

**From:** [Murphy, Mollie](#)  
**To:** [Zehmer, James](#)  
**Cc:** [Werner, Jeffrey B](#)  
**Subject:** BAR # 22-12-03  
**Date:** Wednesday, December 21, 2022 3:33:00 PM  
**Attachments:** [image001.png](#)

---

### Certificate of Appropriateness

BAR # 22-12-03

1513-1515 University Avenue, TMP 090080000

The Corner ADC District

Owner: Lloyd's Building, LLC

Applicant: James Zehmer/University of Virginia

Project: Replace built-in gutters w/hanging gutters, install new asphalt shingles.

Mr. Zehmer:

The CoA request for the above referenced project was reviewed by the City of Charlottesville Board of Architectural Review on December 20, 2022. The following action was taken:

**Action:** *Motion approved (5-0) with approval of Consent Agenda:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed roof alterations at 1515 University Avenue satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted with the condition with a condition that the new hanging gutters will retain the existing profile of the upper cornice. (Similar to the CoA condition applied to the porch roof at 201 E. High Street, July 2019.)

**Note: Mr. Schwartz moved to approve Consent Agenda. Bailey second. Motion approved (5-0).** (Note: Mr. Zehmer abstains from Consent Agenda).

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezyv3iclklx1a?b=lmmnlcna1fcybl7u4xsr>

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))

If you have any questions, please contact me at [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov).

Please remove the notice sign posted at the site.

Sincerely,  
Mollie



**Mollie Murphy**  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
City of Charlottesville  
(434) 970-3515 | [murphymo@charlottesville.gov](mailto:murphymo@charlottesville.gov)

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
December 20, 2022**



**Certificate of Appropriateness Application**

BAR # 22-12-03

1513-1515 University Avenue, TMP 090080000

The Corner ADC District

Owner: Lloyd's Building, LLC

Applicant: James Zehmer/University of Virginia

Project: Replace built-in gutters w/hanging gutters, install new asphalt shingles.

---



**Background**

Year Built: c1896 and 1927

District: The Corner ADC District

Status: Contributing

The building combines the c.1896 Minor house with a 1927 commercial building added facing University Ave. The house was two stories tall, triple pile, and constructed of brick with a high-pitched hip roof, still visible at the rear of the building. (Historical survey attached)

**Prior BAR Review**

February 17, 2016 - BAR approved (8-1) CoA for alterations to the south façade, including new storefront. Modifications to three large openings to come back to the BAR (for administrative approval) and paint color selection.

June 20, 2017 – BAR approved (6-0) CoA for a mural on the east elevation.

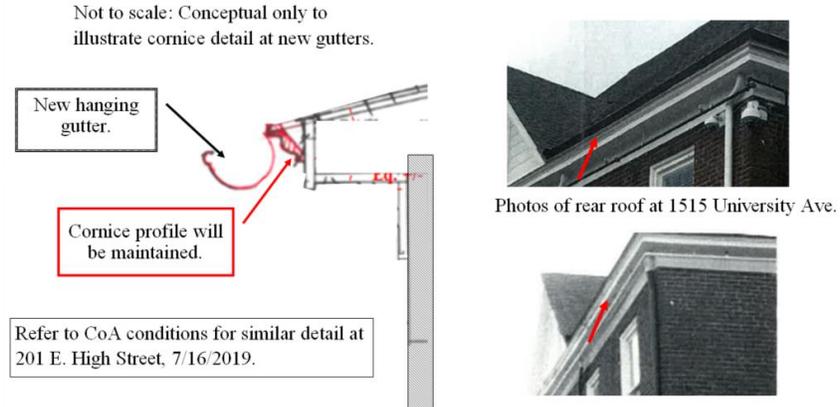
**Application**

- Applicant's submittal: Narrative, photos, and drawings, dated December 1, 2022 (17 pages) and supplemental photos, dated December 20, 2022 (5 pages).

Request CoA to, at the rear portion of the building, replace the built-in gutters with hanging gutters and install new asphalt shingles to replace existing.

**Discussion**

Staff recommends approval with a condition that the new hanging gutters will retain the existing profile of the upper cornice, per the rough sketch below. (Similar to the CoA condition applied to the porch roof at 201 E. High Street, July 2019.)



### **Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed roof alterations at 1515 University Avenue satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted with the condition with a condition that the new hanging gutters will retain the existing profile of the upper cornice. (Similar to the CoA condition applied to the porch roof at 201 E. High Street, July 2019.)

### **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;
- 7) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent ADC District Design Guidelines**

Link to [Chapter 4 Rehabilitation](#)

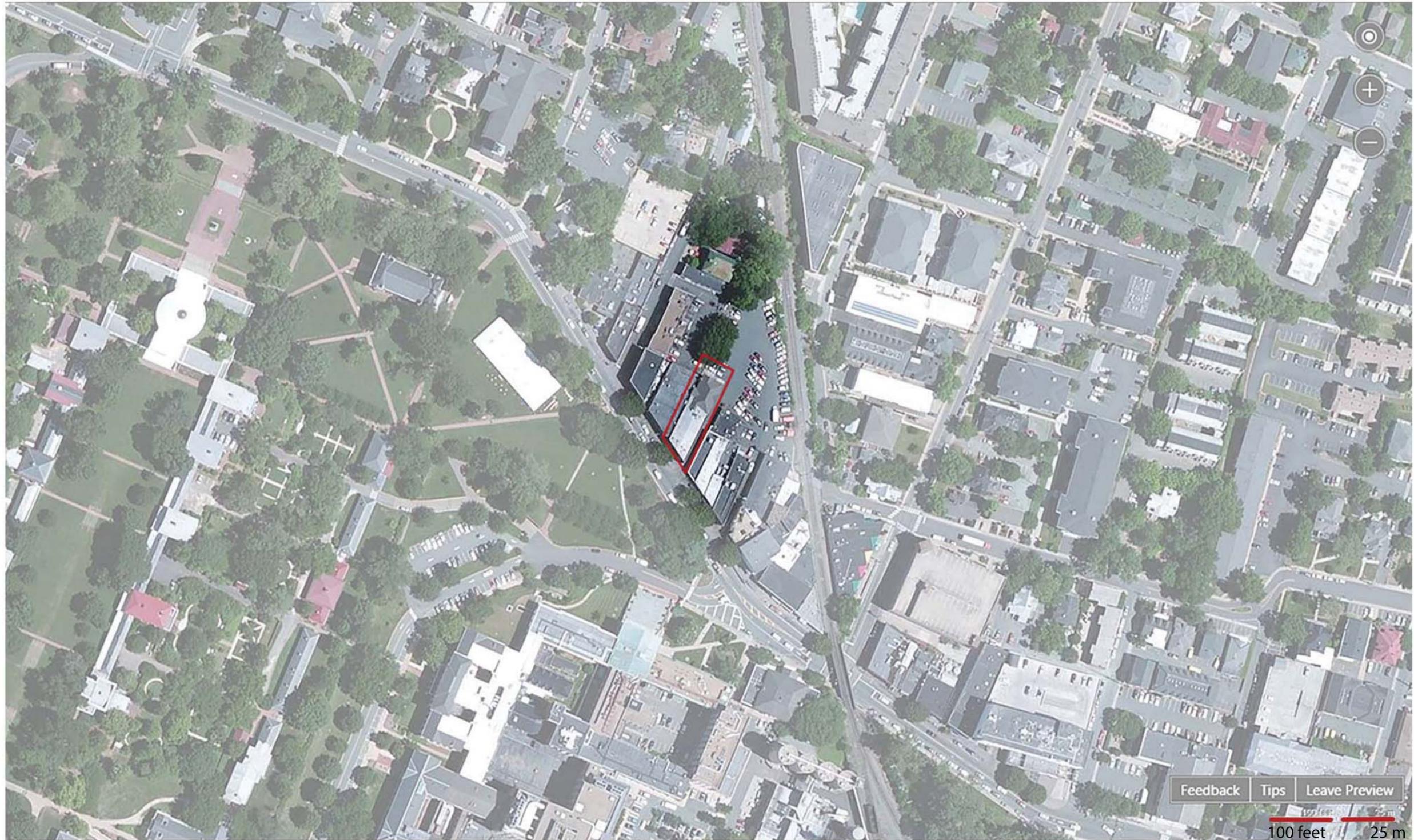
##### **E. Cornice**

- 1) Keep the cornice well sealed and anchored, and maintain the gutter system and flashing.
- 2) Repair rather than replace the cornice.
- 3) Do not remove elements of the original composition, such as brackets or blocks, without replacing them with new ones of a like design.
- 4) Match materials, decorative details, and profiles of the existing original cornice design when making repairs.
- 5) Do not replace an original cornice with a new one that conveys a different period, style, or theme from that of the building.

- 6) If the cornice is missing, the replacement should be based on physical or documented evidence, or barring that, be compatible with the original building.
- 7) Do not wrap or cover a cornice with vinyl or aluminum; these substitute materials may cover up original details and also may hide underlying moisture problems.

#### G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.
- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
  - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
  - b. Artificial slate is an acceptable substitute when replacement is needed.
  - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.



AERIAL VIEW

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



## 1515 University Avenue 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.

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



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.

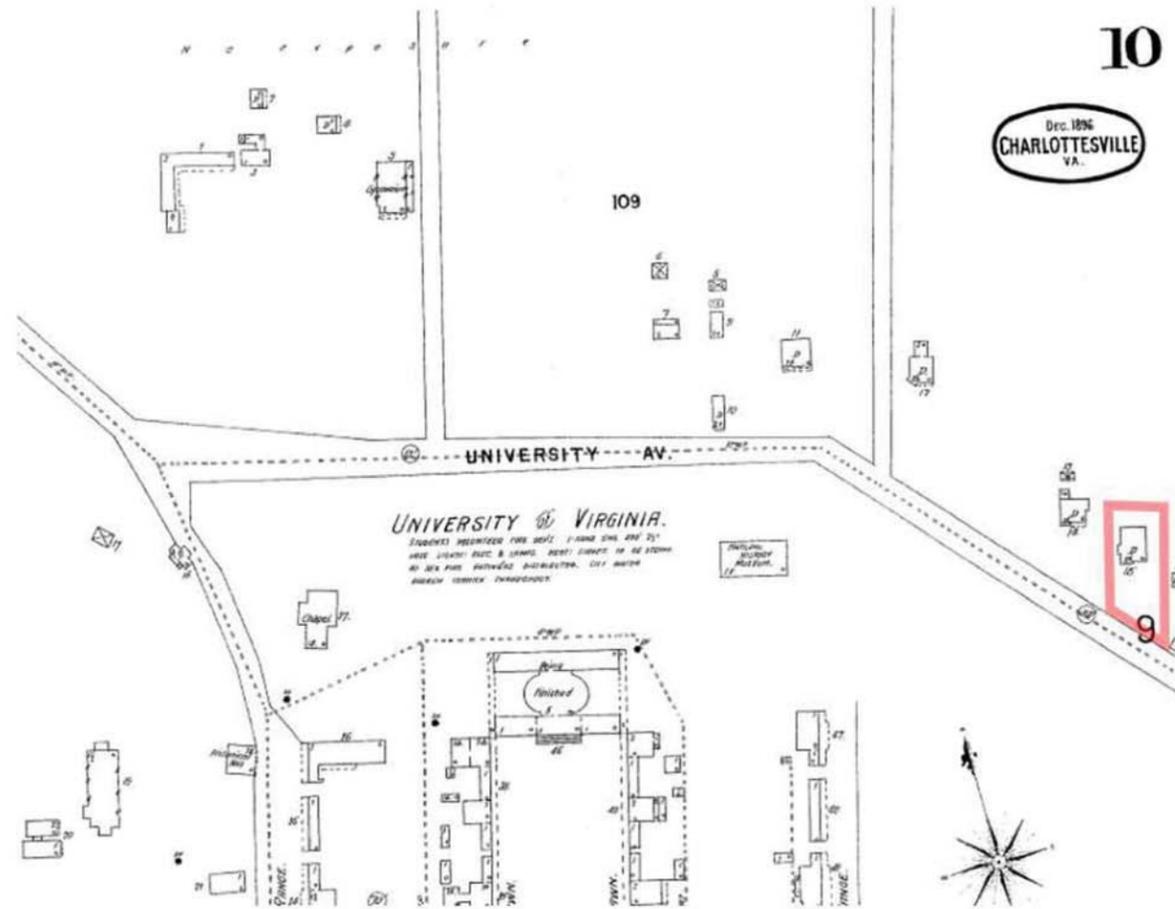


Figure 9. 1896 Sanborn Map of the site.

