



October 2010

## Upcoming Events

- Oct 4** 7:00 pm – City Council's first vote on MJN Conservation District  
*City Hall*
- Oct 11** 6:30 pm – Monthly MJNA Board Meeting  
*841 Locust Ave.*
- Oct 17** 4:30 – 6:30 pm – MJNA Fall Picnic. (Rain date is Oct 24, 4:30 – 6:30)
- Oct 18** 7:00 pm – City Council's second vote on MJN Conservation District  
(tentative)

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*Please visit  
[www.mjna.org](http://www.mjna.org) for the  
latest news about issues  
and events in the  
neighborhood.*

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## Martha Jefferson Hospital Property Sold



The Martha Jefferson Neighborhood Association is very pleased to help spread the news that the Martha Jefferson Hospital main site has been sold to local developer Octagon Partners. We believe Octagon is a great match for the MJH site. Octagon has done some creative adaptive re-use projects and we hope that they will take advantage of the federal and state preservation tax credits that are available to rehab and renovate contributing structures within the Martha Jefferson Historic District.

We are excited about the possibilities for mixed use and professional space and feel confident that Octagon will create a sensitive development that is appropriate for the character and scale of the neighborhood. Octagon and the hospital were very good about keeping us in the loop to the extent possible and we look forward to "continuing the conversation" now that they've closed on the property.

Octagon Founding Partner JP Williamson is planning on attending the MJNA monthly meeting on October 11 to discuss the planning process, and any interested members are invited to attend.

## City Council to Vote on Martha Jefferson Historic District

The City Planning Commission voted Tuesday, September 14, by a 4 to 2 vote, to recommend the creation of the Martha Jefferson Neighborhood Historic Conservation District (HCD) to City Council. The action now moves to City Council. The MJN HCD will come before City Council for the first vote at its October 4th meeting. We expect the final vote to be on October 18.

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*Attend the Oct 4 City Council meeting to weigh in on the Historic Conservation District*

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The MJNA held a series of block meetings in August and September 2009 to discuss whether the neighborhood was interested in pursuing historic conservation or other design control district designation, and initiated a vote with all property owners who would be affected by designation of a conservation district. After over two-thirds of affected property owners who participated in the balloting voted for the creation of the new district, in April the MJNA submitted its application to the City Planning Commission for creation of a Historic Conservation Overlay District in a portion of the Martha Jefferson neighborhood. The proposed district would cover all of Locust Avenue between East High Street and the Route 250 bypass, and parts of Lexington and Grove Avenues. This area is already included on the National Register of Historic Places and the Virginia Landmarks Register.

The new district would require city review of major new additions to or demolitions of "contributing" properties, mainly homes constructed prior to 1955 in this historic area. Minor alterations, such as painting, window replacement, and re-roofing, would not involve city review, and interior work/alterations are not covered. In this sense, a Conservation District differs from the more-demanding Architectural Design Control (ADC) Districts found elsewhere in Charlottesville.

## Amending MJNA Constitution

Four amendments to the MJNA Constitution are up for vote at the Fall picnic:

### **1. Amendment to expand MJNA Boundaries on the East**

In Article I, Section 2, strike all words after the phrase "and on the East" and substitute the following: includes the houses on Orange St., Poplar St., St. Clair Avenue, Valley View Circle, Mowbray Place, St. James Circle, Gillespie Avenue, and Hazel St. up to the intersection of Gillespie Avenue.

### **2. Amendment to eliminate requirement of oral minutes**

Amend Article III, Section 3 to read: A summary of the minutes (recommendations, motions, and actions), of the previous meetings of the Executive Committee since the last general membership meeting, and all actions of the Executive Committee shall be subject to review by the Association members.

### **3. Amendment to allow the President to serve two consecutive terms**

Amend Article III, Section 4 to read: All officers and members of the Executive Committee shall serve for a term of one (1) year immediately on election, or until their successors are elected. The President shall not be elected for three consecutive full terms.

### **4. Amendment to eliminate requirement of a written ballot for uncontested MJNA elections**

Amend Article III, Section 8, paragraph b to read: Election shall be at the Annual Meeting. Election shall be by closed ballot if there is a contested election and shall require a plurality vote.

## Join Us for the Fall Picnic

Please join us for the MJNA Fall Picnic on Sunday, October 17 from 4:30 – 6:30 pm at 810 Locust Avenue. MJNA will provide drinks. Bring a dish to share and enjoy good food and fun with your neighbors! We will use this opportunity to vote on amendments to the MJNA constitution.

In the case of rain, the picnic will be held on Sunday, October 24.

## Neighborhood Recipe: Pumpkin Bread by Melanie Miller

3 cups sugar  
 1 cup canola or vegetable oil  
 3 large eggs  
 1 16 oz can pumpkin (not the pumpkin pie, just plain pumpkin)  
 3 cups flour (whole wheat flour is just as good here)  
 1 teas. Ground cloves  
 1 teas. Ground cinnamon  
 1 teas. Ground nutmeg  
 1 teas. Baking soda  
 ½ teas. Salt  
 ½ teas. Baking powder  
 1 cup chopped pecans  
 1 cup chocolate chips

Preheat oven to 350 degrees. Grease two loaf pans. Beat sugar and oil in large bowl. Beat in eggs and pumpkin. In medium bowl, whisk together all remaining ingredients.

Mix contents of smaller bowl in with the wet ingredients in thirds. Once combined, divide batter between pans and bake for 1 hour and 10 minutes, or until toothpick comes out clean. Definitely cool on wire racks or similar.

### 2010-2011 MJNA Board

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