

**From:** Scala, Mary Joy  
**Sent:** Friday, May 24, 2013 12:19 PM  
**To:** isdatbond@yahoo.com  
**Subject:** BAR Action - 218 W Market Street

May 24, 2013

Ian Dugger  
1979 Asheville Drive  
Charlottesville, VA 22911

**Certificate of Appropriateness Application**

BAR 13-05-05  
218 W Market Street  
Tax Map 33 Parcel 276  
Ian Dugger, Applicant and Owner  
Add horse head signage

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 21, 2013. The following action was taken:

**Approved (8-0) 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 (November 21, 2014), 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 construction. 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.

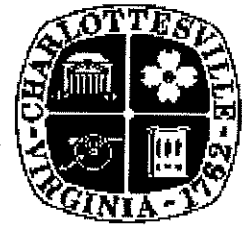
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

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  
May 21, 2013**



**Certificate of Appropriateness Application**

BAR 13-05-05

218 W Market Street

Tax Map 33 Parcel 276

Ian Dugger, Applicant and Owner

Add horse head signage

---

**Background**

218 West Market Street is a contributing structure in the Downtown ADC District. The applicant has included good information on the building's history.

September 21, 2010 - The BAR approved the design as submitted (7-0-1 with Wolf recused) to renovate a basement space for use as a new restaurant and bar that will front on Old Preston Avenue.

**Application**

The original approval included a 21" canopy extending the length of the building, or alternatively, over the signage area only. The current proposal is to add a metal horse head near the entrance to help identify "The Livery Stable" bar and restaurant.

**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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

## **Pertinent Guidelines for Rehabilitations include:**

### ***B. FACADES AND STOREFRONTS***

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

- 1) Conduct pictorial research to determine the design of the original building or early changes.*
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) When designing new building elements, base the design on the "Typical elements of a commercial façade and storefront" (see drawing next page).*
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.*
- 9) Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,*
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.*

### **Discussion and Recommendations**

The horse head complements the overall design concept of the themed bar. Staff recommends approval as submitted.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed horse head signage request 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.

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

Charlottesville and Albemarle County Courthouse H.D., Charlottesville, Va.  
Continuation sheet #40 Item number 7 Page 31

For HCERS Use Only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

7. DESCRIPTION -- Inventory (continued)

Market Street (continued)

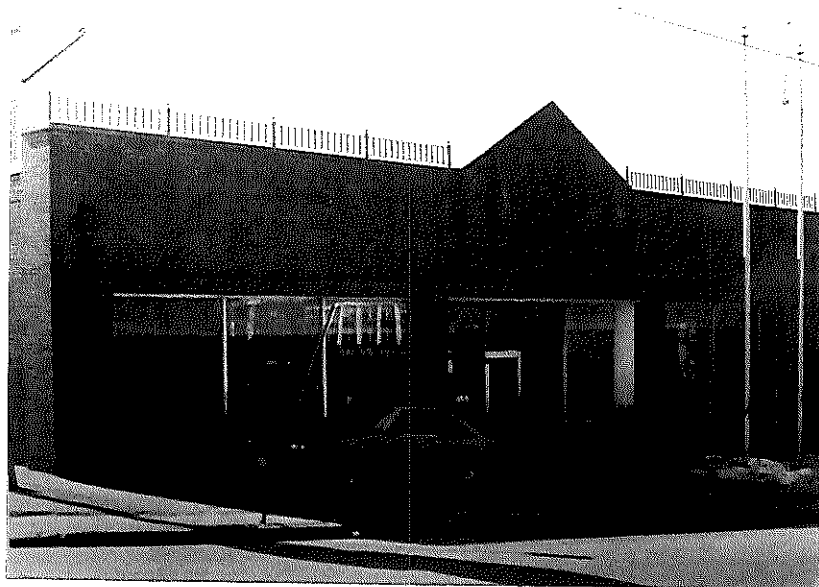
West Market Street (continued)

200 Block (continued)

212-216: vacant lot (storage for Maddox Supply Co.).

218 (A & P Grocery): brick (stretcher bond); 1 story; flat roof; 3 bays. Commercial Vernacular. Ca. 1950. Brick pediment over central entrance; large fixed-paned windows, balustrade along parapet.

220: cinder block with brick and stone veneer; 1 story; flat roof; 3 bays. Commercial Vernacular. Ca. 1955. Recessed east bay entrance; plate-glass windows; west addition.



VIEW FROM EAST MARKET STREET CIRCA 1950'S OR 1960'S

Summary of Information from the Albemarle County Directories (1950-1983)  
at the Albemarle Charlottesville Historical Society (research as of 7/6/2010)

The property at 218 W. Market spans the entire block from West Market Street to Old Preston Avenue. The property includes a parking lot on the eastern portion of the lot, and the building located on the western portion of the lot currently contains a home furnishing retailer, a hearing aid sales company, and a spa/wellness provider, with a small basement area in the triangular space on the southern portion of the building.

This lot was once split into multiple properties on both West Market Street and what was once part of Preston Avenue. From 1947-1952, 112 Preston Avenue is listed as Stacey's Music Shop, while 118 Preston Avenue changes between 1947 and 1950 from Gibson's Garage to Joseph H Smith, a sheet metal worker. In 1951, 118 Preston Avenue is listed as vacant, and in 1953 112 Preston Avenue is listed as vacant.

Both addresses come up again in 1955 as '112-118 Preston Avenue - A & P Parking Lot'. A & P Food Stores, Inc. is listed from 1947-1973 at 218 West Market Street (see adjacent photo). The present owner believes the lease for the A&P Store ran from approximately 1938 - 1968. From 1974 to 1978 there is no listing for this address. In the 1982 and 1983 Albemarle County Directories, 218 W. Market Street is listed as Harlowe Auction Ltd. Co. and Light World.

After the closing of A & P Food Stores, Inc., 112 and 118 Preston Avenue remain vacant, while 114 Preston Avenue is listed from 1977-1983 as Papercraft Printing & Design. Eventually the addresses 112-118 Preston Avenue become the existing parking lot for the existing building, and Preston Avenue from West Main Street to West Market Street is renamed 'Old Preston Avenue'.

Addition Information

Renovations were made by Browne, Eichman, Dalgiiesh, Gilpin Architects in late 1985, adding the porticos and arcade over the current retail spaces at the east and north facades.

At some point in the history of this project the building was a simple rectangle, without the triangular addition on the south side of the building. The southern face was part of the streetscape as evidenced by the "No Parking" sign painted and still visible on the interior wall. See photograph on CSI. The triangular space was enclosed and used for mechanical equipment (possibly refrigeration for the A&P store). The angled exterior wall of the current project that flanks Old Preston Avenue contains a long masonry opening that originally had full-length louvers abutting the street. According to both the present owner and the property management from that time, the equipment was removed and the louvers were covered with T-111 plywood that was painted red. Sometime near 2007 this plywood had decayed and become unsightly so the present stucco panel was added.

The new proposed project would utilize this same masonry opening, remove the stucco (& the louvers that are still present behind that enclosure), and add storefront windows for the new "Livery Stable" restaurant and bar.

CANDACE M.P. SMITH  
ARCHITECT, P.C.

202 SIXTH ST. NE. PO BOX 2431  
CHARLOTTESVILLE, VA 22902  
P: 434.963.4500 F: 434.979.1936

IN COLLABORATION WITH

INTERFORM  
ARCHITECTURE + DESIGN

162 NORTH FRANKLIN STREET  
SUITE 500  
CHICAGO IL 60606  
ALLAN MELLSKE, PRINCIPAL

B.A.R.  
SUBMISSION  
THE LIVERY  
STABLE

218 WEST MARKET ST.  
CHARLOTTESVILLE VA 22902

HISTORICAL  
INFORMATION

DATE: 8/20/10  
DRAWING SCALE: N.T.S.  
PROJECT NO: 1006  
REVISION DATE:

© CANDACE M.P. SMITH ARCHITECT, P.C. 2010

A4

5 OF 13

CANDACE M.P. SMITH  
ARCHITECT, P.C.

202 SIXTH ST. NE PO BOX 2431  
CHARLOTTEVILLE, VA 22902  
P. 434.963.4500 F. 434.979.1936

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CHARLOTTEVILLE VA 22902

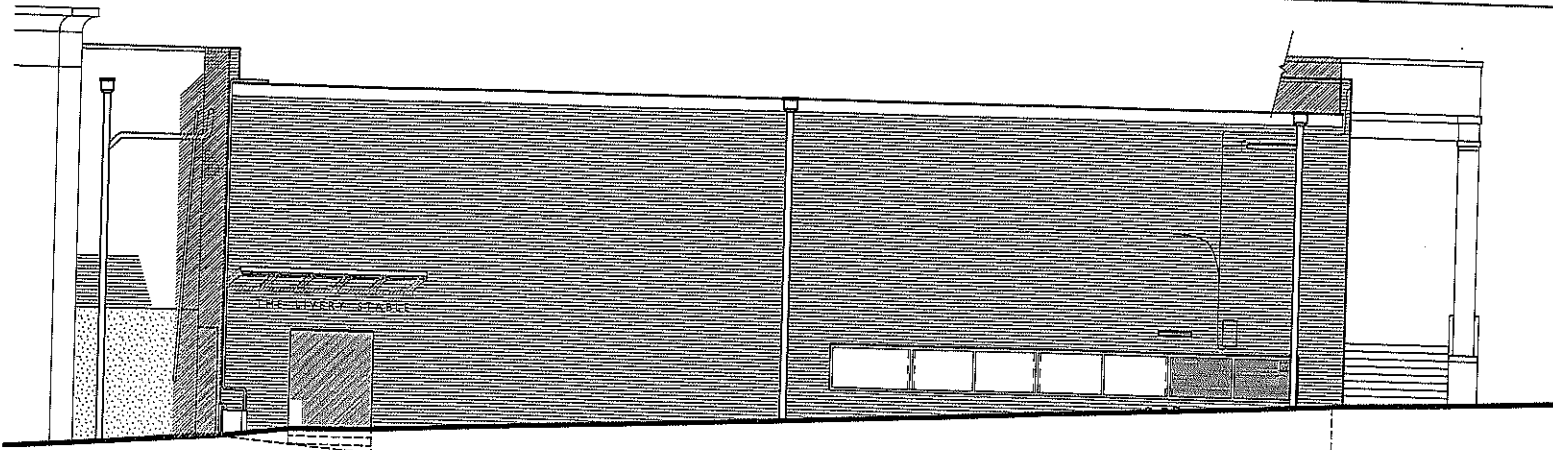
**ALTERNATIVE**  
**CANOPY - only**  
**if required to**  
**meet budget**

DATE: 8/9/10  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 1006  
REVISION DATE:

