

From: Scala, Mary Joy
Sent: Friday, October 23, 2015 8:39 AM
To: 'stu.rifkin@gmail.com'; Zimmerman, Dan
Subject: BAR Action - 1511 University Avenue - October 20, 2015

October 23, 2015

Stuart L. Rifkin
2605 Northfield Rd
Charlottesville, VA 22901

RE: Certificate of Appropriateness Application

BAR 15-10-07

1511 University Ave

Tax Parcel 090078100

Amorgos LLC, Owner/ College Inn, LLC, Stuart L. Rifkin, Applicant

Storefront renovations: new storefront moved inward to create larger outside seating area and add new wood patio deck.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 20, 2015. The following action was taken:

Mohr moved to find that the proposed storefront demolition and reconstruction satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and the BAR *does not* approve the deck but the BAR approves the building [storefront changes] as designed. Sarafin seconded. (7-0).

This certificate of appropriateness shall expire in 18 months (April 20, 2017), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
October 20, 2015**



Certificate of Appropriateness

BAR 15-10-07

1511 University Ave

Tax Parcel 090078100

Amorgos LLC, Owner/College Inn, LLC, Stuart L. Rifkin, Applicant

Storefront renovations: new storefront moved inward to create larger outside seating area; add new wood patio deck.

Background

1511 University Avenue is a contributing property in The Corner ADC District. Survey information is attached. According to Eugenia Bibb's survey, the current storefront replaced an earlier, art deco style entrance with Carrera glass panel and arch in 1946. A fan motif window still remains on the side from this era.

According to Coy Barefoot's book The Corner, the College Inn building was built in 1932 for a clothing shop. In 1952 it became the College Inn, replacing Keller and George. The building was purchased in 1980 by the current owners, Amorgos LLC. The restaurant business is currently owned by Mike Burkoff and Stu Rifkin.

Application

The applicant wishes to reconstruct the storefront in order to allow for more outside patio seating.

The existing 9-pane window and brick base under the window will be removed, along with the wood flooring inside. The existing door, sign panel, and wood soffit will remain.

A white -finished aluminum, operable folding glass Activewall will extend from the existing door to the opposite brick wall. The new folding wall has divisions similar to the storefront being removed. The brick wall and tin ceiling will be exposed. A new ceiling fan will be added. A new white hex tile floor will be added to the exposed floor area. The exposed brick wall and existing sign will be painted.

A patio deck is also being proposed, to create a level dining space over the public sidewalk, made of Kebony wood with black steel guardrail.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for Rehabilitation include:

B. Facades and Storefronts

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1. Conduct pictorial research to determine the design of the original building or early changes.*
- 2. Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3. Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4. Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5. Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6. When designing new building elements, base the design on the 'typical elements of a Commercial façade and storefront' (see drawing next page).*
- 7. Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8. Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9. Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10. Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted or pressure-treated wood, and vinyl or aluminum siding.*
- 11. Avoid introducing inappropriate architectural elements where they never previously existed.*

Discussion and Recommendations

The historic survey says the current storefront replaced the original in 1946. The proposed storefront changes are appropriate because storefronts are often modified, while the building surrounding them stays the same. The BAR should verify the colors for the exposed brick wall and the sign panel.

Staff does not recommend the proposed wood deck. University Avenue is a major thoroughfare with a lot of pedestrian traffic. A deck in this location would set a precedent for the University Avenue businesses. Decks have been permitted on the side streets downtown, due to the extreme slopes, but not on the Downtown Mall itself.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed storefront demolition and reconstruction satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and the BAR approves that part of the application as submitted. In addition, I move to find that the proposed deck does not satisfy the BAR's criteria and is not compatible with this property and other properties in The Corner ADC District, and the BAR denies that part of the application.

Architectural And Historic Survey



Identification

STREET ADDRESS: 1511 University Avenue

MAP & PARCEL: 9-78

CENSUS TRACT AND BLOCK:

PRESENT ZONING: 8-3

ORIGINAL OWNER: J. H. Irving & Harry H. Robinson

ORIGINAL USE: Men's Clothing Store?

PRESENT USE: Restaurant

PRESENT OWNER: College Land Trust

ADDRESS: c/o David H. Pettit, Trustee

409 Park Street

Charlottesville, Virginia 22901

HISTORIC NAME:

DATE / PERIOD: c. 1930

STYLE:

HEIGHT (to cornice) OR STORIES: 1 storey

DIMENSIONS AND LAND AREA: 33,995 sq. ft.

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Summer 1986

SOURCES:

City Records

Holsinger Photographs

Sanborn Map Co., - 1896, 1920, 1929-57

ARCHITECTURAL DESCRIPTION

One section of an Art Deco storefront has survived the modernization of this one-storey building. Wall construction is of brick laid in stretcher bond throughout the building. A 1946 photograph shows what appears to be carrera glass storefront with a semi-octagonal arched central entrance loggia. This has been replaced with a wide, shallow loggia angled so as to accentuate the trapezoidal shape of the building. The entrance is now at the western end of the storefront beside a large multi-light display window. A paneled sign above the storefront covers or replaces the carrera glass panel and arch. The storefront is still framed by a decorative band of brick: header-stretcher-header, with corner blocks of black carrera glass. This is repeated in the first bay of the west side elevation where a display window has a tall transom panel of black carrera glass in a stylized fan motif. The parapet is plain. Four high, small, square, segmental-arched windows along the side elevation have been closed. Most of the rear elevation is covered by a cinderblock addition.

HISTORICAL DESCRIPTION

When J. H. Irving and Harry H. Robinson purchased this entire small block, known as "The Carter lot" in 1922 (City DB 40-241), the deed stated that they were already conducting a grocery business in an early 20th century one-storey frame building on this site. The new owners erected a new building at the eastern end for their business, and at some point, probably c. 1930, they replaced the frame building with this one. It has housed The College Inn since the early 1950's.



**VIRGINIA
HISTORIC LANDMARKS COMMISSION**

File no. 164-70
Negative no(s). 5072(22)

SURVEY FORM

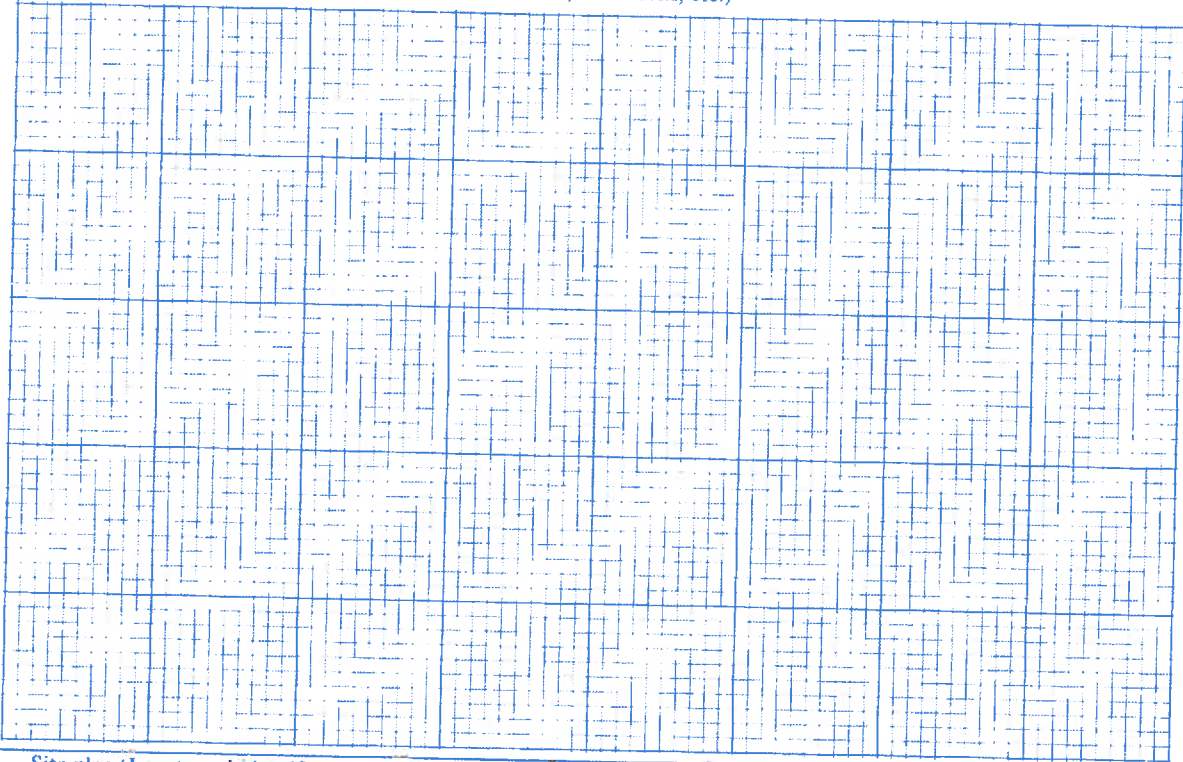
Historic name	Common name
County/Town/City <i>Albemarle, Charlottesville</i>	<i>College Inn Restaurant</i>
Street address or route number <i>1511 University Ave.</i>	
USGS Quad <i>Charlottesville West, Va.</i>	Date or period <i>circa 1900</i>
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use <i>restaurant</i>	Foundation and wall const'n
Acreage	Roof type
State condition of structure and environs <i>fair</i>	
State potential threats to structure	
Note any archaeological interest	
Should be investigated for possible register potential? yes ___ no <u>X</u>	
Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)	
<p><i>1511: brick, stretcher bond; 1 story; commercial; 9 light curtain wall; entrance door on far left at skewed angle to street; 2 bay; inset brickwork on corner; wooden advertising billboard over front entrance and display windows; no molding or trim; slightly inset front entrance; transom over door; sign perpendicular to building suspended over sidewalk.</i></p>	
Interior inspected?	
Historical significance (Chain of title, individuals, families, events, etc., associated with the property.)	
<i>formerly Kirk's store</i>	

Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

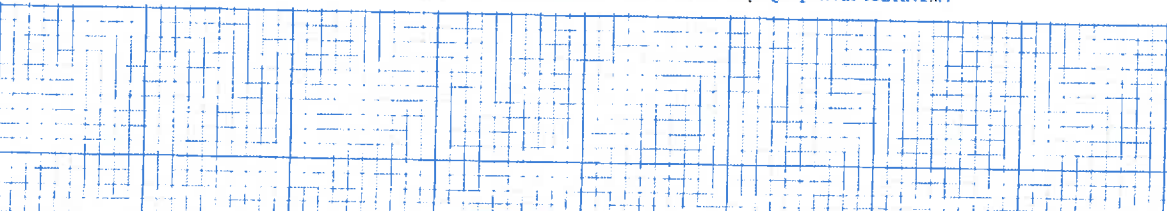
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

Carlos Hornberger, Architectural History U.Va.

