

**Preservation Piedmont**  
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**Newsletter**  
**Spring 2016**



# preservationpiedmont

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## Board Members

### 2016 Board

Jean Hiatt, *President*  
Susan Spengler, *Vice President*  
Emma Earnst, *Secretary*  
Ellen Wagner, *Treasurer*  
Bill Adams  
Jim Boyd  
Brian Broadus  
Maria Chapel  
Genevieve Keller  
Tom Raney  
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Edwina St. Rose  
Mary Joy Scala  
Kay Slaughter

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Bill Emory  
Ben Ford  
Margaret Maliszewski  
Scott Meacham  
Justin Sarafin  
Ross Stevens  
Peggy Van Yahres  
Christophe Vorlet

## Upcoming Events!

### **Fry's Spring Neighborhood Tours, Sunday, April 17th**

On Sunday, April 17, Preservation Piedmont will celebrate the Fry's Spring Historic District with a neighborhood walking and home tour from 1-4 pm. This historic district was recently confirmed for inclusion on the Virginia Landmarks Register and the National Register of Historic Places. We will park and gather at the Fry's Spring Beach Club at 1pm for light refreshments and remarks on the history of the club and neighborhood and a brief look at the natural spring still on the property. From there we will walk to Jefferson Park Circle to see some of fascinating houses that were built in the early 20<sup>th</sup> century.

The spring was named for original landowner James Francis Fry who built his estate, Azalea Hall, in the mid-1800s. In the early 1900s, large estates within the neighborhood were subdivided into lots and residences built. Fry's Spring Beach Club, which continues to serve as a focal point for the Fry's Spring-Jefferson Park Avenue neighborhoods, was built around that time.

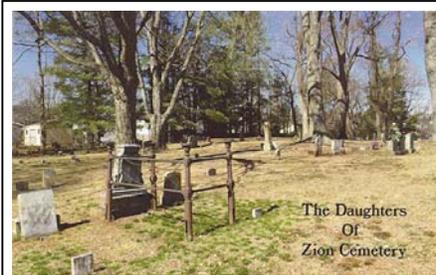


*Brick arbor entry to Tudor Revival residence, Jefferson Park Circle*

Hope you can join us! RSVP much appreciated via email:[preservationpiedmont@gmail.com](mailto:preservationpiedmont@gmail.com)

### **Daughters of Zion Cemetery Rededication, Sunday, May 29<sup>th</sup>**

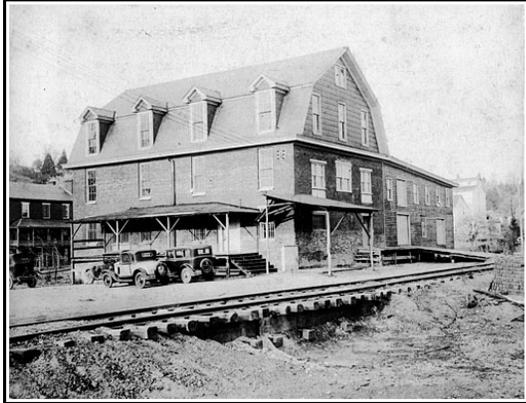
The Daughters of Zion Cemetery, also known as Society or (Old Society), Zion, Church Hill, Oak Hill and Oakwood or (Old Oakwood), was established in 1873 by the Daughters of Zion, a benevolent society for African American women. The majority of the burials occurred between 1873 and 1933 when the Daughters of Zion disbanded. The Preservers of the Daughters of Zion Cemetery, a group of interested citizens and descendants, recently formed to restore and preserve the historic burial ground that has suffered from vandalism and weather-related deterioration over the years. The cemetery, now owned by the City of Charlottesville, serves as the final resting place for many of the area's prominent African American citizens and is listed on the Virginia Landmarks Register and the National Register of Historic Places. An historic marker from the City of Charlottesville will be unveiled at a rededication of the cemetery on Sunday, May 29 at 2pm at the corner of Oak and South First Streets. A reception will follow at the Barrett Early Learning Center (410 Ridge Street).



For more information on this historic cemetery, please see [www.facebook.com/daughtersofzioncemetery](http://www.facebook.com/daughtersofzioncemetery)

### **Scottsville Canal Basin Warehouse Restoration Demonstration, Saturday, May 7th**

*In January, 2016, the Scottsville Museum and Albemarle County Architectural Review Board co-hosted an event on the Canal Basin Warehouse restoration. We are delighted to report that Preservation Piedmont will co-sponsor a repeat of that event on Saturday, May 7, from 2-5pm at the old Dollar Store in Scottsville.*



Walter Neighbors and his crew will demonstrate the techniques and tools they are using to restore this historic Canal Basin Warehouse in Scottsville. The program will be held at the old Dollar Store on Valley Street. Entitled "The Building Tells Us What To Do: Restoring the Canal Basin Warehouse" the presentation will discuss the processes of finding and working with traditional tools and materials.

