



SPRING 2009 ISSUE

MARCH 17, 2008

ANNUAL MEETING & SPRING PICNIC

Sunday, May 10th
5 to 7

The front yard of 810 Locust Avenue
The home of Downing, Gail, & Margaret Smith

Please join us for the annual MJNA meeting and picnic at Locust Grove, our neighborhood's most historic home. We will have the election of officers, games for children, good conversation, and great food! There is so much to talk about this spring. Among the issues are the redevelopment of Martha Jefferson Hospital, the Historic Conservation District Ordinance, and the Water Supply Plan. So come out and meet your neighbors!

PLEASE BRING A DISH TO SHARE AND CHAIRS

THE BOARD WILL PROVIDE DRINKS

RAIN DATE: SUNDAY MAY 17TH at 528 LOCUST AVE.

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IMPORTANT DATES TO REMEMBER AND REQUESTS:

- *Ten Miler Breakfast April 4th at 8:00 am*
- *Picnic May 10th 5-7*
- *New MJNA Website: www.charlottesville.org, then residents, neighborhoods, Martha Jefferson. To add material, please contact Mary Odell.*
- *Please join the MJNA. To do so, contact Mary Odell, info on back..*
- *Please consider a donation to MJNA to cover historic survey work.*
- *Martha Levering's sister, Sunny, is moving to Charlottesville in Fall '09 for up to a year. If anyone is interested in a renter, please contact Martha at 971-7694 or eemie50@yahoo.com*

Charlottesville 10 Miler Breakfast 4/4

Up to 2500 runners from all over the country, some from our neighborhood, will be running along Evergreen, Lexington Ave. and Maple St. on their way to the finish. According to Alice Wiggins, the race organizer, The Charlottesville Ten Miler is known as the most scenic city course in Virginia. Lexington Avenue is always a lift for the runners because of our colorful flags and cheering neighbors - and

they need this boost before they hit the big hill. So please come out and CHEER THE RUNNERS ON!

The central gathering spot is Lexington & Poplar Streets. Bill & Renate Hinckley at 620 Lexington Avenue will provide their porch for the potluck breakfast again this year. Please bring a breakfast something to share - juice and hot beverages are always appreciated too. We gather around 8:00

am - the first runners pass by around 8:15. Cyndy & Sam Caughron are organizing the water for the runners and Buddy Weber is hanging the flags - if you and your children are early risers they would appreciate help setting up before 8:00 am. Handing water to the runners is fun for the kids!

Questions / Volunteers

Sam & Cyndy - 295-2676

Bill & Renate - 979-0725

Buddy - 977-5179

Conservation Overlay District Ordinance Adopted

Charlottesville City council voted 4 - 1 on Monday, March 16th to add the **Historic Conservation Overlay District** Designation to the Zoning Ordinance (ZTA-08-10-37). For those of you who have been interested in this issue you know this has had a long road to adoption. At least two MJNA Boards before the current board worked to acquaint our neighborhood about this designation. Melanie Miller, Ellen Wagner, Clarence McClymonds, Mary Odell, Marty Rowen, Buddy Weber, Kate Berman, Bert Brown among others have put in many hours to understand the ordinance. The past and current MJNA Boards (the majority of these Boards) have been in support of this ordinance and believe it will be a useful tool to protect the character of our neighborhood, one of Charlottesville's most historic neighborhoods.

Mary Joy Scala, Preservation and Design Planner for the City of Charlottesville, states the reason for this ordinance in a staff report to the Planning Commission : "Historic Conser-

vation Districts are intended to protect the character and scale of the more modest historic neighborhoods that are facing increased development and tear-downs, without imposing excessive requirements on the current residents who may want to remodel their homes." As we, the MJNA Board understand the ordinance, each neighborhood interested in applying for CD designation will be responsible for determining the part of their neighborhood and contributing structures to be designated. The application process will include a public hearing.

The MJNA will have to decide if a Historic Conservation District is appropriate for our neighborhood. The current board is anxious to schedule forums to explain the ordinance and provide you an opportunity to ask all your questions. After the neighborhood understands what the ordinance entails the neighborhood will be polled to determine if it would like to apply for Historic Conservation designation. Lydia Mattice Brandt,

the architectural historian who researched our neighborhood, will have printed information on the Historic Conservation Districts on display at the Charlottesville Community Design Center during Preservation Week. This is a great opportunity to learn more about this zoning amendment.

This is a brief summary of where we are. The Council vote was delayed by two weeks due to snow cancellation of their last meeting and we held up this newsletter to include this announcement. I think I speak for most of the MJNA Board when I say we are very excited about the opportunity to showcase & protect our neighborhood. You will be getting more information soon. If you are not on the email list, please contact me or a board member to be included on the list. It is a quick way to communicate with MJNA neighbors.