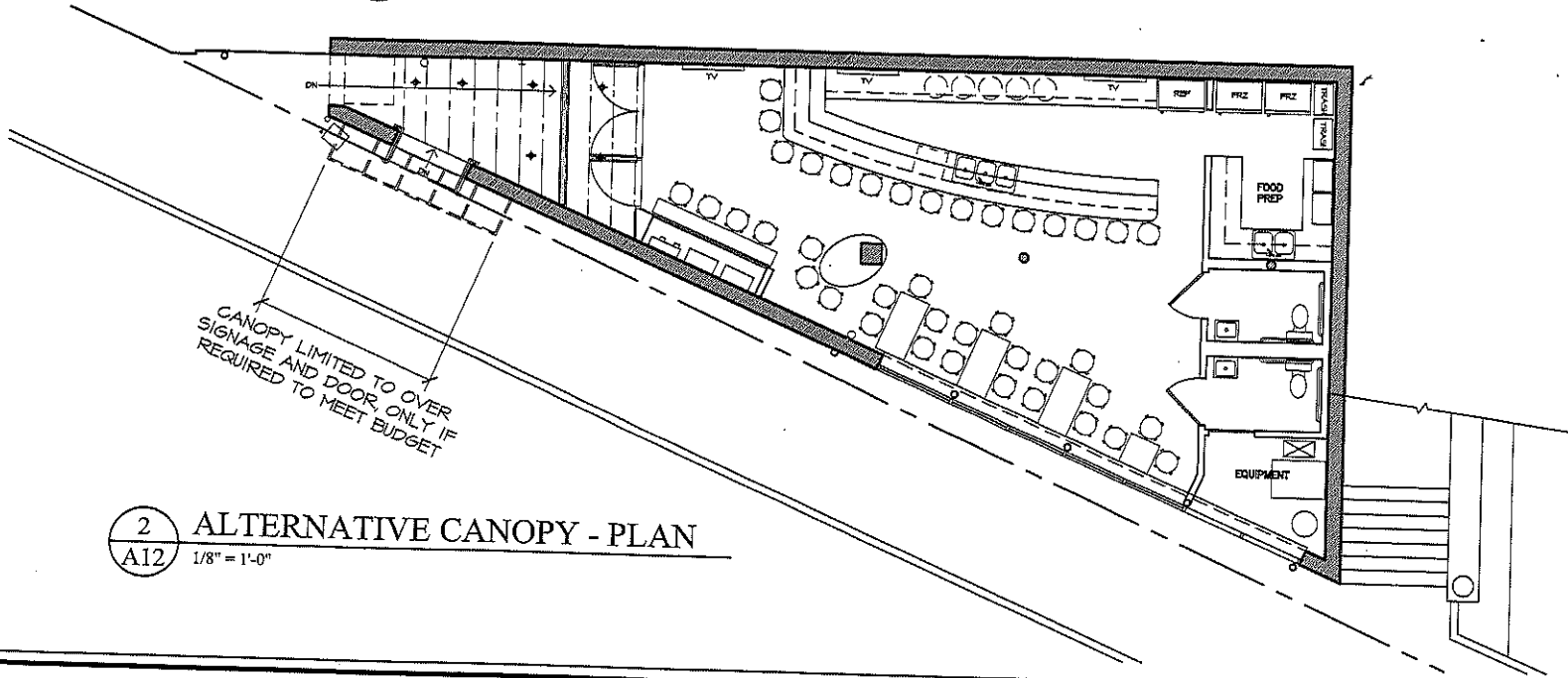
© CANDACE M.P. SMITH ARCHITECT, PC 2010

**A12**

13 OF 13

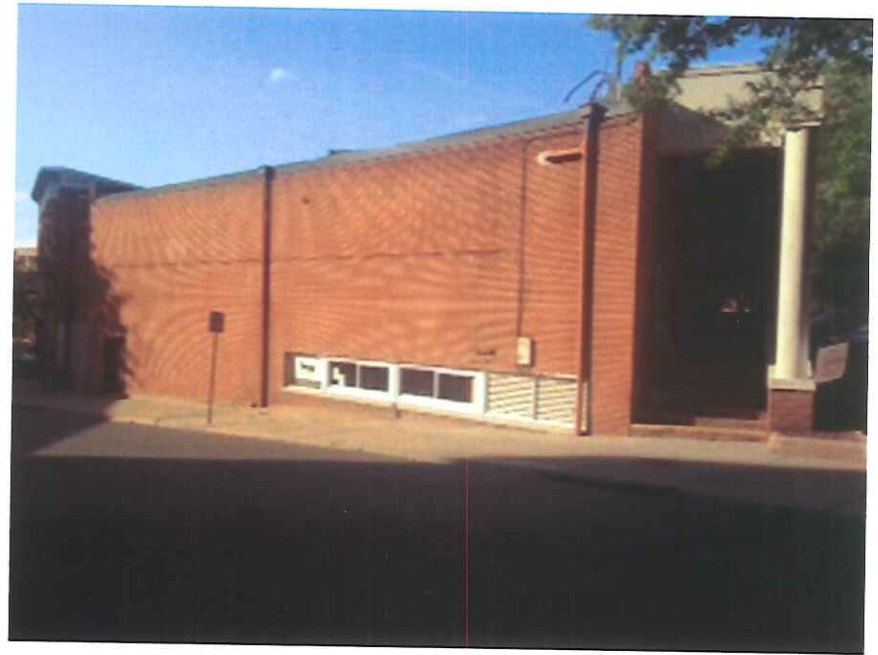
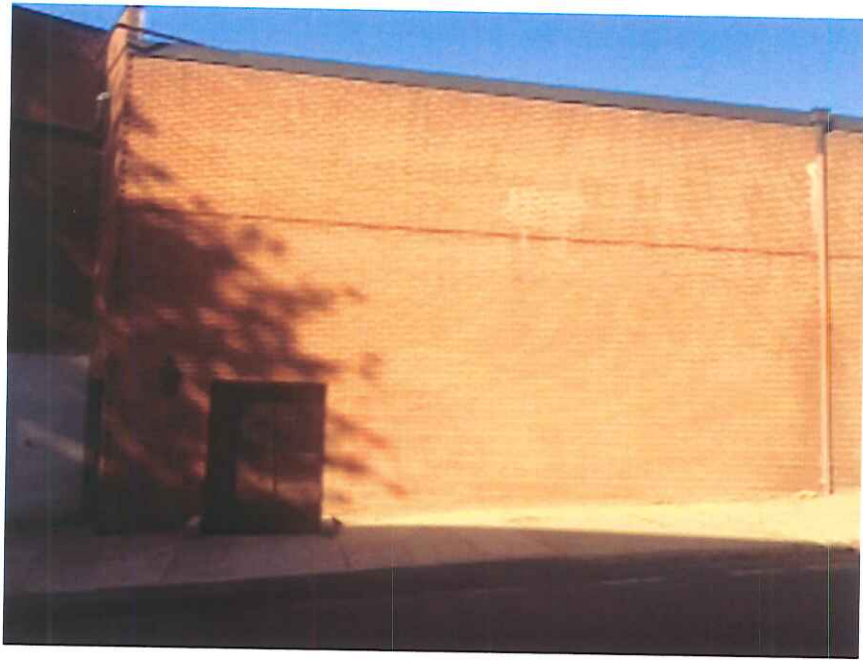


1 ALTERNATIVE CANOPY - FRONT ELEVATION  
A12 1/8" = 1'-0"



2 ALTERNATIVE CANOPY - PLAN  
A12 1/8" = 1'-0"

Approved 9/2010





Board of Architectural Review (BAR)
Certificate of Appropriateness

RECEIVED

MAY 01 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

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 IAN DUGGER Applicant Name IAN DUGGER
Project Name/Description JOHN McILHENNY THE LIVERY STABLE Parcel Number 33027600
Property Address 218 W MARKET ST. #8 22902 CULLA VA.

Applicant Information

Address: 1979 ASHBURNE DR
CHARLOTTESVILLE VA. 22911
Email: isdat isdatbond@yahoo.com
Phone: (W) 561-719-7567 (H)
FAX:

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 Ian Dugger Date 5/1/13

Print Name IAN DUGGER Date 5/1/13

Property Owner Information (if not applicant)

Address: 1979 ASHBURNE DR.
CHARLOTTESVILLE VA. 22911
Email: JMCILHENNY@AOL.COM
Phone: (W) (H)
FAX:

Property Owner Permission (if not applicant)

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

Do you intend to apply for Federal or State Tax Credits for this project?

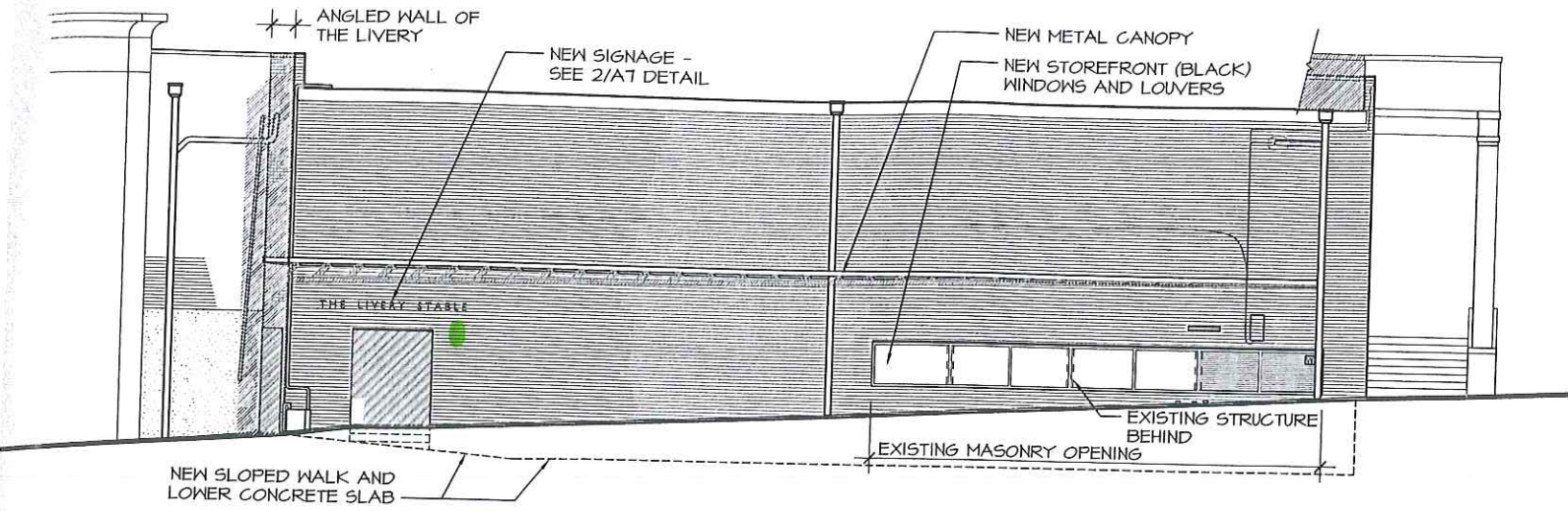
Signature Date

Print Name Date

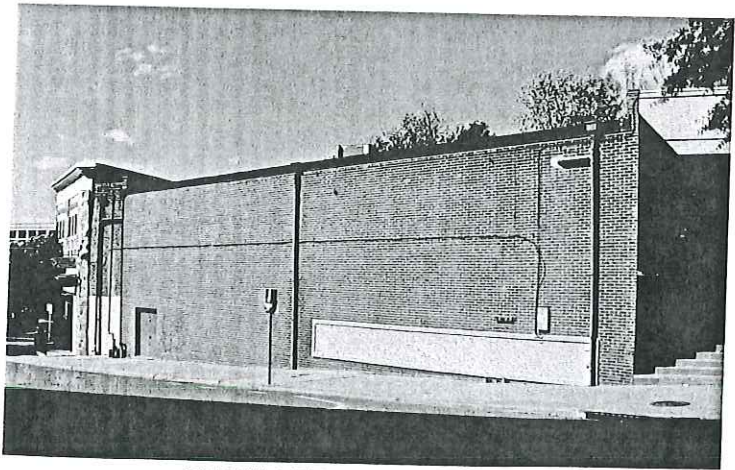
Description of Proposed Work (attach separate narrative if necessary): HANG IRON HORSE HEAD 'ANTIQUE'

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

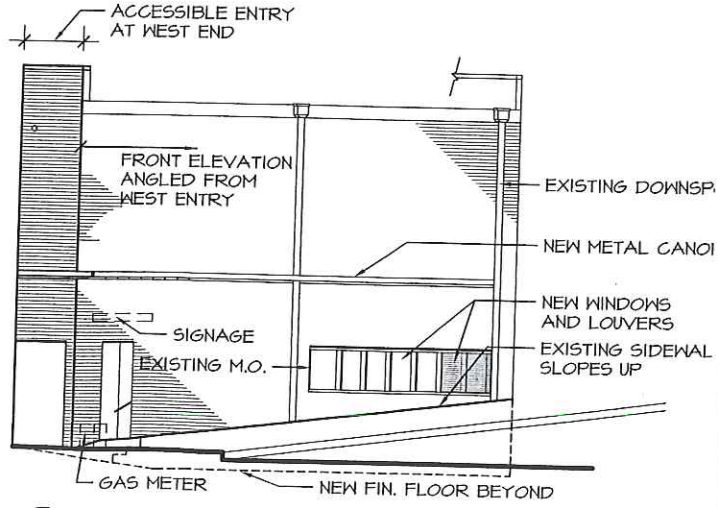
For Office Use Only
Received by: G. Barmore
Fee paid: \$125.00 Cash/Chk. # VISA
Date Received: May 1, 2013
P13-0085
Approved/Disapproved by:
Date:
Conditions of approval:



1 PROPOSED FRONT (SOUTH) ELEVATION  
 A6 1/8" = 1'-0"



EXISTING ELEVATION FROM MALL



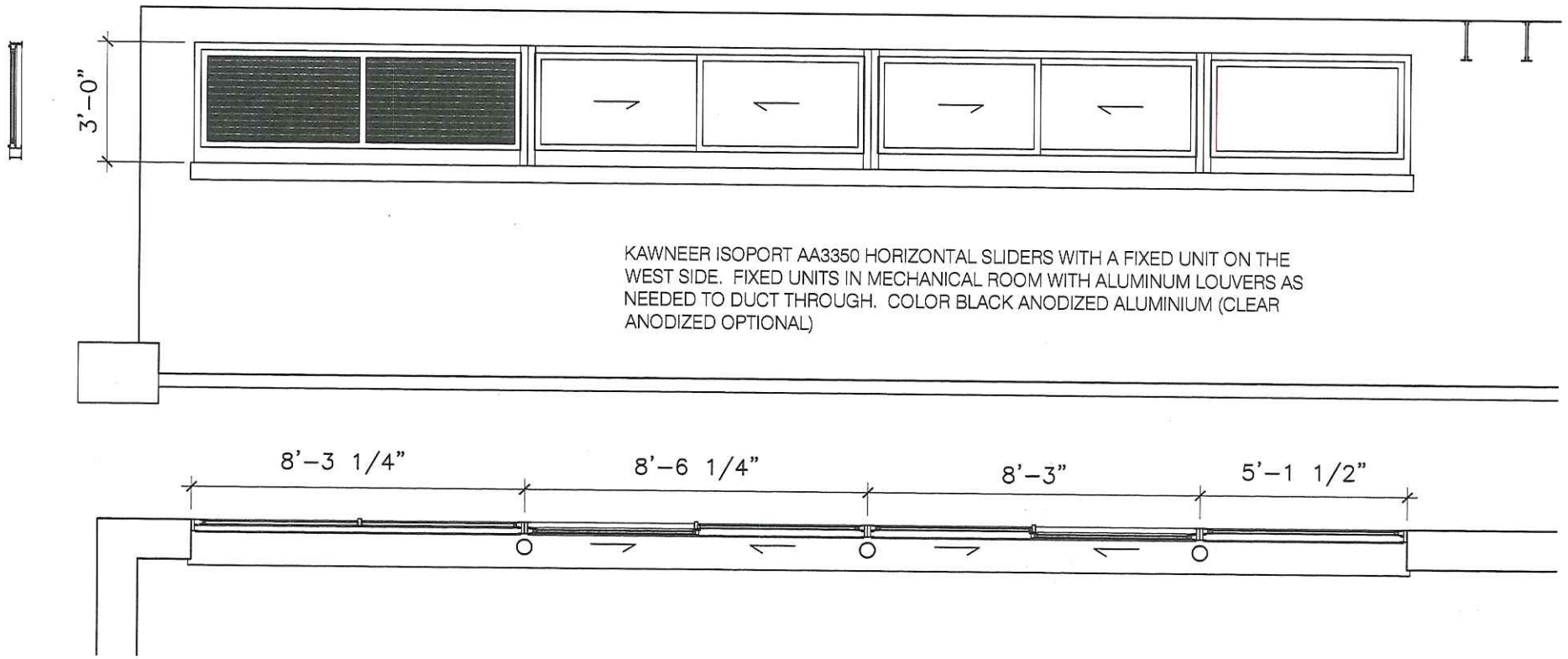
2 PROPOSED SIDE (WEST) ELEVATION  
 A6 1/8" = 1'-0"

