

From: Scala, Mary Joy
Sent: Monday, February 22, 2016 4:57 PM
To: jdz5e@virginia.edu
Subject: BAR action - 1515 University Avenue - February 17, 2016

February 22, 2016

James Zehmer
Lloyds Building, LLC
510 Carrsbrook Drive
Charlottesville, VA 22901

RE: Certificate of Appropriateness Application
BAR 16-02-03
1515 University Avenue
Tax Parcel 090080000
James Zehmer, Applicant/ Lloyds Building, LLC
Partial demolition and renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2016. The following action was taken:

The BAR approved (8-1 with DeLoach opposed) the application as submitted, but with the modifications to the three large openings to come back to the BAR (for administrative approval), and paint color to be decided at a later date.

The expected changes are as follows:

1. Take all glazing up to the next line up;
2. Remove single door on east elevation;
3. Carry higher line up so there will be a single line;
4. Keep the lower panels a darker color so they recede, and continue the top band as a header (make it look like the building).

Please submit the changes to be circulated to the BAR by email for their approval.

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
February 17, 2016**



Certificate of Appropriateness Application

BAR 16-02-03

1515 University Avenue

Tax Parcel 090080000

James Zehmer, Applicant/ Lloyds Building, LLC Owner

Partial demolition and renovation

Background

1515 University Avenue is a contributing property in The Corner ADC District and the Rugby Road-University Corner National Register District. The building combines the c.1896 Minor house with a 1927 commercial building added to the front of the property. The house was two stories tall, triple pile, and constructed of brick with a high-pitched hip roof, still visible on the rear of the property.

Application

The applicant is proposing to remove existing concrete masonry unit and stucco infill in the southernmost full bay and half bay near the North East corner of the building along Minor Court Lane (better known as the exit from the Corner Parking Lot). Currently there are 3 full bays and one small bay on Minor Court Lane that are infilled with CMU and covered in stucco. The two full bays on the north end will only be painted and receive cladding and trim on the upper portion. The southernmost full bay and smaller bay will be demolished and filled in with new store front systems, including new doors to provide access from Minor Court Lane.

Windows will remain and be repaired, patched, and salvaged to preserve the original building design. The north façade has a second floor window currently filled in with brick, which will be restored to match the one on the west of the door, returning it to its historic appearance.

The applicant also proposes two new doors for the north façade, they will be metal hollow core doors to match the existing double door on that façade.

All damaged architectural features will be repaired and replaced, extraneous pipes and downspouts will be removed as necessary, visible handrails will be painted.

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 Design Review Guidelines for Rehabilitation

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.*

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1. Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2. Retain original windows when possible.*
- 3. Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4. If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5. Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6. Replace historic components of a window that are beyond repair with matching components.*
- 7. Replace entire windows only when they are missing or beyond repair.*
- 8. If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9. Reconstruction should be based on physical evidence or old photographs.*
- 10. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11. Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12. Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13. If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14. False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15. Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down....*

Discussion and Recommendations

The applicant prepared an extensive history of the building and site, and the work they propose aligns with the other buildings and structures in The Corner ADC District.

The BAR may want more information about the “damaged architectural features” that will be repaired and replaced.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed partial demolitions, new doors and windows, and building repairs satisfy the BAR’s criteria and guidelines and are compatible with this property and other properties in The Corner ADC district, and that the BAR approves the application as submitted (or with the following modifications...).

Architectural And Historic Survey



Identification

STREET ADDRESS: 1515 University Avenue
 MAP & PARCEL: 9-30
 CENSUS TRACT AND BLOCK:
 PRESENT ZONING: B-2
 ORIGINAL OWNER: Kate Minor
 ORIGINAL USE: Residence or Boarding House
 PRESENT USE: Drug Store, Apartments
 PRESENT OWNER: John D. and Evelyn H. Lloyd
 ADDRESS: "Glenorchy" Rt. 250 West
 Charlottesville, Va

HISTORIC NAME: Minor Court Building (C.M.H.E.)
 DATE / PERIOD: 1896 and 1927
 STYLE: Vernacular
 HEIGHT (to cornice) OR STORIES: 2
 DIMENSIONS AND LAND AREA: 47.2' x 209' (9865 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Fall 1980
 SOURCES: City/County Records
 Sanborn Map Co. - 1896, 1907, 1920, 1969

ARCHITECTURAL DESCRIPTION

The Minor house is two storeys tall, triple pile, and constructed of brick laid in 5-course American-with-Flemish bond on the sides and rear. It has a high-pitched hip roof now covered with composition shingles, with projecting eaves, boxed cornice, and Philadelphia gutters. The original chimneys have been removed. There is a small, steep gable covered with pressed tin on each side of the house; centered on the east side, over the western half of the rear elevation, and over projecting bays on the facade and west side. The projecting bay on the west side is semi-octagonal, and spool brackets support the overhanging corners of the roof. Windows are double-sash, 1-over-1 light, and segmental-arched at the first level. There is a pair of 4-over-4 light attic windows in each gable. A one-storey veranda originally extended from the projecting bay to the east end of the facade. The flat-roofed commercial building replaces the veranda and extends to the street. It is two storeys tall and three bays wide. Construction is of brick laid in stretcher bond. The facade is of pressed brick. The facade is arcaded, with round arches with keystones springing from a corbelled string-course at window-top level. The area below the arches has been filled in and covered with a massive metal sign. There are two separate doors, flanked by pilasters, in the entry recess in the center bay, indicating that the building was once divided into two store rooms. Narrow wooden pilasters also flank the display windows in the side bays. There is a segmental-arched pair of double-sash, 1-over-1 light windows in each bay at the second level. There are matching corbelled brick cornices with mousetoothing above the storefront and just below the plain concrete-capped parapet. The parapet cornice continues along the east (Minor Court) side of the building. A narrow space separates this building from the one on the west. The first bay on each side of the building is similar to the facade. There is a large thermal window at the first level on the Minor Court side. Most of the windows at the first level have been closed; there is a single window in each bay at the second level. The entrance to the stair hall serving both old and new buildings occupies the last two bays of the commercial building. The corbelled storefront cornice above it continues over the three storefronts (two now bricked up) which have been cut into the east side of the Minor house.

HISTORICAL DESCRIPTION

Miss Kate Minor purchased this lot from Raleigh J. Minor in 1894 (AODB 102-296) and built the house in 1896, according to tax records. At her death in 1913 she willed it to her sister Anne P. Minor (City WB 2-131). J. K. Irving and Harry H. Robinson, who conducted the University Grocery a block away, bought the house from Anne Minor in 1926 (City DB 55-235) and built the large commercial building onto the front the next year. Jameson's Bookstore occupied the eastern store room, and later the combined store room, from 1927 until the mid-1950's. Lloyd's Rexall Drug Store has occupied it since that time. The Minor house was used as a boarding house for University students for many years, and there are still rental rooms on the second level. The first level is used by the University Cafeteria as a kitchen and storeroom. The Minor Court Building was awarded to Irving's estate when Irving & Robinson's holdings were partitioned in 1940 (DB 104-142). The present owners purchased it from his heirs in 1964 (DB 253-94 and 98).
 Additional References: City DB 227-213; City WB 4-199.

SIGNIFICANCE

The Minor House is the last of several large residences built around the turn of the century along University Avenue across from the University Grounds. Most were rooming or boarding houses for students.

UTM: 17/719340/4212490

Date 3/10/90 File No. 104-133-10
Name Minor Court Building
Town Madisonville 1521 N
County _____
Photographer S. J. Smead
Contents 4 x 5 slide views





**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

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 Lloyds Building LLC Applicant Name James Zehmer
 Project Name/Description Lloyd Building Parcel Number 090080000
 Property Address 1515 University Avenue

Applicant Information

Address: 575 Alderman Road
Charlottesville, VA 22904
 Email: jd2.5e@virginia.edu
 Phone: (W) 434-243-5168 (H) 434-566-7294
 FAX: _____

Property Owner Information (if not applicant)

Address: 510 Carrsbrook Drive
Charlottesville, VA 22901
 Email: _____
 Phone: (W) _____ (H) _____
 FAX: _____

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.)