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.

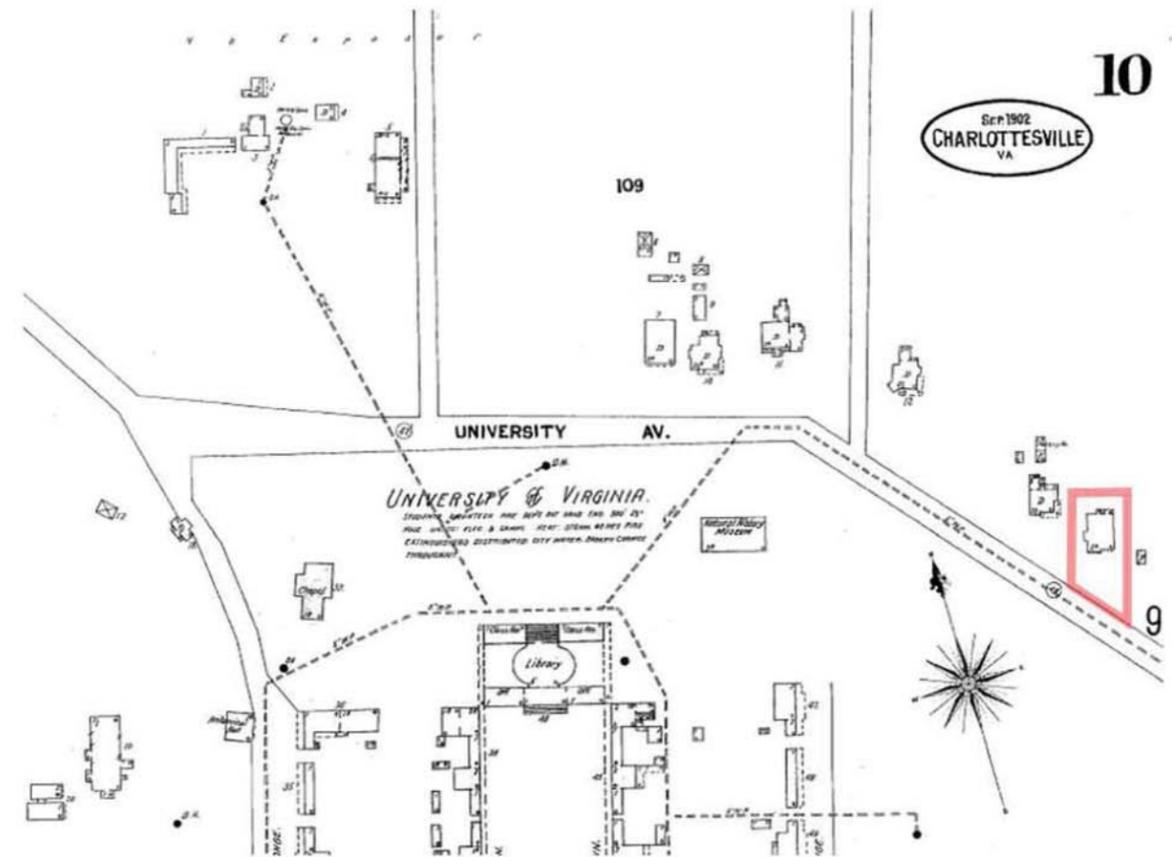


Figure 10. 1902 Sanborn Map of the site

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



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.

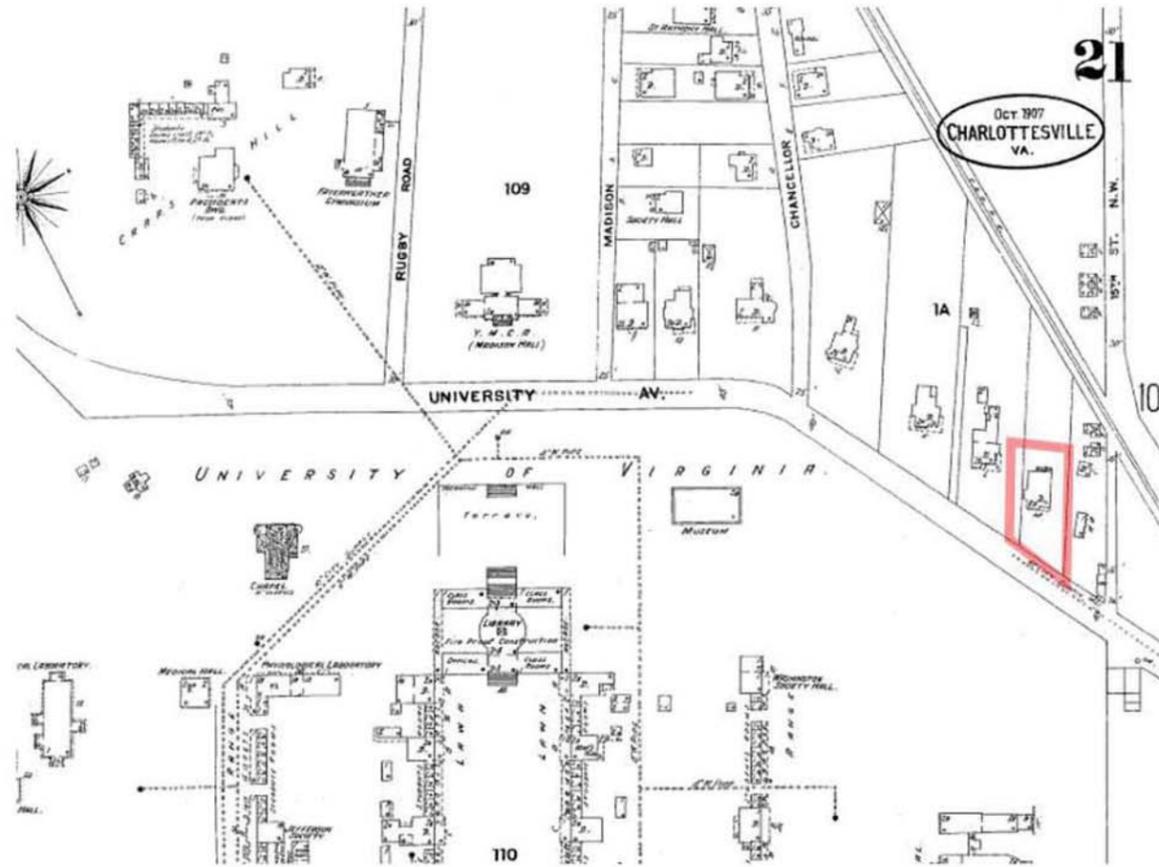


Figure 11. 1907 Sanborn Map of the site

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.

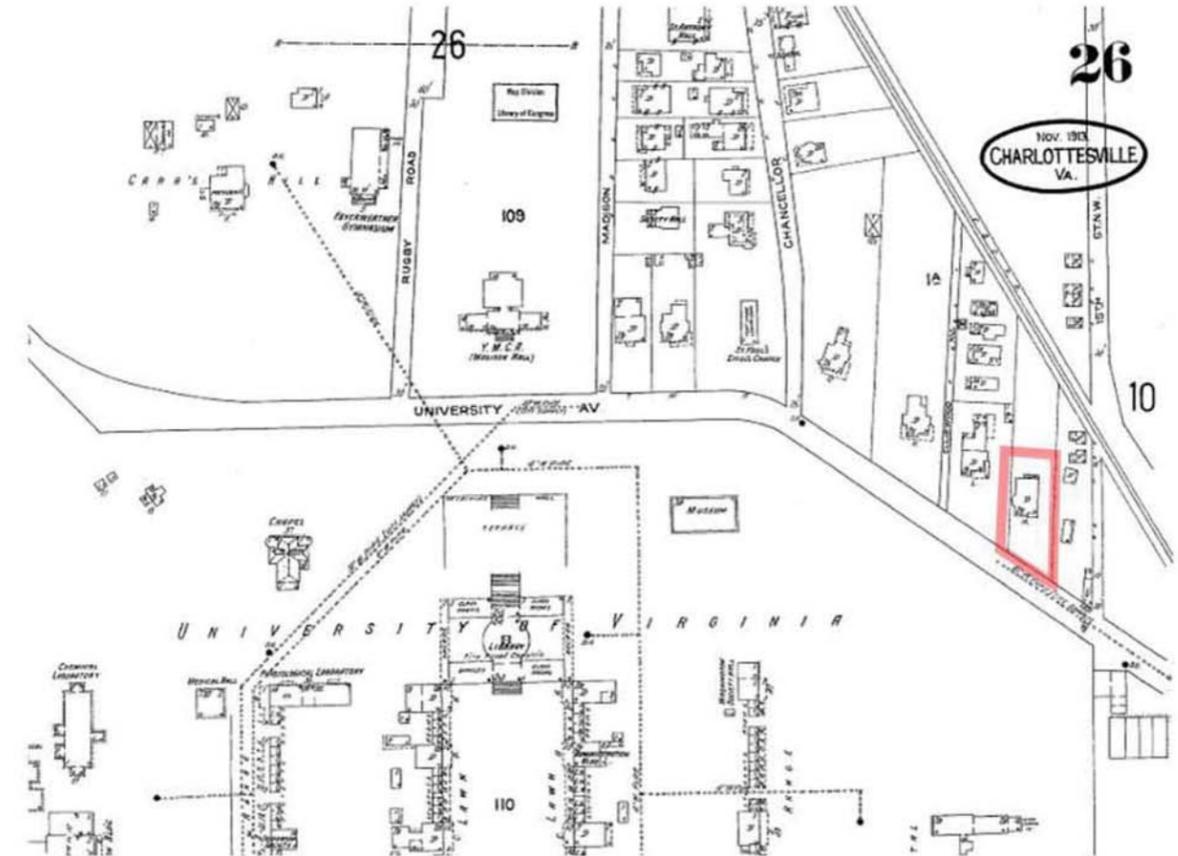


Figure 12. 1913 Sanborn Map of the site

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



1920 Sanborn Map

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

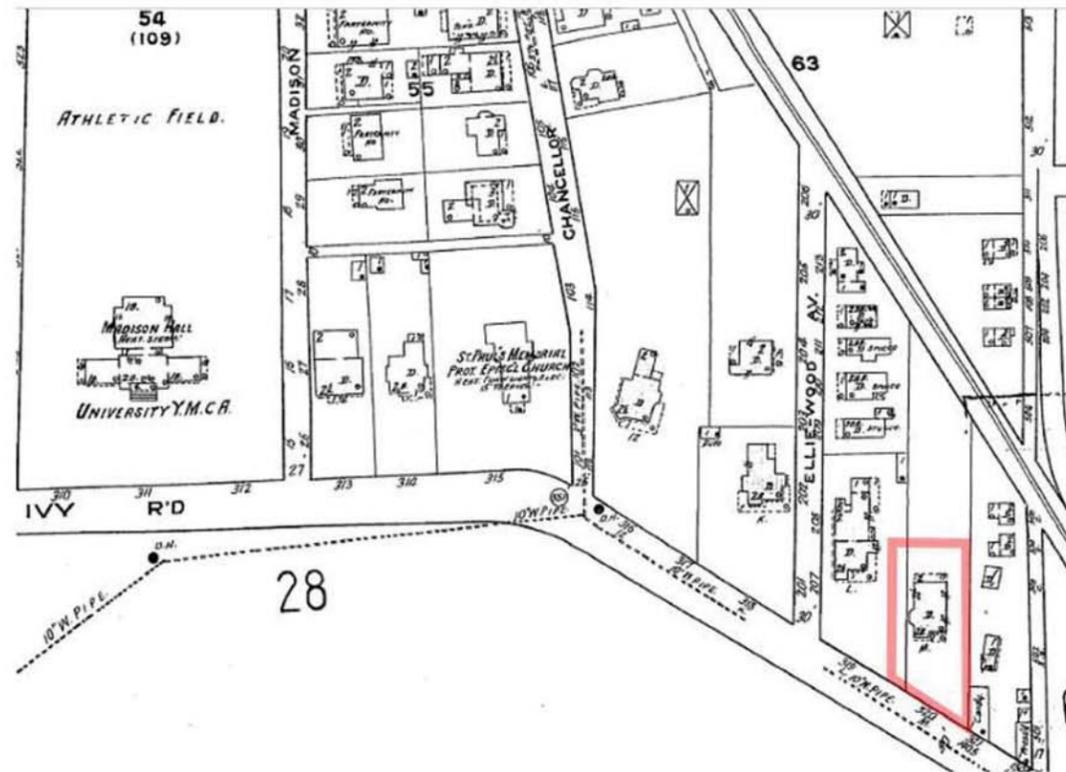


Figure 13. 1920 Sanborn Map of the site

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.