Date

Mar 1980



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s) 7296

Street address 1511 University Ave.
Town/City Charlottesville
Historic name _____ Common name College Inn Restaurant

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories	Roof Type	Roof Material
<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input checked="" type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input type="checkbox"/> composition <input checked="" type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

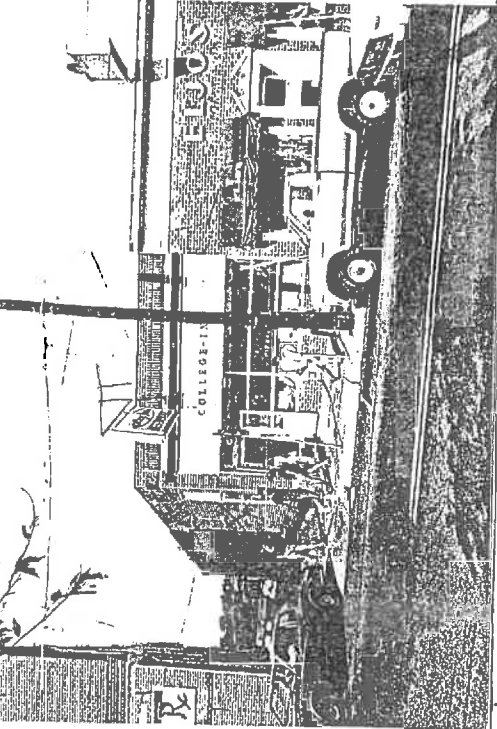
Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	

Building type

<input type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input checked="" type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> <u>restaurant</u>

Style/period Commercial Vernacular Date _____ Architect/builder _____

Location and description of entrance _____



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Historical information

Source _____
Surveyed by Jeff O'Dell, VHLC Date 9-83

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0056

Other DHR Number: 104-70 Property Date(s) 1930 ca

PROPERTY NAMES	EXPLANATION
College Inn	Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District:

Tax Parcel: 9-78

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
1511 -	University Avenue	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:
Rugby Road-University Corner Historic District
Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
Fronts directly on University Avenue, with wide concrete sidewalk between storefront and street; parking lot to rear. Alley to parking lot on northwest side of building.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Commercial Building	Historic

TOTAL: 1
Historic: 1
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Roof	0	Parapet		Not visible
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Plate Glass	Wood	W/ Mullions

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1930 ca

Source of Date: Site Visit/Written

Architectural Style: Commercial Style

Description:

One-story brick commercial building with two-bay front facade consisting of recessed entrance in northwest end, and large window with mullions taking up rest of wall which angles inwards to entrance. Patterned brickwork frames front facade opening, and plate glass window on northwest side wall immediately around corner from front, which also has mullions in modified pattern of fanlight in upper third.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

The storefront was modernized from an Art Deco facade after 1946, and there is a concrete block addition on the rear (Bibb 1986).

Number of Stories: 1.0

Interior Plan Type: Undivided Space (non-domestic)

Accessed? Yes

Interior Description:

The interior was modernized in the last ten years, resulting in a large dining area with booths lining the walls, an elevated platform with booths on the west side, and an open space at the rear containing tables. Natural wood finishes predominate, and skylights have been added; a University of Virginia-related decor was used. Before the remodelling was done, the interior contained a mostly open space with upholstered booths and a counter, probably dating from the 1950s with some 1970s updating.

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Commerce/Trade

Significance Statement:

This building was probably built c. 1930, to replace a frame building operated as a grocery business. The College Inn has occupied it since the early 1950's (Bibb 1986). Although changed, the modified store front retains some original detail, and its remodelled appearance is nearing historic quality. The building contributes to the historic district.

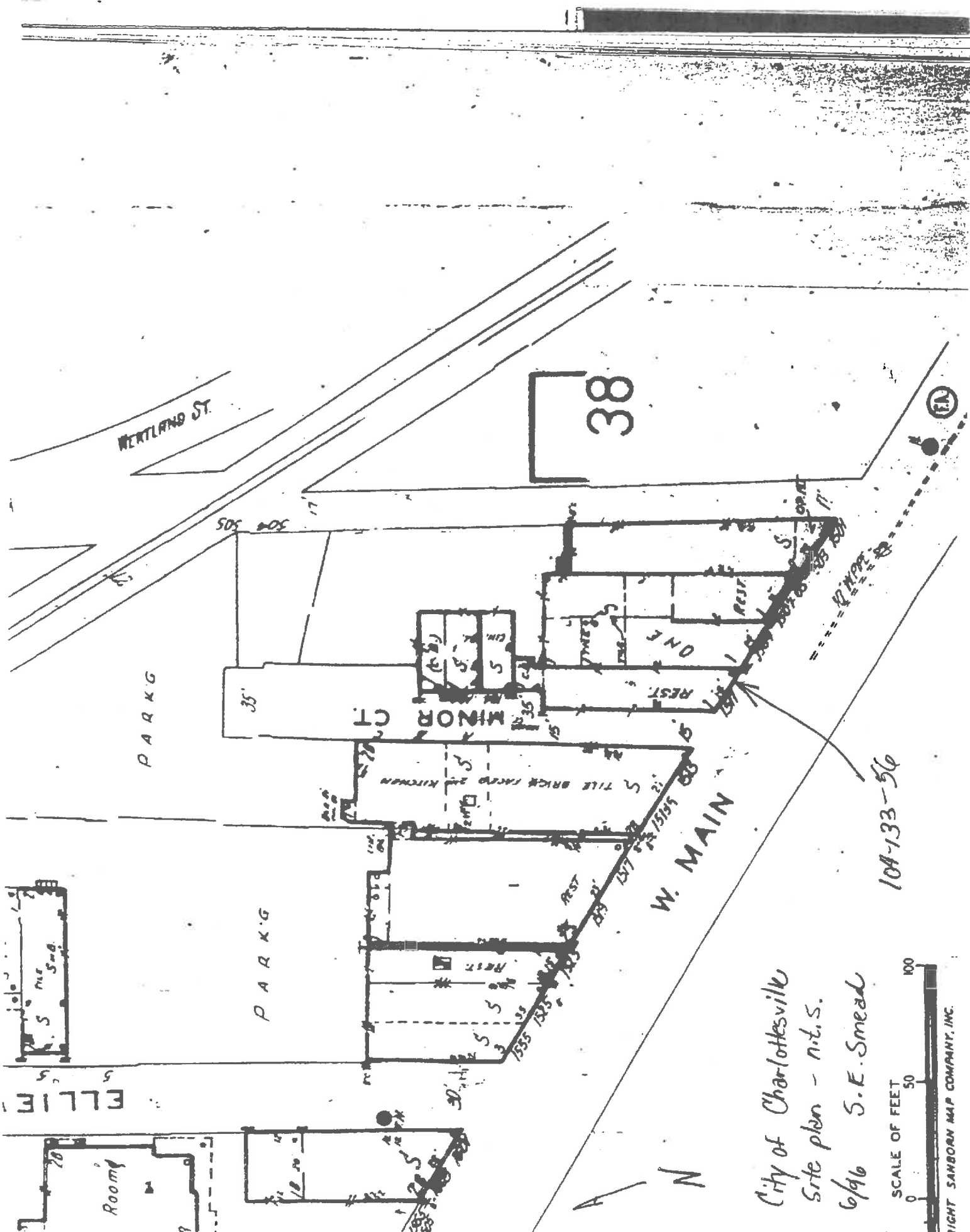
GRAPHIC DOCUMENTATION

Medium

Medium ID #

Frames

Date



City of Charlottesville
 Site plan - n.t.s.
 6/96 S.E. Smead



College Inn ^{header} ^{header}
bands of stretchers frame storefront & 1st. bay
side el
black sq convex glass
as corner blocks

