

**From:** Scala, Mary Joy  
**Sent:** Thursday, October 31, 2013 4:47 PM  
**To:** Grigg, Jimmy P. (jpgrigg@dgarchs.com)  
**Cc:** Gathright, Clark (cgathright@dgarchs.com)  
**Subject:** BAR Actions September 17, 2013

October 31, 2013

Water Tower LLC  
c/o Jim Grigg  
100 10<sup>th</sup> Street NE  
Charlottesville, VA 22902

**Preliminary Discussion**  
BAR 13-09-04  
550 East Water Street  
Tax Map 53 Parcel 162.3  
Water Tower, LLC, Applicant and Owner  
New construction: 3-story mixed-use building

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 17, 2013. The following action was taken:

**The BAR accepted the applicant's request for deferral (8-0). The BAR found the ADA entrance to the rear too isolating, the design overall too complicated for the size of the building, and that the applicant should appear to present an overall plan for the entire site, including possible future phases.**

You may resubmit at any time.

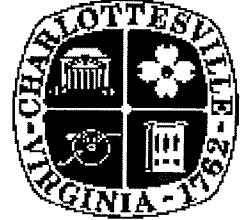
If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 17, 2013**



**Certificate of Appropriateness Application  
BAR 13-09-03  
550 East Water Street  
Tax Map 53 Parcel 162.3  
Water Tower, LLC, Applicant and Owner  
New Construction: Three story mixed-use building**

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**Background**

550 East Water Street is a vacant parcel, currently used as a parking lot, which was subdivided from the former C&O Depot property. It is located between the former C&O Depot building and the former King Warehouse Building.

600 East Water Street (the former C&O Depot) is a contributing structure in the Downtown ADC District. It was built in 1905 and refurbished in 1991 for offices.

**NOTE:**

- The BAR approved in concept in May 2009 a 9-story structure on this site. Following that approval, the zoning of the site was changed from *Downtown Corridor* to *Water Street District Corridor*. In 2009, based on an opinion from the City Attorney, a new plan for a 5-story building was reviewed and approved under the prior zoning.
- In December of 2010, the BAR approved the application for a new four-story building on the same site, with consideration of Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment.

January 15, 2008 – The BAR discussed a preliminary request. In general, most liked the proposed building. BAR members said that the massing is generally OK, a nice response to site; some preferred red not yellow brick; some said tan brick would be OK with tan windows; glass balcony piece is weird; should enter stores from street; base needs articulation; need double hung windows; need 1 type of window, not 2-3; west elevation doesn't go with the rest of vocabulary; balconies are anomalous in 1920's design revival; decorate spandrels in tower? Consider a low resolution between vertical and long piece; concern with blank garage wall on street; one member said this is too conventional a solution for the site; discussion whether or not to simplify the tower given the context; suggested doing the warehouse look on the 2-story part, treating like a separate building? The BAR wants to see the roofscape; want the transformer moved from the visible location.

May 20, 2008 – The BAR approved (8-0) the design in concept for massing, height, openings, and scale. Details as they relate to its materials and construction are to come back to BAR (including guard rails, cornices, wall section through window sill and head, roofscape, and depth of niche defining the two separate building elements.)

September 15, 2009 – The BAR made preliminary comments. The BAR preferred the version in their packet to the version submitted at the meeting.

November 17, 2009 - The BAR approved (6-1 with Wall against) the application for massing, height, openings, scale, and materials as submitted, with the applicant's modification for exterior [vehicle driveway] pavement (pavers, not concrete) and retaining wall material (brick, not stacked block). Details as they relate to balconies and protection for secondary entrances shall come back to the BAR for review.

December 21, 2010 - The BAR approved (7-0) the application for massing, height, openings, scale, and materials as submitted. The BAR noted that the applicant should consider Sec 34- 872(b)(3) of the Zoning Ordinance, which requires screening of all mechanical equipment.

For your information, staff provides the following zoning background for *Downtown Corridor*:

### **Zoning and height allowed**

The plan will be reviewed under the previous zoning, which was *Downtown Corridor Mixed Use District*. That allowed 2-9 stories (maximum 101 feet height) by right. In addition, a basement level is permitted if it meets the definition, "a portion of the building partly underground, but having more than half its clear height below the average grade of the adjoining ground."

### **Penthouse**

A rooftop appurtenance may not measure more than 16 feet in height above the building, and may not cover more than 25% of the roof area. A rooftop appurtenance may contain useable floor area, but such area may only be used "for or as an accessory to" a residential or commercial use allowed within that zoning district.

### **Streetwalls and setbacks required**

At least 75% of the streetwall of a building must be built to the property line. For the remaining 25% portion, the maximum permitted setback is 20 feet. However, if streetscape trees are provided, or if a special use permit is granted by City Council, up to 50% of the streetwall of a building may be setback 20 feet.

Stepbacks apply to the Water Street frontage:

After 4 stories there shall be a min. stepback of 10 feet along at least 70% of the length of the streetwall. After 6 stories there shall be an additional stepback of 5 feet along 70 % of the length of the streetwall. After 8 stories there shall be an additional stepback of 5 feet along 70 % of the length of the streetwall.

### **Density and bedrooms**

Residential density allows 21-87 dwelling units per acre (DUA) by right, or up to 200 DUA by special use permit. If 22 or more total dwelling units, then the development shall contain, on average, between 1.2 - 1.8 bedrooms per unit.

### **Other pertinent mixed-use regulations**

Off-street loading areas may not face public right-of-way.

No ground floor residential uses may front on Water Street.

All entrances shall be sheltered from the weather and lighted.

### **Application**

The applicant is proposing new construction of a mixed use condominium building that has three floors of residential units and a ground floor with commercial and residential uses. Altogether, there are 10 residential units and one commercial unit (7,635 sq. ft. in total). The proposed site retains 19 surface parking spaces, with five on the east and 14 on the west side of the building. The ground floor is to include 860 sq. ft. of commercial/retail space where required along Water Street, with a residential unit located in the rear. Floors 1-3 are to be residential. The entrance to floors 1-3 (the majority of the residences) is located on the Water Street façade of the building. The upper floors are walk-ups, accessible only by the staircase at the entrance of the building. ADA provisions have been made for the accessible apartment in the ground floor, which has a ramp entrance leading to the parking lot around the rear of the building. The entrance to the commercial space is separated from the residential unit entrance and faces south towards the railroad tracks (opposite the street). There will be two parking lot entrances on the site, accessible via Water Street.

The metal picket fence along the railroad tracks on the southern side of the site shall remain in the new design. Most existing landscaped elements will be removed, except the shrub row and two trees on the northwestern portion of the site. The proposed site plan includes two quercus phellos shade trees. The existing sign will be removed for construction and replaced on site when the building is complete.

The ground floor and first two floors of the proposed building will be brick (General Shale Tudor Collection – Buckingham with custom mortar), with the third floor clad in stucco plaster over wood frame (Beach Sand color). The entrance surround will also have stucco plaster finish.

Details include brick lintels, pre-cast belt courses, pre-finished aluminum channel cornice, and painted steel channel entrance canopy. The brick is articulated with banding on two sides of the ground floor.

Windows are Quaker metal clad in Satin Crème color. The storefront entrance color will match the window color.

HVAC units are located on the white EPDM roof, screened with a stucco wall.

