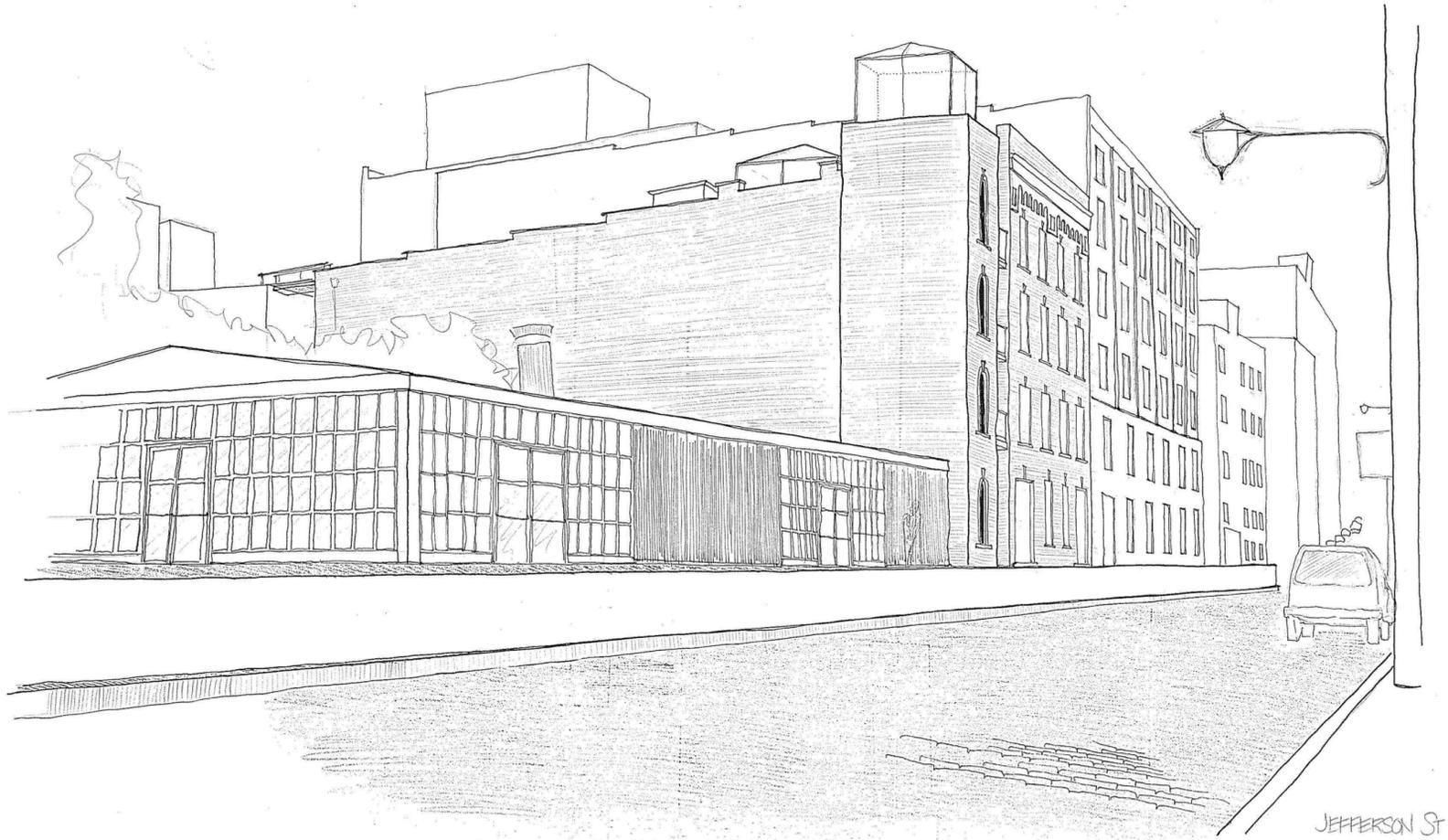


FINAL SCHEME



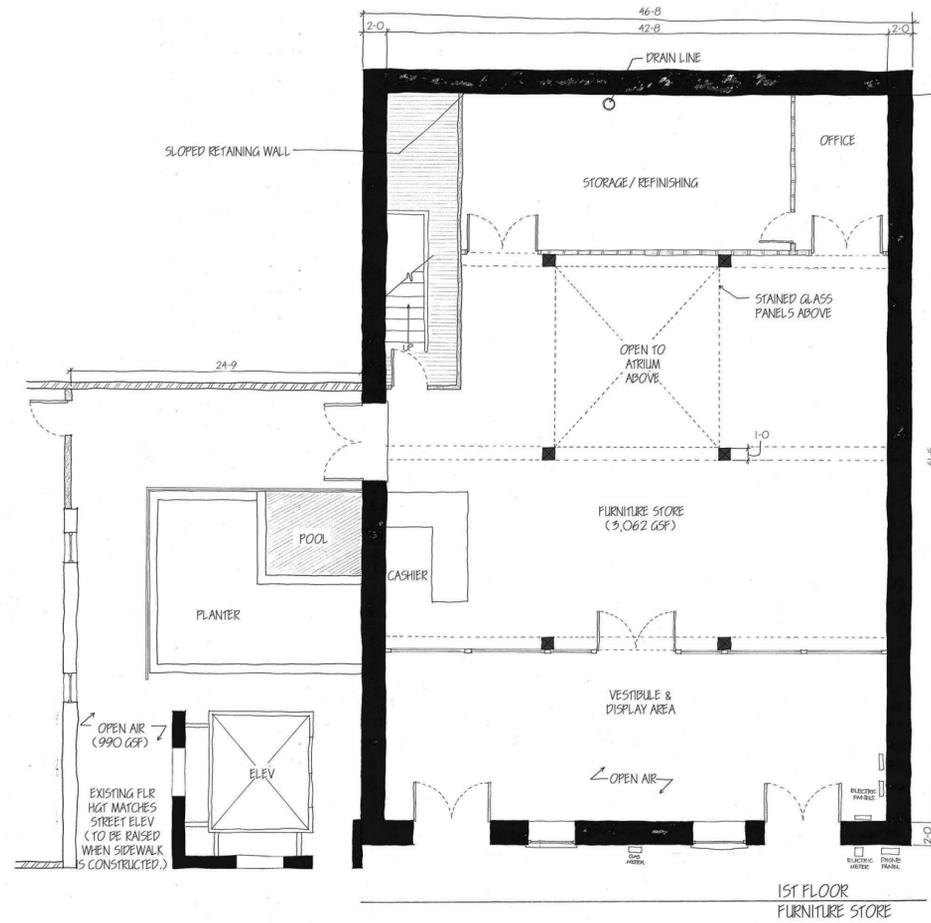
This perspective is a proposed image of what Jefferson Street could look like with the addition of the elevator and the atrium to this property.

SITE PLAN



FINAL SCHEME

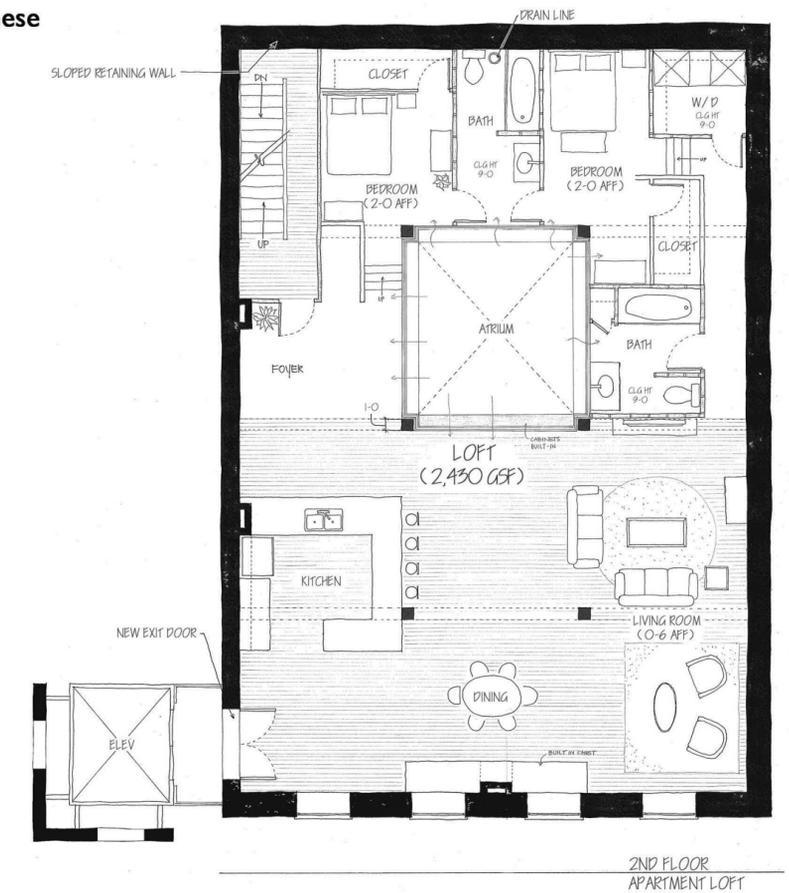
In these final plans, the first floor entrance is designed so that the original doors can be left open. This should promote people to enter off of the city's proposed 16ft extended raised pedestrian walk that will be in front of this property. The atrium above this floor lights a skylight in the ceiling of this space.



