

Jim Boyd
Jim McEwen 293-1904

City of Charlottesville
BOARD OF ARCHITECTURAL REVIEW
October 24, 1979
7:45 p.m.

Community Development Conference Room

- ✓ Minutes
- ✓ 1. September 26, 1979 - Regular Meeting Approval 4-0 w/ connection
- ✓ 2. New Applications
 - ✓ Feil & Deinlein Attorneys Office Landscaping - 416 Park Street Case #92 Paul Gaveaux ~~THIS~~ moved Ashlin second 4-0
 - ✓ Malcolm & Ruth Bell Residence Addition to southwest corner - 433 N. 1st Street Case #93 ERIC ~~THIS~~ moved Charlotte 2nd Approval subject to approval of window details 4-0 (to be submitted thru)
- 3. Inge's Grocery Store - Leslie C. Lafon Renovations and additions - 333 W. Main Street Case #94 Jim Boyd & Jim McEwen & M.C.L. Lafon HIST 1821 1896 ↓ 1920s
- C. Other Matters
- D. Chairman's Report
- E. Review Members' Reports
- F. Department of Community Development Report
- G. Other Items Not on the Agenda MR. DAVID GIBSON, Bill Perkins, Robin Lee
 - Perry Foundation - LEVY OPERA House + JESSUP'S PROPERTY
 - Federal Courts Solicitation

WINE & CHEESE MEETING: FRIDAY 10/26/79 9:00
- CALL MEMBERS FOR THIS

MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW
OCTOBER 24, 1979
7:45 p.m.

Present

Ruth Wadlington
Charlotte Ramsey
Theo Van Groll
Ashlin Smith

City Officials Present

Ronald Higgins

Absent

Ed Lay
Warren Martin
John Farmer

In the absence of the Chairman and Vice-Chairman the meeting was called to order by Ruth Wadlington. The minutes of the last regular meeting on September 26, 1979 were approved and seconded with the following addition. On page 3, 1st paragraph, 1st line after "vents at" add "101 West High Street."

Case #92 - Request for approval of landscape plan for Feil and Dielein Attorneys, 416 Park Street, presented by representative, Paul Gareau from Land Planning and Design Associates. A list of plant materials with pertinent information and a site plan of the proposed planing was used to explain the request. Theo Van Groll complimented the landscape architect and Ronald Higgins, City Palnner, for the excellent information and moved that the request for a certificate of appropriateness be approved. The motion was seconded by Ashlin Smith and passed with a unanimous vote.

Case #93 - Request for certificate of appropriateness for addition to southwest corner of residence of Malcolm and Ruth Bell, 433 North First Street. Eric Thorkildsen represented the owners and answered questions about the position and form of the addition, a small portion of which can be easily seen from North First Street. The greater part of the addition is seen only with great effort from the area of Altamont Circle. Photographs and drawings were also used to explain the rear and side views of the addition and the house. The existing chimney in the area of the addition will be removed from the roof line-up. Materials and colors used will attempt to match the existing ones with the exception of the windows and door. The door will be plain except for the windows on two sides of it, and those windows along with three others will be contemporary in design and will be thermopane in material. Ashlin Smith moved that the certificate of appropriateness be granted with the condition that additional information about the window construction be added to the applicant's file. A manufacturer's brochure will be sufficient. Charlotte Ramsey seconded the motion, and the voting was unanimous in granting the certificate.

Case #94 - Request by Leslie C. Lafon to approve the conceptual planning for renovations and additions to 333 West Main Street known as Inge's Grocery Store. Architects James Boyd and James McCue were also present to review floor plans and elevations. Materials were also discussed. Through the use of color photographs the poor condition of the existing building was made clear. The plans of the architects is to first give the old walls steel structural

support and then cut the building for renovating. The re-pointing of bricks will be necessary in the upper portions of both side walls. The roof will be replaced and the central chimney removed. The turn of the century store front added to the oldest portion of the building will be repeated on the front of the younger half of the building which is presently covered by wood panels of little architectural value. The old metal canopy also at the front will be replaced by a new copper canopy.