## **Criteria and Guidelines**

### **Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

### **Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

The Guidelines describe the Water/South Street sub-area as: *industrial, parking, narrow sidewalks, hard edges, larger warehouse scale, masonry, open space, backyard of Main Street, downhill, auto oriented, quirky modern style.*

### **Pertinent Guidelines for New Construction**

#### **P. 3.3**

##### **e. Multi-lot**

*Often new commercial, office, or multiuse buildings will be constructed on sites much larger than the traditionally sized lots 25 to 40 feet wide. Many sites for such structures are located on West Main Street and in the 14th and 15th Street area of Venable neighborhood. These assembled parcels can translate into new structures whose scale and mass may overwhelm neighboring existing structures. Therefore, while this building type may need to respond to the various building conditions of the site, it also should employ design techniques to reduce its visual presence. These could include varying façade wall planes, differing materials, stepped-back upper levels, and irregular massing.*

#### **P. 3.4 Setback**

- 1. Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.*
- 8. At transitional sites between two distinctive areas of setback, for instance between new commercial and historic commercial, consider using setbacks in the new construction that reinforce and relate to setbacks of the historic buildings.*

### **P. 3.5 Spacing**

- 2. Commercial and office buildings in areas that have a well-defined street wall should have minimal spacing between them.*
- 3. In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.*
- 4. Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.*

### **P. 3.6 Massing & Footprint**

- 4. Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of Venable Neighborhood.*
  - a. The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.*
  - b. Techniques could include varying the surface planes of the building, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.*

### **P. 3.7 Height and Width**

- 2. Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.*
- 4. When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.*

### **P. 3.8 Scale and Orientation**

- 1. Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.*
- 2. Front elevations oriented to side streets or to the interior of lots should be discouraged.*

### **P. 3.11 Windows and Doors**

- 1. The rhythm, patterns, and ratio of solids(walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
  - a. The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
- 2. The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*
  - a. The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
  - b. Glass storefronts would generally have more horizontal proportions than upper floor openings.*

### **P. 3.13 Street level Design**

- 1. Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.*
- 10. Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.*

### **p. 3.14 – Foundation**

- 1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.*
- 2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.*

**p. 3.15 – Materials & Textures**

- 1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
- 2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
- 3. In commercial/office areas, brick is generally the most appropriate material for new structures.*
- 4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*

**Discussion and Recommendations**

Three building plans have previously been approved, but this submission is a new design with a smaller footprint.

It would be helpful to review at the same time the phase two plans for the west parking lot.

All proposed outdoor lighting should be shown and confirmed on the plan as being dark-sky-compliant. All window and storefront glass should be confirmed on the plan as being clear.

The design is very straight-forward. Future tenants would probably appreciate the addition of outdoor balconies,

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction, I move to find that the proposed new three-story building satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).





**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

P13-0143

RECEIVED

AUG 2, 2013

NEIGHBORHOOD

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 Water Tower LLC Applicant Name Jim Grigg  
Project Name/Description 3-story mixed-use building Parcel Number TM, 53 Parcel 162.8  
Property Address 550 Water St.

**Applicant Information**

Address: 100 10th St NE, Suite 200  
Charlottesville, VA 22902  
Email: jgrigg@dgarchs.com  
Phone: (W) 971-8848 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: Same as Owner  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (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.)

James P. Grigg 8-27-2013  
Signature Date

James P. Grigg 8-27-2013  
Print Name Date

**Property Owner Permission (if not applicant)**

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

James P. Grigg 8-27-2013  
Signature Date

James P. Grigg 8-27-2013  
Print Name Date

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

Attached

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

Site plan, floor plans, elevations, photos of site & adjacent properties.

**For Office Use Only**

Received by: BSW  
Fee paid: 375.00 Cash (Ck. #) 1260  
Date Received: 8/27/2013

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

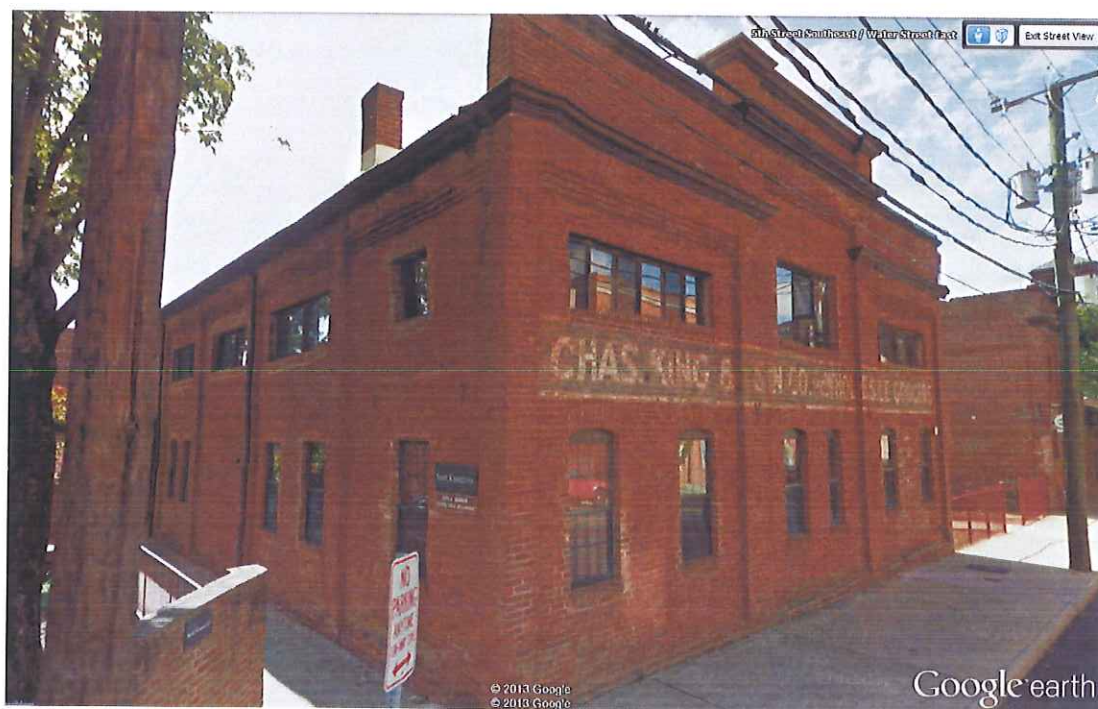
P13-0143

The 550 - 550 Water St.

The proposed 3-story mixed-use building with 7,635 net sq. ft. will be constructed on a portion of a property currently in use as a parking lot. A portion of the existing parking lot will be demolished, but most the parking lot will remain. Additional parking will be provided on the east side of the new building.

To the west is the 2-story King Building (offices) and to the east is the 2-story former train station (offices). Opposite Water St to the north is the 5-story mixed-use Holsinger Building. All of these buildings are of brick veneer with varying levels of architectural detail.

### Adjacent Buildings



King Building (to the west)

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AUG 27 2013  
NEIGHBORHOOD DEVELOPMENT SERVICES





