

City of Charlottesville  
Board of Architectural Review  
Docket  
May 28, 1980 -- 7:45 p.m.  
Basement Conference Room

✓ A. Minutes

✓ I. April 23, 1980, Regular Meeting

✓ B. Amendment to Certificate of Appropriateness Applications

Approved ✓ I. Case No. 79-94 - Inge's Grocery Store - Leslie C. Lafon, Owner  
Case No. 80-102 - Demolition Request 333 W. Main St. at 4th St., NW  
Approved with conditions 10/26/79

6-0 moved by MARTIN  
2nd by Smith w/Comments: Better off to not demolish than to demolish due to possible hist. district status (see Reform Act etc...)

✓ C. New Application

6-0 APPROVED ✓ I. Case No. 80-104 - New Sign (shingle) at 109 E. Jefferson Street  
To hang from existing sign  
George Allen's Bldg. - (Jones House)  
Karen L. Close, Applicant

MOVED BY LAY  
2nd HELGREN

✓ D. Other Matters

1. Both WASHINGTON RECEIVED LETTER.  
2. Garry Watkins resigned for personal reasons. read synopsis.

✓ E. Other Matters brought by the Public not on the Agenda

✓ F. Chairman's Report

✓ G. Review Board Member's Reports

✓ H. Department of Community Development Report

1. Hist. Pres. Guide

2. Plans

Ed Martindale  
-Ruben Roney

BOARD OF ARCHITECTURAL REVIEW MINUTES  
May 28, 1980 - 7:45 p.m.

PRESENT

Ashlin Smith  
John Farmer  
Jim Herndon  
Warren Martin  
Ted Oakey  
Ed Lay

CITY OFFICIALS PRESENT

Ron Higgins

- A. The meeting was called to order by John Farmer in the Basement Conference Room of City Hall. The minutes of the April 23, 1980 regular meeting were approved.
- B. Amendment to Certificate of Appropriateness applications
  1. Case No. 79-94 - Inge's Grocery Store - approved with conditions 10/26/79.
  2. Case No. 80-102 - Demolition request - Leslie Lafon, owner - 333 West Main Street at 4th Street, NW

John Farmer explained that the amendment, which takes the form of a resolution from the City Attorney, was the result of a conference between Mr. Lafon, the City Attorney, Mr. Farmer, Mr. Huja and Mr. Higgins. The conference was called after Mr. Lafon sent a written appeal to City Council in reply to the BAR's denial of his demolition request.

The members of the Board of Architectural Review were in agreement with the resolution but had the following suggestions:

- a. In the resolution under 2.b., The second opinion should be given by a structural engineer mutually acceptable to both parties.
- b. Although the resolution states that the board may obtain the opinion of a second engineer, Mr. Martin pointed out that the Board of Architectural Review has no funds and therefore, practically speaking, cannot obtain the services of a second engineer. The City or Old Charlottesville, Inc. are the only logical prospects for obtaining a second opinion.
- c. The resolution applies only to Mr. Lafon as owner and receiver of the certificate because the conditions set forth on 10/26/79 when his application was approved, had not yet been met.
- d. Concern about Mr. Lafon's opinion of the resolution was expressed by all members of the board. According to Mr. Higgins, due to his extended absence from the City, Mr. Lafon has not yet reviewed the resolution. However, if the resolution adequately expresses the concepts that were discussed in the meeting with Mr. Lafon after his appeal to City Council, it is reasonable to expect his approval. If he disagrees with the resolution, Mr. Lafon has the right to appeal the resolution to City Council and request a demolition permit from City Council.

Warren Martin moved that the board accept the resolution. Ashlin Smith

seconded the motion. The motion was unanimously passed.

C. New Application

1. Case No. 80-104 - New sign (shingle) at 109 E. Jefferson Street. To hang from existing sign at George Allen's Building (Jones' House) - Karen L. Close, applicant.

Ed Lay moved that the application be accepted with the condition that the lettering be the same as that of the Allen-Parker sign from which it will hang. The motion was seconded by Jim Herndon and passed unanimously.