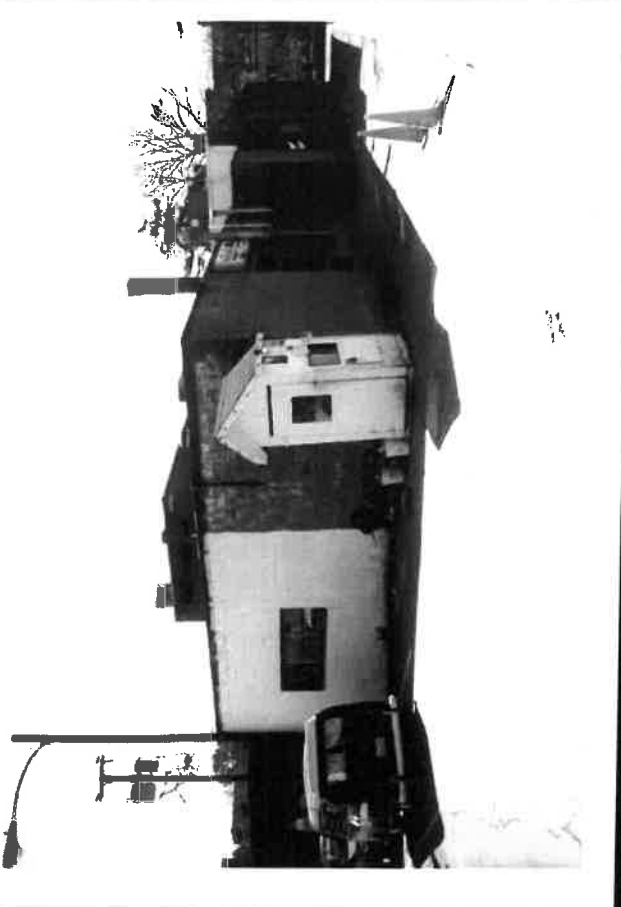


low parapet; ~~frame~~ (frame as high as other
storefront cornice)

side (orig); tall transom w/ art deco sunburst (or fan)
bravery



facade; ^{shallow} angled loggia increases ^{acute} ~~sharp~~ angle of bldg
ent at W end
paneled sign covers transom



Date 3/10/96 File No. 104-133-56
 Name College Inn, 611 N. ...
 Town Charlotteville
 County _____
 Photographer S. C. Starnes
 Contents 2 entries news



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED
SEP 29 2015
NEIGHBORHOOD
DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name COLLEGE INN, LLC / Amorgos LLC Applicant Name STUART L. RIFKIN
Project Name/Description COLLEGE INN Parcel Number 090078100
Property Address 1511 UNIVERSITY AVE, CIVILLE, VA 22903

Applicant Information

Address: 2605 NORTHFIELD RD
CHARLOTTESVILLE VA 22901
Email: stuart.stu.rifkin@gmail.com
Phone: (W) (434) 977-2710 (H) (434) 466-9515
FAX: (434) 977-8551

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature]
Signature _____ Date _____

STUART L. RIFKIN 9/29/15
Print Name _____ Date _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) (434) 244-3424 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

[Signature] 9-29-15
Signature _____ Date _____

TERRY VASSAUS 9-29-15
Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): SEE Attached Drawings.

List All Attachments (see reverse side for submittal requirements):

Drawing set containing submittal requirements.

For Office Use Only

Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 2547
Date Received: 9/29/15