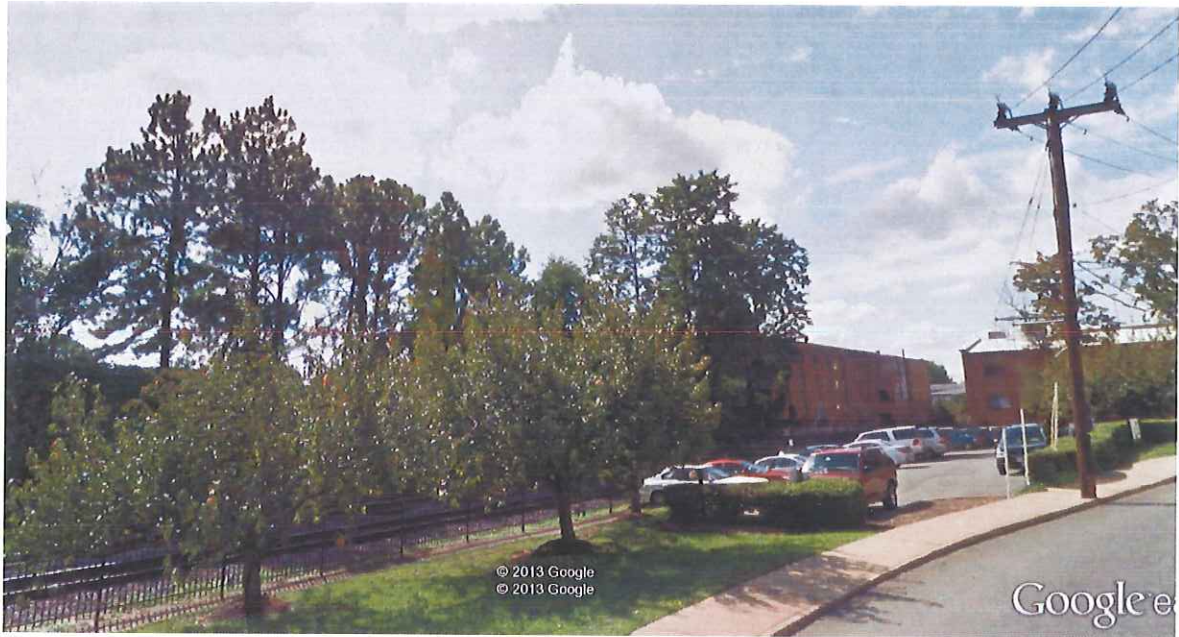
**Former Train Station (to the east)**



**The Holsinger (to the north)**



**Existing Site Conditions**

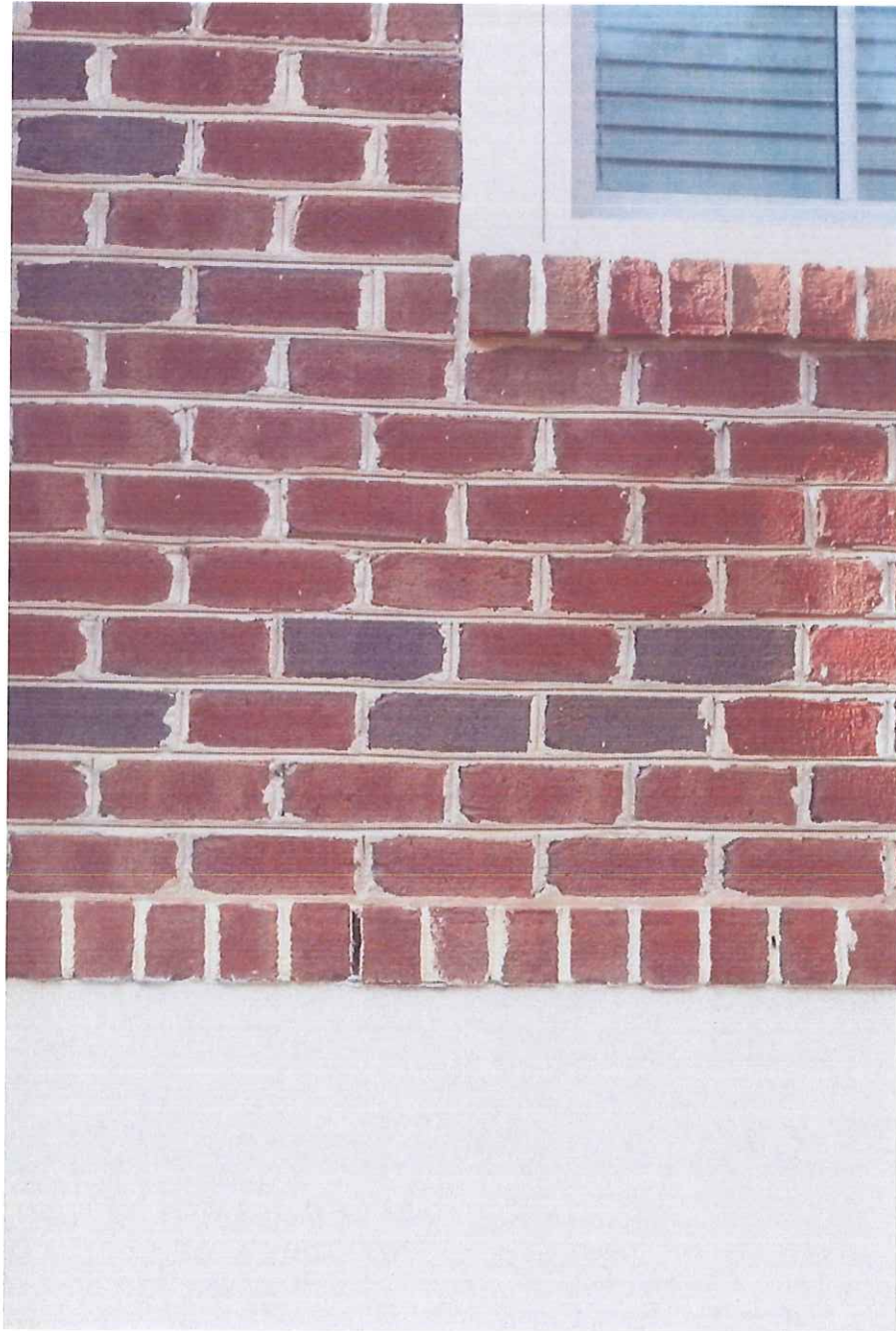


**View from east**



**View from west**

**Proposed Exterior Materials**

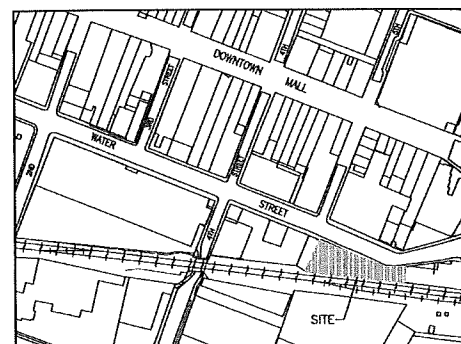


**Brick: General Shale Tudor Collection - Buckingham**

**Stucco: Total Wall #2240 Beach Sand w/sand finish**

**Window: Quaker metal clad - Satin Creme color.**



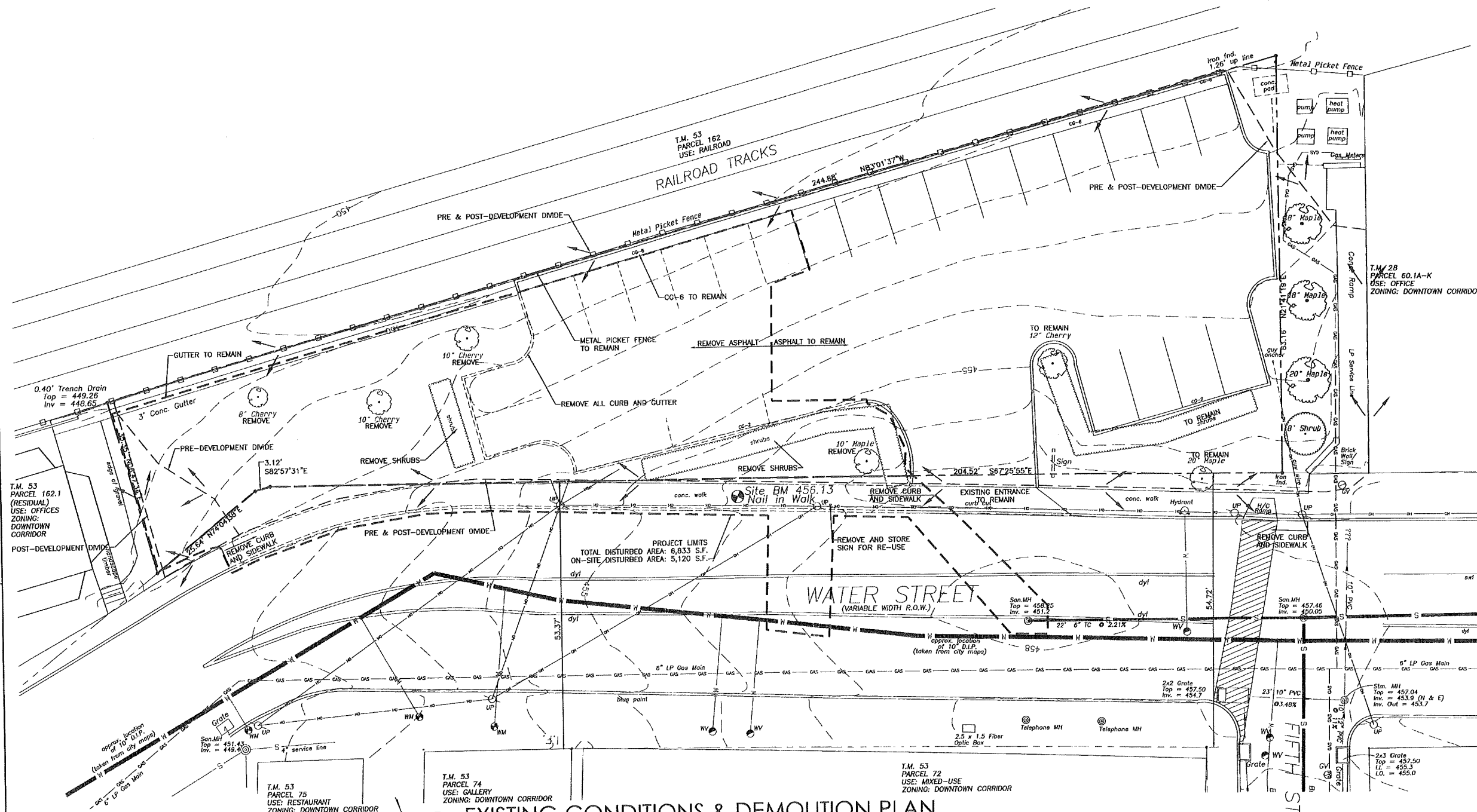


VICINITY MAP

scale: 1" = 200'-0"

