

Scala, Mary Joy

From: Scala, Mary Joy
Sent: Monday, March 28, 2016 2:40 PM
To: 'Zehmer, James D.W. (jdz5e)'
Subject: RE: BAR action - 1515 University Avenue - February 17, 2016

This project is now approved as submitted below. You may proceed. Thank you.

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

From: Zehmer, James D.W. (jdz5e) [<mailto:jdz5e@eservices.virginia.edu>]
Sent: Wednesday, March 23, 2016 2:38 PM
To: Scala, Mary Joy
Subject: FW: BAR action - 1515 University Avenue - February 17, 2016

Mary Joy,
Attached is the BAR set for the Lloyd Building per your note below.

Thanks!
James

From: Scala, Mary Joy [<mailto:scala@charlottesville.org>]
Sent: Tuesday, March 22, 2016 4:14 PM
To: Zehmer, James D.W. (jdz5e)
Subject: RE: BAR action - 1515 University Avenue - February 17, 2016

Please remove the note "if within project budget." If you cannot do the glazed transoms, then that version would require a specific approval.

I need to know which version you are seeking approval for.

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

From: Zehmer, James D.W. (jdz5e) [<mailto:jdz5e@eservices.virginia.edu>]
Sent: Tuesday, March 15, 2016 10:08 AM
To: Scala, Mary Joy
Cc: Robert Nalls (nalls@nallsarch.com); Amanda Mazid (mazid@nallsarch.com); Hogg, Brian Edward (beh9ef); Raucher,

Alice J. (ajr3s)

Subject: RE: BAR action - 1515 University Avenue - February 17, 2016

Mary Joy,

Please find attached the BAR submittal revised per your request below. Please let me know if there is anything else I can provide.

Thanks,

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)

From: Scala, Mary Joy [<mailto:scala@charlottesville.org>]
Sent: Thursday, March 10, 2016 4:29 PM
To: Zehmer, James D.W. (jdz5e)
Cc: Robert Nalls (nalls@nallsarch.com); Amanda Mazid (mazid@nallsarch.com)
Subject: RE: BAR action - 1515 University Avenue - February 17, 2016

Please revise the drawing for Option A to remove the lower panels only in the two northernmost bays (the brick should run to the ground).

When I receive that drawing I will approve the application for the BAR. Thank you.

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

From: Zehmer, James D.W. (jdz5e) [<mailto:jdz5e@eservices.virginia.edu>]
Sent: Wednesday, March 09, 2016 9:05 AM
To: Scala, Mary Joy
Cc: Robert Nalls (nalls@nallsarch.com); Amanda Mazid (mazid@nallsarch.com)
Subject: RE: BAR action - 1515 University Avenue - February 17, 2016

Mary Joy,

Please find attached the revised BAR submission for 1515 University Avenue, the Lloyd Building. Please note that per the request of the Architect of the University, we've shown two options, one with a clerestory line of windows and one without. This is in part due to their request and also in part due to budgetary concerns. We would like to know if the BAR has a preference, and if the BAR would approve either one if budget concerns pushed us towards the less expensive option (non-glazed upper row).

Thanks you and please let me know if more information is required. Also please let me know the anticipated timeline of administrative review and approval.

Regards,
James Zehmer

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)

From: Scala, Mary Joy [<mailto:scala@charlottesville.org>]
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).

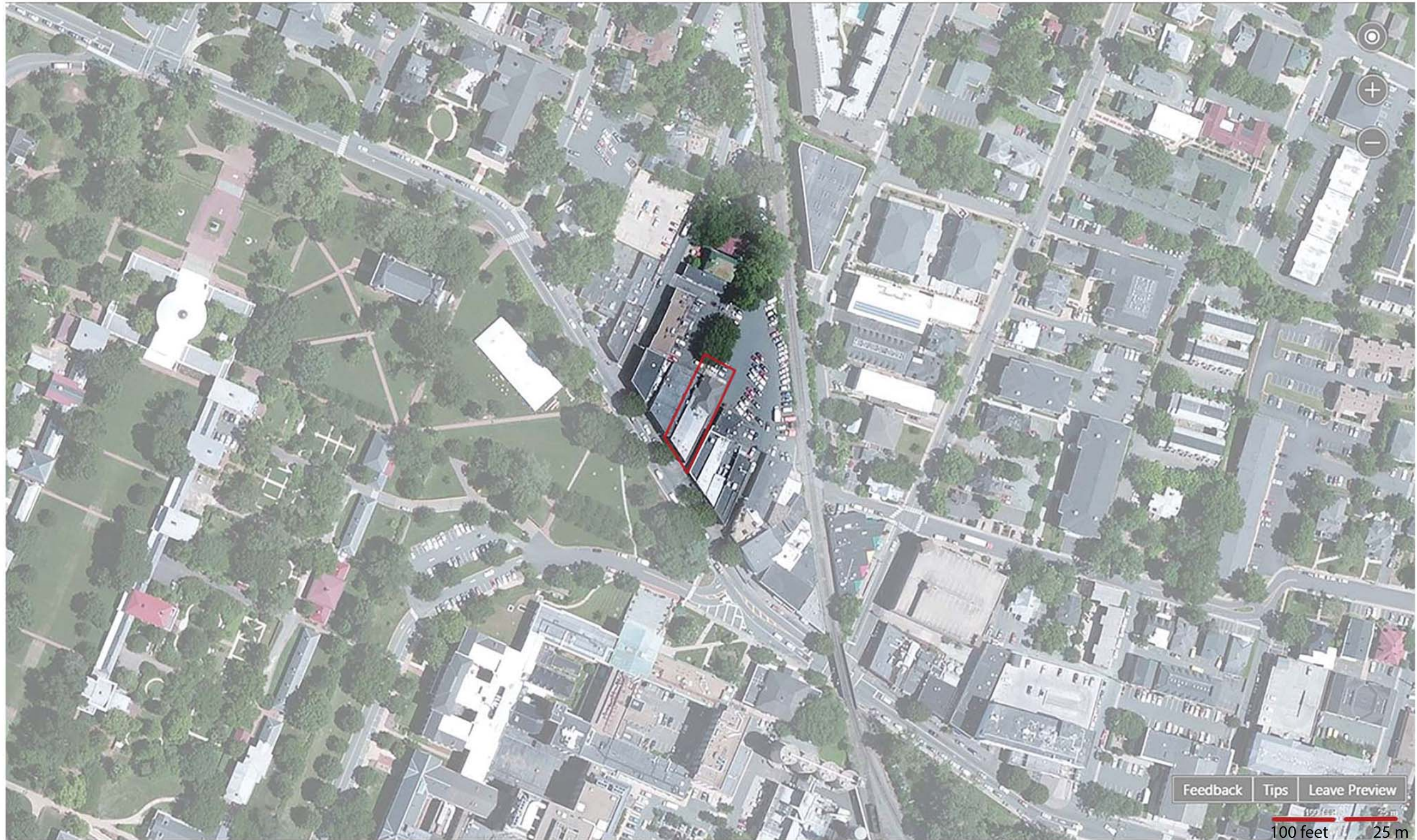
Please submit the changes to be circulated to the BAR by email for their approval.

