

From: Scala, Mary Joy
Sent: Thursday, January 22, 2015 1:01 PM
To: bob@designdevelopllc.com; 'markwgreen@gmail.com'; Thomas Hickman (thickman56@gmail.com)
Subject: BAR Action - Jan 20, 2015 - 1001 W Main Street

January 22, 2015

Design Develop, LLC
418 E Main Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 15-01-04
1001 W Main Street
Tax Parcel 100050000
Mark Green, Owner/ Design Develop, LLC, Applicant
Exterior renovation including new window/door openings

Dear Applicant,

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

Approved (7-0) as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (July 20, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

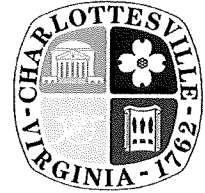
Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

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

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



Certificate of Appropriateness Application

BAR 15-01-04

1001 W Main Street

Tax Parcel 100050000

Mark Green, Owner/ Design Develop, LLC, Applicant

Exterior renovation including new window/door openings

Background

1001 W Main Street (1920's, 1936) was designated a contributing structure in the West Main Street ADC District in December 2013. The survey information is attached.

The composite building consists of three sections. The earliest section (age unknown) is the building's two-story northeast corner, and is of heavy frame and brick constructions with a modern concrete-block and metal panel facing. The building's southeast corner was added as a service station after 1920, and it features aluminum-framed display windows and an awning. The west end was constructed in 1936 of brick veneer over terra-cotta block and incorporates large industrial windows and a bowstring-truss roof from a former airplane hangar. This wing has several garage door bays and is faced with enameled metal panels.

This building relates to the 20th century automobile reorientation of West Main Street and as such contributes to the historic character of the street.

August 19, 2014 - The BAR approved (6-0-1 with Mohr abstaining) the application to remove metal panels on the consent agenda as submitted.

Application

The applicant proposes to create a design that would "unify the building, while giving a nod to its historic context." The goal is to "provide functioning commercial, retail and service space for the growing surrounding context, while still allowing the historic aesthetic to be legible."

- Install garage-style storefront window systems in locations of previous garage doors. Dark bronze aluminum frames with horizontal muntins and clear glass.
- Add some new or enlarged openings with fixed, clear glass and horizontal muntins; also close two openings on east side.
- Add three new canopies on main entrances, consisting of white steel frame and Douglas Fir wood slats with recessed down-lighting. Attached with steel cable support system.
- Level and clean cornice on east façade.
- Replace roof in same location and design. A 7' louvered screen system will screen rooftop mechanical.
- Parge and paint existing concrete masonry units (CMU).
- Paint colors: Benjamin Moore Squire Hill Bluff (primary) and Graphite (trim).
- Remove metal siding from rear of building. Parge and paint masonry. Basement windows will have glass blocks; second floor windows same material, style, and color as others.

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;*
 - 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
 - 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
 - 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
 - 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
 - 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 - 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an*

adverse impact on the structure or site, or adjacent buildings or structures;
(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitation include:

WINDOWS (4.4 and 4.5)

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) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 14) *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.*
- 15) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 16) *Storm windows should not damage or obscure the windows and frames.*
- 17) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 18) *Use shutters if compatible with the style of the building or neighborhood.*
- 19) *Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.*
- 20) *The size of the shutters should result in their covering the window opening when closed.*
- 21) *Avoid shutters on composite or bay windows.*
- 22) *If using awnings, ensure that they align with the opening being covered.*
- 23) *Use awning colors that relate to the colors of the building.*

Pertinent Design Review Guidelines for Signs, Awnings, Vending, and Cafes:

C. AWNINGS, MARQUEES & CANOPIES

Awnings can contribute to the overall image of the Downtown, The Corner, and West Main Street by providing visual continuity for an entire block, helping to highlight specific buildings, and covering any unattractively remodeled transom areas above storefronts. They also protect pedestrians from the weather, shield window displays from sunlight, and conserve energy. Marquees are usually associated with theaters and contain areas for changing information. Canopies are more permanent structures.

Types

1. *Fixed, sloped fabric awnings are the traditional awning type and are appropriate for most historic buildings, both residential and commercial.*
2. *Boxed or curved fabric awnings; a more current design treatment, may be used on a non-historic or new commercial building.*
3. ***Marquees and canopies fabricated from rigid materials are appropriate on some commercial buildings, however, they must fit the storefront design and not obscure important elements such as transoms or decorative glass.***
4. *Historic marquees and canopies should be retained and maintained on historic building facades.*
5. *Backlit awnings or canopies used as illuminated signs are inappropriate.*

Placement

1. *Place awnings carefully within the storefront, porch, door, or window openings so they do not obscure elements of damage materials.*
2. *Choose designs that do not interfere with existing signs or distinctive architectural features of the building, or with street trees or other elements along the street.*
3. *Choose an awning shape that fits the opening in which it is installed.*
4. *Make sure the bottom of the awning valance is at least 8 feet high, or consistent with the current building code.*

Color and Materials

1. *Coordinate colors with the overall building color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex pattern.*
2. *Aluminum, vinyl plastic, or overly ornate fabric awnings are generally inappropriate for any buildings within the historic districts.*
3. ***Contemporary marquees or canopies may be constructed of combinations of metal, wood, and glass; some types of plastic may be appropriate.***

Discussion and Recommendations

The proposed renovations are appropriate.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Signs, Awnings, Vending and Cafes, I move to find that the proposed exterior renovations satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the application as submitted.



1001 West Main Street
 Common Name: Team Tire; formerly Knauf's Auto Service; Albemarle Gas and Oil
 Date built: 1920's; 1936

Tax Map/Parcel: 100050000
 Current Owner: Harry D Jr. and Ernestine c Knauf
 Current Use: leased to UVA

See attached (oral history) survey by Daniel Pezzoni (1996); 1980 photos; plan dated 1966; 1972 newspaper article.

-
- Pre: 1953: A 1 Story, 5 Room service station built by Albemarle Oil and Gas Co. The building is cinderblock foundation with brick and stucco walls. The floor is concrete and the front is "all porcelain with overhang."
 - 1953: Albemarle Oil and Gas Co. hired the architect M. L. Tinnies (?) to add steel beam supports to existing concrete floor. The building was used for car sales at the time.
 - 1965: Charlottesville Oil Co. made general alterations to the existing service station.
 - c. 1970s: Knauf's Auto Service Co. Harry Knauf started as a mechanic at Woods Garage in 1946 (616 W. Main Street).
 - 1989: The three underground gasoline storage tanks were removed from the site.
 - 1995: A portion of "Don's Florist" at 1001 W. Main Street was demolished as part of a "highway take."

STREET ADDRESS:	1001 West Main Street
MAP & PARCEL:	10-50
VDHR FILE NUMBER:	104-0323
CITY FILE NUMBER:	No Current City Card on File
PRESENT ZONING:	B-5
ORIGINAL OWNER:	None Listed
ORIGINAL USE:	Service Station
PRESENT USE:	Motor Vehicle
PRESENT OWNER:	Harry D. Jr., & Ernestine C. Knauf
ADDRESS:	2705 Northfields Road Charlottesville, VA 22901
HISTORIC NAME:	Albemarle Gas & Oil Company
DATE/PERIOD:	1936
STYLE:	No Style Listed
HEIGHT IN STORIES:	2.0
DIMENSIONS AND LAND AREA:	100' x 109' (10,924 sq. ft.)
CONDITION:	Good
SURVEYOR:	J. Daniel Pezzoni
DATE OF SURVEY:	1996
SOURCES:	Oral History

ARCHITECTURAL DESCRIPTION

This composite building consists of three sections. The earliest section, of indeterminate age, is the building's two-story northeast corner, and is of heavy frame and brick construction with a modern concrete-block and metal panel facing. The building's southeast corner was added as a service station, and it features aluminum-framed display windows and an awning. The west end is constructed of brick veneer over terra-cotta block and incorporates large industrial windows and a bowstring-truss roof from a former airplane hanger. This wing has several garage door bays and is faced with enameled metal panels.