PLANS

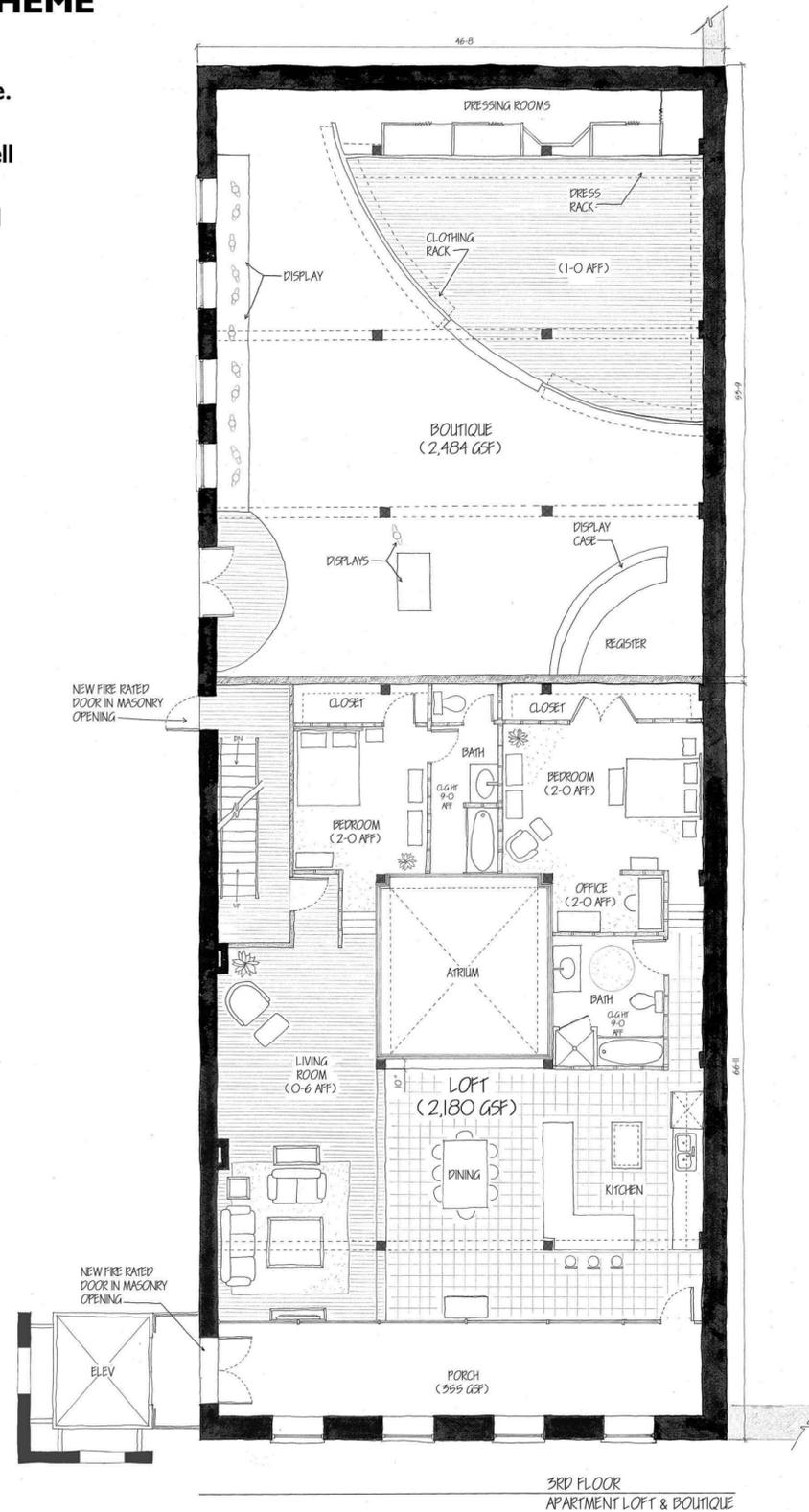
These final plans segregate the public and private living areas. This arrangement, along with the light-well/atrium brings much more light into the lofts. The atrium is the primary source for natural light into the more private spaces like the bedrooms and bathrooms.

In these final plans, each apartment loft has 2 bedrooms and at least 2 bathrooms. The atrium uses both transparent and translucent glass. Translucent glass is used in the bedrooms and bathrooms so that there are no sight-lines from stacked-neighboring apartments. Transparent glass lines the foyer and dining room portions of the apartment because these are more public. All transparent glass is stacked vertically, cutting down on too many sight-lines between apartments.



FINAL SCHEME

The third floor is a mixed-use apartment and clothing boutique. The entrance to the boutique is off of the Bluffwalk Trail and the entrance into the apartment is off of Jefferson Street as well as the Bluffwalk Trail. However, this second entrance will be closed off to the public. The door opens into the stairwell and the door into the apartment, off of the stairwell, will only be accessible to the apartment tenant.



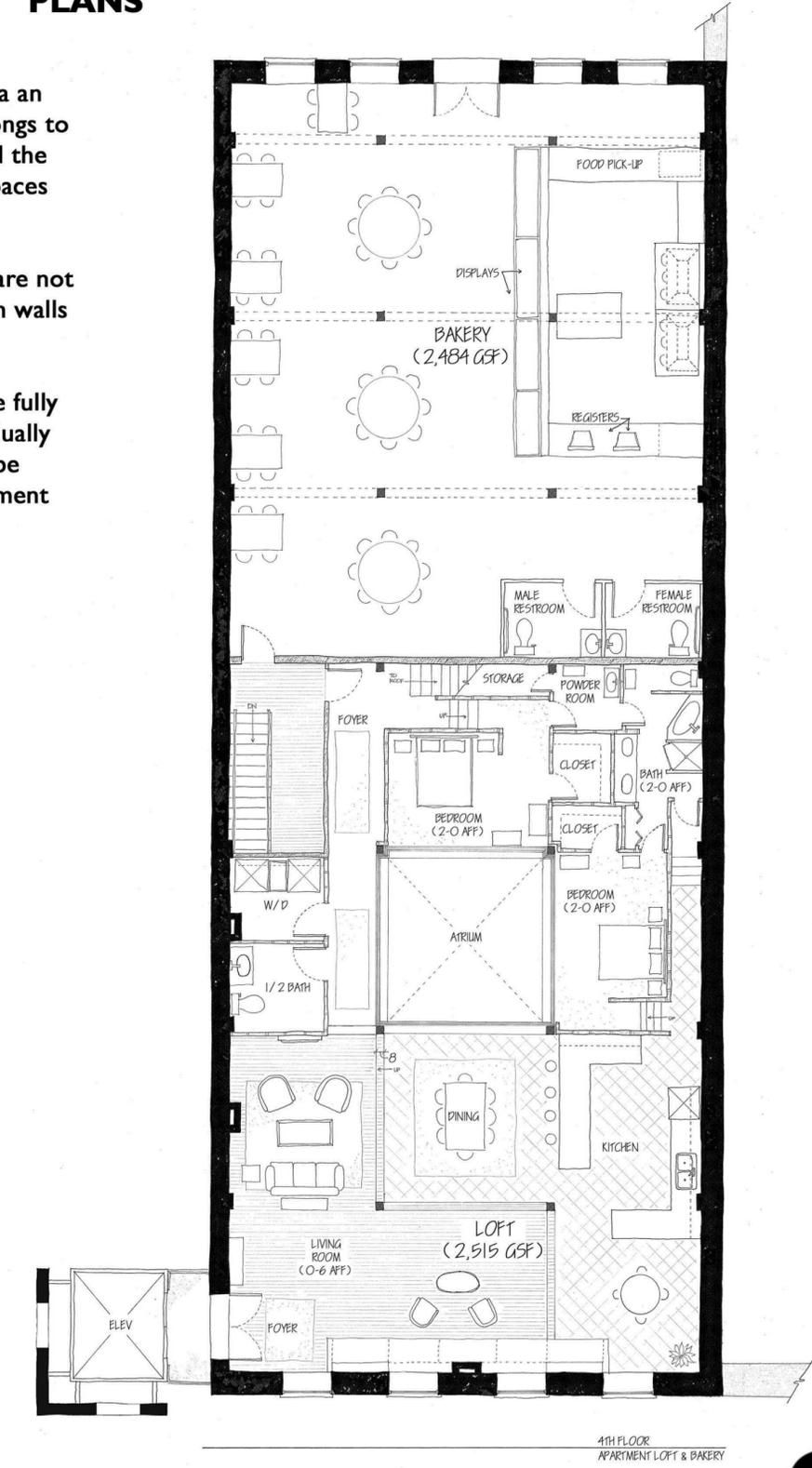
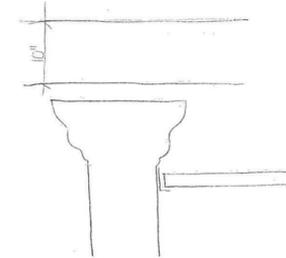
3RD FLOOR
APARTMENT LOFT & BOUTIQUE

PLANS

The fourth floor plan includes access to the roof, via an internal stair. There is a patio on the roof that belongs to this apartment. The bedrooms are arranged around the atrium as to bring natural light into these private spaces through translucent glass.

Similarly to the other 2 apartments, the bedrooms are not closed off by a door. They are enclosed by partition walls that do not touch the underside of the ceiling.

The more private rooms, such as the bathrooms are fully enclosed. However, the ceilings are dropped individually and do not touch the rafters. This ceiling will also be useful as a place to house certain mechanical equipment that is needed for the apartment.