Additions to the existing building at its east side and at the back will help accommodate the new and multiple uses proposed for the site. At the side a solarium is proposed to serve on the lowest level as an indoor-outdoor eating area and on the top level as part of the owner's living area. Ground level arched windows on the east side of the existing building will be opened and changed into arched doorways connecting the indoor-outdoor eating area with the cellar restaurant in the old building. Other ground floor windows on the east side (moving toward the back) will be bricked in but in a recessed manner to show their former existence and form. The top story windows on the same side of the building will remain.

The solarium will take a receding form like that of a step pyramid, gaining height as its glass walls step back from the outdoor eating court at the front of the side lot. The material proposed for the roofs and easements of the solarium is a metal of dark slate-blue color.

An old brick smoke house presently located on the side lot will be retained and used inside of the solarium's eating area as a wine cellar.

The rear addition will contain an extension of the emporium proposed for the street floor level of the old building and an extension of the apartment proposed for the second story. Both levels have doors at the front and west side. At the back of the ground floor there is also an entrance for the handicapped. A significant part of the apartment is a high peaked glass roof providing a private solarium in the center of the living area. The peak of the glass roof can be seen from the front of the building from some distance instead of the existing central chimney. The ground level of this addition at the back will provide four indoor parking spaces.

Comments from the members of the Board of Architectural Review were favorable with special commendations to the owner, Leslie C. Lafon, for his willingness to renovate a building of such poor condition and with such concern and innovation. There were a few reservations expressed by Ashlin Smith and Theo Van Groll about the design of the roof of the apartment's solarium roof and the design of the rear addition. The solarium roof was thought to be needlessly high and interrupted the original form of the old building from the front view. The rear addition was considered too massive and not particularly related to the old building except in the use of similar brick.

The architect's at this point re-emphasized their desire to create through the two additions, two entirely new buildings with a new vocabulary of forms, materials and colors.

Theo Van Groll moved that the board meet again on the site. It was unanimously agreed that a better understanding of the proposal was needed and a site meeting was set for Friday morning, October 26, 1979 at 9:00 a.m.

Case #79-97 - Town Hall-Levy Opera House, conceptual planning - Plans were presented (see also 79-88) by William Perkins, of the Perry Foundation, Robert Lee, Jr., of R.E. Lee Construction Co. and David Gibson of Johnson, Craven and Gibson, Architects. Evaluations showed an exterior restoration of the facade of the historic structure which returns the original two story windows. The entrance, however, will be designed to meet the needs of the building's new use and will be appropriately related to the rest of the facade. There is a lack of information about the appearance of the original entrance.

The addition to the Town Hall-Levy Opera House will be oriented in a north-south direction placing the largest dimension of the building behind the parking lot that faces Park Street, between the Opera House and the Redlands Club. The office building will be three stories high while the connector building, also facing High Street, will be two stories. Parking will be provided at the back of the property fronting on Jefferson Street. The lot at the corner of High and Seventh Streets where the Jessup House presently stands showed a small park, instead of the house.

The board members were satisfied with all aspects of the preliminary planning, but the suggested demolition of the Jessup House. Ashlin Smith and Theo Van Groll expressed similar concerns about the need to demolish a house of such architectural merit for the sake of green space. This remains an undecided issue and will come up for discussion at subsequent meetings.

Mr. Perkins asked that a letter of commendation be addressed to the General Services Administration by the Board on behalf of the conceptual planning of the Perry Foundation for the Western District of Virginia Court at the site of the Town Hall-Levy Opera House. Ashlin Smith moved that the Board so commend the foundation and Charlotte Ramsey seconded.

Case # 96 - Sign application by Victoria Fenwick, 619 East High Street. The applicant was not present but wishes to install for a period of six-months a free-standing sign. The application was granted with the condition that more space be allowed between the area of lettering and the perimeter of the sign surface. Charlotte Ramsey made the motion and Theo Van Groll seconded.