James DLTZ 01-26-15
 Signature Date

James Zehmer 01-26-15
 Print Name Date

Property Owner Permission (if not applicant)

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

please see attached email with today's date.
 Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): see separate narrative

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

Project Narrative and proposed changes document summary

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>O Eubanks</u>	Date: _____
Fee paid: <u>12500</u> Cash/Ck. # <u>visca</u>	Conditions of approval: _____
Date Received: <u>1/26/15</u>	_____

Zehmer, James D.W. (jdz5e)

Subject: FW: Lloyd Building BAR submittal

From: lloydshallmark@gmail.com [<mailto:lloydshallmark@gmail.com>]

Sent: Tuesday, January 26, 2016 2:42 PM

To: Zehmer, James D.W. (jdz5e)

Subject: Re: Lloyd Building BAR submittal

Please proceed with my approval

John D Lloyd JR

Sent from my iPhone

On Jan 26, 2016, at 2:16 PM, Zehmer, James D.W. (jdz5e) <jdz5e@eservices.virginia.edu> wrote:

Dear Mr. Lloyd,

It was a pleasure speaking with you today, and I appreciate your reviewing our proposal for exterior changes to the Lloyd Building at 1515 University Avenue.

As I am getting ready to submit this to the Charlottesville Board of Architectural Review today by 3:30pm, and you are currently out of town, please reply by e-mail if you approve the proposed plan.

I will use your e-mail response as evidence of your permission in lieu of your signature, and we'll hope that the Department of Neighborhood Development Services will accept this until you are able to sign the application in person.

Thank you, and I apologize for the short notice!

Best Regards,
James

James D. W. Zehmer
Historic Preservation Project Manager
UVA Facilities Planning & Construction Department
575 Alderman Road, Charlottesville, VA 22904
434-243-5168 (o), 434-566-7294 (c)

<Project Narrative.docx>

<BAR Set 1-25-16.pdf>



7 E Lancaster Avenue
Suite 300
Ardmore, PA 19003
610.667.9551
www.nallsarch.com

NALLS ARCHITECTURE, INC.

Robert E. Nalls, President

To: Mary Joy Scala
Preservation and Design Planner
Neighborhood and Development Services
Charlottesville, Virginia 22901

Date: January 26, 2016

Project: 1515 University Avenue

Via: Attached COA Application

Subject: Supplementary Information

Scope of Demolition:

Proposed demolition will include removal of existing cmu and stucco infill in one full bay and one half bay near the North East corner of the building, along Minor Ct. Ln.

Façade:

Exterior brick will be repointed and repaired as required. Currently there are 3 full bays and one smaller bay on Minor Ct Ln that are infilled with cmu and covered with stucco. The two full bays closer to the north end of the building will be painted and receive cladding and trim on the upper portion. The southernmost full bay and the smaller bay will be demolished and filled in with new store front systems. Manufacturer: TBD

Windows:

All existing windows will remain and be repaired, patched, and salvaged to preserve the original building design. On the north façade, the original window opening to the east of the second floor door was filled in with brick at one time. The proposed approach will remove this later brick, and install a new window to match the one on to the west of the door, returning it to its historic appearance. All existing window frames and exterior wood siding will be stripped of existing paint and repainted.

Doors:

Two new doors are proposed for the north façade as egress points from the first floor and from the enclosed fire stair. They will be metal hollow core doors to match the existing double door on that façade.

Storefront:

A new store front entrance will replace the small bay, and the first large bay to allow access into the building from Minor Ct Lane. Manufacturer: TBD Samples to be provided in advance of BAR presentation so that members can review ahead of time.

General Repairs:

- All damaged architectural features will be repaired and replaced.
- Extraneous pipes and downspouts will be removed as necessary.
- Visible handrails will be painted.



AERIAL VIEW

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA
January 26, 2016



NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE. STE 300
ARDMORE, PA 19003





Citation: Holsinger Studio Collection, ca. 1890-1938, Accession #9862. Special Collections. University of Virginia, Charlottesville, Va.
 Catalog Record: <http://search.lib.virginia.edu/catalog/uva-lib:744806>
 Online Access: <http://search.lib.virginia.edu/catalog/uva-lib:1051372>
 Page Title: Cavalier Diner
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 Catalog Record: <http://search.lib.virginia.edu/catalog/uva-lib:744806>
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 Page Title: Cavalier Diner, Charlottesville
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Historic Images



NALLS ARCHITECTURE, INC.
 7 E LANCASTER AVE. STE 300
 ARDMORE, PA 19003

1515 UNIVERSITY AVE.
 CHARLOTTESVILLE, VA
 January 26, 2016



LLOYD BUILDING HISTORY:OVERVIEW

- 1896: Minor House was built
- 1927: Commercial building was added to front of Minor Court House, completely removing the front façade. A pressing and cleaning business occupied one of the 3 rear storefront spaces facing Minor Court Alley. In the two storefronts facing University Avenue, Jameson's Bookstore occupied the east half and The Cavalier Diner occupied the west. Boarding rooms occupied the second floor.
- 1944: Cavalier Diner closed. The party wall was removed and Jameson's Bookstore expanded to encompass the large first floor space we know today.
- 1957: Jameson's Bookstore was replaced by Lloyd's Rexall Drug Store.
- 1983 & '84: Lloyd Building is listed on the Virginia Landmark Register and National Register of Historic Places as part of the Rugby Road – University Corner Historic District.
- 1994 - 2014: Lloyd Building was converted into Student Book Store.



1896 Sanborn Map

The 1896 Sanborn shows minor development in the area of the site, mostly large dwellings and support structures along University Avenue. The Site itself has one dwelling, built by Kate Minor in 1896.