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



AERIAL VIEW

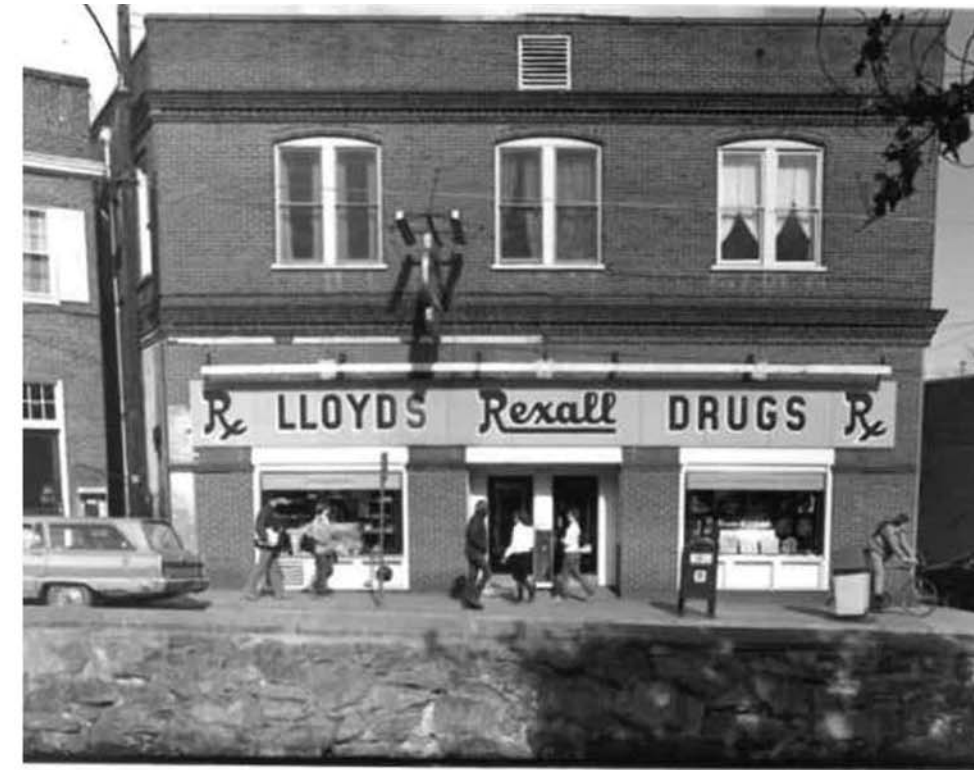


NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE., SUITE 300
ARDMORE, PA 9003

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
REV: MARCH 23, 2016





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
 Under 17USC, Section 107, this single copy was produced for the purposes of private study, scholarship, or research. Copyright and other legal restrictions may apply. Commercial use without permission is prohibited. University of Virginia Library.

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:1051789>
 Page Title: Cavalier Diner, Charlottesville
 Under 17USC, Section 107, this single copy was produced for the purposes of private study, scholarship, or research. Copyright and other legal restrictions may apply. Commercial use without permission is prohibited. University of Virginia Library.

HISTORIC IMAGES



NALLS ARCHITECTURE, INC.
 7 E LANCASTER AVE., SUITE 300
 ARDMORE, PA 9003

1515 UNIVERSITY AVE.
 CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
 REV: MARCH 23, 2016



COURTESY CLEVELAND WEBBER



The Corner parking lot, behind the shops and restaurants on University Avenue



HISTORIC IMAGES



NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE., SUITE 300
ARDMORE, PA 9003

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
REV: MARCH 23, 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 facade. 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.