29x9





file



KAWNEER ISOPORT AA3350 HORIZONTAL SLIDERS WITH A FIXED UNIT ON THE WEST SIDE. FIXED UNITS IN MECHANICAL ROOM WITH ALUMINUM LOUVERS AS NEEDED TO DUCT THROUGH. COLOR BLACK ANODIZED ALUMINIUM (CLEAR ANODIZED OPTIONAL)

01 Revised Window Plan and Elevation  
SK1 Scale: 1/4" = 1'-0"  
0001\_FP01



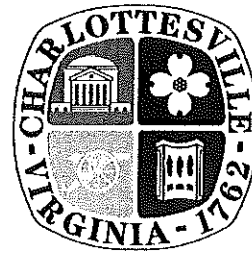
**The Livery Stable**

218 Market Street  
The Downtown Mall  
Charlottesville, Virginia 22902

**S T O A**

DESIGN + CONSTRUCTION, LLC  
P.O. Box 199  
Charlottesville, Va. 22902  
T 434.977.9400  
F 434.977.8200

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

September 28, 2010

Claresa F.M. Brown/ John M. Mcilhenny, Attorney in Fact  
10042 Chorlton Circle  
Orlando, FL 32832

**RE: Certificate of Appropriateness Application**

**BAR 10-09-05**

**218 West Market Street**

**Tax Map 33 Parcel 276**

**Candace M. P. Smith Architect, P.C., Applicant/ Claresa F.M. Brown, Owner**

**Convert existing basement space into a bar and restaurant**

Dear Claresa F.M. Brown,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 21, 2010.

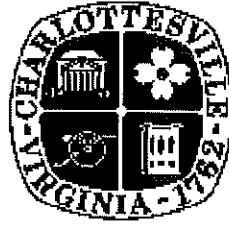
**The BAR approved the design as submitted (7-0-1 with Wolf recused). The BAR liked the idea of moving the gas meter if the City will accommodate it.**

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 one year (September 21, 2011), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 21, 2010**



**Certificate of Appropriateness Application (Deferred from April 20, 2010)**

BAR 10-09-05

218 West Market Street

Tax Map 33 Parcel 276

Candace M. P. Smith Architect, P.C., Applicant/ Claresa F.M. Brown, Owner

Convert existing basement space into a bar and restaurant

---

**Background**

218 West Market Street is a contributing structure in the Downtown ADC District. The applicant has included good information on the building's history.

**Application**

The applicant proposes to renovate a basement space for use as a new restaurant and bar that will front on Old Preston Avenue.

The main entry will occur at an existing masonry opening that currently holds a pair of metal doors. A new accessible entry will be created by removing part of the brick wall at the far left end. New black storefront windows and louvers will be added to an existing opening on the right end, which previously held ventilation louvers and is currently covered with a stucco panel.

The Old Preston entrance will have a new angled bracket metal canopy extends the length of the façade (70 feet), tapering from 21" to flush with the building. Alternatively, if necessary to meet the budget, it may be limited to 12 ft. in length by 21" deep, over the signage area only.

A security gate (black metal tube and pickets) will close off the main entry when the restaurant is closed.

Exterior lighting will consist of LED strip lighting on the canopy at the entrance.

**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;
- (8) Any applicable provisions of the City's Design Guidelines.

**Pertinent Guidelines for Rehabilitations include:**

*p. 4.3 B. FACADES AND STOREFRONTS*

*Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.*

- 1) *Conduct pictorial research to determine the design of the original building or early changes.*
- 2) *Conduct exploratory demolition to determine what original fabric remains and its condition.*
- 3) *Remove any inappropriate materials, signs, or canopies covering the façade.*
- 4) *Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.*
- 5) *Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.*
- 6) *When designing new elements, base the design on the 'typical elements of a commercial façade and storefront' (see drawing).*
- 7) *Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.*
- 8) *Design new elements that respect the character, materials, and design of the building.*
- 9) *False historical appearances, such as "Colonial," "Olde English," or other theme designs, should not be used.*
- 10) *Depending on the existing building's age, originality of the design and architectural significance, in some cases there may be the opportunity to create a more contemporary façade design when undertaking a renovation project.*
- 11) *Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, unpainted wood, artificial siding, and wood shingles.*
- 12) *Avoid using inappropriate elements, such as mansard roofs, small paned windows, plastic shutters, inoperable shutters, or shutters on windows, where they never previously existed.*
- 13) *Maintain paint on wood surfaces.*
- 14) *Use appropriate paint placement to enhance the inherent design of the building.*

**Pertinent Guidelines for Signs, Awnings, Vending, and Cafes include:**

*p. 5.6 - Awnings, Marquees, & Canopies*

*1. Types*

- a. Fixed, sloped fabric awnings are the traditional awning type and are appropriate for most historic buildings, both residential and commercial.*
- b. Boxed or curved fabric awnings; a more current design treatment, may be used on a non-historic or new commercial building.*

- c. 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.
- d. Historic marquees and canopies should be retained and maintained on historic building facades.
- e. Backlit awnings or canopies used as illuminated signs are inappropriate.

2. Placement

- a. Place awnings carefully within the storefront, porch, door, or window openings so they do not obscure elements of damage materials.
- b. 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.
- c. Choose an awning shape that fits the opening in which it is installed.
- d. Make sure the bottom of the awning valance is at least 7 feet high, or 10 feet if it contains a sign.

3. Color and Materials

- a. 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.
- b. Aluminum, vinyl plastic, or overly ornate fabric awnings are generally inappropriate for any buildings within the historic districts.
- c. Contemporary marquees or canopies may be constructed of combinations of metal, wood, and glass; some types of plastic may be appropriate.

**Discussion and Recommendations**

Staff recommends approval as submitted.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation; and Signs, Awnings, Vending, and Cafes; I move to find that the proposed request satisfies the BAR's criteria and is compatible with this property and other properties in this district and that the BAR approves the application as submitted.



**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

**RECEIVED**  
**AUG 31 2010**  
 NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.  
 For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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.

**Information on Subject Property**

Physical Street Address: 218 WEST MARKET ST.  
CHARLOTTESVILLE, VA  
 City Tax Map/Parcel: 33/276

Name of Historic District or Property: \_\_\_\_\_  
DOWNTOWN CORRIDOR  
 Do you intend to apply for Federal or State Tax Credits for this project? \_\_\_\_\_

**Applicant**

Name: CANDACE M.P. SMITH ARCHITECT P.C.\*  
 Address: 202 6TH STREET NE  
CHARLOTTESVILLE VA 22902  
 Email: candys@cmprarchitect.com  
 Phone: (W) 434-963-4500 (H) \_\_\_\_\_  
 FAX: 434-979-1936

**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.) Clarela F.M. Brown  
John M. McIlhenny, Attorney in Fact 8/27/10  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner (if not applicant)**

Name: CLARESA F.M. BROWN / JOHN M. MCILHENNY, ATTORNEY IN FACT  
 Address: 10042 CHORLTON CIRCLE  
ORLANDO, FL 32832  
 Email: jmcilhen@aol.com  
 Phone: (W) 706-495-7163 (H) \_\_\_\_\_  
 FAX: \_\_\_\_\_

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

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Description of Proposed Work (attach separate narrative if necessary): CONVERT EXISTING BASEMENT SPACE INTO A BAR AND RESTAURANT

Attachments (see reverse side for submittal requirements): \* IN COLLABORATION WITH INTERFORM ARCHITECTURE & DESIGN 162 NORTH FRANKLIN ST., SUITE 500, CHICAGO IL 60606; ALLAN MELLEKE, PRINCIPAL (LEAD DESIGNER)

**For Office Use Only**

Received by: J. Baltimore Approved/Disapproved by: \_\_\_\_\_  
 Fee paid: \$100<sup>00</sup> Cash/Ck. # 2143 Date: \_\_\_\_\_  
 Date Received: 8/31/2010 Conditions of approval: \_\_\_\_\_  
PIO-0112

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)



RECEIPT

RECEIPT NUMBER: R10001845  
DATE: 9/14/2010  
TIME: 12:30:22 PM  
CUSTOMER: CANDICE SMITH ARCHITECT P.C.  
APPLICANT: CANDACE SMITH  
OWNER: BROWN, CLARESA F M

TOTAL ACTIVITY FEE DETAILS:

<u>ACTIVITY NO</u>	<u>AMOUNT</u>	<u>FEE DESCRIPTION</u>
P10-0112	\$100.00	BAR COA (ALL OTHER)
P10-0112	\$32.00	MISCELLANEOUS FEE

RECEIPT TRANSACTIONS:

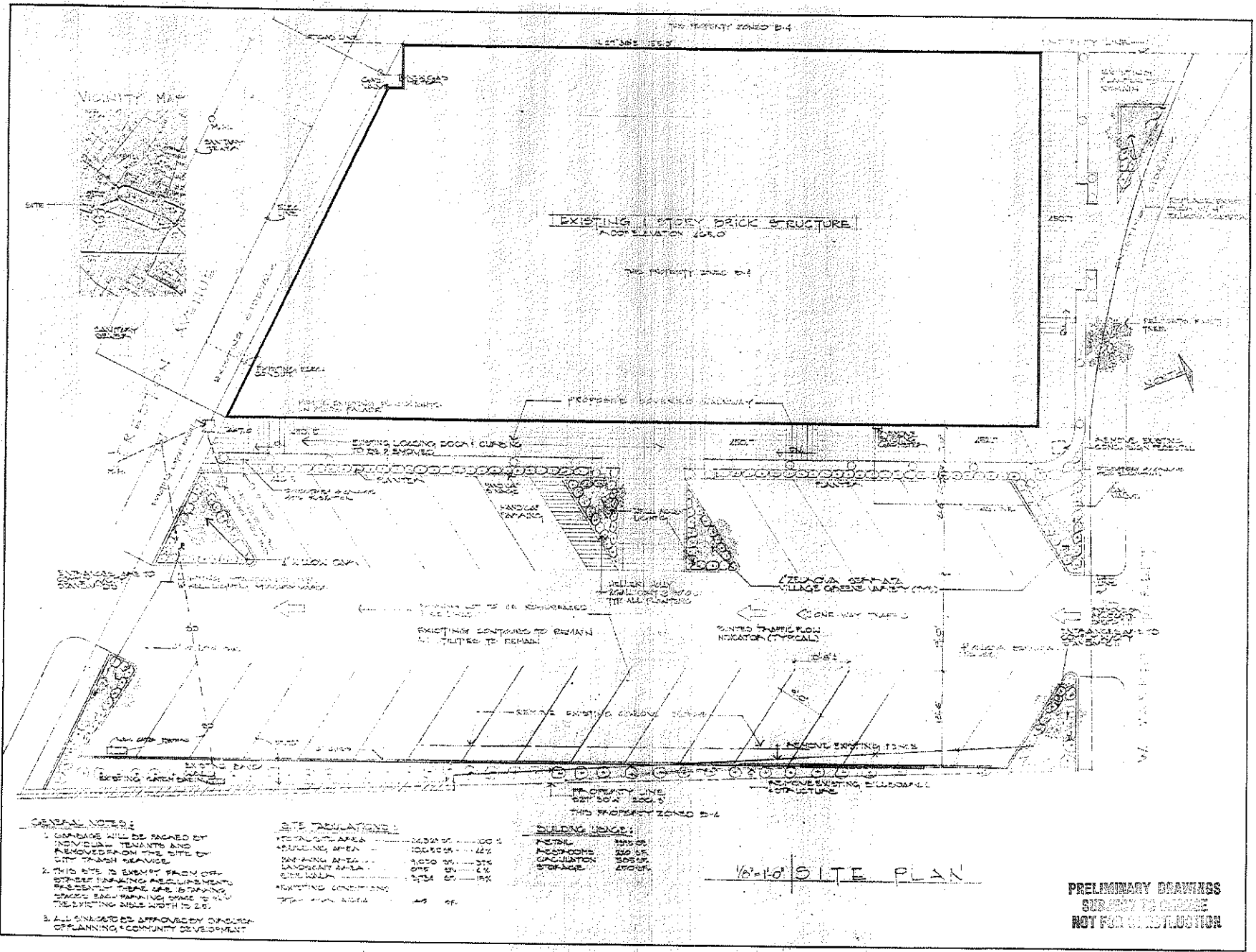
<u>PAYMENT TYPE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>
Check	\$32.00	2961

RECEIPT AMOUNT DUE: \$32.00  
RECEIPT AMOUNT PAID: \$32.00

---







**GENERAL NOTES:**

1. GARAGE WILL BE RAZED BY INDIVIDUAL TENANTS AND REMOVED FROM THE SITE BY CITY TRASH DEPARTMENT.
2. THIS SITE IS EXEMPT FROM OFF-STREET PARKING REQUIREMENTS PROVIDED THERE ARE 15 PARKING SPACES EACH PARKING SPACE IS 10' X 20' EXISTING DIMS WITH 10' 0\"
3. ALL SHADINGS APPROVED BY OFFICE OF PLANNING & COMMUNITY DEVELOPMENT.