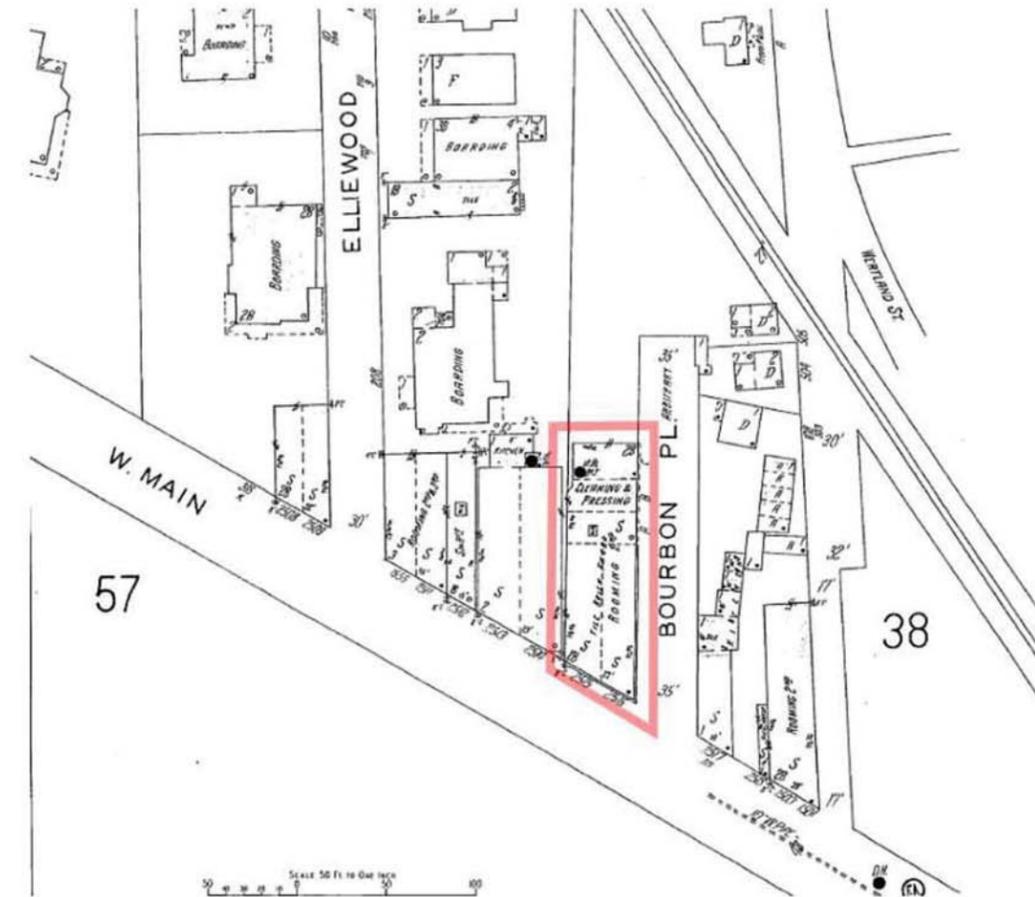
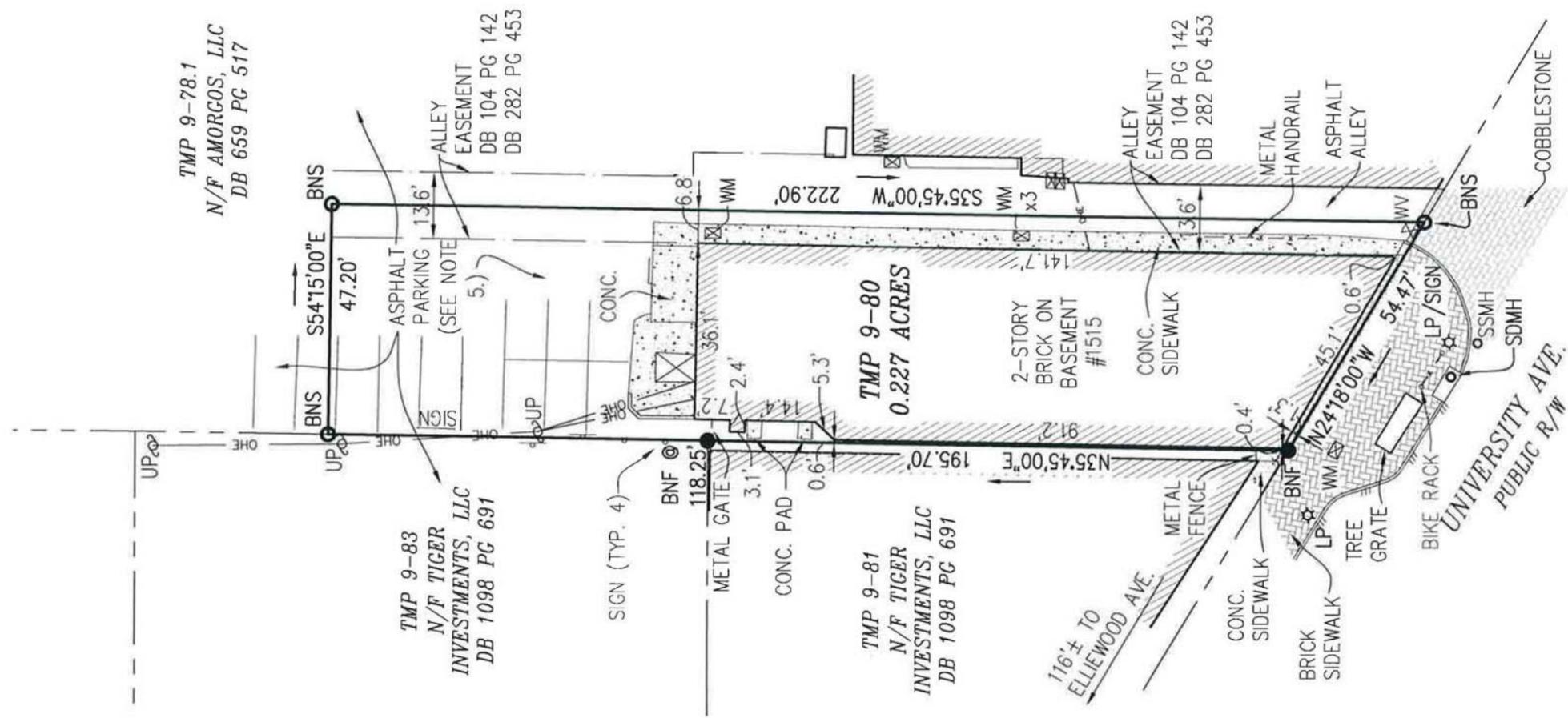


Figure 14. 1929 Sanborn Map of the site.

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022

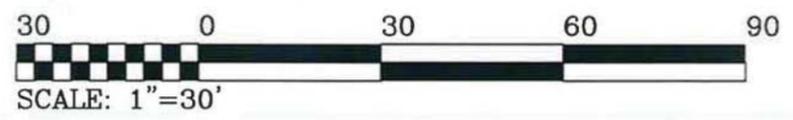




- LEGEND**
- BNF BOUNDARY NAIL FOUND
  - BNS BOUNDARY NAIL SET
  - LP LAMP POST
  - OHE OVERHEAD ELECTRIC
  - SDMH STORM DRAIN MAN HOLE
  - SSMH SANITARY SEWER MAN HOLE
  - UP UTILITY POLE
  - WM WATER METER
  - WV WATER VALVE

**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.

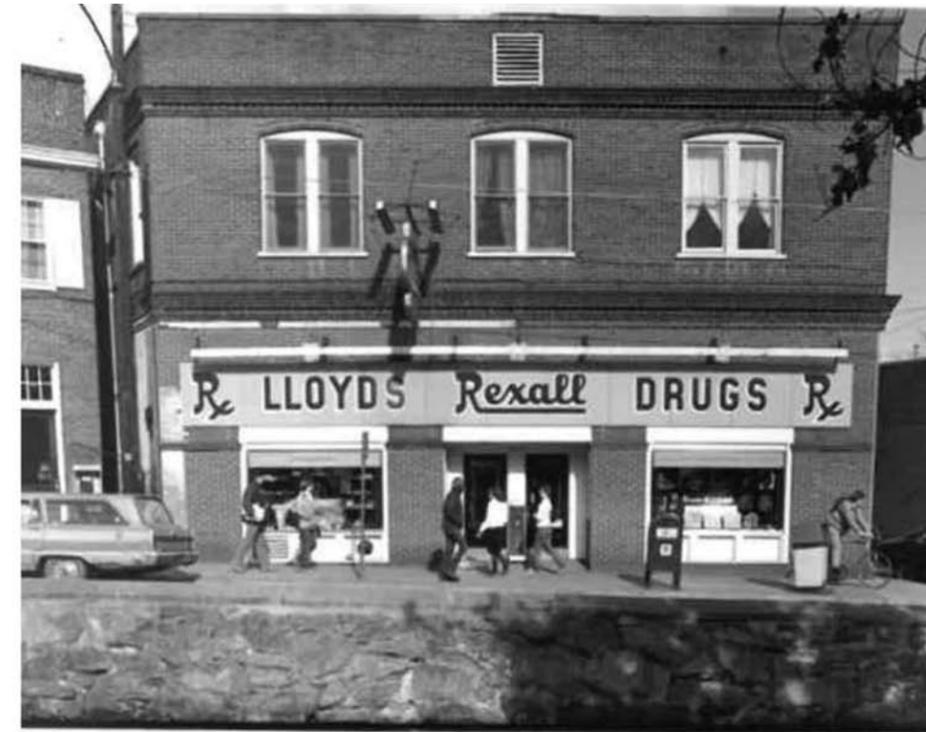


PLAT NORTH  
  
 DB 104 PG 242

1515 UNIVERSITY AVE.  
 CHARLOTTESVILLE, VA

December 1 2022





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

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



COURTESY CLEVELAND WEBBER



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



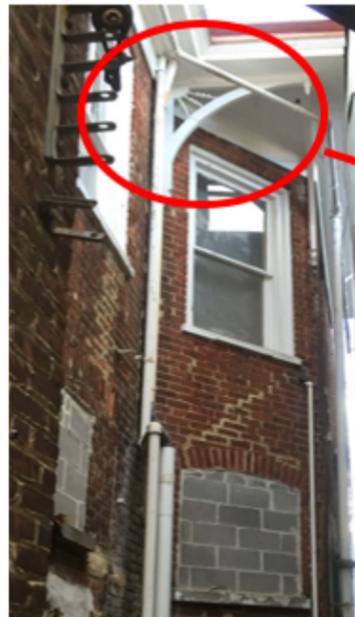
HISTORIC IMAGES

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



# Architectural Details - Minor House



1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022

# Architectural Detail Similarities



1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022

# Original Appearance of Minor House may have resembled 105 West High Street, c. 1900



1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



South Elevation - University Avenue Street View

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022





South Elevation - University Avenue Street View  
Note rear portion of building not visible from street