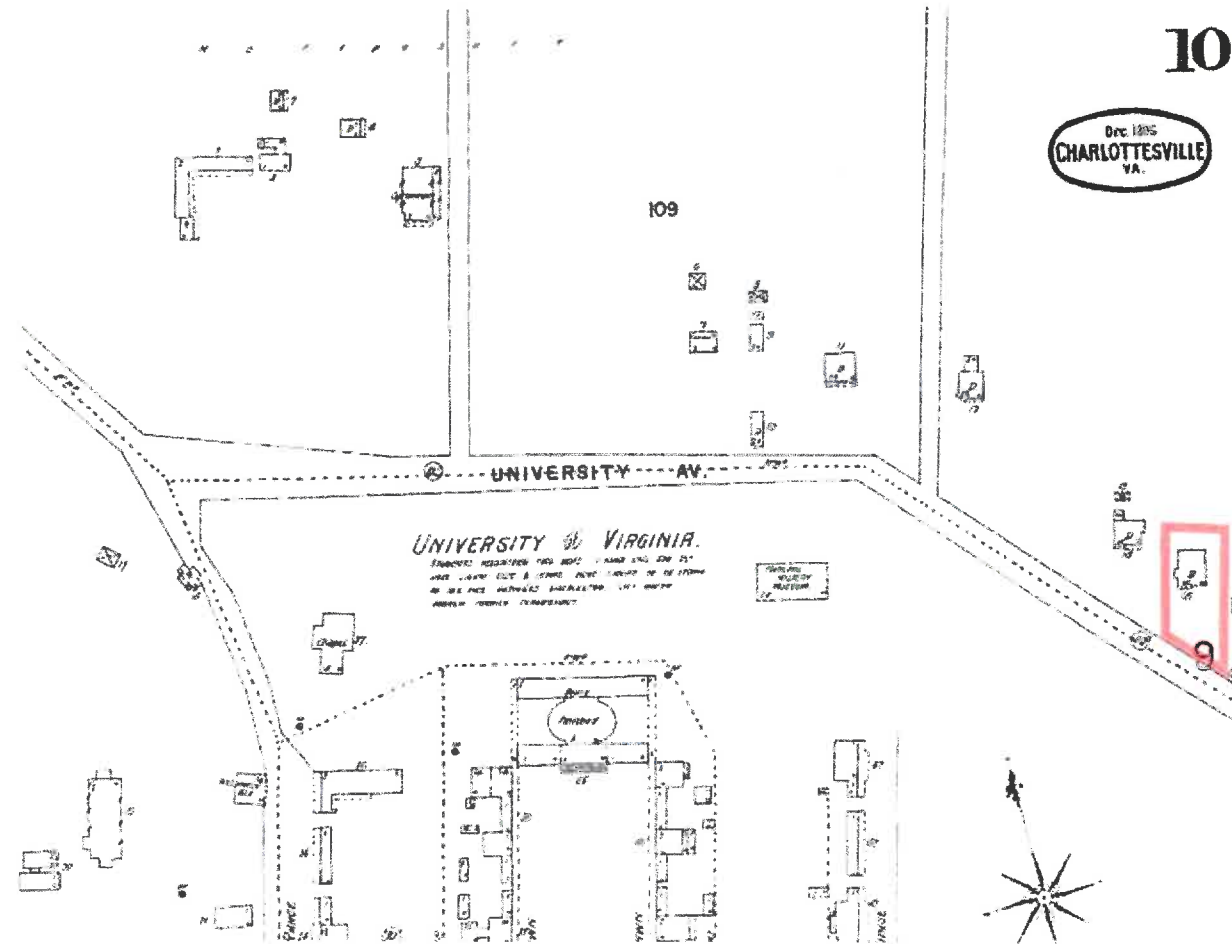


Figure 9. 1896 Sanborn Map of the site.

1902 Sanborn Map

The 1902 Sanborn shows little change in the vicinity of the Site as compared to the 1896 map. There have been some minor modifications to nearby dwellings, but no significant changes to the Site or surrounding property. The Site itself still only has one dwelling.

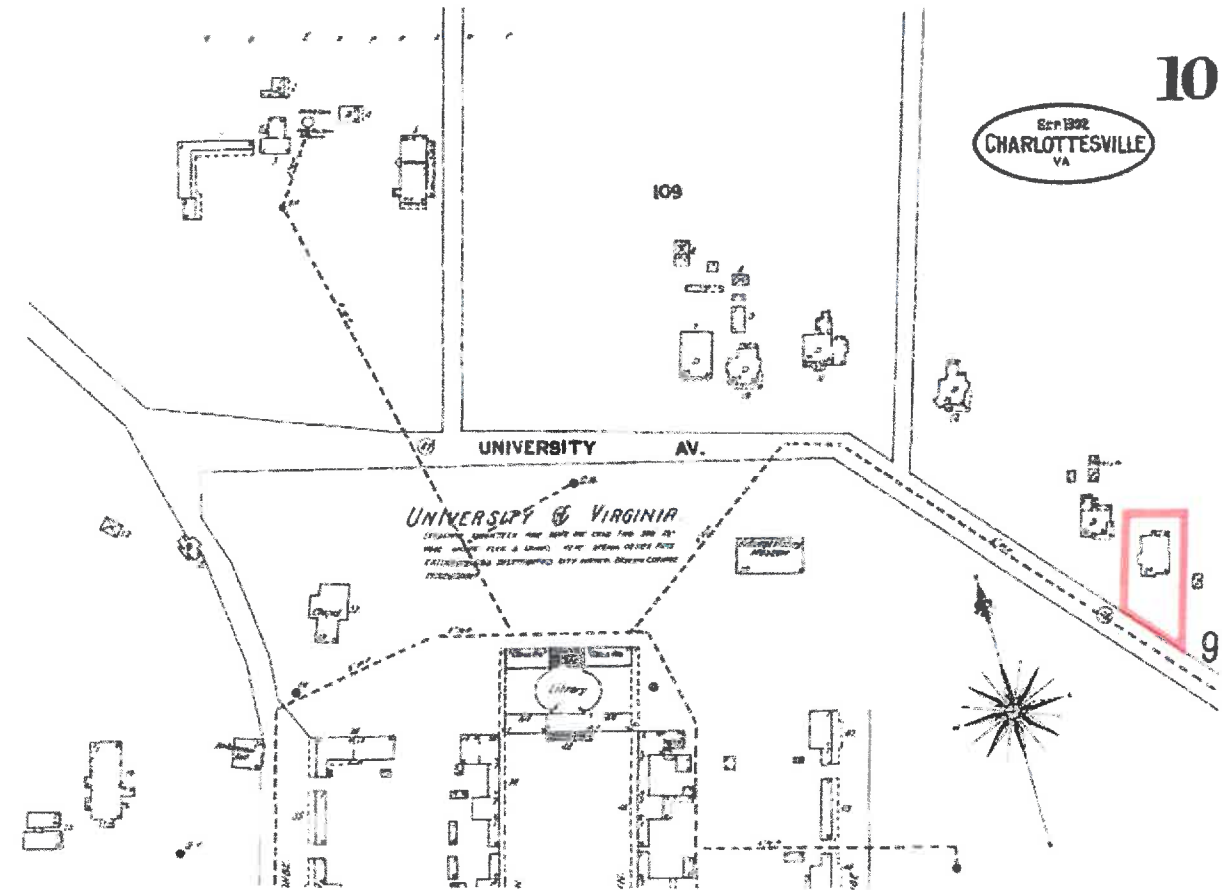


Figure 10. 1902 Sanborn Map of the site



1907 Sanborn Map

The 1907 Sanborn shows that development is increasing on surrounding properties. Several large dwellings are located to the west and some of the existing buildings have been enlarged.

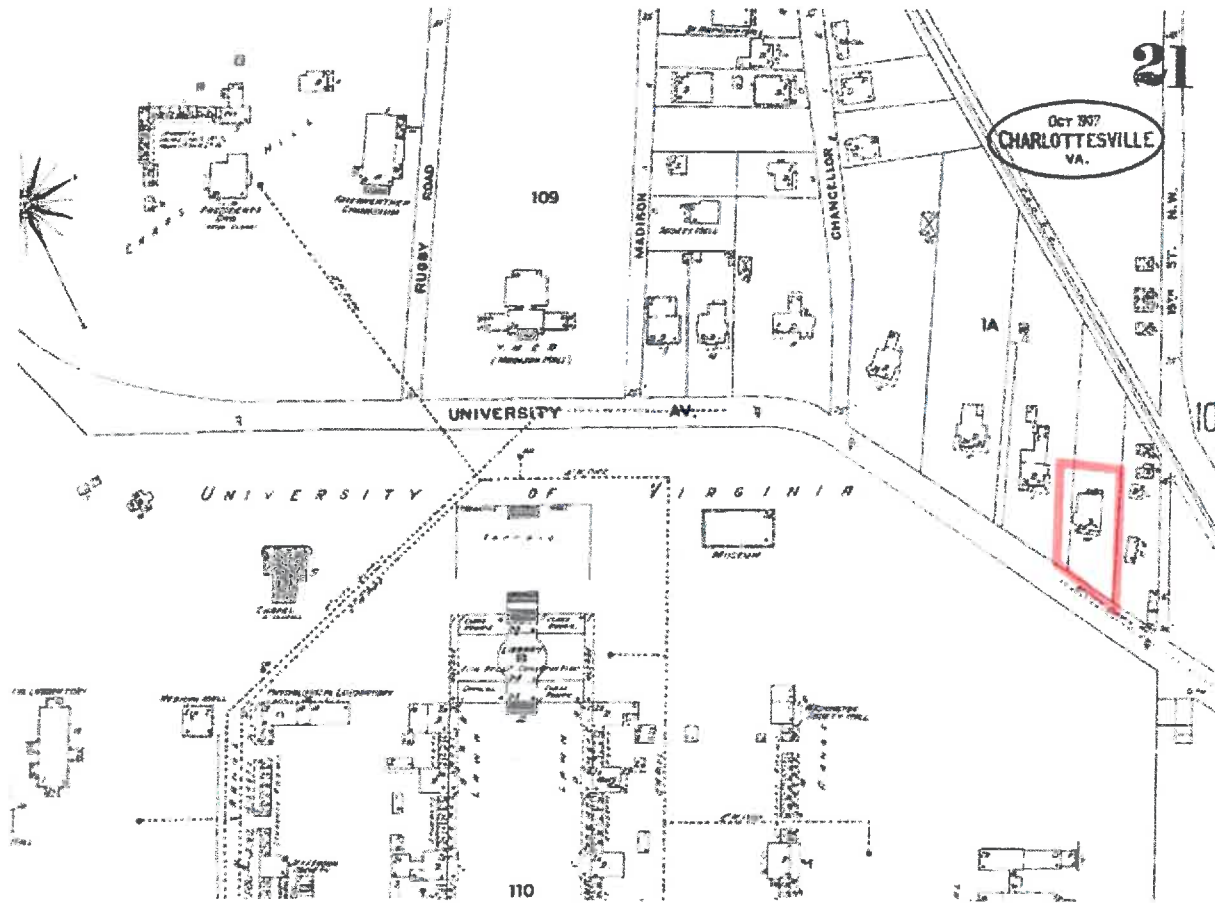


Figure 11. 1907 Sanborn Map of the site

1913 Sanborn Map

The 1913 Sanborn shows the Site looking similar to the 1907 map. There has been some increased development in the area of the Site, with new dwellings being constructed, but no change in the Site itself.