STATEMENT OF SIGNIFICANCE

This building relates to the 20th-century automobile reorientation of West Main Street and as such contributes to the historic character of the street. Its earliest section is said by one informant to have formerly served as a dance hall with upstairs rooms to let, a business known as the Stagger Inn. The filling station that forms the southeast corner of the building was built in the 1920s and was later embedded into additions. A Mr. Rothwell acquired the property about 1936 and added the west end, into which he incorporated roof trusses and windows from a hanger at the defunct Foxfields Airport. The business was known at this time as the Albemarle Gas & Oil Company.



1001 E Main St.
February 1980 photos

10-50

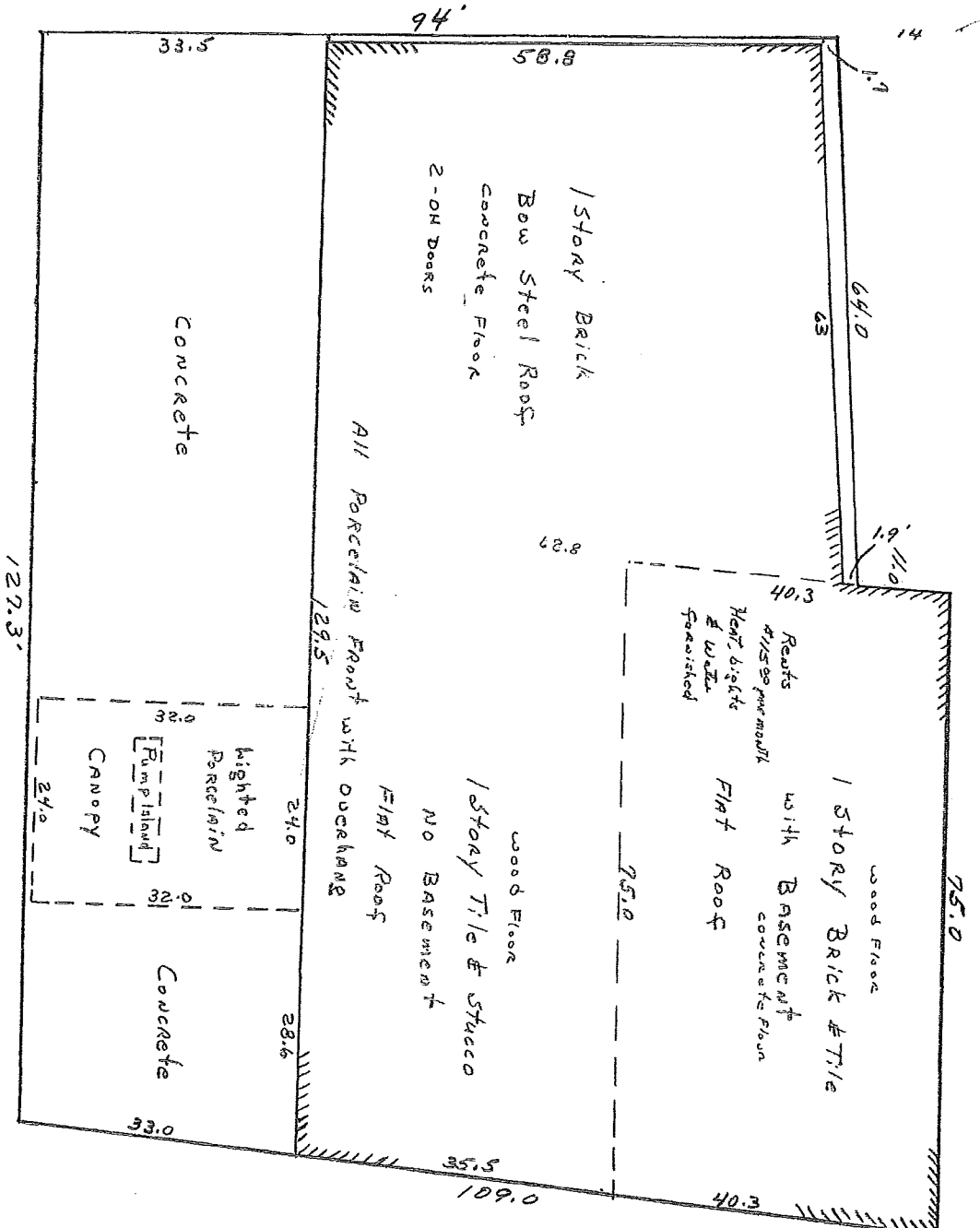
10 1/2 Street N.W.

11-10-66

Original 11-9-65

4 1/2
5 1/2
3

West Main Street



Plot Plan of 1001 W Main Street

Scale 1" = 20'

10 Th Street N.W.

Knauf's Auto Service Co.

11-25-72

Your Complete Auto Servicer

It's the time of year to have your car checked for the long winter ahead. One never knows what to expect from an automobile subjected to the harsh treatment meted out by bad driving conditions, cold and stormy winter weather and, in some cases, neglect.

The expert staff at Knauf's Auto Service of 1001 West Main St. is ready to serve you. Good drivers know that an ounce of prevention is worth a pound of cure. A winter tune-up, anti-freeze check, snow tires, wiper blades and diagnostic check of your car early in the season could save expensive towing bills and uncomfortable breakdowns on the road.

Knauf's is owned and operated by Harry and Erestine Knauf. "My wife and I work together

as a team to operate the business and provide our customers full service," said Knauf.

Qualified service personnel the secret to Knauf's success.

Harry Knauf started his career in the automotive service business back in 1946 with Gene Wood's Garage here. From there he went to Advance Buick. Then he was employed by Paytin Pontiac-Cadillac as service manager.

The experience and training he received provided a firm base for his decision eight years ago to open a shop of his own.

"I started out at 616 West Main St. ten years ago. We moved to our present location five years ago," Knauf went on to say.

The shop employs a great group of mechanics known for their quality work throughout

Charlottesville. They are: Joseph Pace, service station manager; Larry Watson, service department manager; Tom Allen, mechanic; Ashby Arnette, mechanic; Nelson Sprouse, mechanic; Marshall Snyder, front-end mechanic; Herbert Lamb, general shop man and wrecker operator; James Starkes, lubrication man; Kelsey Lamb, body shop foreman; and George Swift, body man.

The Knauf's daughter, Mary, helps with general office work when she is home from Longwood College.

"We offer the residents of Charlottesville a complete automotive service center. We can work on all makes of cars. Our services include: Air conditioning, overhauls, tune-

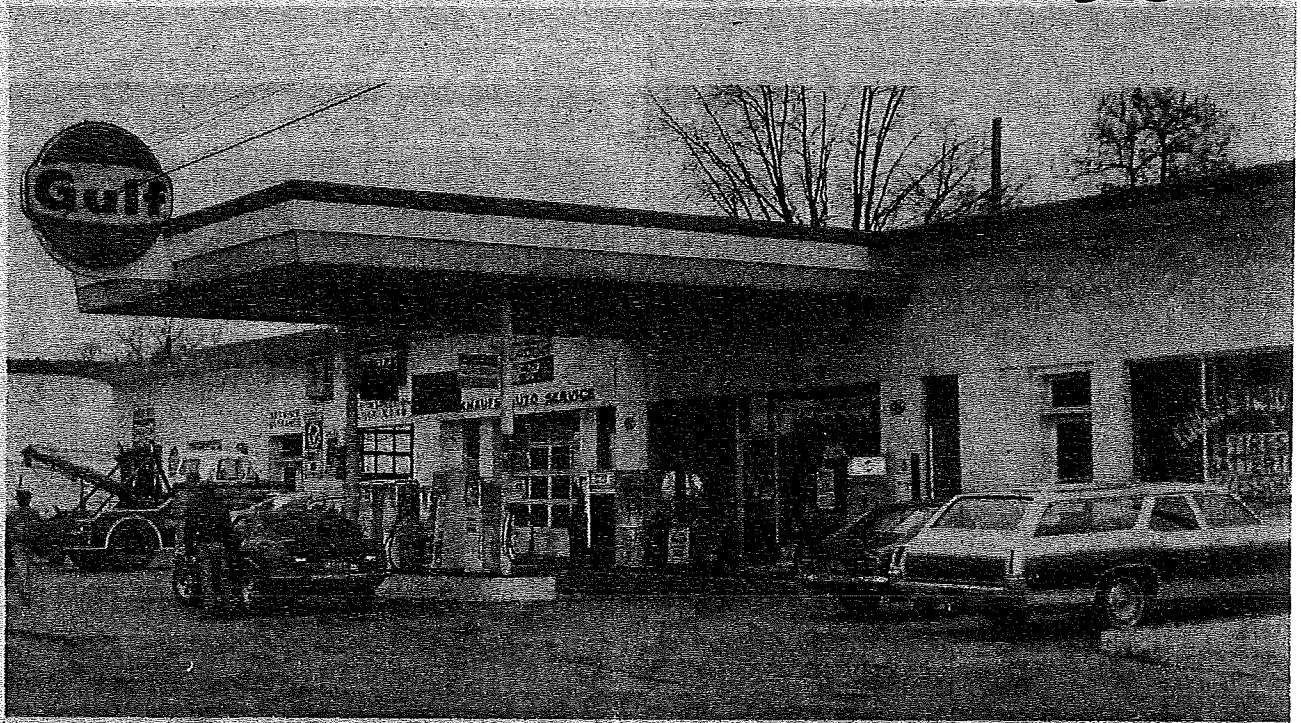
ups with the latest Sur diagnostic equipment, wrecker service, approved state inspections by four qualified inspectors, brake work, exhaust work, complete front-end work, auto body repair and transmission service," said Knauf short of breath.

