining the position on this issue.

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

RH/jw

Attachement

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO



TO: Ron Higgins, Department of Community Development
FROM: George W. Ray, Economic Development Coordinator
DATE: October 5, 1981
RE: Acquisition of Parking for Trailways Buses

Pursuant to our recent conversation, please let me state our position regarding the acquisition of a tract of land abutting Fourth Street, S.W., owned by Roy McClanahan as a parking location for Trailways buses:

1. We cannot at this time represent that this land will be put to this use. City Council will have to make the ultimate decision. However, from a staff point of view, there is no viable alternative.
2. We have every reason to believe that access to the lot will be granted by the C&O Railroad.
3. Several different layouts have been explored to accommodate Trailway's needs without disturbing the brick house on the property. We have not been able to devise a parking scheme that would be acceptable to Trailways without disturbing the building.
4. At this point in time, our negotiations with Mr. McClanahan are contingent upon his being able to provide us with a cleared parcel of land.

I trust the Architectural Review Board will appreciate our predicament and grant approval for Mr. McClanahan to apply for a demolition permit. Alternatively, I think Mr. McClanahan would entertain any reasonable offer to sell the structure to have it moved or reconstructed elsewhere.

Thank you.

GWR/lp

THE UNIVERSITY OF VIRGINIA

SCHOOL OF ARCHITECTURE
CAMPBELL HALL
CHARLOTTESVILLE, VA.
22903

October 5, 1981

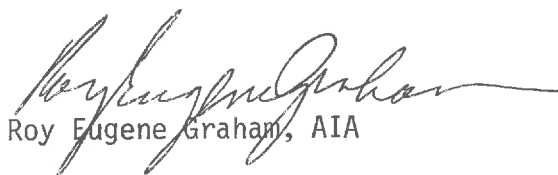
Mr. Ron Higgins
Department of Community Development
City Hall
Charlottesville, VA 22901

Dear Mr. Higgins:

I am writing to you to invite you and your fellow members of the Charlottesville Board of Architectural Preservation and the Historic Landmarks Commission to attend any of the attached lectures in historic preservation. The class meets each Wednesday in room 108, Campbell Hall.

Please distribute this list to the members of the Board and Commission.

Sincerely,


Roy Eugene Graham, AIA

REG:sbj



University of Virginia
School of Architecture
Architectural History
Fall 1981
AR H 510
Roy E. Graham, Office 231 Campbell

INTRODUCTION TO HISTORIC PRESERVATION

- September 2: Introduction to the Course: Roy Eugene Graham, AIA, Resident Architect Colonial Williamsburg Foundation
- September 9: The Federal Government in Preservation: Dr. Ernest A. Connally, National Park Service
- September 16: Historic Preservation Philosophy Case Studies: James Massey, Executive Director Historic House Association of America
- September 23: Historic Preservation in Great Britain: Marcus Binney, Architectural Editor, Country Life
- September 30: The State Preservation Presentation Program: Calder Loth, Senior Architectural Historian, Virginia Historic Landmarks Commission
- October 1: Association for Preservation Technology: Washington D. C.
- October 4: The Private Sector: Preservation, Organization, Responsibilities and Philosophies: Paul E. Molitar, Executive Director Preservation Society of Newport County, R. I.
- October 21: Historic Districts Re-evaluation: Dr. William J. Murtagh, Vice-President for Preservation Services, National Trust for Historic Preservation
- October 28: The President's Advisory Commission and Adaptive Use; the Secretary's Standards: Joseph Hough, Planner President's Advisory Commission
- November 4: Recording Historic Structures; the National Architectural and Engineering Record: Ken Anderson, Principal Architect, Historic American Buildings Survey
- November 11: Technical Projects and Conservation in the National Park Service: Hugh Miller, Principal Architect National Park Service
- November 18: Historic Preservation and the Law; How Grand Central was Saved: Frank Gilbert, Attorney-at-Law, National Trust for Historic Preservation
- November 25: Class Project Due
- December 2: Historic Preservation Sponsored Organizations of the UNESCO, the International Center for Preservation and Restoration in Rome (ICROM) and Historic Preservation in the Soviet Union: Roy Eugene Graham, AIA
- December 8: All Day Field Trip to Richmond: (optional) Robert Carter, Architectural Historian; Christopher Schlusker, Historic Architect, etc.; Virginia Historic Landmarks Commission
- December 9: The Main Street Project: Mary Means, Director; Tom Moriarity, Regional Director, Main Street Project, National Trust for Historic Preservation

FINAL EXAM TO BE ANNOUNCED.