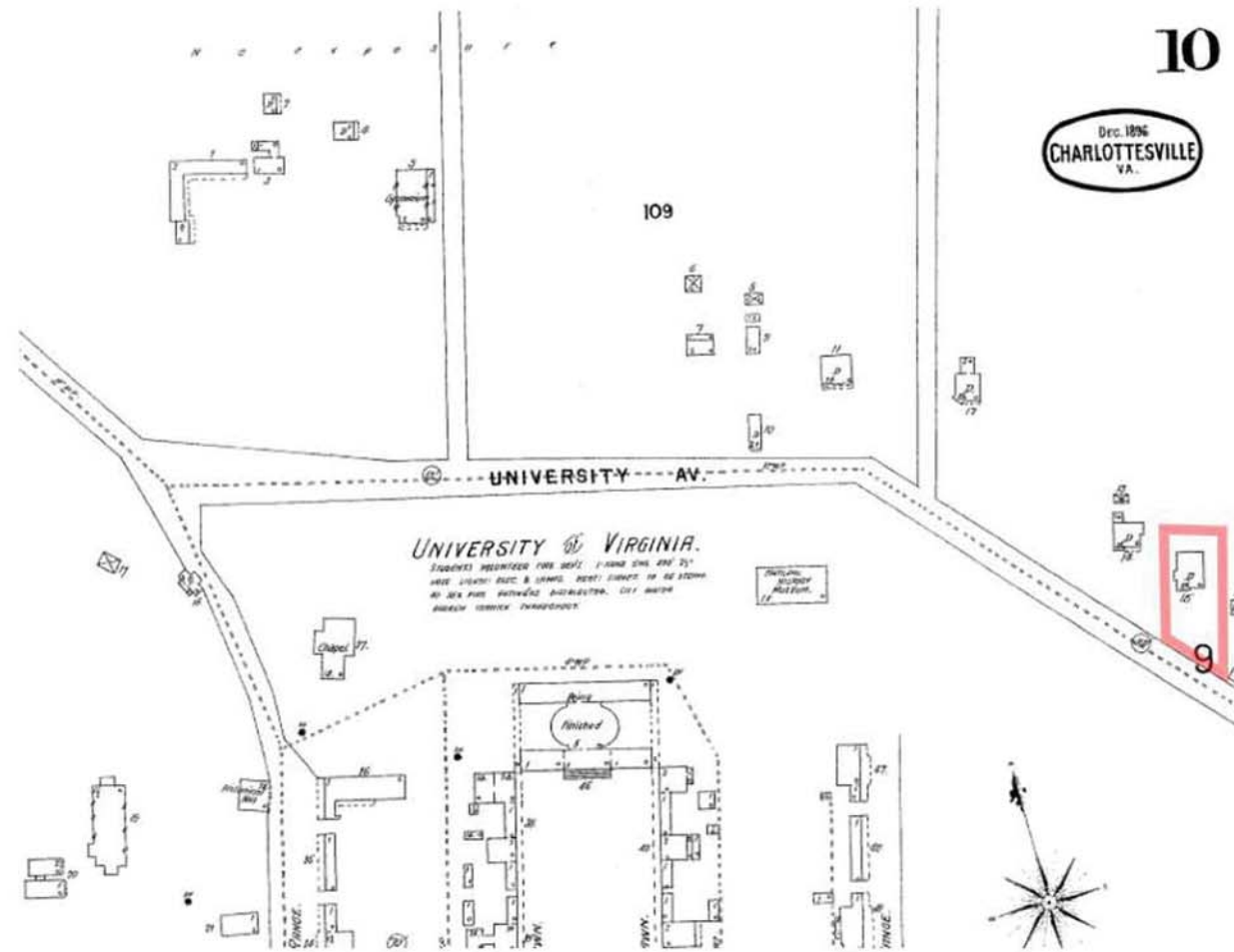


Figure 9. 1896 Sanborn Map of the site.

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.

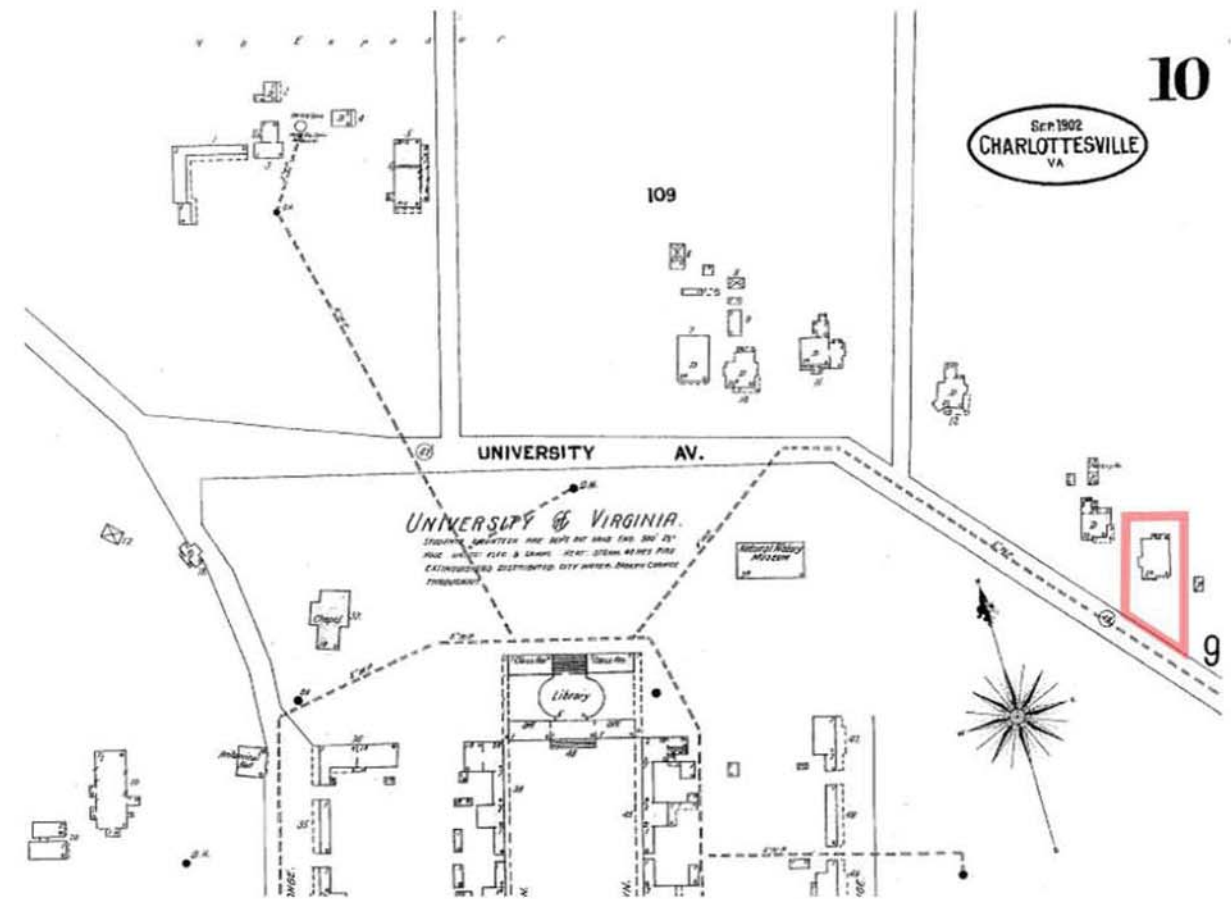


Figure 10. 1902 Sanborn Map of the site



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.