LEGEND	
○	CO
○	DI
△	FH
●	GM
●	GV
○	MH
○	UP
○	RD
○	WM
○	WV
○	VCP
○	PVC
○	DI
○	DYL
○	SYL
—	SANITARY SEWER
—	WATER SEWER
—	POWER LINE
—	PL
—	PROPERTY LINE
—	GAS LINE
—	STORM WATER

ITALICIZED TEXT INDICATES EXISTING CONDITIONS



EXISTING CONDITIONS & DEMOLITION PLAN

scale: 1" = 10'-0"

daggett + grigg architects

100 10TH STREET, NE, SUITE 200  
CHARLOTTEVILLE, VA 22902  
T 434.971.8848  
F 434.296.3040

www.daggettgrigg.com

550 EAST WATER STREET

T.M. 53 PARCEL 162.3  
CHARLOTTEVILLE, VIRGINIA

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS:  
05-30-13  
07-19-13  
08-15-13

PROJECT #:  
0717

DATE:  
03-05-13

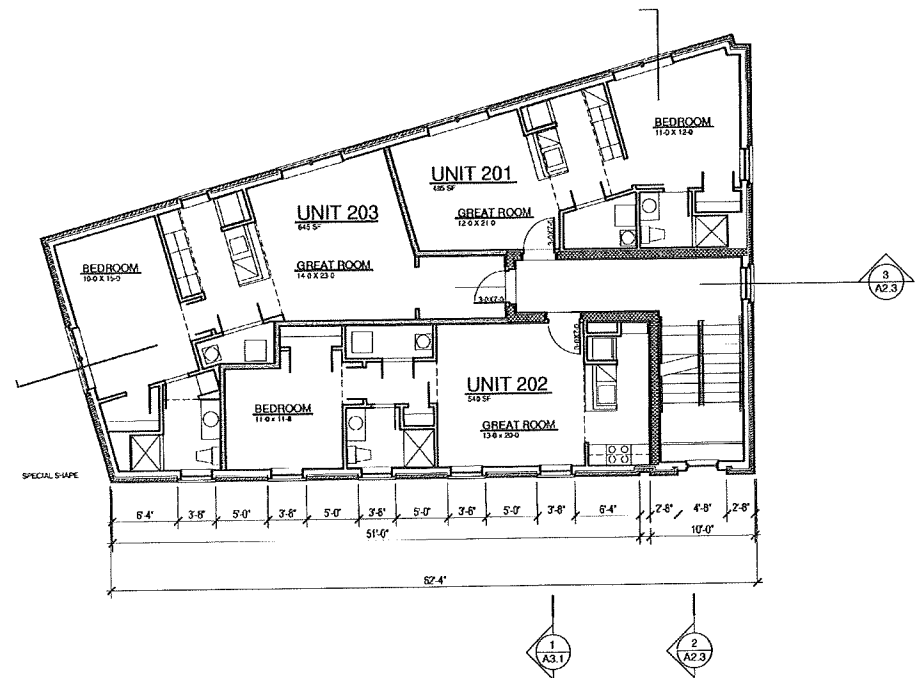
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SHEET 3 OF 8