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



1511 University Ave.

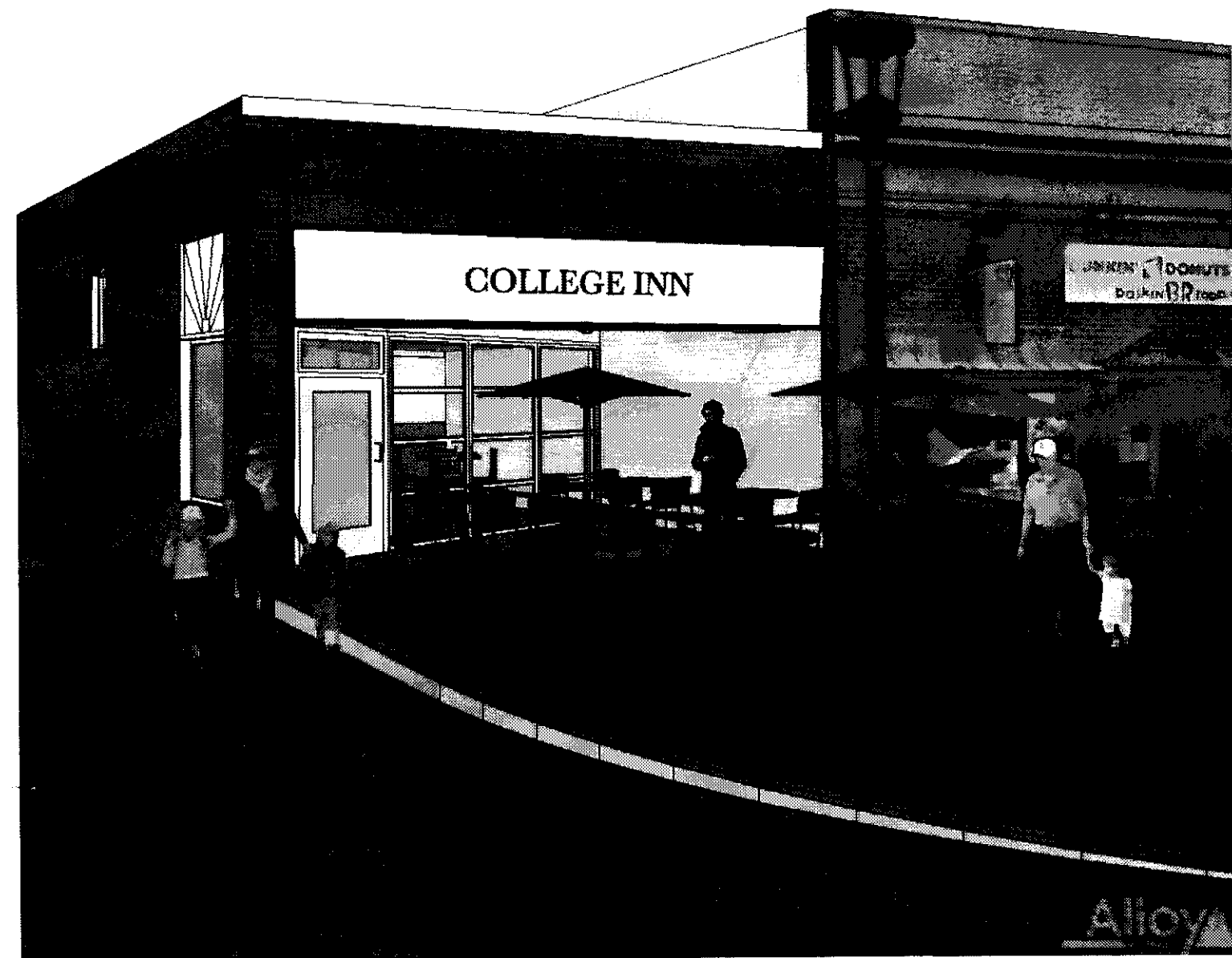


1 Vicinity Map
Not to Scale

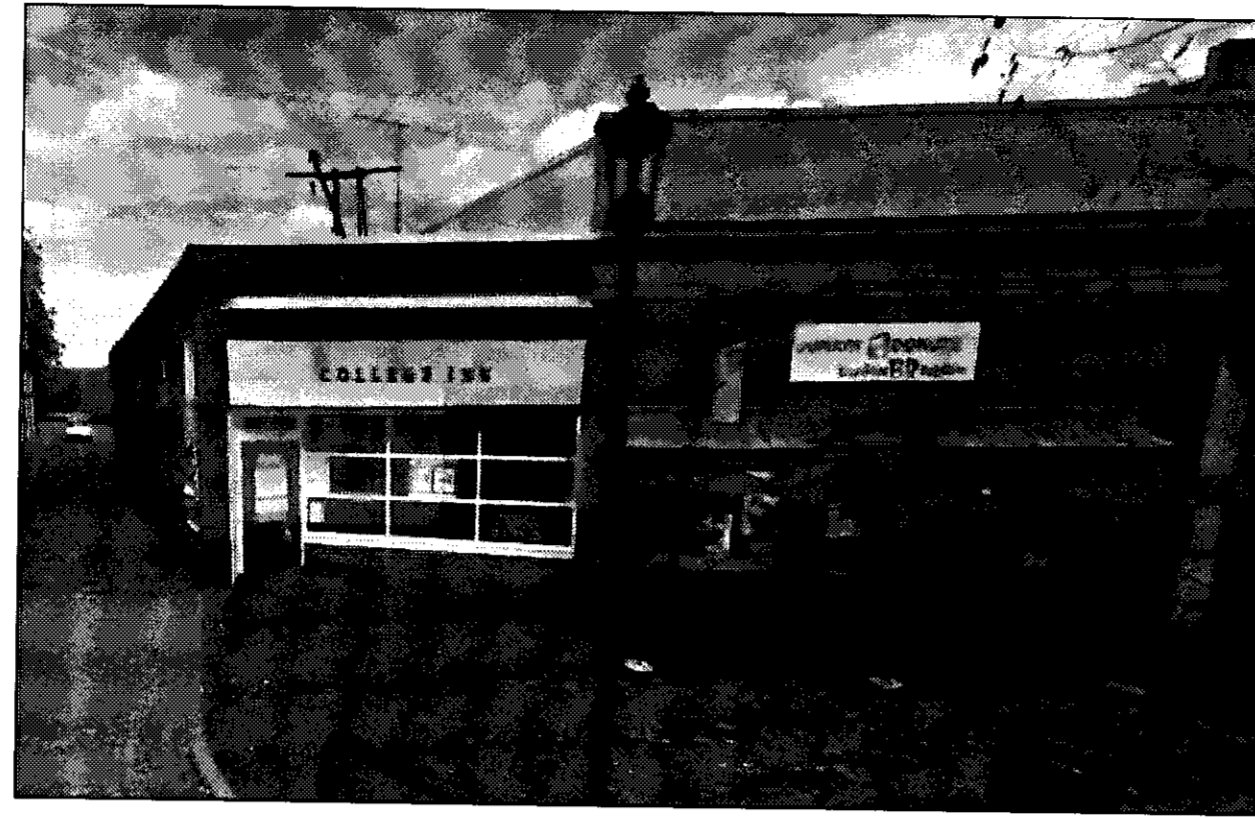
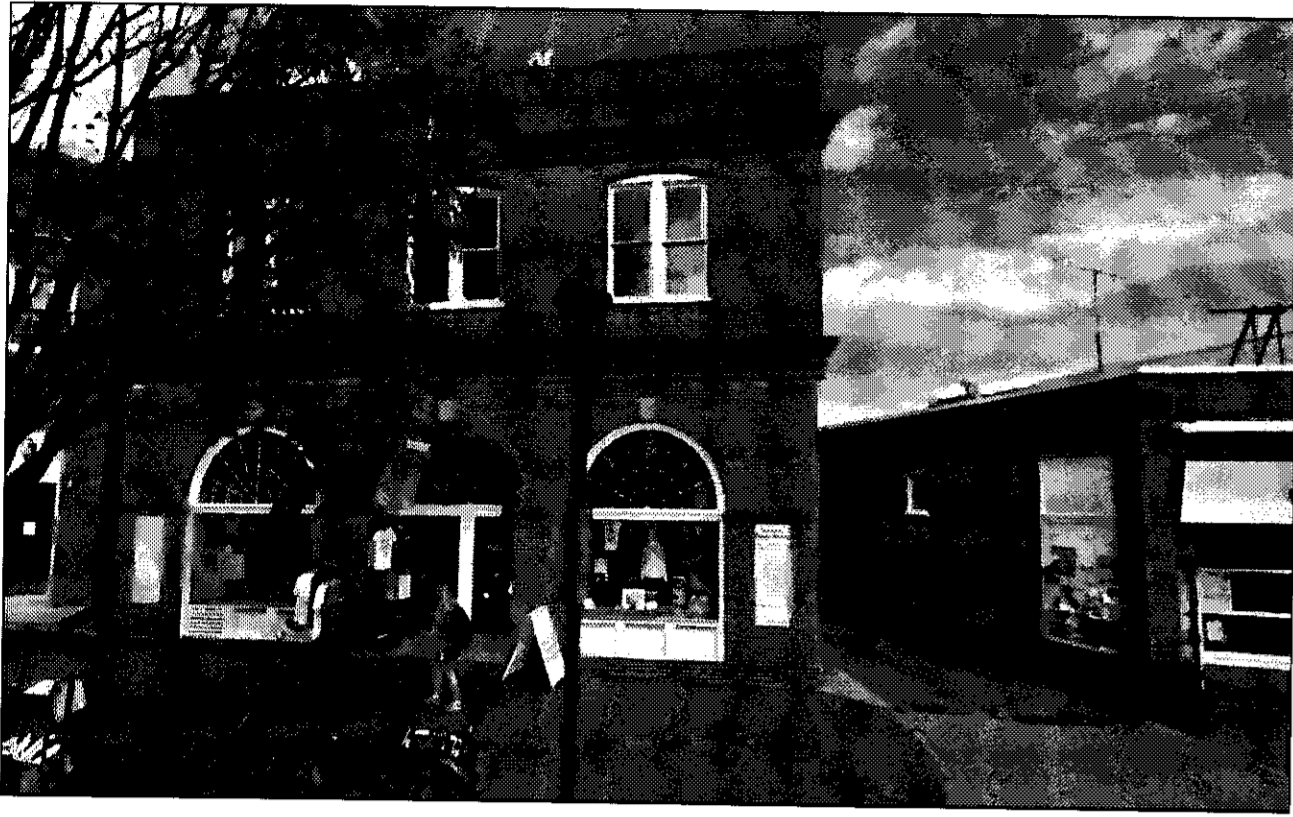
2 Existing Structure- Street View
Not to Scale

PROJECT INFORMATION
<p>PARCEL ID:090078100 ZONING: CDH COUNTY: City of Charlottesville PROPERTY TYPE: Restaurant YEAR BUILT: 1930 NEIGHBORHOOD: The Corner Historic District CONSTRUCTION TYPE: One story brick clad EXISTING SQUARE FOOTAGE: 1438 SCOPE OF WORK: Renovation of existing restaurant facade/ entry</p>

SHEET INDEX
<p>A0.0 - COVER SHEET A0.1 - PROJECT NARRATIVE + BUILDING HISTORY A0.2 - EXISTING FIRST FLOOR PLAN / RCP A0.3 - EXISTING ELEVATIONS A1.0 - PROPOSED PLAN A2.0 - PROPOSED ELEVATIONS A2.1 - STOREFRONT ELEVATION A3.0 - PROPOSED SECTION A5.0 - VIEWS A5.1 - DETAILS + MATERIAL SELECTIONS</p>



3 Project View
Not to Scale



1 Photos of adjacent properties
Not to Scale

Building History

The brick commercial building at 1511 University Avenue constructed around 1930 by J.H. Irving and Harry H. Robinson replaced a frame building that housed a grocery business. The College Inn Restaurant has occupied the building since 1953. At some point after 1946, the original Art Deco storefront, which was composed of "a Carrera glass storefront with a semi-octagonal arched central entrance loggia" was replaced with the current 50's mid-century modern storefront which accentuated the trapezoidal shape of the building footprint. The existing storefront is still framed by a decorative band of brick with corner blocks of black Carrera glass.

Project Narrative

The intention of this storefront renovation project is to increase patio seating capacity for the College Inn while allowing the restaurant's interior to open up to the exterior and to improve their street presence. The storefront as it currently exists creates an awkward interior space that is difficult to occupy with restaurant seating, while the exterior patio space is insufficient. The design intention is to keep the original modern proportions of the original storefront while making it more useable for the College Inn.

The proposed design removes the existing brick sill and storefront adjacent to the entry door while leaving the entry door in place. An white finished aluminum frame operable folding glass wall will extend from the existing entry door to the opposite brick wall to eliminate the acute angle on the interior space and create a larger outdoor seating area. In the space between the new glass wall and the edge of the building, we will expose the existing brick wall and the existing tin ceiling. We will add white hex tile flooring to the ground plane to the exterior line of the building in order to waterproof and protect the finished office space below. The project also includes the construction of a removable wood deck (Kebony wood decking with a black steel guaradrail similar to the removable deck on the 5th Street side of the Commonwealth restaurant on the Downtown Mall) that will create a level eating area above the brick patio area- currently the patio area is sloped such that it creates an uncomfortable seating situation.

These renovations aim to preserve the historical character of the existing building and the proportions of the existing glass storefront, while improving the street presence of the College Inn and increasing the amount of valuable exterior seating.

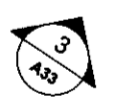


Existing raised plinth seating area

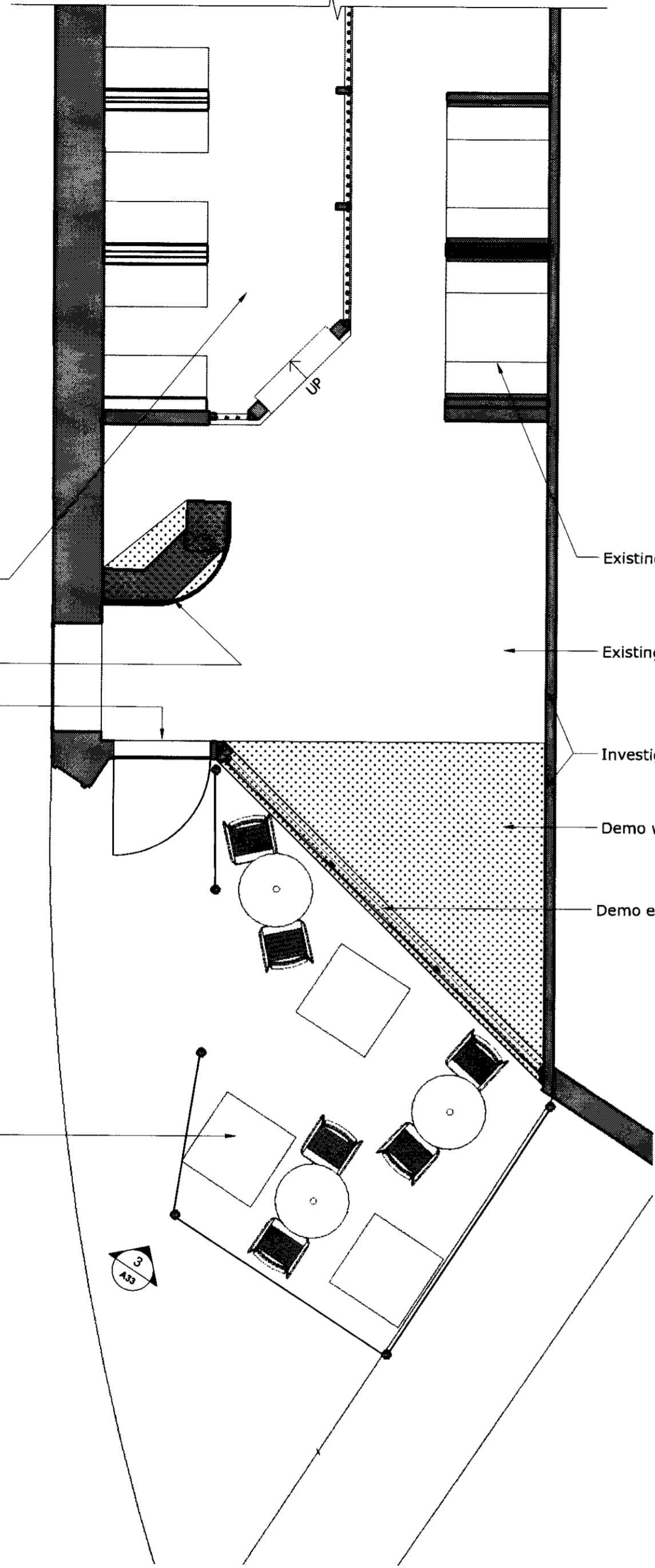
Demo host station

Existing door to remain

Existing outside dining area



1 Existing First Floor Plan- Partial
Scale: 1/4" : 1'-0"



Lowered threshold separated coplanar ceiling

ACT

Raised ceiling for clerestory window

Clerestory window

ACT

GWB

Existing Fixed booths

Existing open seating area- wood flooring

Investigate wall covering to expose brick facade

Demo wood flooring

Demo existing storefront & brick base

Preserve existing sign board

Demo existing painted wood ceiling

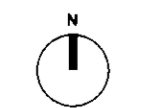
Demo GWB ceiling & HVAC in this area

1 Existing RCP
Scale: 1/4" : 1'-0"

[Stippled box] to be demolished



MAGNETIC NORTH



BUILDING NORTH

Alloy

www.alloyworkshop.com
 1109 Rose Hill Drive
 Charlottesville, Virginia 22903
 T- 434-977-8733
 F- 434-979-8733

