

CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW DOCKET
May 27, 1981 -- 7:45 p.m.
Basement Conference Room

✓ A. Minutes

1. April 22, 1981 -- Regular Meeting

Defered till June '81

✓ B. Applications for Certificate of Appropriateness

✓ 1. BAR 81-128

Inge's Grocery
333 West Main Street
Renovation to existing
L. C. LaFon - owner

C. Old Applications (continuations or conditions)

1. BAR 81-123

Levy/Jessup's Office Complex
350 Park and 614 East High Streets
Approval of major details
Hedgerow Corporation

✓ D. Other Items

✓ E. Other Matters Brought by the Public Not on the Agenda

✓ F. Chairman's Report

✓ G. Board Members' Reports
Ed LAM'S

✓ H. Department of Community Development Report

MINUTES OF THE CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
May 27, 1981 -- 7:45 p.m.
Basement Conference Room

Members Present

Ashlin Smith, Vice-Chairman
Ed Lay
Ted Oakey

Members Absent

John Farmer, Chairman
Elizabeth Booker
James Herndon
Virginia Schatz

City Officials Present

Ron Higgins, Planner
John Taylor, Starr Hill Coordinator

Mrs. Smith brought up the question of whether to defer the meeting due to lack of a quorum. It was decided that the meeting should proceed and other board members can review the items at a later date. Mrs. Smith called the meeting to order at approximately 9:00 p.m. and called for deferral of the review of minutes until the June meeting. This was agreed to.

B. Applications for Certificate of Appropriateness

1. BAR 81-128
Inge's Grocery
333 West Main Street
Renovation to existing
L. C. LaFon-owner

Mr. John Taylor made the presentation of behalf of Mr. LaFon who could not be in town for the meeting. The following major points were explained in detail:

a. Outer walls - foundations:

- (1) Necessary repairs including foundation coating and concrete reinforcement may be made below grade;
- (2) Front brick work will be repaired and left unpainted if at all possible;
- (3) Due to the expected technical problems on the side and rear walls, the mortar joints will be cleaned and repointed, bricks will be replaced and these walls will be painted a flat red using a high grade paint. This will match the brick color, as much as possible, to that on the C & O railroad station.

b. Chimneys:

- (1) The two original chimneys, in the center of the main building and outside on the east end, will be restored;
- (2) The other three chimneys may have to be removed down to the roof line since none are expected to be function;
- (3) In the case of removal, the roof will be flush.

c. Roof:

- (1) The standing seam roof will be repaired or replaced with same as necessary;
- (2) The roof will be painted "black green" or "heritage blue".

d. Windows:

- (1) Front windows will be replaced with six-over-six double-hung wooden windows. The two existing may be repaired, if possible;
- (2) All other windows will be replaced with one piece thermopane window units;
- (3) The trim will be painted an off white as in the samples.

e. Doorways and Storefronts:

- (1) The original Inge's storefront (left side) will be repaired without change;
- (2) The rest of the storefront (with the Doric columns) may be repaired as is or renovated to an appearance similar to the left side.

f. Pipe Awning:

- (1) This will be removed and replaced with a fabric awning matching roof color.

g. Fence:

- (1) This will be replaced with a board and batten type fence painted the color of the trim.

h. Smokehouse:

- (1) This will be retained but will likely be secured for repair at a later date.

i. Signage:

- (1) All existing signage will be removed with new signs presented for approval at a later date.

j. Miscellaneous:

- (1) The building will get all new plumbing, heating and electrical systems including a sprinkler system;
- (2) The planned uses are offices upstairs, an imported coffee bean shop on the right street level and a bagel works on the left and basement.

Ed Lay made the following comments:

- a. He wondered if a silicone sealer was still planned for the brick. He was told it was not.
- b. He felt that the BAR should be given more assurance that an "attempt" would be made to avoid painting the front. This should be done.
- c. He felt that the other walls should not be painted if a sincere effort is made to repair them properly.
- d. He pointed out that in the past the BAR has required chimneys to be removed only to one course above the roof in order to allow for rebuilding at a later date, documentation and dating.
- e. He preferred the "black green" roof color.
- f. He felt the right hand storefront should be repaired without removal of the doric columns instead of trying to duplicate the left side.
- g. He added that painting of the brick may cause negative implications concerning ability to apply to tax incentives. Mr. Taylor explained that this was not necessary for the applicant.

Mr. Oakey made the following comments:

- a. He also does not want to see any of the brick painted. There are competent and reasonable craftsmen available.
- b. He agreed that the storefront with the doric columns should be repaired rather than replaced.
- c. He wondered if removal of the awning would damage brick. Mr. Taylor explained that it was mounted on a board and the new awning would be placed there also.
- d. He has no strong feeling about removal of the three rear chimneys.
- e. Felt the roof should be painted the "black green".

Mrs. Smith made the following comments:

- a. She agrees that the painting of the brick should be avoided. Felt that the honesty of the history of the building's development was important.
- b. Agreed that the chimneys should not be completely removed but had no strong feeling on this.
- c. Had no objection to leaving the two-over-two windows if they desired.
- d. Preferred the "black green" color for the roof.
- e. Preferred that the storefront with the doric columns be repaired.

There was a lengthy discussion on the above presentation and comments with Mr. Taylor giving more detailed explanation of why the owner wishes to proceed this way and the objectives of the City in having work begin in this structure.

Mrs. Smith then moved that the plan for renovation and repair to the Inge's Building at 331-333 West Main Street be approved in concept as presented with the following conditions:

- a. That the owner-developer seek the advice of a competent craftsman and obtain prices to repair and repoint the brickwork and mortar in order to avoid painting. If this cannot be done for a price comparable to the present plan, then the BAR will consider alternate proposals.
- b. That the roof be painted the "black green" as discussed.
- c. That the storefront on the right (east) side be repaired as is with the doric columns intact.

Mr. Lay seconded the motion. The motion passed with the following recorded vote: AYES: SMITH, LAY, OAKEY. NOES: NONE. This motion passed with the understanding that other board members would be contacted for their vote also.

C. Old Applications

1. BAR 81-123 Levy/Jessup's Office complex
350 Park and 814 East High Streets
Approval of major details
Hedgerow Corporation

Mr. Higgins presented the details for the Levy Opera House entrance and the entrance to the new addition of the Levy Opera House. These were accepted unanimously.

D. Other Items

There were none.

E. Other Matters Brought by the Public not on the Agenda

There were none.

F. Chairman's Report

There was none.

G. Board Members' Reports

Mr. Lay pointed out that he would be bringing up the possibility for more recognition awards from the Historic Landmarks Commission at their next meeting. He asked the BAR members to be thinking about possible nominations. Some mentioned were:

- a. Adaptive re-use or renovation for Bosserman apartment on the Downtown Mall.
- b. 2nd Street Townhouses at Hedge Street for new construction in an old setting.
- c. The Fowler House renovation.
- d. Le Snail Patisserie on West Main Street.

H. Department of Community Development Report

Mr. Higgins reported that he had been contacted this date by Mr. Thorkildsen for Malcolm Bell about painting the Bell's roof "black green" during the month of June, a change in color from the present red roof. It was agreed that the roof could be painted flat red again, but the full board would have to act on the change.

There being no further business, the meeting adjourned at 10:45 p.m.

Respectfully Submitted,

Ron Higgins, Planner