**SITE TABULATIONS:**

TOTAL SITE AREA	10,000 SQ. FT.
PARKING AREA	1,000 SQ. FT.
LANDSCAPE AREA	1,000 SQ. FT.
EXISTING DRIVEWAY	1,000 SQ. FT.
EXISTING SIDEWALK	1,000 SQ. FT.
EXISTING DRIVEWAY	1,000 SQ. FT.
EXISTING SIDEWALK	1,000 SQ. FT.

**BUILDING USAGE:**

TOTAL	1,000 SQ. FT.
OFFICE	1,000 SQ. FT.
RECEPTION	1,000 SQ. FT.
STORAGE	1,000 SQ. FT.

1/8" = 1'-0" SITE PLAN

**PRELIMINARY DRAWINGS  
SUBJECT TO CHANGE  
NOT FOR CONSTRUCTION**

Approved: \_\_\_\_\_

**BROWNE  
EICHMAN  
DALGISH  
GILPIN**  
Architects

206 Fifth St. NE  
Charlottesville  
Virginia 22901  
(804) 977-4480

SITE PLAN  
215 W. MARKET ST.  
CHARLOTTESVILLE, VIRGINIA

Comm.	Date
Drawn	Checked

**Revisions**

#	Date	By
1		
2		
3		

Sheet **A-1** of \_\_\_\_\_

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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



September 2, 2010

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for approval of a Certificate of Appropriateness 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 10-09-05

218 West Market Street

Tax Map 33 Parcel 276

Candace M. P. Smith Architect, P.C., Applicant / Claresa F. M. Brown,  
Owner

Convert existing basement space into a bar and restaurant

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, September 21, 2010, starting at 5pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance.

An agenda with approximate times 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 [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

Project Summary

*The Livery Stable* is a new restaurant/bar proposed for a portion of the building at 218 West Market Street. The existing building has retail stores on the main floor that fronts both West Market Street and along the eastern façade of the building, overlooking its parking lot that spans from West Market Street to Old Preston Avenue. The original rectangular building had a triangular section added on to the southern portion of the structure which includes both upper level retail space and a small triangular basement space below.

*The Livery Stable* is proposed to occupy the basement space which presently houses the electrical meters and panels for the building and was previously used for now-removed mechanical equipment. This southern façade of the building is simple brick veneer punctuated with downspouts, and is accessed by a pair of doors at the lower level on Old Preston Avenue (See Sheets A2 and A6). From those doors, the sidewalk slopes up to meet the downtown Mall and passes by a long stucco panel at the eastern end of this basement space. The stucco panel covers an existing masonry opening with a series of louvers previously used for ventilation of equipment.

The new use will renovate this basement by keeping primary access to the space through the existing masonry opening of the paired doors, and will add storefront windows to the existing long masonry opening to replace the stucco/louver panels (See 1/A6). Within this long masonry opening, new louvers will be added at the eastern end where the opening will front the new mechanical room for *The Livery Stable* (See 1/A5).

A simple black metal canopy will be added to the exterior (See A5-A7), reminiscent of old blacksmith work but in keeping with both the utilitarian context of the site (See A3) and reflecting the modern metal canopies currently in place on several downtown buildings (See A8). The canopy will define the extent of the new restaurant space and the overhang deepens as it extends to the new front door of this space.

The present headroom is too low between the exposed bar joists above and the existing concrete floor slab in this space. The existing slab will be removed, and a new, sloped concrete slab will lead from the vestibule down to the new, lower floor slab at *The Livery Stable* (See 1/A6). A new opening will be created in the western, narrow end of the building to provide accessibility from the sidewalk down into the new space (See 2/A6). Stairs down to this lower level will be added at street level, as well as black, metal handrails.

*The Livery Stable* signage will be kept simple, again in black metal similar to the canopy and the handrails (See 1/A6 & 2/A7). Low lighting will be added under the edge of the canopy to discretely illuminate the front doors and this signage. Exposed lighting within the vestibule area will have some utilitarian character, with a slight more modern finish. These will be recessed up in the exposed bar joists and will be minimally visible from the street. (See A7, A10 and A11).

The interior walls of the new exterior vestibule currently have cinderblock/CMU walls on the front exterior, southern wall and western narrow end. The rear wall, once exposed to Main Street, is old stained stucco (See A9). New stucco will be added over the CMU (not really visible from the street) and at the new wall for the storefront doors recessed in this space. All of these surfaces will be painted, and the black bar joists will remain exposed. The rear wall of this vestibule, somewhat visible through the opening at the street, will have "The Livery Stable" and "L.W. Cox, Prop." painted on to this surface in honor of the long family history of owning this property (L.W. Cox is the great grandfather of the present owner) (See A10). A sample of this type of painting for this rear wall is provided in the submission, along with specific color samples (See A10 and A11), although actual details will be determined by the artist commissioned to do the work.

Construction costs are still being analyzed and if budget requires some revisions to this project, *it is requested that that the BAR also approve* the alternative, smaller canopy (limited to the signage and doorway only) if reductions are deemed necessary for *The Livery Stable*.

DRAWING INDEX	
SHEET	
CS1	PROJECT SUMMARY AND DRAWING INDEX
A1	AERIAL VIEW OF PROPERTY AND NEIGHBORHOOD
A2	STREET VIEW OF EXISTING PROPERTY
A3	CONTEXT – ADJACENT STRUCTURES
A4	HISTORICAL INFORMATION
A5	PROPOSED PLAN
A6	PROPOSED ELEVATIONS
A7	PROPOSED PERSPECTIVE FROM OLD PRESTON AVE
A8	DOWNTOWN C'VILLE CANOPY EXAMPLES
A9	INTERIOR OF EXISTING ENTRY VESTIBULE
A10	BUILDING SECTIONS, AND ENTRY WALL PAINT EXAMPLES
A11	PAINT & LIGHTING SAMPLES
A12	ALTERNATIVE CANOPY – only if required to meet budget



EXISTING "NO PARKING" SIGN

CANDACE M.P. SMITH  
ARCHITECT, P.C.

202 SIXTH ST. NE PO BOX 2431  
CHARLOTTESVILLE, VA 22902  
P. 434.963.4500 F. 434.979.1936

IN COLLABORATION WITH  
**INTERFORM**  
ARCHITECTURE + DESIGN

162 NORTH FRANKLIN STREET  
SUITE 500  
CHICAGO IL 60606  
ALLAN MELLSKE, PRINCIPAL

**B.A.R.**  
**SUBMISSION**  
**THE LIVERY**  
**STABLE**

218 WEST MARKET ST.  
CHARLOTTESVILLE VA 22902

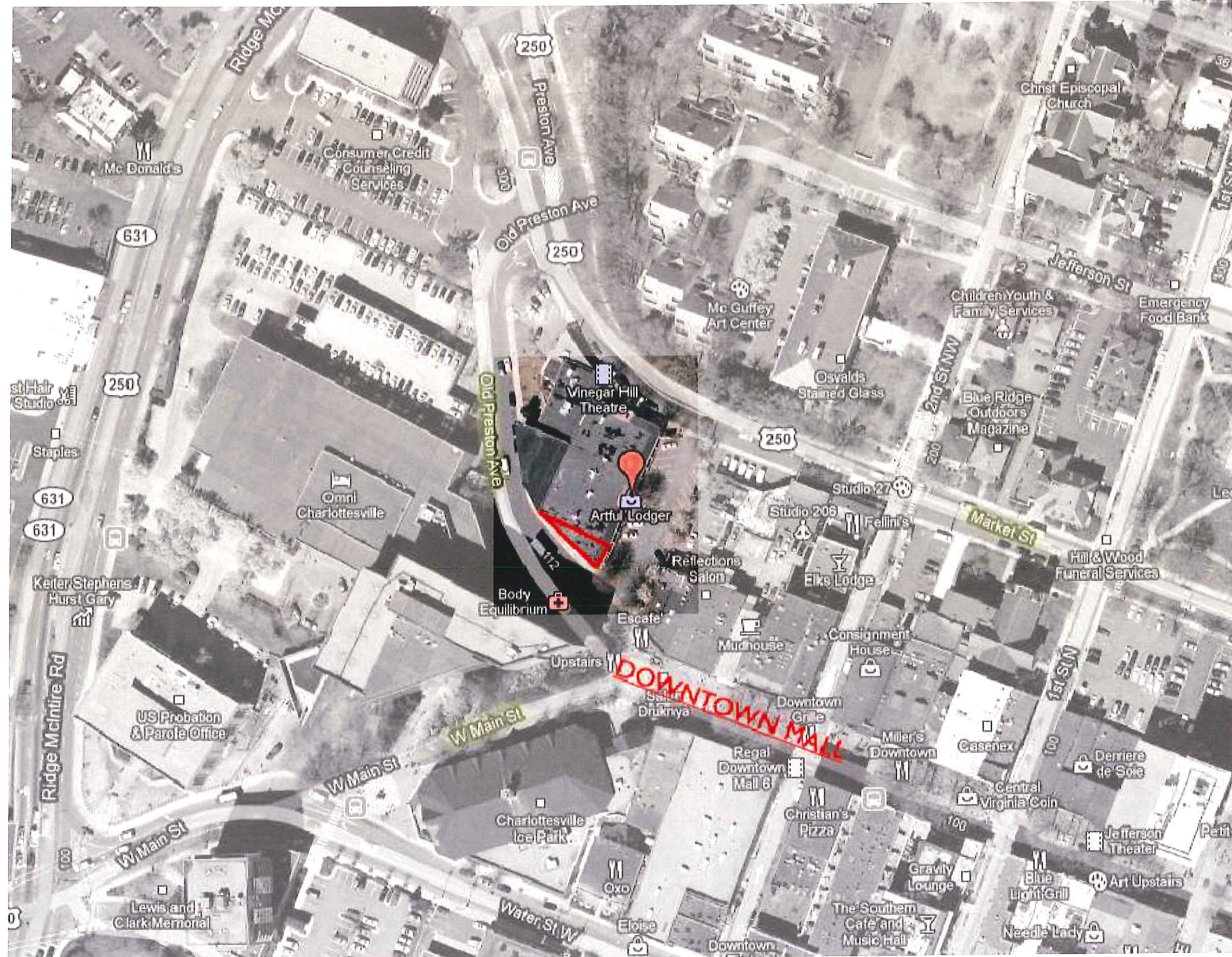
**PROJECT**  
**SUMMARY**  
**AND**  
**DRAWING**  
**INDEX**

DATE: 8/30/10  
DRAWING SCALE: N.T.S.  
PROJECT NO: 1006  
REVISION DATE:

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**CS1**

1 OF 13



NOTE: IMAGE FROM GOOGLE AERIAL  
 MAP FOR COORDINATES 38° 01' 54" N,  
 78° 28' 59" W - 6-29-10

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 ARCHITECT, P.C.