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW DOCKET
October 28, 1981 -- 7:30 p.m.
Basement Conference Room

A. Minutes

1. September 23, 1981 -- Regular Meeting
2. September 25, 1981 -- Site Meeting
3. October 15, 1981 -- Special Meeting

B. Other Items

1. Consideration of Certificate of Merit awards.
2. Review of old applications of interest to Board members.

C. Other Matters Brought By The Public Not On The Agenda

D. Chairman's Report

E. Board Members' Reports

F. Department of Community Development Report

MINUTES OF THE CHARLOTTESVILLE
~~BOARD OF ARCHITECTURAL REVIEW~~
October 28, 1981 -- 7:45 p.m.
Basement Conference Room

MEMBERS PRESENT

John Farmer, Chairman
Ted Oakey, Vice-Chairman
Ashlin Smith
Lucie Vogel

MEMBERS ABSENT

Elizabeth Booker
Ed Lay
Jim Herndon

CITY OFFICIALS PRESENT

Ron Higgins, Planner

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

A. Minutes

1. September 23, 1981 -- Regular Meeting
2. September 25, 1981 -- Site Meeting
3. October 15, 1981 -- Special Meeting

These minutes were approved unanimously as presented. Mrs. Vogel abstained.

B. Other Items

1. Consideration of Certificate of Merit Awards

After some discussion, Mrs. Smith moved that the October 1, 1981 list of the Historic Landmarks Commission be approved as follows for Certificate of Merit Awards:

- Van Groll house on First Street for restoration.
- Rinehart townhouses on Second Street for infill.
- Fowler house at Ridge and Garrett Streets for restoration.
- Former Post Office to McIntire Library for adaptive use.
- Mr. Edward Lay for pioneering efforts in preservation.

She also included the endorsement of the following three structures under consideration by the Landmarks Commission:

- Lyons Court east of Park Street for restoration.
- Le Snail Patisserie on West Main Street for renovation or adaptive use.
- Joe Bosserman condominium on the Mall for adaptive use.

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

Mrs. Vogel suggested that the future consideration of merit awards include areas of the City beyond the downtown area.

2. Review of Old Applications and Interest to Board Members

BAR 80-105
Case #105

Juvenile and Domestic Relations Court
411 East High Street
New Sculpture on Front Lawn

There was a considerable discussion on: the changes made to the original approval; the events which occurred after approval; the City's role in the responsibility of placement; the Board's authority in review; the future authority of review of public art; and, other pertinent items including how the Board might consider future works of art in the Architectural Design Control District.

Mr. Breeden stated that he was willing to do anything necessary to correct the situation, including the removal of the work. He expressed appreciation for the opportunity to contribute such a work of art to the community.

Indicating that the Board would rather not have the work modified at this point, Mrs. Smith moved the City of Charlottesville City Council consider the appointment of an Arts Commission or similar group whose responsibility it would be to review public art. It was agreed that this could avoid future confusion over the review authority of such work in public places.

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

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

1. BAR 81-136
Watson-Wood house
415 Park Street
White and Williamson
New sign on existing post

Mr. Bruce Williamson presented the application for a new sign to be placed underneath the Huff and Summers sign, and designed to be the same size, shape, color and lettering. Mrs. Smith moved for approval of the sign as presented. Mr. Oakey seconded. The motion passed unanimously. Mr. Williamson stated that he would come back to the Board if there had to be any significant changes.

2. The Easter Seal Society - Virginia Chapter - 109 East Jefferson Street

The representative of the Easter Seal Society discussed their new location which will be in the basement of the above building. This is the "social hall" formerly owned by the Baptist Church and now owned by George Allen, Jr.

After considerable discussion of existing signs and alternatives, plus designs of suggested signs, it was agreed that a formal application would be made to the Board once the details of location could be determined.

D. Chairman's Report

- 1.