2
AR 2.007
2
CR 2.007

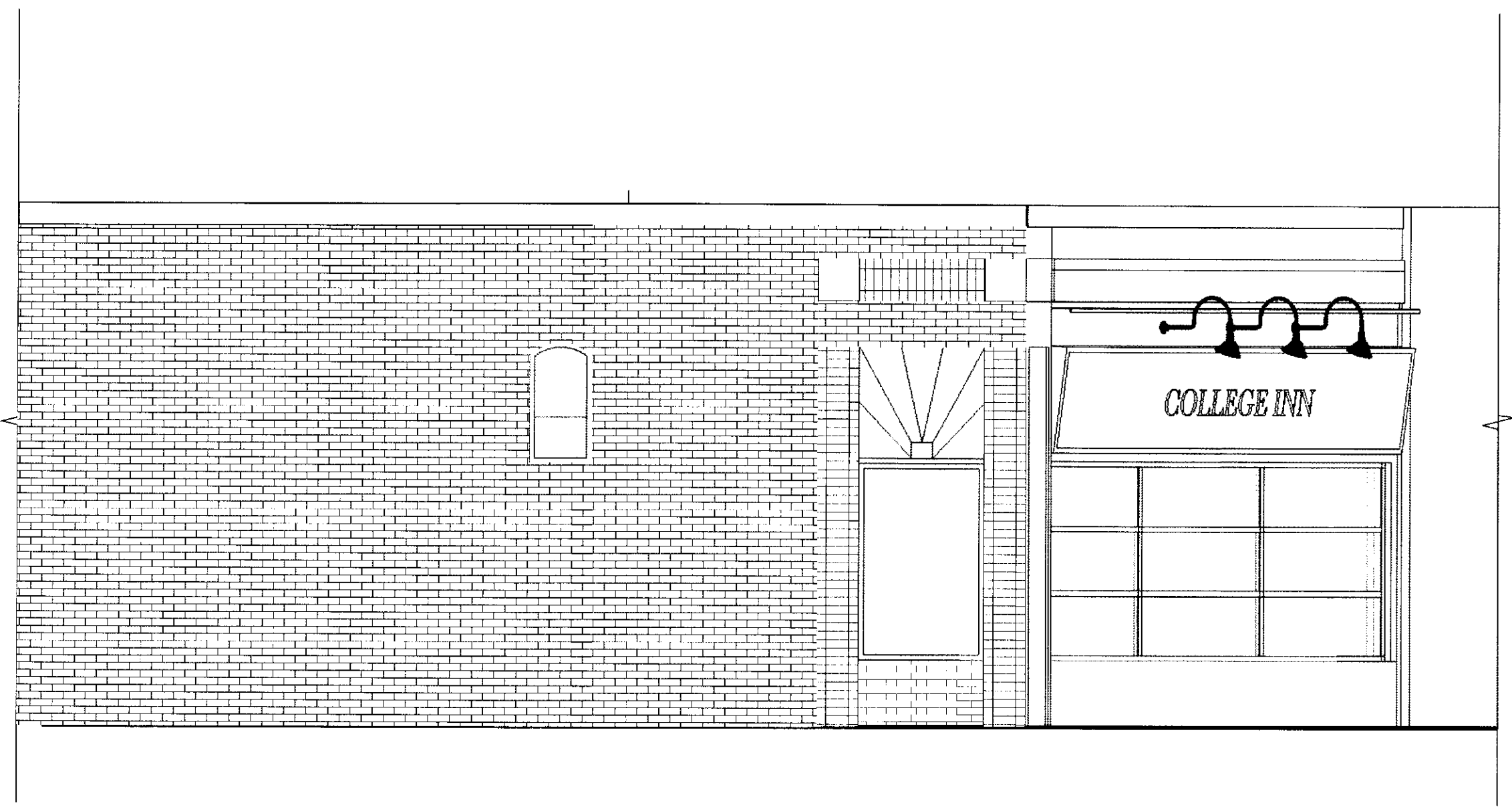
A0.2 Existing First Floor Plan

College Inn
 1511 University Avenue, Charlottesville VA 22903

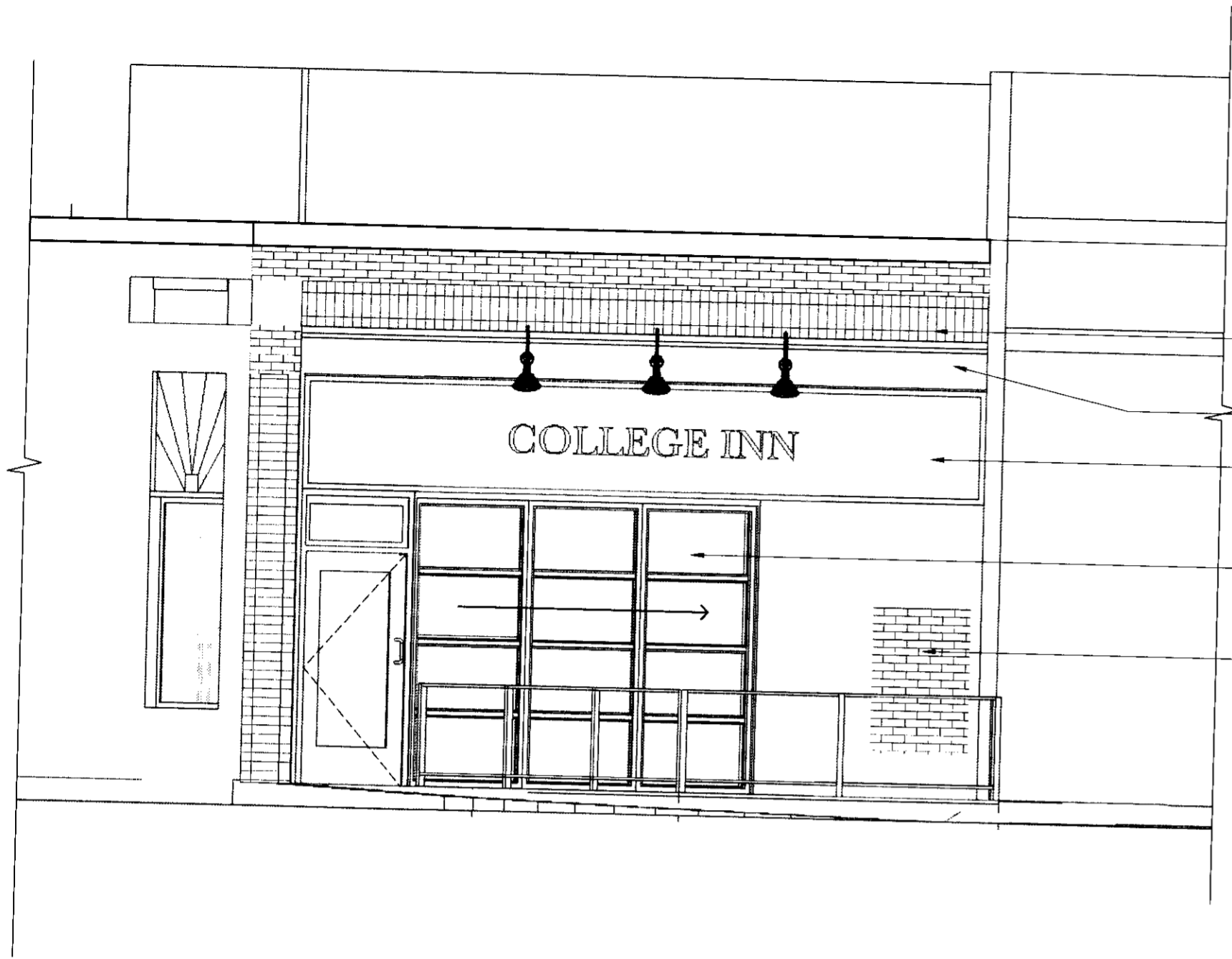
DATE: 29 September 2015
 ISSUE: BAR Submission