4TH FLOOR
APARTMENT LOFT & BAKERY

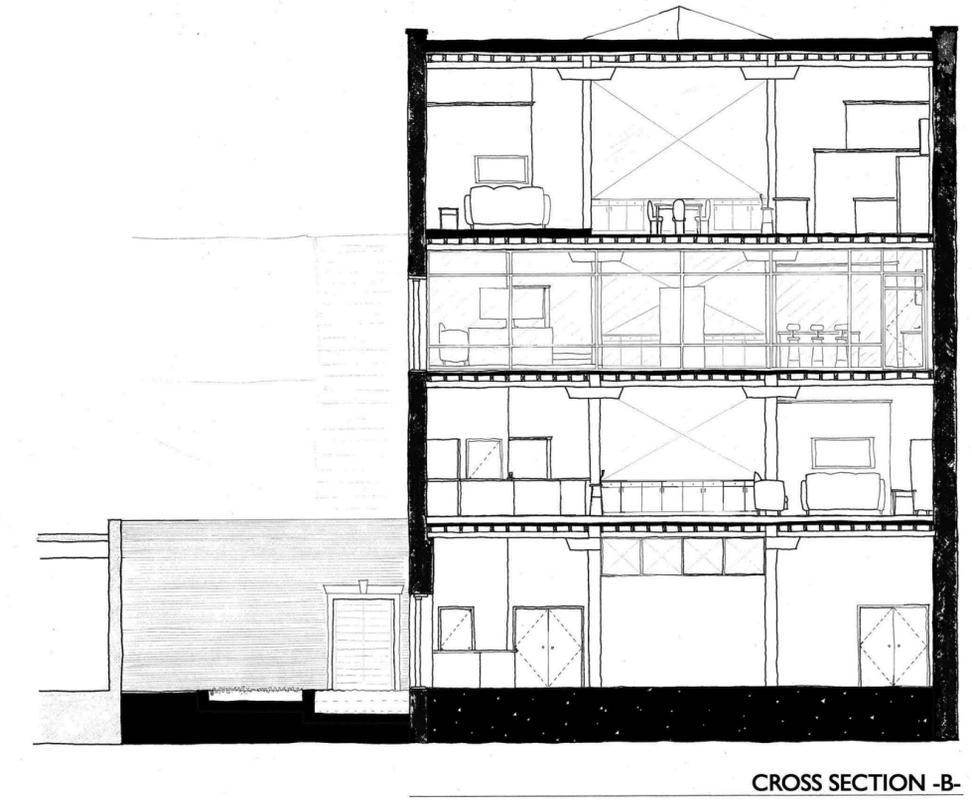
FINAL SCHEME



JEFFERSON STREET ELEVATION -A-

SECTIONS & ELEVATIONS

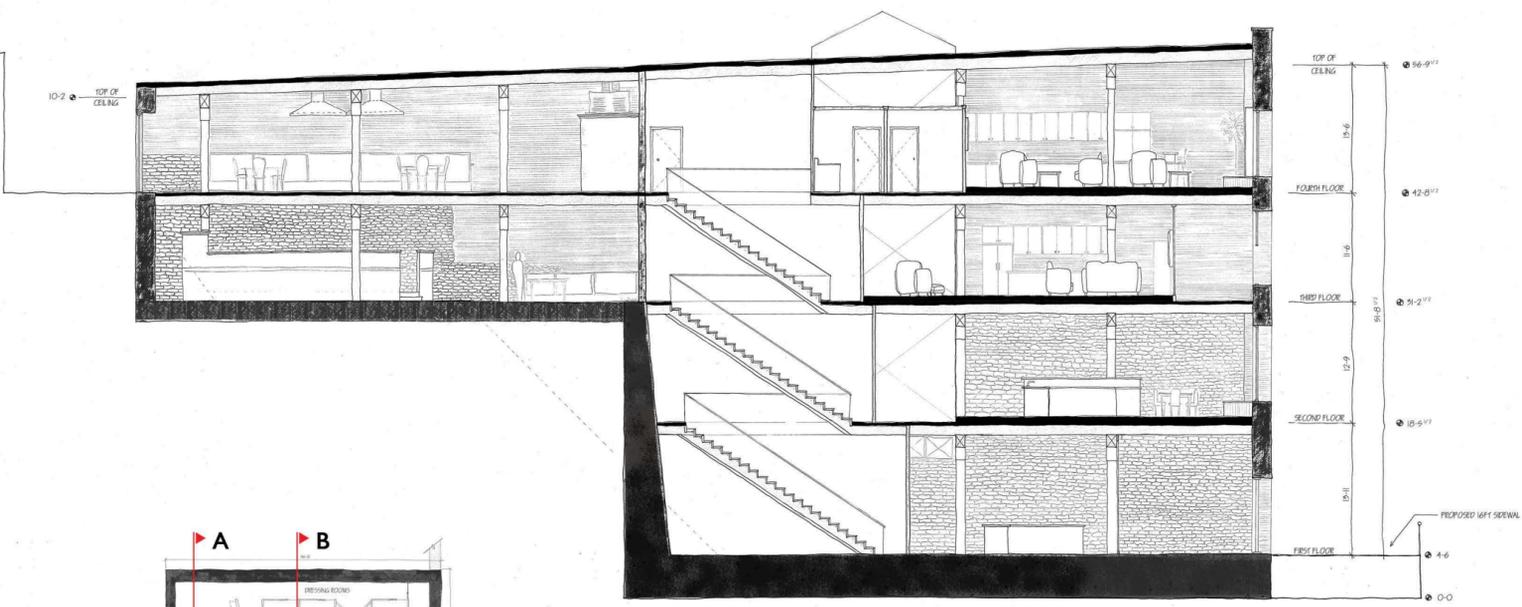
This cross section is taken so as to demonstrate the open-ness of the front (north) portion of the plan. Partition walls and enclosed rooms are shown behind, in elevation.



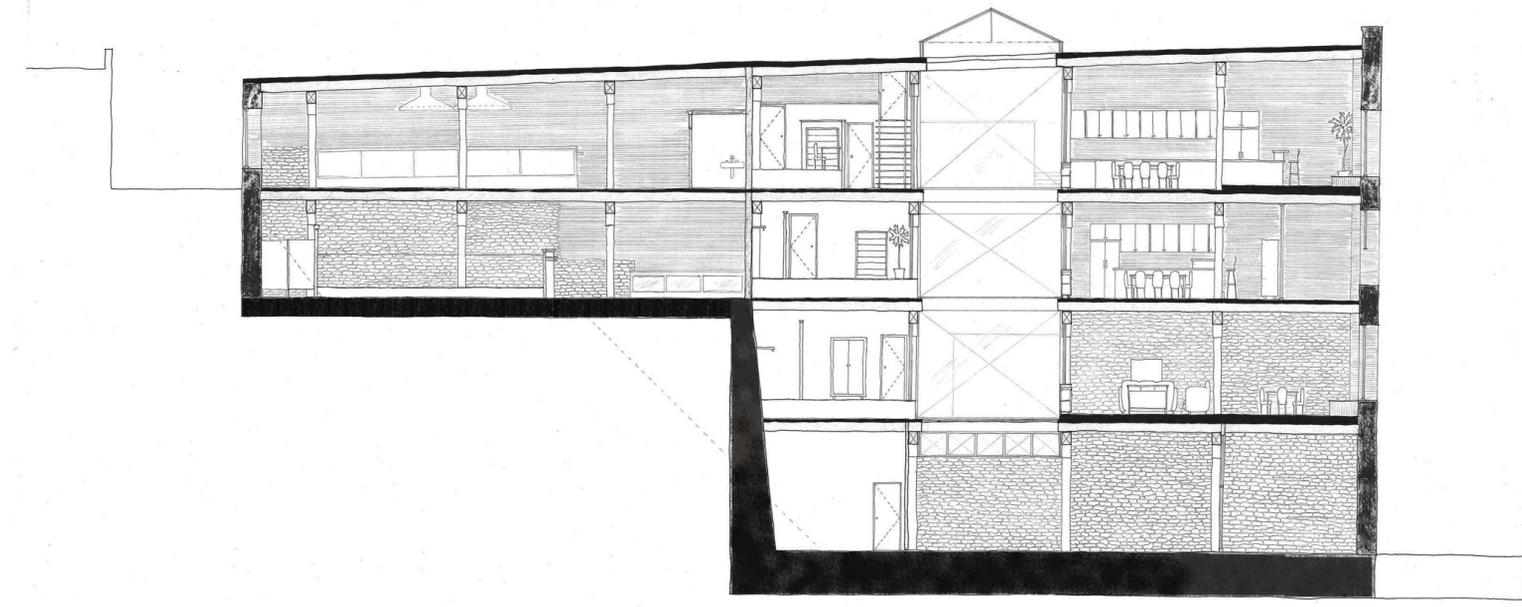
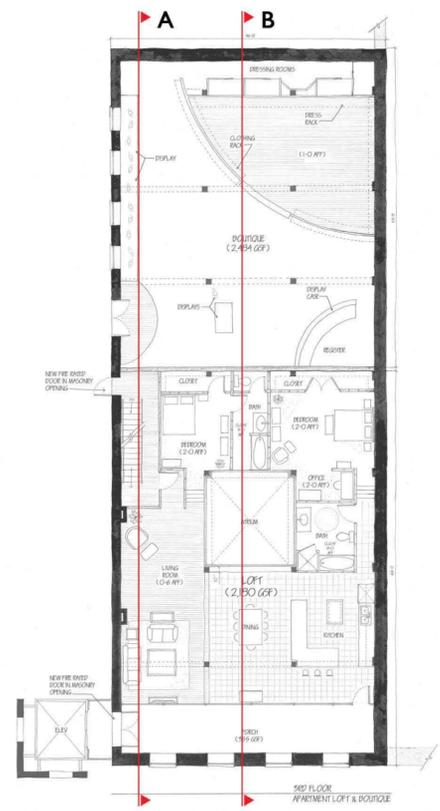
CROSS SECTION -B-