Knauf's carries a complete line of Gulf Automotive Products.

One indication of their success is the fact that many of their customers have had their cars serviced and repaired by Knauf's for years.

"We try to make them feel at home with us," said Erestine Knauf.

10-50



NOT JUST A SERVICE STATION

Knauf's Offers A Complete Service Center To Service And Repair Your Automobile When You Need It

P14-0215



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 4 p.m.

Owner Name MARK GREEN Applicant Name DESIGN DEVELO LLC
Project Name/Description 1001 WEST MAIN ST Parcel Number 100050000
Property Address 1001 WEST MAIN ST. CHARLOTTESVILLE VA 22902

Applicant Information

Address: 412 EAST MAIN CT
CHARLOTTESVILLE VA 22902
Email: BOB@DESIGNDEVELOP.LLC.COM
Phone: (W) 434-806-8365 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 109 ROBINSON WOODS
CHARLOTTESVILLE 22903
Email: MARK.GREEN@GMAIL.COM
Phone: (W) 434-409-3313 (H) _____
FAX: _____

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

Signature of Applicant

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

[Signature] 12/30/14
Signature Date

BOB PINEO 12.30.14
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] _____
Signature Date

MARK GREEN 12.30.14
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): SEE ATTACHED DOCUMENT, EXTERIOR RENOVATION

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

10 BOOKS

For Office Use Only
Received by: P. Carrington
Fee paid: 125.00 Cash/Ck. # VISA
Date Received: 12-30-14
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

A. Introduction 1001 West Main is a proposed renovation and adaptive reuse of an existing building at the corner of 10th St. NW and West Main Street. The project is within walking distance of the University of Virginia and the Downtown Mall, and is at the core of a quickly-developing, mixed-use corridor. The property lies within the city's West Main Street Architectural Design Control District.

In a West Main Street ADC that is facing large-scale, mixed-use proposals, the sustainable approach of adaptive reuse taken at 1001 West Main is a refreshing change of pace, focusing on three key objectives: 1) Preserving the characteristics and qualities of the existing 1920's structure 2) Adapting the building to become commercial and retail space, servicing the residents and workers (present and near future) of Mid-town Charlottesville, and 3) Encourage a lifestyle that provides options for walking, biking, and transit to promote healthy living and reduce dependence on automobile and energy use. How these three objectives will be achieved is articulated below.

The structure currently located on 1001 West Main is actually a conglomeration of three existing structures that has been in-filled and joined together at an unknown time. Previous uses of the structure center primarily around automotive servicing, historically a key industry in the western portion of the West Main corridor. We are proposing a design that would unify the building, while giving a nod to its historic context. Overall, the goal of these interventions is to provide functioning commercial, retail, and service space for the growing surrounding context, while still allowing the historic aesthetic to be legible.

Infill renovation of an under-utilized site surrounded by mixed-use developments is consistent with the city's long term goals along West Main Street. The project provides an alternative to sprawl, and will potentially provide restaurants, markets, or cafe to an ever-strengthening pedestrian connection between the Downtown Mall and the University of Virginia. Along major multi-modal transit lines, the project encourages alternative transportation methods.

B. Facades & Storefronts Garage-style storefront window systems with horizontal mullions will be installed in the same location as previous garage doors. The storefront system will be clear glass with an aluminum frame in a dark-bronze finished.

C. Windows Few new windows will be punched, instead preferring to allow the rhythm and scale of the existing openings to read clearly. These windows will be fixed, clear glass with horizontal mullions, in the same material, color and style as the storefront openings.

D. Entrances, Porches & Doors Main entrances will be marked by an overhead canopy, consisting of a white steel frame and Douglas fir wooden slats with recessed down-lighting. These canopies will be attached to the structure via a steel cable support system.

E. Cornice A portion of the cornice along the eastern facade (10th St. NW) will be leveled and cleaned. See 'Existing vs Proposed', page 10.

F. Foundation No changes are proposed to the foundation of the building.

G. Roof The roof will be replaced in the same location and aesthetics as is currently present, with enhanced structure to meet today's codes and HVAC requirements. A louvered screen system will be installed to a height of 7' above finished roof level to impede views of HVAC / mechanical equipment (which could be as tall as 6', depending on tenant / use.) The louvered screen will be as far away from perimeter walls as possible to minimize visibility.

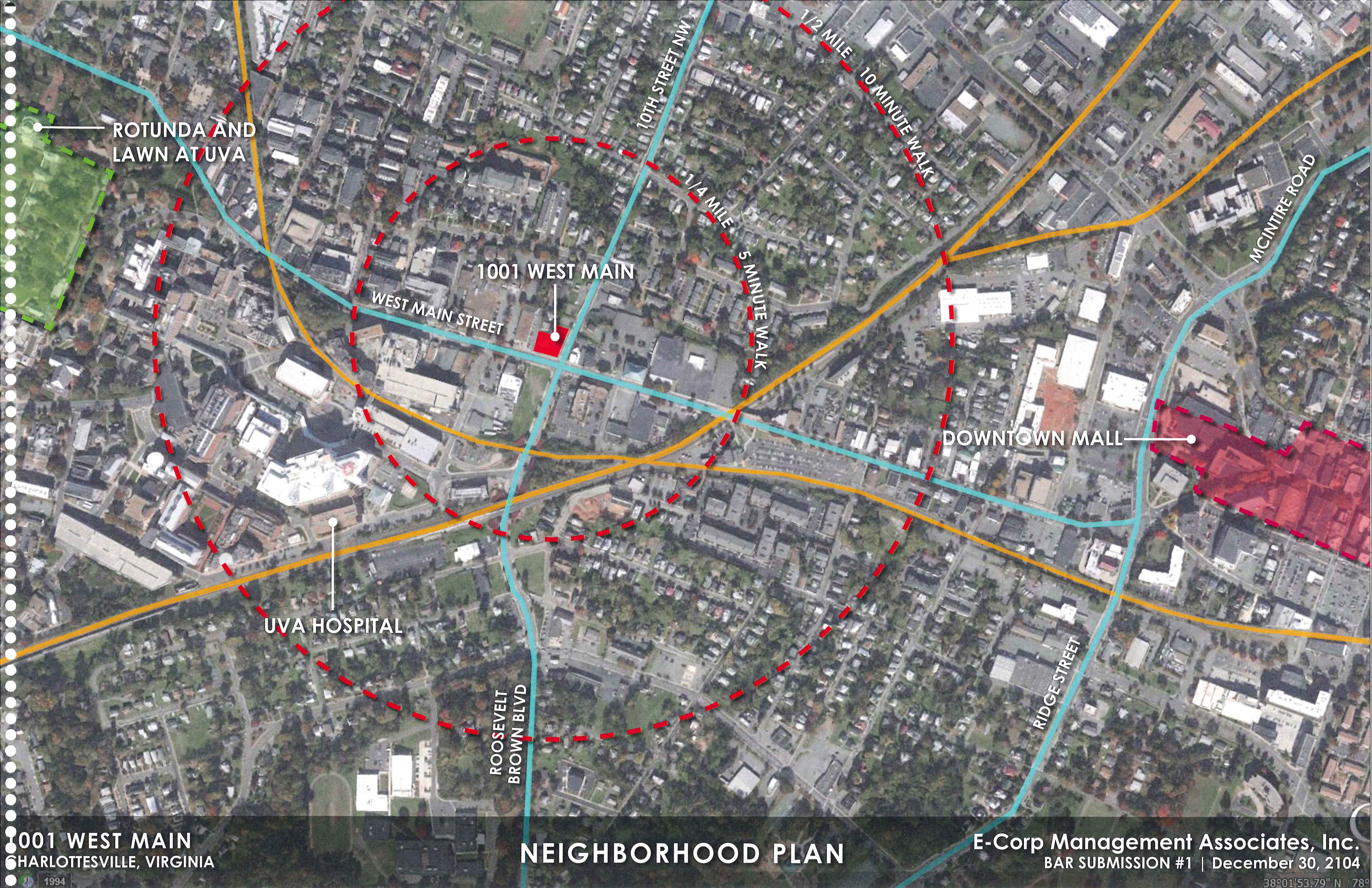
H. Masonry The building is constructed of a combination of painted brick and painted CMU. In places of public consequence (West Main Street, 10th Street, and Rear of Building facades) we propose the CMU to be parged and painted to create a unified, cohesive building appearance. Otherwise, existing brick will be painted along the 10 1/2 Street to match the parged and painted CMU. It should be noted the eastern facade (10th St. NW) is not original and was altered by the city's road widening project at 10th Street.