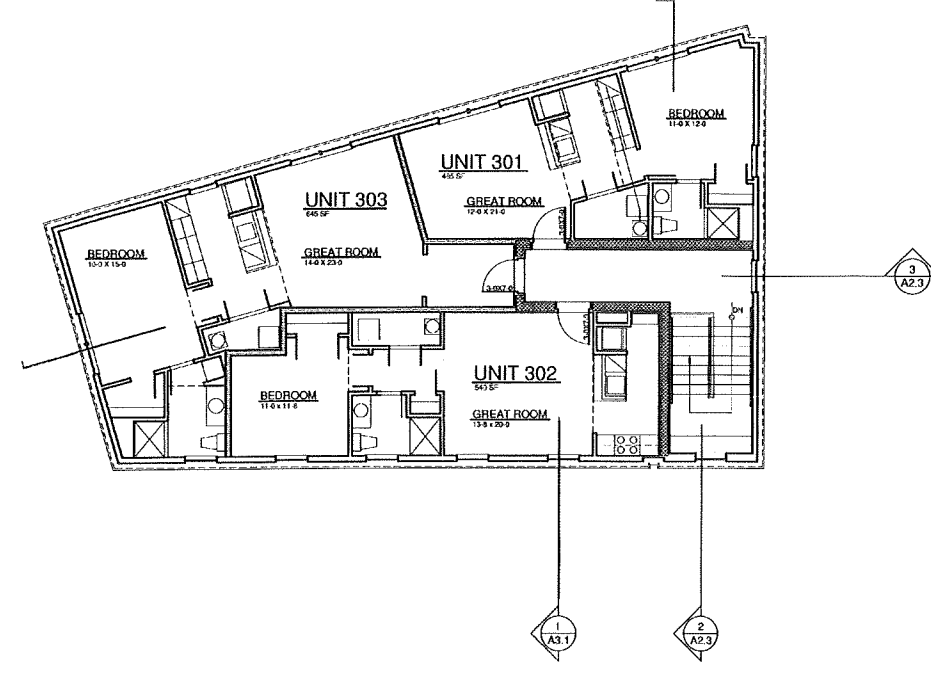






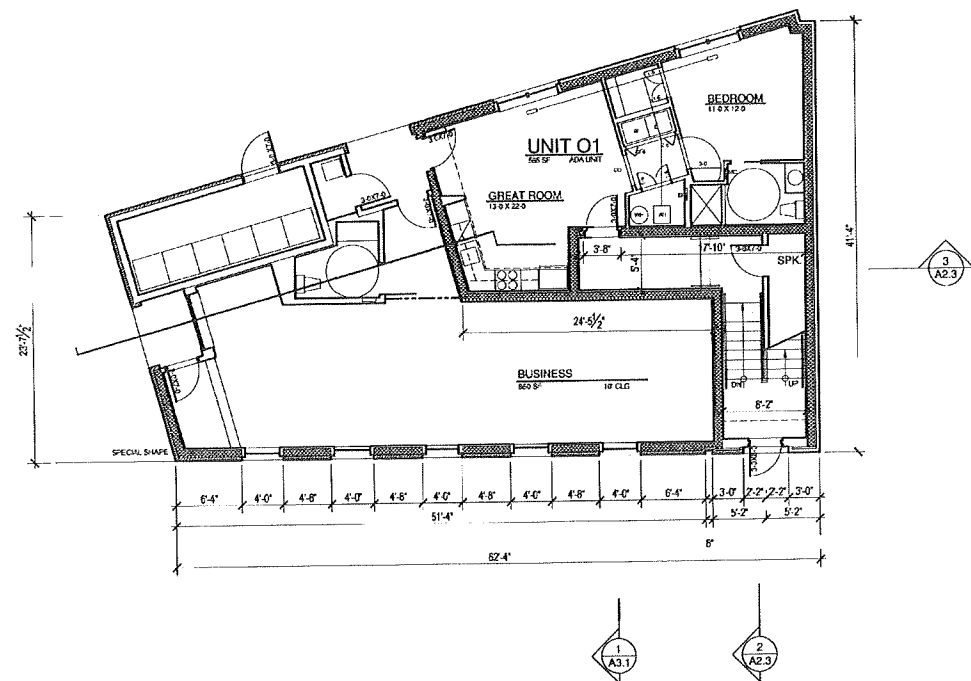
SECOND FLOOR PLAN

EAST BUILDING



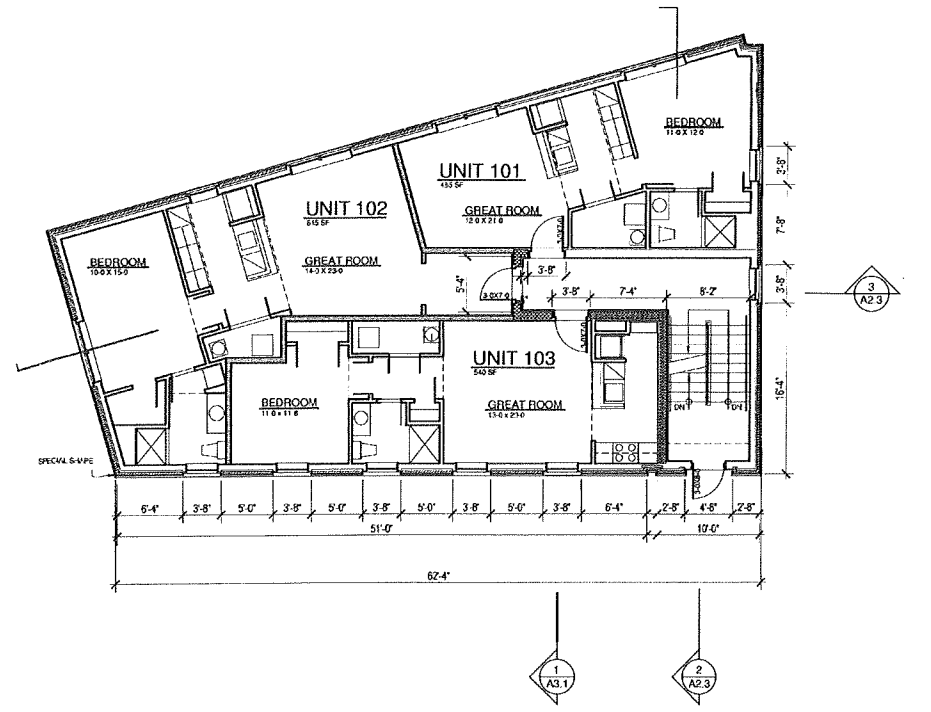
THIRD FLOOR PLAN

EAST BUILDING



GROUND FLOOR PLAN

EAST BUILDING



FIRST FLOOR PLAN

EAST BUILDING

## FLOOR PLANS

SCALE 1/8" = 1'-0"

EAST BUILDING

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PRICING SET

**550 EAST WATER STREET**

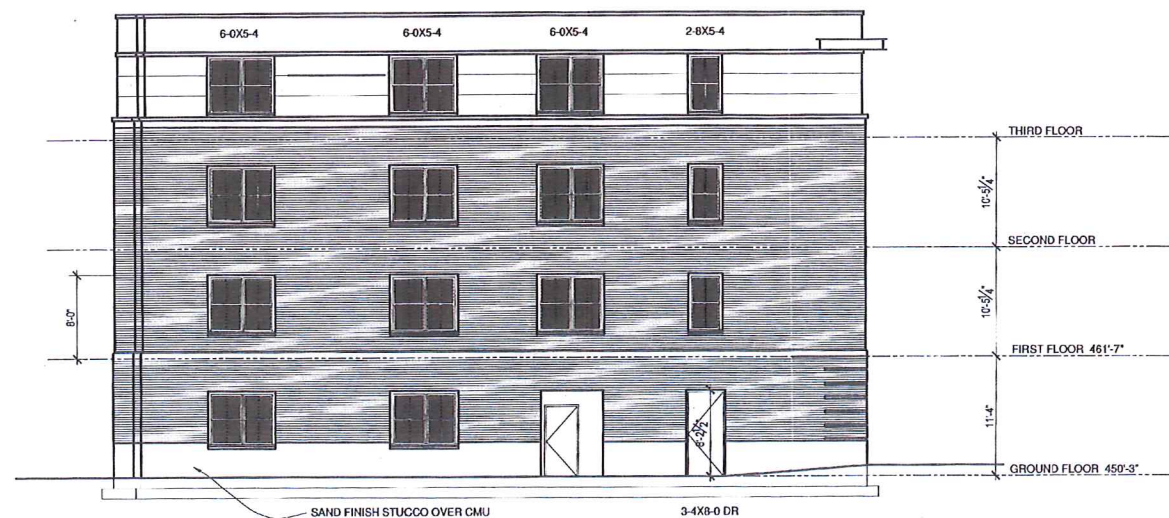
T.M. 53 PARCEL 162.3  
CHARLOTTEVILLE, VIRGINIA  
EAST BUILDING FLOOR PLANS

REVISIONS:

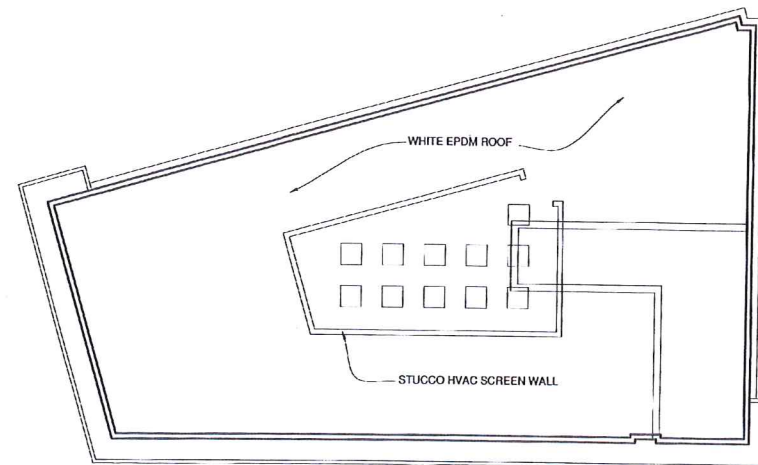
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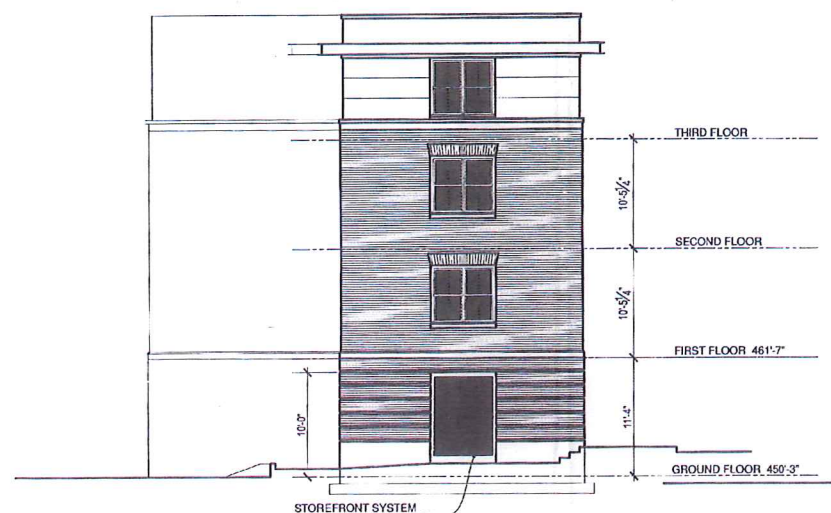
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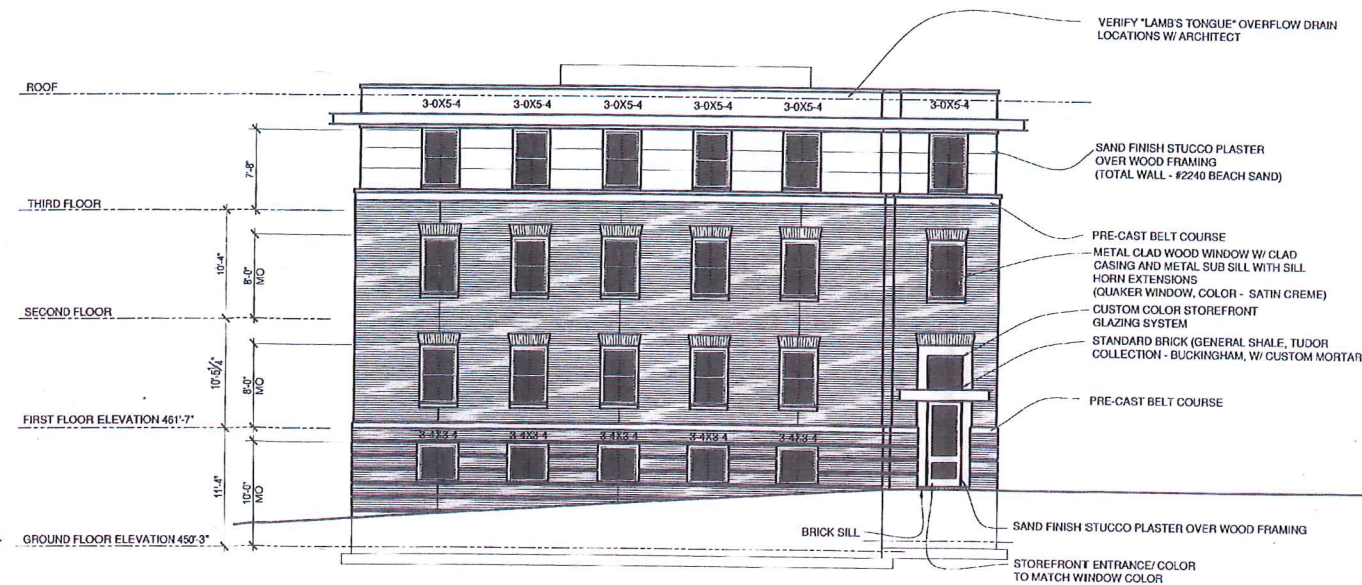
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**ROOF PLAN**  
SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**WATER STREET ELEVATION**  
SCALE 1/8" = 1'-0"