D. Chairman's Report

Mr. Farmer reported on the following items:

1. The National Trust for Historic Preservation has sent a six page questionnaire that he and Mr. Higgins will complete and return if this is acceptable to the Board members. It was agreed to do this.
2. The suggested date of Wednesday, November 18, 1981 for the regular meeting was accepted by the Board. This is the third Wednesday in November.
3. Mr. Farmer welcomed Lucie Vogel to the Board as a new member.

E. Board Members' Reports

There was a brief discussion on attendance at BAR meetings. It was agreed to discuss this after January, 1982 with all new Board members. A possible new meeting time each month may also be discussed.

F. Department of Community Development Report

Mr. Higgins presented the final version of the landscaping plan amendments for the Holy Comforter Catholic Church. These were accepted as presented.

There being no further business, the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Ronald L. Higgins, Acting Secretary

Approved,

John Farmer, 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: October 21, 1981
RE: CERTIFICATE OF MERIT AWARDS

Attached for your consideration of the above items are the minutes of the Historic Landmarks Commission of October 1, 1981 in which this issue is discussed and voted upon. Also attached is a list of the previous Certificate of Merit award recipients.

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

Thank you.

RH/jw

Attachments

The last New Business consisted of preparing a final list of buildings to be awarded certificates of merit. Mr. Lay reviewed the categories: restoration, adaptive use, renovation, contemporary additions (infill) and special award for pioneering efforts in preservation work. (Previously approved awards were reviewed to help new members understand the categories.) Three buildings were added to the original list under consideration: the Albemarle Hotel, the renovated McIntire Library in the former Post Office building, and the McGuffey Hill Condominiums. Mr. Lay was nominated for his "pioneering work" on behalf of historic preservation. Approved by the Commission for certificates of merit are: the Van Groll house on First Street (restoration), the Rinehart Townhouses on Second Street (infill), the Fowler House at the corner of Ridge and Garrett Sts. (restoration), the new Library (adaptive use), and Mr. Edward Lay for his outstanding pioneering work. These awards will be reviewed by the Board of Architectural Review and a final list sent to City Council for action.

This Commission will try to look at "Lyons Court," Le Snail Patisserie building and Mr. Bosserman's condominium on the Mall for further consideration for awards. There was some discussion of the fact that plaques formerly awarded have not been delivered and the Chairman said he will speak to Mayor Buck about having them distributed to previous winners. Mr. Loewenstein asked members to give some thought to the "Whither Hence" memo for discussion at the November meeting.

The meeting was adjourned at 10:30.

NEXT MEETING: Thursday, November 5, 1981, 7:30 p.m.
Basement Conference Room, City Hall

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

AGENDA: --Call to order (Chairman)
--Approval of October minutes
--Chairman's Report
--Members' Reports
--Surveyor's Report
--New Business (Whither Hence memo)
--Preparation of December agenda
--Adjournment (Chairman)

c: Mr. Huja
Ms. Brown
Mr. Farmer
Miss Bibb

COUNCIL CHAMBER - MONDAY, AUGUST 4, 1980

Regular session

Council met in regular session on this date with the following members present: Mr. Albro, Mr. Buck, Mr. Conover, Ms. Gleason, Dr. Hall.

Approval of minutes

On motion by Mr. Conover, seconded by Mr. Albro, the minutes of July 31 were unanimously approved as presented. On motion by Mr. Albro, seconded by Mr. Conover, the minutes of July 22 were unanimously approved as presented. On motion by Dr. Hall, seconded by Mr. Conover, the minutes of July 24 were unanimously approved as presented, Mr. Albro abstaining as he was not present at that meeting.

