

MINUTES OF THE
CHARLOTTESVILLE DOWNTOWN BOARD OF ARCHITECTURAL REVIEW
JANUARY 22, 1985 -- 11:00 A.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Jack Rinehart, Chairman
Michael Bednar, Vice-Chairman
Doug Gilpin
Carol Troxell
Genevieve Keller
John Allen

ABSENT

None

STAFF PRESENT

Glenn Larson
Fred Boger
Satyendra Huja

Before the meeting began, Mr. Huja introduced Fred Boger, and informed the board that Mr. Boger would be taking over staff responsibilities for the board from Glenn Larson. Mr. Rinehart then called the meeting to order at 11:05 a.m. and called for consideration of the minutes.

A. MINUTES

1. Minutes of November 27, 1984 Regular Meeting -- Mr. Allen moved approval of the minutes. The motion was seconded by Mrs. Troxell and approved unaminously.

B. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. DBAR 84-9-19

-Reid's Market Site
Fifth and Main Streets
Replacement Buildings (Phase II)
F+M Limited Partnership, Applicant

Mr. Gilpin indicated he was abstaining from voting on this application because of conflict of interest. Mr. Larson gave a brief staff report, stating the staff supported the proposal. After a brief discussion, Mr. Bednar moved approval of the application as submitted with the following conditions:

- a. The subsequent design of individual storefronts, awnings, signs exterior colors and other details based on tenant requests be reviewed by the board.
- b. Samples of brick and mortar be submitted for review by the board.
- c. Proposed landscaping to be administratively reviewed by the Dept. of Community Development.

Mr. Allen seconded the motion, and it was approved unaminously, with Mr. Gilpin abstaining.

C. OTHER BUSINESS

1. There was a brief discussion of the proposed sign package for the Exchange Centre, 201 W. Main Street. The board had no objection to the proposal, and agreed that Mr. Huja should approve it.
2. Mr. Tom Hickman gave a short presentation of two projects he was planning to submit to the board. One was for an awning for the building he was rehabilitating on West Market Street. The other was for the rehabilitation of two buildings on South Street into an "inn". The board agreed that he should go ahead and submit applications for both projects.
3. Mr. Huja explained that some additional clarifications had to be made to the draft art acceptance policy. The changes would allow administrative review of temporary art objects at designated locations. Mrs. Troxell moved approval of these changes. The motion was seconded by Mrs. Keller and approved unanimously.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

There was none.

E. CHAIRMAN'S REPORT

There was none.

F. BOARD MEMBER'S REPORTS

Mrs. indicated that the Preservation Alliance of Virginia will have a meeting at the Montpelier House on April 19th and 20th.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

1. Mr. Huja stated that he had prepared a memorandum to the City Manager addressing the issue of temporary displays on the Downtown Mall. He suggested that the DBAR review such displays.
2. Mr. Huja asked the DBAR to support a proposal before the Planning Commission to reduce the height limit in the B-4 zone from 175 feet to 100 feet. Mrs. Troxell moved that the board approve this height reduction. The motion was seconded by Mr. Gilpin and approved unanimously. It was agreed that a letter should be written to the Planning Commission.

There being no further business, the meeting adjourned at 11:50 a.m.

MINUTES OF THE
CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW
JANUARY 22, 1985 -- 4:00 P.M.
COMMUNITY DEVELOPMENT CONFERENCE ROOM

PRESENT

Ted Oakey, Chairman
Bob Moje, Vice-Chairman
Doug Gilpin
Rob Freer
~~Doug Gilpin~~ *Mr. Bednar*
Larry Herbert

ABSENT

Elizabeth Booker

STAFF PRESENT

Glenn Larson
Fred Boger
Satyendra Huja

Before the meeting began, Mr. Huja introduced Fred Boger, and informed the board that Mr. Boger would be taking over staff responsibilities for the board from Glenn Larson. Mr. Oakey then called the meeting to order at 4:05 p.m. and called for consideration of the minutes.

A. MINUTES

1. Minutes of November 27, 1984 Regular Meeting -- Mr. Gilpin moved approval of the minutes with the correct spelling of the word "cypress". The motion was seconded by Mr. Freer and approved unanimously.

B. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. BAR 85-1-208
-901 East Jefferson St.
Site Plan
Victoria Fenwick, Applicant

Mr. Larson gave a brief staff report on the application, stating only that the staff had some concerns about the proposed sign shown on the site plan. Mr. Fenwick agreed that an application for signs should wait until a later meeting. Mr. Huja suggested that brown gravel would be a good surface for the parking lot. Mr. Fenwick agreed he would look into this. After additional discussion, Mr. Moje moje moved to approve the application with the exception of the sign and with the recommendation that brown gravel be used for the driveway. This motion was seconded by Mr. Gilpin and approved unanimously.

2. BAR 85-1-209
-Charlottesville Circuit Court
315 E. High Street
Handicapped Access Improvements
Michael Bednar, Applicant

Mr. Bednar indicated he would abstain from voting on this application. Mr. Larson gave the staff report, suggesting that the proposed sidewalk from the lift not extend out to the street, but cut-in and connect with the front plaza. Mr. Gilpin moved to approve the application with the suggested staff changes. Mr. Moje seconded the motion and it was approved

unanimously, with Mr. Bednar abstaining. The board expressed their hope that the boxwood next to the lift could be saved.

C. OTHER BUSINESS

1. Mr. Huja explained that some additional clarifications had to be made to the draft art acceptance policy. The changes would allow administrative review of temporary art objects at designated locations. Mr. Freer moved approval of these changes. The motion was seconded by Mr. Moje and approved unanimously.

D. MATTERS BROUGHT BY THE PUBLIC NOT ON THE AGENDA

1. Mr. Bill Sturm, from Lawyers Title/Blue Ridge Agency Inc., asked that the board review an application for proposed renovations at 218 Fifth St., NE. He explained that a brick grate on the side of the building was to be filled in, and that a sign for the front of the building was needed. After additional discussion, it was agreed to defer action on the sign until Mr. Sturm checked with the building's condominium association. Mr. Bednar moved approval of the bricking with the condition that the brick and mortar used match the existing brick and mortar. This motion was seconded by Mr. Freer and approved unanimously.