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100 10TH STREET, NE, SUITE 200  
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T 434.971.8848  
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PRICING SET

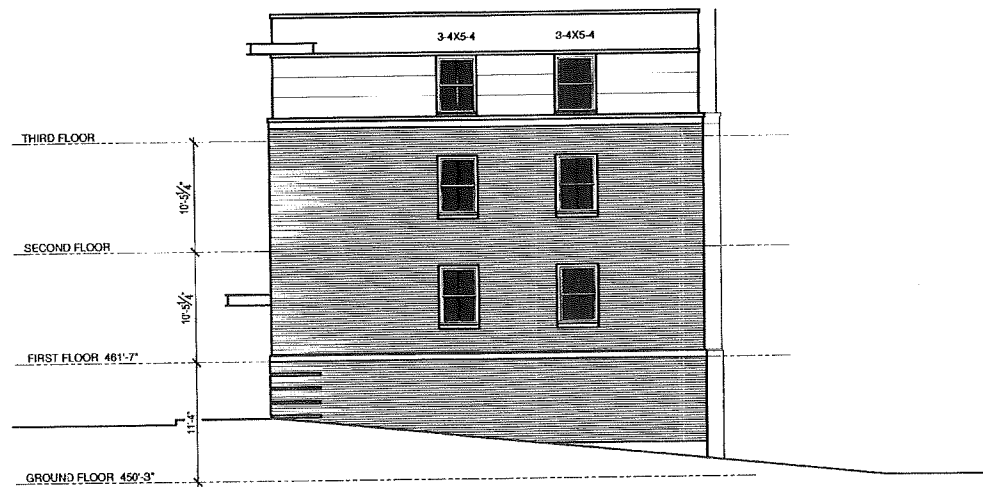
**550 EAST WATER STREET**

T.M. 53 PARCEL 162.3  
CHARLOTTESVILLE, VIRGINIA  
EAST BUILDING ELEVATIONS  
AND ROOF PLAN

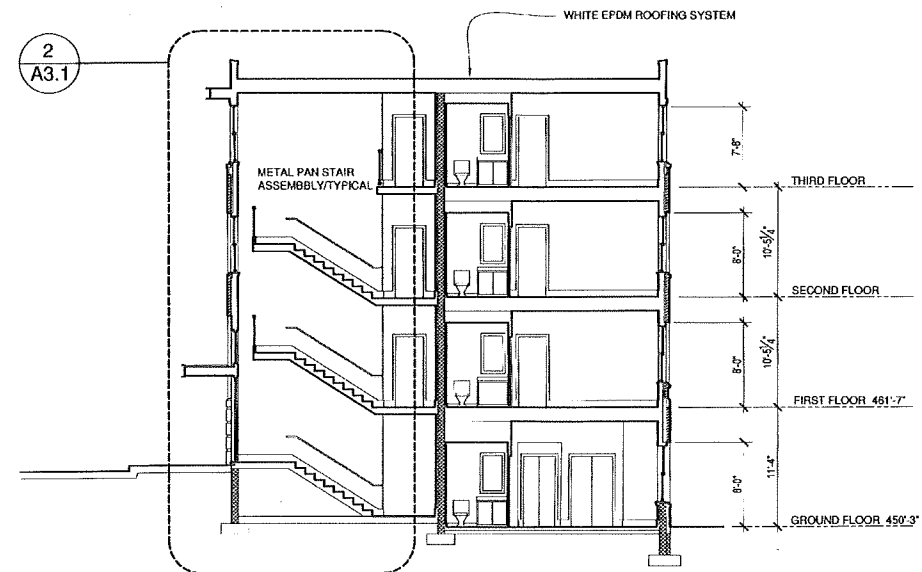
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08.27.13

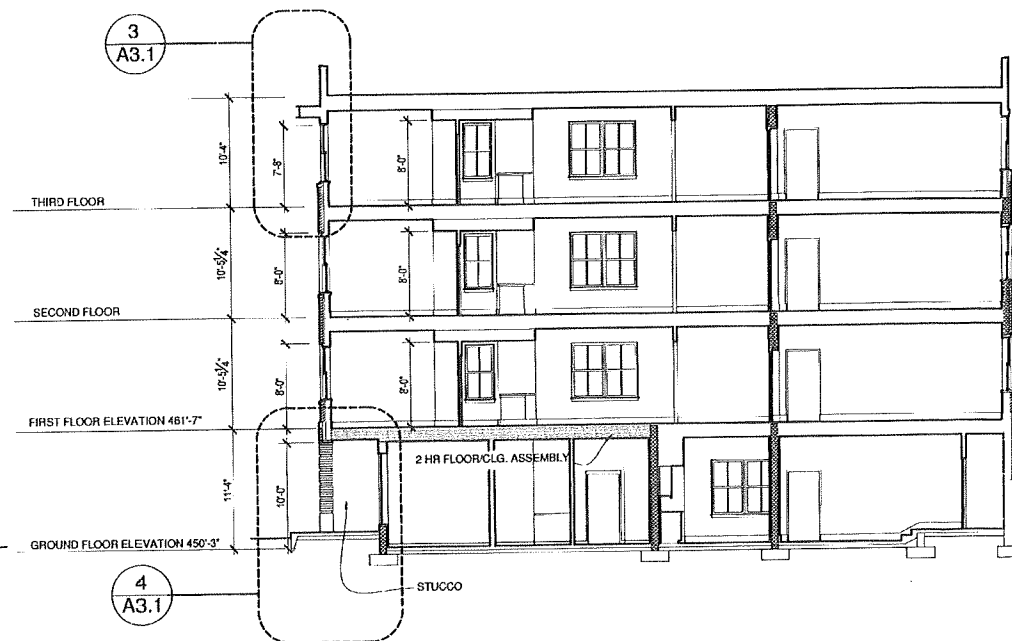
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A-3