Case # 95 - Application for a free standing sign by Charles McAllen for the United Way office located in the rear of the building at 109 East Jefferson Street. The applicant was not present and the application could not be considered because there is already one free-standing sign on the property. The board suggested that a temporary sign be used since the need for a sign is limited to one day, every two weeks. A movable sign such as the type used by real estate agents was recommended with the reminder that the sign post, because it is a part of the sign, must also be movable.

Ronald Higgins reported that he had received a letter from Jared Lowenstein summarizing the plans and proposals of the Historic Landmarks Commission for award certificates to outstanding examples of restoration and adaptation of old buildings in Charlottesville. He will have copies made and send them to the members of the Board of Architectural Review.

Ronald Higgins also updated the board members on the plans for the alteration of the front porch at 532 Park Street by Mr. and Mrs. William B. Walton, Jr. They will not be able to submit application until September, 1980. A search of appropriate building materials and an attempt to refinance the building takes precedence.

There being no further business, the meeting adjourned at 10:55 p.m.

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Ron Higgins, Planner *RH*
DATE: October 17, 1979
RE: Case #92 - Feil and Deinlein Offices - Landscaping

Attached is the survey sheet for the above site at 416 Park Street. All data for that has a 1975 - 1976 origin. Mr. Stan Tatum of Land Planning and Design Associates will attend the meeting to discuss the landscaping plan.

The following is a brief list of the proposed planting, colors and other pertinent information:

PLANT MATERIAL	COLOR	COMMENTS
Lillies	Yellow	—
Tulips	Red	—
Oak	—	Existing tree
Varigated Liriope	Green with Yellow striping	Ground cover such as that used for Bank at Park and High - very hardy.
Mahonia	Brown in Spring and Fall. Green in Summer. Blue berry.	Leaf much like holly leaf.
Abelia	Bronze foliage in Autumn. Pink flowers in Summer. Glossy evergreen leaves.	Grows 3' - 5' in height.
Dwarf Azalea	Pink and white.	

PLANT MATERIAL	COLOR	COMMENTS
Nandina	Evergreen foliage from red to scarlet in Fall. Red fruits - Fall and early Winter. Early foliage in Spring is usually tinged pink to bronze. White flowers in July.	Three to be planted at building.

Thank you.

RH:wb

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date October 11, 1979

Application is hereby made by:

Land Planning and Design Associates, Inc. (R. Stan Tatum)
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 416 Park Street

under Chapter 31, Article 16, Section 140 of the Charlottesville City
Code.

Description of the proposed work is as follows:

An existing raised planting area lies between the face of the structure and the sidewalk. The owner desires to have planting done within this area, and the enclosed sketch identifies the nature and extent of that work. It is our feeling that this planting will enhance the general appearance of the front of the building. It will be visible by both pedestrians and persons in vehicles moving down the street, but again we feel will enhance the general appearance by adding more color, texture and variety to the street scene. None of the materials proposed will grow to such size--either in width or height--to present any difficulties within the area where they are located.

Blue Line Prints, 8 copies.

Received by:

Donald L. Higgins
Date October 12, 1979

Approved: _____
Date

Disapproved: _____
Date

R. Stan Tatum
Signature of Owner or Agent
1004 East Jefferson Ave.
Address
City, 22901
(804) 296-2108
Telephone



CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Ron Higgins, Planner *RH*
DATE: October 17, 1979
RE: CASE #93 - MALCOLM BELL RESIDENCE - ADDITIONS

Mr. Malcom Bell plans to remove the existing bathroom (including an inoperable chimney) from the southwest corner of his residence. He then plans to replace this with an addition containing: another bathroom, a study and additional kitchen area. Although the improvements are located in the rear of the house, the addition can be seen from North 1st Street and Walker Street. Mr. Bell will be at the meeting to discuss the changes.

Some corrections to the attached survey sheet are in order. First of all the present owners are Malcolm and Ruth Bell of the same address. Secondly, the present use is single-family residence with apartments. Finally, the zoning is now R-2 residential after the September 5, 1978 down zoning of North 1st Street. The assessed value figures shown are the 1975-76 figures.