I. Wood No wood is anticipated to be used, other than the Douglas Fir on the underside of the canopies.

J. Synthetic Siding No synthetic siding is anticipated to be used.

K. Paint Paint colors are to be a Benjamin Moore 1068 - Squire Hill Bluff as the primary color and 1603 - Graphite as the trim / secondary color.

L. Rear of Buildings The rear of the building will have its existing metal siding removed and the structural masonry will be parged and painted in the same fashion as primary facades. Rear windows on the basement level will have structural glass blocks, while windows on the second story of the rear of the building will be in the same material, style, and colors as the rest of the windows.



ROTUNDA AND
LAWN AT UVA

1001 WEST MAIN

WEST MAIN STREET

10TH STREET NW

1/4 MILE

5 MINUTE WALK

1/2 MILE

10 MINUTE WALK

MCINTIRE ROAD

DOWNTOWN MALL

UVA HOSPITAL

ROOSEVELT
BROWN BLVD

RIDGE STREET

1001 WEST MAIN
CHARLOTTESVILLE, VIRGINIA

NEIGHBORHOOD PLAN

E-Corp Management Associates, Inc.
BAR SUBMISSION #1 | December 30, 2104



COURTYARD MARRIOTT
(100+ GUEST ROOMS)

1001 WEST MAIN SITE
0.25 ACRES

THE STANDARD
(FUTURE - 612 BEDS)

UVA AND UVA HOSPITAL
(.25 MILES)

WEST MAIN STREET

HAMPTON INN
(100 GUEST ROOMS)

THE FLATS
(622 BEDS)

1000 WEST MAIN
(FUTURE - 365 BEDS)

ROOSEVELT BROWN BLVD

10TH STREET NW

1001 WEST MAIN
CHARLOTTESVILLE, VIRGINIA

VICINITY MAP

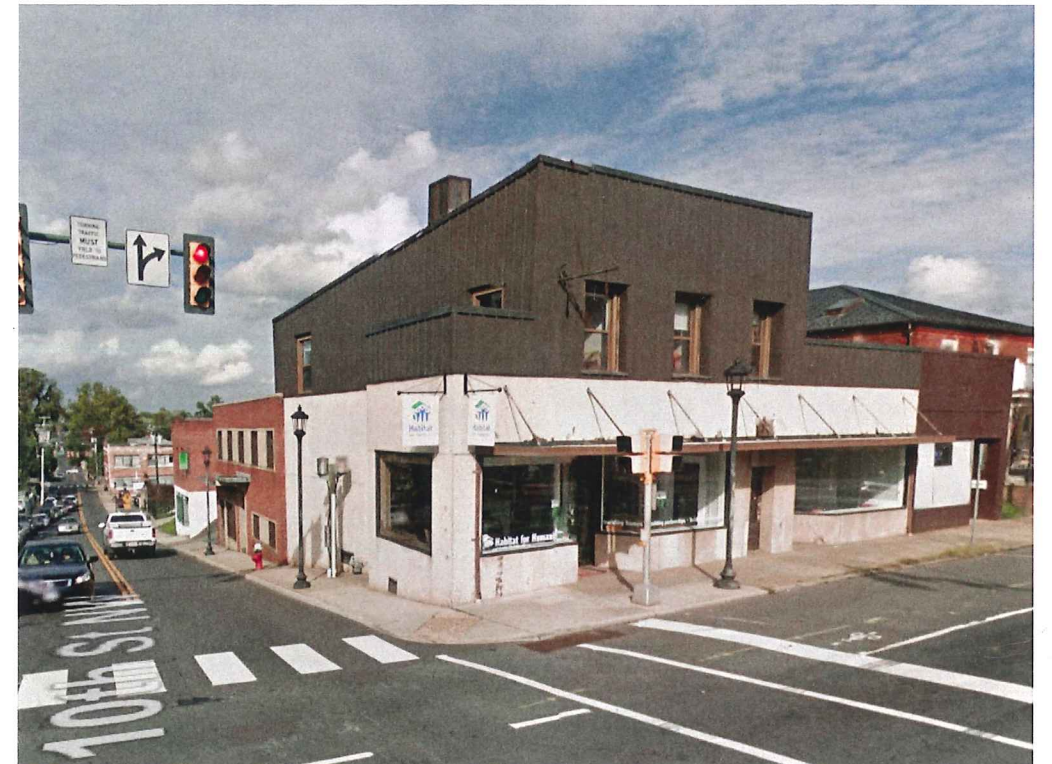
E-Corp Management Associates, Inc.
BAR SUBMISSION #1 | December 30, 2104



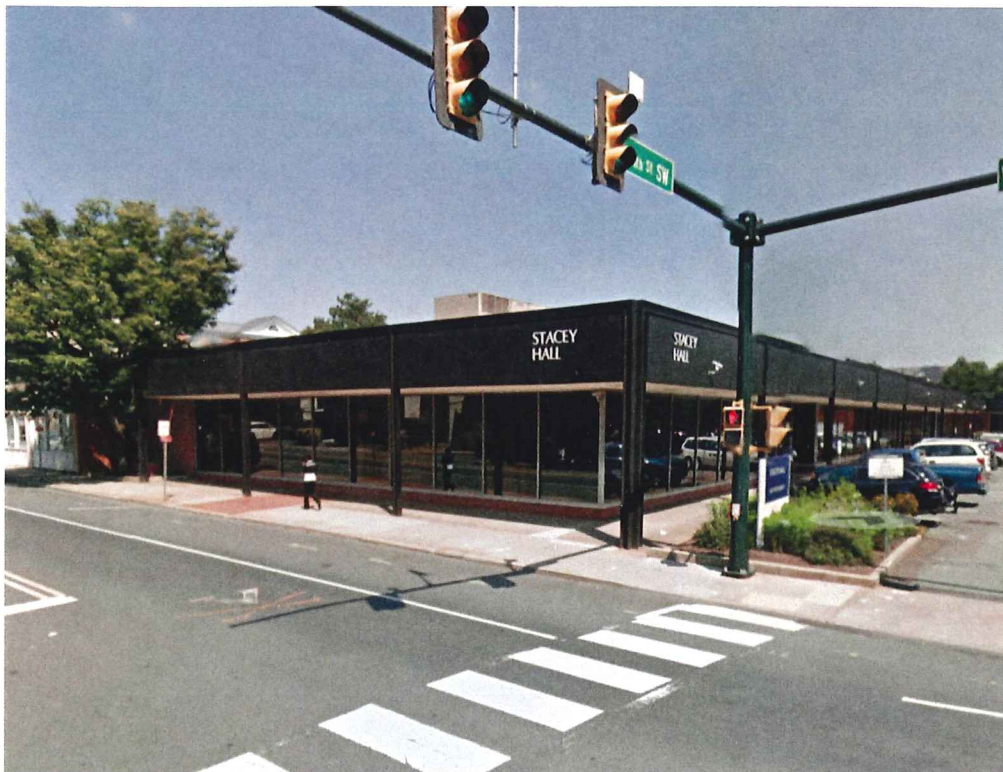
1003 WEST MAIN STREET
UVA FACILITIES + MANAGEMENT