**WEST ELEVATION**  
SCALE 1/8" = 1'-0"



**SECTION THROUGH EAST BUILDING STAIR**  
SCALE 1/8" = 1'-0"



**BUILDING SECTION**  
SCALE 1/8" = 1'-0"

**daggett + grigg architects**  
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PRICING SET

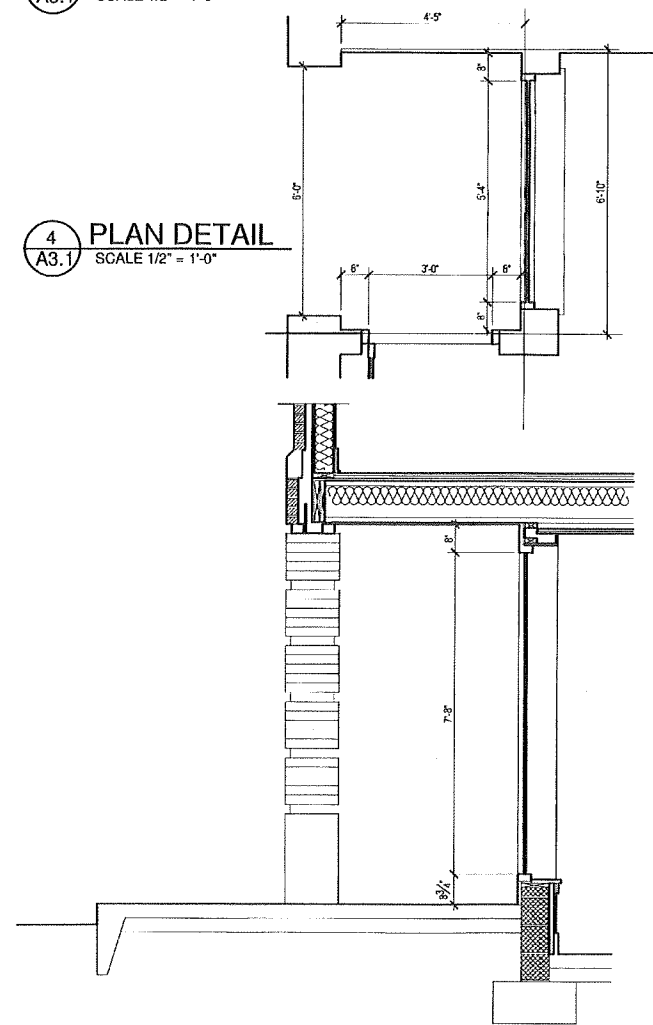
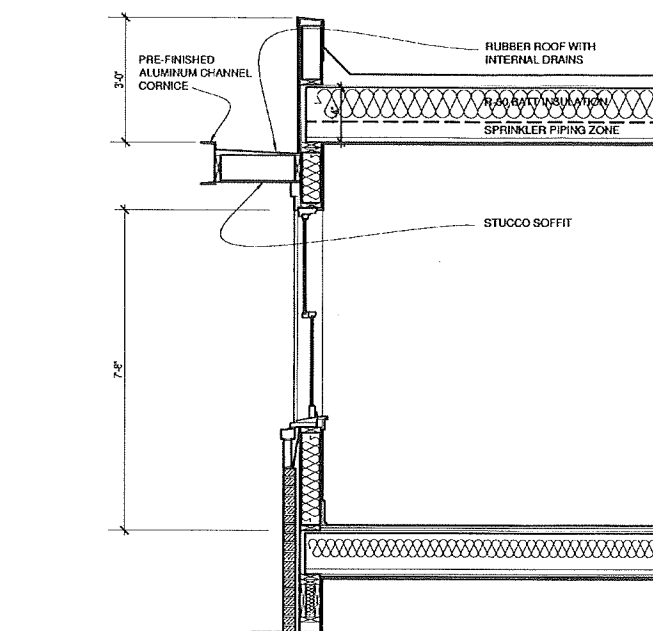
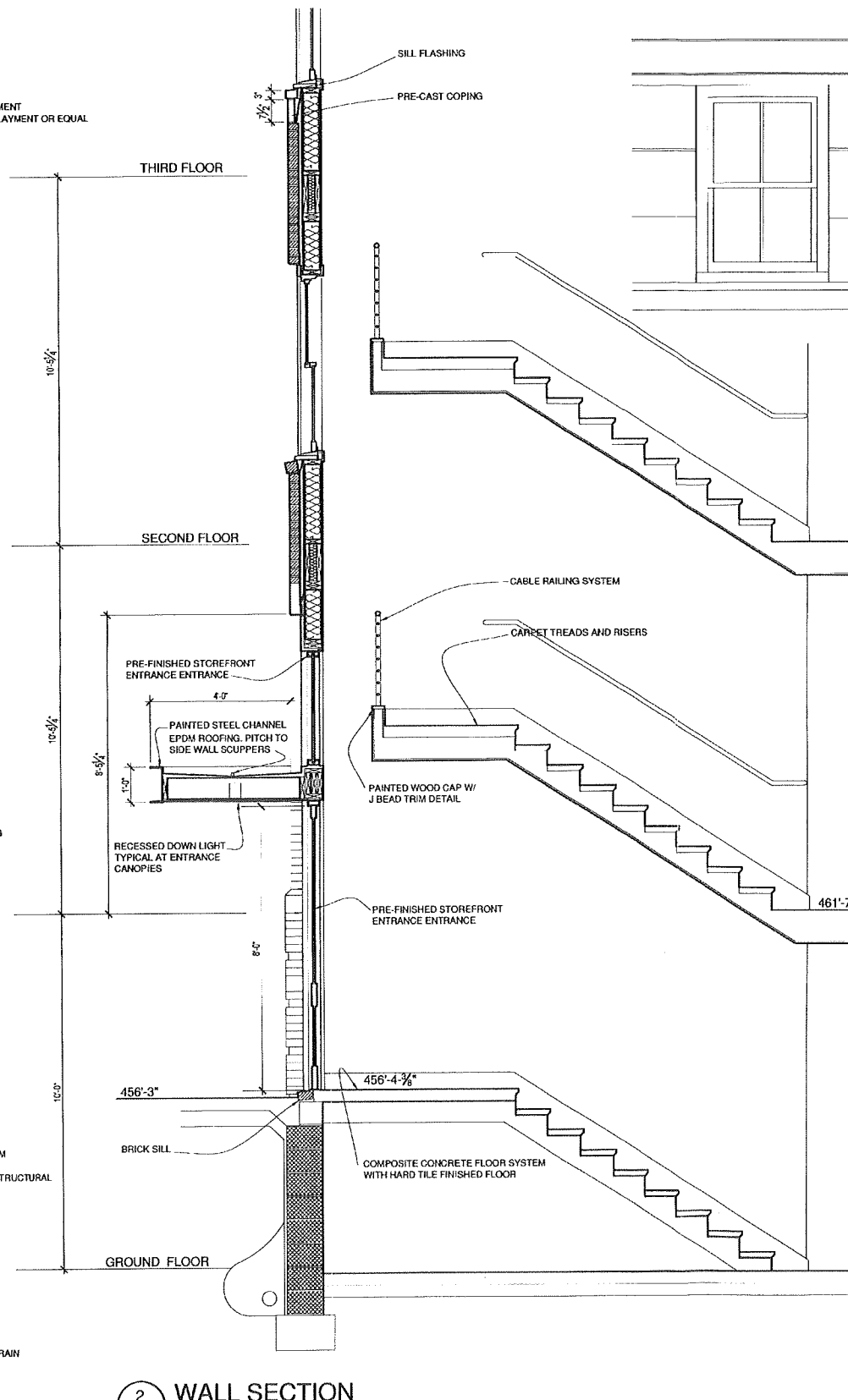
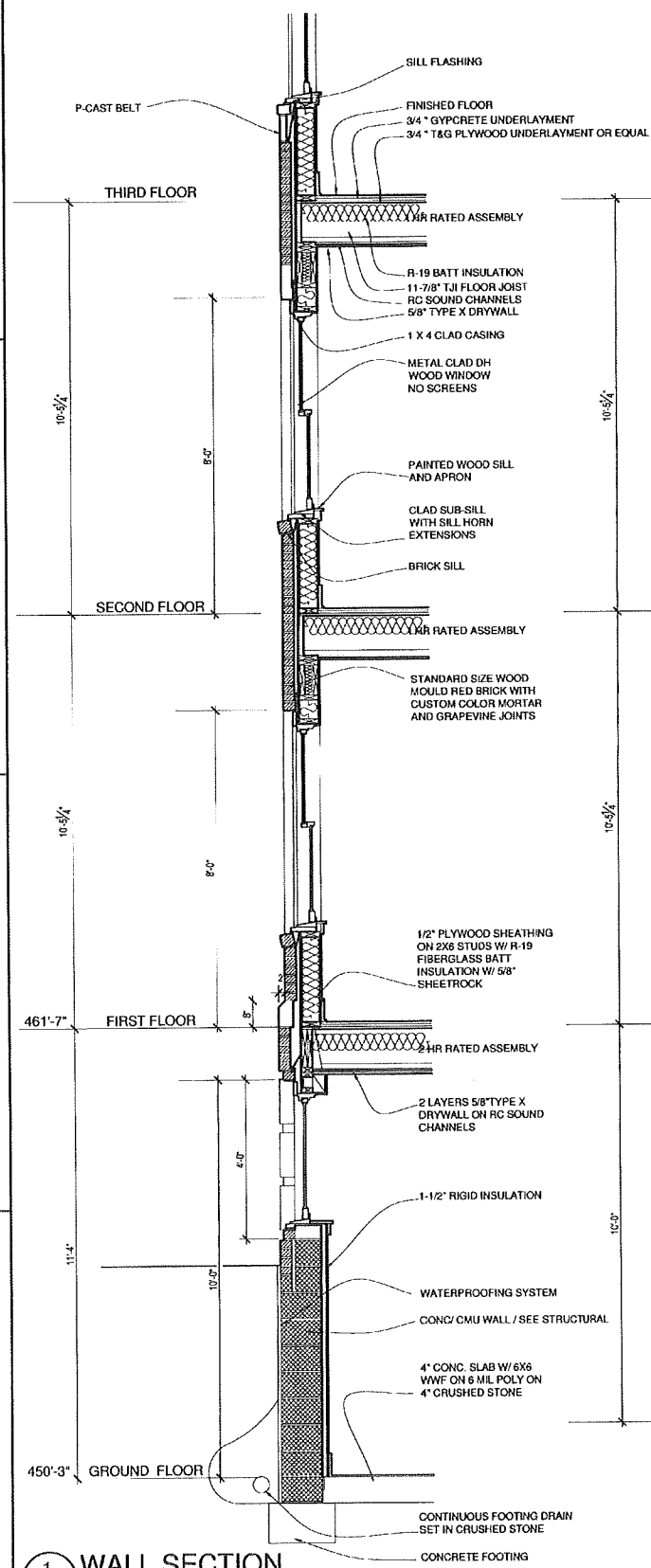
**550 EAST WATER STREET**