Maria Chapel

Neighborhood Featured in Preservation Week Walking Tour

From Plantation to Suburb: A Walking Tour of the Martha Jefferson Neighbor- hood

On Sunday, April 5th from 10:30-12, Lydia Mattice Brandt, PhD candidate and author of the neighborhood's National Register nomina-

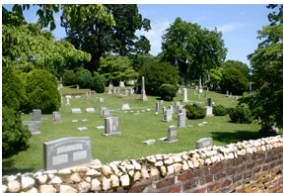
tion will host a an informative walking tour. The free tour meets in front of the Patterson Wing (original building) of Martha Jefferson Hospital.

Included stops along the tour are:

459 Locust
512 Lexington Avenue

525 Grove Avenue
613 Locust Avenue
810 Locust Avenue
834 Locust Avenue
850 Locust Avenue
Maplewood Cemetery

*For more information about Preservation Week events, visit
www.preservationweek.com*



Redevelopment of Martha Jefferson Hospital

For the past several years, Maria Chapel, Melanie Miller and I have been representing the neighborhood in an ongoing dialogue with Martha Jefferson Hospital about the redevelopment of the hospital property. Our overarching goals have been to restore significant portions of the property to residential use and to limit commercial uses to the areas underlying the existing development corridors.

On March 10, 2009, the hospital announced their plans to enter into an

exclusive 120 day negotiating period with Crosland Company as their development partner.

Crosland was one of three finalists for consideration as a development partner and was the only one that met directly with us prior to the hospital's decision.

Over the course of the next few months, I expect Crosland to meet with us and other members of the neighborhood to discuss their development ideas, get detailed feedback

from the neighborhood and develop a plan for rezoning of the property. They will also be negotiating with the hospital to work out the business details of the contract.

Nothing is set in stone and we are committed to remain engaged in the process. We are, however, pleased with the process to date, pleased with the selection of Crosland and optimistic that our goals for the neighborhood can be met.

Buddy Weber

This is the House that Bill and Renate Built...Or rather, Are Building



Bill and Renate Hinckley bought the condemned and partially gutted house on 620 Lexington Avenue in 1983 when they decided to move their family into town from the Springtree Community to be closer to Renate's job at Martha Jefferson Hospital. It took a year for Bill to do the work for City to give them a permit to live in the downstairs. Bill, a Viet Nam Era fighter pilot, was good at 'fixing things' but had never built anything before. He was 6 years away from ever having thought of becoming one of Charlottesville's craftsmen cabinet makers. In this process of becoming, they were lucky to have supportive neighbors who helped out – a re-

tired electrician and a retired plumber and generous Betty Zang who let them use her outlets for electricity. Theirs was the worst eyesore on the block Renate recalls. Like now, that was a time of neighborhood expansion and renovation.

In 1991 they were joined by Renate's mother who lived with them until her death in 1998. To accommodate her, they built their first addition: a mother-in-law suite with bedroom and bath. The task was accomplished with the help of some of their adult children and spouses who moved back in to help with the building.

After the experience of living with Renate's mother and with their own coming of age, Bill and Renate began to think of their future plans, what and where they wanted to be. Two of their four children had returned to live in Virginia and be close to them. Bill and Renate have good friends here. One day Clarence McClymond said, "Why move away?" And they thought "Why?" They liked the neighborhood and it's location at the center of things. They are content here. But they did feel they wouldn't need a 4 bedroom house as they aged. It was a lot to take care of.

The idea of staying 'put' was cemented at an MJNA picnic when a neighbor, Ron Higgins, the City Planner at the time, told them that the City would allow people to build a second dwelling in their own back yard for the purpose of aging in place – as long as one or the other dwellings was owner occupied – i.e. this property would always have to be owner occupied. No landlords.

Renate retired from nursing in 2005. Bill sold his business in 2006. Last year they broke ground on their retirement home. It will be finished later this year. It will have two finished floors resting on an unfinished basement. Their living space will be between 1200 to 1300 feet. The flat roof will be ½ green and ½ space for a container garden. The design and materials reflect Bill's lifetime interest in energy efficiency and green principles. When they move in, the Big House will be occupied by their daughter, Lori, her husband, and their two children, currently ages 2 and 4. Now they all live together, joined temporarily by Bill's daughter who just earned her Master's Degree in Divinity at Duke while she looks for her first congregation, in the house that Bill and Renate built/are building.

Kate Berman

2008—2009 Officers

Maria Chapel - President

Clarence McClymonds— Past President

Melanie Miller— Vice-President

Mary Odell— Treasurer

Kate Berman— Secretary

Marty Rowen— At-Large

Bert Brown— At-Large

Ellen Wagner— Treasurer

Buddy Weber— MJH Liaison

Special Thanks to Joe Aust of
the DT Office of Real Estate
III for printing the newsletter.



The MJNA board for 2009-2010

will be elected at the Spring Picnic and Annual Meeting on Sunday, May 10. If you are interested in serving on the board we

would love to hear from you. Please

contact Ellen Wagner at 971-1419, or by email:

ellen@paulwagnerfilms.com. This is a very exciting time in the life of the neighborhood. The neighborhood association is a great way to help foster increased communication and involvement in the issues that have an impact on our quality of life. Please consider volunteering!



The Winter Solstice Party was great fun and attended by around forty people! Neighbors enjoyed singing together, great food and company. Thanks much to Kate Berman for hosting the celebration!