FINAL SCHEME

SECTIONS & ELEVATIONS



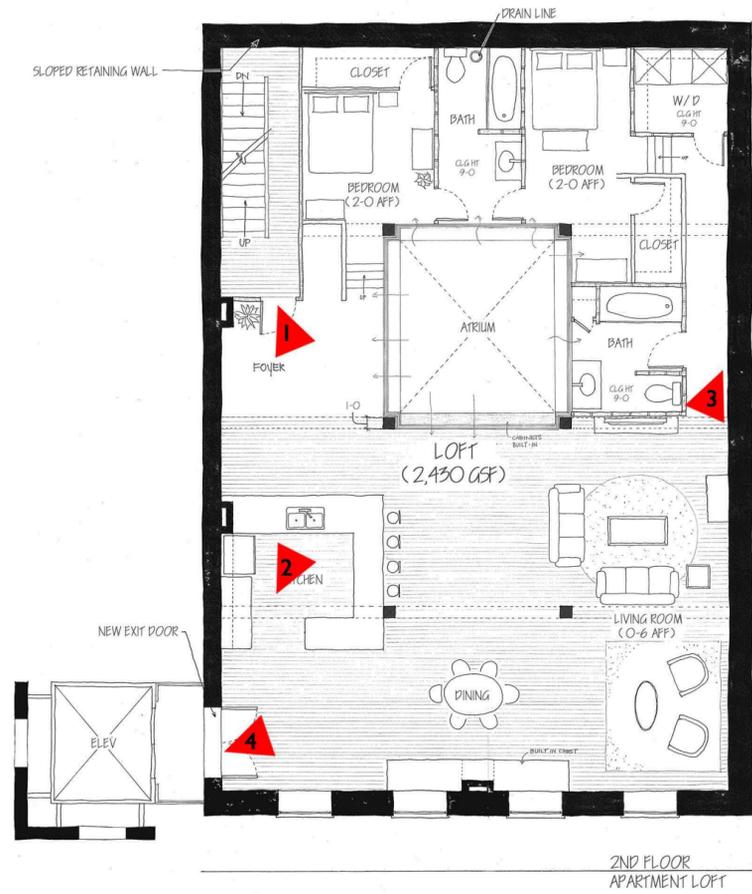
LONGITUDINAL SECTION -A-



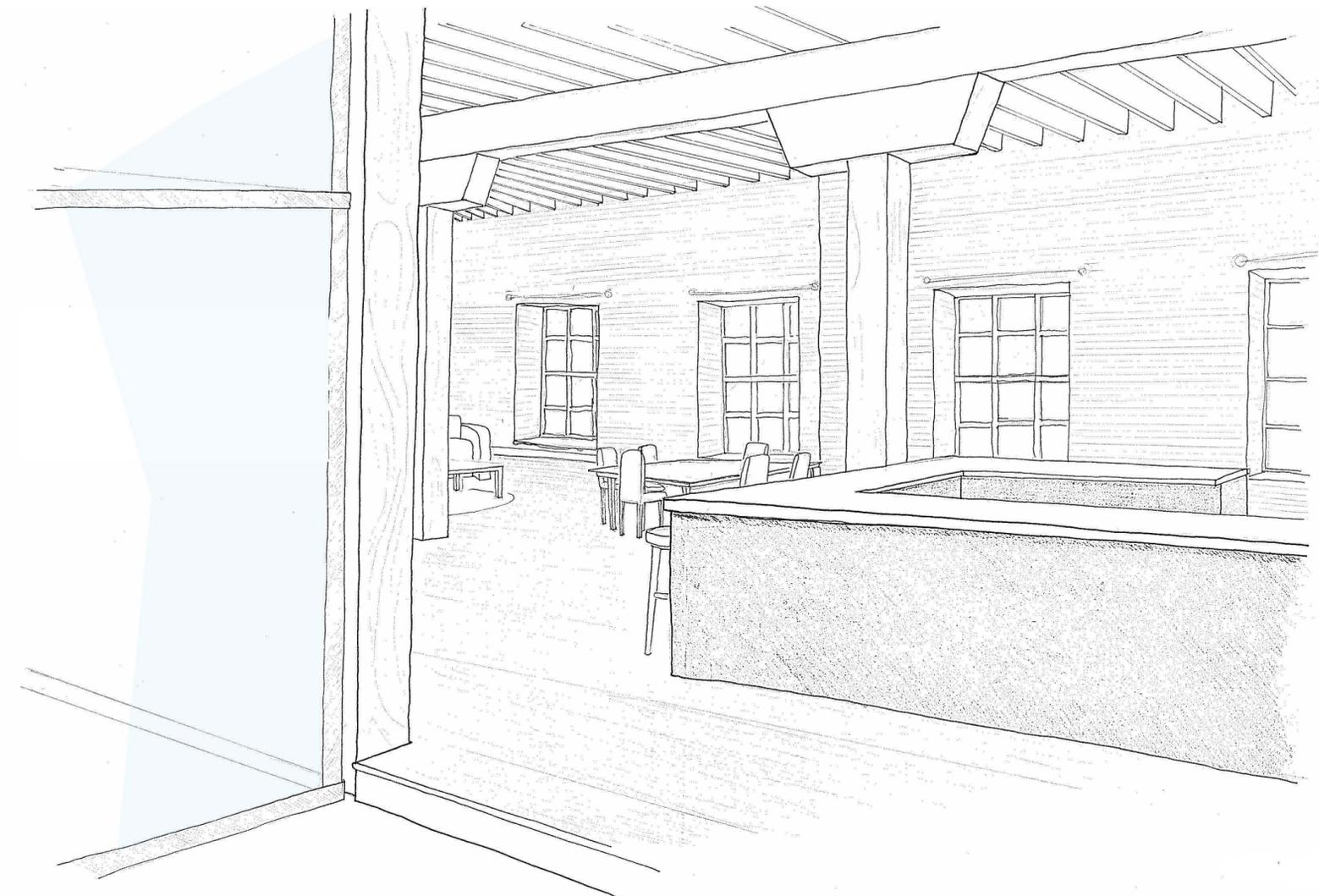
LONGITUDINAL SECTION -B-

This section cuts through the atrium space. The brick and stone masonry is shown beyond in elevation. The western wall is the only wall that is made of stone. The other 3 walls are composed only of brick.