If you have any questions or wish to see the photo of the house, please contact me at 295-4177. I have also included the rear elevation and perspective submitted by the applicant.
Thank you.

RH/jw

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 433 North First Street
 Map and Parcel: 33-103
 Census Tract & Block: 3-506
 Present Owner: Mrs. Ernest Berry
 Address: 1535 Gordon Avenue
 Present Use: Apartments
 Original Owner: Thomas Walker Gilmer
 Original Use: Residence

BASE DATA

Historic Name: The Perkins House
 Date/Period: Before 1863
 Style: Gothic Revival
 Height to Cornice:
 Height in Stories: 1 1/2
 Present Zoning: R-3
 Land Area (sq.ft.): 150 x 98
 Assessed Value (land + imp.): 4200 + 6330 = 10,530

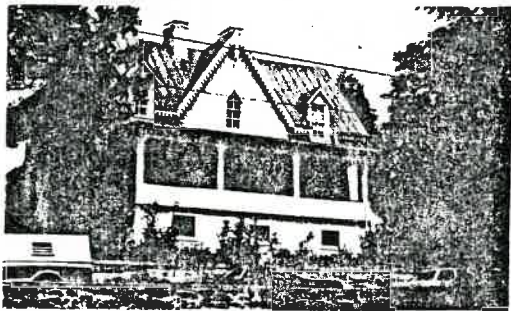
ARCHITECTURAL DESCRIPTION

This structure is one of the few remaining examples of the early Gothic revival left in the city. The Gothic form became popular in this country in the 1840's and 50's and was particularly adaptable to small, picturesque cottages. The pointed windows, steep central gable, sawn bargeboards, and pendants are all characteristic of the Gothic revival. As it stands today, the house is three bays wide, one and a half stories high above a high basement with a two story wing on the rear or west side. The veranda is not the original one and was probably added at the time of the unfortunate exterior stuccoing.

HISTORICAL DESCRIPTION

The house and property were sold in 1863 to Charles Merriwether for 24,910 dollars by Ann E. Gilmer, the widow of Thomas Walker Gilmer. The extensive acreage plus the inflated Confederate paper money helps to explain the high selling price. One year later, Merriwether sold the property to John T. Antrim for 21,480 pounds of Georgia cotton and \$15,334 of Confederate money. In 1880, Antrim divided the land and sold the house with a third of an acre to George Perkins for \$800. Deed references: ACDB 60 P 342, 391, 77-269, City DB 32 P 431, 223-171.

GRAPHICS



CONDITIONS

Average

SOURCES

City/County Records

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date 12 October 1979

Application is hereby made by:

Malcolm & Ruth Bell

(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 433 North First St

under Chapter 31, Article 16, Section 14D of the Charlottesville City
Code.

Description of the proposed work is as follows:

Addition of frame kitchen, bathroom, & study at rear of house, entailing removal
of existing bathroom

List of Enclosures: | rear elevation
| sketch of proposed addition from North First St.
| photograph of existing bathroom

Received by:

Date

Approved: _____

Date

Disapproved: _____

Date

Malcolm Bell

Signature of Owner or Agent
433 North First St.

Address

293 - 8848

Telephone

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Ron Higgins, Planner *RH*
DATE: October 17, 1979
RE: CASE #94 - INGE'S GROCERY - ALTERATIONS AND ADDITIONS

The applicant, Mr. Leslie Lafon, plans to use the existing structure and additions for: a restaurant on the lower level, an emporium (shops) on the street level, and a residence on the upper level. Attached is the survey sheet for this property which shows the previous owner as the present one. This is changed. Also note that the sheet was prepared in 1975-76 and all data is from that year.

The planning staff is currently studying the plan for such requirements as off-street parking, screening, etc. We expect any parking needed, to be provided at the rear of the site off 4th Street, N.W. There are plans for up to four spaces to be in an enclosed garage shown on the plans. We will resolve these issues separately.

