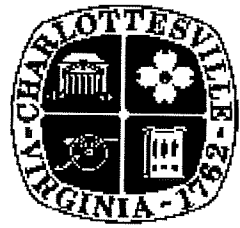


**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 15, 2011**



Certificate of Appropriateness Application

BAR 11-11-01

102 E Main Street

Tax Map 28 Parcel 21

CMS, Inc, Applicant/ Wacco Property Investments, LLC, Owner

Snooky's façade renovations

Background

This property is a contributing structure in the Downtown ADC district. There is no historic survey available.

The date of the building is apparently pre-1935, given a 1935 photo of the pink sandstone building included with the application. The upper part of the building burned in 1946. It is not known when the cedar shake façade was added.

Application

The applicant is exploring options, and proposes to renovate the facade as follows:

Second Floor:

Remove the cedar shake façade;

Replace damaged pink sandstone with salvaged stone that matches the original;

Cover the center "light trough" area with custom fabricated anodized copper or stainless steel;

Infill the area under the central opening with cast stone spandrel panel or break metal to match the "light trough;"

Reopen the second floor windows;

Add balcony guard rails;

Add cast stone coping to parapet.

First Floor:

Retain current configuration of storefront;

Infill 3 ft. area above storefront with metal stud structure and EIFS for signage;

Remove the brick on the right of the storefront and restore the original stone;

Remove the brick under the storefront windows and replace with break metal to match the "light trough."

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 Design Review Guidelines – Rehabilitation

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 Standards for Review of Demolitions include:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(e) Any applicable provisions of the city's Design Guidelines.

Pertinent Design Review Guidelines – Demolition

- 1. The standards established by the City Code (see above).*
- 2. The public necessity of the proposed demolition.*
- 3. The public purpose or interest in land or buildings to be protected.*
- 4. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
- 5. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
- 6. The reason for demolishing the structure and whether or not alternatives exist.*
- 7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.*

Discussion and Recommendations

The applicant has performed thorough research on this interesting façade, and welcomes the BAR's suggestions regarding the intended design and modifications of the façade.

Staff suggests that the BAR discuss the proposal, and approve specific parts that are appropriate. More details may be needed.

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 façade demolition and renovations satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application with the following modifications

this portion of

as a concept before applying proposed charges - details for that with return for review approval by Bd.

From: Scala, Mary Joy
Sent: Thursday, December 08, 2011 5:03 PM
To: George Stish (gstish@cms-builds.com)
Cc: jsacco@embarqmail.com
Subject: BAR Action 102 E Main Street

December 8, 2011

CMS, Inc
102 S 1st Street, Suite 201
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 11-11-01
102 E Main Street
Tax Map 28 Parcel 21
CMS, Inc, Applicant/ Wacco Property Investments, LLC, Owner
Snooky's façade renovations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 15, 2011.

The following action was taken:

The BAR approved (9-0) the demolition of the existing (cedar shake) façade as proposed. And, as a concept, the BAR finds the proposed changes to the façade, including the addition of railings at the 2nd floor windows, and modifications to the storefront, are consistent with the Design Guidelines as well, but requires that the details of that work return for review and approval by the BAR once the condition of the façade behind the material to be removed is found.

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.

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

Scala, Mary Joy

Subject: FW: snookys

From: Preston & Julie Coiner [mailto:pnjcoiner@embarqmail.com]