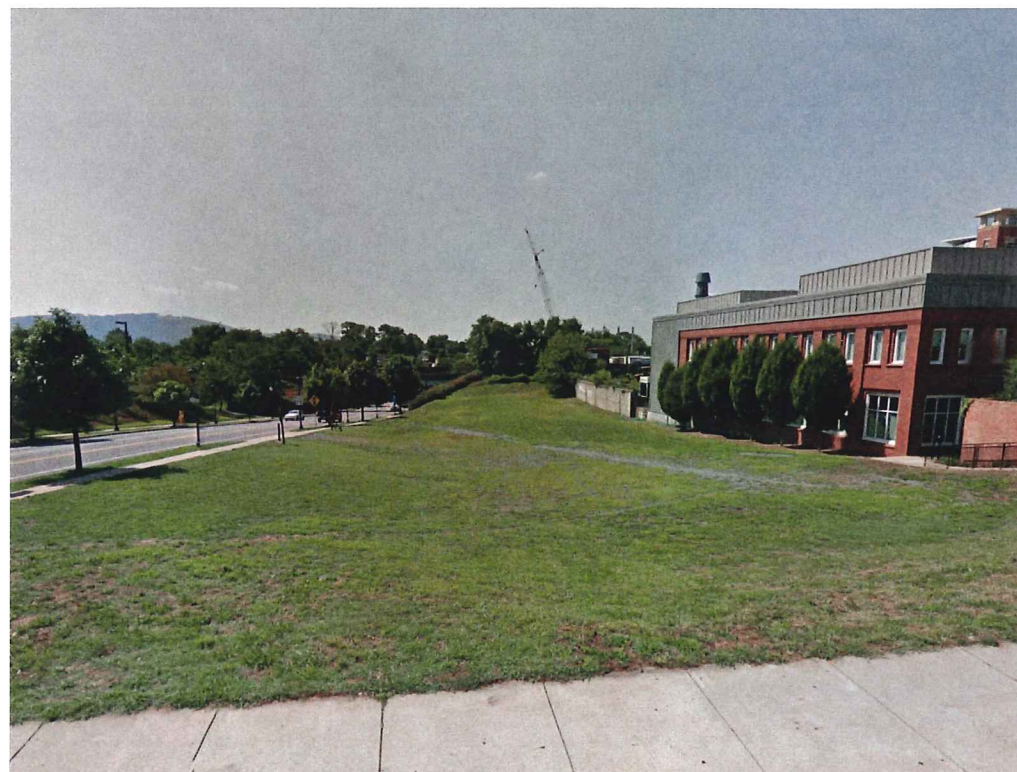
CONTEXT MAP



919 WEST MAIN STREET
HABITAT FOR HUMANITY



1107 WEST MAIN STREET
STACEY HALL



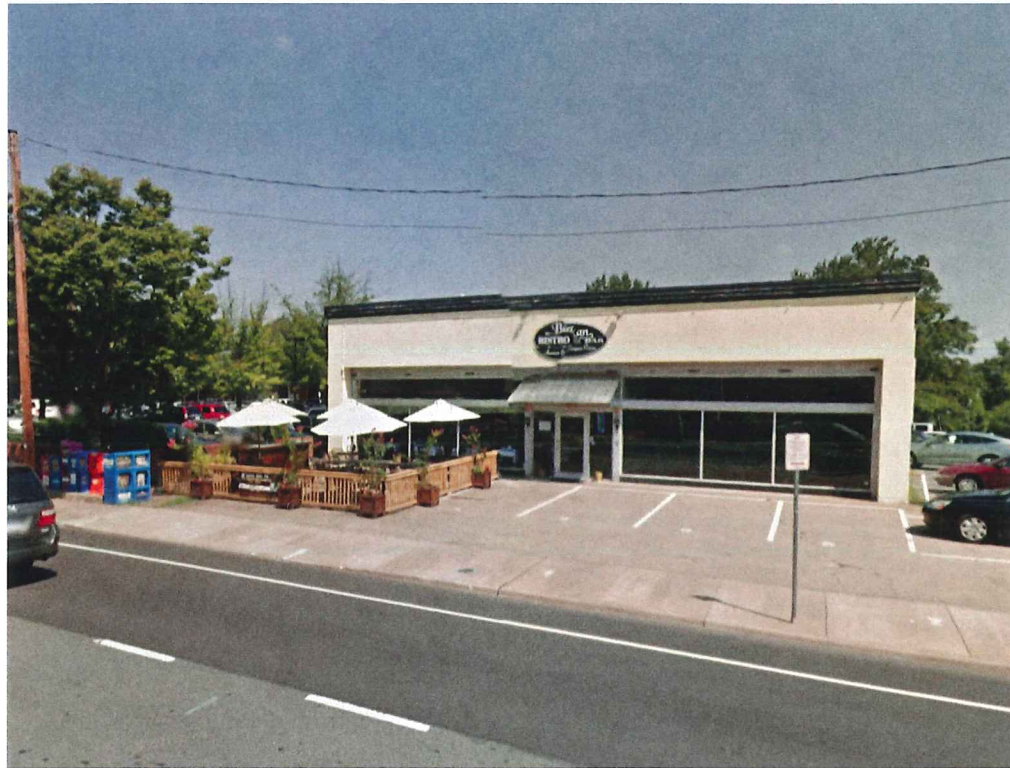
1006 WEST MAIN STREET



900 WEST MAIN STREET
HAMPTON INN



FRY'S SPRING STATION



BALKAN BISTRO



THREEPENNY CAFE



THREE NOTCH'D BREWERY



MAIN STREET MARKET



THREEPENNY CAFE



10 1/2 STREET FACADE



WEST MAIN STREET FACADE



WEST MAIN STREET FACADE



REAR FACADE



REAR FACADE



10TH STREET FACADE

NOTE: NO SITE WORK IS PROPOSED,
SITE TO REMAIN AS-IS