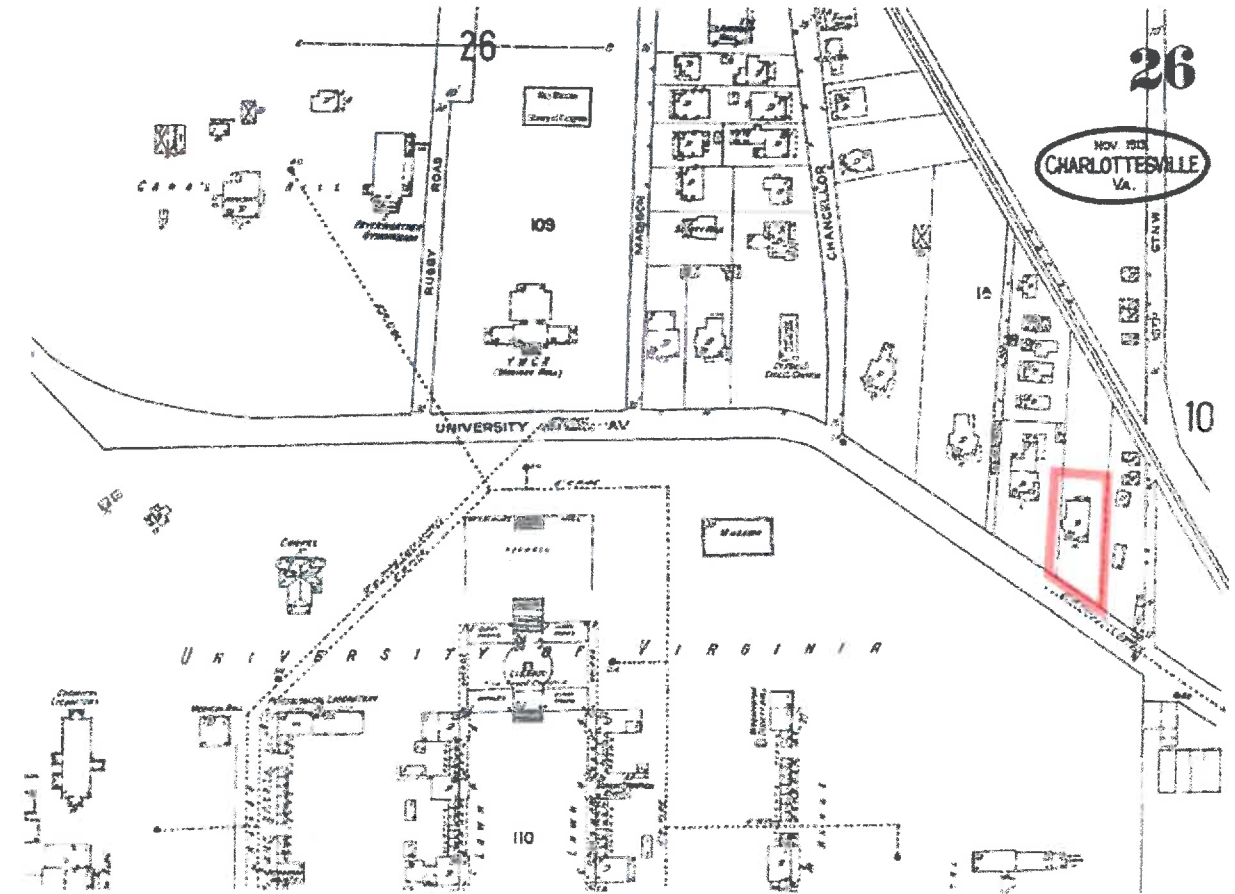


Figure 12. 1913 Sanborn Map of the site



1920 Sanborn Map

The 1920 Sanborn still shows the Site prior to existing development.

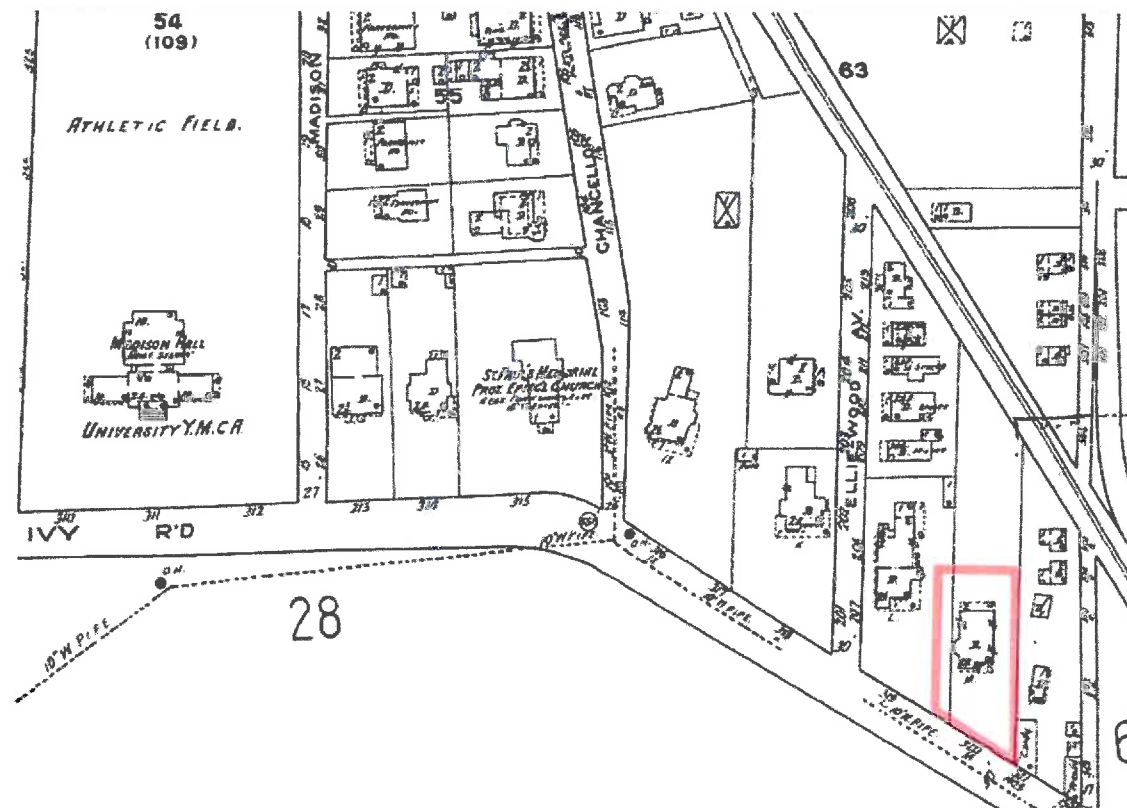


Figure 13. 1920 Sanborn Map of the site

1929 Sanborn Map

The 1929 Sanborn shows the existing building has been added to the front of the Minor House on Site. The building is noted as housing several stores, including "cleaning and pressing." The second floor is noted as being used for "rooming." There is a wired glass skylight near the center of the building. Bourbon Place (aka Minor Court Alley) borders the site to the east and the small stores at the back of the building front on this alley. A small pedestrian passageway separates the building from the businesses to the west.