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

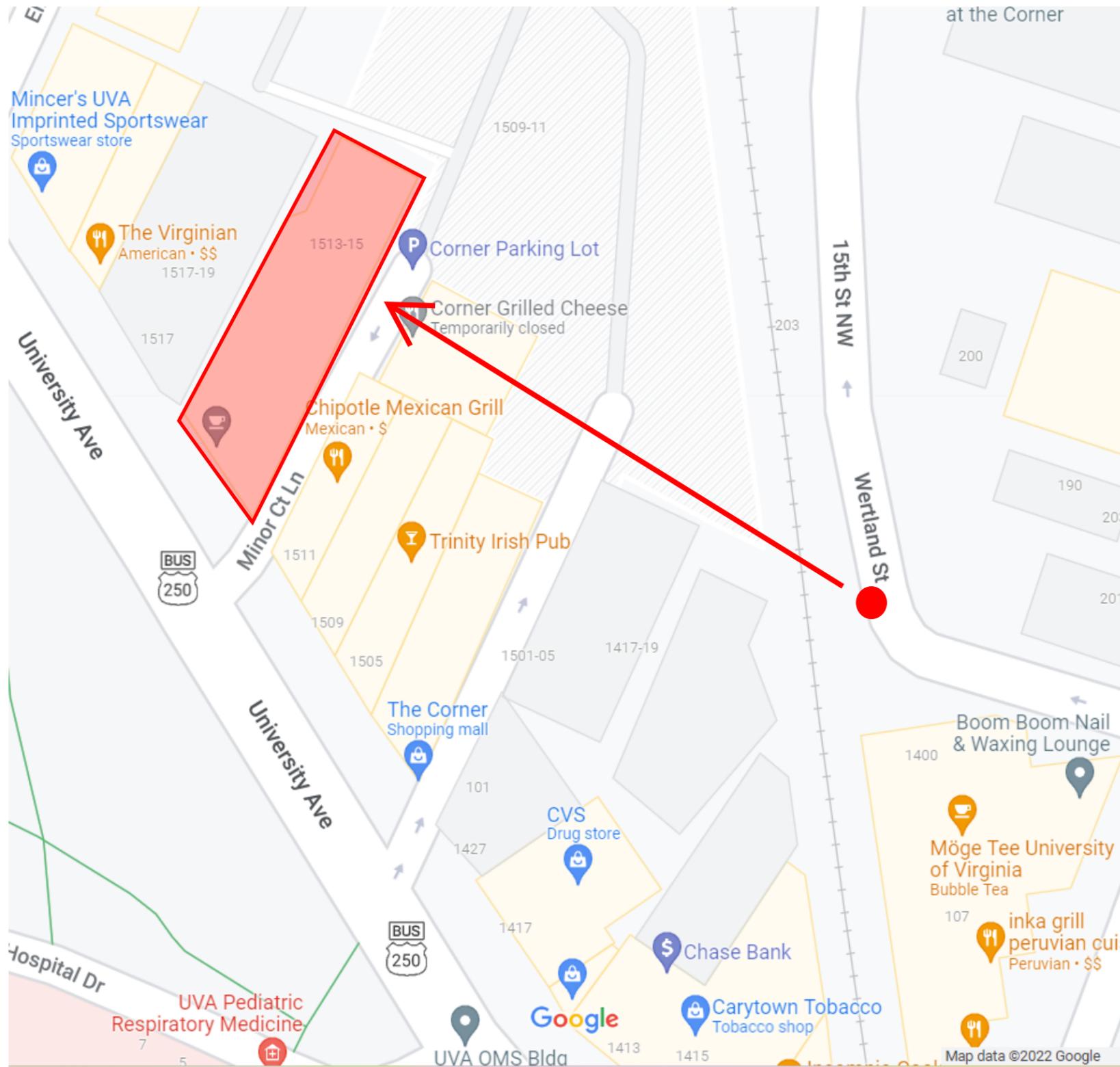
December 1 2022



East Elevation - Wertland / 15th Street NW View  
Note rear portion of building not visible from street

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



Previous Slide Location of View

1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022



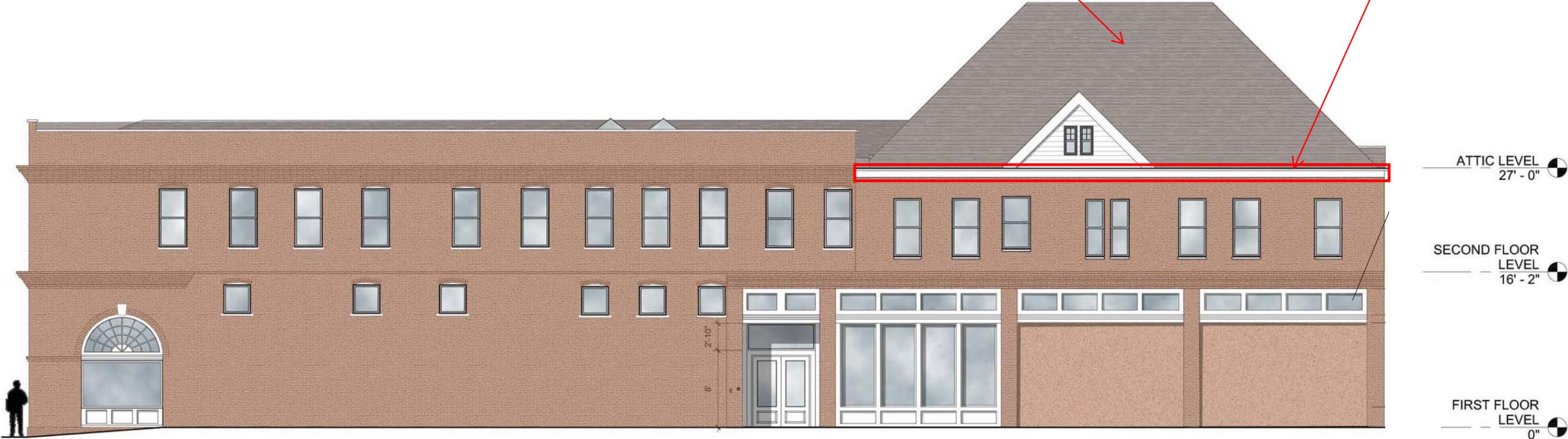
# Proposed Work



Existing South Elevation

Replace asphalt shingle roof in-kind with architectural shingles.

Remove Philadelphia gutter, install 1/2 round hanging gutter, painted white to match trim.

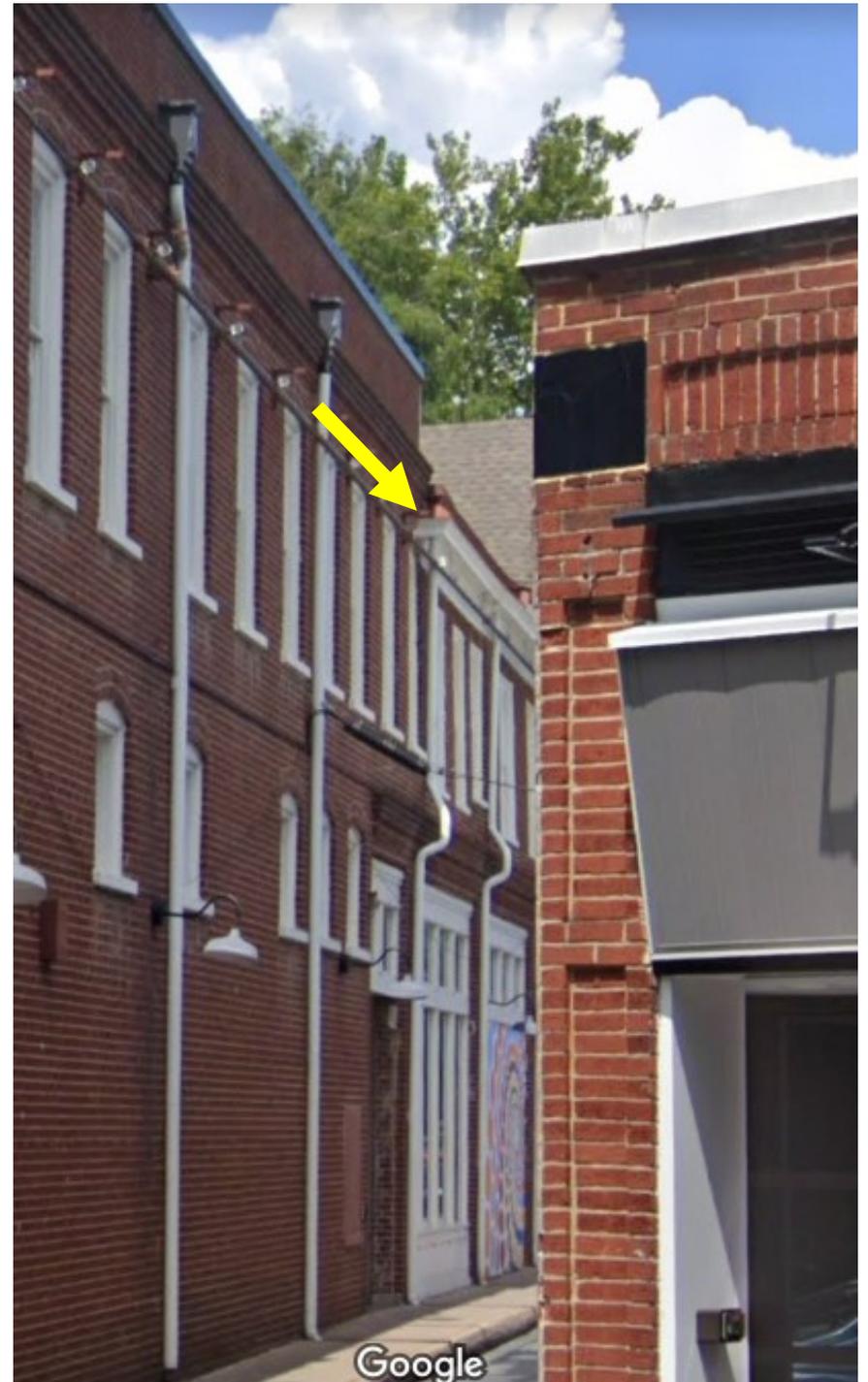
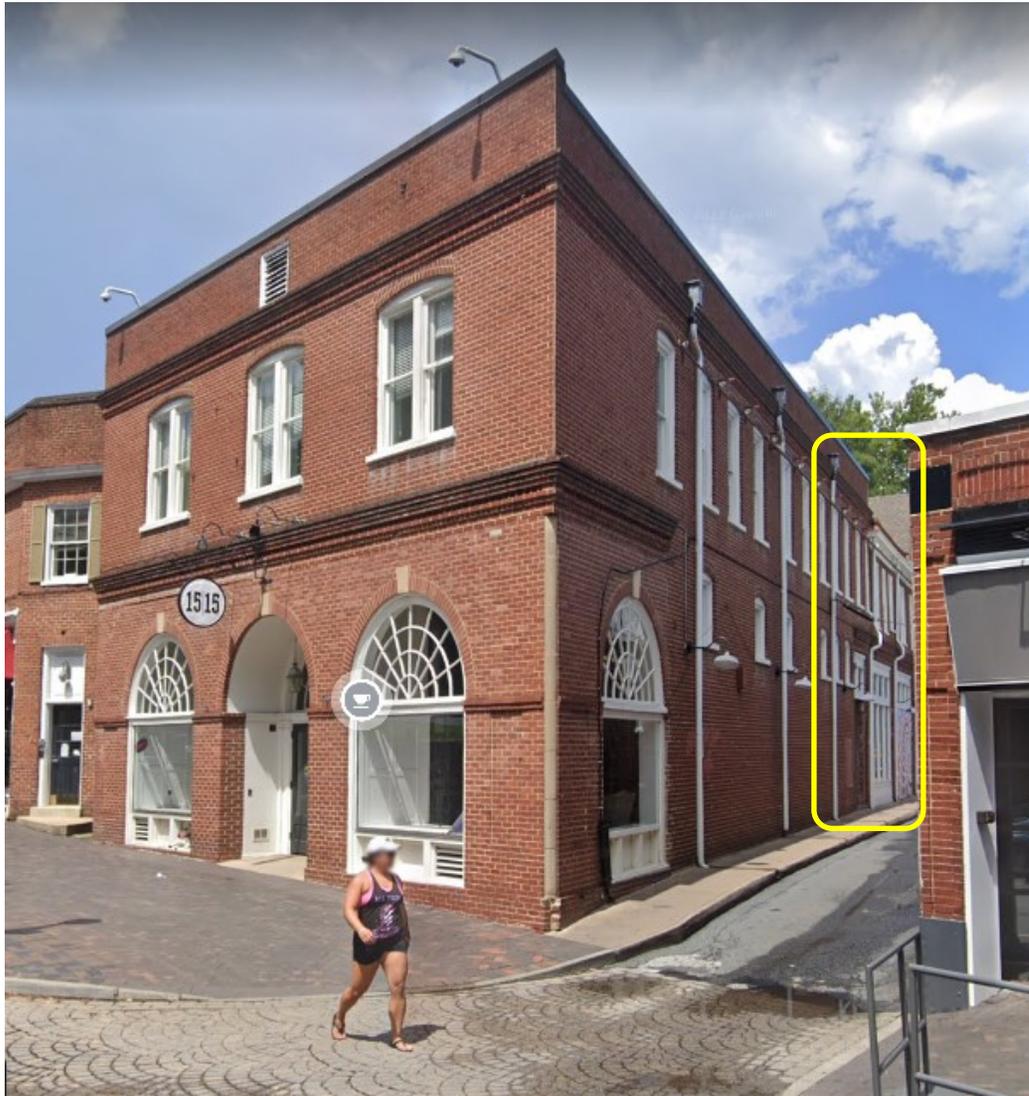