LINE OF LOUVERED SCREEN

EXISTING PLANTING AREA

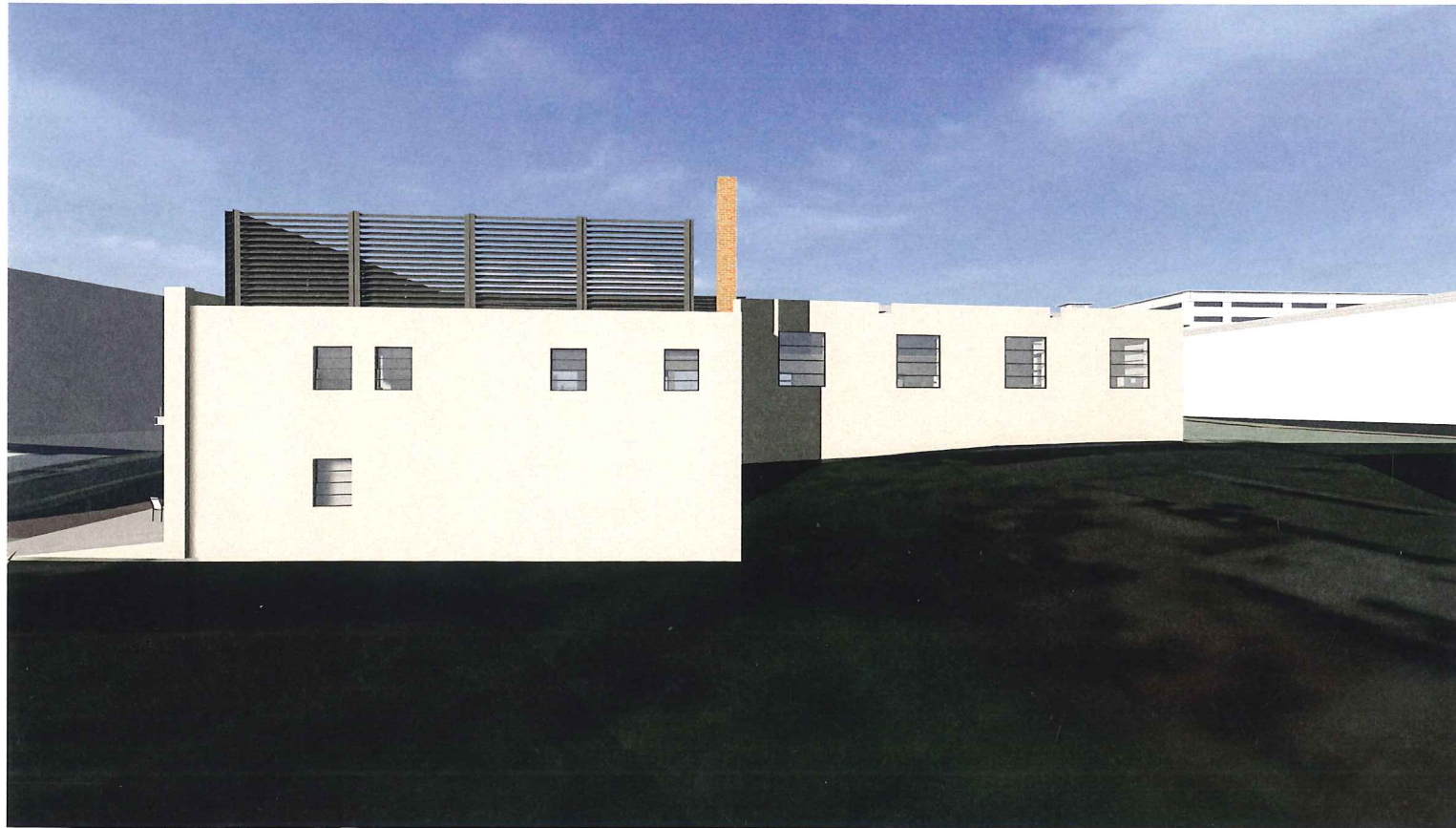
SITE PLAN



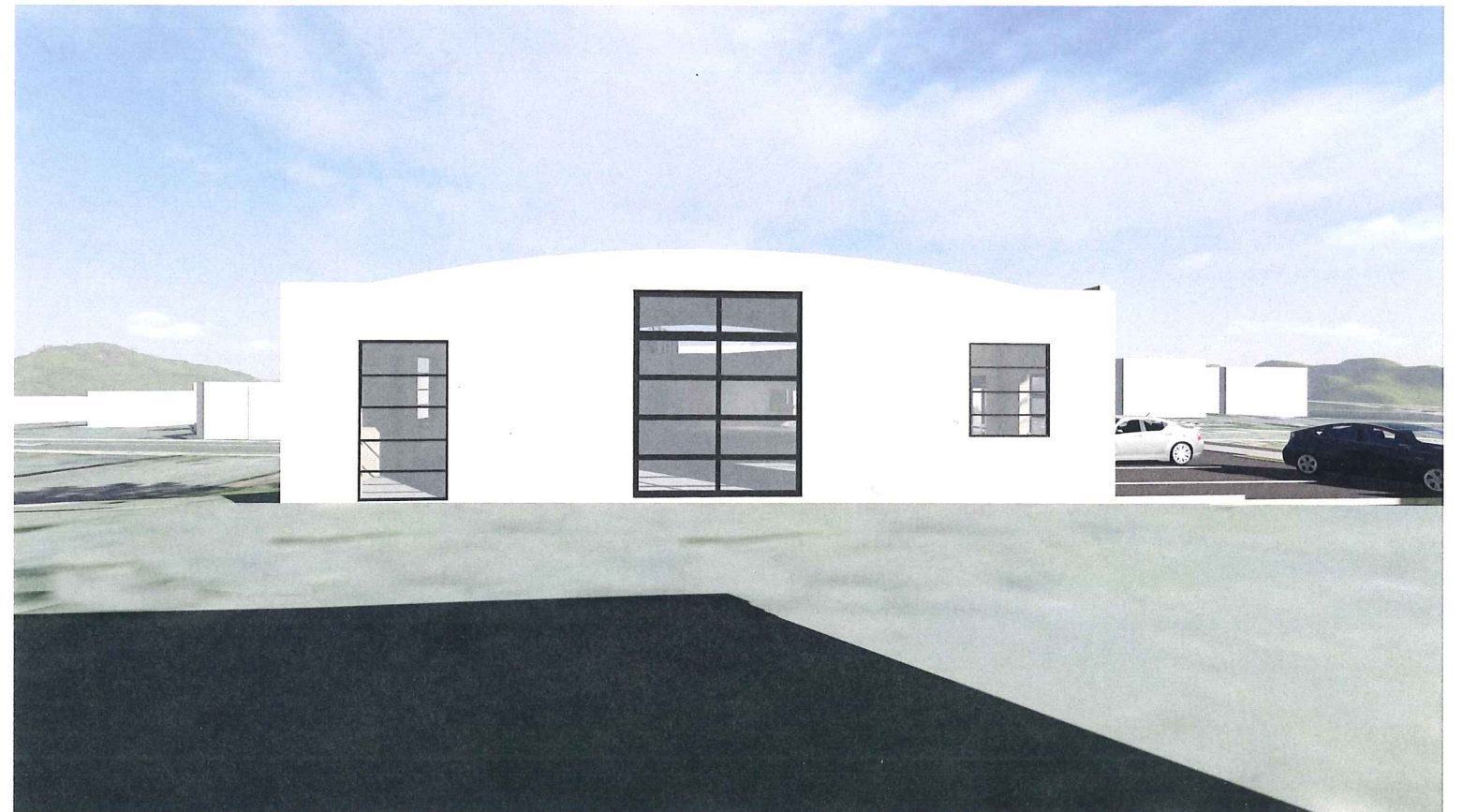
WEST MAIN STREET



10TH STREET NW

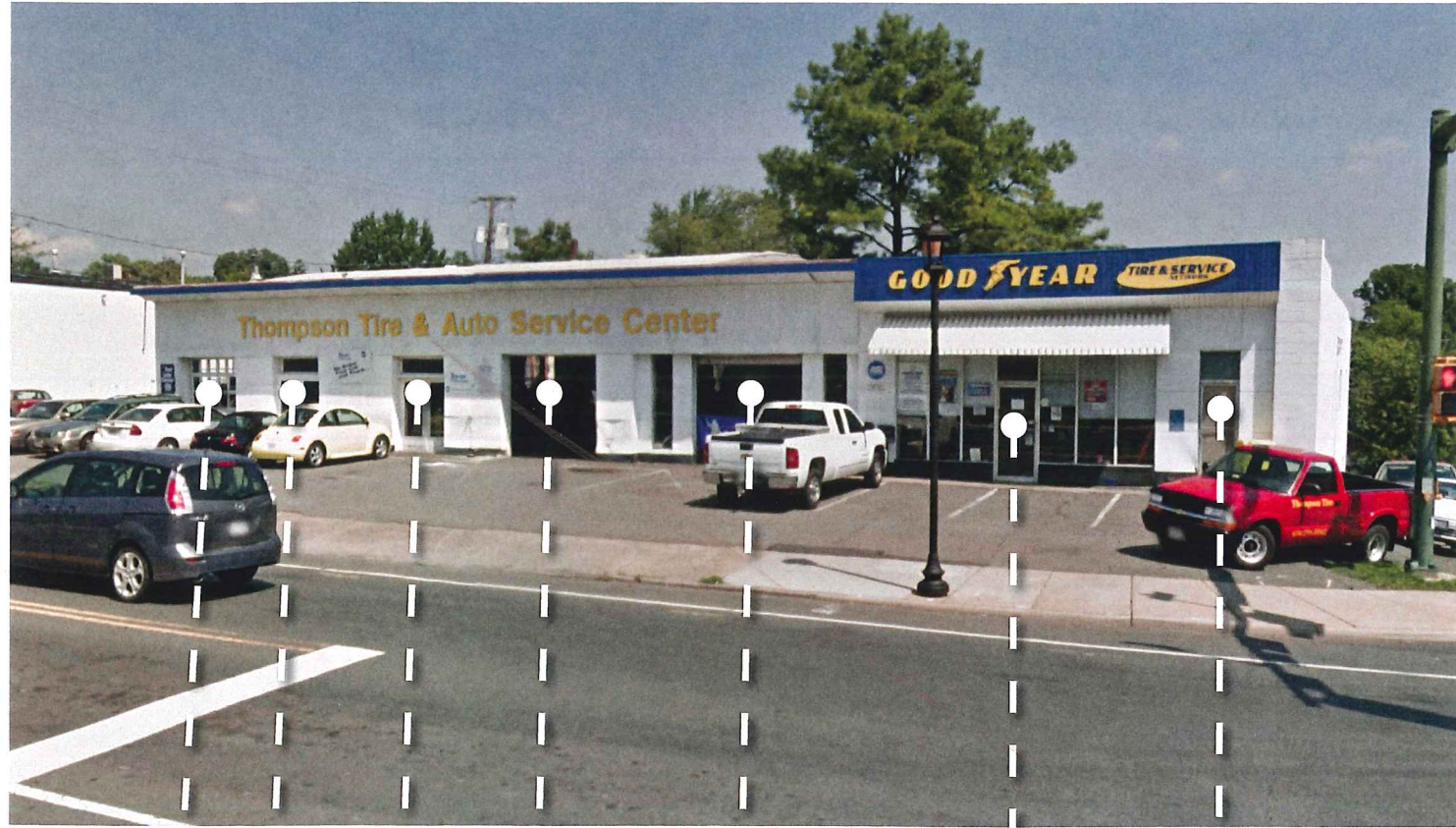


REAR



10 1/2 STREET NW

EXISTING WEST MAIN STREET



EXISTING 10TH STREET NW



PROPOSED WEST MAIN STREET

PROPOSED 10TH STREET NW



001 WEST MAIN
CHARLOTTESVILLE, VIRGINIA

WEST MAIN PERSPECTIVE

E-Corp Management Associates, Inc.
BAR SUBMISSION #1 | December 30, 2104



WEST MAIN STREET