E. CHAIRMAN'S REPORT

Mr. Oakey informed the board that he had met with Mr. Frank O'Neil concerning the status of the outbuildings on the Peyton property. Mr. O'Neil stated that he would try to rebuild these structures on the site.

F. BOARD MEMBER'S REPORTS

Mr. Bednar asked about the status of November's discussion about Locust Avenue. Mr. Larson indicated that the neighborhood association in the area was no longer active. After some discussion, it was agreed that unless neighborhood residents felt there was a need for additional protection for the area, no additional action should be taken.

G. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

There was none.

There being no further business, the meeting adjourned at 5:00 p.m.

BAR 1/22 ABSENT - Bookers

MINUTES - narrow eyes

BAR - 208

BOB FEWICK - review

H - likes brown gravel

TO - same white vs tan

BM - ~~not~~ ^{DG} - remind just sign a bid - later narrow

1. recommend brown gravel

85-1-209 BEDNAR - abstain

MB - more browned was about four feet

DG - need to accept with staff recommendation BM and mainly
dull beige color

Acceptance of art objects

H - explain

RF - need to accept changes BM - second narrow

Louyers Bittle sign deferred

1. MB need to approve rebidding bid + note the actual existing RF - second narrow

Locust Ave - call a neighborhood meeting

Public Hearing - Locust St ADC district

BM - mailing?

TO - more nice houses, don't put in ADC area

no outcry - don't bother

To - met with Frank O'Neill

general discussion of Rayten Bergman

mtg. called to order 4:02

min. order w/ 1 correction to BAR 205

Mr. Hays introduced Fred Cogen

BAR 85-1-208

Moje made motion to approve with
exception of sign - w/ recommendation
to use brown stone.

Seconded by Gilpin
UNANIMOUS APPROVAL

BAR 85-2-209

Gilpin moved to OK

w/ GLENN'S recommendation

w/ hope to save baywood.

Bob Moje seconded

UNAN. APPROVAL

Rob Free moved approval of memo
as proposed re: art objects on
city property

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Downtown Board of Architectural Review and Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development
DATE: January 15, 1985
RE: **PROCEDURES FOR ACCEPTANCE OF ART OBJECTS ON CITY PROPERTY**

The purpose of this memorandum is to bring back to you the above policy with one revision relating to temporary art objects. In my discussions with Mayor Buck, he felt this procedure was still not very clear relating to temporary art objects, and he suggested that there be a separate reading of that item in the procedures, and that it be approved administratively subject to appeal to the Art and Sculpture Committee in case of disagreement. His thinking for this change was first to expedite the process, and secondly he felt that as long as the art object is not a safety hazard or obnoxious one could put up with temporary display for 60 or less days. He also suggested the review by the Art and Sculpture Committee so that there would be a vehicle to resolve differences between applicant and administrative decisions.

In light of that, I have made two amendments to the procedures approved by you earlier. I would request your consideration of these. Please feel free to contact me or Mr. Buck if you have any questions. Thank you.

SSH/bgj

cc: Frank Buck

**PROCEDURES FOR ACCEPTANCE OF ART OBJECTS
ON CITY PROPERTY**

1. **Initiation** - A proposal for the development of art objects on Charlottesville City property may be initiated by a private donor, an artist or by the City. Such a proposal could take the following forms:
 - a. The permanent placement of an art object.
 - b. The loan or temporary placement of an art object (e.g. for an exhibition).
 - c. The donation of money for a specific piece of art, or for the commission of art through open competition.
2. **Offer** - A formal written offer to the City with any appropriate conditions will be required.
3. **Review** - The City Council, in consultation with the City Manager, will appoint an Art and Sculpture Committee to review any offers and make recommendations to City Council. This committee shall consist of seven members, with at least one representative from City Council and each architectural review board. Appropriate City staff would also review any technical issues relating to the proposal.
4. **Request for Proposals** - In the case of donation of money for art objects to be chosen by competition, City staff shall issue Requests for Proposals by advertisement.
5. **Submission** - All proposals must include scale models and drawings, as appropriate.
6. **Criteria** - A review of any proposal(s) will include at least the following criteria and any other additional criteria which may be deemed appropriate:
 - a. Quality of the art object.
 - b. Harmony of the proposal to the surrounding environment.
 - c. Appropriateness of the proposed donation and conditions.
 - d. Implementability of the proposal within time and resource constraints.
 - e. Maintenance and operation of the proposed project.
 - f. **Health, safety and welfare concerns.**
7. **Recommendation** - The Committee, after a review of the proposals, will make a recommendation to City Council with appropriate conditions. The recommendations of the Committee shall be advisory.
8. **Architectural Design Control** - **Permanent** art objects proposed for location on City property in an architectural design control district must be approved by the appropriate board of architectural review before City Council review. Both boards may designate locations within their respective districts where art objects can be exhibited temporarily without board review, pending approval by the Art and Sculpture Committee.
9. **Temporary Art Objects** - For the purpose of these procedures, art objects in place for 60 days or less shall be considered temporary. Proposals for temporary art objects will be approved by the Director of Planning and Community Development for locations recommended by the Downtown Board of Architectural Review or the Board of Architectural Review. In case of disagreement, the applicant or the Director of Planning may refer the matter to the Art and Sculpture Committee for their recommendation as to the appropriateness of the art object. Review criteria of temporary art objects will be the same as those listed in No. 6.
10. **City Council Actions** - City Council, based upon the advice of the committee and the City Manager, will decide upon whether or not to accept the proposal and decide upon the appropriate conditions in case of acceptance.
11. **Appropriation** - City Council will adopt an appropriate resolution for any donation or other allocation of money. This step may be combined with step ~~nine~~ 10.
12. **Contract** - The contract shall specify the nature and amount of a donation, timing and other appropriate conditions.
13. **Staffing** - The Department of Community Development shall provide the staff of these projects under the guidance of the City Manager in coordination with other appropriate city staff.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: January 15, 1985
RE: January 22, 1985 Meeting

The purpose of this memorandum is to inform you that the next BAR meeting will be held on Tuesday, January 22, 1985 at 4:00 p.m. in the Community Development Conference Room. Please find enclosed the following materials:

- An agenda for the January 22nd meeting
- Minutes of the November 27th meeting
- Two applications for Certificates of Appropriateness
- A memorandum outlining changes to the proposed art object acceptance procedures

Please visit the site before the meeting, and call me or Glenn Larson should you have any questions. Thank you.