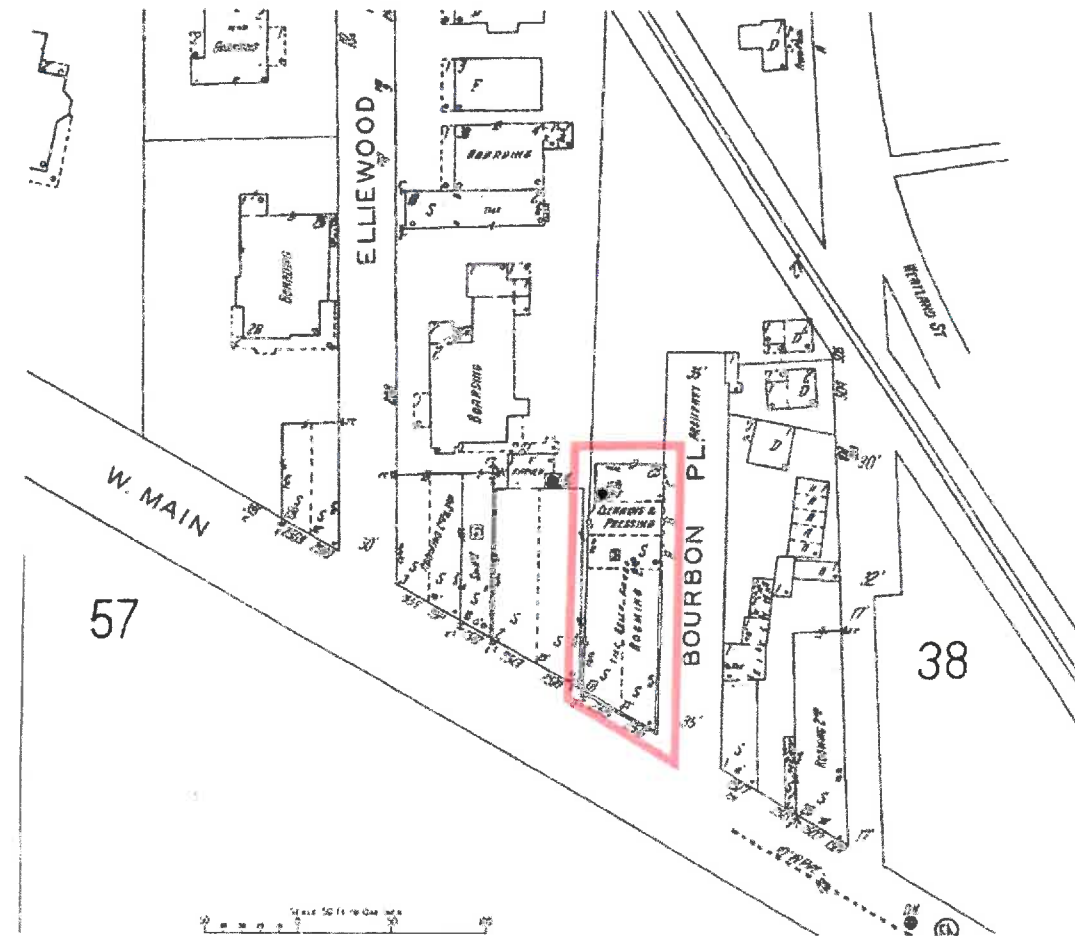


Figure 14. 1929 Sanborn Map of the site.

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA
January 26, 2016



LEGEND

- BNF BOUNDARY NAIL FOUND
- BNS BOUNDARY NAIL SET
- LP LAMP POST
- OHE OVERHEAD ELECTRIC
- SDMH STORM DRAIN MAN HOLE
- SSMH SANITARY SEWER MAN HOLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE

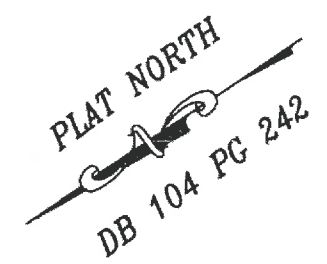
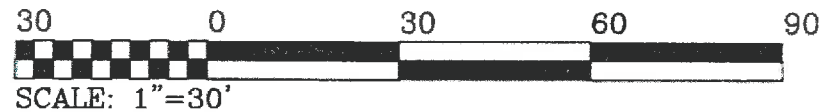
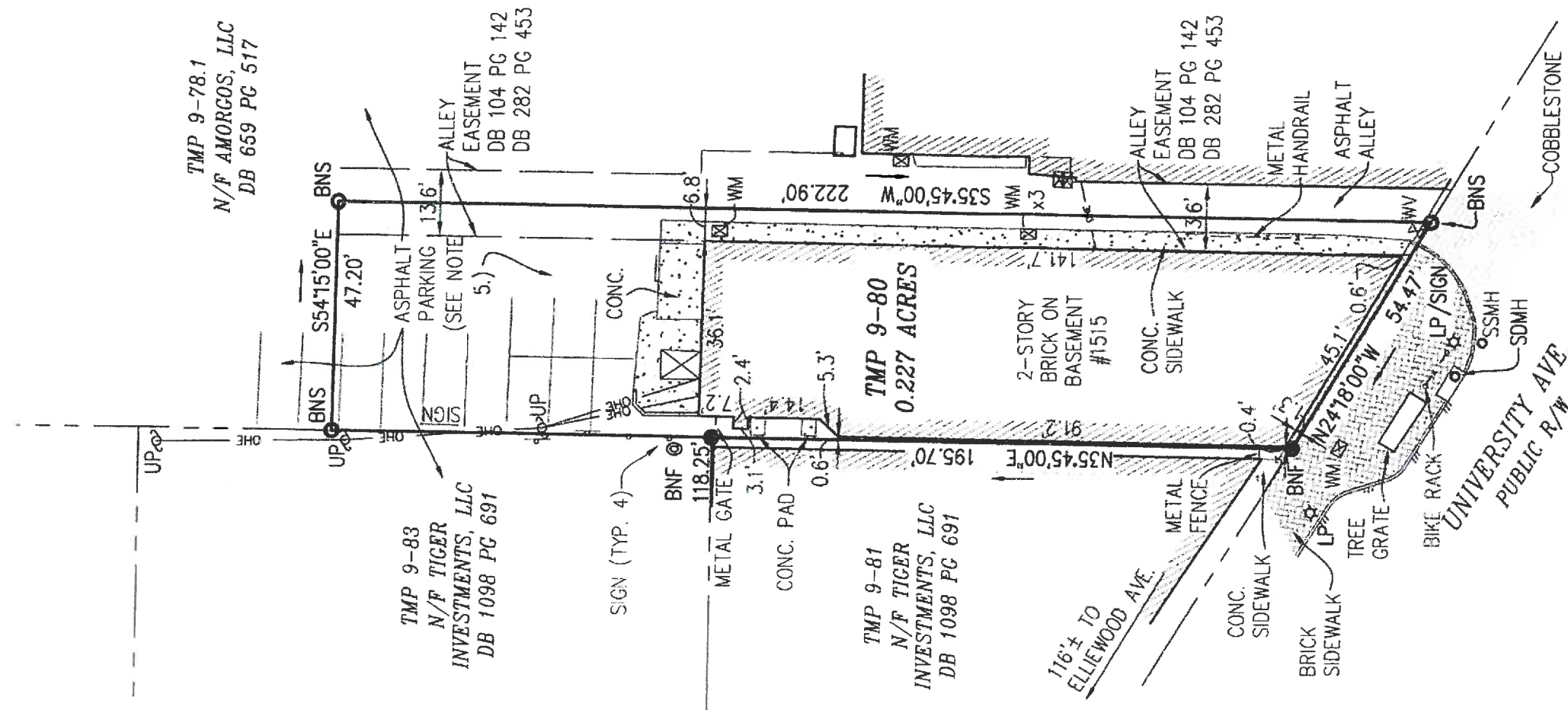
NOTES:

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NUMBERS. 51003C0267D & 51003C0286D. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.

