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preservation piedmont newsletter

Fall 2018

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Neighborhood Preservation *A Walking Tour with Jeremy Caplin*



Jeremy Caplin, who owns Silk Purse Properties is doing all he can in the 10th and Page neighborhood to keep this historically African American working class neighborhood affordable for many whose families have been there for generations. On a recent walking tour of the “Lower Venable” area of the 10th & Page Neighborhood, we heard wonderful stories as we

walked by the homes and through back yards of prominent Charlottesvilleans. We met Katrina and Berta Brown who live in houses that Jeremy purchased and renovated. They couldn’t say enough about what a wonderful difference he has made to the neighborhood. They told us about growing up there and how good it was to know everyone– even though indoor plumbing didn’t arrive in their part of Charlottesville until the late 1950’s.

Jeremy Caplin discovered a second career and passion over twenty years ago when he was outraged that a man who worked for his family was about to default on a loan with 30% interest rate. He got a loan from his father and saved the house and then took note of all the boarded-up houses in the neighborhood. Renovating properties sounded much more fun than being in an office teaching at UVA so he started buying

houses, fixing them up and renting through word of mouth. He now owns 70 and said he has only sold one. He loves salvaging all parts of houses and uses the wonderful pieces in the renovations. And most of all he loves the history of where these fixtures, windows, tiles, etc. came from. It is easy to pick out a house renovated by Jeremy from an artfully placed stained glass window or tiles in the walkway. – thank you Jeremy.



Preservation Piedmont
 P.O. Box 2803
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www.preservation-piedmont.org

Newsletter
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◀ *Members of the 2018 Preservation Piedmont Board*

AdvocacyUpdate

Pleasant Green >>>

The Historic House that Helped Shape Crozet

Preservation Piedmont has reached out to the developers behind the new Pleasant Grove development in Crozet, offering assistance and support in preservation efforts of the historic house for which they are planning to name the new neighborhood. The 1815 Ficklin-Wayland house is situated in the middle of what will be a mix of 238 condominiums, townhouses, and homes to be built within walking distance of downtown Crozet. The current plan is to either move or demolish the home, but we hope to convince the developers of the value of the home and its ability to be adaptively reused as a historic structure.

Pleasant Green was built for Rev. Benjamin Ficklin's family in 1815. In 1832, Jeremiah Wayland purchased the home for his family and began to open it to boarders and travelers. When Claudius Crozet was in town surveying for a proposed railroad in 1839, he stayed at Pleasant Green. In 1849, Crozet stayed at the "Hotel Wayland" again as he led the construction of the Blue Ridge Railroad. Jeremiah's son, Abraham Wayland, would eventually sell off parts of the Pleasant Green estate to become the business district in downtown Crozet.



Pleasant Green House (built 1815)

Other Issues We're Following >>>

This past August, Preservation Piedmont supported the Belmont neighborhood by requesting City Council consider creating a new HW29 zoning district that would apply only to the existing Hydraulic/29 HW district and not to the 5th St and Monticello Ave district – currently all highway entrance corridors fall under the same zoning ordinance. The request was prompted by a vote before Council granting an SUP for drive-through restaurants for development on Hydraulic oad. Although Council granted the developer the SUP and did not create the new zoning district, Preservation Piedmont Advocacy Committee will continue to work with the Belmont neighborhood on this issue until these zoning discrepancies are resolved.

Advocacy Committee's priority for 2018 involved submitting thoughtful input regarding the 2018 Comprehensive Planning process. This past spring the committee submitted suggestions pertaining to the Preservation chapter (Ch.5). With the public comment deadline extension to this winter, Advocacy Committee has created a working group specifically focused on the Land Use chapter. Providing input on the Land Use chapter is critical considering Land Use will inform zoning ordinances. Preservation Piedmont's final input will be submitted in November 2018.



*Monticello Avenue Entrance Corridor.
Courtesy of Rebecca Deeds*



*Downtown Belmont
Courtesy C-Ville Weekly*



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Photo from Preservation Piedmont's Woolen Mills Pop-Up Tour. June 2017

Adaptive Reuse >>> Woolen Mills x Willow Tree

Woolen Mills operated from the 1870s until 1962 and once was one of the largest mills in the nation. Several months ago Preservation Piedmont members were treated to a tour of the historic Woolen Mills factory by developer Brian Roy, who had been nurturing a vision for the site for years. His vision became closer to reality on August 27, 2018, when WillowTree Inc. announced that it will leave its offices near the Charlottesville Downtown Mall and move to the Woolen Mills complex. When the work is completed WillowTree will occupy nearly 85,000 square feet and expects to eventually increase its workforce to 400 with room to grow to 500. The \$30 million project will also have space for a coffeeshop and a restaurant.