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**AERIAL VIEW**  
**OF PROPERTY**  
**AND**  
**NEIGHBORHOOD**

DATE: 8/30/10  
 DRAWING SCALE: N.T.S.  
 PROJECT NO: 1006  
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**A1**  
 2 OF 13



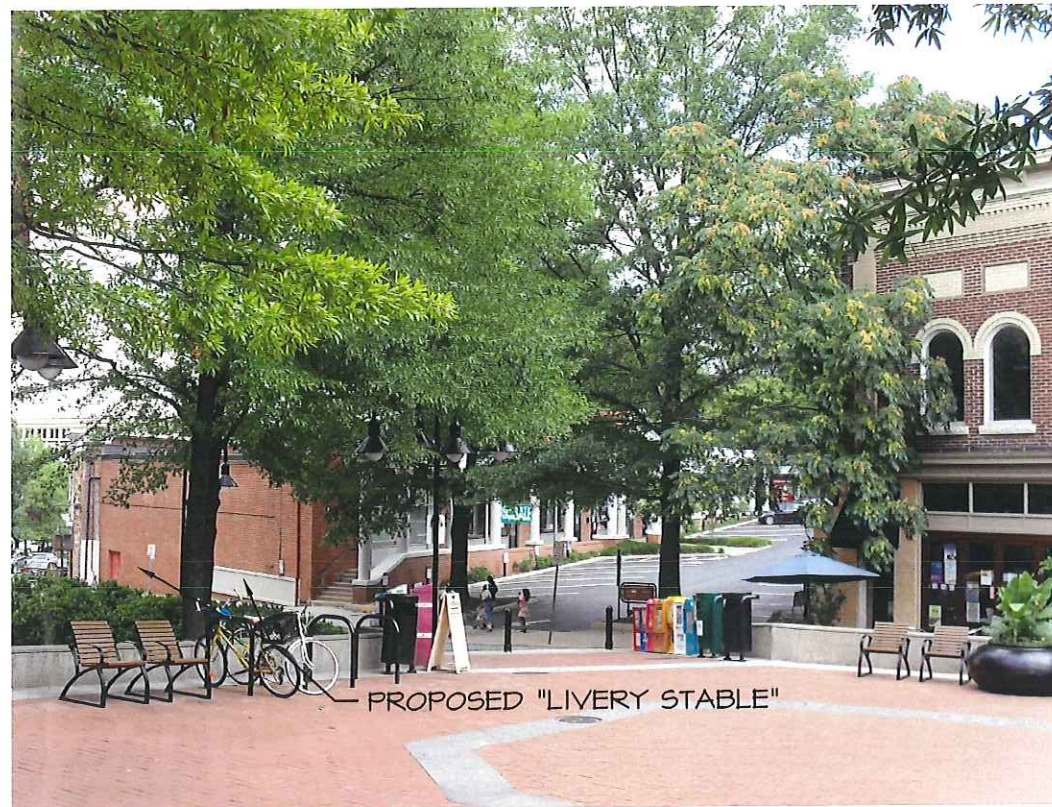
VIEW OF SOUTH ELEVATION FROM OLD PRESTON AVENUE



VIEW OF SOUTH ELEVATION FROM EDGE OF MALL



VIEW OF PARKING, EAST, AND NORTH ELEVATIONS FROM WEST MARKET STREET



VIEW OF PARKING, EAST, AND SOUTH ELEVATIONS FROM THE MALL (MAIN STREET)

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ALLAN MELSKE, PRINCIPAL

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**STREET VIEW**  
**OF EXISTING**  
**PROPERTY**

DATE: 8/30/10  
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**A2**  
3 OF 13



ACROSS THE MALL (SOUTH) - ICE PARK AND OMNI



ACROSS THE STREET (SOUTH) - OMNI



NEXT DOOR (WEST)



NEXT DOOR, BEYOND PARKING LOT (EAST) - ESCAPE

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ALLAN MELLISKE, PRINCIPAL

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**CONTEXT -**  
**ADJACENT**  
**STRUCTURES**

DATE: 8/30/10  
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**A3**

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United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

Charlottesville and Albemarle County Courthouse H.D., Charlottesville, Va.

Continuation sheet #40 Item number 7 Page 31

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received  
date entered

7. DESCRIPTION -- Inventory (continued)

Market Street (continued)

West Market Street (continued)

200 Block (continued)

212-216: vacant lot (storage for Maddox Supply Co.).

218 (A & P Grocery): brick (stretcher bond); 1 story; flat roof; 3 bays. Commercial Vernacular. Ca. 1950. Brick pediment over central entrance; large fixed-paned windows, balustrade along parapet.

220: cinder block with brick and stone veneer; 1 story; flat roof; 3 bays. Commercial Vernacular. Ca. 1955. Recessed east bay entrance; plate-glass windows; west addition.



VIEW FROM EAST MARKET STREET CIRCA 1950'S OR 1960'S

Summary of Information from the Albemarle County Directories (1950-1983)  
at the Albemarle Charlottesville Historical Society (research as of 7/6/2010)

The property at 218 W. Market spans the entire block from West Market Street to Old Preston Avenue. The property includes a parking lot on the eastern portion of the lot, and the building located on the western portion of the lot currently contains a home furnishing retailer, a hearing aid sales company, and a spa/wellness provider, with a small basement area in the triangular space on the southern portion of the building.

This lot was once split into multiple properties on both West Market Street and what was once part of Preston Avenue. From 1947-1952, 112 Preston Avenue is listed as Stacey's Music Shop, while 118 Preston Avenue changes between 1947 and 1950 from Gibson's Garage to Joseph H Smith, a sheet metal worker. In 1951, 118 Preston Avenue is listed as vacant, and in 1953 112 Preston Avenue is listed as vacant.

Both addresses come up again in 1955 as '112-118 Preston Avenue - A & P Parking Lot'. A & P Food Stores, Inc. is listed from 1947-1973 at 218 West Market Street (see adjacent photo). The present owner believes the lease for the A&P Store ran from approximately 1938 - 1968. From 1974 to 1978 there is no listing for this address. In the 1982 and 1983 Albemarle County Directories, 218 W. Market Street is listed as Harlowe Auction Ltd. Co. and Light World.

After the closing of A & P Food Stores, Inc., 112 and 118 Preston Avenue remain vacant, while 114 Preston Avenue is listed from 1977-1983 as Papercraft Printing & Design. Eventually the addresses 112-118 Preston Avenue become the existing parking lot for the existing building, and Preston Avenue from West Main Street to West Market Street is renamed 'Old Preston Avenue'.

Addition Information

Renovations were made by Browne, Eichman, Dalglish, Gilpin Architects in late 1985, adding the porticos and arcade over the current retail spaces at the east and north facades.

At some point in the history of this project the building was a simple rectangle, without the triangular addition on the south side of the building. The southern face was part of the streetscape as evidenced by the "No Parking" sign painted and still visible on the interior wall. See photograph on CSI. The triangular space was enclosed and used for mechanical equipment (possibly refrigeration for the A&P store). The angled exterior wall of the current project that flanks Old Preston Avenue contains a long masonry opening that originally had full-length louvers abutting the street. According to both the present owner and the property management from that time, the equipment was removed and the louvers were covered with T-111 plywood that was painted red. Sometime near 2007 this plywood had decayed and become unsightly so the present stucco panel was added.

The new proposed project would utilize this same masonry opening, remove the stucco (& the louvers that are still present behind that enclosure), and add storefront windows for the new "Livery Stable" restaurant and bar.

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HISTORICAL  
INFORMATION

DATE: 8/30/10  
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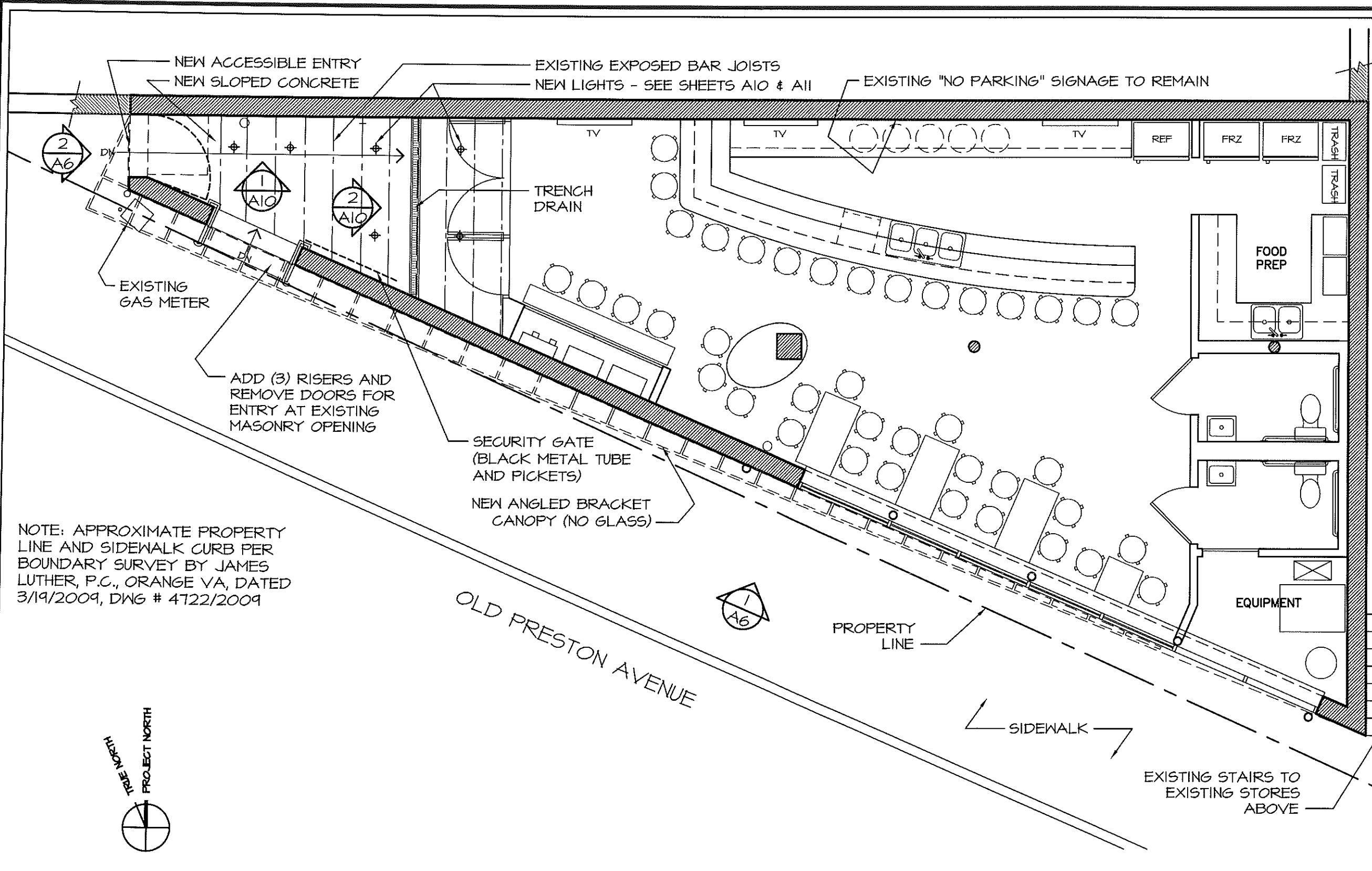
**PROPOSED  
PLAN**

DATE: 8/30/10  
DRAWING SCALE: 3/16" = 1'-0"  
PROJECT NO: 1006  
REVISION DATE:

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**A5**

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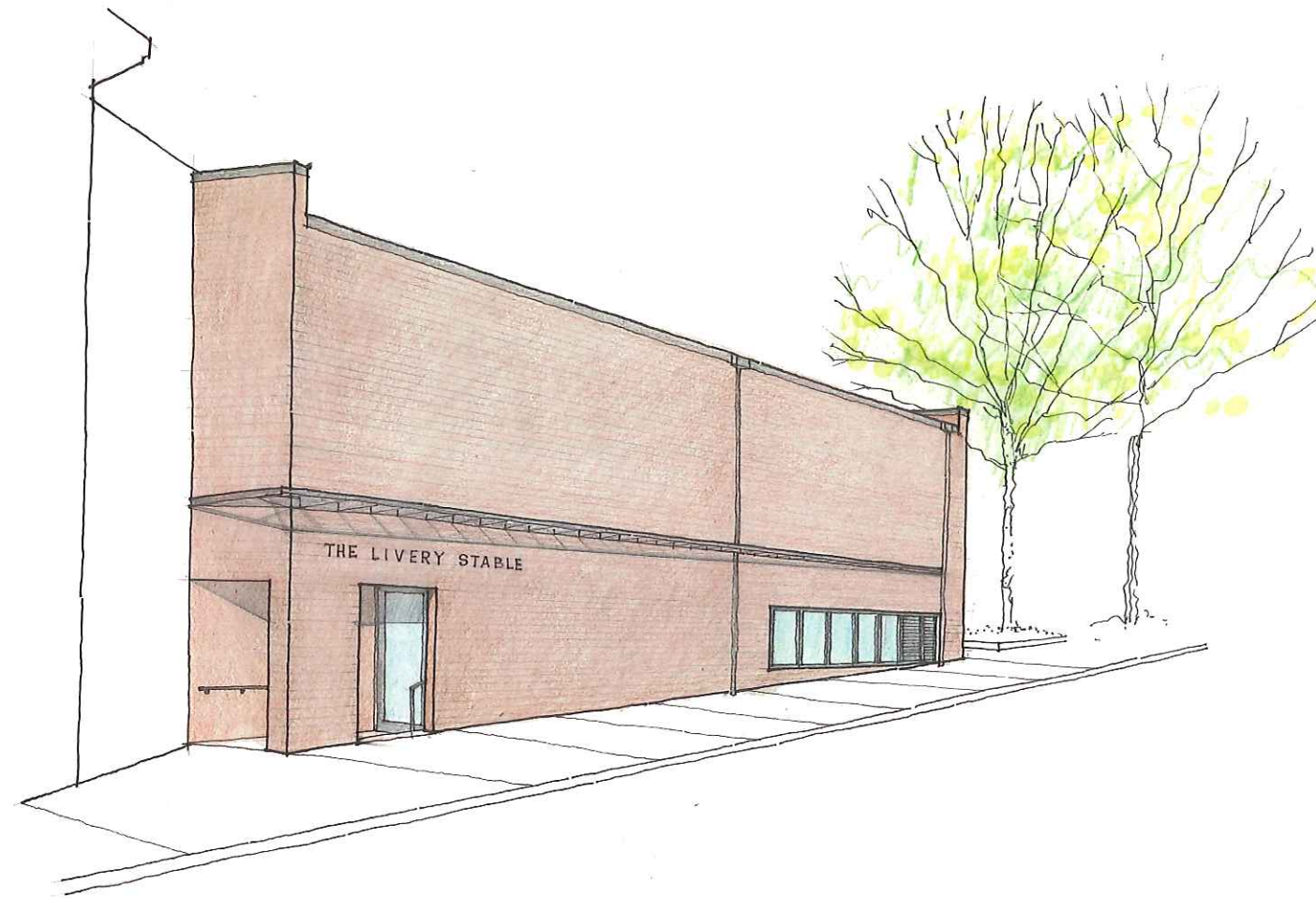
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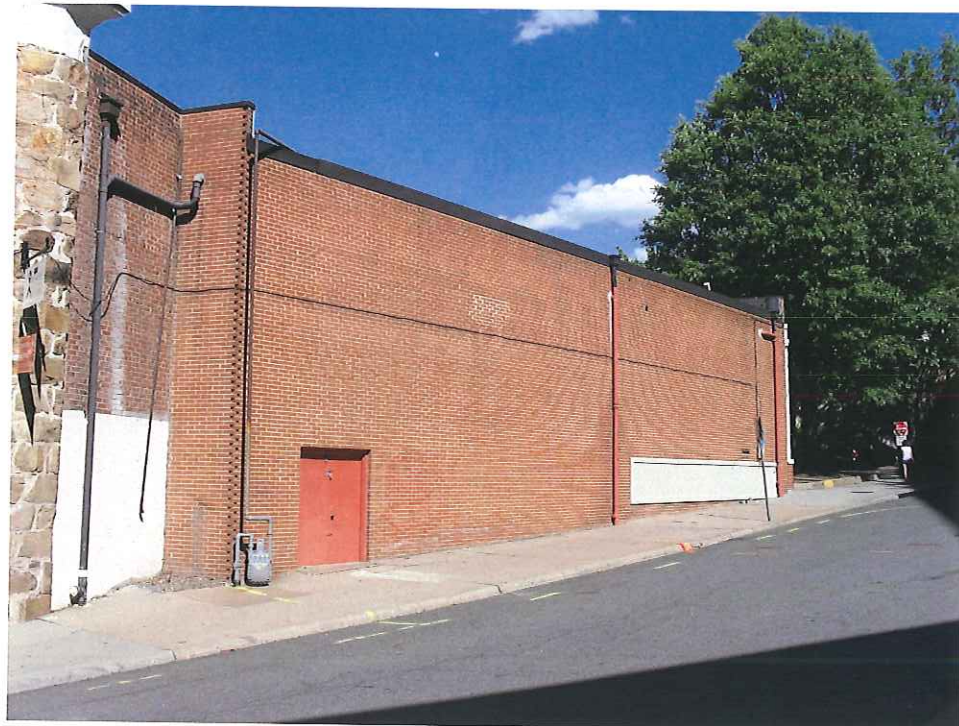
**THE LIVERY STABLE**  
218 MARKET STREET, CHARLOTTESVILLE, VIRGINIA