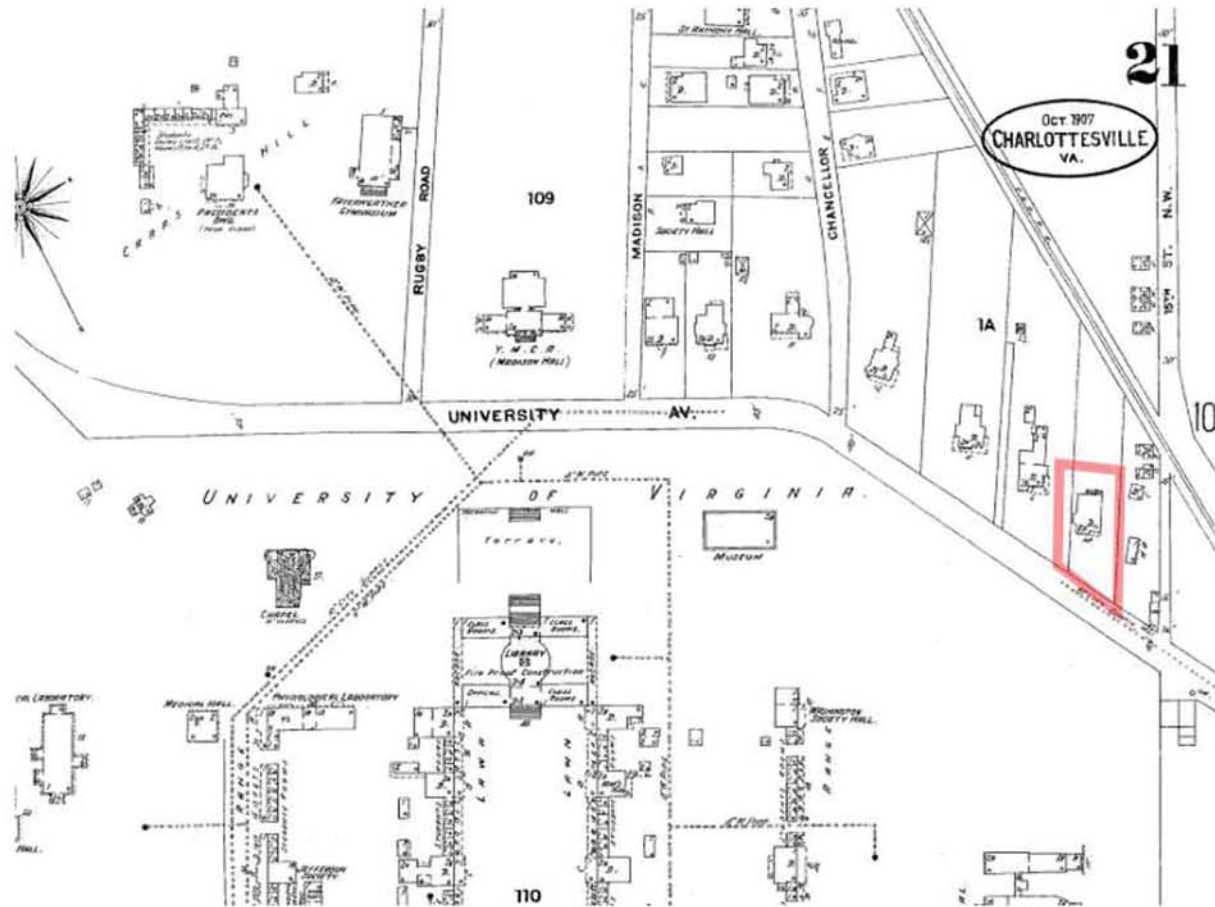


Figure 11. 1907 Sanborn Map of the site

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.