FINAL SCHEME



PERSPECTIVES



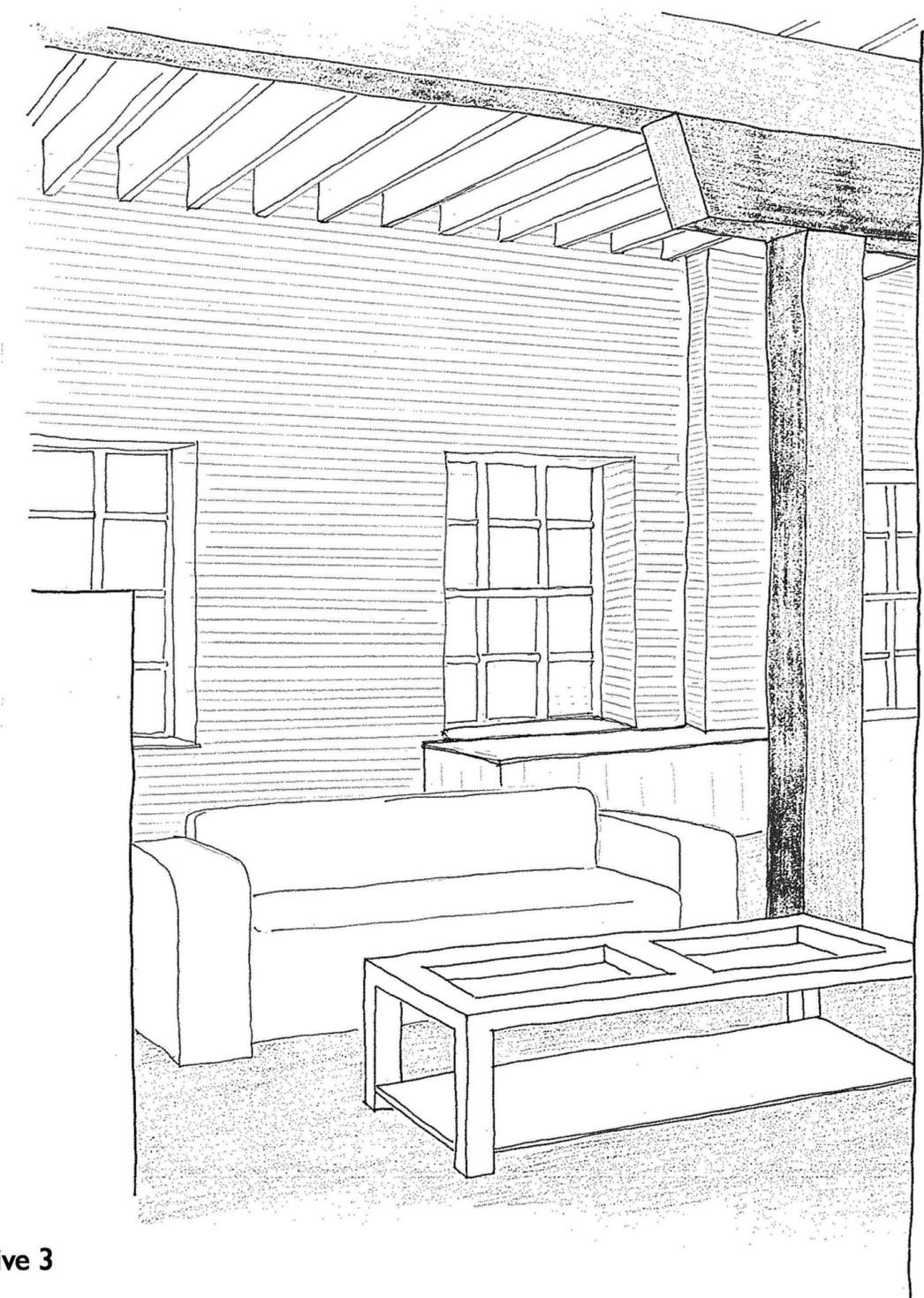
Perspective I

FINAL SCHEME

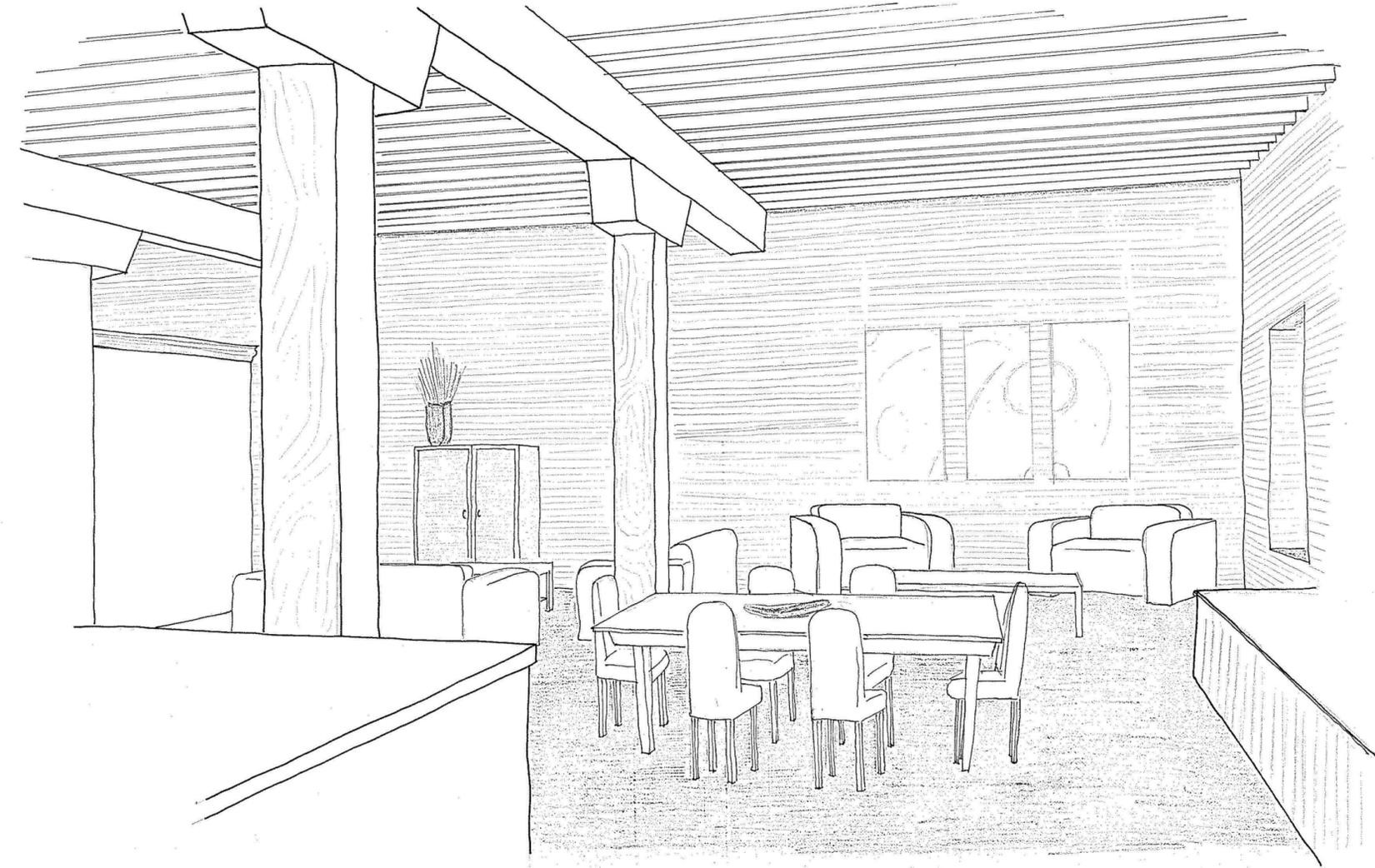


Perspective 2

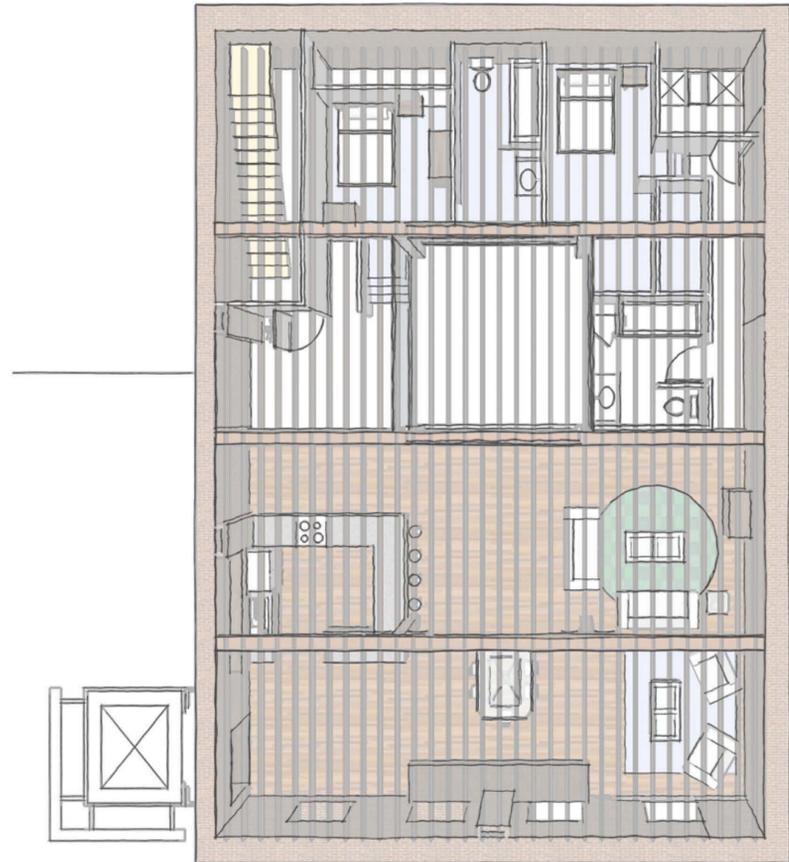
PERSPECTIVES



Perspective 3



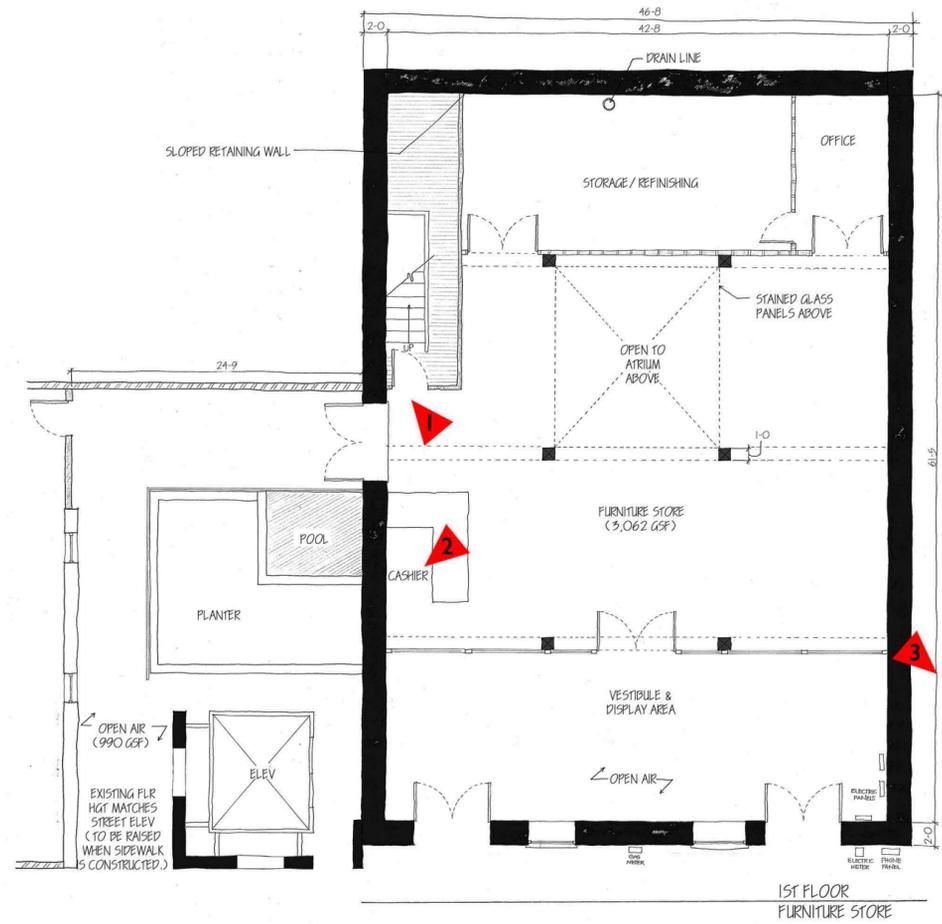
Perspective 4



These perspectives serve to demonstrate the kind of space within these apartment lofts.