T.M. 53 PARCEL 162.3  
CHARLOTTESVILLE, VIRGINIA  
EAST BUILDING ELEVATION  
AND BUILDING SECTIONS

REVISIONS:

PROJECT # DATE:  
08.27.13

DRAWING NUMBER:  
**A-4**



**daggett + grigg architects**  
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PRICING SET

**550 EAST WATER STREET**  
T.M. 53 PARCEL 162.3  
CHARLOTTESVILLE, VIRGINIA  
EAST BUILDING WALL SECTIONS

REVISIONS:

PROJECT #:	DATE:
	08.27.13

DRAWING NUMBER:  
A-5



# CITY OF CHARLOTTESVILLE

*"A World Class City"*

## Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



September 3, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

### **Certificate of Appropriateness Application**

BAR 13-09-04  
550 East Water Street  
Tax Map 53 Parcel 162.3  
Water Tower, LLC, Applicant and Owner  
New Construction: Three story mixed-use building

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, September 17, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2<sup>nd</sup> floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or [hawksm@charlottesville.org](mailto:hawksm@charlottesville.org).

Sincerely yours,

Madeleine Hawks, MUEP  
Preservation and Design



# CITY OF CHARLOTTESVILLE

*"A World Class City"*

## Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
[www.charlottesville.org](http://www.charlottesville.org)



## **AFFIDAVIT OF MAILING**

**To File: 550 East Water Street, BAR 13-09-04**

I, Madeleine Hawks, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on September 3, 2013.

Signed:

Madeleine Hawks

## **ADDRESSES**

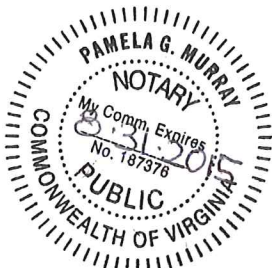
# See Attachments

**STATE OF VIRGINIA**

**CITY OF CHARLOTTESVILLE**, to-wit:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of September 2013, by Pam Murray.

**My Commission Expires:** AUGUST 31 2015.



**Notary Public**

owner_cur	address2	address3	zipcode	propertyad
WATER TOWER, LLC	100 10TH ST NE STE 200	CHARLOTTESVILLE VA	22902	550 E WATER ST
C & O RAILWAY COMPANY	c/o Tax Dept. C-12 500 Water Street	Jacksonville FL	32202	
CHARLOTTESVILLE EAST INC	503 FAULCONER DRIVE #5	CHARLOTTESVILLE VA	22903	4TH ST SE
SKINNER, KEITH TR-418 E WATER ST LD TR	418 EAST WATER STREET	CHARLOTTESVILLE VA	22902	418 E WATER ST
MICHEL & MICHEL, LLC	503 FAULCONER DRIVE #5	CHARLOTTESVILLE VA	22903	400 E WATER ST
FERGUSON ENTERPRISES REAL ESTATE, INC	12500 JEFFERSON AVENUE	NEWPORT NEWS VA	23602	505 GARRETT ST
PINNELL, CHARLES L JR	P O BOX 808	CROZET VA	22932	511 E WATER ST
SIMPSON, DAVID W	515 WATER STREET	CHARLOTTESVILLE VA	22902	515 E WATER ST
RJD&P LLC	P O BOX 2057	CHARLOTTESVILLE VA	22902	530 E MAIN ST
WATER MAIN, LLC & DALE LUDWIG	321 E MAIN ST STE 201	CHARLOTTESVILLE VA	22902	534 E MAIN ST
SANSOVICH DEVELOPMENT, LLC	2000 RED HILL RD	CHARLOTTESVILLE VA	22903	600 E WATER ST
LEWIS LLC OF TROY	112 W MAIN ST STE 5	CHARLOTTESVILLE VA	22902	201 AVON ST

#900  
A-B

A  
C&D

ALEXANDER, GERARD  
3103 P ST NW  
WASHINGTON DC 20007

CANVASBACK REAL ESTATE &  
INVEST LLC  
P O BOX 2378  
CHARLOTTESVILLE VA 22902

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

EAST WATER STREET  
PROPERTIES, LLC  
CHAD HORNIK  
1306 GASKINS ROAD STE A  
JOHNSON, GEORGE, TRUSTEE  
1589 APPLING RD  
CORDOVA TN 38016

LEVACA, ELIZABETH B  
112 5TH STREET SE 5C  
CHARLOTTESVILLE VA 22902

MICHEL & MICHEL, LLC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

PALMER, KEVIN J & DANA M  
2700 VINTON COURT  
CHARLOTTESVILLE VA 22901

BHN, LLC  
P O BOX 100  
CHARLOTTESVILLE VA 22902

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

EAST WATER STREET  
PROPERTIES, LLC  
CHAD HORNIK  
1306 GASKINS ROAD STE A

FERGUSON ENTERPRISES REAL  
ESTATE, INC  
LEGAL-REAL ESTATE  
12500 JEFFERSON AVENUE

LEDFORD, GREGORY S & NANCY  
C  
3150 SOUTH ST NW #PD2D  
WASHINGTON DC 20007

MALL SUNLIGHT, LLC  
ZERO COURT SQUARE  
CHARLOTTESVILLE VA 22902

MYATT, DAVID B & PATRICIA D  
112 5TH STREET SE 4E  
CHARLOTTESVILLE VA 22902

PINNELL, CHARLES L JR  
P O BOX 808  
CROZET VA 22932

CAMPBELL, ALEC B & BRUCE  
4303 FREE UNION ROAD  
FREE UNION VA 22940

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

CHARLOTTESVILLE EAST INC  
503 FAULCONER DRIVE #5  
CHARLOTTESVILLE VA 22903

EAST WATER STREET  
PROPERTIES, LLC  
CHAD HORNIK  
1306 GASKINS ROAD STE A

HOLSINGER HOMEOWNERS  
ASSOC.  
112 5TH STREET SE STE HOA  
CHARLOTTESVILLE VA 22902

LEE, WAYNE M & HILLARY M  
9637 EAGLE RIDGE DR  
BETHESDA MD 20817

MERSHON, CAROL  
112 5TH STREET SE 4D  
CHARLOTTESVILLE VA 22902

NELSON, KRYSIA, TR WILLIAM  
CARMEL TR  
507 E WATER ST  
CHARLOTTESVILLE VA 22902

PORTOFINO, LLC  
FANG PROPERTIES, LLC  
819 BLUE CRAB RD  
NEWPORT NEWS VA 23606

PROMISEL, JUDITH L, TRUSTEE  
3228 AMBERLEY LANE  
FAIRFAX VA 22031

RANDALL, PETER J & LEE  
P O BOX 492  
ALAMEDA CA 94501

SANSOVICH DEVELOPMENT, LLC  
2000 RED HILL RD  
CHARLOTTESVILLE VA 22903

SIMPSON, DAVID W  
515 WATER STREET  
CHARLOTTESVILLE VA 22902

SKINNER, KEITH TR-418 E WATER  
ST LD TR  
418 EAST WATER STREET  
CHARLOTTESVILLE VA 22902

SKINNER, KEITH TR-418 E WATER  
ST LD TR  
418 EAST WATER STREET  
CHARLOTTESVILLE VA 22902

SMOOT, ROBERT D  
112 5TH STREET SE 4F  
CHARLOTTESVILLE VA 22902

UPWIND HOLDINGS, LLC  
107 5TH ST SE STE B  
CHARLOTTESVILLE VA 22902

WELLS, ALFRED, III  
P O BOX 1051  
CHARLOTTESVILLE VA 22902

WOODRIFF, JAFFRAY P  
0 COURT SQ  
CHARLOTTESVILLE VA 22902

Z & J, LLC  
1404 E HIGH ST  
CHARLOTTESVILLE VA 22902