GL/gl

Attachments

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development S.S.H.
DATE: January 15, 1985
RE: BAR 85-1-208 Site Plan For 901 E. Jefferson St.

Please find enclosed, for your consideration of the above item, the following:

- An application for a Certificate of Appropriateness
- A site plan of the property
- A sketch of a proposed picket fence

This application is for the improvement of the site of 901 E. Jefferson Street. The site plan also is currently being reviewed as part of the City's site plan approval process. Proposed improvements to the property include the construction of a four space parking lot, installation of a white picket fence, general landscaping and the installation of a sign.

Staff has no objection to this application. No alterations are proposed for the building, and all major trees and shrubs are being preserved. Our only comments concern the proposed sign. The sign post illustrated will most likely also need a top supporting bracket and the color of the post must be approved. In addition, the board needs to review the actual signs once the offices have been leased.

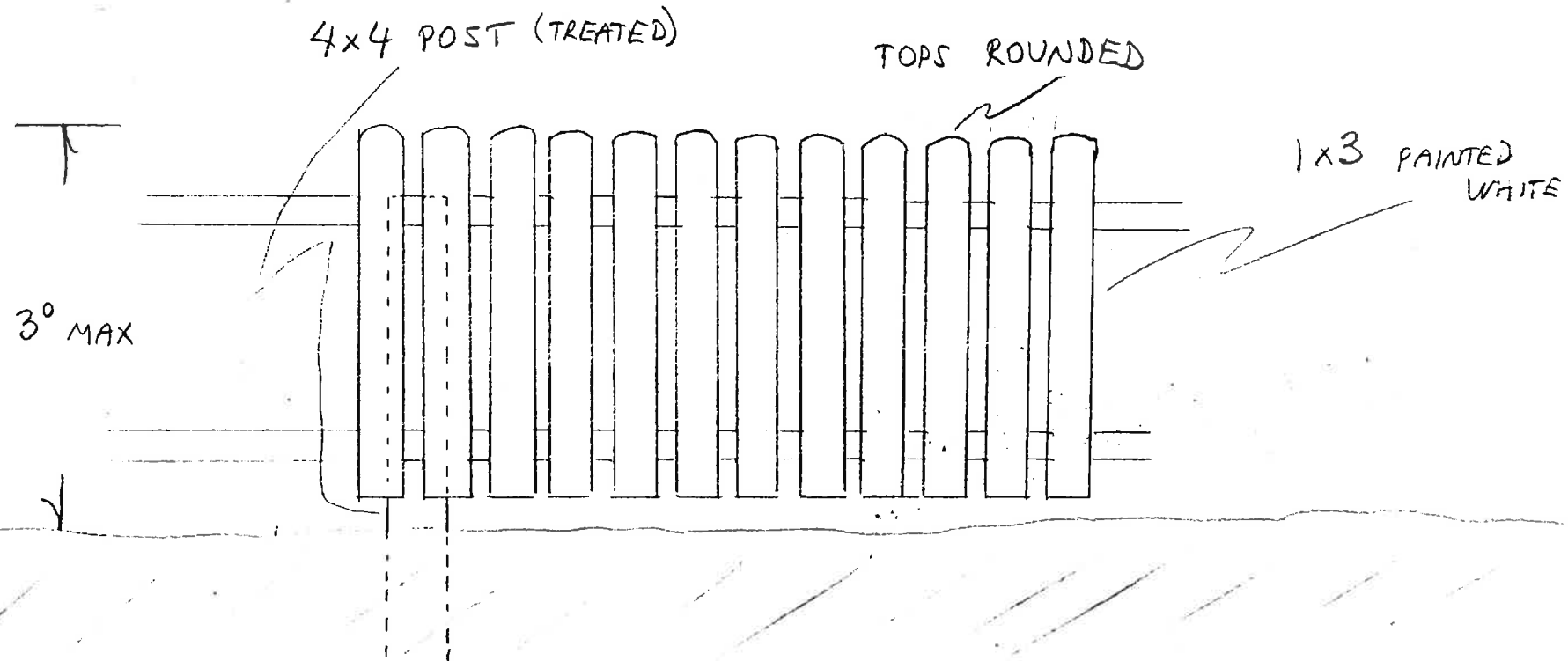
By copy of this memorandum, we will ask the applicant to attend to answer any questions. Should you have any questions, please call me or Glenn Larson. Thank you.

GL/gl

Attachment

PICKET FENCE FOR SCREENING + FENCING

901 E. JEFFERSON



CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 901 E. JEFFERSON ST.
2. Name of Applicant (Owner or Agent): VICTORIA FENWICK
3. Mailing Address of Applicant: 109 E. JEFFERSON ST.
4. Phone Number of Applicant: (Business) 979-8135 (Home) 973-8926
5. Description of Proposed Work (Use back of form if necessary):

4- SPACE PARKING LOT
LOW WHITE PICKET FENCE FOR SCREENING
& CHILD CONTAINMENT.