Restoring an old building presents many challenges. The Neighbors Construction Company has had to rediscover old methods of construction and build its own tools. The processes on view during the open house will include: assembly of the copper gutter trough, window restoration, fabrication of a metal cutter and sectioning of exterior crown molding, and loose mortar removal and special brick pointing. Tools originally used to perform these jobs will be on display.

Walter Neighbors has spent his career working in historic restoration in Richmond and the Washington, DC, area. Back home now in Buckingham County, he, along with his brother, John Neighbors, an industrial engineer; Robert Coles; and a team of volunteers have taken on the daunting project of restoring the Canal Basin Warehouse, originally constructed around 1844. After the demise of the canal in 1880, the warehouse was used for many other purposes, including as an antique store, residential apartments, and storage. Older residents remember fondly the Saturday dances once held in its spacious interior. Fires, floods, decay, and neglect have taken their toll, but the more he studies the building, the more admiration he has for its original design and construction.

*By Ruth Klippstein*

*Reprinted with permission of the Scottsville Museum*

### **West Main Street Rezoning**

Preservation Piedmont was pleased that City Council passed a rezoning of West Main Street on Monday, March 21, that will be in better keeping with preserving the scale of the historic buildings on West Main and thus retaining the sense of place evoked by these nineteenth century buildings. Board President Jean Hiatt along with a number of other Preservation Piedmont members spoke at the public hearings on this issue before the Planning Commission and communicated concerns to Council via meetings and correspondence.

In summary, the new ordinance will set two sub-districts of West Main East and West Main West. Building heights in the eastern area may rise only fifty-two feet; as the remaining historic buildings predominate in this area, the lower height is more appropriate. West of the Drewary Brown Bridge, the West Main West area will allow a maximum height of seventy-five feet in an area already dominated by University-related development. A minimum setback of ten feet will be required throughout both districts. The current Amtrak parking area (privately owned) and the train station will be located in the West Main East.

The special use permit (SUP) allowing for greater height in the District has been eliminated. At the final meeting, as suggested by Morgan Butler at Southern Environmental Law Center, a waiver allowing for changes in heights of appurtenances on roofs was eliminated. This and the elimination of the SUP makes the rules more uniform and less subject to negotiation.

Two other issues will involve additional hearings:

Council decided Midway Manor, senior housing at McIntire and South Street, should be placed into the Water Street District, where it would have the potential to redevelop under an SUP to 101 feet. The Planning Commission will hold public hearings to discuss setbacks and stepbacks for this site, which is at a critical intersection and is adjacent to both the South Street and Ridge Street historic districts.

Council also initiated a process to allow greater density by right (up to 200 dwelling units) on West Main Street; this would also require a Planning Commission public hearing.

The West Main rezoning was delayed a number of times and re-advertised so that all property owners would have sufficient notice of the proposed changes. Preservation Piedmont played a role in getting citizens to share their thoughts with council, which they were able to do during the March 7 and March 21 Council meetings.

Stay tuned for the Midway rezoning and West Main density increases.

## Bridge Builders

*Do you know who Benjamin Bunn was? Miss Tillie? Gerald Spiedel? T.J. Sellers? Alicia Lugo? Sarah Patton Boyle?*

In 1998, the City Council renamed the West Main Street Bridge the "Drewary Brown Bridge" to honor a local man who spent his life building bridges between people of different races and economic classes in Charlottesville and bettering the lives of the poor.



*Mr. Drewary Brown, photo from The Daily Progress*

Brown used his affiliation with the Monticello Community Action Agency, Opportunities Industrialization Council, the NAACP, and local state and national elections to promote his humane interactions within the Charlottesville community. Council created a Bridge Builders program to recognize others who, like Brown, worked to better the community.

Thirty-two people, including those mentioned above, have been honored as Bridge Builders in Charlottesville for reaching out to help others, often citizens different from them in terms of race or economic class, who have been neglected or discriminated against. The honor was bestowed annually from 2001 to 2006, and efforts are underway to reinstate the program as a committee of the Charlottesville Human Rights Commission.

Wanting the history of these activists to be preserved, three local women — Jean Hiatt, Kay Slaughter and Virginia Germino — reviewed Bridge Builder files and did additional research to create short biographies for each honoree. Currently, the Commission is circulating a draft for revisions and seeking volunteers to find photographs of the honorees to illustrate the booklet. The Commission is also exploring restarting the program.