1 South Elevation
Scale: 1/4" : 1'-0"

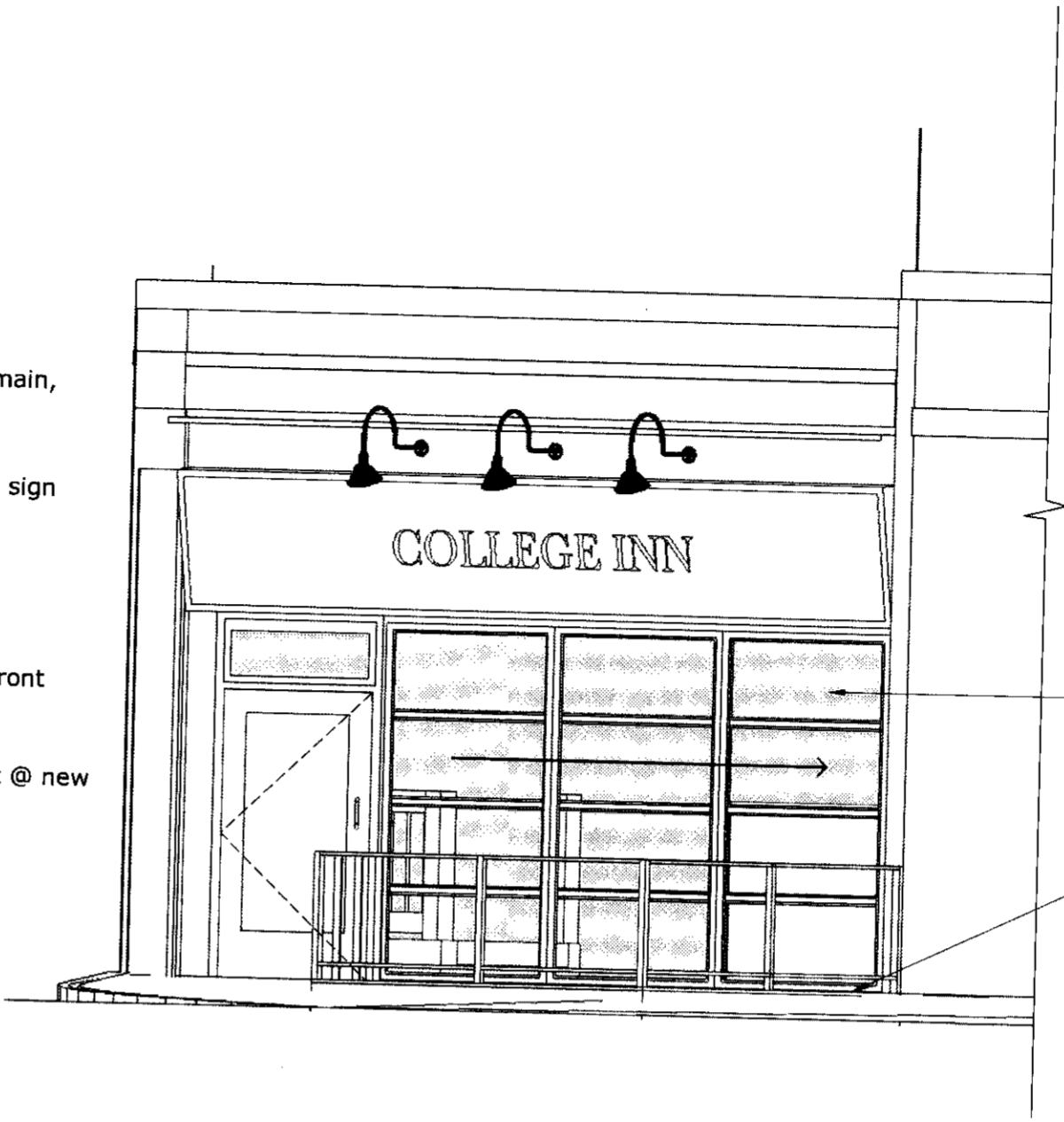


2 West Elevation
Scale: 1/4" : 1'-0"



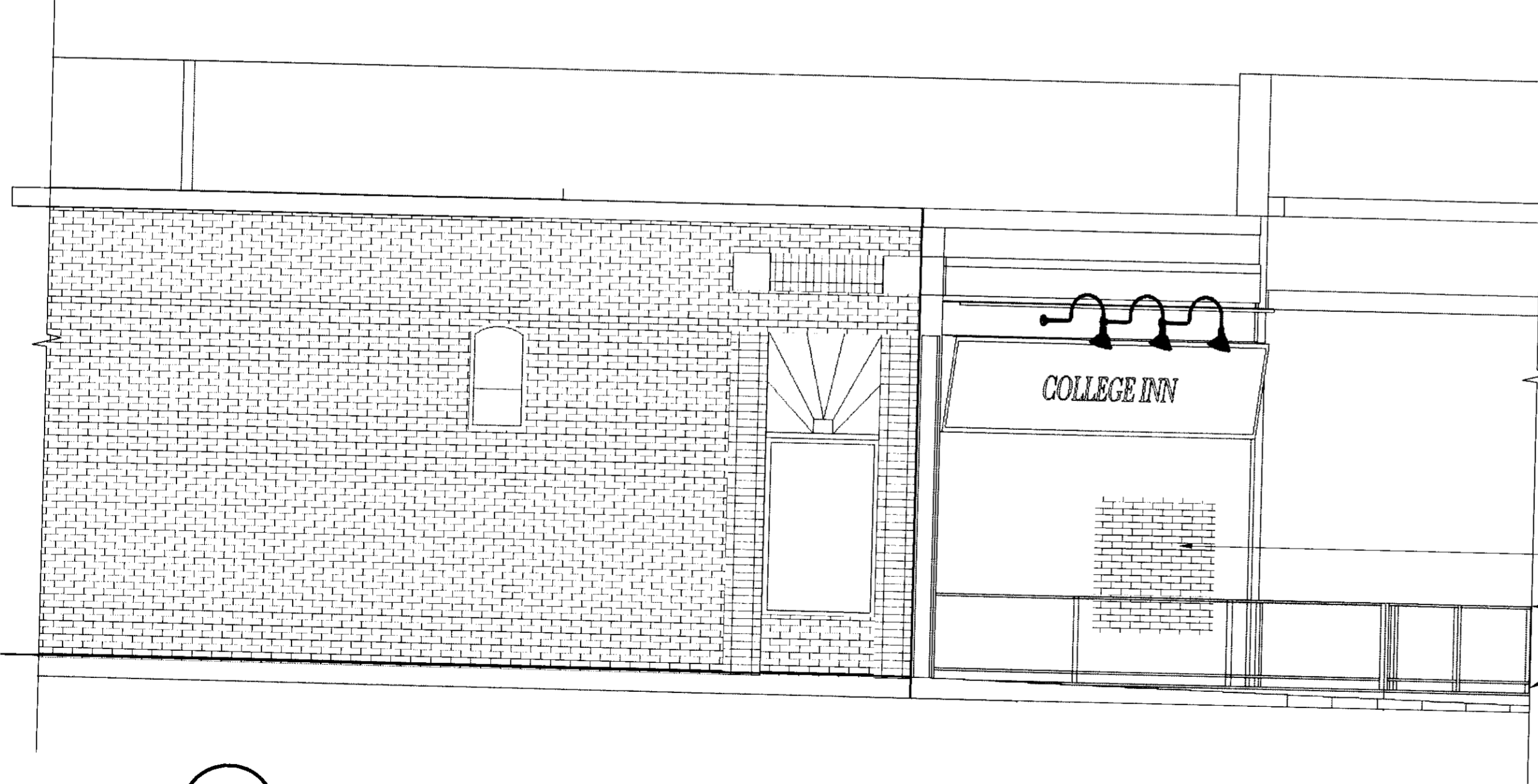
- existing brick to remain, typ.
- re-paint area above sign
- re-paint sign
- new operable storefront
- expose brick & paint @ new exterior wall

1 Facade Elevation
Scale: 1/4" : 1'-0"



- new Activewall operable storefront
- new wood platform w/ black steel railing

2 Facade Elevation 2
Scale: 1/4" : 1'-0"



- expose brick & paint at new exterior wall
- black steel rail
- new wood platform for cafe seating

3 West Elevation
Scale: 1/4" : 1'-0"



ActivWall operable folding doors

Existing door to remain- repaint

Note: see 1/A5.1 for product photograph

1

Storefront Elevation

Scale: 1/4" : 1'-0"

A2.1 Storefront Elevation Option B- enlarged

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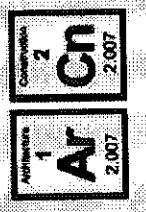
www.alloyworkshop.com