6. List of Enclosures:

- 1- SITE PLAN
- 2- PICKET FENCE SCHEMATIC

7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature of Owner or Agent: Bob Fenwick Date: 11 Jan 85
for Victoria Fenwick
FOR OFFICE USE ONLY

Received By: Bob Fenwick Approved: _____ Date: _____
Date: 1/11/85 Disapproved: _____ Date: _____

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 901 East Jefferson Street
Map and Parcel: 53-261
Census Tract & Block: 3-205
Present Owner: Florence A. Boalo
Address: 17 University Circle
Present Use: Rental Property (four apartments)
Original Owner: James Leitch
Original Use: Residence

BASE DATA

Historic Name: Leitch-Haden House
Date/Period: circa ~~1820~~¹⁸²⁶, circa 1884?, 1907
Style: Federal, Victorian, & Colonial Revival
Height to Cornice:
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 76' x 119.5' (9082 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

Three major phases of construction can be traced in this house: In its original form, it was 1½ stories with English basement, three bays wide, single-pile, facing north toward Free Bridge Road. It had a small entrance porch, two interior end chimneys, and a very steep gable roof, the silhouette of which is still clearly visible on the ends of the house. The brick was laid in Flemish bond with random glazed headers (on at least three sides), with the foundation in three-course American bond. A two-flight, open well staircase with simple balustrade still rises from the wide entrance hall. Much interior fabric remains, including several Federal mantels and six-paneled doors. The entrance door has four-light sidelights, over panels, which reach to the top of the single-light rectangular transom. The house was enlarged to a full two stories, probably circa 1884, with a less steeply pitched gable roof of standing seam tin with a central gable, boxed cornice, and some sort of two storey portico or veranda on the south facade, as the house was then oriented toward the newly opened East Jefferson Street. The windows on the north side are double sash, two-over-two light, with wooden sills and moulded surrounds. The two interior end chimneys have corbelled caps. In 1907, a two-storey, five-bay, single-pile addition, slightly wider than the original house and set on a lower foundation without a basement, was built across the south facade. It has a nearly-flat tin hip roof with the old central gable continuing across it and looming behind the two-storey portico that covers the central bay of the new facade. This portico has concrete floor and steps, four

HISTORICAL DESCRIPTION

large non-classical columns set on concrete-block pedestrian with egg-and-dart trim, at the first level, and four Tuscan columns with Colonial Revival balustrade at the second level. A low gable roof with cornice returns serves as a pediment. The double entrance doors have one tall pane of glass above a short panel, with sidelights and rectangular transom. An open flight of four steps at the rear of the square entrance hall gives access to the older section of the house. This newest section has no stairway or chimneys, but formerly had mantels in some rooms. The windows are single-paned, double-sash, with plain surrounds, lintels, and wooden sills. Those on the ends of the older section were replaced with matching ones. The brick in both later additions is laid in six-course American bond. There is a one-storey, flat-roofed wing, with six-over-six windows, at the northeast (rear) corner, probably late 1800's. A shed-roofed back porch, two bays wide, is now enclosed with imitation brick asbestos siding.

GRAPHICS

James Alexander described this house in 1874 as a "1½-storey brick residence". He believed that it was built by James Leitch, whose store on Court Square was patronized by Thomas Jefferson. Leitch's wife was a granddaughter of Nicholas Lewis of "The Farm", of which this land was once a part. A deed to an adjoining tract shows that Leitch owned this property as early as 1812 (ACDB 18-258). He died early in 1827, and his wife married David Anderson in 1829 and thereafter lived at Pantops. Alexander recalled that Gov. Thomas W. Gilmer occupied the Leitch House in 1829-30. Rice W. Bailey purchased the house from the estate of Leitch's daughter Eliza Leitch Anderson (She married her step-brother and cousin Meriwether Anderson) in 1876 (ACDB 74-24), and sold it in 1883 to Misses A.K. and C.E. Morgan who lived there for 22 years (ACDB 83-80). M.L. Rea bought it in 1905, built a new house north of it, and sold the old house to E.G. Haden in 1907 (City DB 16-118), 18-129). Haden built the large two-storey southern section with the two-storey portico the same year; the 1908 tax appraisal shows an increase of over 100% in building value. The original Leitch house had been enlarged to a full two stories sometime between 1874 and 1907; there is structural evidence that this was done before the southern section was built. An increase in the tax appraisal in 1885, the year after the Morgans bought the house, suggests that date, but is inconclusive. The house has had several owners in this century. M.S. Chewing bought it in 1920, and his widow deeded it to

CONDITIONS

Fair

SOURCES

City/County Records
Mrs. Howard Boalo (Florence A. Boalo)
Alexander, Recollections of Early Charlottesville
Woods, Albemarle County in Virginia
Sanborne
Maps, 1907 and 1920

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*
DATE: January 15, 1985
RE: BAR 85-1-209 Handicapped Access for Circuit Court House

Please find enclosed, for your consideration of the above item, the following:

- An application for a Certificate of Appropriateness
- A site plan showing the proposal

This application is for the installation of a sidewalk and porch lift to allow handicapped access to the East High Street side of the City Circuit Court House. Last fall, the board approved a ramp for this site, but it was later determined that such a ramp would be too steep for wheelchairs. The alternative proposed is a mechanized lift, as shown on the site plan submitted.

Staff has no objection to this application. It is suggested, however, that the proposed sidewalk leading to the lift not extend out to the street, but cut-in and connect with the front plaza near the base of the steps. This way the sidewalk would not be as obtrusive, and the point of entrance to the lift would be more apparent to persons approaching the steps. Mr. Bednar has indicated he will present the board with more information at the meeting about the design of the lift and its possible screening.

By copy of this memorandum, we will ask the applicant to attend to answer any questions. Should you have any questions, please call me or Glenn Larson. Thank you.

GL/gl

Attachment

CITY OF CHARLOTTESVILLE
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-BOARD OF ARCHITECTURAL REVIEW
-DOWNTOWN BOARD OF ARCHITECTURAL REVIEW

Application is hereby made for the property listed below for the issuance of a Certificate of Appropriateness under Chapter 31-141.1 of the Charlottesville City Code.

