

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
February 27, 1980
7:45 p.m.
Basement Conference Room

A. Minutes

1. November 28, 1979 -- Regular Meeting
2. December 14, 1979 -- Site Meeting

B. New Applications

1. Inge's Grocery Store - Leslie C. Lafon
Request to demolish structure
Case #

C. Other Matters

D. Chairman's Report

E. Review Members' Reports

F. Department of Community Development Report

G. Other Items Presented by the Public Not on the Agenda

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Case # **102**

defer 6-0 till MAR 26th

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G. Other Items Presented by the Public Not on the Agenda

- Standards for Hist. Pres.

- Guidelines for Local Survey

→ Tucker Hill
Calder Loth

Chart: - Column → for length of term

- change in reference
- Resolutions = "Brokers"

- Copies of brochures to members

- Copies of L.C. minutes to P.A.R.

MINUTES OF THE BOARD OF ARCHITECTURAL REVIEW
February 27, 1980
7:45 p.m.

PRESENT

Warren Martin
Ted Oakey
John Farmer
Ed Lay
Geraldine Watkins
Ashlin Smith

ABSENT

Jim Herndon

CITY OFFICIALS PRESENT

Ron Higgins

A. Minutes

The meeting was called to order by John Farmer in the Basement Conference Room and new members of the board were welcomed. The new members are Geraldine Watkins (citizen), Jim Herndon (real estate broker), and Ted Oakey (citizen).

1. Minutes of the November 28, 1979 regular meeting were approved.
2. Minutes of the December 14, 1979 site meeting were approved with the following correction under members present. The title of Vice-Chairman should be placed after Warren Martin's name, not after Ed Lay's name.

Ron Higgins reported that in the December minutes under Case #100: Repainting of Watson's Beauty School, the ~~stain~~ alternative presented by the BAR had been selected by the owner as the final color scheme for that building.

B. New Applications

1. Inge's Grocery Store, Leslie C. Lafon - Request to demolish structure, Case #102.

John Farmer explained to the board members that since this request was late and did not give the ten day notice requested by the board before consideration of any case, it was now the choice of the Board of Architectural Review to consider or not to consider the demolition request at this meeting.

Warren Martin moved that the board's ten day notice policy be waived in order to receive information about the demolition request, and that after receipt of this information the board decide whether or not to make a decision at this meeting. The motion was seconded by Ed Lay.

In the following discussion, Ashlin Smith objected to the second part of the motion because three new members were beginning their terms on the board at this meeting, one of whom was not even present. They could be less prepared to make a decision than the other members of the board, and, therefore, should not have to consider the option of decision-making.

Mr. Martin's motion was passed with one negative vote cast by Mrs. Smith.

The demolition request was then presented by Jim Boyd, architect, representing Mr. Lafon. The reasons for the request were presented to each board member in written form and were further explained by the architect, as he used drawings and photographs from the original request stated in Case #94. The poor condition of Inge's store was recognized in the earlier request to renovate the existing building and structural procedures were planned accordingly. However, closer analysis of the original study made by Mr. Denwood T. Milby, structural engineer, has made renovation less desirable for two reasons:

- a. Even after completion of the proposed renovation the existing brick will continue to deteriorate; and
- b. There is a strong possibility that the existing walls will collapse during construction.

Ed Lay then pointed out that deteriorating bricks and mortar should be replaced and painting of brick should be completed before the interior framing is removed and the new steel structure built. Methods of replacing foundation bricks were reviewed by Mr. Lay and Mr. Martin at Ashlin Smith's request.

Mr. Lay also pointed out that if parking and setback requirements were putting too much design and financial stress on the owner, this board could support a request for a variance to the Board of Zoning Appeals. As chairman of the local Landmarks Commission, Mr. Lay could also bring the matter to that board's attention. The importance of Inge's Grocery Store, both historically and socially, was emphasized by Mr. Lay. It is one of the oldest buildings in the City, and every effort should be made to save such a crucial structure.

Tax and loan benefits were mentioned by Mrs. Smith and discussed by board members. There will be helpful loan options in the immediate future offered locally by the Central City Rehabilitation District Loan Program, and the Tax Reform Act of 1976 can provide Tax benefits for "designated" income producing buildings. Also, the Starr Hill Project will eventually provide federal money for low interest loans.

John Farmer explained the alternatives that the Board of Architectural Review has in responding to a demolition request, so that the owner and his architect can be fully aware of those options. It was also pointed out that if the owner wants to pursue the demolition request the board will expect to see at its next meeting conceptual plans for the new building.

There being no further information from the applicants, Mr. Farmer asked if the board members wanted to vote on the request to demolish Inge's Store. Warren Martin moved that the board defer making a decision at this time. The motion was seconded by Ashlin Smith. The purpose of the motion is to give the BAR members, especially the new members, more time to consider the case and to give Mr. Lafon more time to study parking and setback options as well as tax benefits and low interest loan options.

The motion was then made by Ed Lay that if after further consideration Mr. Lafon wants to try to save Inge's Store, this board will support that desire. Warren Martin seconded the motion.

C Chairman's Report

1. John Farmer announced that application would be made at the March meeting by Holy Comforter Catholic Church for the building of an addition to the sanctuary in place of the present education building.
2. Mr. Farmer also announced that in the near future First Virginia Bank - Central would apply for a certificate of appropriateness for its newest building proposed for the parking lot next to the Synagogue on Jefferson Street.
3. Although the old Albemarle Hotel has not yet been designated, it has been recommended by the local Landmarks Commission for designation as "a significant building after 1870". The community development department of the City is watching the partial demolition process of this structure and is in agreement with the owner's plans to remove only the west addition and the north (or back) addition. New construction will be in the back.