Matters by the public

Mr. Francis Fife, Chairman of the Thomas Jefferson Planning District Commission, asked Council to reconsider its current appropriation to the Commission and raise the contribution from 25¢ to 30¢ per head, a difference of \$1,950. He cited the serious financial cutbacks being experienced by the Commission, the common and interdependent problems of the 6 jurisdictions, and the lack of state and federal grant funds to address rural needs. Ms. Gleason moved the appropriation and this motion was seconded by Mr. Conover, who commented that the City receives benefits in excess of the amount spent. Mr. Albro commented that he objected to the procedural matter of altering a budget once into the budget year. Mr. Buck stated he agreed with the Commission's need

and recalled that he had moved during the budget hearings in the spring to fund the Commission at the 30¢ rate, but now agrees with Mr. Albro concerning the procedural necessity for preserving the budget decisions when unusual circumstances are lacking. Mr. Conover agreed in principal but pointed out that a major event, a Council election, had taken place in the interim, and he felt that this change of views along with the small amount being asked justified the additional appropriation. The motion to approve the appropriation was defeated by the following votes. Ayes: Mr. Conover, Ms. Gleason. Noes: Mr. Albro, Mr. Buck, Dr. Hall.

Presentations re:
Resolutions of
Recognition for
worthy architectural
preservation efforts

By common consent, Council unanimously adopted the following resolutions and they were presented by Mayor Buck to the recipients during the meeting.

WHEREAS the City Council of the City of Charlottesville by creating the Historic Landmarks Commission and the Board of Architectural Review has recognized the value of encouraging appropriate restoration and preservation of property in the City; and

WHEREAS the Council wishes to encourage further such preservation efforts; and

WHEREAS the Council has decided that such efforts by property owners should be public recognized; and

WHEREAS the Council, with the advice of the Historic Landmarks Commission, the Board of Architectural Review concurring, will recognize outstanding examples of _____; now, therefore, be it

RESOLVED that the City Council of the City of Charlottesville

recognizes _____ and commends its
_____ by _____. Further, the Council
authorizes the award of a plaque and its display on the exterior of
the structure.

The citations in the resolutions were as follows:

Dr. Malcolm Bell III and Ruth Marshall Bell, owners, for
the Perkins House, 433 North First Street (restoration)

Eric M. Heiner, Robert B. Gray & Richard S. Shank, owners,
for the Valentine-Charlie Building, 510 East Main Street
(renovation)

Richard S. Shank, AIA, architect, for the Valentine-Charlie
Building

United Virginia Bank, owner, for the United Virginia Bank
building at Park and High Streets (compatible contemporary
infill building)

M. Jack Rinehart, Jr., AIA, architect, for the United Virginia
Bank building

Mr. & Mrs. Lloyd T. Smith, Jr., owners, for the Marshall-Rucker
House, 62- Park Street (restoration)

The Rockford Corporation, owner, for the Walker Building, 316
East Main Street (adaptive use project)

Alwood Partnership, owner, for the J.E. Early Building, 206
Fifth Street, NE (renovation)

Grigg, Wood, Browne, Eichman & Dagliesh, AIA, architects, for
the J.E. Early Building, Early-Walker Building and A.P. Walker
Building

Priscilla F. Bosworth, owner, Early-Walker Building and A.P.
Walker Building, 208-212 Fifth Street, NE (renovation)

In addition, Council adopted and awarded the following resolution:

WHEREAS J. Norwood Bosserman has contributed significantly to the revival of North First Street by his timely purchase and restoration of the house at 422 North First Street; and

WHEREAS his example served as an impetus for many other property owners and has led to a renewed interest in the preservation and renovation of the North First Street neighborhood; and

WHEREAS J. Norwood Bosserman's recent purchase of property on the Mall, and imaginative design of living quarters, has encouraged new interest in other such space on the Mall; and

WHEREAS his purchase contributes significantly to the City's goal of making the Mall an interesting and valuable place for living as well as for business; now, therefore, be it

RESOLVED that the Council of the City of Charlottesville hereby commends J. Norwood Bosserman and extends to him its appreciation.

Mayor Buck announced that the Municipal Finance Officers' Association has awarded a Certificate of Conformance in Financial Reporting to the City of Charlottesville for its 1979 comprehensive annual financial report. In addition, he presented an Award of Financial Reporting Achievement to Thomas Hayden, Assistant Director of Finance, from the MFOA for his contribution to the 1979 financial report.

Mr. Art Keyser, chairman of the U.Va. Neighborhood Study task force, presented the study, with recommendations, to Council. The general recommendations follow, with detailed recommendations contained in the study, a copy of which is filed with the minutes of this meeting.

Presentation re:
Certificate of
Conformance from
Municipal Finance
Officers' Assoc.

Presentation re:
U.Va. Neighborhood
Study