1. Address of Property Applied For: 315 EAST HIGH ST.
2. Name of Applicant (Owner or Agent): MICHAEL PEDDAR, ARCHITECT
3. Mailing Address of Applicant: 1872 WINSTON RD.
CHARLOTTESVILLE, VA.
4. Phone Number of Applicant: (Business) 293-3411 (Home) 293-3411
5. Description of Proposed Work (Use back of form if necessary):
 - 1) INSTALLATION OF SIDEWALK AND PORCH LIFT FOR HANDICAPPED ACCESS ALONG HIGH ST.
 - 2) INSTALLATION OF CONCRETE STEP RAMP AT 4TH ST. ENTRANCE (NOT VISIBLE FROM STREET)

6. List of Enclosures:
PARTIAL SITE PLAN

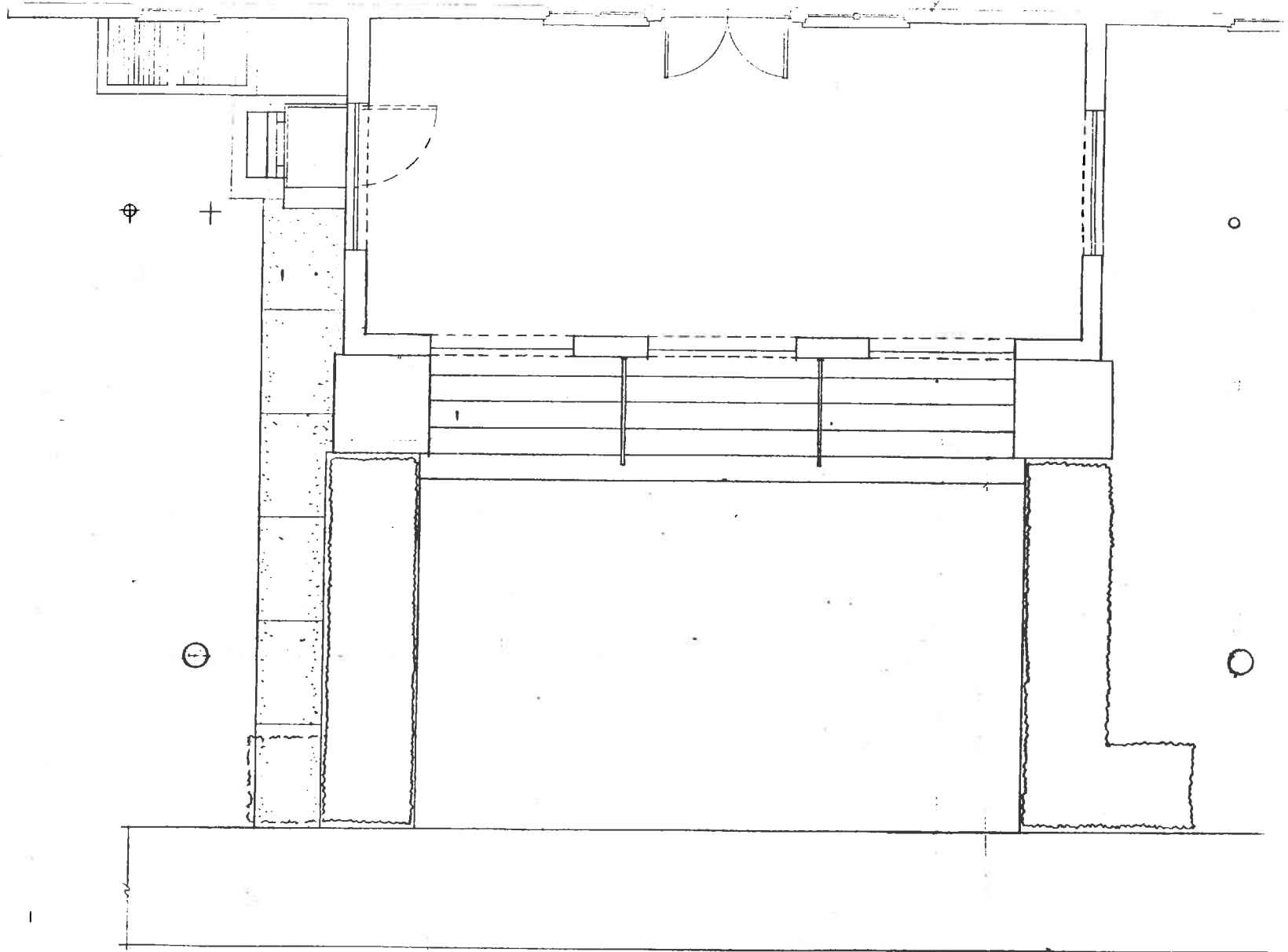
7. Do you intend to apply for Federal historic preservation tax credits for this project: Yes No . (Please note that a Certificate of Appropriateness does not assure certification of rehabilitation work for Federal historic preservation tax incentives.)

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature of Owner or Agent: Michael Peddar Date: 1/9/85

FOR OFFICE USE ONLY

Received By: _____ Approved: _____ Date: _____
Date: _____ Disapproved: _____ Date: _____



TO: Historic Landmarks Commission Members
FROM: Jeff O'Dell, Secretary
RE: Minutes of Historic Landmarks Commission Meeting
6 December, 1984

The Charlottesville Historic Landmarks Commission (CHLC) met in City Hall on Thursday, December 6, 1984 at 7:30 p.m. Present were Commission members Gail Comras, Douglas Gilpin, Rosalind Hingeley, Edward Lay, Frances Walton and Jeff O'Dell. Commission member Alexander Gilliam was absent. Also attending the meeting were Eugenia Bibb, historic consultant and surveyor, and Glenn Larson of the City's Department of Community Development (DCD).

Commission Chairman Walton called the meeting to order. The minutes for November were approved with corrections.

Chairman Walton announced that she forgot to bring a copy of the letter she sent to the Board of Architectural Review (BAR) regarding the CHLC's view that the outbuildings on The Meadow property (aka Peyton House) should be preserved in situ.