Pop-Up Tour >>> Miller School in Batesville, VA

On September 16, 2018, Preservation Piedmont members were treated to a tour of the Miller School of Albemarle led by College Placement Officer and School Historian, Dr. Hugh Meagher. The school, founded in 1878, is listed on the National Register of Historic Places with three contributing buildings. Many thanks to Ms. LeAnne Brubaker for arranging the tour and the wonderful refreshments!

Photos courtesy Edwina St.Rose



Photos of The Monroe Apartments.
Courtesy of Bill Adams.



Lost&Changing

The Monroe Apartments were built ca. 1929 in the neighborhood of Charlottesville formerly known as "Canada." The land the building sits on was originally owned by James Monroe and later by Kitty Foster. The land stayed within Kitty Foster's family until the turn of the century, when the land was subdivided and sold. At this time, the University was rapidly growing and demand for housing was on the rise. As a result, Canada was gentrified to make accommodations for the increasing number of professors and University staff seeking housing close to the University.

Wade first designed and built the Monroe Apartments, followed shortly by the adjacent Brandon Apartments. The apartments were geared toward lower-middle income individuals, often older single women and faculty. Students were not allowed to live in the buildings, unless they were married.

After housing locals and students for almost 90 years, these apartments were demolished in early 2018 to make way for the University's new plans for Brandon Avenue.

upcomingevents...

- ❖ **B.F. Yancey History Day | Saturday, Oct 27 | 10:00am – 3:00pm at Yancey School**
The B.F. Yancey Heritage and History Project is working to create a living history exhibit in the entrance hall of the school building. They need your help in gathering the photographs and memories that will tell the full story of the school. The event will be held at Yancey School. 7625 Porters Road, Esmont, Va
- ❖ **Drewary J. Brown: Working For A Better Day (2001) | Sunday, Nov 4 | 5:00pm at the Jefferson School African American Heritage Center**
Drewary J. Brown: Working For A Better Day (2001) will be shown at the Virginia Film Festival Sunday Nov. 4 at 5 p.m. at the African American Heritage Center at Jefferson School. A panel discussion will follow. The screening is sponsored by Preservation Piedmont and the Charlottesville Albemarle Historical Society as part of a larger effort to recognize the Bridge Builders' history.
- ❖ **Screening NTHP TrustLive Session: Historic Landscapes: The Culture Nature Connection | Thursday, Nov 15 | 1:30pm-2:30pm**
Preservation Piedmont will host a livestream of the NTHP Annual Conference TrustLife Session on Historic Landscapes and the Culture Nature Connection at the Neighborhood Development Services offices at 601 East Market Street Charlottesville, VA 22902.
- ❖ **Save The Date: Annual Meeting | Sunday, Dec 2 | 1:00-3:00pm at the Colridge/Kenridge House**
Join us for the annual meeting! Originally built by Hollis Rinehart in the 1920s, Kenridge once housed headquarters for the Kappa Sigma Fraternity.

sponsored event...

This year marks the 100th anniversary of the birth of local civil rights leader Drewary J. Brown, who was born in 1918 in Albemarle County. Growing up in the Jim Crow era, he overcame the odds and with his unique personality built bridges between blacks and caucasians, poor and affluent across many generations. During the late 60s and early 70s, Brown became a community organizer, job training director for MACAA, helped found Central Virginia Opportunities Industrialization Center to educate and train the unemployed and underemployed, led the local NAACP chapter, and was a member of the Albemarle-Charlottesville Jail Board and the City Police Review Board.

Shortly after his death in 1998, the then-new West Main Street Bridge was named in his honor and a program was started to honor other citizens who had crossed racial and economic divides to build a better community.



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grantprogram

Preservation Piedmont's grants program provides modest grants to support projects that promote the protection of historic resources in Charlottesville and the surrounding area. Have a project you could use funding for? Learn more and apply through our website:

www.preservation-piedmont.org/grants-program

Contact us >>>

PreservationPiedmont

P.O. Box 2803

Charlottesville VA 22902

www.preservation-piedmont.org

Let us know if there are preservation projects or news that you would like us to follow!

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.

- | | |
|---|---|
| <input type="checkbox"/> Individual \$35 x ____ | <input type="checkbox"/> Household \$60 |
| <input type="checkbox"/> Student \$15 x ____ | <input type="checkbox"/> Sponsor \$100 |
| <input type="checkbox"/> I would like to receive my newsletter by <i>email only</i> . | <input type="checkbox"/> Patron \$300 |

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