The following images are a type of light-study perspective that aim to describe the light that would flood into these spaces - both from the atrium as well as the large northern windows on the Jefferson Street facade.

FINAL SCHEME



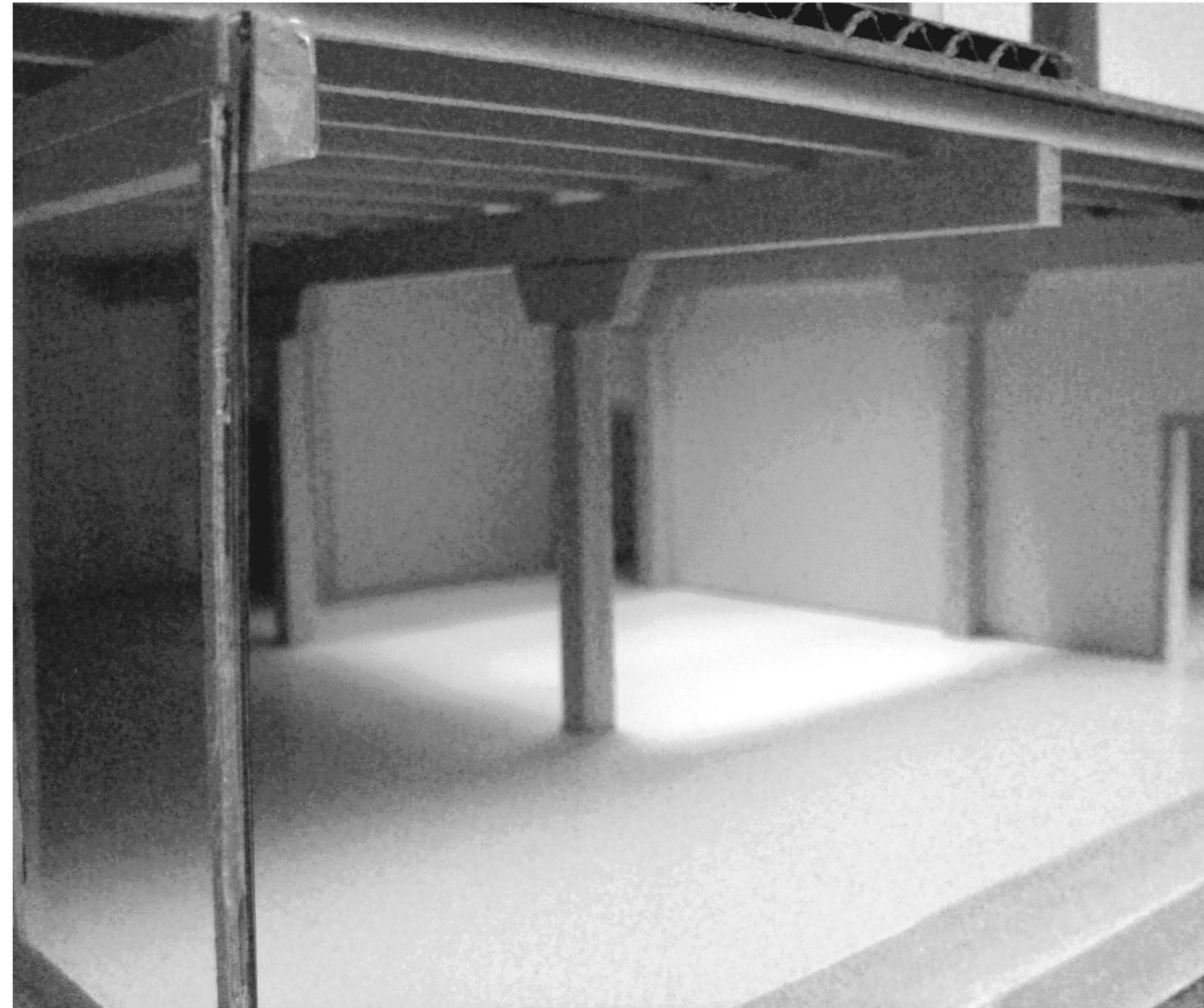
LIGHT STUDIES



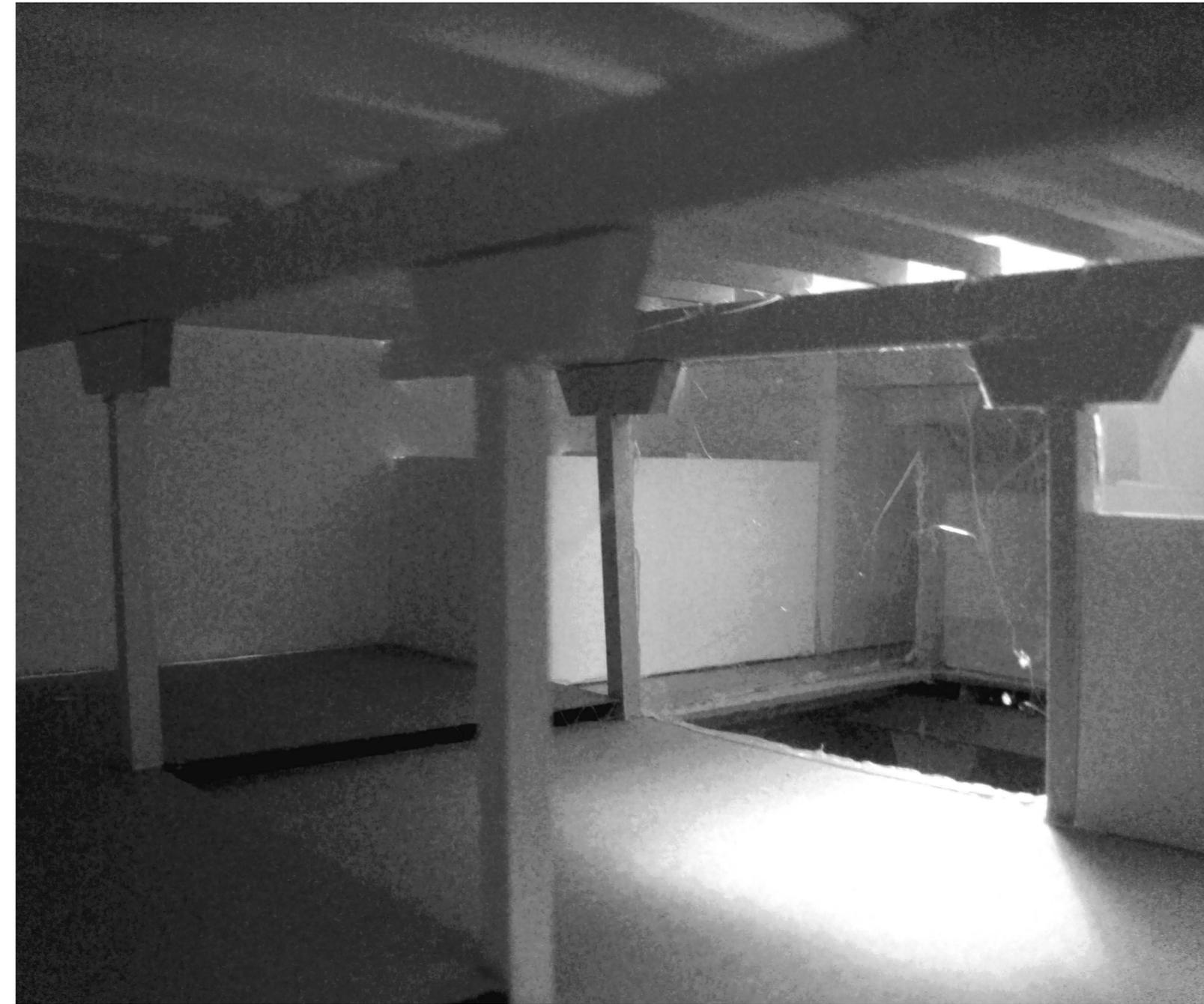
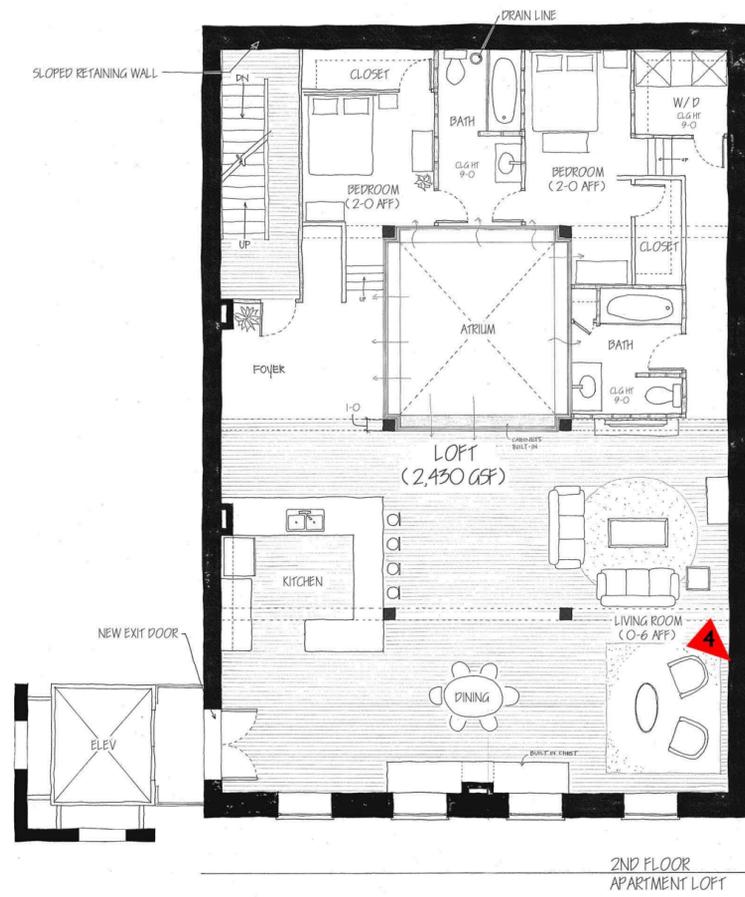
First Floor - Light Study I