The applicant has submitted drawings which include: floor plans (3) and elevations (4). We also have the four elevations, in our office, of the existing structure. They will be available to the Board members, upon request, for review in our offices.

The representatives for the applicant, Mr. James Boyd and Mr. James McCue, will be present to assist in the review of the proposal. They have promised to supply color renderings by the night of the meeting.

Thank you.

RH/jw

Attachments

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
BOARD OF ARCHITECTURAL REVIEW
CHARLOTTESVILLE, VIRGINIA.

Date Oct. 15, 1979

Application is hereby made by:

FOR LESLIE C. LAFON BY JAMES R. McCUE OF J.R. BOYD + ASSOC.,
(owner or Agent) ARCHITECT

for the issuance of a Certificate of Appropriateness for the project
located at THE CORNER OF 4TH ST. AND WEST MAIN ST. (INGE'S GROCERY COMPLEX)
under Chapter 31, Article 16, Section 140 of the Charlottesville City
Code.

Description of the proposed work is as follows:

RESTORATION AND RENOVATION OF THE EXISTING "HISTORIC BUILDING"
COUPLED WITH THE ADDITION OF AN "INDOOR-OUTDOOR" EATING AREA
IN THE SIDE COURT YARD. IN ADDITION TO THE ABOVE AN EXPANDED
EMPORIUM IN THE SHOP LEVEL AND A HOME FOR OUR CLIENT WILL
BE ADDED TO THE REAR OF THE BUILDING.

List of Enclosures:

8 SETS OF PLANS AND ELEVATIONS

2 ~~ELEVATIONS~~ PERSPECTIVES (TO BE BROUGHT TO THE
MEETING.

Received by:

[Signature]

Date October 15, 1979

Approved: _____

Date

Disapproved: _____

Date

[Signature]
Signature of Owner or Agent
208 2ND. ST. N.W.
Address

295-1904

Telephone

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review

FROM: Ron Higgins, Planner *RH*

DATE: October 17, 1979

RE: SIGN ORDINANCE AMENDMENTS

This is to inform you that the Planning Commission will discuss proposed ordinance amendments at a work session to be held, Tuesday, October 30, 1979 in the Comm. Development Conference Room. Among these will be those that the B.A.R. has discussed previously.

The meeting will begin at 7:30 p.m. and will also include discussion of the proposed Subdivision Ordinance. You are invited to attend and participate in the session as it relates to your proposed sign ordinance amendments.

Thank you.

RH/jw

C. Jared Loewenstein
Secretary
Historic Landmarks Commission
753 Madison Avenue
Charlottesville VA 22903

18 October 1979

Mr. John B. Farmer, Jr.
Chairman, Board of Architectural Review
P. O. Box 784
Charlottesville VA 22902

Dear Mr. Farmer:

The Historic Landmarks Commission is charged with the identification and study of architecturally and historically significant buildings in the City of Charlottesville. The creation of the Architectural Design Control (ADC) District represents an important step in carrying out this charge, and the Commission believes it would be useful to recognize within the ADC District outstanding examples of preservation, restoration, and imaginative adaptation to contemporary use. The Commission proposes that the Board of Architectural Review and the Landmarks Commission jointly submit to City Council lists of such buildings and that these lists be expanded from time to time. We further propose that City Council award certificates of recognition for these buildings.

We do not pretend that the lists we have compiled so far are in any way complete, and we would hope that the Board, with its intimate knowledge of buildings in the ADC District, will concur with our recommendations and make any additions they deem appropriate. There are also many fine examples of buildings outside the ADC District which have been preserved, restored, or adapted. The Commission would like to commend several examples of these located in areas adjacent to the ADC, such as the downtown Mall.

We propose such certificates both in order to recognize significant individual accomplishments and to encourage other property owners to follow these examples, in keeping with the sentiments favoring historic preservation as stated in the City's recently adopted Comprehensive Plan.

