



April 2012

### Upcoming Event

Sunday, May 6, 3-6 PM.

MJNA Spring Picnic/Annual Meeting.

3-4PM

Join City Council and Staff and our Little High neighbors for a brainstorming session on the future of the neighborhood.

4-6PM

Eat, Drink, and Be Merry.  
Bouncy house for the kids.  
Music. Bring a dish to share.

Parking lot on Sycamore Street between Locust and Lexington.

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### What's New with the Old MJH Campus?

What can we expect now that Martha Jefferson Hospital is gone? In 2011, city council authorized a tax rebate for development of the old MJH site based on a performance agreement stipulating projected uses and investment. At that time, plans called for renovation of the South Wing and the Patterson Building into office facilities for a tenant that would bring several hundred well-paying jobs to the site. In addition, it was envisioned that the Rucker Building would be renovated into rental apartments with 20% of the units designated as affordable units, and the Cardwell Building set for possible hotel/commercial space. The total project capital investment was anticipated to be over \$40 million dollars.

In June 2011, CFA Institute announced that they would move into the South Wing and the Patterson Building in spring of 2013. They plan



to invest more than \$24 million to establish their operations center and will move over 300 employees there. Demolition of some utility buildings is expected to begin in April and will include

removing the "skin" of the south building and creating a new façade. This architect's rendering shows the renovated building on the side of the former emergency room entrance off High Street.

Recent press reports indicate that UVA Health System is partnering with the Jefferson Area Board for Aging (JABA) and Newport News-based Riverside Health System to open a PACE clinic in the first two floors of the former Cardwell Center. PACE stands for Program of All Inclusive Care for the Elderly. The clinic will coordinate care for about 150 central Virginia seniors who are eligible for both Medicare and Medicaid. It will include a lounge, activity space, and cafeteria. When this newsletter went to print, Octagon Partners had not confirmed the PACE clinic plans.

## MJNA President's Letter

Hello neighbors, and happy spring!

In a few weeks we will have our annual spring picnic/general meeting, and a new MJNA board will be elected. I have enjoyed these last two years as president and of course will continue to be involved as I have been over many years in one way or another. Our neighborhood has seen many changes in the past year....most obviously of course, the departure of Martha Jefferson Hospital after over 100 years in the neighborhood! The sites won't be abandoned for much longer though. Construction for new tenants will begin this spring (please see related article in this newsletter) and CFA Institute will be moving in 2013. New neighbors are renovating and moving into some of the older houses too, and I hope you will say hello and get to know them when you have a chance.

MJNA has been active in efforts to protect and enhance the neighborhood. We have been working to lessen the danger posed by the bad sight lines at the Locust Avenue Bridge. We initiated a stewardship project to deter the vandalism and loitering in Maplewood Cemetery by working with the city to install motion activated solar powered lights.

The departure of MJH can be seen as a new opportunity for the neighborhood to imagine its future.....what, for example, would we like to see in some of the vacated parking lots of the many office buildings? Perhaps a small park? We are one of the only neighborhoods in the city without one! A coffee shop? A corner market? We are hoping that you will join us at 3PM on Sunday May 6 to brainstorm ideas with City Council, members of the Planning Commission, and others....in an intensive one hour forum, with the picnic to follow from 4-6PM. The city is joining with us to put on a bigger and better picnic in honor of the city's 250<sup>th</sup> Anniversary. Look for a bouncy house for the kids, music, food and fun! - *Ellen Wagner*

## Charlottesville's 250th

This year Charlottesville celebrates its 250<sup>th</sup> anniversary! The city has many events planned including lectures, exhibits, tours, films and concerts. Be sure to check out the Celebrate!250



website at [celebrate250.com](http://celebrate250.com). The history of our own neighborhood was featured in a recent presentation by Melanie Miller and Ellen Wagner. Shown is a circa 1903 photo of the Martha Jefferson Hospital from UVA's Special Collections.

## Neighborhood Real Estate

The times are changing in the Martha Jefferson Neighborhood! CBRE real estate agent Carolyn Shears has been involved in many of the commercial sales of MJH properties, and she expects that all but two will be sold by the time this newsletter is printed. The property at 400 Locust and the package at High and Tenth are still for sale if you're interested! CBRE is willing to entertain individual offers on packaged properties, too. Many of the sites that have already been purchased will be new homes for local businesses.

Commercial real estate isn't the only thing changing hands in our neighborhood. Lots and lots of for sale signs have popped up in front yards, and most of them have come down again very quickly. Contractor crews have been busy at homes on Locust that sold last year. All these sales mean that we'll be welcoming lots of new faces to the Martha Jeff area--and we look forward to getting to know our new neighbors!