CORNER OF WEST MAIN + 10TH



CORNER OF WEST MAIN + 10TH



10 STREET NW



WEST MAIN STREET MARKET ENTRY



10TH STREET NW



10TH STREET TASTING ROOM ENTRY



WEST MAIN STREET RESTAURANT ENTRY



1001 WEST MAIN
CHARLOTTESVILLE, VIRGINIA

EVENING PERSPECTIVE

E-Corp Management Associates, Inc.
BAR SUBMISSION #1 | December 30, 2104



**WOOD CANOPY WITH
C-CHANNEL STRUCTURE**



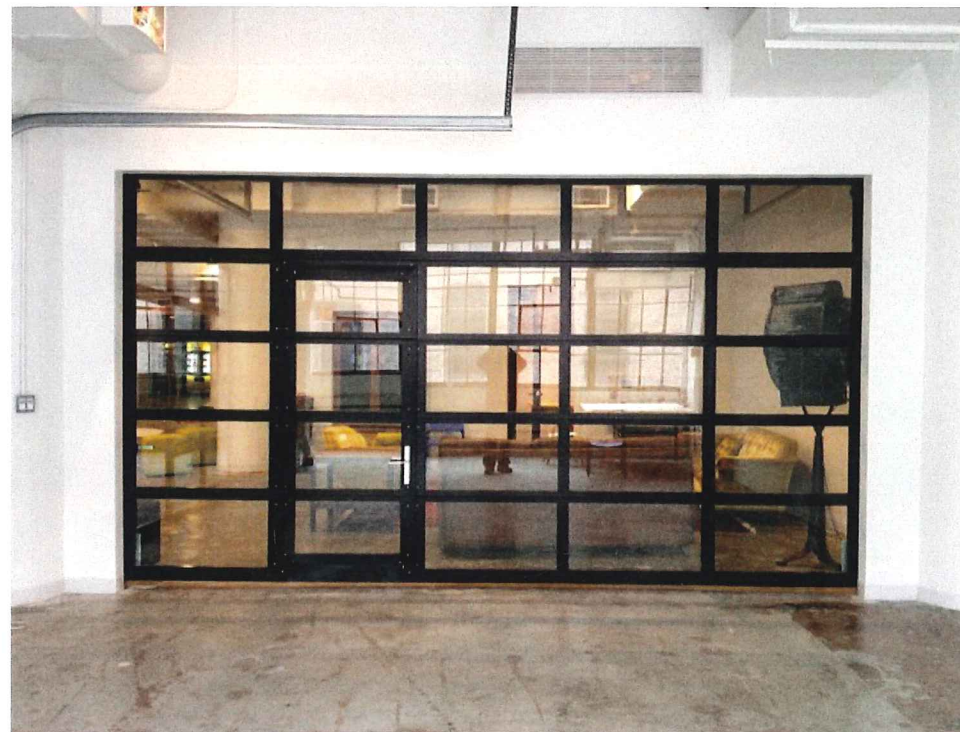
**WOOD CANOPY WITH
C-CHANNEL STRUCTURE**



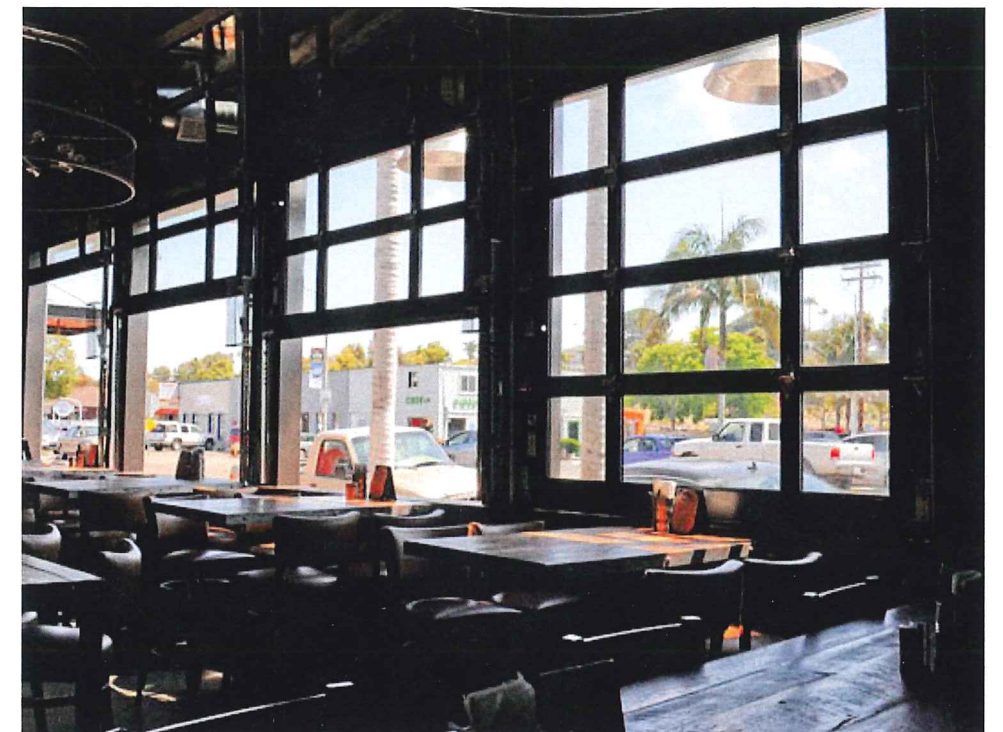
**WOOD CANOPY WITH
C-CHANNEL STRUCTURE**