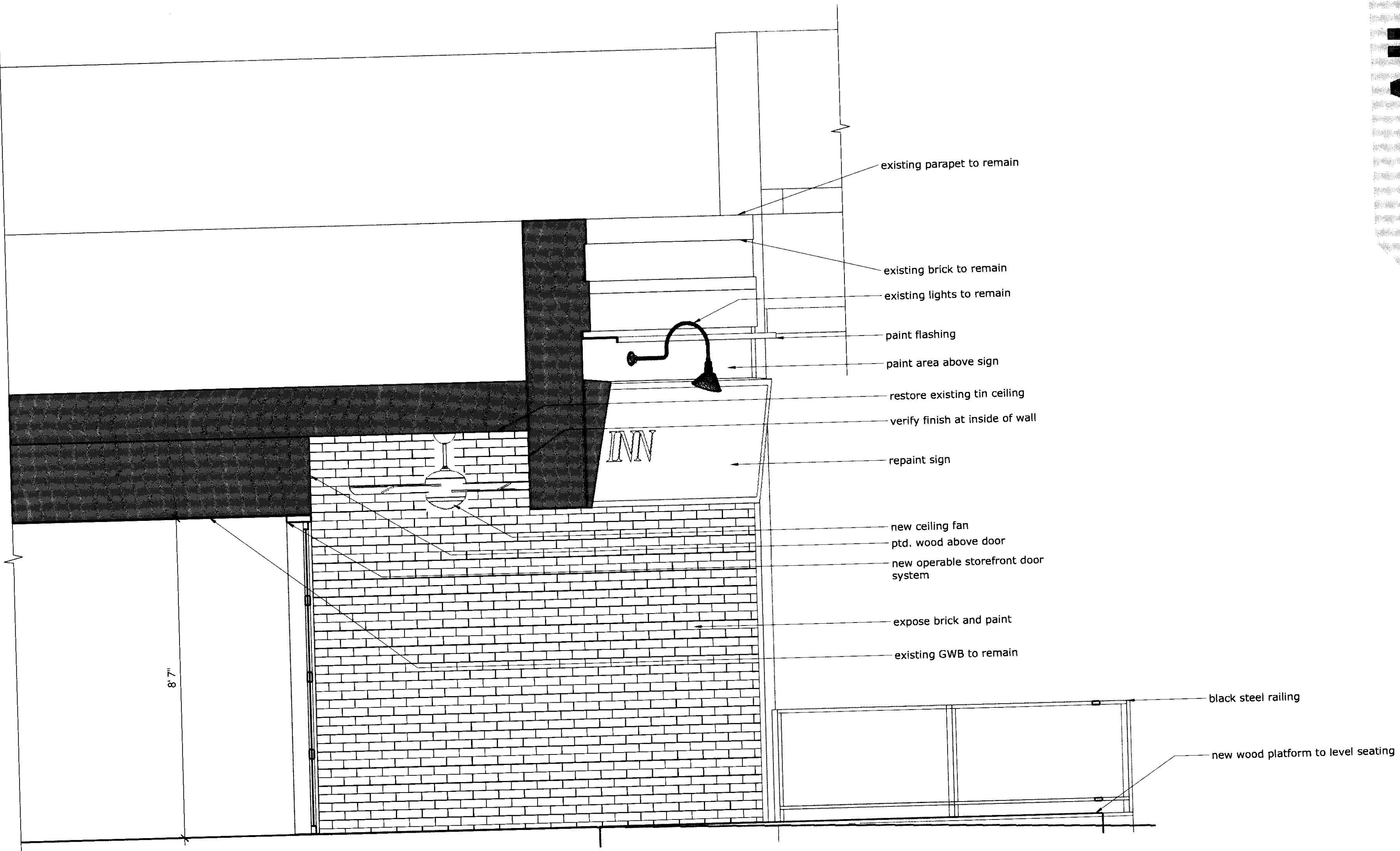
1109 Rose Hill Drive

Charlottesville, Virginia 22903

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F- 434-979-8733

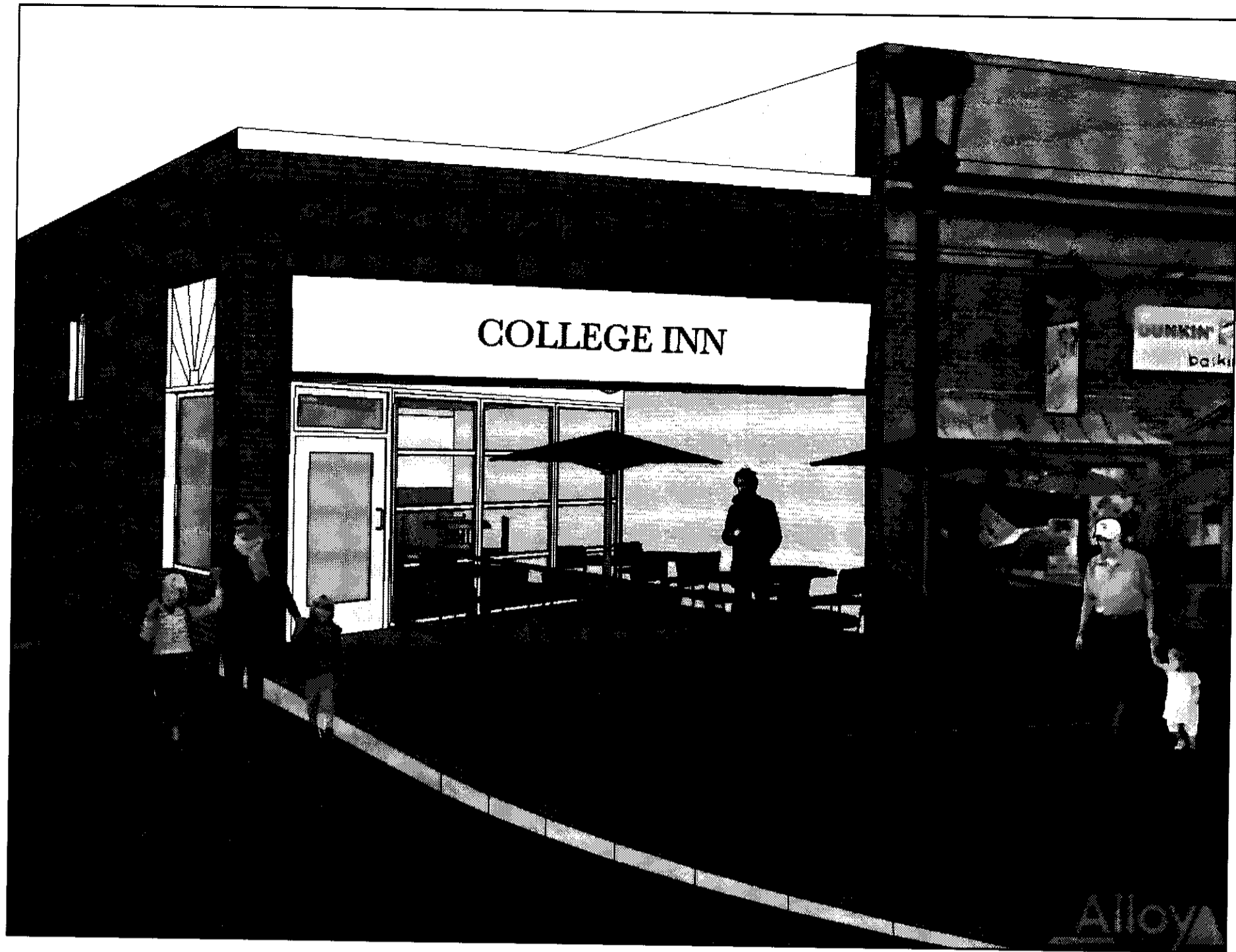




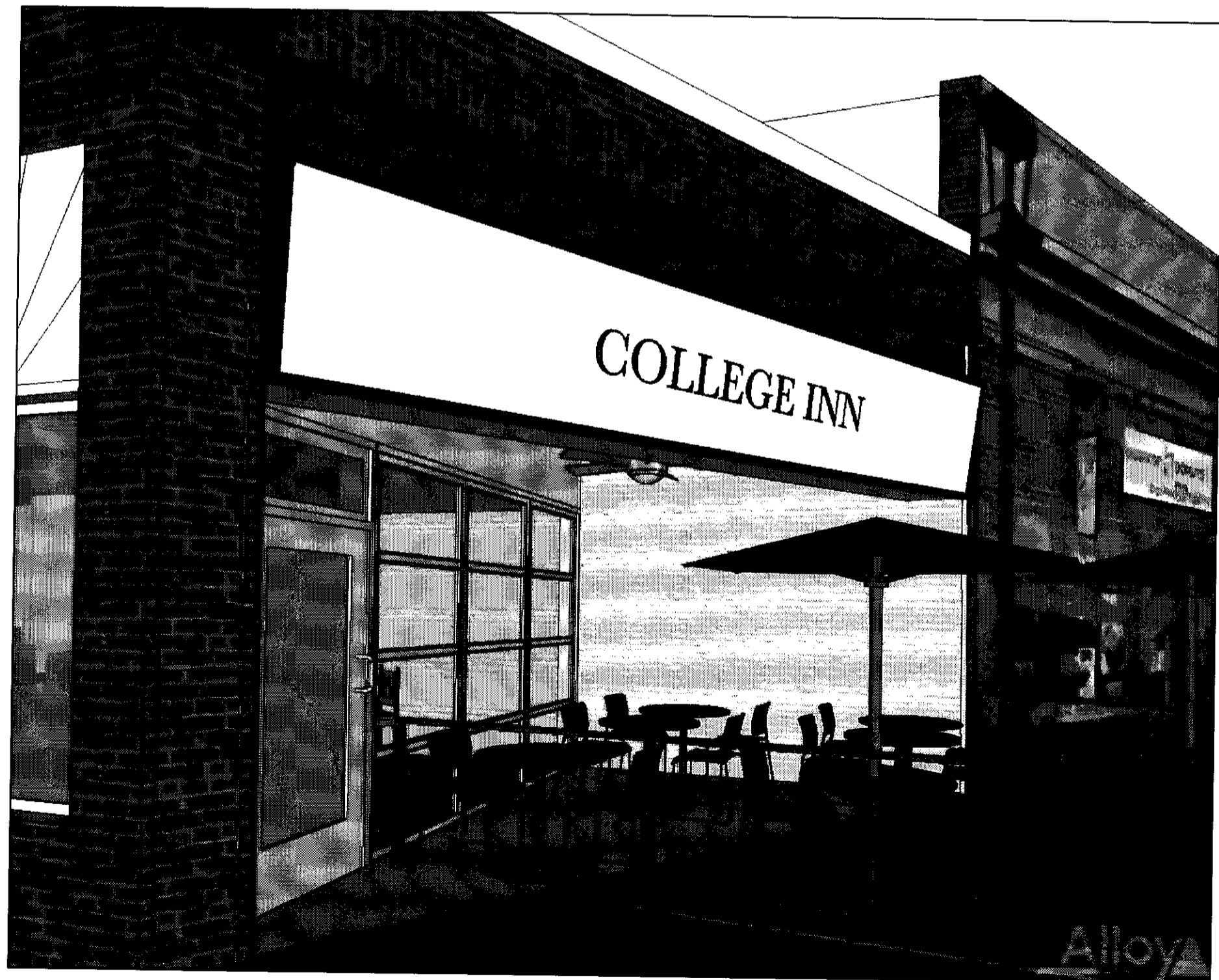
- existing parapet to remain
- existing brick to remain
- existing lights to remain
- paint flashing
- paint area above sign
- restore existing tin ceiling
- verify finish at inside of wall
- repaint sign
- new ceiling fan
- ptd. wood above door
- new operable storefront door system
- expose brick and paint
- existing GWB to remain
- black steel railing
- new wood platform to level seating