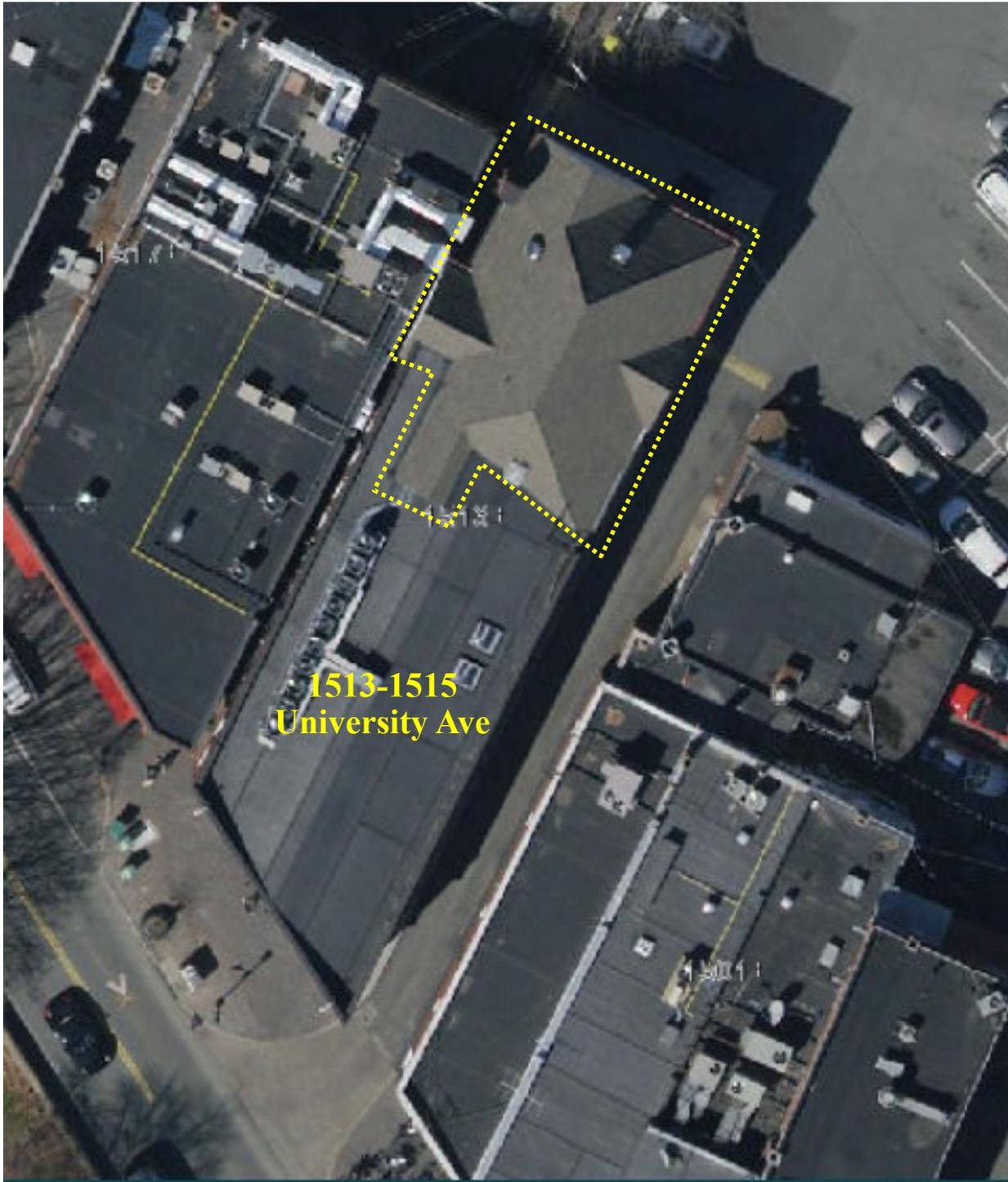
Existing East Elevation

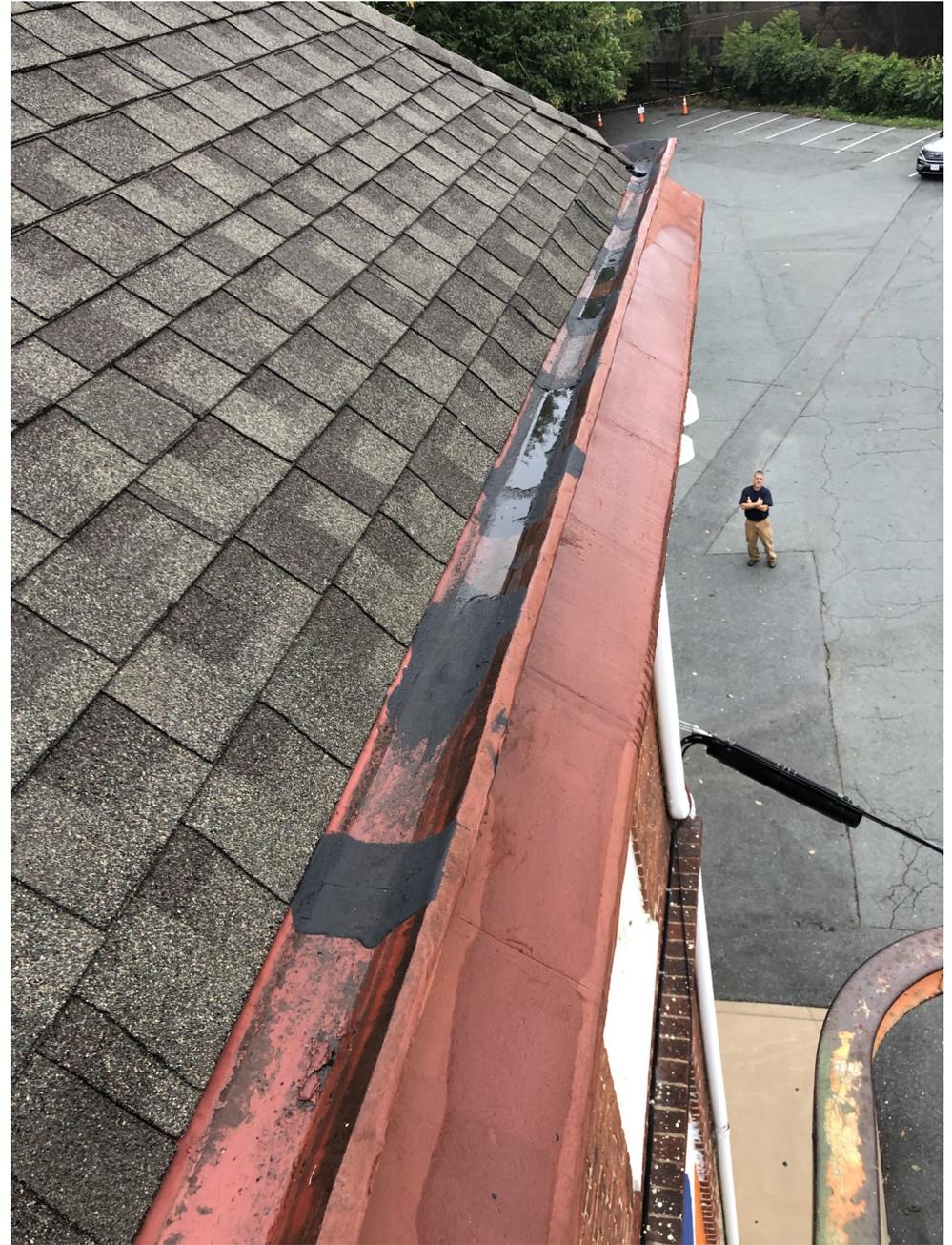
1515 UNIVERSITY AVE.  
CHARLOTTESVILLE, VA

December 1 2022











# 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.R.A.)

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 cornices, 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 G. Minor in 1894 (ACDB 102-296) and built the house in 1896, according to tax records. At her death in 1918 she willed it to her sister Anne P. Minor (City WB 2-131). J. H. 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 western 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

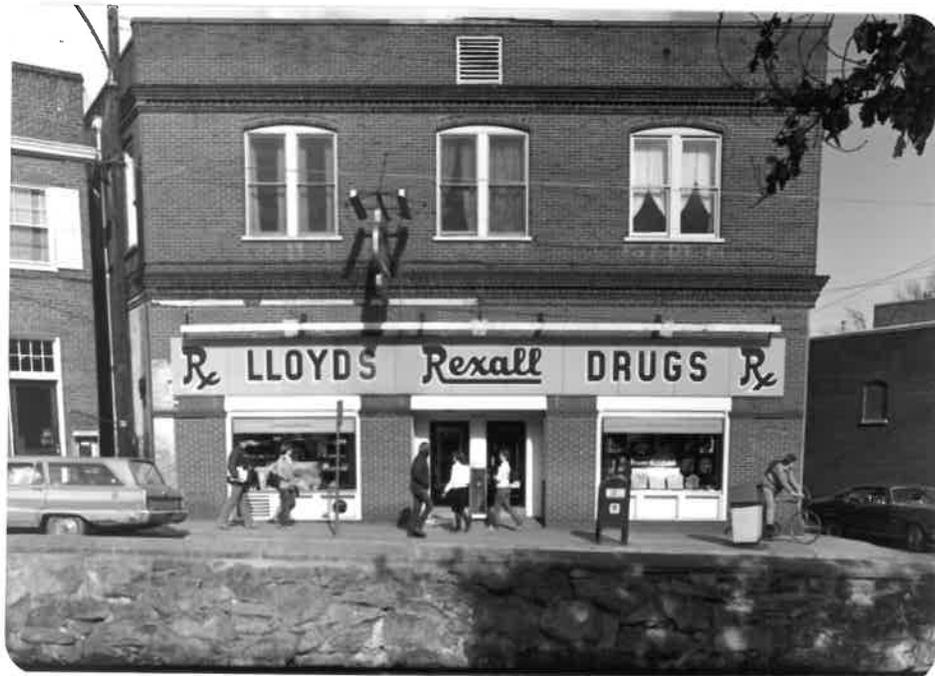
The Minor House is the last of several large residences built around the turn of the century along University Avenue across from the University Grounds. Most were rooming or boarding houses for students.

UTM: 17/719340/4212490

*Architectural And Historic  
Survey*



*Graphics*



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

DEPARTMENT OF HISTORIC RESOURCE  
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0055

Other DHR Number: 104-70

Property Date(s) 1927

## PROPERTY NAMES

Minor Court Building

## EXPLANATION

Historic/Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-80-2

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

## ADDRESSES

Number	Thoroughfare Name	Explanation
1515 -	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, on corner site with alley along east side leading to parking lot in rear.