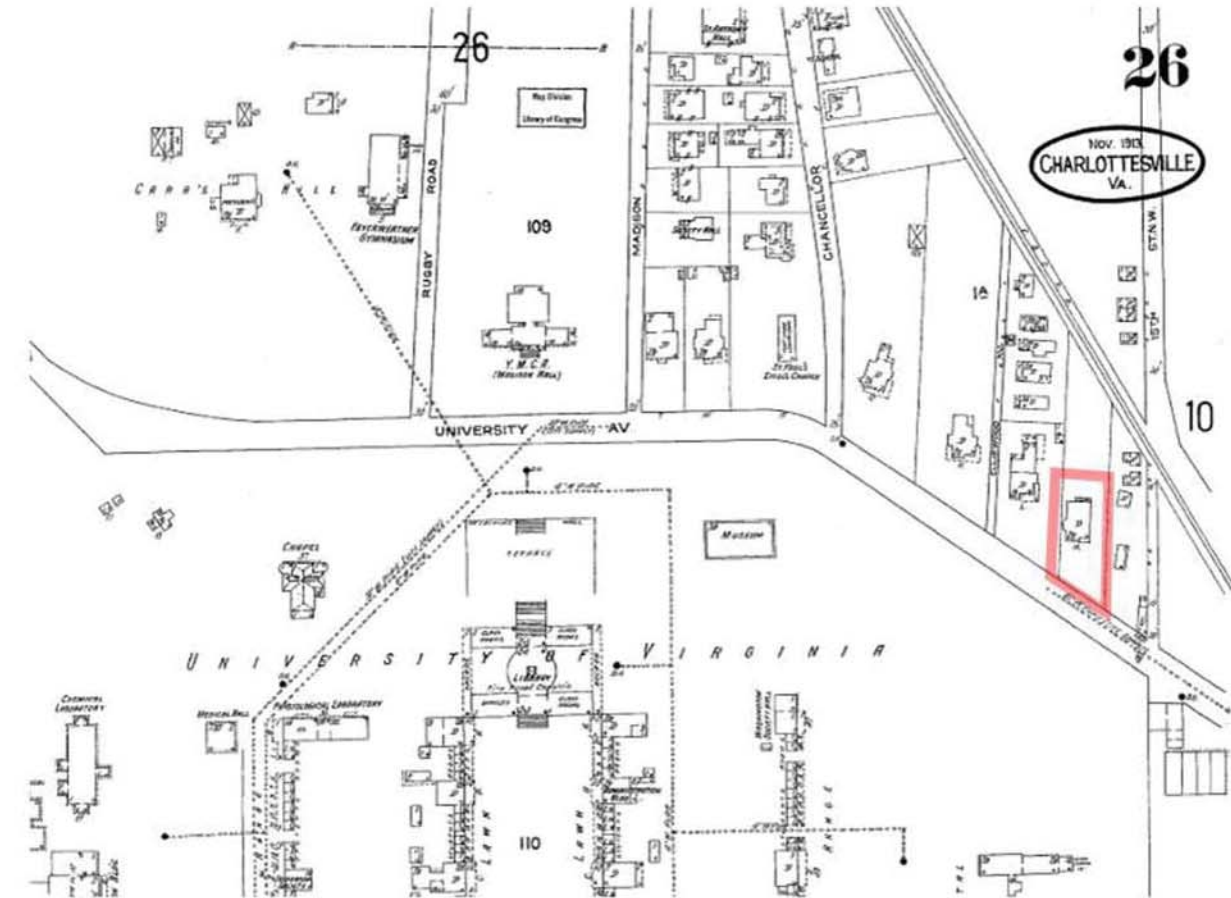


Figure 12. 1913 Sanborn Map of the site



1920 Sanborn Map

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

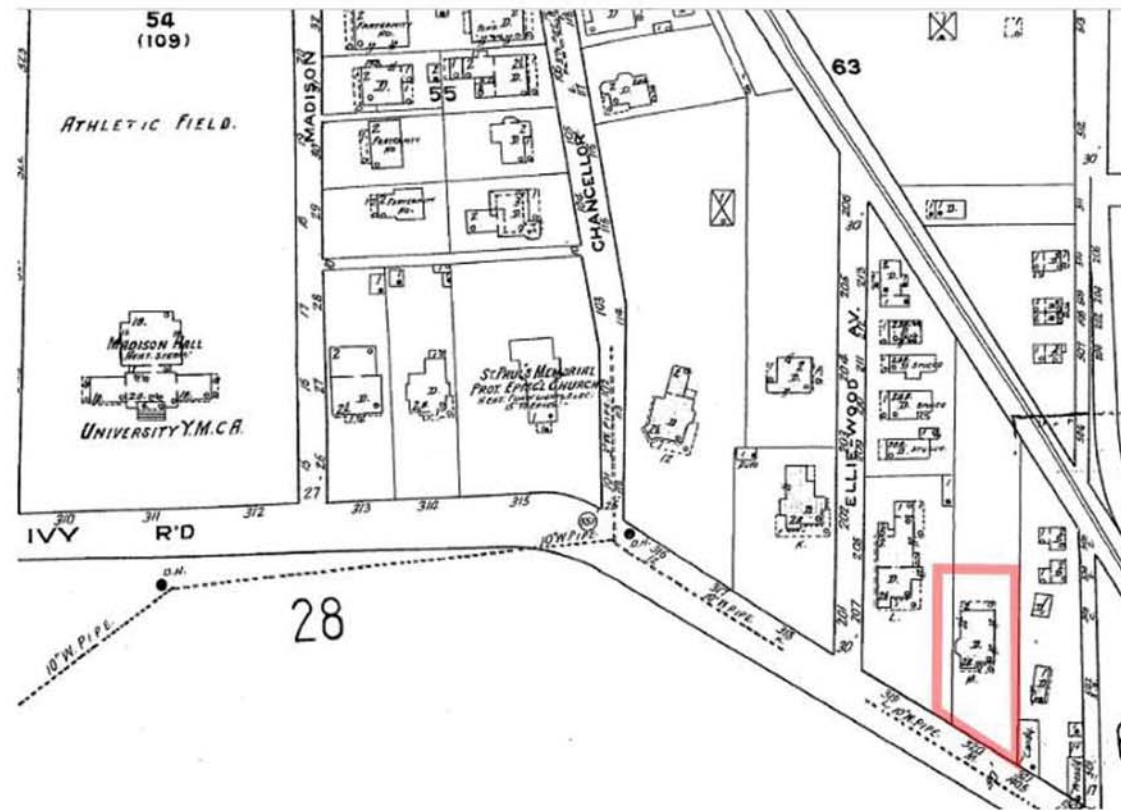


Figure 13. 1920 Sanborn Map of the site

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.