Commission members then began discussing The Meadows, reviewing recent events surrounding development efforts at the site, and suggesting means of preserving the three 19th-century outbuildings surrounding the main dwelling. Mrs. Walton, who attended the recent BAR meeting, said that Jack Sanford had appeared there with a plan to move the large, two-story log building from The Meadows to his own property on Garth Road in Albemarle County. Part of his reason for wanting to acquire and move the building was his wife's ancestral connections with The Meadows. Mrs. Walton voiced the CHLC's concern that the buildings should not be moved, but rather renovated or restored on their original sites. She said that several BAR members agreed that the buildings should remain on their sites, but a tally of the members opinions was not taken. Mr. Gilpin, who serves as chairman of the BAR, and who was present at the meeting, agreed that some if not most BAR members felt that they had learned a good deal more about The Meadows buildings since their last meeting (thanks to the efforts of CHLC members and others), and that they might have voted differently at the previous meeting on the matter of allowing the buildings to be removed had they been as aware of the historic and architectural importance of The Meadows outbuildings as they now were.

Mrs. Walton noted that Mr. Frank O'Neill, owner of The Meadows (and developer of Seminole Square Shopping Center, which is soon to surround the site) now has permission to demolish all the outbuildings there. It was her opinion that Mr. O'Neill would then subdivide the property, and by so doing would not have to return to the BAR for review of his plans to landscape (i.e., heavily re-grade) and develop the remainder of the property.

Mr. Larson pointed out that Mr. O'Neill did not come before the BAR for permission to landscape or re-grade the property, but rather to remove the outbuildings from the site.

Mrs. Walton asked Mr. Gilpin if he thought the BAR was aware that they had control over grading as well as altering or demolishing buildings on a property. Before he could answer, Mr. Lay said that the BAR may not have realized the extent of the control they might have exercised over the property--including regarding proposals. Mr. Lay also expressed his opinion that the Department of Community Development (DCD) should take a "watchdog" role in such matters, notifying the BAR about possible

conflicts with historic properties as soon as a developer files his plans with the DCD. He also stated that he felt the process of requesting and receiving permission to alter historic properties was not as good as it should be; that it did not adequately promote the preservation of landmarks.

Mr. Larson observed that Mr. O'Neill has a perfect legal right to do what he did. Mr. Gilpin agreed, but asked "What can we do so that this doesn't happen again?" He suggested that the members--or chairman--of the CHLC regularly receive the upcoming agenda of the BAR so that they in the future (CHLC) can take action before the BAR rules on a property. Mr. Larson said that this would be possible (i.e., that the DCD could mail a copy of the BAR agenda to the chairman of the CHLC in advance of BAR meetings).

Mrs. Walton reported that as of this afternoon the log building at The Meadows has already been partly demolished. Ms. Hingeley asked if Mr. Jack Sanford would receive the materials from the building for re-erection on his property on Garth Road. Mr. Gilpin answered that Sanford has (following the discussion at the BAR meeting) decided forego moving the buildings to his property. Gilpin added that Mr. O'Neill seemed to be learning toward keeping The Meadows outbuildings on the property, rather than giving or selling them to someone who would remove them.

Mrs. Walton said that she would like to talk to City Council to improve and/or clarify the City Code regarding the BAR review process in order to avoid a repeat of any situation to The Meadows in the future. She asked Commission members if she should meet with Mr. Wiley, the City Attorney, on this matter. The members voted "Yes".

Mrs. Walton next announced that the plan to re-grade The Meadows property to accommodate a supermarket would come before the City Planning Commission on December 11. She suggested that CHLC members attend this meeting and voice their concerns. She said she objected to the proposed re-grading plans, which would leave the Peyton House sitting atop a "butte" overlooking a supermarket; she felt this would not be a good example of preservation.

Mrs. Walton asked if the CHLC might get a letter from the BAR petitioning the Planning Commission to change the site plan. Mr. Larson responded that the matter was beyond the control of the BAR at this point; that the permission given Mr. O'Neill to remove the outbuildings could not be revoked.

Mr. Lay said that although it may now be impossible to stop the demolition by legal means, the CHLC should go to the public with its objections. He said that within the past week Mr. O'Neill had led him to believe that the buildings would remain on their sites until the matter was aired before the BAR and CHLC. Since Mr. O'Neill seemed to have reneged on this assurance, Mr. Lay felt that the public should be apprised of the imminent destruction of the buildings.

Mr. O'Dell then reported on his first visit to the site on Saturday, November 10, 1984. Like other Commission members who had not previously seen the site, he wanted to determine whether the buildings were of architectural importance and whether their present condition would permit them to be restored or rehabilitated in situ. Ms. Cecile Clover, a former member of the CHLC, accompanied him to the site. They first met briefly with Mr. O'Neill, the owner, who invited them to inspect both the interiors and exteriors of the main house and three outbuildings. As an architectural historian, Mr. O'Dell was impressed with the quality, the state of preservation, and the rarity of the outbuildings. The log structure, a two-storey, two-room-plan building with full basement and central stone chimney, appeared to date to the first

half of the 19th century. Although it had undergone some cosmetic changes, it remained complete as most surviving buildings of its type and period to. Moreover, the Victorian porch added to the interest of the structure, which was unusual because of its large size and the presence of an original central chimney, rather than exterior end chimneys. The smokehouse, which appeared to date to the late 19th century, was of standard construction, but was noteworthy for being one of the last two or three smokehouses standing in the city. The building of greatest architectural interest was the one-storey, two-room-plan brick-nogged building. Probably built as a service structure or servants' quarters, it was one of the very few buildings of its type recorded in Central Virginia, having a heavy-timber, mortice-and-tenon frame entirely infilled with bricks, which were left exposed (being whitewashed and later painted). These three buildings, all interesting in their own right, complemented the antebellum main dwelling (Peyton House), forming an assemblage which was of even greater significance as a whole than it was for the sum of its parts.

O'Dell said that Ms. Clover agreed that the buildings were of great interest, and that they should be kept on their original sites and restored if possible. She and O'Dell then visited Mr. O'Neill at his office in the Peyton House. O'Dell asked O'Neill if it might be possible to keep the buildings at their present sites, in view of their architectural and historical importance. Mr. O'Neill replied that that would be impossible, since development plans called for grading so close to the main house. He (O'Neill) suggested, however, that possibly the buildings could be moved to a different side of the yard, that way, they could be kept on the property, but still allow the proposed grading of the property. Clover and O'Dell agreed that this would be far better than demolishing the buildings and giving the materials to someone to re-erect elsewhere. O'Dell suggested that the buildings (whether they were moved a few yards, or kept on their original sites) might be renovated and put to adaptive re-use as offices or shops. Ms. Clover asked Mr. O'Neill if he would consider selling or donating some or all the old buildings on the property (including the Peyton House) for use as a city museum. Mr. O'Neill expressed interest in this proposal, saying that it might be a viable use for the property, and that he would consider the possibility of keeping the outbuildings on the property, if not on their original sites.