First Floor - Light Study 2

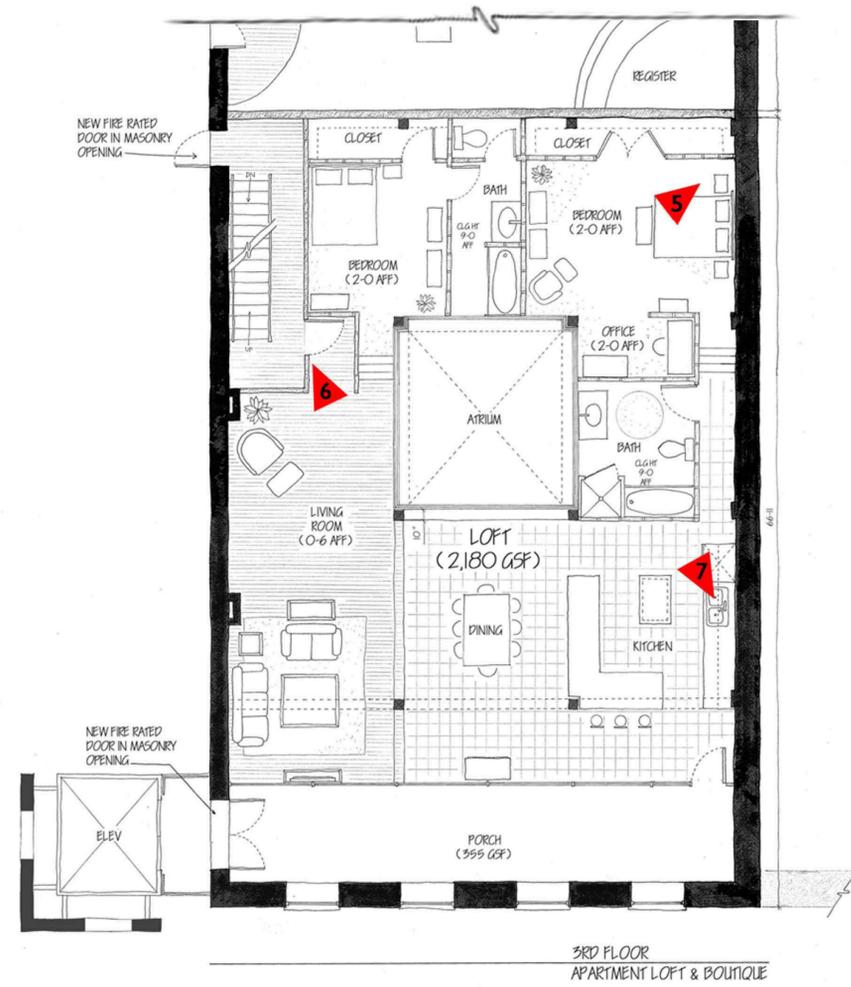


First Floor - Light Study 3

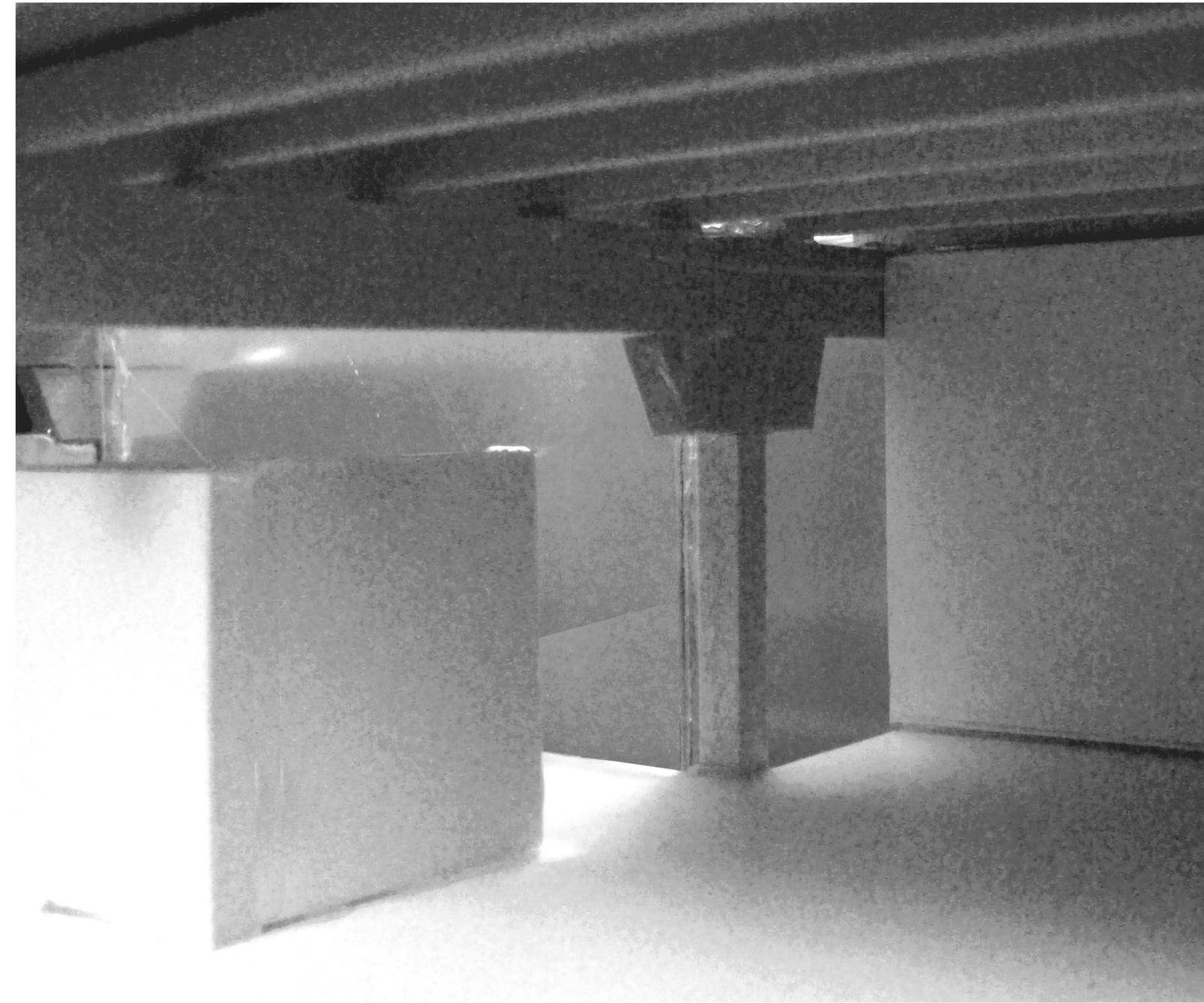


Second Floor - Light Study 4

FINAL SCHEME



LIGHT STUDIES



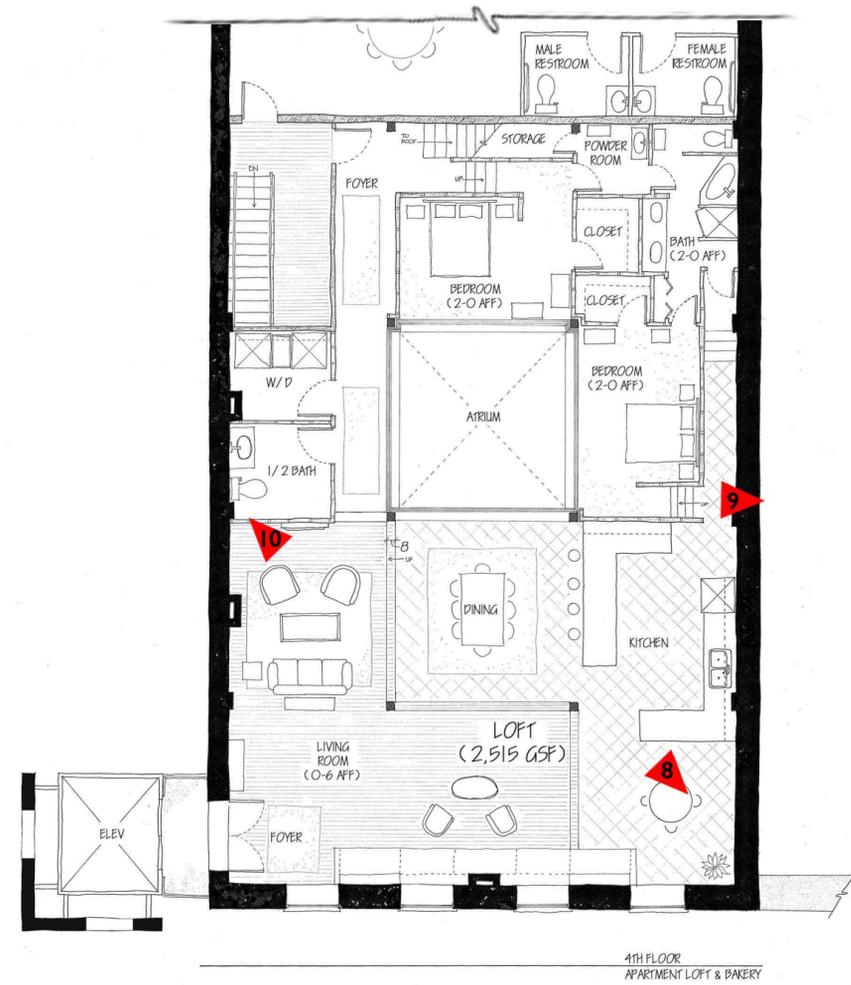
Third Floor - Light Study 5



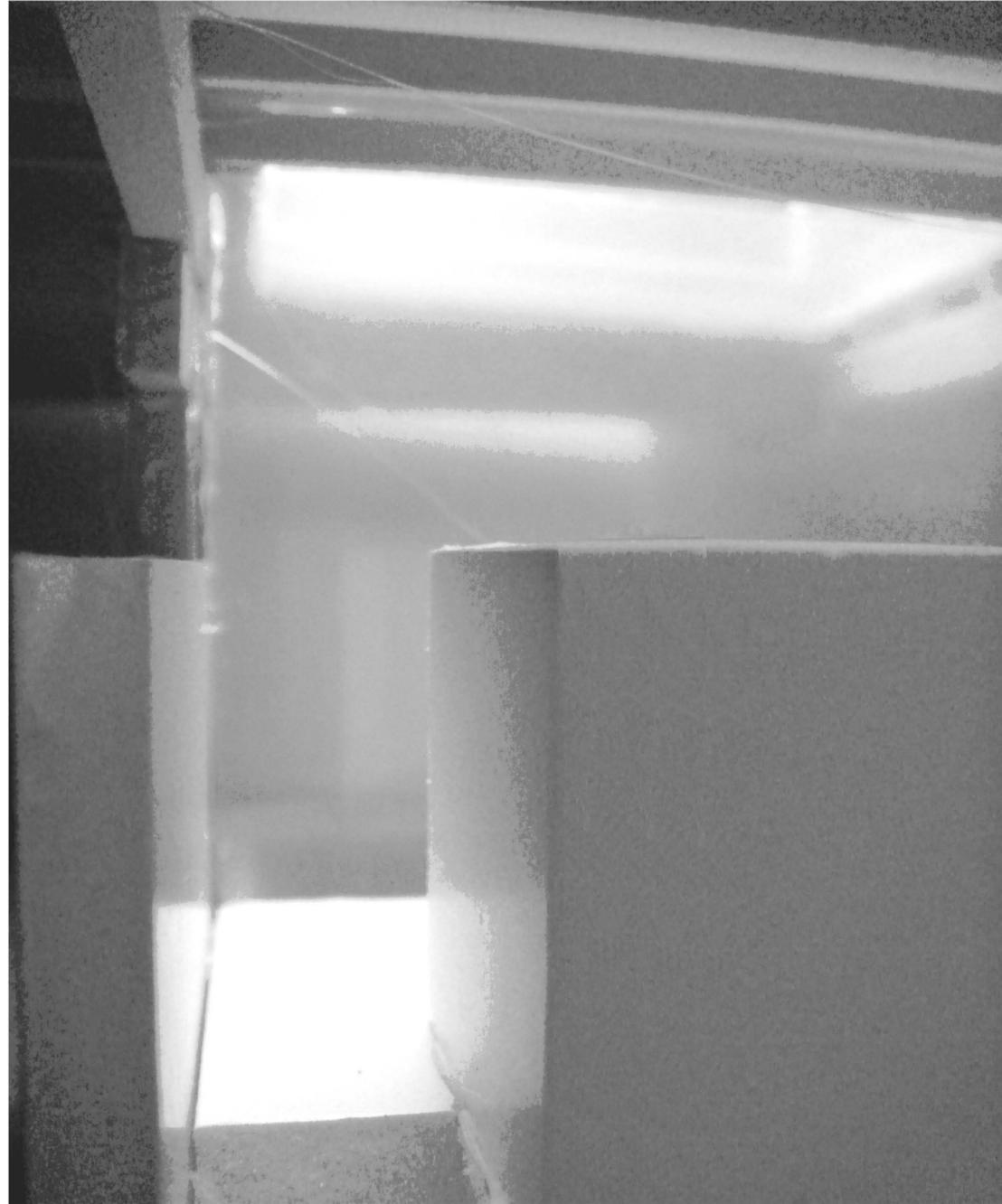
Third Floor - Light Study 6



Third Floor - Light Study 7



Fourth Floor - Light Study 8



Fourth Floor - Light Study 9



Fourth Floor - Light Study 10

FINAL THOUGHTS

Since buildings account for approximately one-third of all energy used, it stands to reason that we, as designers, should find ways of reducing the toll that we are taking on our earth. Construction and demolition create millions of tons of waste per year in the United States. Only 8% of that waste is due to new construction. However, recycling building components could reduce up to 75% of this waste. (1) So, in theory, recycling and adapting an entire building creates further potential for reduced costs on the environment. “Recycling” an entire structure saves the environment from the toll that would be taken on it to harvest, process and create new materials for a brand new building. This is called “embodied energy.” These old structures are a testament to the definition of sustainability in design— they are still just as stable and useable as they were one hundred years ago – it is merely their function that has been outlived. These buildings have stood the test of time because they were not designed to be co-dependant on mechanical and electrical systems. They were created to take into account issues such as lighting, ventilation and sustainable materials.

We now have the technology and resources to incorporate renewable, recyclable, and even biodegradable materials into construction. However, this environmental concern cannot only be superficially addressed by introducing LEED-friendly materials and pseudo-“green” paints, flooring and cabinetry. As designers, we must understand that this is not enough. We must start with the large scale – perhaps the entire building, and carry it throughout the whole project. We must not only be concerned with the false “green” appearance, but the actual sustainability of the building. This is one reason that “recycled” buildings are such promising and feasible options.