**INTERFORM**

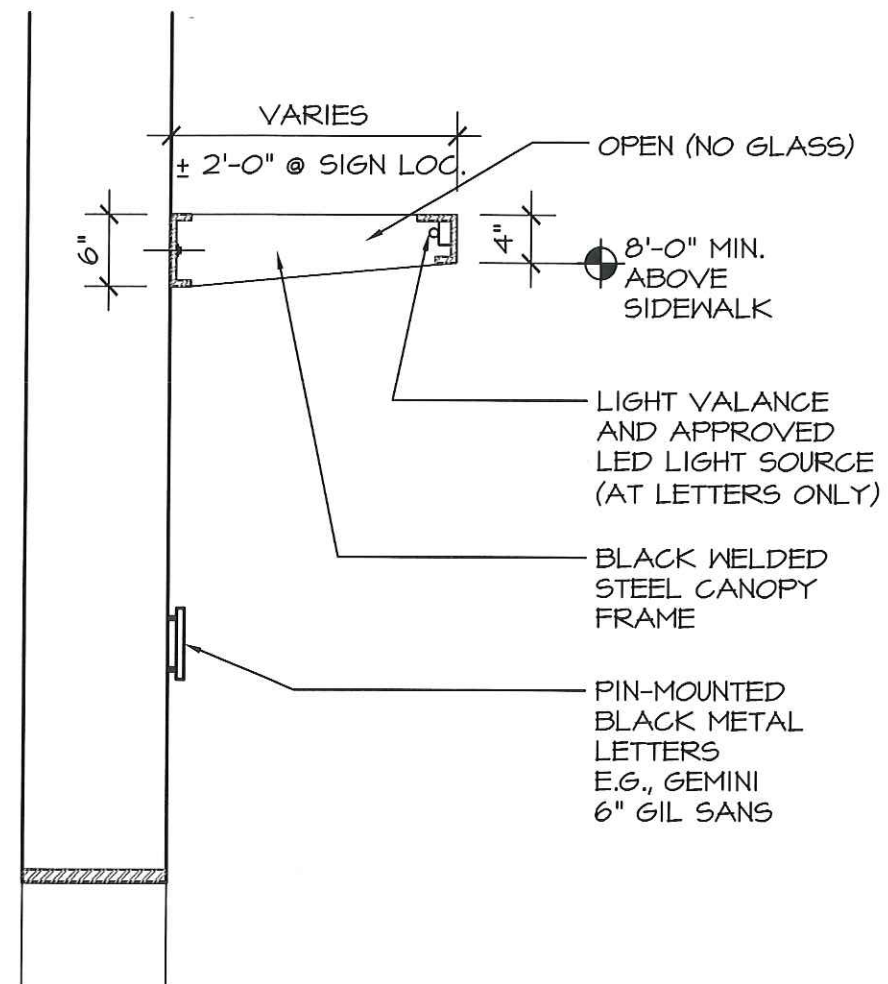
**1** PROPOSED PLAN  
**A5** 3/16" = 1'-0"



1 PROPOSED PERSPECTIVE FROM OLD PRESTON AVE  
A7 N.T.S.



EXISTING VIEW FROM OLD PRESTON AVE



2 DETAIL AT METAL CANOPY FRAME WORK  
A7 3/4" = 1'-0"

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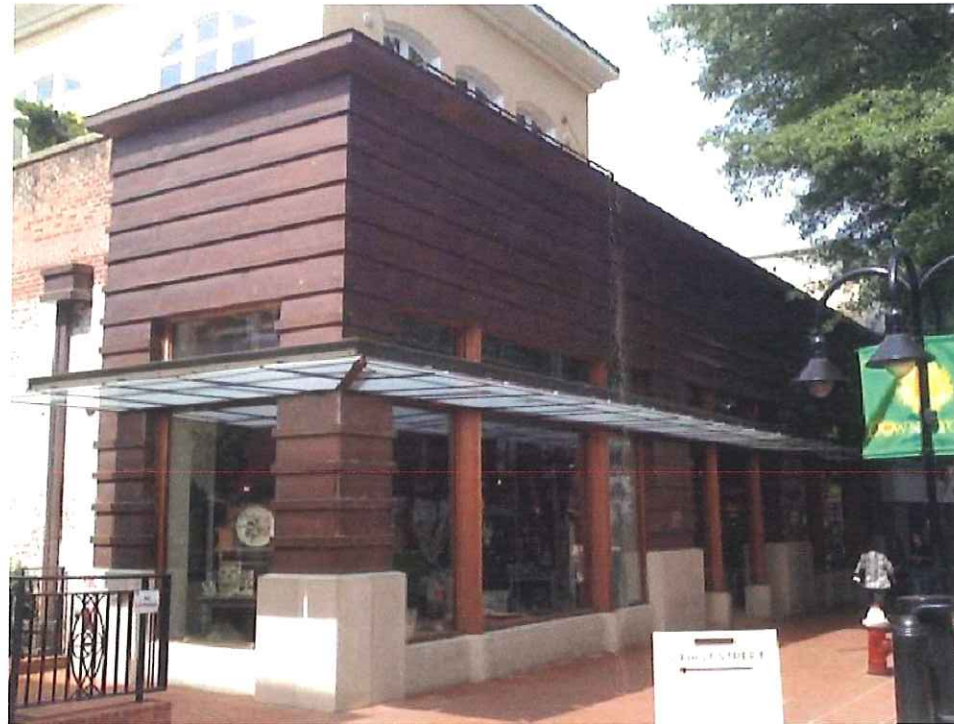
218 WEST MARKET ST.  
CHARLOTTESVILLE VA 22902

**PROPOSED**  
**PERSPECTIVE**  
**FROM OLD**  
**PRESTON AVE**

DATE: 8/30/10  
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**A7**  
8 OF 13



CASPARI, 1ST ST. S AND MAIN ST.



SIDE DOOR AT CASPARI,  
1ST ST. S AND MAIN ST.



CITY TRANSIT CENTER  
6TH ST. S AND MAIN ST.



MARKET STREET PARKING GARAGE  
6TH ST. N AND MAIN ST.

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**DOWNTOWN**  
**C'VILLE**  
**CANOPY**  
**EXAMPLES**

DATE: 8/30/10  
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**A8**

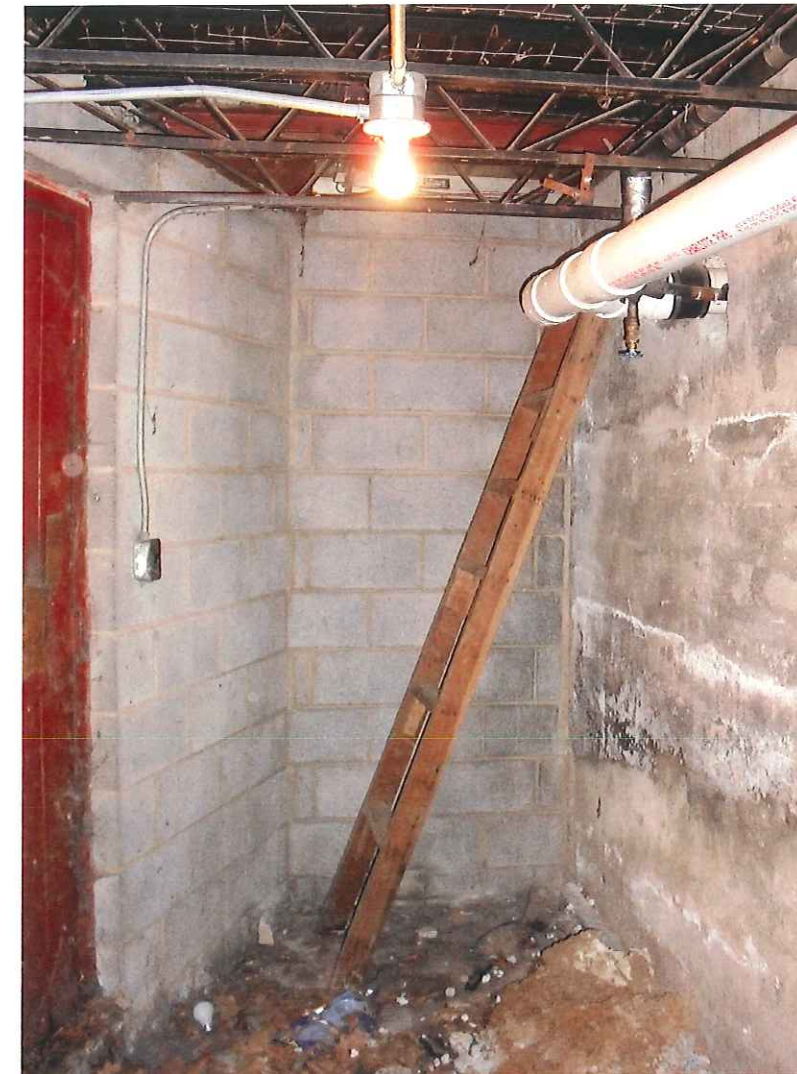
9 OF 13



EXISTING DOOR ENTRY WALL -  
DOOR TO BE REMOVED AND NEW OPENING TO BE ADDED  
CMU TO BE STUCCOED; CONDUIT COVERED; BAR JOISTS  
EXPOSED



EXISTING INTERIOR WALL -  
SECTION OF WALL TO BE EXPOSED TO THE EXTERIOR



EXISTING WALL TO BE REMOVED -  
FUTURE RAMP ENTRY

CANDACE M.P. SMITH  
ARCHITECT, P.C.