THE PROPERTY IS ZONED CD (CORNER DISTRICT). SEE SECTION 34-770 FOR BUILDING SETBACKS PER THE CURRENT ZONING ORDINANCE.

ASPHALT PARKING AREA SHOWN ON REAR OF SUBJECT PARCEL EXTENDS ACROSS BOUNDARY LINES AS SHOWN. NO APPARENT EASEMENT OR ACCESS FOR JOINT USE OF SAID AREA, OTHER THAN ALLEYS EASEMENT AS SHOWN, IS KNOWN TO EXIST BASED ON RECORD INFORMATION EXAMINED BY THE SIGNING LAND SURVEYOR.



1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

January 26, 2016



NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE. STE 300
ARDMORE, PA 19003





Front View Looking East on University Avenue



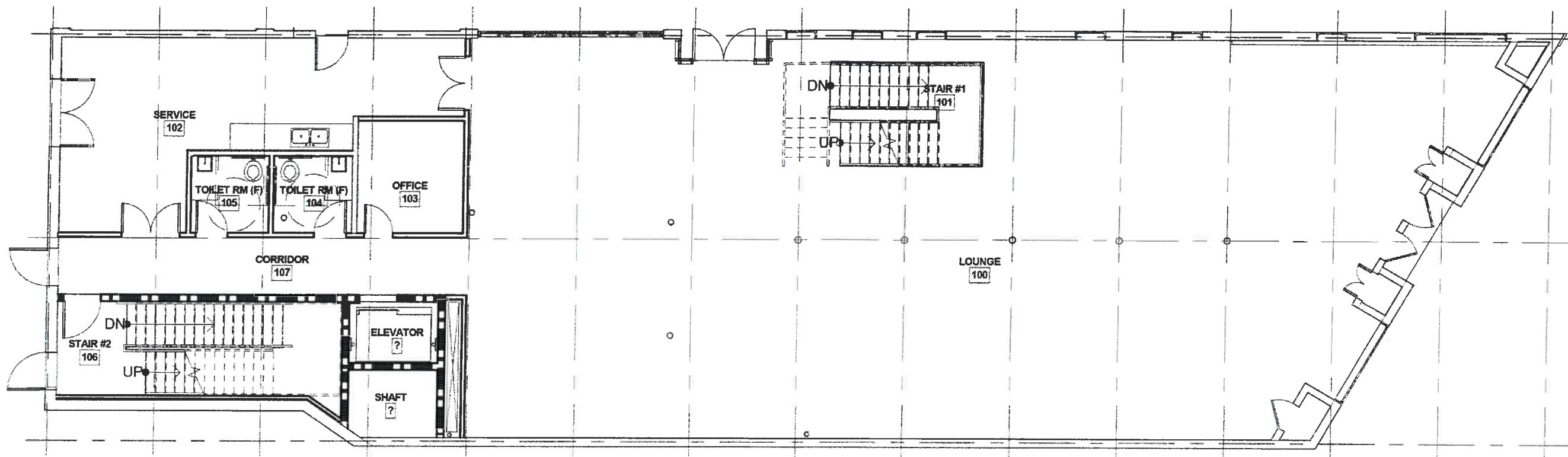
Front View Looking West on University Avenue

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA
January 26, 2016

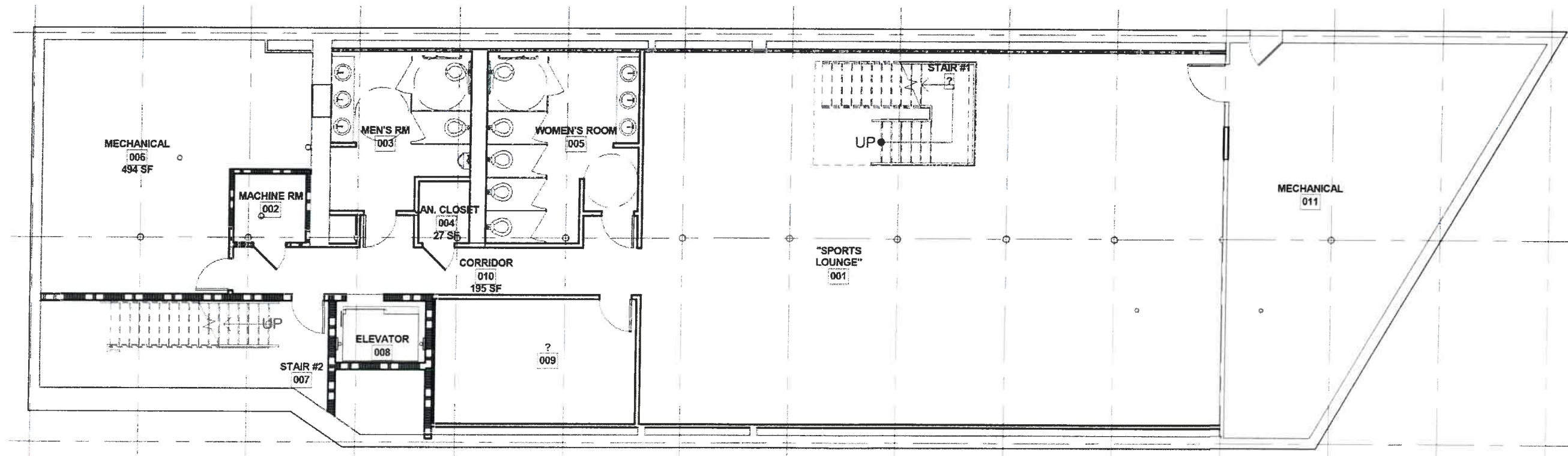


NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE. STE 300
ARDMORE, PA 19003