Mr. O'Dell reported that although he had not discussed the matter further with Mr. O'Neill, he had phoned Bill Atwood, architect for the Seminole Square project (i.e., The Meadows property). Mr. Atwood seemed to be sympathetic to the proposals to save the outbuildings made by various members of the CHLC and others, and promised to talk with Mr. O'Neill about ways to preserve them.

After Mr. O'Dell's report, Mr. Lay made a motion that the CHLC write a letter to the Planning Commission on the matter of The Meadows property. The group agreed, though a vote was not taken. Ms. Walton asked if the BAR might also send a letter to the Planning Commission suggesting that all The Meadows buildings be preserved at the site. Mr. Gilpin said that he would try. He also pointed out that Jay Dagliesh, a partner in his architectural firm, had examined the property and judged that the logoutbuilding to be in poor condition: Dagliesh's opinion had earlier influenced him and others at the BAR to rule in favor of demolition and removal from the property.

Mr. Larson suggested that in order to avoid situations like this in the future, the city historic survey inventory sheets should be altered or expanded to include a statement of significance for each building. Such a statement would explicitly evaluate the structure's historic and architectural importance, and thus make the job of reviewing preservation matters easier for the BAR. By such means, outstanding buildings or building complexes like The Meadows would be more likely to receive sympathetic attention and rulings from the BAR in the future.

Mr. Lay agreed, but said that the CHLC should not rank buildings; such an approach is dangerous, since buildings receiving low marks might automatically be ruled out of preservation efforts.

Mr. O'Dell then suggested the form such a statement of significance might take. He said such a format has been used in the past by the Virginia Historic Landmarks Commission in various urban historic districts, with good results. Other Commission members agreed that a form such as that outlined by O'Dell would be useful and effective.

Mr. Larson stated that he felt the Charlottesville surveys needed to be updated as well; that in many cases new photos should be taken, and that any change in ownership of historic properties should be reflected on the survey sheets. He thought that updating of the files should be given greater priority than surveying new (i.e., as yet unrecorded) buildings, that had been physically changed since the initial surveys in the early 1970s. Mr. Larson added that he felt the surveys conducted and written by Ms. Bibb were good, but that earlier surveys conducted by others were in many cases both inaccurate.

Ms. Hingeley motioned that Ms. Bibb add a statement of significance (ranging from one to three sentences) to every survey sheet; that they be separate from the physical description, and that they be written for all surveyed buildings. Ms. Walton suggesting adding the provision that the CHLC review and pass all such statements of significance before they were officially entered in the files. The amended motion passed.

Chairman Walton then asked Mr. Larson if the BAR agenda could be sent in advance to the Vice-Chairman of the CHLC as well as the Chairman, to ensure that any important issues be addressed at all CHLC meetings. Mr. Larson replied that he doubted this could be done, since no other vice-chairman receive the agenda of other city commissions.

Mrs. Walton suggested that the Commission press for public notification of any and all demolitions involving historic sites or structures.

Ms. Hingeley suggested that the CHLC authorize a member to contact the Planning Commission chairman or members in order to discuss the CHLC's concerns regarding preservation procedures in general. Discussion by members ensued, and the group supported Ms. Walton's suggestion that she and other CHLC members attend the next Planning Commission meeting to voice concerns about The Meadows property.

Mr. Gilpin then motioned that Ms. Walton send the Planning Commission a cover letter, along with a copy of the letter she sent to the BAR in November regarding The Meadows property. The motion passed unanimously.

Next, Gail Comras said that personal time constraints would force her to resign her position on the CHLC. Chairman Walton asked if she could remain on the Commission for at least one more month, and Ms. Comras agreed.

Chairman Walton next brought up the problem of owners of historic properties who allow their buildings to fall into disrepair. She thought the CHLC should develop a cooperative plan with the BAR to address this problem. Members discussed the subject, but no motion was passed.

Ms. Comras asked if there were any regulations that allowed the BAR to enforce the maintenance of historic structures; it was her understanding that there were none. Mr. Larson pointed out that the City is in the process of transferring zoning inspections from the Building Inspection Department to the Department of Community Development.

He said that by doing so, inspections would become a more effective preservation tool. Mr. Lay objected, saying he thought that the present system was probably better. In concluding discussion on this subject, Ms. Walton said that the main point she wanted to make was that the BAR should not consider the condition of an historic building to be a valid reason to demolish it; since zoning ordinances require good maintenance (even though they cannot effectively be enforced), an historic structure in poor repair should not be considered a candidate for demolition on the grounds of its present condition. Other members of the Commission agreed.

Next, Ms. Comras aired her concern that the CHLC might be on shaky legal ground by making decisions outside of meetings (e.g., by telephone conversations among members). She pointed out that the public has a right to be party to all decisions made by the CHLC, and that the Commission may get in trouble if it takes votes and makes other decisions outside of its regular meetings. There was considerable discussion on this subject. Ms. Hingeley said she did not think that phone conversations among members could constitute a legal infringement; however, she motioned that the CHLC get an opinion from City Attorney, Roger Wiley, regarding making decisions outside of meetings. Upon a member's suggestion, she amended her motion, suggesting that the CHLC ask Mr. Wiley if it is also all right to call special meetings (i.e., unannounced meetings), and if it is permissible to meet in private homes.