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IN COLLABORATION WITH  
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**STABLE**

218 WEST MARKET ST.  
CHARLOTTESVILLE VA 22902

**INTERIOR**  
**OF EXISTING**  
**ENTRY**  
**VESTIBULE**

DATE: 8/30/10  
DRAWING SCALE: N.T.S.  
PROJECT NO: 1006  
REVISION DATE:

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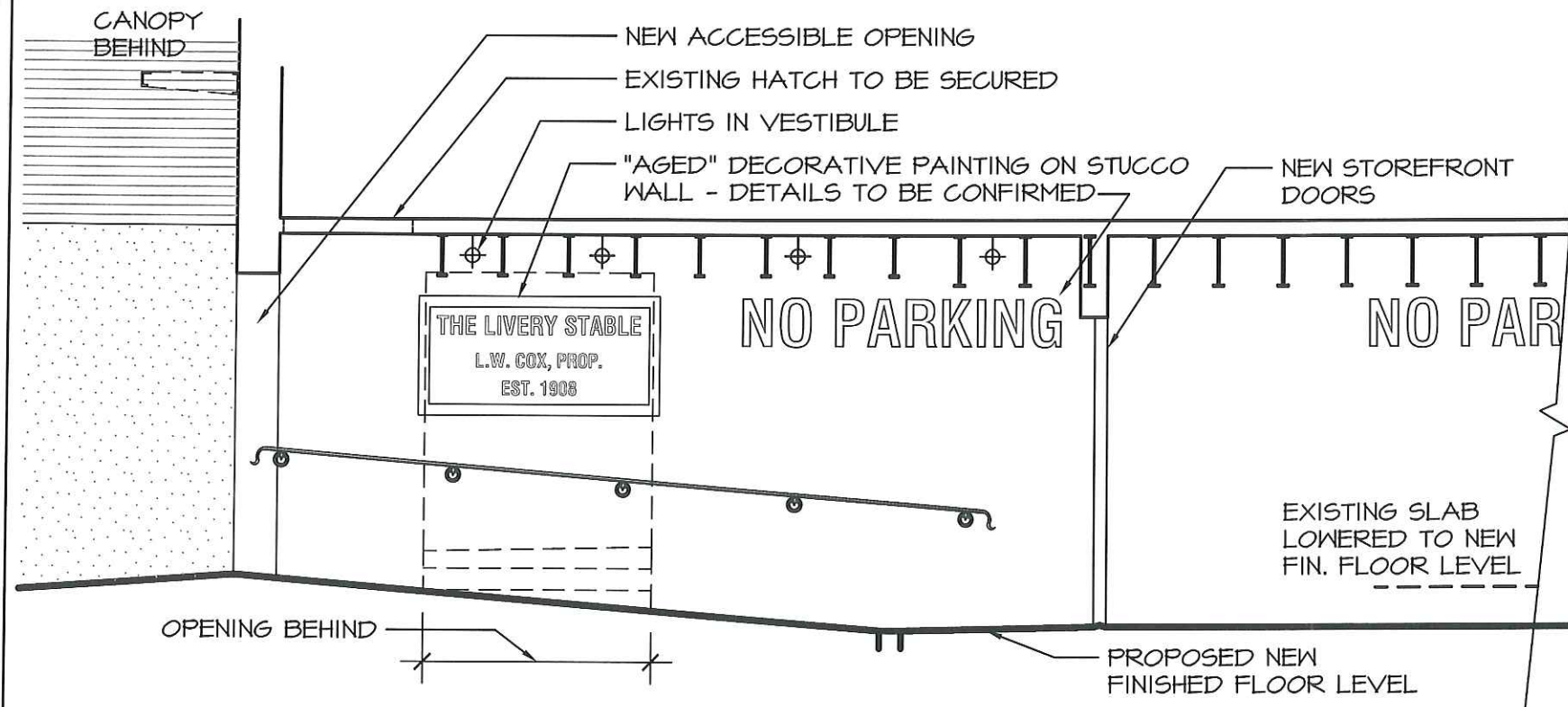
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THE LIVERY STABLE

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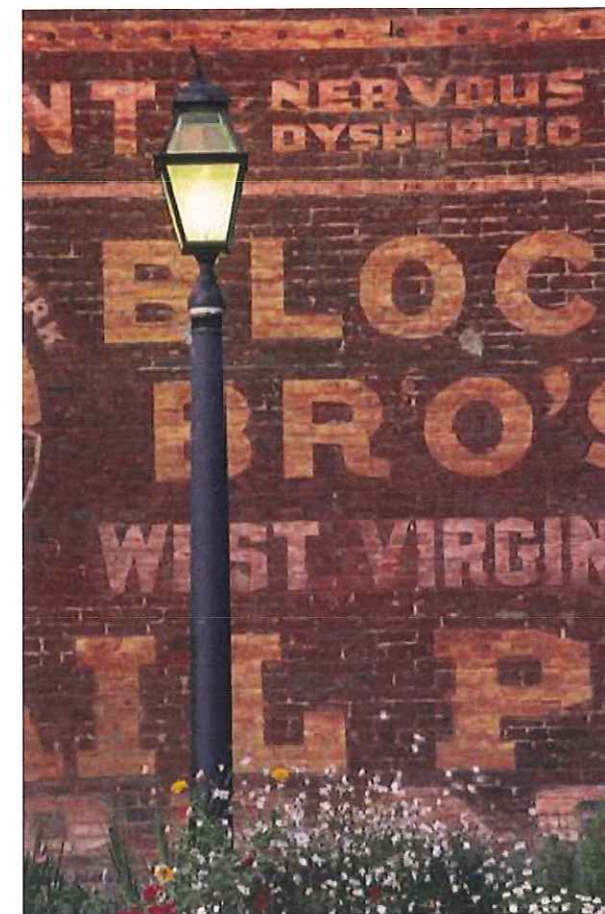
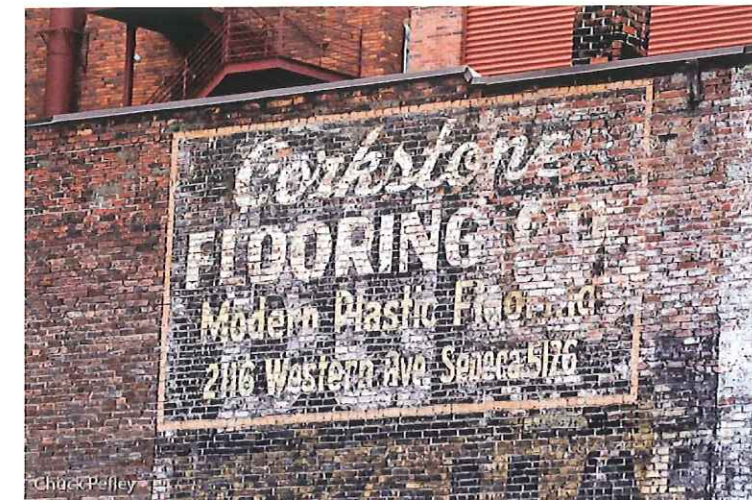
BUILDING  
SECTIONS,  
AND ENTRY  
WALL PAINT  
EXAMPLES

DATE: 8/30/10  
DRAWING SCALE: N.T.S.  
PROJECT NO: 1006  
REVISION DATE:

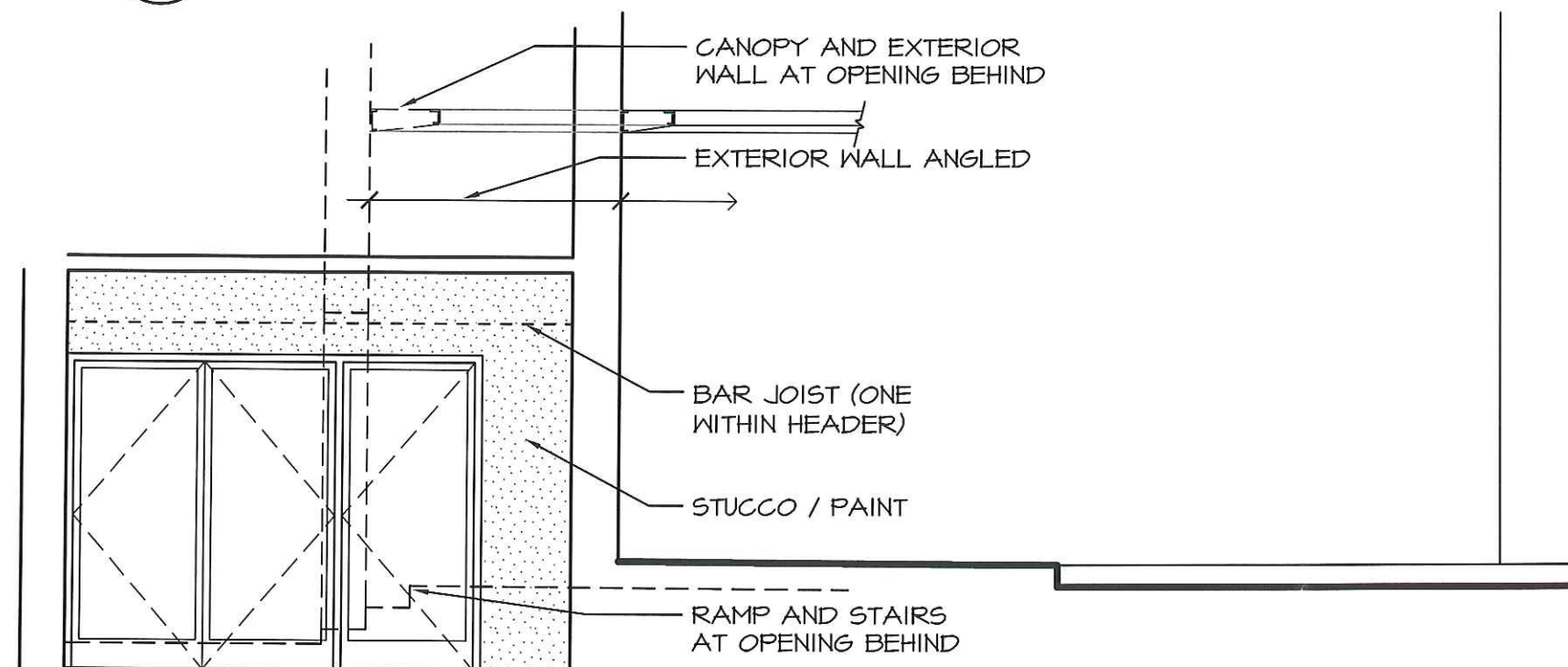
**A10**



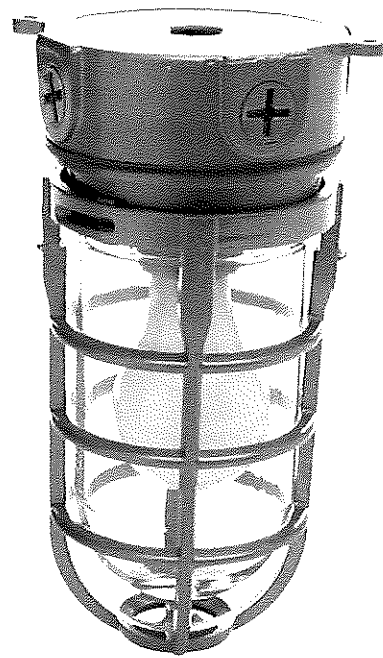
**1** LONG SECTION THROUGH ENTRY VESTIBULE  
A10 1/4" = 1'-0"



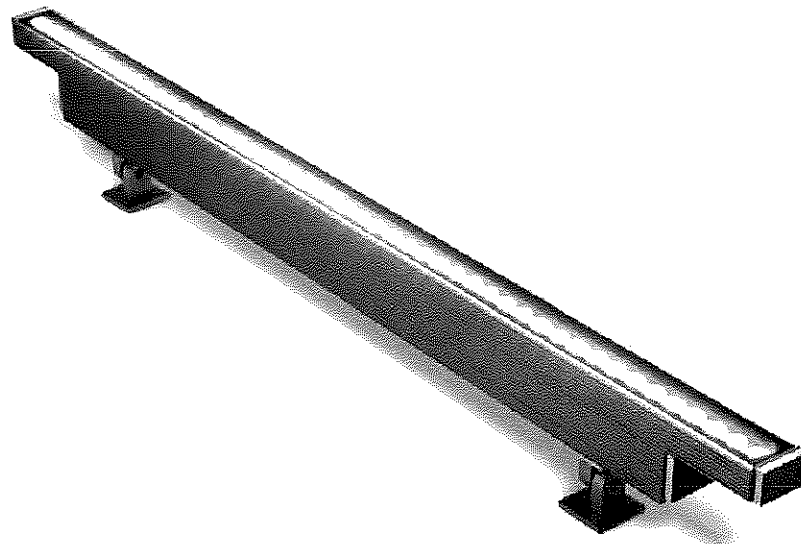
EXAMPLES OF AGED FAUX  
PAINTING AT BACK WALL OF ENTRY



**2** CROSS SECTION AT ENTRY VESTIBULE  
A10 1/4" = 1'-0"



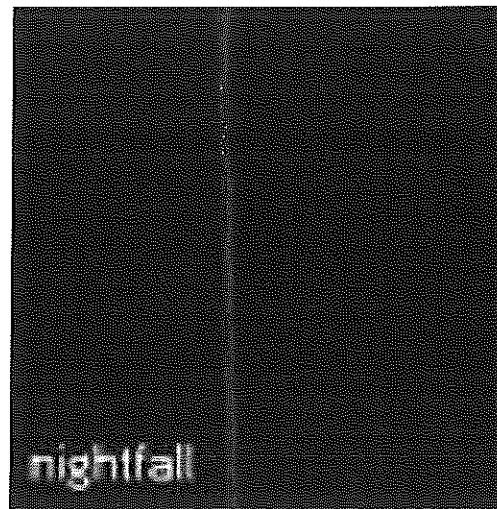
VESTIBULE LIGHTING - DESIGNERS EDGE  
 L-1706 - WEATHER TIGHT INDUSTRIAL LIGHT  
 WITH CLEAR 120 VOLT EDISON DOUBLE LOOP BULBS



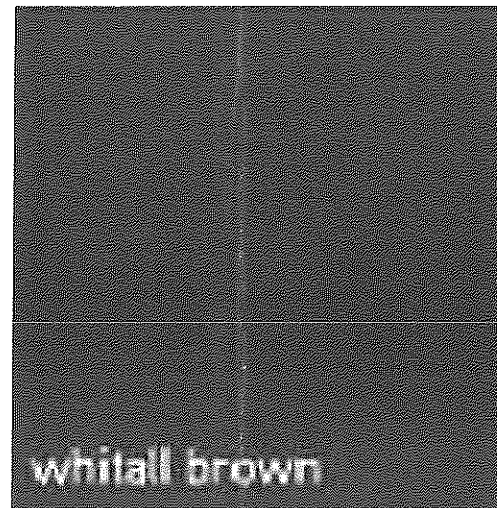
LIGHTING AT CANOPY (SIGNAGE AREA ONLY) -  
 LUMENPULSE LUMENFACADE WHITE LED LIGHT -  
 ADJUSTABLE AND DIMMABLE - SEE CUT SHEET AT:

[http://lumenpulse.com/en/files/ficheproduit/LUMENPULSE\\_Lumenfacade\\_LOG\\_spec\\_sheet.pdf](http://lumenpulse.com/en/files/ficheproduit/LUMENPULSE_Lumenfacade_LOG_spec_sheet.pdf)

2 LIGHTING SAMPLES  
 A11



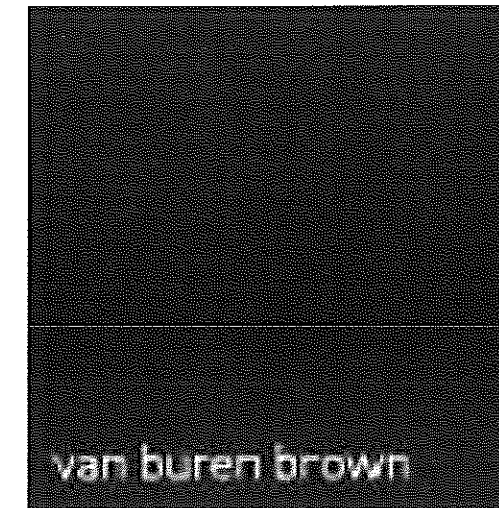
ENTRY SIGN BACKGROUND -  
 BENJAMIN MOORE 1596 -  
 NIGHTFALL



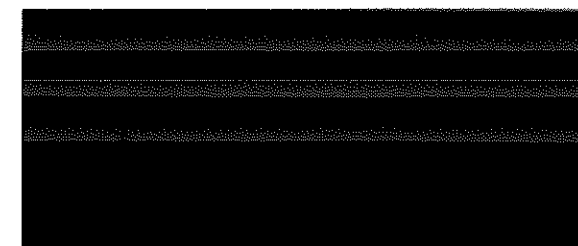
ENTRY VESTIBULE WALL COLOR 1 -  
 BENJAMIN MOORE HC-69 -  
 WHITALL BROWN

ancient ivory

ENTRY SIGN LETTERS AND BORDER -  
 BENJAMIN MOORE OC - 133 -  
 ANCIENT IVORY



ENTRY VESTIBULE WALL COLOR 2 -  
 BENJAMIN MOORE HC-70 -  
 VAN BUREN BROWN



ALUMINUM STOREFRONT FINISH-  
 BLACK ANODIZED

1 PAINT SAMPLES  
 A11

CANDACE M.P. SMITH  
 ARCHITECT, P.C.

202 SIXTH ST. NE POBOX 2431  
 CHARLOTTESVILLE, VA 22902  
 P. 434.963.4500 F. 434.979.1936

IN COLLABORATION WITH  
**INTERFORM**  
 ARCHITECTURE + DESIGN

162 NORTH FRANKLIN STREET  
 SUITE 500  
 CHICAGO IL 60606  
 ALLAN MELLSKE, PRINCIPAL

**B.A.R.**  
**SUBMISSION**  
**THE LIVERY**  
**STABLE**

218 WEST MARKET ST.  
 CHARLOTTESVILLE VA 22902

**PAINT &**  
**LIGHTING**  
**SAMPLES**

DATE: 8/30/10  
 DRAWING SCALE: N.T.S.  
 PROJECT NO: 1006  
 REVISION DATE:

© CANDACE M.P. SMITH ARCHITECT, PC 2010

A11  
 12 OF 13

**B.A.R.**  
**SUBMISSION**  
**THE LIVERY**  
**STABLE**

218 WEST MARKET ST.  
CHARLOTTESVILLE VA 22902

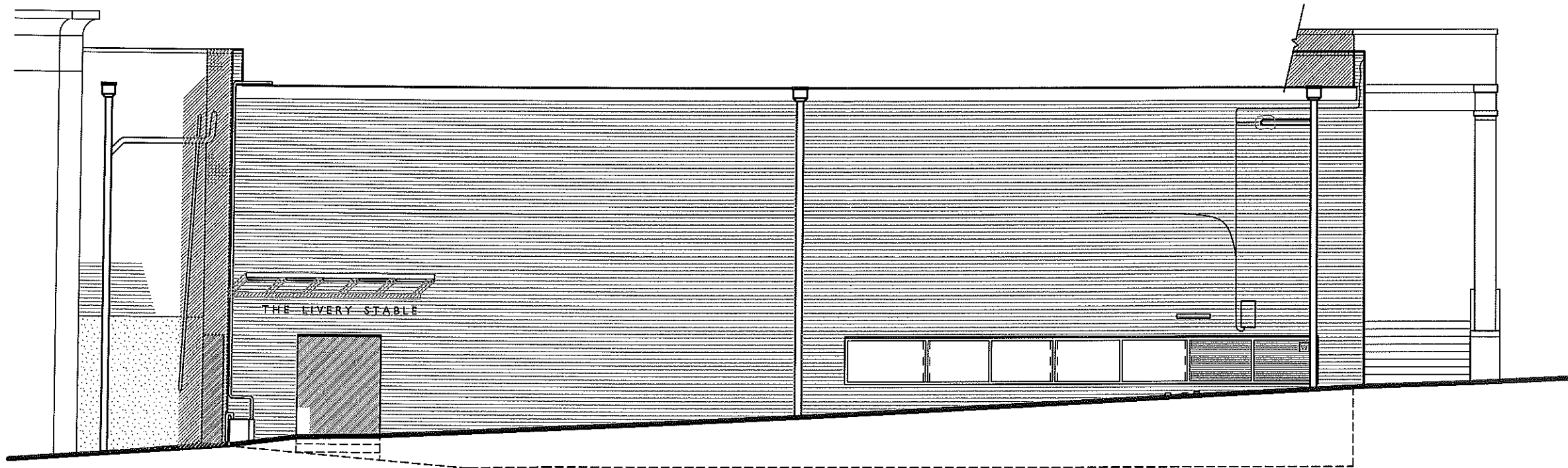
**ALTERNATIVE**  
**CANOPY - only**  
**if required to**  
**meet budget**

DATE: 8/30/10  
DRAWING SCALE: 1/8" = 1'-0"  
PROJECT NO: 1006  
REVISION DATE:

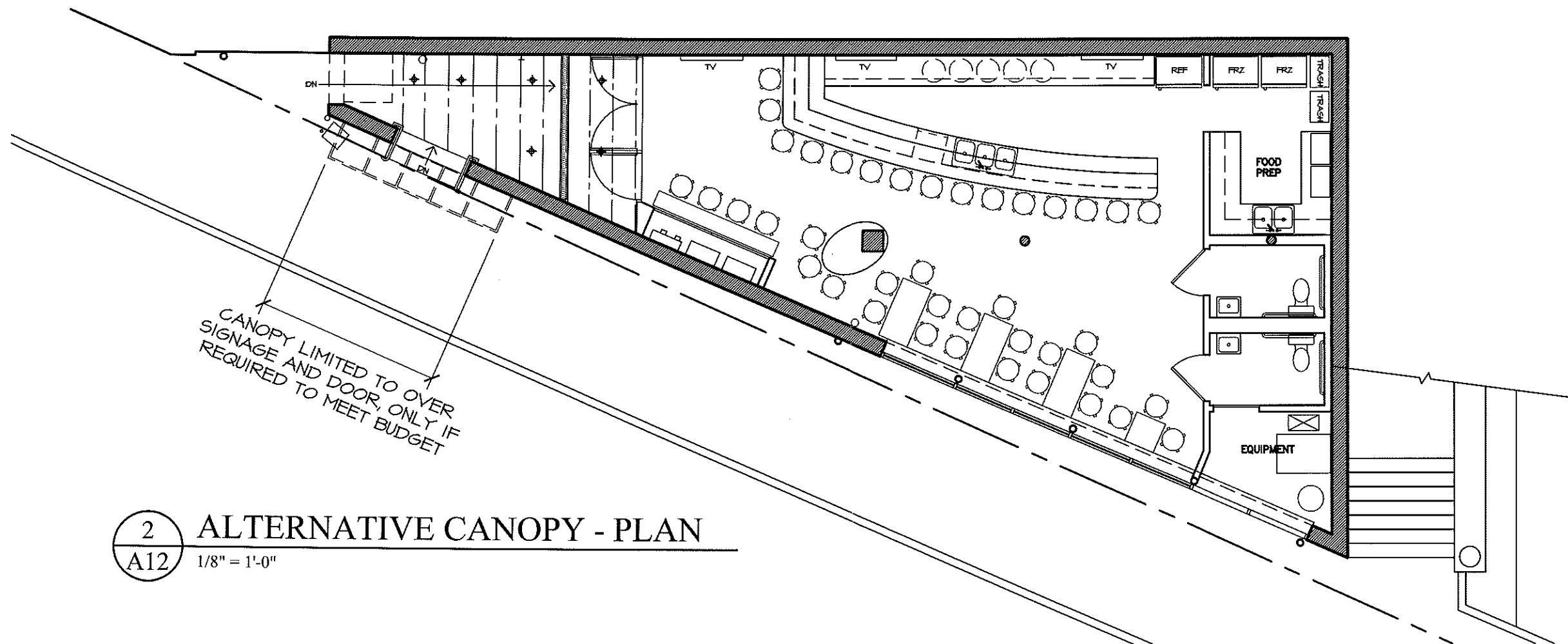
© CANDACE M.P. SMITH ARCHITECT, PC 2010

**A12**

13 OF 13



**1** ALTERNATIVE CANOPY - FRONT ELEVATION  
A12 1/8" = 1'-0"



**2** ALTERNATIVE CANOPY - PLAN  
A12 1/8" = 1'-0"

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: 218 W Market Street (BAR 13-05-05)**

I, Kristin Rourke, 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 May 3, 2013.

Signed:

  
\_\_\_\_\_  
Kristin Rourke

**ADDRESSES**

**See Attachments**

**STATE OF VIRGINIA**

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

The foregoing instrument was acknowledged before me this 3rd day of June 2013, by Kristin Rourke.

**My Commission Expires:** AUGUST 31 2015



  
Notary Public



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



May 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 13-05-05  
218 W Market Street  
Tax Map 33 Parcel 276  
Ian Dugger, Applicant and Owner  
Add horse head signage

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 21, 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 [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

A handwritten signature in black ink that reads "Mary Joy Scala".

Mary Joy Scala, AICP  
Preservation and Design Planner

OMNI CHARLOTTESVILLE VIRGINIA  
420 DECKER DR  
IRVING TX 75062

TATAR, ANNA, STEVEN, MARIA & JOHN  
203-A 2ND ST NW 203A  
CHARLOTTESVILLE VA 22902

DONALDSON, STEVEN R  
1980 ARLINGTON BLVD APT E  
CHARLOTTESVILLE VA 22903

BONNER, JANET P, TRUSTEE  
850 COLRIDGE DR  
CHARLOTTESVILLE VA 22903

BERMAN, RICHARD & ANTONIA, TRUSTEES  
205-A 2ND ST NW  
CHARLOTTESVILLE VA 22902

FREEBORG, GREG & CAROL  
12500 SW 63RD AVENUE  
MIAMI FL 33156

GAY, ELIZABETH H  
205-C 2ND ST NW  
CHARLOTTESVILLE VA 22902

RIPLEY, CLAUDE A  
P O BOX 4444  
CHARLOTTESVILLE VA 22905

DREYFUS, RHODA M, TRUSTEE  
207-A 2ND STREET NW 207A  
CHARLOTTESVILLE VA 22902

LILLY, REBECCA A  
207-B 2ND STREET NW 207B  
CHARLOTTESVILLE VA 22902

BRYANT, DEBRA & LAWRENCE GROVES  
110 MCGREGOR COURT  
KESWICK VA 22947

TRIMMER, JOHN L  
207-D 2ND STREET NW 207D  
CHARLOTTESVILLE VA 22902

BOURKE, ELIZABETH M, TR  
5419 CARY STREET RD  
RICHMOND VA 23226

MAY, BENJAMIN V JR  
209-B 2ND STREET NW 209B  
CHARLOTTESVILLE VA 22902

PEALE, JOHN S & LYDIA W  
211-A 2ND STREET NW 211A  
CHARLOTTESVILLE VA 22902

SCHWARZ, ELKE  
211-B 2ND STREET NW 211B  
CHARLOTTESVILLE VA 22902

GUGGENHEIMER, DONIPHAN C  
3816 PEAKLAND PL  
LYNCHBURG VA 24503

211D 2ND STREET, LLC  
1145 OLD GARTH ROAD  
CHARLOTTESVILLE VA 22901

63 ZULU, LLC  
314 E WATER ST  
CHARLOTTESVILLE VA 22902

MENTOR LODGE LLC  
206 W MARKET ST  
CHARLOTTESVILLE VA 22902

MCSWAIN PROPERTIES LLC  
P O BOX 2  
CHARLOTTESVILLE VA 22902

ESCAFE BUILDING, LLC  
2515 BRUNSWICK ROAD  
CHARLOTTESVILLE VA 22903

POROTTI, ANN  
115 ROTHERY ROAD  
CHARLOTTESVILLE VA 22903

CONOVER, JOHN & VIRGINIA DAUGHTERY,  
TR  
P O BOX 2255  
CHARLOTTESVILLE VA 22902