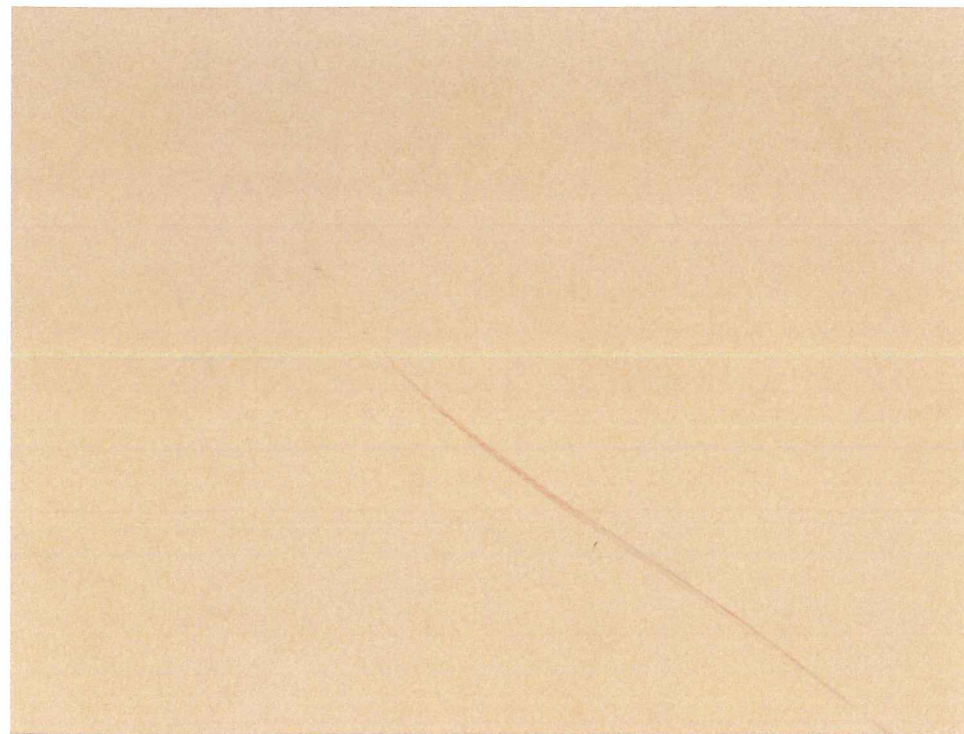
**GARAGE STYLE
STOREFRONT**



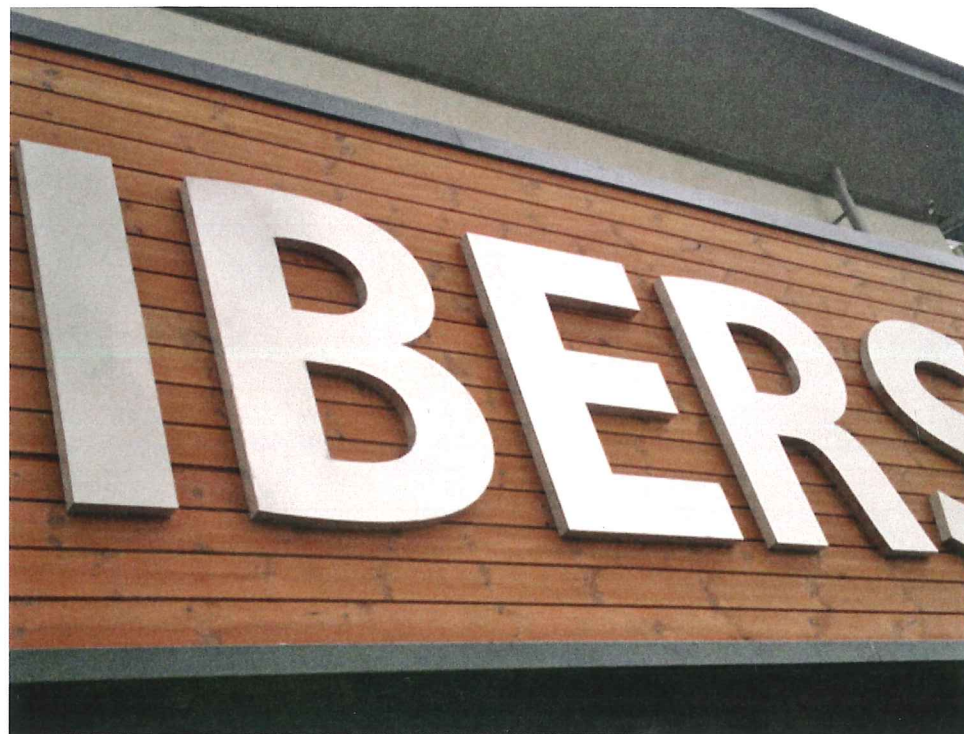
**GARAGE STYLE
STOREFRONT**



**GARAGE STYLE
STOREFRONT**



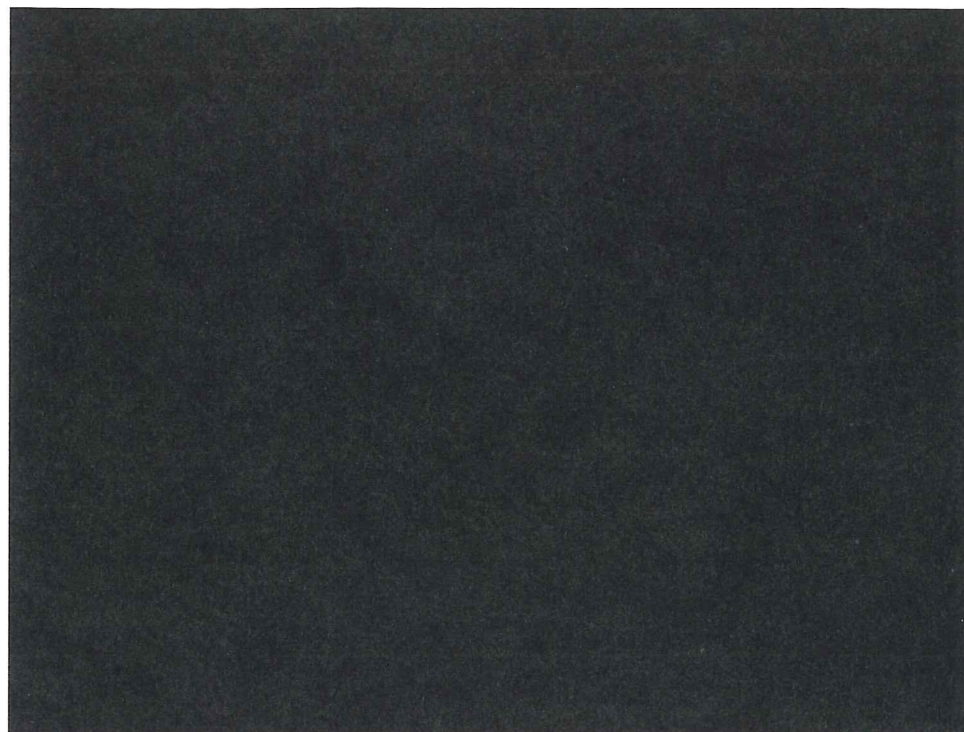
BENJAMIN MOORE SQUIRE HILL BUFF



ALUMINUM LETTER SIGNAGE



**EXTERIOR DOWN LIGHTING
FIXTURE**



BENJAMIN MOORE GRAPHITE



**MECHANICAL EQUIPMENT
ROOF SCREEN**



**EXTERIOR DOWN LIGHTING
FIXTURE**