By turning these vacant, leftover warehouses and factories that have become the home to crime, drugs and vandalism, we are also addressing some of the socio-economical issues facing displacement within (and out of) our cities. This dilapidation of our cities’ downtown areas has led, whether strategically or accidentally, to a type of urban gentrification. Lower income housing ends up closer to the crime-hubs and wealthier neighborhoods end up more and more on the outskirts of town. This situation exacerbates the city’s problems and the makes revitalization all the more difficult. The “one-building-at-a-time” technique cannot and will not work while people continue to be so strongly segregated by the city’s haphazard evolution. Urban renewal needs to be shaped both by the builders and architects as well as the city planners, lawmakers, and politicians. This is where the government needs to step in to give incentives for certain urban-renewal programs and help fund revitalization efforts. An effort on the political end is necessary, because unfortunately, we are an economically driven society. A person’s heart and mind is easily reached through his pocketbook. Therefore, these options need to be affordable and not elitist. They need to encourage every person, no matter their income, to have a vested interest in stepping-in to help renovate and even re-create our urban environments.

Many great cities are well underway on this process. Lynchburg, Virginia is a little behind, but is a place near and dear to my heart because I grew up there. I would very much like to see its downtown rediscovered because of all of the potential that it has – and I am not the only one. Lynchburg’s government really seems to be headed in the right direction. They have given incentives to investors to be involved in the city’s planning of The Bluffwalk Trail. Many of these investors/ developers have pulled together to make some things happen in the downtown area. So, it seems that there are good things in store for Lynchburg. It has a very promising future that has already begun to take shape - one city block at a time, until they all meet up. This project was a zoomed-in view of a single project, in a single building, as part of the greater whole. The conglomeration of many more projects going on, if coordinated, will really help bring focus back to Lynchburg’s richly, historic downtown.

ACKNOWLEDGEMENTS

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And thanks to Kim for being a constant sounding board and keeping me on track.

IMAGE CREDITS

Page 4 – Maps courtesy of Charles Grant at Lynchburg City

Original 1009 Jefferson Street dimensions - plans and sections – courtesy of Limehouse Architects, LC

All other photos, drawings, and sketches by Jessica Lane.

CREDITS

Page 63 – (1) “Research: Recycling buildings makes dollars and sense,” 1999. CNN.com/Environmental News Network, 26 October 2007. <<http://archives.cnn.com/1999/NATURE/12/20/building.recycle.enn/index.html>>