Sent: Sunday, November 13, 2011 6:06 PM

To: Scala, Mary Joy

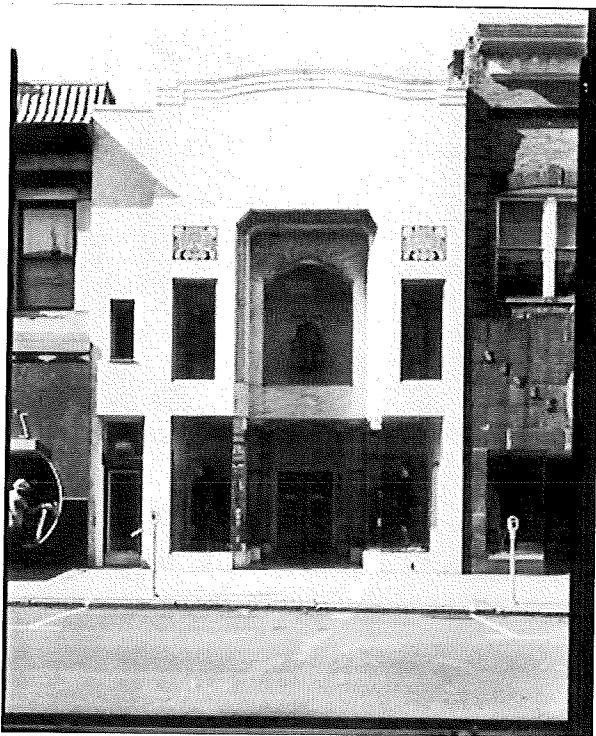
Subject: snookys

Steve Trumbull to the rescue- being forwarded with his approval. You may have seen interiors of R.L. Thomas Co.-- they sold plumbing fixtures and there are some images out there that show the sales room- if you look hard you can see some in the left side window