*If you are interested in assisting with photographs, you may contact Jean or Kay through Preservation Piedmont.*

## The Rose Hill Neighborhood

As the Rose Hill Neighborhood celebrates its 100<sup>th</sup> anniversary, residents also face some challenges. Several years ago a developer purchased a small home on 624 Booker Street, demolished it, and built an enormous out-of-scale building, still unfinished. Since then, another developer has purchased this large structure, along with five other properties on Booker Street and the first block of Rose Hill Drive. This developer is now requesting a rezoning of the property at 624 and 626 Booker Street from single family small lot (R-1S) to major commercial use (B-3) with a proffer (concession or offer) to keep it at multi-family residential (R-3).

Neighborhood residents are upset about the developer's rezoning plan. They are also disturbed that the developer is preparing to demolish two historic buildings on the 1<sup>st</sup> block of Rose Hill (the Barbour house at 507 Rose Hill and the Yancey house at 631).

This first block is a gateway to the neighborhood and consists of several buildings with long histories. The neighborhood association is sending a letter to City Council and the Planning Commissioners and is initiating a petition asking City Council to preserve single family zoning in the Rose Hill Neighborhood and to deny the proposed rezoning request.

Many of Charlottesville's central neighborhoods are under enormous gentrification and development pressures. Although the City of Charlottesville, along with Preservation Piedmont's support, has been able to obtain protection for many areas through local historic designation of neighborhoods and individual properties, there are still areas in the City that remain vulnerable to demolition and over-development that need innovative approaches from neighborhood associations and their supporters.

## North Belmont Historic Survey

Have you ever wondered about the history of the distinctive Belmont neighborhood just southeast of the Downtown Mall? The original Belmont mansion dates back to 1837; the Belmont Land Company platted the streets and lots in 1891; and the Monticello Road commercial district started with a grocery in 1907. Debra McClane is an architectural historian recently retained by the City of Charlottesville through state grant funding to document over 250 historic Belmont structures, from Clark School to Spudnuts.

Debra completed fieldwork in early March, and is now entering her findings into the state database. "I had lots of folks ask me what I was doing when I was out and about. Everyone seemed to have a favorable view of the project and even the mailman told me it was a good idea! I also had the good fortune to run into James Buck, who wrote one of the histories on Belmont!" In June a Preliminary Information Form, or PIF, will be submitted to the state, to determine the feasibility of nominating North Belmont to the National Register of Historic Places, an honorary listing.

## 2016 General Assembly Legislative Update

Preservation Piedmont members, led by president Jean Hiatt, attended Preservation Virginia's annual legislative reception on February 11. The reception honored the 50<sup>th</sup> anniversary of the creation of the Virginia Landmarks Register and the passage of the National Historic Preservation Act. Virginia Governor Terry McAuliffe congratulated the preservation supporters and advocates from across Virginia who assembled at the Hilton Hotel in the rehabilitated historic Miller & Rhoads building in downtown Richmond. The Governor spoke of the economic benefits of historic preservation for tourism in Virginia. Minority Leader David Toscano, who represents Charlottesville and much of Albemarle County, also attended along with a number of other delegates and state senators.

During the 2016 Virginia General Assembly session, Preservation Piedmont worked through Preservation Virginia to monitor legislative activities related to historic preservation. Preservation Virginia supported both House Bill 283 and Senate Bill 136 which the Governor has approved and that will require the State Corporation Commission to hold hearings upon request from an affected locality prior to construction of any future electrical transmission lines. The special renewable energy subcommittee will meet this summer to reconsider House Bill 908 that would require a determination if a transmission line route avoids adverse impacts to scenic assets, historic resources, and the environment of the area concerned prior to SCC approval. The Governor vetoed a bill that would have prohibited cities and counties from removing war memorials, including Civil War monuments. The Governor stated, "These discussions are often difficult and complicated ... [and] are unique to each community's specific history and the specific monument or memorial being discussed."

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### Membership Application/Renewal Form

Preservation Piedmont is a non-profit corporation that is dedicated to protecting historic structures, sites, landscapes, and neighborhoods, as well as rural areas and open spaces. We do this in order to create an appreciation for the historic resources of the Central Virginia Piedmont region. Based in Charlottesville, we also serve Albemarle and bordering counties.

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|---|---|
| <input type="checkbox"/> Student \$15 x ____  | <input type="checkbox"/> Individual \$35 x ____ |
| <input type="checkbox"/> Sponsor \$100  | <input type="checkbox"/> Patron \$300           |
| <input type="checkbox"/> I would like to receive my newsletter by <i>email only</i> . | <input type="checkbox"/> I want to volunteer!   |

If you would like to initiate or renew a membership, please enclose payment and make checks payable to:

**Preservation Piedmont  
P.O. Box 2803  
Charlottesville VA 22902**

Preservation Piedmont also has an email list to serve our members and quickly update preservationists throughout the region about important preservation issues. If you are interested in signing up, please include an email address below.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone/Email: \_\_\_\_\_