Mr. Van Groll has kindly volunteered to prepare a design proposal with appropriate wording for the actual certificates, and we appreciate his time and effort in this direction. The Commission looks forward with interest to seeing the results of his work.

Mr. Lay, Chairman of the Landmarks Commission, has asked that the following list of buildings be submitted for your consideration and discussion as possible candidates for certificates of recognition. The buildings are ranked in priority order:

Mr. John B. Farmer, Jr.
18 October 1979

page 2

Malcolm Bell house (North First Street)
Richard Shank office building (Mall)
United Virginia Bank (Park and High Streets)
Lloyd Smith house (Park Street)
Van Groll house (North First Street)
Hardware Store Restaurant (Mall)
"Social Hall" (Jefferson Street)
Robert Vickery house (North First Street)
Grigg, Wood, Browne, Eichman & Dalgliesh office building
(North Fifth Street)

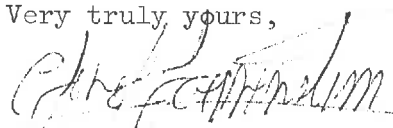
Other buildings considered by the Commission to date include:

Larry Richardson house (North Second Street)
Former Joseph Bosserman house (North First Street)
Judy Dobbs house (North First Street)
Cecile Clover house (North Second Street)
"Lyons Court"
Old "Northwood" manor (Corner of Park Street and Northwood
Avenue)
Fellini's Restaurant (Market Street)
The Muse Restaurant (Mall)

The buildings in this second group are listed in no particular priority order. They are included for discussion and possible inclusion only. The Commission has not determined that any of these structures should necessarily be moved into the first priority list, but we feel that they should be given at least some consideration at this time.

Mr. Lay will plan to ask for discussion of this entire matter at your next Board meeting on 24 October. On behalf of the entire Historic Landmarks Commission, allow me to express my sincere appreciation for your continued interest, support, and cooperation.

Very truly yours,


C. Jared Loewenstein
Secretary
Historic Landmarks Commission
City of Charlottesville

cc: Mr. Lay
Mr. Van Groll
Mr. Huja
Landmarks Commission Members

MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW
OCTOBER 26, 1979
9:00 a.m.

Present

Ruth Wadlington
Charlotte Ramsey
Theo Van Groll
John Farmer
Edward Lay
Warren Martin
Ashlin Smith

City Officials Present

Ronald Higgins

A site meeting was called to order by John Farmer in the old VEPCO building at the corner of Main and Ridge Streets. Floor plans and elevations were reviewed for those members of the board who were unable to attend the regular meeting on October 24. The architects, James Boyd and James McCue also re-iterated the history of the Inge's Grocery Store building and their philosophy of its restoration as related to two new additions.

Before leaving for the site of Inge's building, Ronald Higgins showed the board the proposed change in the sign for Victoria Fenwick, Case #96. Additional space between the wording and the perimeter was suggested by framing the sign with a simple molding, painted the color of the field (white). This proposal was accepted as a satisfactory solution to the space problem expressed in the certificate of appropriateness.

After visting all sides of the site the board expressed general satisfaction with the conceptual plans for the restoration and additions to the site of Inge's Grocery Store, with the following suggestions and exceptions.

1. Old Structure.

- a. Theo ~~VAN~~ Groll recommended that the old brick not be painted or cleaned in order to give uniform color to the building. The discolorations caused by the problems of old age are an integral part of the character of the old structure and should not be hidden.
- b. Theo Van Groll also thought that copper as a roofing material for the old building and its front canopy was too expensive and not as appropriate for this type of building as standing seam tin.

2. Side Solarium. *No commats?*

3. Private Solarium. Concern was expressed by Mr. Van Groll, Mr. Smith and Mr. Farmer about the height, shape, and color of the solarium roof, and the architects were asked to re-study this area.