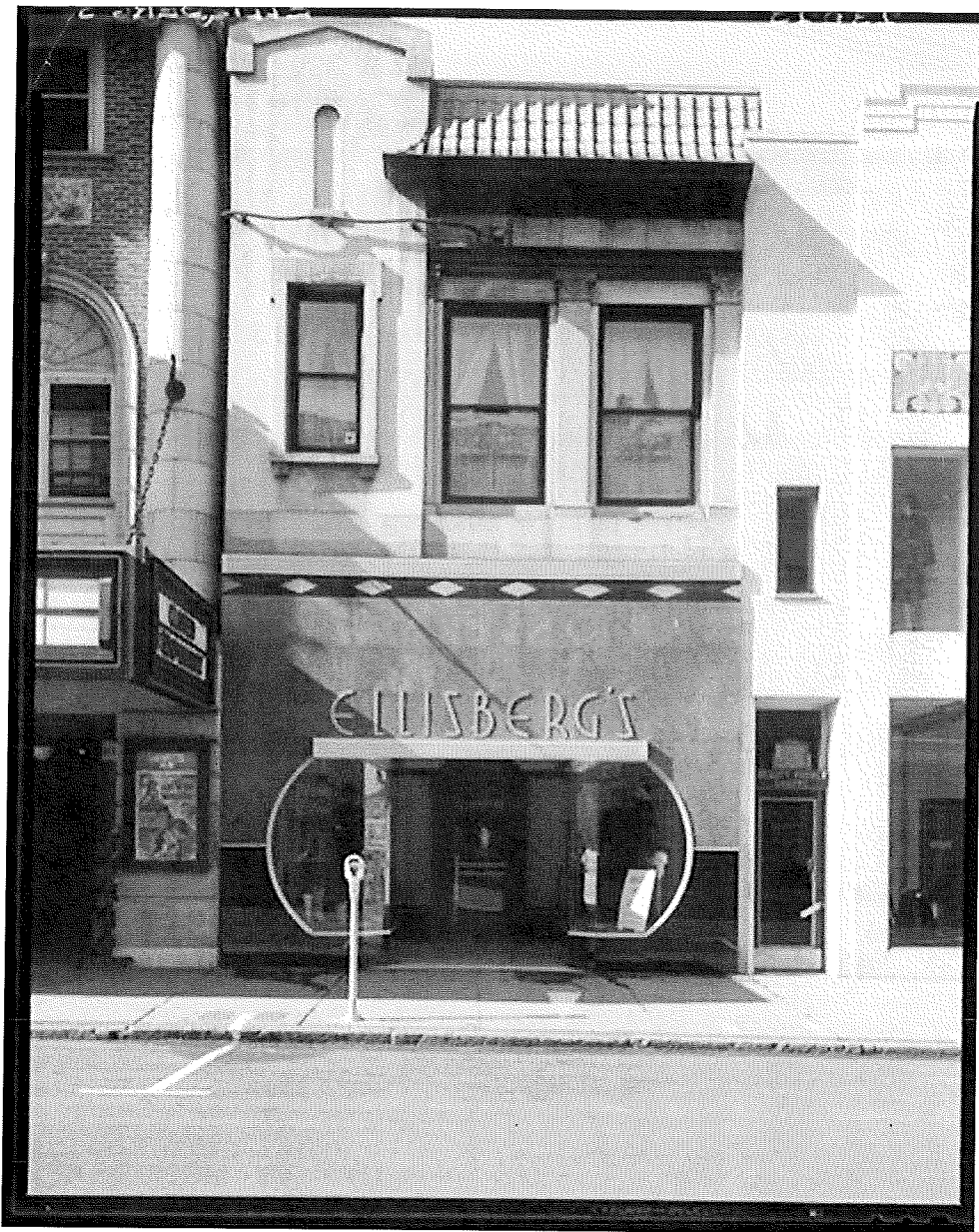
That's all for now



pastedGraphic



pastedGraphic 17-51-49



pastedGraphic

P11-0174



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 \$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: 102 E. MAIN ST.
CHARLOTTESVILLE, VA 22902
City Tax Map/Parcel: 28-21

Name of Historic District or Property: _____

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

Applicant

Name: CMS, INC.
Address: 102 S. 1st St., SUITE 201
CHARLOTTESVILLE, VA 22902
Email: gstish@cms-builds.com
Phone: (W) (434) 977-1500 (H) (434) 906-2687
FAX: (434) 977-3793

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] 10/04/11
Signature Date

Property Owner (if not applicant)

Name: WACCO PROPERTY INVESTMENTS, LLC
Address: 102 E. MAIN STREET
CHARLOTTESVILLE, VA 22902
Email: JSACCO@EMBARQMAIL.COM
Phone: (W) (434) 566-8105 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

[Signature] 10-4-11
Signature Date

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

Attachments (see reverse side for submittal requirements): NARRATIVE (2 pg) photo's (7)

For Office Use Only

Received by: BEN
Fee paid: 100.00 Cash/Ck. # 1011
Date Received: 10/4/2011

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P11-0174

CMS, Inc.

General Contracting &
Construction Management

Board of Architectural Review (BAR)
City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, VA 22902

RE: Façade Improvements to 102 East Main Street

CMS, Inc, General Contracting has been approached and engaged by James Sacco of Wacco Property Investments LLC, owner of 102 E. Main St. to explore options for improving the Façade of the building.

As seen in the photos accompanying this narrative the current façade consist of standard aluminum store front, a built out cedar shake mansard rimmed by the original pink sandstone with the addition of a few areas of non structural brick facing.

Photo #2 shows the building in circa 1935 compliments of the Holsinger Collection. In comparing the Photo #1 and Photo #2, we can see that some elements of the original façade remain some ¾ of a century later. Upon investigation of the building and exploration we have discovered that the three “windows” remain and were blocked up from the rear. We assumed this happened around 1946 when there was a fire in the structure and the roof structure coving the 2nd floor was lost and never rebuilt. We found a scuttle hole in the block infill allowing us access to the center recess seen in Photo #2. To our delight the pink sandstone remains intact behind the cedar shake mansard.

Photo #3 shows the structure behind the cedar shake mansard. 5”x5” steel angles were “needled” into the façade in the three areas shown. Very little care was taken during this operation an area roughly 8” x the width of the area between the windows was removed and the beams were set in block and mortar to support the wood structure. As shown in Photo #3 in true Art Deco fashion the center window was rimmed by a neon light channel with frosted glass cover (similar to a Wurlitzer Juke Box), unfortunately the light tubes, light trough and glass were damaged beyond repair during the addition of the mansard and cannot be salvaged.