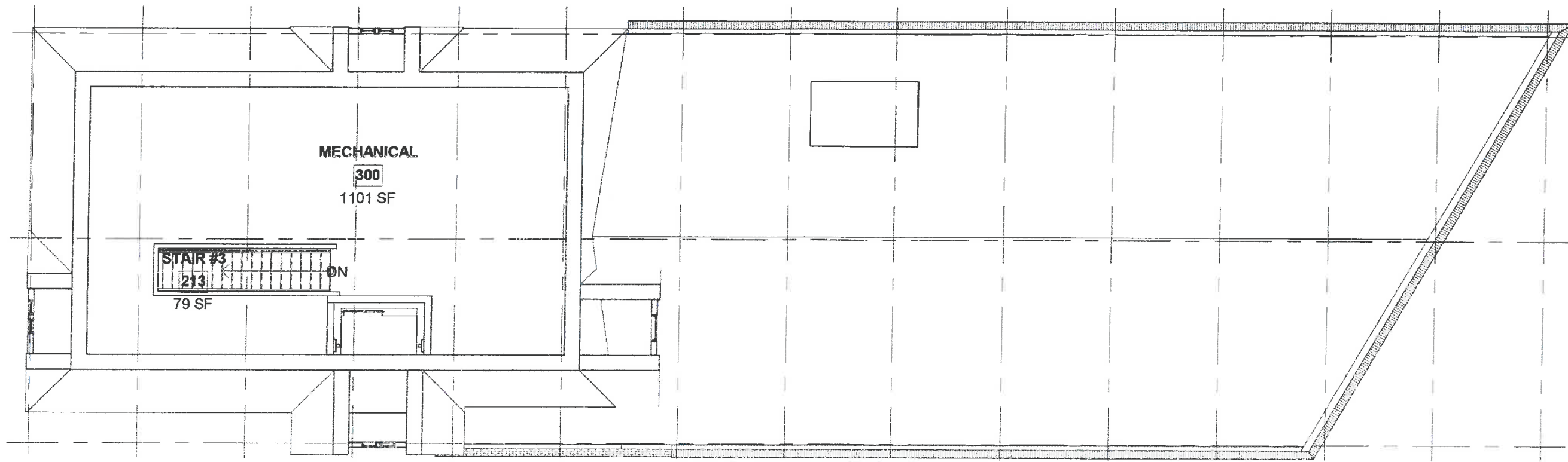


2 FIRST FLOOR - PROPOSED PLAN
 Scale: 3/32" = 1'-0"

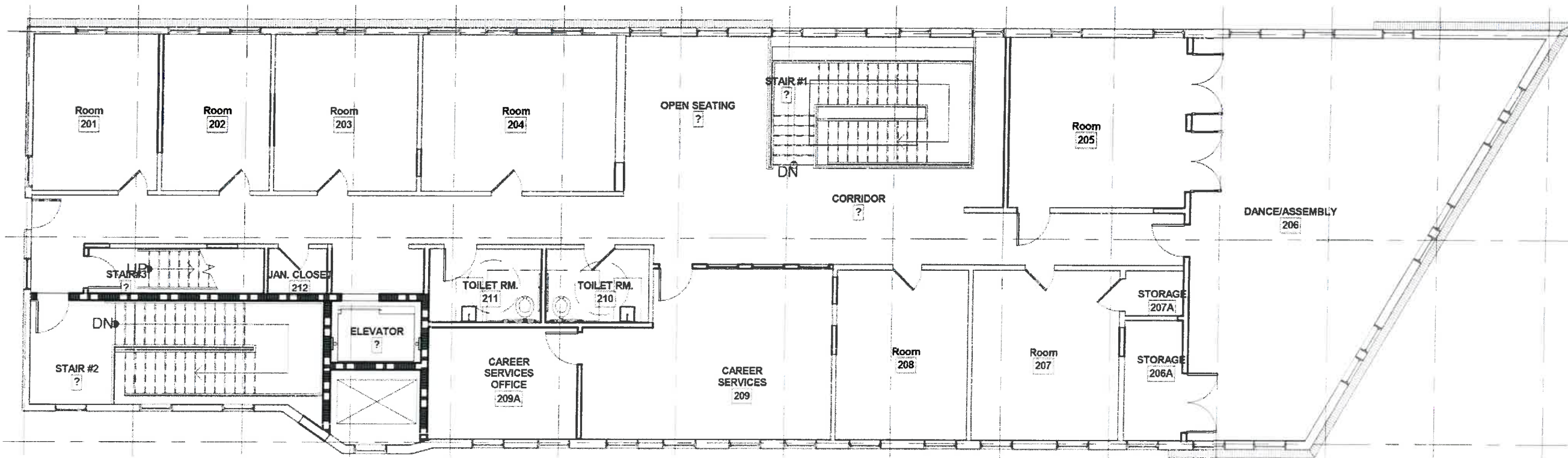


1 BASEMENT - PROPOSED PLAN
 Scale: 3/32" = 1'-0"





4 ATTIC - PROPOSED PLAN
Scale: 3/32" = 1'-0"



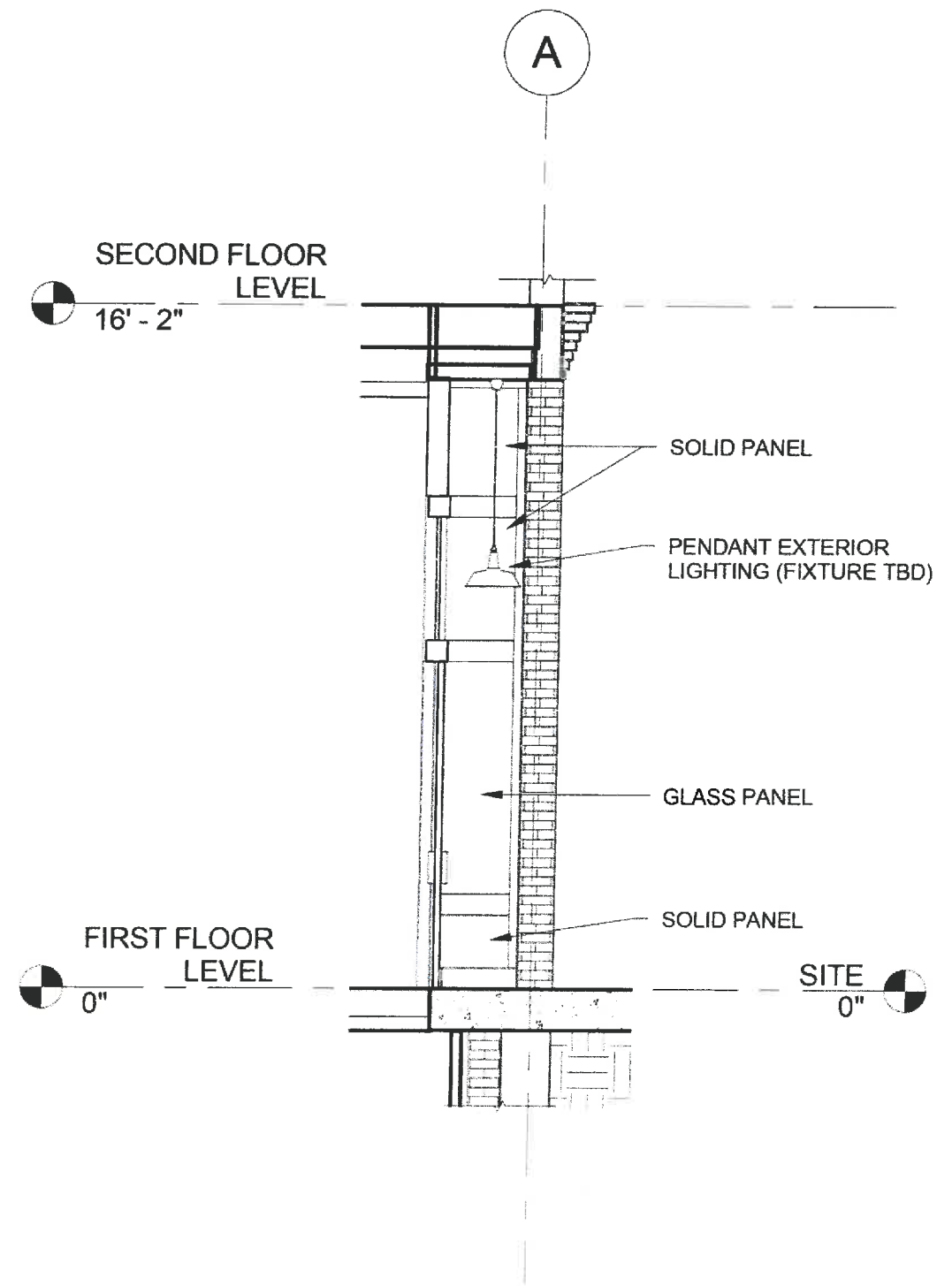
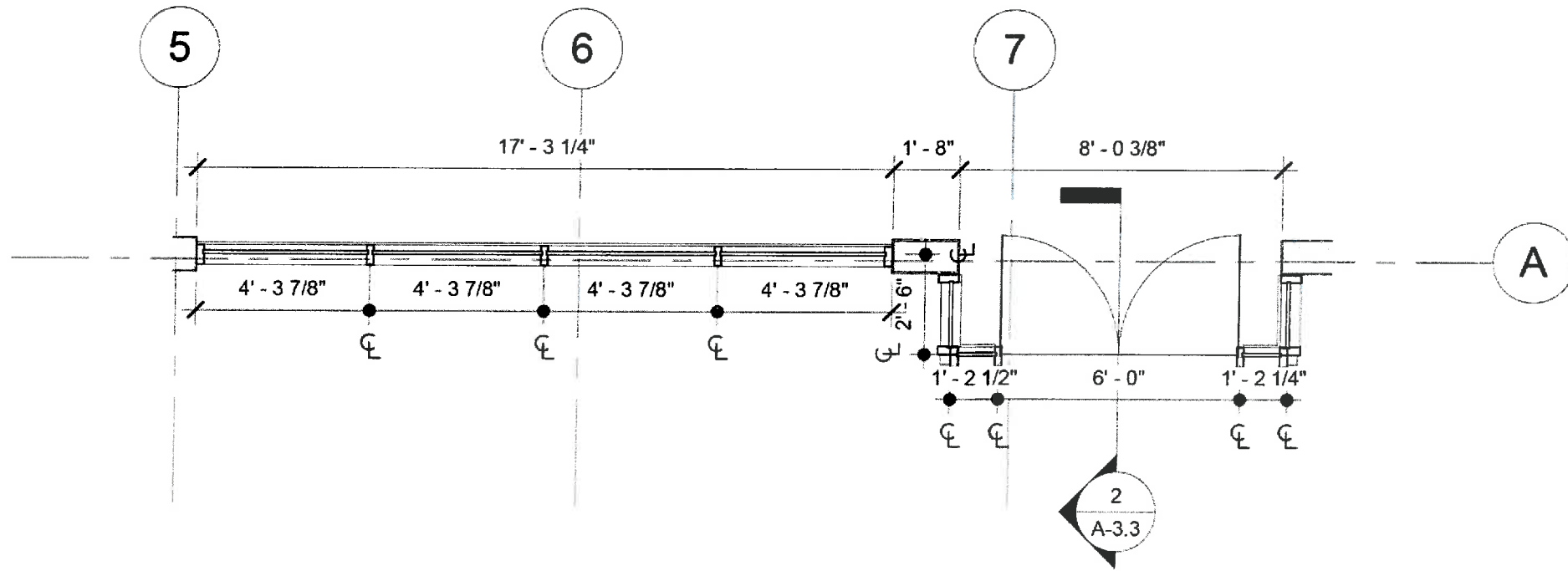
3 SECOND FLOOR - PROPOSED PLAN
Scale: 3/32" = 1'-0"