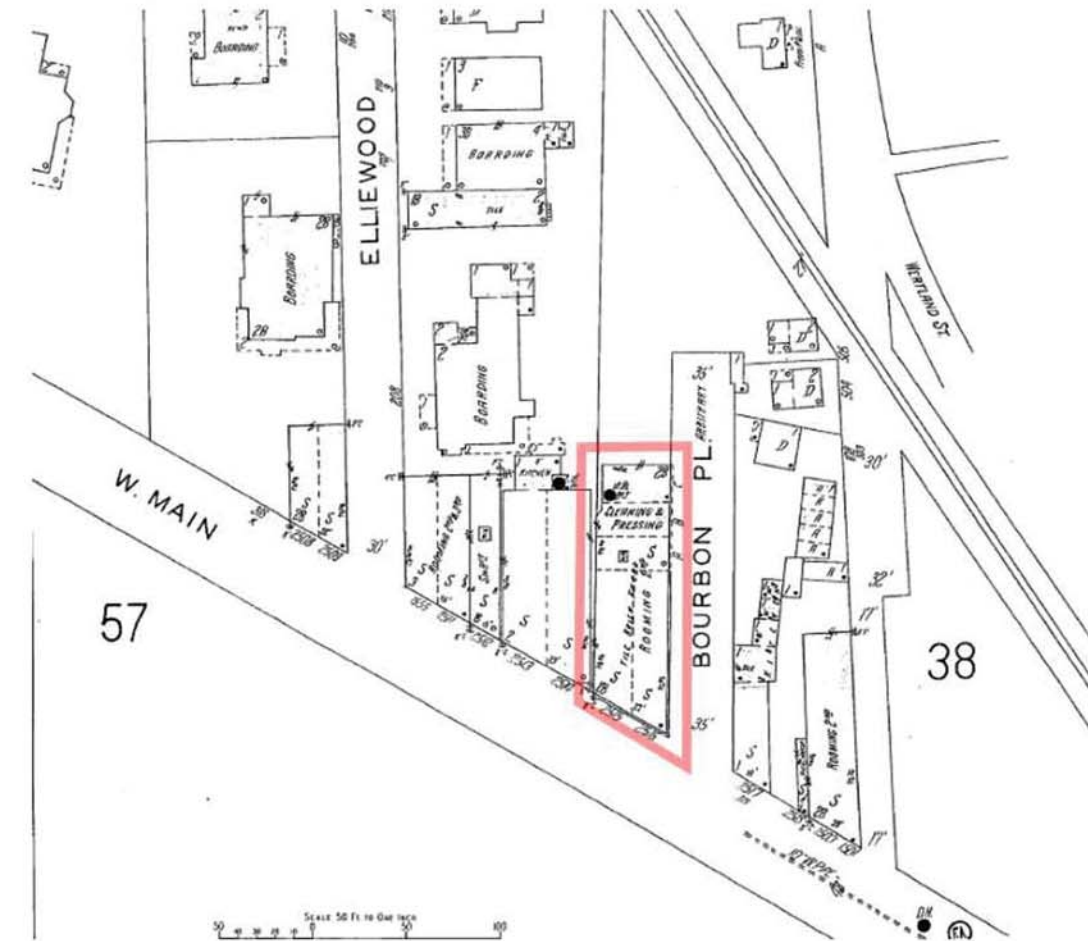
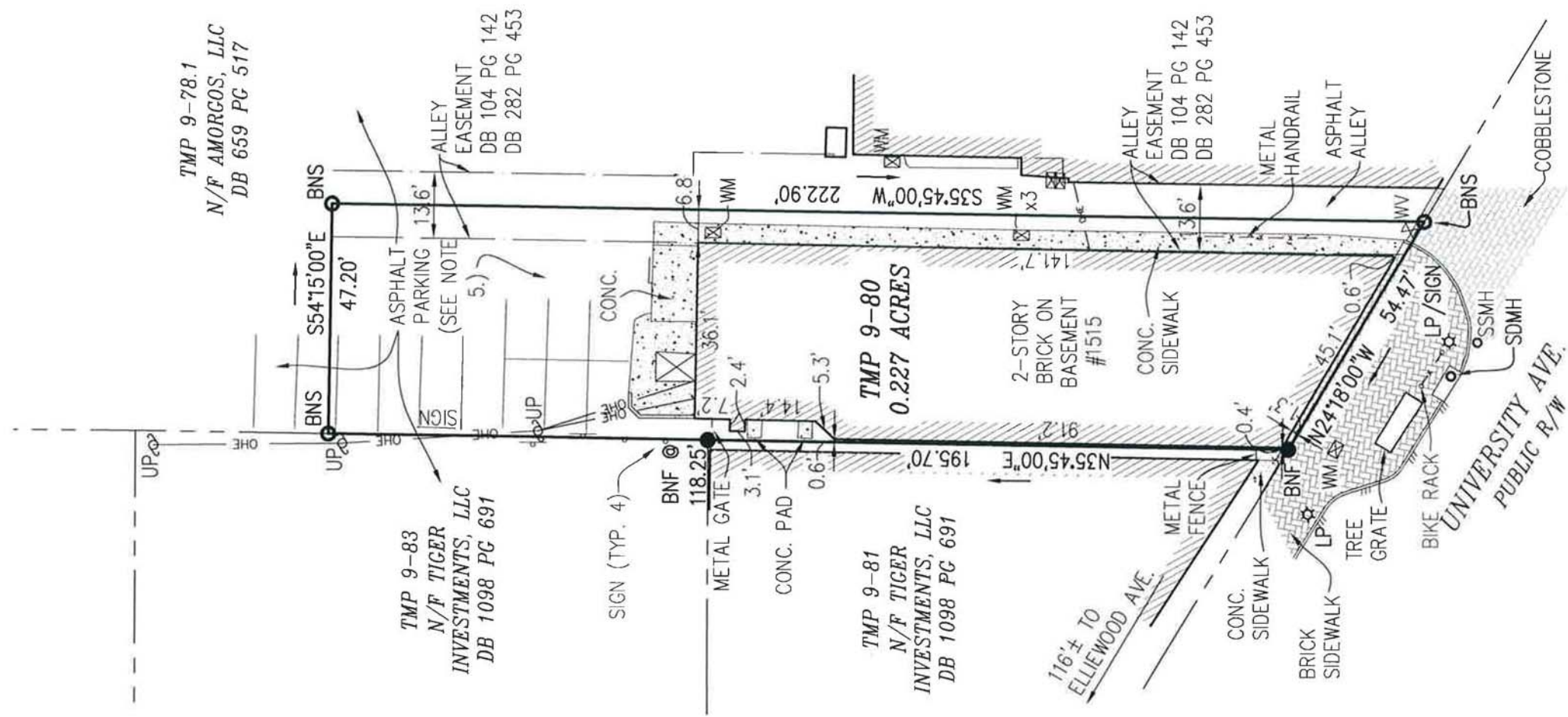


Figure 14. 1929 Sanborn Map of the site.