Photo #4, Our desire is to replace the needle damaged stone with salvaged stone that matches the original, cover the “Light Trough” with custom fabricated anodized copper or stainless steel detail, and reopen the windows allowing for a recessed balcony for phase two of the entire project. The existing store front will remain a street level in its current configuration. The area above the height of the existing store front which is roughly 3’ +/- will be in-filled with metal stud structure and EFIS. The smaller area under

the center window recess will be in-filled with a cast stone spandrel panel or option two break metal to match the light trough. After investigation we feel the original stone is under the brick facing on the right of the Store front and seen in photo #1. This brick rises to a height of 8'-0" +/- and we hope to remove the brick, repair and damage and restore this side of the façade. The brick under the store front will be covered with break metal to match the light trough.

As seen in Photo #4 we will add guard rails in a Art Deco style to finish the balcony for phase 2 and add new cast stone coping to the top of the face adding dimension and height.

In closing we feel the improvements to the façade will add value to the property and its adjacent properties; it also allows us to continue with phase 2 of the project. Thank you for your time and consideration on this matter and we look forward to hearing the thoughts, suggestions and constructive criticism of the board regard our intended design and modifications.

Prepared By:
George B. Stish
Senior Estimator

CMS, Inc.
102 South 1st St., Suite 201
Charlottesville, VA 22902
(434) 977-1500

Facade Has Been
Removed

Existing Pink Stone

Cedar Shake Shingles,
Over Wood Frame

104

WE BUY
GOLD

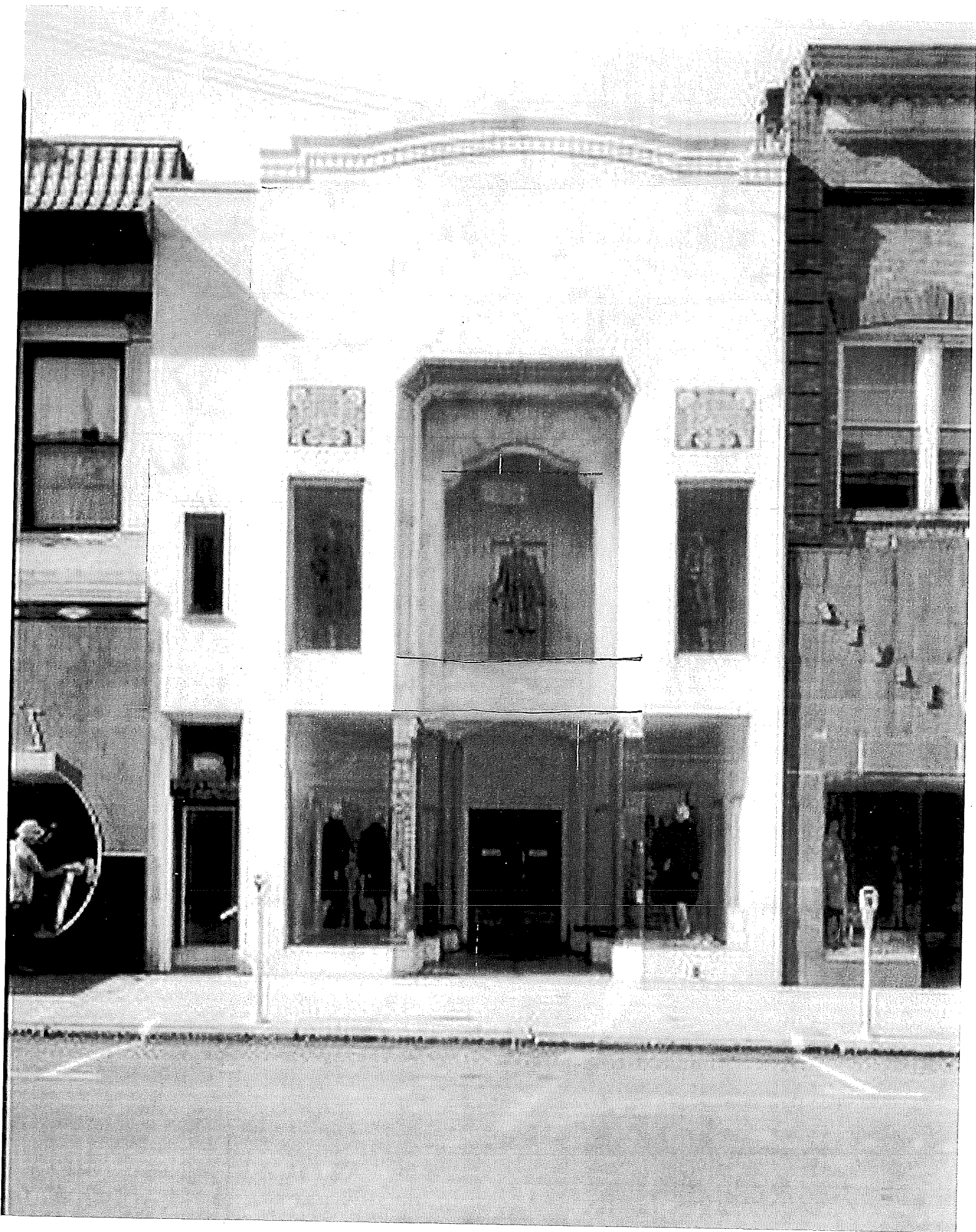
PAWN "BUY
"SELL" "TRADE
EXCHANGE

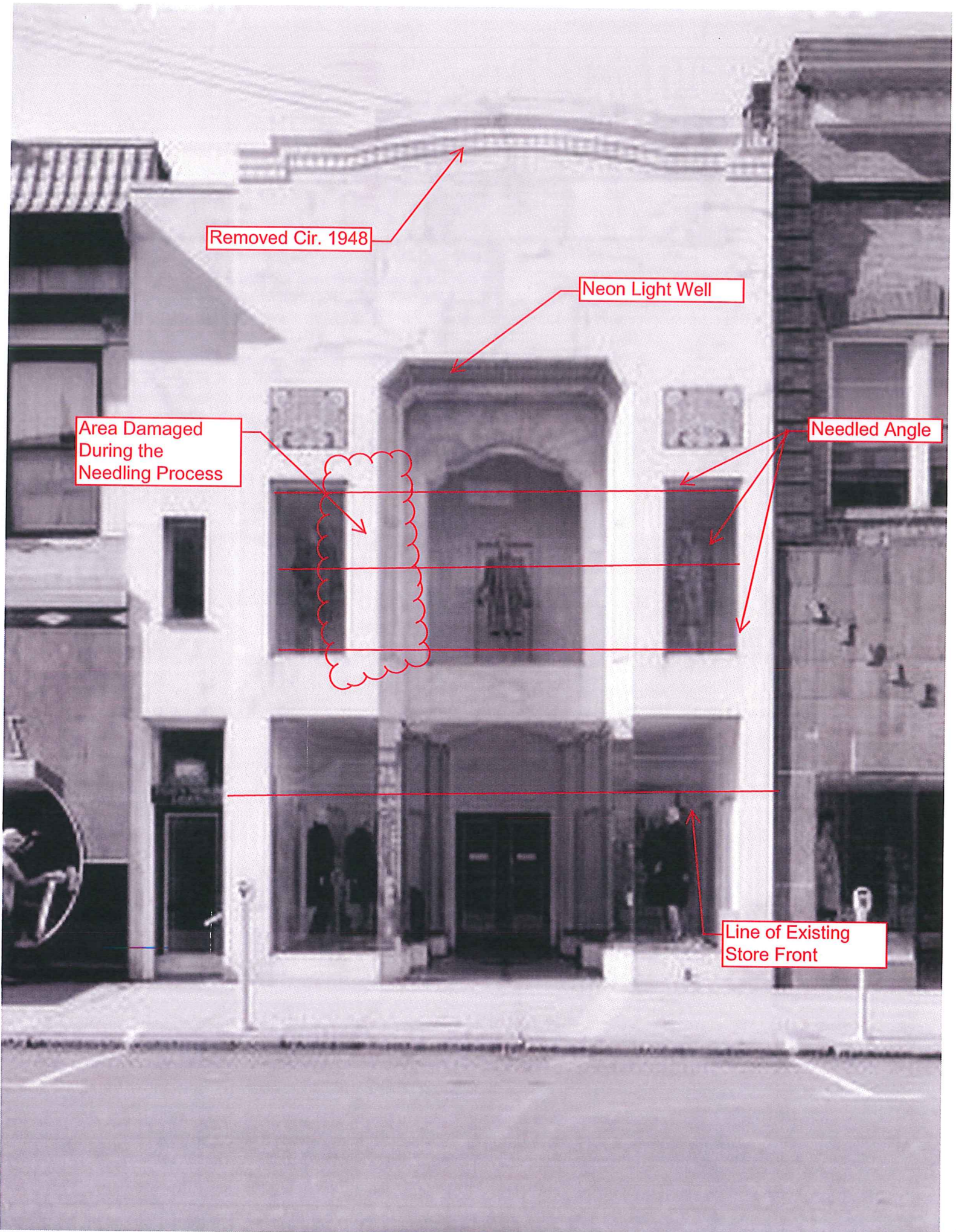