Next discussion ensued on the letter from Bryan Mitchell of the Virginia Historic Landmarks Commission regarding certification of local government architectural review boards. (See enclosure with November Minutes.) Mr. Lay said he was puzzled by the possible implications of the VHLC's draft proposal entitled "Virginia Certified Local Government Program." He asked Mr. O'Dell to speak with Mr. Mitchell in an attempt to clarify whether Charlottesville's three preservation boards (the CHLC, BAR and DBAR) would be eligible to receive federal funds and official recognition under the new proposed guidelines. He pointed out that Mayor Buck and the CDC have assumed that the City's review boards would have to be restructured--and probably merged. O'Dell agreed to talk to Mitchell, saying he would attempt to get a written response to CHLC's concerns.

Mr. Gilpin then reported on the salient events of the last BAR and DBAR meeting. The BAR received six new applications for alterations to historic buildings--all of which were minor in nature. These included adding signs and storm windows, and repainting a roof on High Street. The main subject of discussion at the DBAR meeting was the Paramount Theatre on the Downtown Mall. This is a Tax Act project, and the VHLC had advised that certain interior features of the building be retained. The DBAR suggested minor changes to the proposed plans that affecting repointing, light fixtures, cleaning of masonry; louvers, and the original painted Paramount sign. The original front and side marquees will be restored, and a new marquee on the side will be a simple style different from that of the originals. The building as revamped will contain three levels of shops opening around a central atrium. The proscenium arch will be retained, but the theatre seats will be removed to create a level floor in the atrium.

Next, Ms. Bibb gave the Surveyor's Report. She mentioned that she has not yet talked to Mr. Huja about getting a new contract for historic survey from the DCD. Commission members then discussed Ms. Bibb's list (submitted in last month's minutes) of some thirty buildings and groups of buildings proposed as candidates for intensive survey. The group then discussed whether to go ahead with these new surveys, or to ask Ms. Bibb instead to write significance statements and update already completed files. No decisions was reached at this time, however.

Mrs. Walton suggested that the CHLC write a letter to the city School Board to request that the size of the windows in Venable and Clark schools not be altered when

these buildings are renovated. (Her suggestion was prompted by an article in the Daily Progress on the proposed renovations.) After a brief discussion, Mrs. Walton asked Mr. Lay to draft a letter to the School Board on this matter.

After all new business had been attended to, Ms. Comras and Mr. Larson left the meeting.

The Commission next attended to old business. First was the task of drawing up a list of City buildings to be awarded Certificates of Merit for well-executed renovations. After some discussion, members evaluated each building on the list (see enclosure in November minutes) informally. Several places received unanimous approval; others received mixed reviews, and still others were tabled for discussion until more members had had a chance to visit them. Since many buildings on the list of proposed candidates were unfamiliar to a majority of Commission members, it was decided to set up a tour of some point in late December so that members could better evaluate them. A date, however, was not set.

Next, there was a brief discussion about the presentation on December 5, by Professor Roy Grahams, UVA architecture student on the subject of the Rugby Road-University Corner Historic District. Mr. Lay said that the students were disappointed that so few members of local organizations (including the CHLC) attended. He thought the students did a good job of evaluating the Historic District, and pointed out that the presentation was recorded; it will be available for study in the future in the form a group of slides keyed to a written report.

As the next matter of old business, the Commission drew up a list of roughly fourteen (14) buildings to be designated local historic landmarks. All buildings listed stand outside historic districts and were erected after the official 1880 cut-off date for local historic landmarks. The list of buildings adopted will be submitted to the City Council with the recommendation that they be designated official City landmarks, thus falling under the review of the BAR. The list of possible candidates had been discussed at the June 1984 meeting, and were included in the June minutes.

Mr. Lay wrote the names of these buildings on the blackboard, with a few deletions and additions decided upon by the group. Commission members then voted on each building. A list of the fourteen buildings adopted is appended to the minutes, and includes a record of the number of votes cast for each by the six members in attendance. The group agreed that this list was only a beginning, and could be added to later.

During discussion about which buildings to include, Mrs. Walton suggested that the CHLC approach the BAR about creating a Ridge Street historic district. Mr. O'Dell suggested that a similar historic district be created in the University Circle area. The group decided to table discussion on these two proposed historic districts until the next meeting.

The last item of new business was raised by Mr. Gilpin. He reported that the Southern Railroad Depot may be in imminent danger of demolition by its owner, Amtrak. Mr. Lay suggested the Commission write a letter to Mr. Huja of the DCD warning him of this, and asking him to take steps to forestall any demolition.

There being no further business, the meeting was adjourned at 11:20 p.m.

NEXT MEETING: Thursday, January 3, 1984 at 7:30 p.m.
Basement Conference Room, City Hall

AGENDA: Call to Order (Chairman)
Approval of December Minutes
Chairman's Report
Members' Report
Glenn Larson's Report
Old Business-Publication of Landmarks Survey
Old Business-Updating the Present Surveys
Old Business-Possible Ridge St. and University Circle Historic Districts
Old Business-Final Vote on List of 14 Buildings
New Business
Preparation of February Agenda
Adjournment (Chairman)

PLEASE CALL MRS. WALTON IN ADVANCE IF YOU CANNOT ATTEND ANY MEETING!!!!!!

Enclosure: List of 14 Buildings

cc: Mr. Huja
Clerk of Council
Ms. Bibb
Mr. E. Stedman Oakey
Mr. M. Jack Rinehart

LIST OF BUILDINGS FOR HISTORIC DESIGNATION AND B.A.R. REVIEW

<u>Votes</u>	<u>Name</u>	<u>Date/s</u>
6	Southern Depot	1885
6	Woolen Mills Chapel	1887
6	Barringer Mansion	1896
6	Delevon Church	1883
5	Armstrong Mill	1889-90
6	Lane, McGuffey, Clark and Venable Schools	1941; 1916; 1930; 1924
5	Martha Jefferson Hospital	1929 & 1848
3	Four Acres	1910
3	Belvoir	1928
5	Westminster Church	1931
4	St. Paul's Church	1926-27
3	Albemarle Hotel	1890s
5	135 Bollingwood House	c. 1935
4	Frys Springs Service Station	1930s

Charlottesville Historic Landmarks Commission
 Dec. 1984