8'7"

1 Section
Scale: 1/4" : 1'-0"



1 Exterior View
not to scale

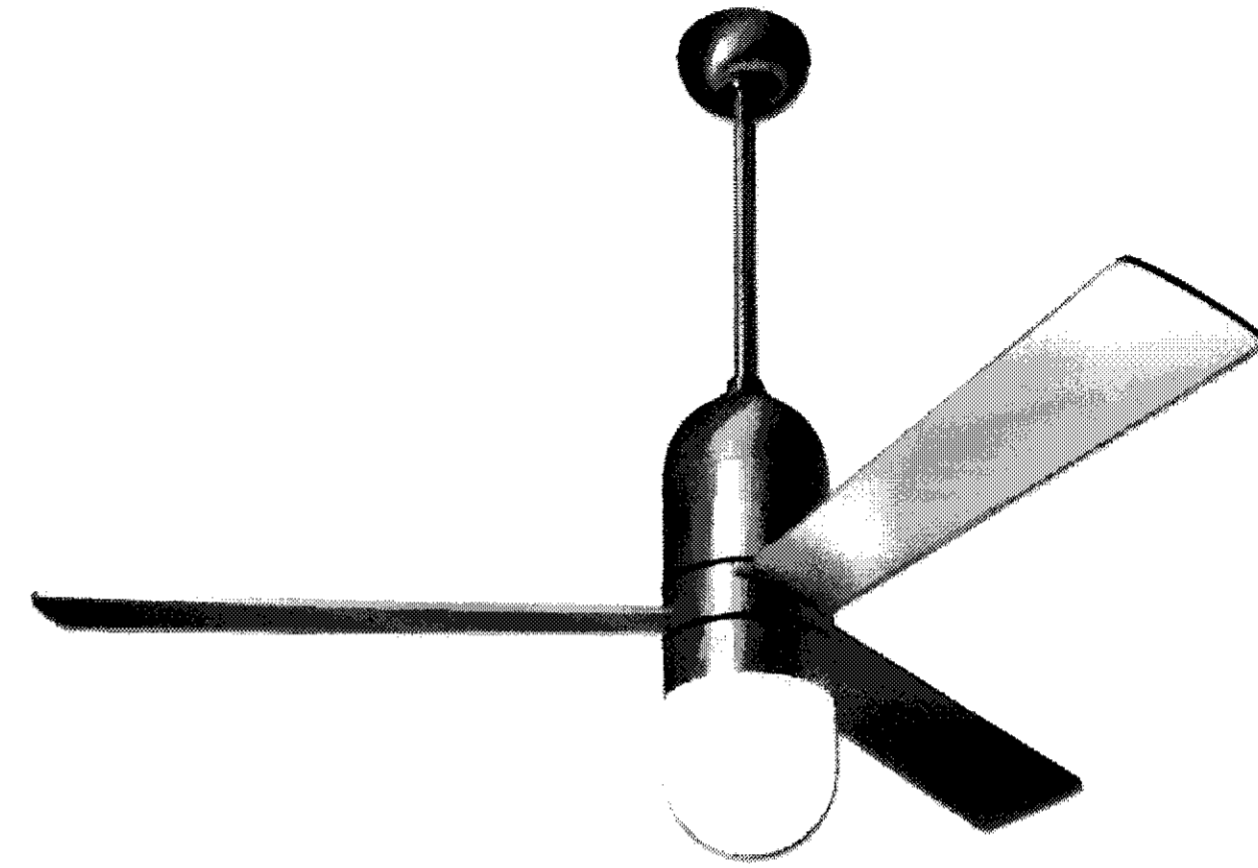


2 Exterior View
not to scale

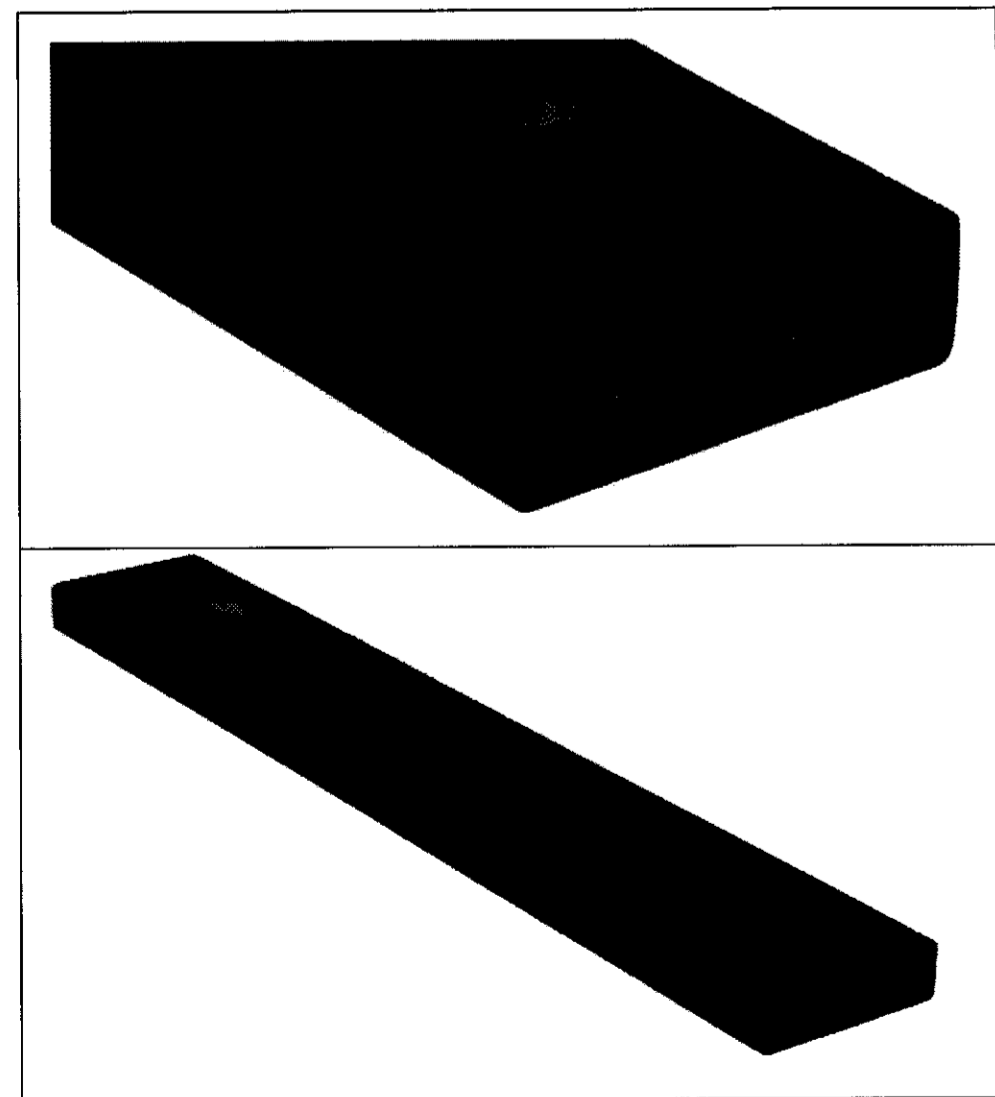


1 Activwall- operable door system- aluminum exterior sample image
not to scale

Note: Finish to be white painted aluminum with mullions see 1/A2.1



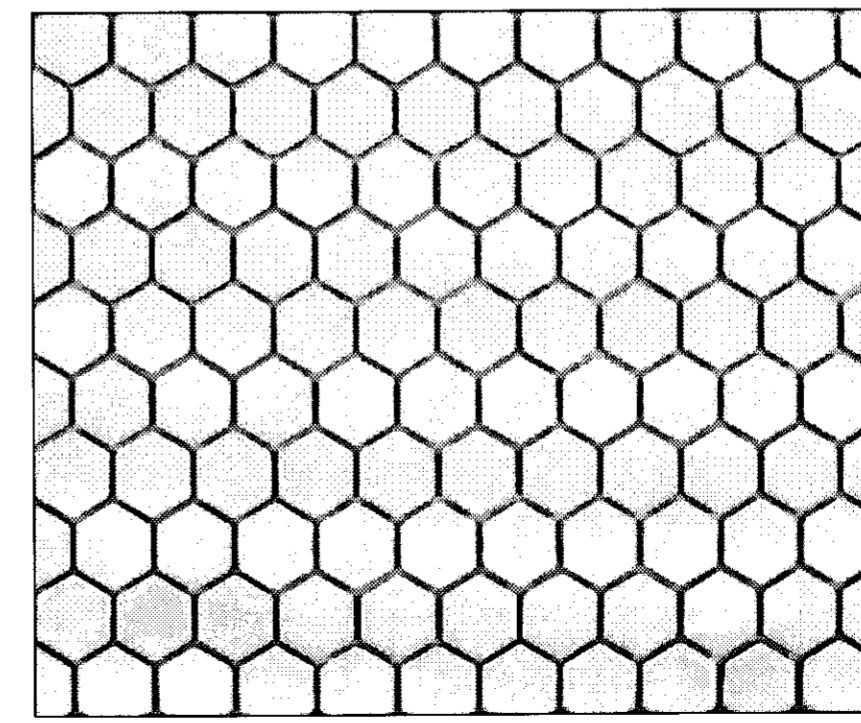
2 Ceiling Fan- Modern Fan Co.- Cirrus w/ light
not to scale



3 Kebony Decking
not to scale



4 Re-use and/or match existing black steel patio enclosure
not to scale



5 Tile flooring- traditional 1" white hex tile
not to scale

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A5.1 Material Images

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