pepsi

Existing Storefront

Brick Over Stone







Removed Cir. 1948

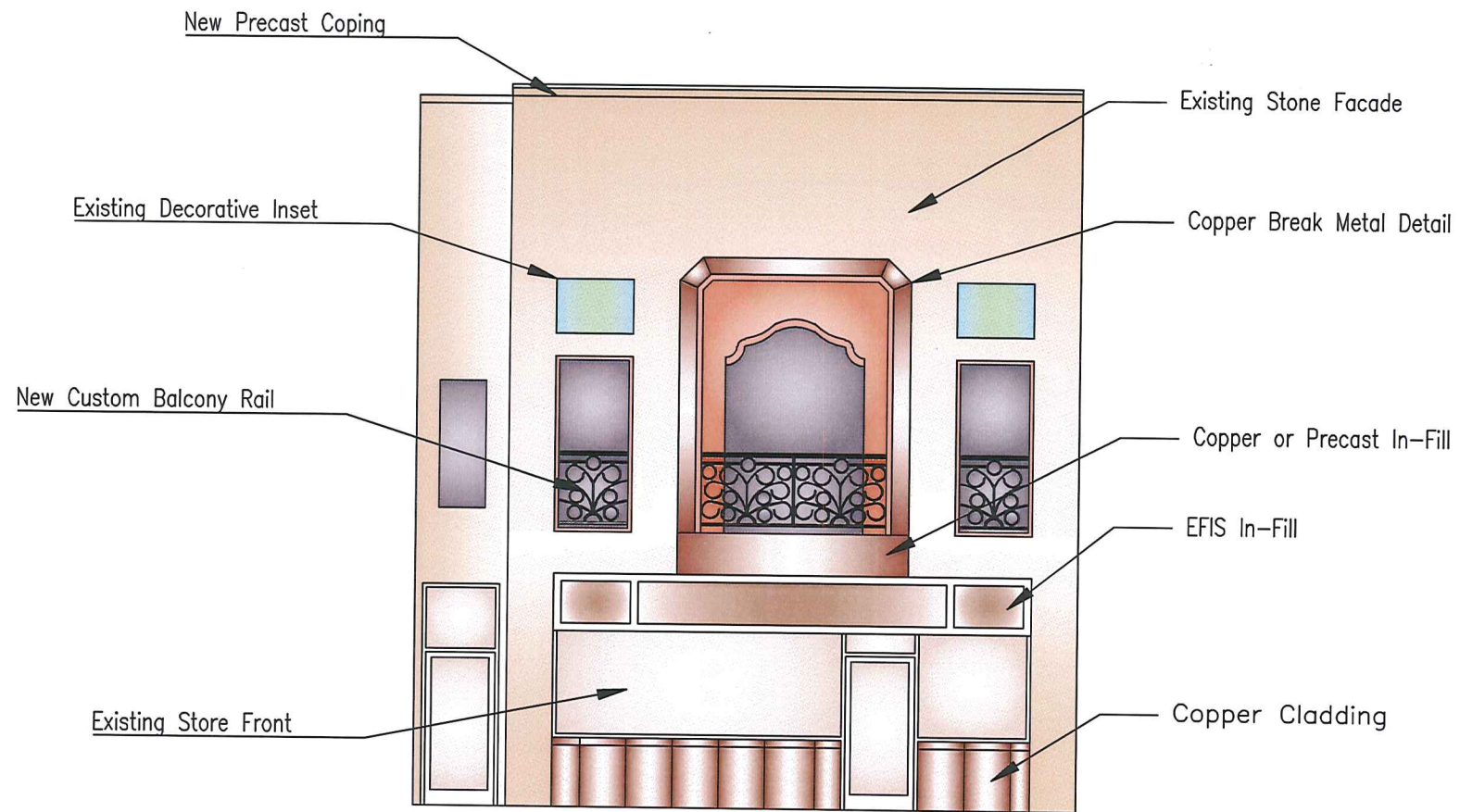
Neon Light Well

Area Damaged
During the
Needling Process

Needled Angle

Line of Existing
Store Front







A • L • A • K • A • Z • A • M

100

pepsi



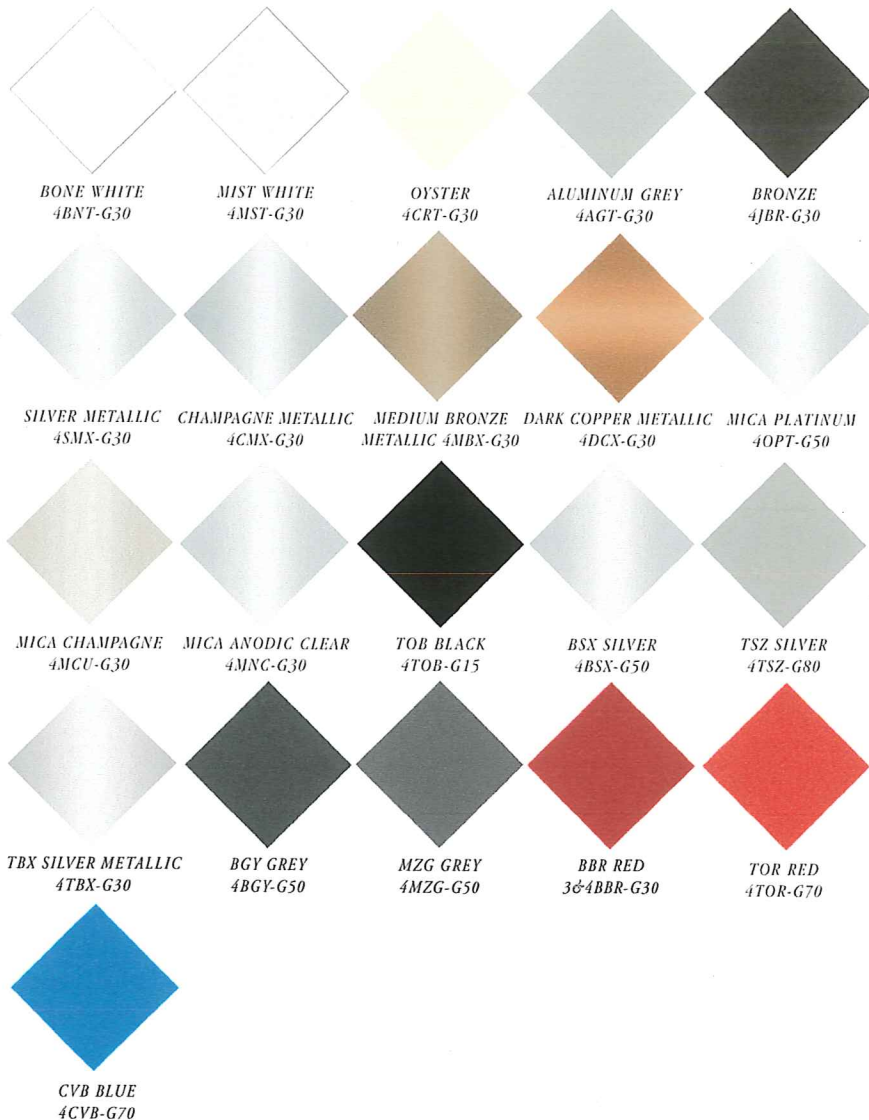
ALPOLIC®

MATERIALS

MITSUBISHI PLASTICS COMPOSITES AMERICA, INC.

break metal

ALPOLIC® Break Metal is an excellent complimentary product to our ALPOLIC® Metal Composite Materials. We provide .032" flat sheet coil coated to the same standards and colors of our ALPOLIC® products. The material is stocked in convenient easy to handle size of 48 x 120 with clear protective film.



ARCHITECTURAL/PROGRAM

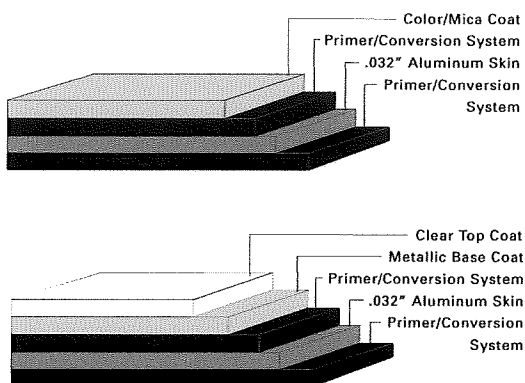
ALPOLIC® Break Metal sheets are coil coated in a FEVE LUMIFLON™ finish and stocked to match most of our Architectural stock finishes and some popular Program stock finishes. Custom colors can be ordered with a minimum of 4000 square feet to match the color of an existing project using ALPOLIC® ACM.