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1 ENTRANCE - PROPOSED PLAN
Scale: 1/4" = 1'-0"

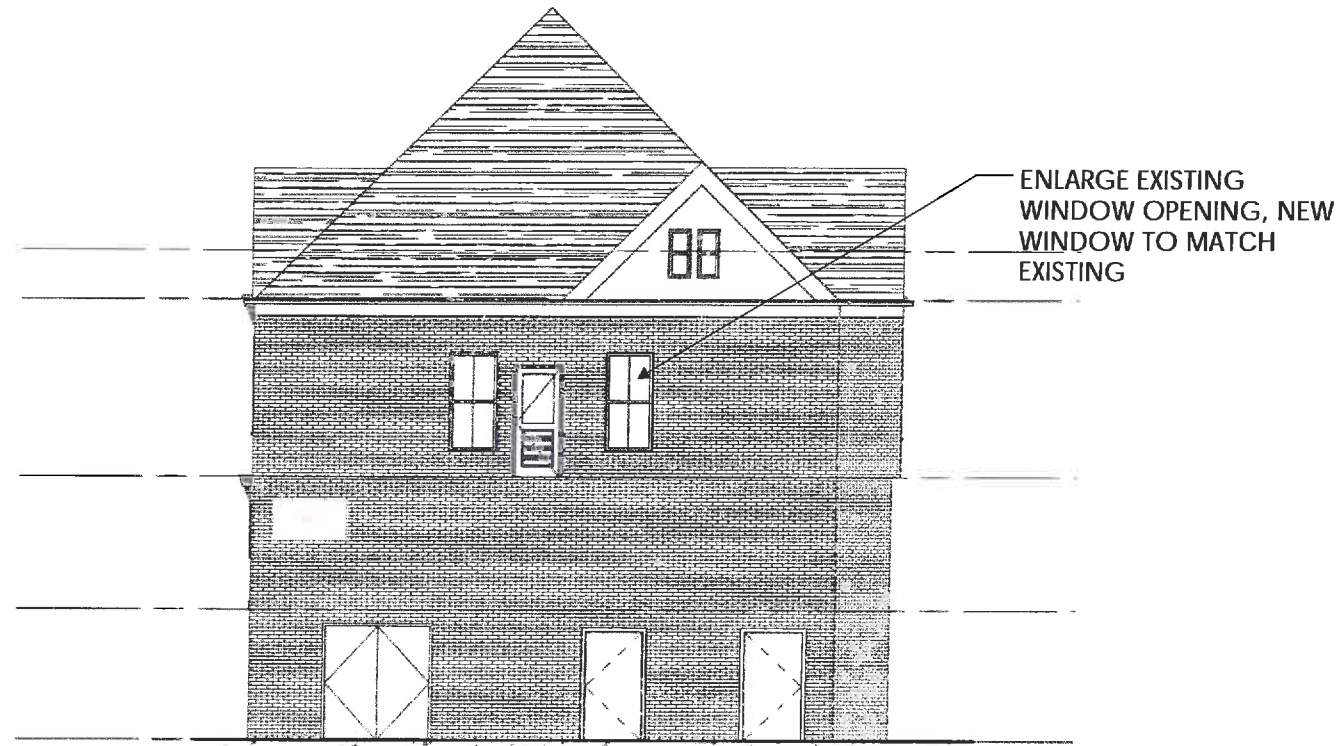
2 ENTRANCE SECTION
Scale: 1/4" = 1'-0"

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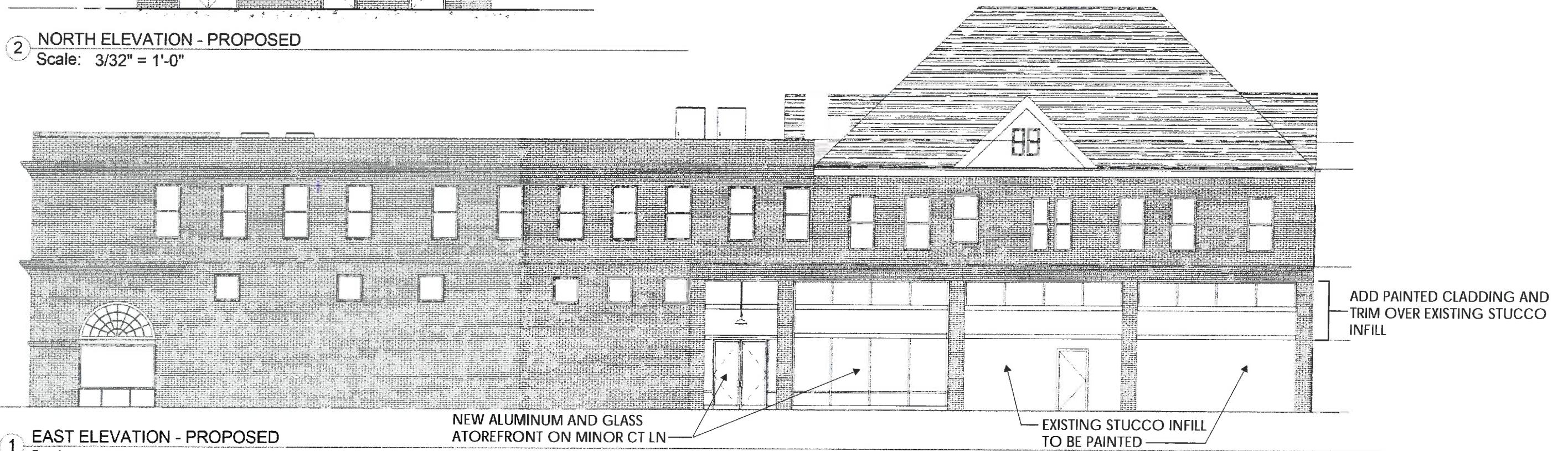


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2 NORTH ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"



1 EAST ELEVATION - PROPOSED
Scale: 3/32" = 1'-0"

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Existing View From North East Corner



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REMOVE EXISTING WINDOW INFILL,
REPLACE WITH ORIGINAL SIZE
WINDOW TO MATCH EXISTING

NEW GLASS AND ALUMINUM
STOREFRONT TO PROVIDE
ENTRANCE FROM MINOR CT LN

PAINT EXISTING STUCCO BAYS AND
ADD PAINTED TRIM CLADDING
ABOVE TO CREATE A MORE
PROPORTIONAL FACADE

4" offset

TWO NEW EXIT DOORS



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