D. Review Members' Report

1. Ed Lay congratulated the department of community development on the inclusion in this meeting's packet, an information sheet about the BAR. He pointed out, however, that clarifications were needed in the following areas:
 - a. Terminology of "realtor" as opposed to "broker".
 - b. Purpose of the BAR.
 - c. Lengths of terms of members.
 - d. Alternate member.
2. Ed Lay also listed four matters that he will bring before the board at its next meeting.
 - a. Secretary of Interior's Guidelines - He will recommend that the BAR use or adopt this material.
 - b. Recommended colors for use in ADC District and other designated buildings. This guideline will be brought to the board for its consideration.
 - c. Hand-out information about "how to" in ADC District and other designated buildings. These are materials that the Department of Community Development could make available to future applicants for certificates of appropriateness.
 - d. Discussion of BAR's right to express opinions about neighborhoods and buildings not covered by Article 16.

There being no further business, the meeting was adjourned at 9:48 p.m.

Respectfully Submitted,

Ashlin W. Smith

CITY OF
CHARLOTTESVILLE
VIRGINIA
MEMO

TO: Board of Architectural Review
FROM: Satyendra Singh Huja, Director of Planning and Community Development *S.S.H.*
DATE: February 26, 1980
RE: INGE'S DEMOLITION REQUEST

The applicant, Mr. Leslie C. Lafon, has informed us that further structural study of the Inge's Grocery Building makes it necessary for them to consider demolishing the existing structures and constructing an all new building. He anticipates the uses that were proposed earlier to be the same.

Mr. Lafon's architects will be present at the meeting to present reasons and justifications for the request. Attached is the application and historical survey sheet on that structure.

If you have any questions, please feel free to contact me or Ron Higgins at 295-4177. Thank you.

RH/jw

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



Date February 26, 1980

Application is hereby made by:

Leslie C. Lafon (by James R. Boyd, Architect)
(owner or Agent)

for the issuance of a Certificate of Appropriateness for the project
located at 333 West Main Street

under Chapter 33, Article 16, Section 142 of the Charlottesville City
Code.

Description of the proposed work is as follows:

Demolition of existing structure and dependency at 333 West Main Street.

List of Enclosures: (To be presented at BAR meeting)

Architect's report on structural defects in existing structure.

Photographs and related supportive information.

Received by:


Date

Approved:

Date

Disapproved:

Date


James R. Boyd, Architect
Signature of Owner or Agent

208 Second Street, NW
Address
Charlottesville, Virginia
22901
1-804-295-1904
Telephone

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 331-333 W. Main Street
 Map and Parcel: 32-192
 Census Tract & Block: 1-309
 Present Owner: Thomas F. Inge
 Address: 815 Anderson Street
 Present Use: Store
 Original Owner: Johnson W. Pitts
 Original Use: Residence

BASE DATA

Historic Name: Pitts-Inge
 Date/Period: 1820
 Style: Federal
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: B-4
 Land Area (sq.ft.): 23 x 85
 Assessed Value (land + imp.): 3510 + 1050 = 4560

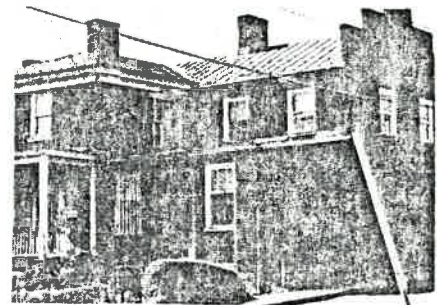
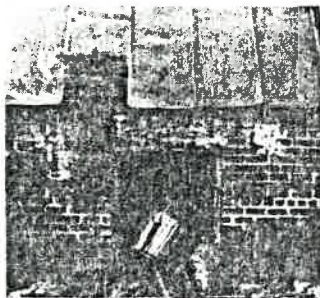
ARCHITECTURAL DESCRIPTION

The Inge Store is one of the oldest remaining structures on what was a rural "three notched road" leading from the town of Charlottesville to the University. It is built of brick, laid in Flemish bond on the facade and in common bond on the sides and rear. Typical of a house of this period is the "mouse-tooth" cornice, the stepped gables, and the slender buttressed chimney on the east end. The original fenestration has largely been obscured by the introduction of large areas of glass characteristic of nineteenth century commercial buildings. Adjoining the main structure is a smoke house, one of the last reminders of the many similar out buildings which have disappeared.

HISTORICAL DESCRIPTION

The land upon which the Inge Store was built was purchased by Joseph Bishop in 1803 from John Carr. The existing structure was constructed by Bishop's son-in-law, Johnson W. Pitts c. 1820. The property was sold on September 29, 1821 to Lawrence Catlett for \$1,000. The dwelling house served as a parsonage for the Charlottesville Methodist Church from 1840 until default of payment forced its sale in 1842 to Nimrod Sowell, who paid \$1,220 for the title. The father of the present owner bought the building in 1890, some 37 years after it had ceased to be used as a residence. Deed references; ACDB 22-416, 27-256, 30-363, 39-152, 40-104, 55-248, 60-218, 65-194, City DB 1-440.

GRAPHICS



CONDITIONS

Average

SOURCES

City/County Records
 Alexander's Recollections, p. 98N.