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
Cornice	2	Corbelled	Brick	
Roof	0	Parapet		Not visible
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Plate Glass	Wood	w/ Fan lights
Roof	0	Hipped	Asphalt	Shingle
Walls	0	Masonry	Brick	5-course Amer.Bond
Window(s)	0	Sash, double-hung	Wood	1/1
Cornice	0	Boxed	Wood	
Window(s)	0	Sash, double-hung	Wood	2/2
Dormer	3	Gable-roofed	Wood	Shingle
Chimney	1	Exterior side	Brick	Common Bond

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Commercial Building

Primary Resource? Yes

Estimated Date of Construction: 1927

Source of Date: Site Visit/Written

Architectural Style: Commercial Style

Description:

This building combines a c. 1896 house with a 1927 commercial building added to the front of the property. The dwelling, known as the Minor House, is two-and-one-half stories with a hipped roof edged by a boxed cornice; the brick walls are modified five-course American bond, with a Flemish-bond row alternating with the five courses of stretchers. There are three gabled dormers still visible, faced with wood shingles and lit by paired four-over-one double-hung wood sash; a full-height bay window appears under the dormer on the east facade. The original chimneys were replaced by a brick exterior chimney. The commercial addition is two stories tall and three bays wide, with brick walls in common bond. Each floor has a corbelled cornice. Windows on the second floor are paired one-over-one with segmentally-arched lintels. The first floor has a recessed center entrance with two doors, flanked by plate glass display windows; the doors and windows are topped by semi-circular fanlights framed by a brick course and topped with keystones. The fanlights rise from a molded brick stringcourse; on the outer edge of each window is a recessed rectangular panel defined in brickwork.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Building consists of two sections, with 1927 commercial addition not predominant. The Minor House to the rear of the addition has had many alterations, including the loss of its porch, chimneys, and changes in fenestration; also, three large storefronts were cut into the west wall, but have been filled in with concrete block. The commercial addition was modernized probably in the 1960s, with a storefront that included a huge sign covering the fanlights, and panels filling in the lower portions of the plate glass windows. Since 1983 the facade has been restored (Bibb 1980; O'Dell 1983).

Number of Stories: 2.0

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:  
None.

DHR Historic Context: Commerce/Trade

Significance Statement:

Minor House is the last remaining residence of several on the Corner in the late nineteenth to early twentieth century, which generally served as rooming houses for University students. The house was built by Miss Kate Minor in 1896 (Bibb 1980). In its present form the Minor Court Building represents the evolution from the largely domestic, turn-of-the-century appearance of the Corner to an area that is predominately commercial. The 1927 addition, now the dominant part of the building, combines typical 1920s commercial design features with Classical Revival components, and is compatible with other historic buildings in the area. The building contributes to the historic district.

#### GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14648	03 - 04	3/10/1996
B&W 35mm Photos	14648	11 -	3/10/1996
B&W 35mm Photos	14648	09 -	3/10/1996

#### BIBLIOGRAPHIC DATA

Sequence #: 1.1 Bibliographic Record Type: Survey, Other  
Author: O'Dell, Jeffrey M.

Citation Abbreviation:

Virginia Historic Landmarks Commission (VHLC) Survey

Notes:

Sept. 1983. VDHR Archives.

Sequence #: 1.2 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn Fire Insurance Maps, Charlottesville, VA

Notes:

Published by Sanborn Map Company, 1907, 1913, 1920, 1929, 1941, 1969.  
University of Virginia Library Government Documents.

Sequence #: 1.2 Bibliographic Record Type: Survey, Other

Author: Bibb, Eugenia

Citation Abbreviation:

City of Charlottesville Architectural and Historical Survey

Notes:

1980. On file, City of Charlottesville Department of Community Development.

Sequence #: 1.3 Bibliographic Record Type: NRHP Form

Author: O'Dell, J.M., w/Charlottesville Community Development staff

Citation Abbreviation:

Rugby Road-University Corner Historic District NR Nomination

Notes:

1984. VDHR Archives.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/10/1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: Smead, Susan E.

ID # Associated with Event:

CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

First : Evelyn H.

Last : Lloyd

Suffix :

Title :

Company: et al.

Address: 103 Easthaven Court

City : Charlottesville

State: VA

Zip : 22901- Country: USA

Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

WERTLAND ST.

38

PARKG

505 505

35'

MINOR CT

TILE BRICK FACED 2<sup>nd</sup> KITCHEN

W. MAIN

PARKG

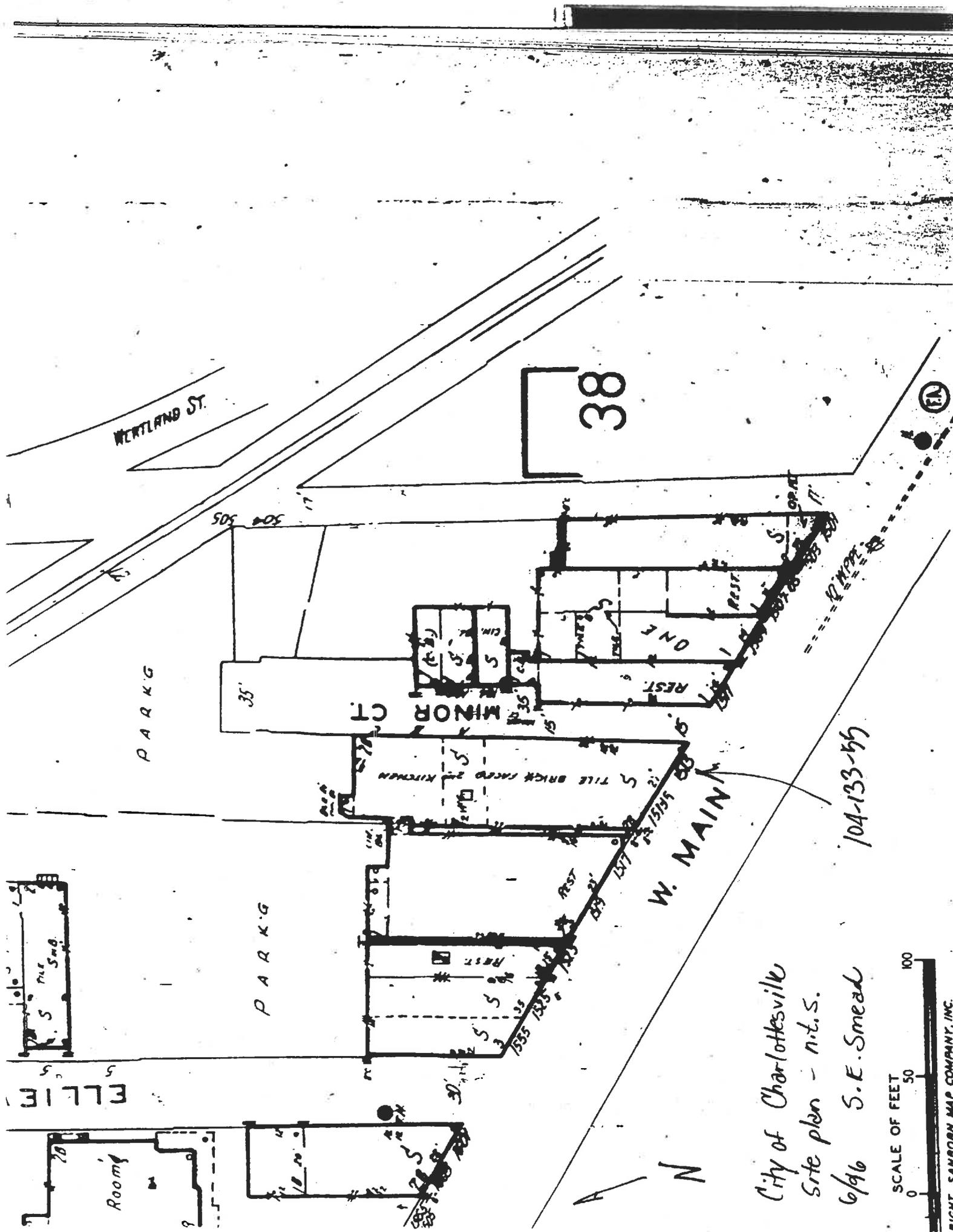
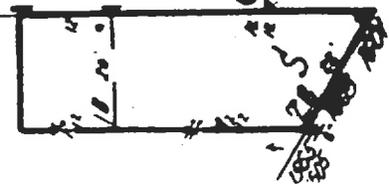
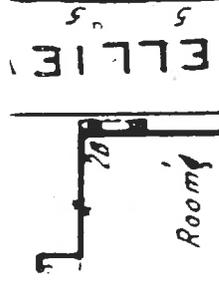
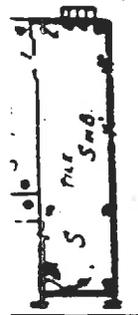
104-133-55

City of Charlottesville  
Site plan - n.t.s.

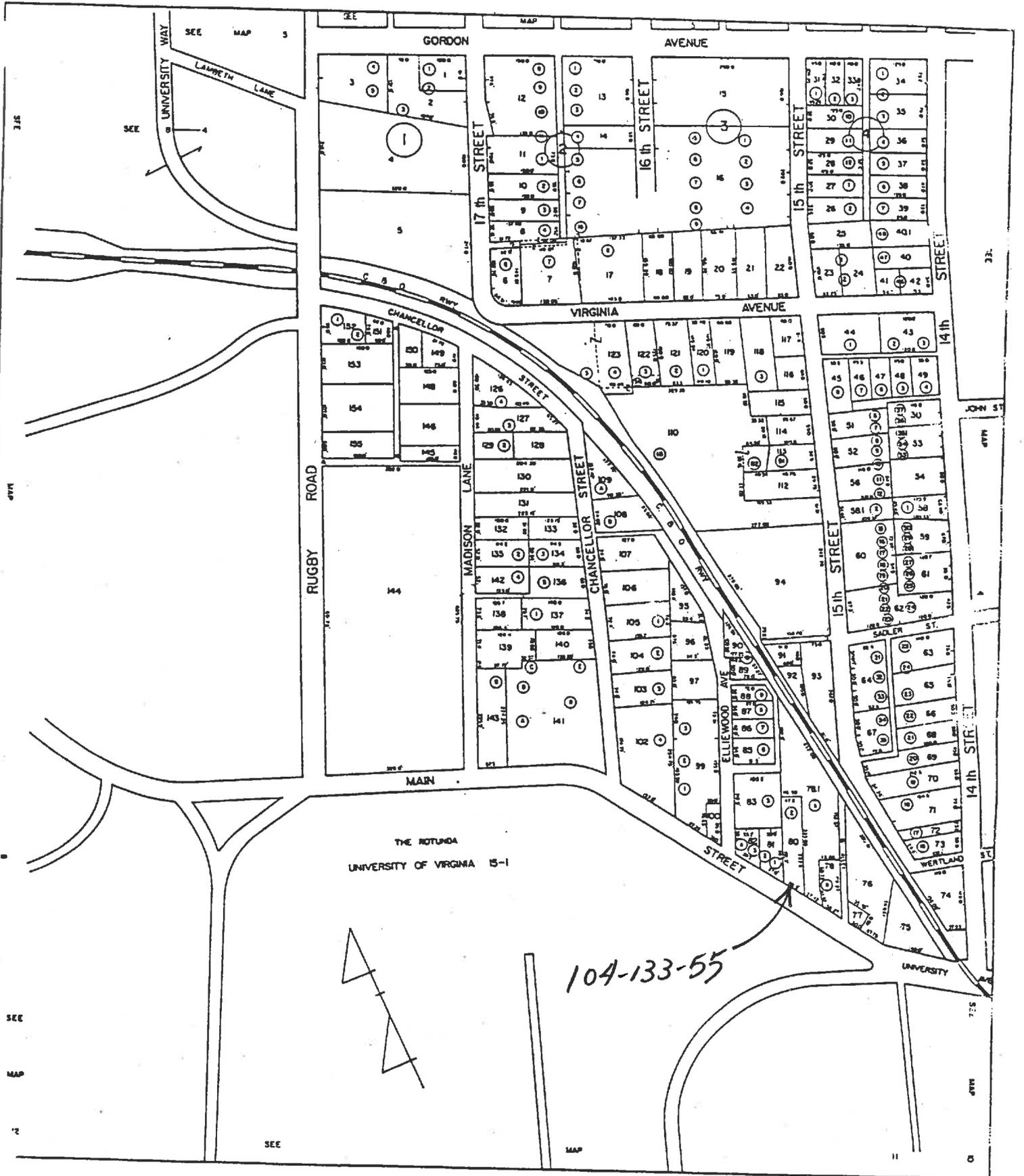
6/9/6 S.E. Smead

SCALE OF FEET  
0 50 100

RIGHT SANBORN MAP COMPANY, INC.