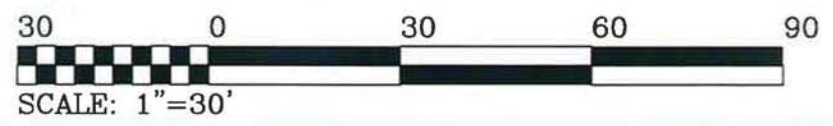




- LEGEND**
- BNF BOUNDARY NAIL FOUND
 - BNS BOUNDARY NAIL SET
 - LP LAMP POST
 - OHE OVERHEAD ELECTRIC
 - SDMH STORM DRAIN MAN HOLE
 - SSMH SANITARY SEWER MAN HOLE
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE

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 ALLY EASEMENT AS SHOWN, IS KNOWN TO EXIST BASED ON RECORD INFORMATION EXAMINED BY THE SIGNING LAND SURVEYOR.



PLAT NORTH
DB 104 PG 242



NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE., SUITE 300
ARDMORE, PA 9003

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
REV: MARCH 23, 2016





FRONT VIEW FACING WEST



FRONT VIEW FACING EAST

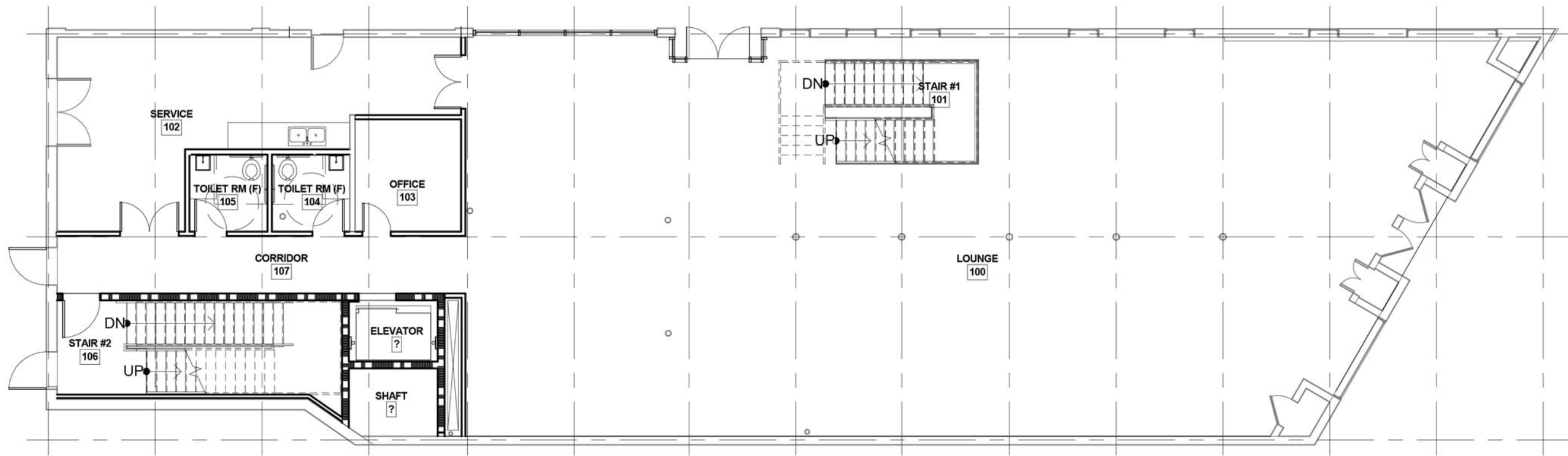
1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
REV: MARCH 23, 2016

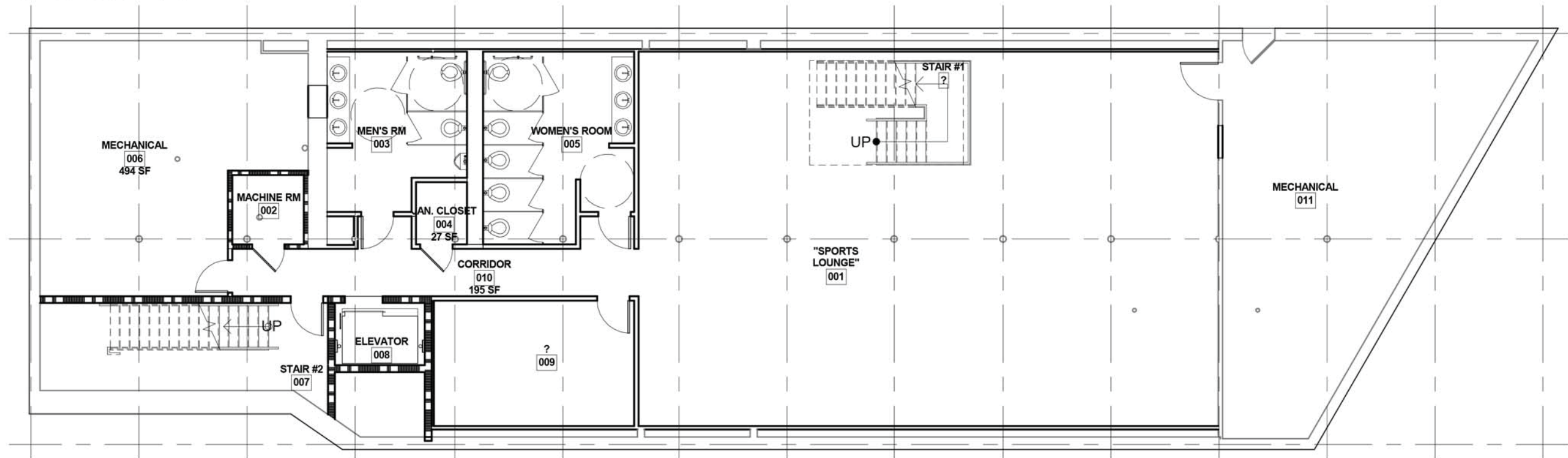


NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE., SUITE 300
ARDMORE, PA 9003