## Meet Your Neighbor

The Hoskins family is hard at work restoring their house at 864 Locust Avenue. Joe and Elvira are transforming this attractive residence back into a single-family home for their family of five. Built in 1905 by T.M. Hill, it was converted into four apartments sometime in the middle of the last century. In the current restoration, the floor plan has been re-worked, and the fireplaces and windows have been restored. Hand-striped banisters and spindles add to the charm. The Hoskins are enjoying meeting many of their new neighbors walking along Locust Avenue.



As a UVA undergraduate, Elvira grew to love C'ville. Years later, she and Joe stopped here during a trip to Vermont and decided to make it their home. On moving here in 2000, they restored and transformed a home on Second Street. Joe

describes himself as a "woodworker", but anyone who caught his show a few years ago at The Bridge might better describe him as a "furniture designer" or "master craftsman". Elvira is a veterinarian at Greenbrier Emergency Animal Hospital.

When not working on the house, Joe enjoys mountain biking. Elvira is a runner and loves to garden. They are looking forward to an April family trip to China to visit Charlottesville friends.

The Hoskins girls are 10, 8, and 5. Ellie and Lucia are Burnley Moran Bobcats, and Alice will be soon. The girls are already enjoying the new backyard where they can play on the trusses of the former miniature railroad. They stay busy with soccer on these nice spring weekends.

The family is looking forward to a fun new home. July is the official move-in. Welcome the Hoskins when you see them!

## Maplewood Cemetery

Maplewood Cemetery is an integral part of our neighborhood and a focus of MJNA efforts. A major concern is vandalism to grave markers. In cooperation with the city, we have installed motion sensitive lighting in the part of the cemetery farthest from street lights. We are also exploring obtaining historical designation and signage.

A group recently formed under Charlottesville's Historic Resource Committee is creating a plan for maintaining Maplewood and two other historic city cemeteries. A database listing 800 graves at Maplewood has been compiled largely through the efforts of Lynn Rainville. She suggested that this data be put into a searchable GIS (Geographic Information System) database. If you want to get involved with Maplewood's preservation, let someone on the MJNA Board know.

In 1827, Maplewood became Charlottesville's official burying ground on farmland granted by the Merriweather family in 1735. Most of the gravestones are original, reflecting the styles unique to their times. The Greek Revival mausoleum was erected by the Mason-Minor family. Most of those buried here are white citizens with a small group of African American graves in a segregated section of the cemetery. Buried here are Charlottesville's benefactor, Paul G. McIntire, and veterans of all of the nation's conflicts from the Mexican American war to Viet Nam. Other prominent citizens include Confederate generals John Marshall Jones and Armistead Lindsay Long; Fairfax Taylor, who lobbied for equality for freed Black citizens after the Civil War; and Carter Godwin Johnson, founder of the Association for the Study of Negro Life and History and the second African-American to earn a Ph.D. from Harvard University.

## Strawberry Rhubarb Coffee Cake

(from southernfood.about.com)

### Filling

- 3 cups sliced rhubarb, 1 inch pieces, fresh or frozen
- 2 pints fresh strawberries, mashed
- 2 tablespoons lemon juice
- 1 cup sugar
- 1/3 cup cornstarch

### Cake

- 3 cups all-purpose flour
- 1 cup sugar
- 1 teaspoon baking powder
- 1 teaspoon baking soda
- 1/2 teaspoon salt
- 1 cup butter or margarine, cut in small pieces
- 1 1/2 cups buttermilk
- 2 eggs
- 1 teaspoon vanilla extract

### Topping

- 1/4 cup butter or margarine
- 3/4 cup all-purpose flour
- 3/4 cup sugar

In a large saucepan combine rhubarb, strawberries and lemon juice. Cover and cook over medium heat for about 5 minutes. Combine sugar and cornstarch; stir into strawberry rhubarb mixture. Bring to a boil over medium heat, stirring constantly until thickened; remove from heat.

In a large bowl, combine flour, sugar, baking powder, baking soda and salt. Cut in butter with a pastry blender until mixture resembles coarse crumbs. In a separate bowl, beat together buttermilk, eggs and vanilla; stir into crumb mixture. Spread half of the batter evenly into a greased 9x13x2-inch baking dish. Carefully spread filling over the batter. Drop remaining batter evenly over filling with a tablespoon.

### Directions for Topping

In a small saucepan over low heat, melt butter. Remove saucepan from heat; stir in flour and sugar until mixture is crumbly then sprinkle over batter. Lay foil on lower rack to catch any juicy fruit spillovers. Bake at 350° for about 45 minutes, or until cake is done. Cool cake in pan on rack. Cut rhubarb coffee cake into squares to serve.