CITY OF CHARLOTTESVILLE



SCALE 1" = 100'

SECTION: 9

9-80

B-2  
47.2 x 209 (9865)

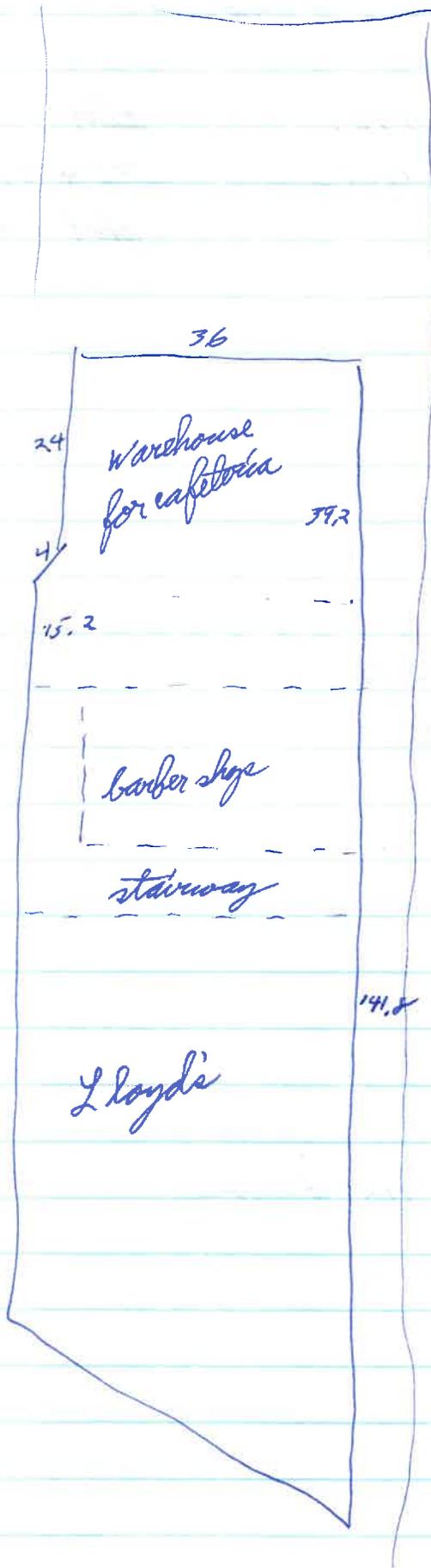
incl minor kitchen

Jameson's - Lloyd & minor Court

- 253-~~98~~<sup>94x98</sup> ✓ John D & Evelyn H. Lloyd 1964 plot 253-97
- 227-20 Sue Dwing, Phillips, et al 1961 WB 4-99
- 104-142 Lucy H. Dwing & Per NB, et al Dwing & Robinson plot 104-146

built 1927  
 2 storage, 21 rooms, apt & store  
 1964 - comp shingle roof

house: 1896  
 store on front: 1927 (1920 Sanborn)





**VIRGINIA**  
**HISTORIC LANDMARKS COMMISSION**

File no. 104-70  
Negative no(s). 5072 (24)

SURVEY FORM

Historic name \_\_\_\_\_ Common name Lloyd's Rexall Drug Store  
County/~~Town~~/City Albemarle, Charlottesville  
Street address or route number 1515 University Ave.

USGS Quad Charlottesville West, Va. Date or period C. 1925  
Original owner \_\_\_\_\_ Architect/builder/craftsmen \_\_\_\_\_

Original use stores

Present owner \_\_\_\_\_

Present owner address \_\_\_\_\_

Source of name \_\_\_\_\_

Source of date \_\_\_\_\_

Stories \_\_\_\_\_

Foundation and wall const'n \_\_\_\_\_

Present use store

Acreage \_\_\_\_\_

Roof type \_\_\_\_\_

State condition of structure and environs good

State potential threats to structure \_\_\_\_\_  
Note any archaeological interest \_\_\_\_\_

Should be investigated for possible register potential? yes \_\_\_ no X

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.)

1515: brick (stretcher bond); 2 story with attic; flat roof; 3 bay; Commercial vernacular. C. 1925. Corbelled cornice above 1<sup>st</sup> and 2<sup>nd</sup> floor windows, wood ventilation grill in attic, 2 large semi-circular arches with keystones and projecting brick impostes now hidden by metal commercial sign. Recessed 2-door entrance in center framed by pilasters. 1<sup>st</sup> floor windows plate glass with wood dado below, 2<sup>nd</sup> floor paired one over one light sash under double segmental arch.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

1907 Sandborn shows small frame building on site.  
1920 Sandborn shows small frame building used as Press store.  
original building divided into two stores  
east - Mr. T. Jamieson's Book store til 1957  
west - Cavalier store of Charles Smith  
large soda fountain  
in rear was Cavalier Pressing Club (cleaners)  
Irving estate built building.

Sources and bibliography

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

Joe Eddins, Around the Corner after W.W.I., 1917.

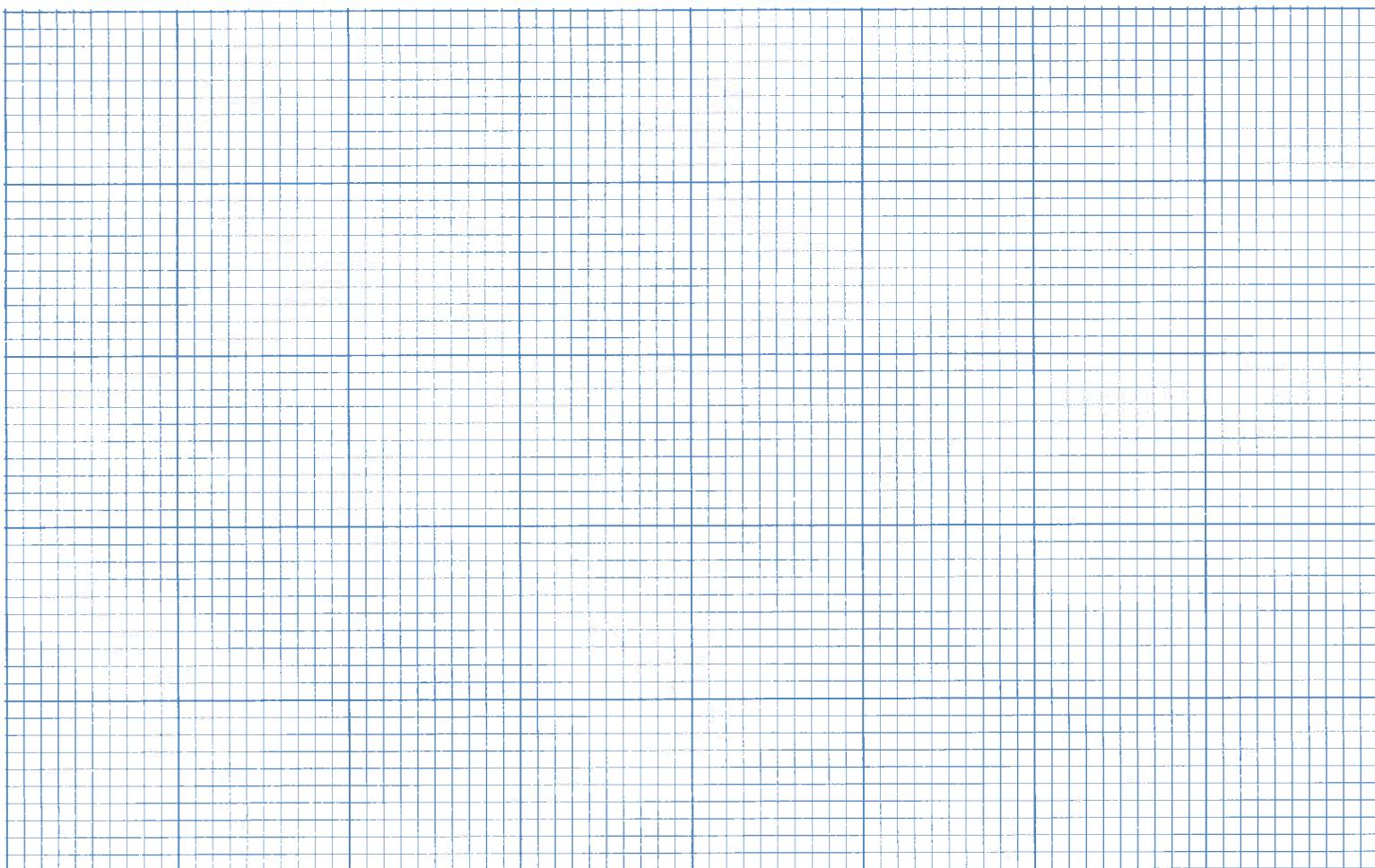
Primary sources (Manuscript documentary or graphic materials; give location.)

1920 Sandborn Map.

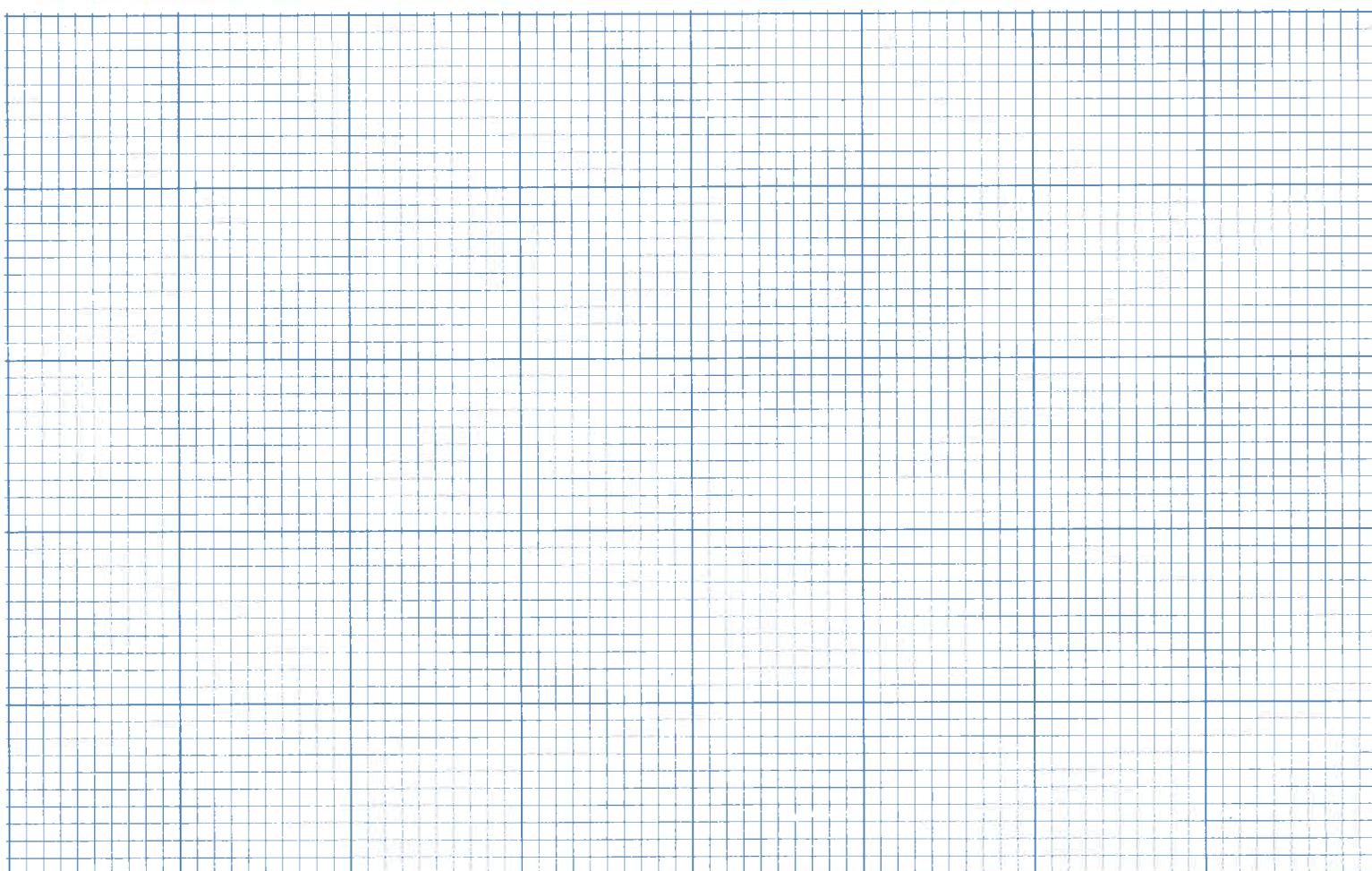
Names and addresses of persons interviewed

Mr. John Williams, Anderson's Bookstore

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

Karen Kummer U. of Va. Arch. History Grad. Student

Date

March 1980



# VIRGINIA HISTORIC LANDMARKS COMMISSION

## HISTORIC DISTRICT SURVEY FORM

File No. 104- 133-55  
Negative no(s). 7296

Page 2 of 2

Street address 1515 University Ave.  
Town/City Charlottesville

Historic name \_\_\_\_\_ Common name Lloyd's Rexall Drug Store

- 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 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 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 type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input 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"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input 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 type="checkbox"/> no	<input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center)    2    4 <input type="checkbox"/> 1 (side)      3    _____	

**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 type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	_____

Style/period \_\_\_\_\_ 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)

Date 9-83 File No. 104-130

Name 1515 University Ave.