D. Other Matters

1. The owner of Lionbridge Antiques has asked this board to do something to eliminate the trash cans and bus stop in front of that building on West Main Street. The matter has already been referred to the Department of Community Development.
2. John Farmer announced that Geraldine Watkins will not be able to serve on the Board of Architectural Review anymore because of personal reasons. He also said that if any member of the board wants to suggest the names of other persons qualified to serve on this board, he will give those names with qualifications to City Council.

E. Department of Community Development Report

1. Ron Higgins reported that the Guidelines Books is progressing and asked for the board's opinion on the inclusion of a section on maintenance such as the one in the Salem Handbook. The purpose of this section would be to list priorities.
2. Ron Higgins reported that estimates have been received by the City on the cost of making brass routed plaques to be presented as commendations of outstanding preservation work to local citizens. The cost will be \$30 per plaque with a color enamel of the City seal welded on. The members of the board expressed approval of the planning thus far.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Ashlin Smith, Secretary

CITY OF  
CHARLOTTESVILLE  
VIRGINIA  
MEMO

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TO: Board of Architectural Review  
FROM: Satyendra Singh Huja, Director of Planning and Community Development **S.S.H.**  
DATE: May 21, 1980  
RE: AMENDMENT TO CASE NO. 79-94, Inge's Grocery Store and CASE NO. 80-102

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Since the approval of the above case in October of 1979, the applicant has requested and been denied an application for a certificate of appropriateness to demolish the above referenced structure. This denial was acted upon April 23, 1980 by this Board. An appeal was made in writing to the City Council by Mr. Lafon. Since that time, we have met with Mr. Lafon, the City Attorney and John Farmer to discuss the intent of Mr. Lafon's second request. It was agreed at that meeting to amend the original certificate of appropriateness request to include "demolition" as may be necessary during construction.

Please review the attached resolution from the City Attorney which should accomplish the above stated purpose. Your taking action on this should avoid the need for an appeal of the demolition request.

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

Thank you.

RLH/vk

A RESOLUTION  
RELATING TO A REQUEST FOR PERMISSION TO  
DEMOLISH A STRUCTURE AT  
333 WEST MAIN STREET

WHEREAS, Mr. Leslie LaFon, owner of the property known as Inge's Grocery at 333 West Main Street, has previously applied to this Board for review of plans for renovation and construction of an addition to such building; and

WHEREAS, this Board has approved such plans as being appropriate for such renovation and addition to an historic structure; and

WHEREAS, Mr. LaFon has now been advised by Dunbar, Milby and Williams, Consulting Structural Engineers, that all or portions of the existing structure may be weakened to such an extent that preservation of them is impracticable; and

WHEREAS, Mr. LaFon has now requested a certificate for demolition of the historic structure should such structural weakness prove to necessitate it in the course of construction; and

WHEREAS, the Board recognizes the possibility that the structure may be incapable of being renovated, but is reluctant to approve demolition of it unless absolutely certain that renovation is wholly impracticable, now therefore be it

RESOLVED, by the Board of Architectural Review of the City of Charlottesville, that the demolition certificate requested by Mr. LaFon is hereby given contingent approval, subject to the following conditions:

1. Mr. LaFon shall proceed to renovate the structure in accordance with the plans previously approved, or with other plans submitted to and approved by this Board.

2. If, during the course of construction Messrs. Dunbar, Milby and Williams, or other qualified structural engineers, certify to the Board that in their opinion all or portions of the structure are weakened beyond physically or economically impracticable repair, the Board may:

a. Authorize Mr. LaFon to proceed

with demolition of such weakened portions of the structure, or

b. Obtain the opinion of a second, qualified consulting structural engineer as to the practicability of renovation of the weakened portions of the structure from both economic and physical standpoints. Such second opinion shall be obtained within thirty days of receipt of certification from the owner's engineers.

3. If the second engineer agrees with the owner's engineer, the Board shall forthwith approve the demolition of the portions of the building in question.

4. If the second engineer rules that the building or disputed portions thereof can be preserved through reasonably practicable measures, Mr. LaFon may proceed to do so, or may offer the property for sale as provided by §31-140.2 of the City Code.