4. The Back Addition. Mr. Van Groll thought that further definition in the storage and garbage area and above is needed.

It was moved by Warren Martin and seconded by Mr. Lay to accept the conceptual planning for this project with approval of the problem areas already listed, reserved until further manipulation of their exterior forms and colors. A simple cardboard model was strongly recommended as a helpful design tool in a project of this complexity. It was agreed that this information would be submitted for the November 28, 1979 meeting for board approval.

Finally, the owner, Leslie Lafon, was commended for his courage and imagination in pursuing such a lively revival of an aged building.

The meeting was adjourned at 10:00 a.m.

Minutes of The Board of Architectural Review
October 26, 1979
9:00 A.M.

Present

Ruth Wadlington
Charlotte Ramsey
Ileo Van Groll
John Farmer

Edward Lay
Warren Martin
Ashlin Smith

City officials Present

Ronald Higgins

A site meeting was called to order by John Farmer in the old VEPCO building at the corner of Main ~~St~~ and Ridge streets. Floor plans and elevations were reviewed for those members of the board who were unable to attend the regular meeting on October 24. The Architects, James Boyd and James McCue also reiterated the history of the Inge's Grocery store building and their philosophy of ^{its} restoration as related to ~~the~~ ^{two} new additions.

Before leaving for the site of Inge's building Ronald Higgins

showed the board the proposed change in the sign for Victoria Fenwick, Case # . Additional space between the wording and the perimeter was suggested by ~~adding a molding around the edge of the sign~~ framing the sign with a simple molding painted the color of the field. This proposal ~~met~~ ^{accepted} was ~~approved~~ AS A Satisfactory ~~solatio~~ ~~spatial~~ ~~problem~~ solution to the spatial problem ~~expressed~~ ~~pointed~~ expressed in the certificate of appropriateness.

After visiting all sides of the site ~~at the grocery store~~ the board expressed general satisfaction with the conceptual plans for the restoration and additions to the site of Inge's Grocery Store, with the following suggestions and exceptions.

① Old structure

② Theo Van Groll recommended that the old brick not be painted or cleaned in order to give ~~consistent~~ ^{uniform} color to the building.

~~The signs of age and its past problems are important to the character of an old building.~~

The discolorations caused by the problems of old age are an integral part of the character of the old structure and should ~~be allowed to remain~~ not be hidden.

① ~~The~~ Van Groll also thought that copper ^{as a roofing material} and its ^{structure} canopy was too expensive and not as ^{appropriate} fitting for this type of building as standing seam tin.

② Side Solarium

③ Private Solarium →

~~Van Groll, Smith, Farmer~~

Concern was expressed by ~~several board members~~ ^{Van Groll, Smith and Farmer} about the height, ~~and~~ slope ^{and color} of the solarium roof, and the architects were asked to re-study this area.

~~④ The color of solarium roof was +~~

④ The Back Addition ^{Van Groll thought} that ^{that} further definition ~~was~~ ~~needed~~

~~is needed in the~~
~~is needed in the~~ storage and garbage area and above
is needed. ~~in the area.~~

It was moved by Warren Martin and seconded by Ed Lay to accept the conceptual planning for this project with ~~the condition that~~ the ~~suggestions~~ ^{#1234} for each area be ~~taken under consideration~~ by the ~~owner and architect~~ with approval of the problem areas ~~at least ahead~~ ^{listed} reserved until further manipulation of ~~the~~ ^{their} exterior forms and colors.

A simple cardboard model was strongly ~~suggested~~ ^{recommended} as a helpful ^{design} tool in this kind of designing ~~designing~~ of this ~~complexity~~ a project of this complexity.

~~After a final commendation~~
~~to the owner, Leslie Hagon~~ ^{was made.}
~~for his courage and imagination~~
~~in pursuing~~ ^{the} ~~total~~ ^{total} ~~removal of~~ ^{removal of} ~~the~~ ^{the} ~~aged building~~

Finally, ~~for~~ the owner, Leslie Hagon, was commended for his courage and imagination in pursuing

(5)

Such a lively revival of an aged building.

The meeting was adjourned at 10:00 A.M.

Respectfully submitted,

Ashlin Smith