Town Charlottesville

County \_\_\_\_\_

Photographer \_\_\_\_\_

Contents 1 + 2



Janesville - Lloyd's + Minor Court (now Todd's)

104-142  
7/1/1940

partition of real est. of Harry H. Robinson + J. H. Dwing, who  
"conducted various businesses" under names "Dwing +  
Robinson" + "Univ Grocery"

Dwing dec 1936 (WB 4-199)

~~to Lucy H. Dwing~~ estate  
to Robinson:

a) lot of impts on N side Univ Ave bought fr Samuel B. Chancellor  
est. 1922 (40-241)

b) lot of impts on N side Univ Ave bought fr Ann M<sup>rs</sup> P.  
Minor 1926 (55-235), ~~except~~ except part to Dwing  
to Dwing estate:

a) "that part of Minor property upon which the Minor  
Court bldg is situated" + lot behind it + strip east of bldg  
+ west of ~~the~~ center line of alley

55-235  
6/2/1926

contract 4/21/1926

<sup>Minor</sup> Ann M<sup>rs</sup> P. Minor → J. H. Dwing + H. H. Robinson \$27,000

tract of impts on N side Univ Ave

bounded on west by AN Peyton, now EM Page, + others,  
on E by Dwing + Robinson

same as property R L Minor → Kate Minor by 2 deeds  
ACDB  
102-296 + 112-184, + willed by her to Ann Minor (City WB 2-131)

WB 2-131

will of Kate Minor, spinster  
all to sister Anne Minor

see  
1915, 1918

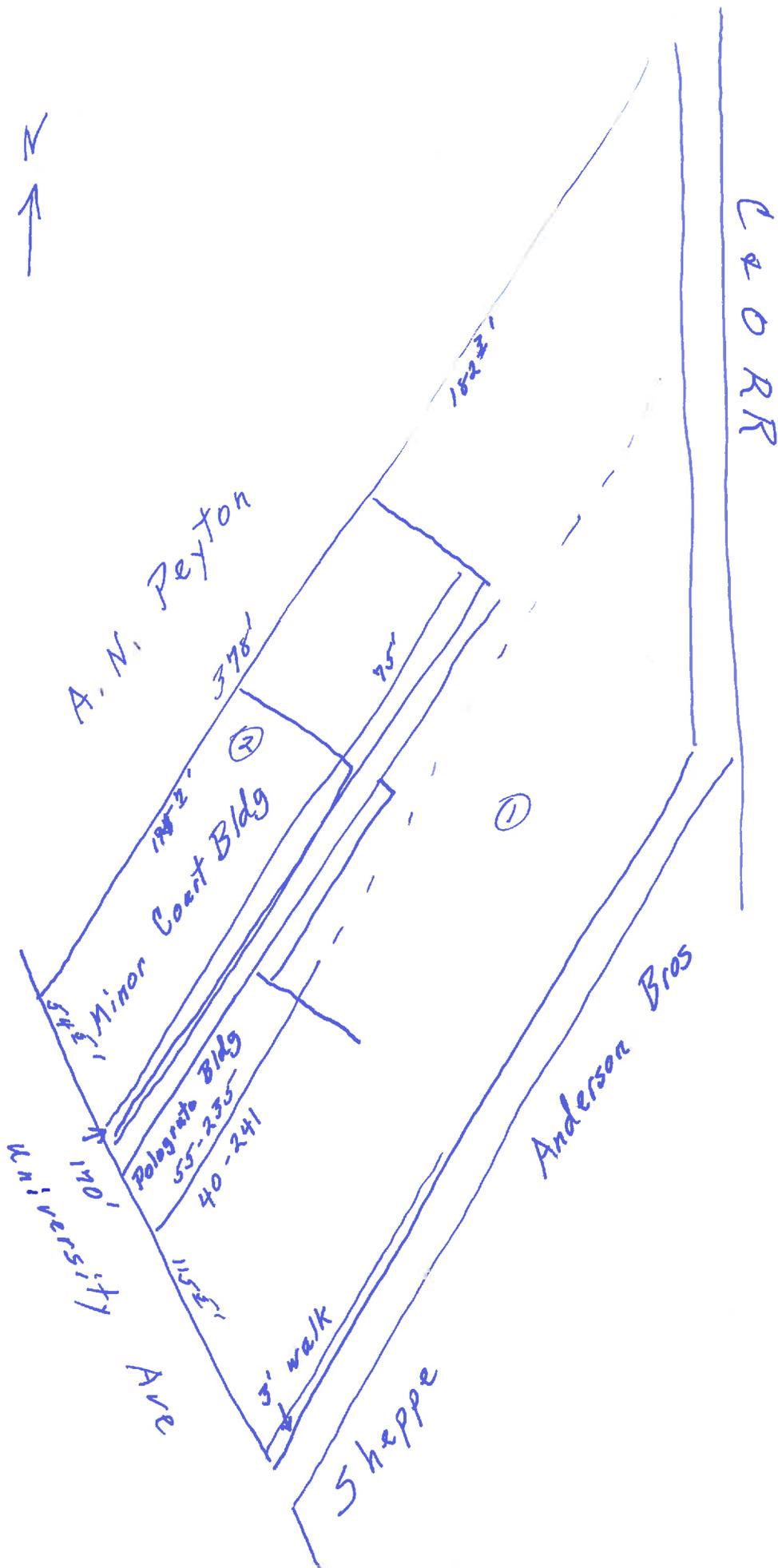
ACDB  
112-184  
8/29/1898  
Miss Kate Minor → SC Chancellor, RC Minor, FP Dunnington,  
WE Polson, Miss Sallie Doswell  
"being owners of property bet C & O RR & Staunton Tpk &  
draining toward City of Knoxville"  
sewer rights thru property

102-296  
12/22/1894  
Raleigh C. Minor (S) → Kate Minor \$1400  
.45' on eptn of Union Ave  
bounded on W by Mrs M C Anderson & E by Raleigh C Minor  
part of ACDB 100-165, 1893, MC & RD Anderson → Minor

100-165  
2/15/1893  
MC & RD Anderson → RC Minor \$2400  
tract .52 acre bounded by Union Ave, RL Carter, <sup>(on E)</sup> Anderson residence <sup>(on W)</sup>  
C & O  
reverses right to remove bldgs on property

104-146

1940



15 steps  
& 4' walk

## Minor Court

1926	Dick	Anne Minor	40' <sup>N</sup> <del>Minor</del>	3200 + 7000 = 10,200	
			45' <sup>N</sup> "	3600 + - = 3600	
1927	Dwight & Robinson		40' "	2200 + 7000 = 10,200	for Anne Minor
" , 28			45' "	3600 + - = 3600	"
1928		"	40' "	3200 + 20,800 = 24,000	impts added
1894	R. C. Minor		80 p minor (1 v)	500 + 0 = 500 <del>0 + 500</del>	for MC Anderson
1895	"	"	40 " "	250 + 0 = 250	off 250 to minor
" , 96	Kate	"	" " "	" " "	for Minor
1897	"	"	" " "	" + 3500 = 3750	impts added

01320092

# Minor Court Bldg

## Lloyd's facade

2 storeys, 3 bays at each level

stretchers band, pressed

~~stone~~ <sup>water table</sup> storefront: recessed cent ent.

round arches of stone or conc. keystone spring  
fr corbelled stringcourse; arches now filled

in w/ white ~~concrete~~ <sup>boards</sup> & covered w/ large sign  
window flanked by narrow wooden pilasters

2 doors flanked by pilasters

once 2 storeys: sep doors, signs of a sign on left

corbelled storefront cornice w/ mouse-toothing

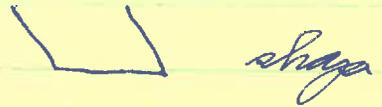
(not entabl or frieze)

at 2nd level: <sup>seg arched</sup> per 1/1 wind w/ conc sill in each bay

same cornice repeated above 2nd storey

plain conc-capped parapet

## sides:



~~facade~~ <sup>wal</sup> treatment cont 1 bay on W - narrow alley or space  
" " " " " " E - thermal wind 1st

upper cornice cont on E

single windows 2nd, some smaller closed ones 1st, 11 bays  
apt ent in last 2 bays, where storefront cornice picks up  
again & cont across house

not pressed brick

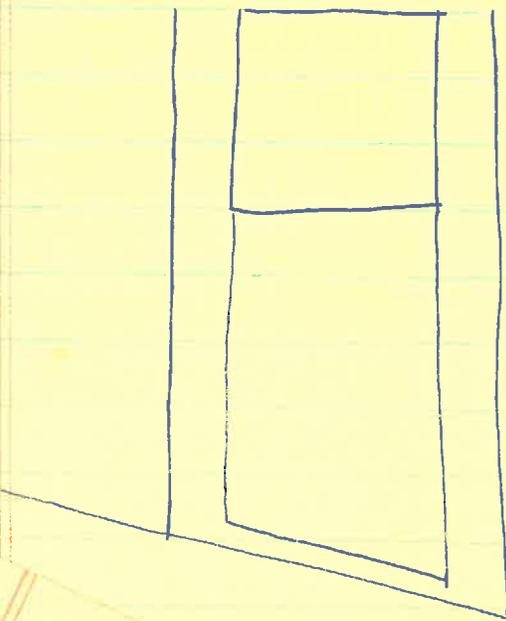
## Minor house

East  
 E side re-bricked in studdor up to storefront cornice  
 " " torn up into 7 wide bays at 1st level  
 (1 store, 2 CB-d up)  
 E - 7 bays at 2nd level - sl  $\frac{1}{1}$ , wooden sills, irreg  
 pr in center bay  
 E - 5-c am-up - Film at 2nd  
 boxed cornice & plain frieze, proj lines  
 on east gable: pressed tin, or.  $\frac{4}{4}$  attic wind w/ sl trim  
 roof comp shingles

Redr  
<sup>step</sup> ~~near~~ hip roof; <sup>nm</sup> gable over W half, <sup>(w plane cont)</sup> matches E; Philadelphia  
 5-c am-up - Film  
 openings irreg, reg-arched at 1st, most closed

West  
 proj bay w/ gable at front - semi-act, spool brackets at  
 at cornice

Front  
 proj bay (or pair) w/ gable at W end



Date 3/10/96 File No. 104-133-55  
Name Minor Court Building  
Town Charlottesville 1515 University Ave.  
County \_\_\_\_\_  
Photographer S. C. Smead  
Contents 4 exterior views