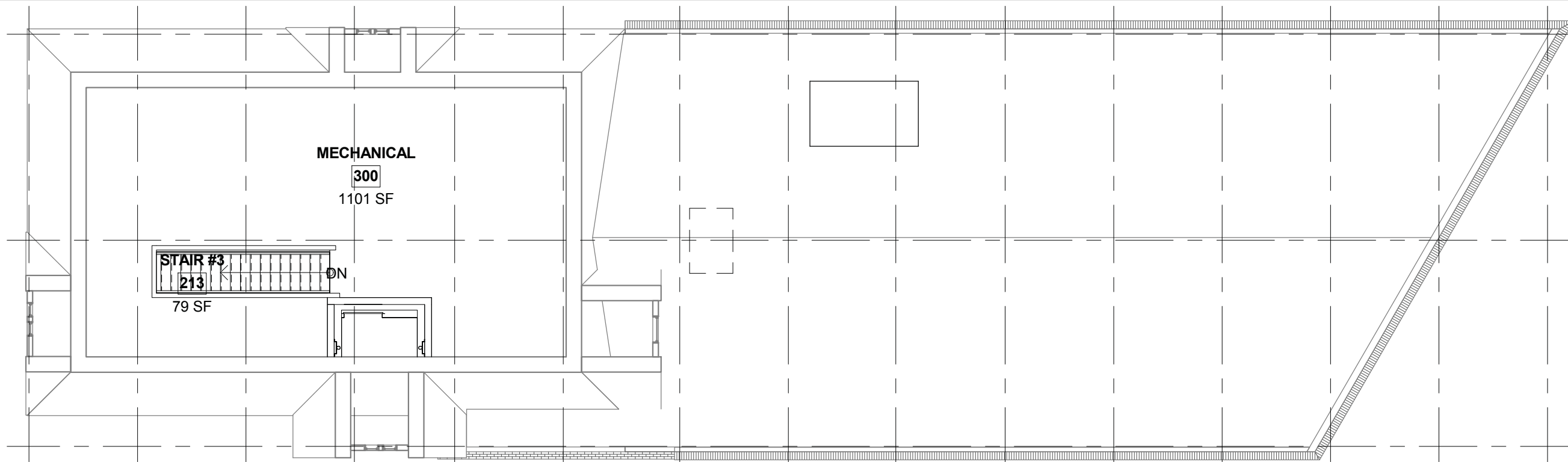


2 FIRST FLOOR - PROPOSED PLAN
Scale: 3/32" = 1'-0"

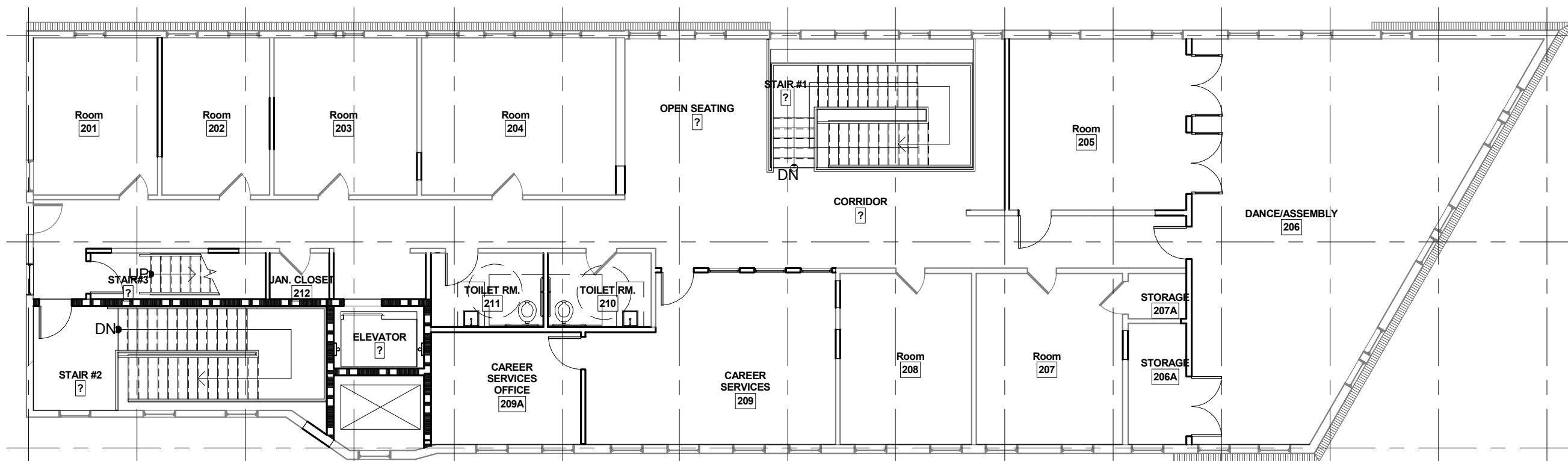


1 BASEMENT - PROPOSED PLAN
Scale: 3/32" = 1'-0"





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



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





EXISTING SOUTH ELEVATION



PROPOSED EAST ELEVATION - OPTION A

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
REV: MARCH 23, 2016



NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE., SUITE 300
ARDMORE, PA 9003





EXISTING VIEW FROM NORTH-EAST CORNER



NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE., SUITE 300
ARDMORE, PA 9003

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
REV: MARCH 23, 2016





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

NEW WOOD AND
GLASS STOREFRONT

EXISTING INFILL TO BE PAINTED,
CLEARSTORY WINDOWS ADDED.

TWO NEW EXIT DOORS
NEW MECHANICAL VENT

PROPOSED STOREFRONT ADDITION - OPTION A



NALLS ARCHITECTURE, INC.
7 E LANCASTER AVE., SUITE 300
ARDMORE, PA 9003

1515 UNIVERSITY AVE.
CHARLOTTESVILLE, VA

FEBRUARY 29, 2016
REV: MARCH 23, 2016