## 2011-2012 MJNA Board

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Special Thanks to Joe Aust of the Downtown Office of Real Estate III for printing the newsletter!

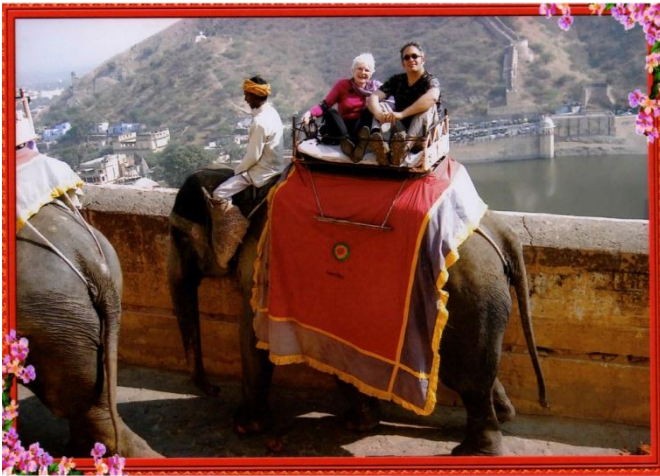
## Call for Board Members

The MJNA Board is always looking for new members. We will elect a new Board at our upcoming spring picnic. If you are interested in becoming more involved in your community at a very local level, email us at [info@mjna.org](mailto:info@mjna.org) or talk with any current Board member.

### Kate Berman's trip to India as told to her very young friend Lucy

Last December, I took a trip half way around the world all the way to India. I went with my son who is as old now as your Dad even though he was once as young as you are now. We took this trip to see what we could see. My son took the pictures you see printed here. He is a good photographer even if I do say so myself. Today I'll show you pictures of some of the animals we saw on our trip.

Here is a picture of my son and me on an elephant we met who took us up a steep hill to the Amber Fort outside of a city called Jaipur.



Elephants are native to India. They are naturally born there. They used to do all of the heavy work. Soldiers rode them into battle too. In some places in the South of India they still roam wild. Some of the elephants leave home and move to other countries to join the circus.



This is a picture of a mother and baby sacred cow in the middle of a busy street in the city of Jaisalmer. Every city has cows who wander in the middle of the road. Cars and trucks have to drive around them. Cows are not really sacred but no one will harm them. Indian Hindus are vegetarians. They drink cow's milk and make yogurt but they do not eat hamburgers, no matter how hungry they might be.

This is a picture of a wild -feral- dog. He doesn't belong to anyone but no one hurts him. There are many dogs that live on the street in India. Indians light coal fires in little pits to keep warm and to cook their food. When the people were done, this dog lays down on the coals to keep warm during the night. He was quite content as you can see.



Another day we drove out to sand dunes outside of Jaisalmer. There we rode a camel in a camel train. I liked camel riding, swaying comfortably back and forth. Camels have beautiful eyes and very thick eyelashes to keep the sand out of their eyes. Painters pluck a few of their eyelashes and make fine paint brushes.

India is also the home of Bengal Tigers. We went to the Ranthambore National Park, hoping to see one of the 33 tigers who live in the wild there. They come out at night and go to sleep after dawn. We got there very very early before the sun came up but they had all gone home to sleep already. But we did see a tiger paw print in the road!

And you cannot go all the way to India without seeing a snake charmer. This man set up shop in a parking lot between two cars. He is hypnotizing not one but two cobra snakes who rise up out of their basket to look at him. If you admire the snake charmer, you give him a little money so that he can make his living.



Kate was not our only world traveler. Other neighbors went to Tasmania and to Zambia.

# Membership Form

Names(s) \_\_\_\_\_ Address \_\_\_\_\_



## Contact Information

We want to be able to reach you!

Phone numbers (indicate home (H), Mobile (M), work (W), emergency (E)):

Email address(es):

- Email is a good way to reach me. If we know we can reach you by mail, we can reduce paper use.
- I seldom read email.



## Membership Directory

Please update your entry for the next membership directory.

Children's Names/Birth years:

If anyone in your family would like to be included in the list of neighbors doing babysitting, lawn/yard work, pet walking, or other service, please list name(s) and type of service:

- Opt out. Omit me from the directory.
- Partial opt out. Use only my/our names. Optionally specify other information to add:



## Dues

\$10 every 2 years per household.

If your dues are due, please enclose payment with this form. Make check out to MJNA.

- I'm not ready to join, but add the email address I've given above to MJNA's email list.

Please mail the completed form to Mary Odell, 857 Locust Ave., Charlottesville, VA 22902,  
or bring it to the Membership Table at the upcoming Spring Picnic.