ALPOLIC® break metal

INTERIOR AND EXTERIOR SURFACING
INTERIOR AND EXTERIOR SIGNAGE

SURFACE TREATMENT

ALPOLIC® Break Metal sheets are stocked with a FEVE LUMIFLON™ finish, a fluorocarbon paint system that features a wide range of colors and glosses along with excellent durability and weathering for all your program needs. A PVDF, Kynar finish is also available as a custom request.



STANDARD PANEL SIZE

Standard stock sheet size is 48" (1219mm) x 120" (3048mm). Minimum order is 5 sheets. Please contact ALPOLIC® Customer Service for current available stock and additional information.

FINISH TOLERANCE

Color: DE 2.5 max from Breakmetal standard
Gloss: Nominal +/-10 units

PRODUCT TOLERANCE

Width: 48 ± 0.0625 "
Length: 120 ± 0.25 "
Thickness: $0.032 + 0.0008/-0.0020$ " (without paint)
Squareness: maximum 0.2" (5mm)

ALPOLIC® material is trimmed and squared with cut edges to offer the best panel edge conditions in the industry.

BASE METAL PROPERTIES

Tensile Strength: 20 to 26 ksi
Yield Strength: 2% offset 17 ksi minimum
Elongation: in 2 inch 4% minimum

APPLICATION

ALPOLIC® Break Metal sheets are excellent for roof caps, flashing, fascia trim, and accents. Use in conjunction with ALPOLIC® ACM panels for optimal color consistency.

WARRANTY

No warranty is provided for ALPOLIC® Break Metal product.

PRODUCT NOTES

- Panels should be stored flat in a dry, indoor environment.
- Sheets are provide with a clear protective film.
- Protective film should be removed from sheets soon after installation.
- 4000 square feet minimum required for custom color.
- Custom color break metal orders follows +/- 20% order quantity fulfillment.
- ALPOLIC® ACM panels must also be ordered to produce custom color break metal.

FOR TECHNICAL INFORMATION, PLEASE
CALL 1.800.422.7270

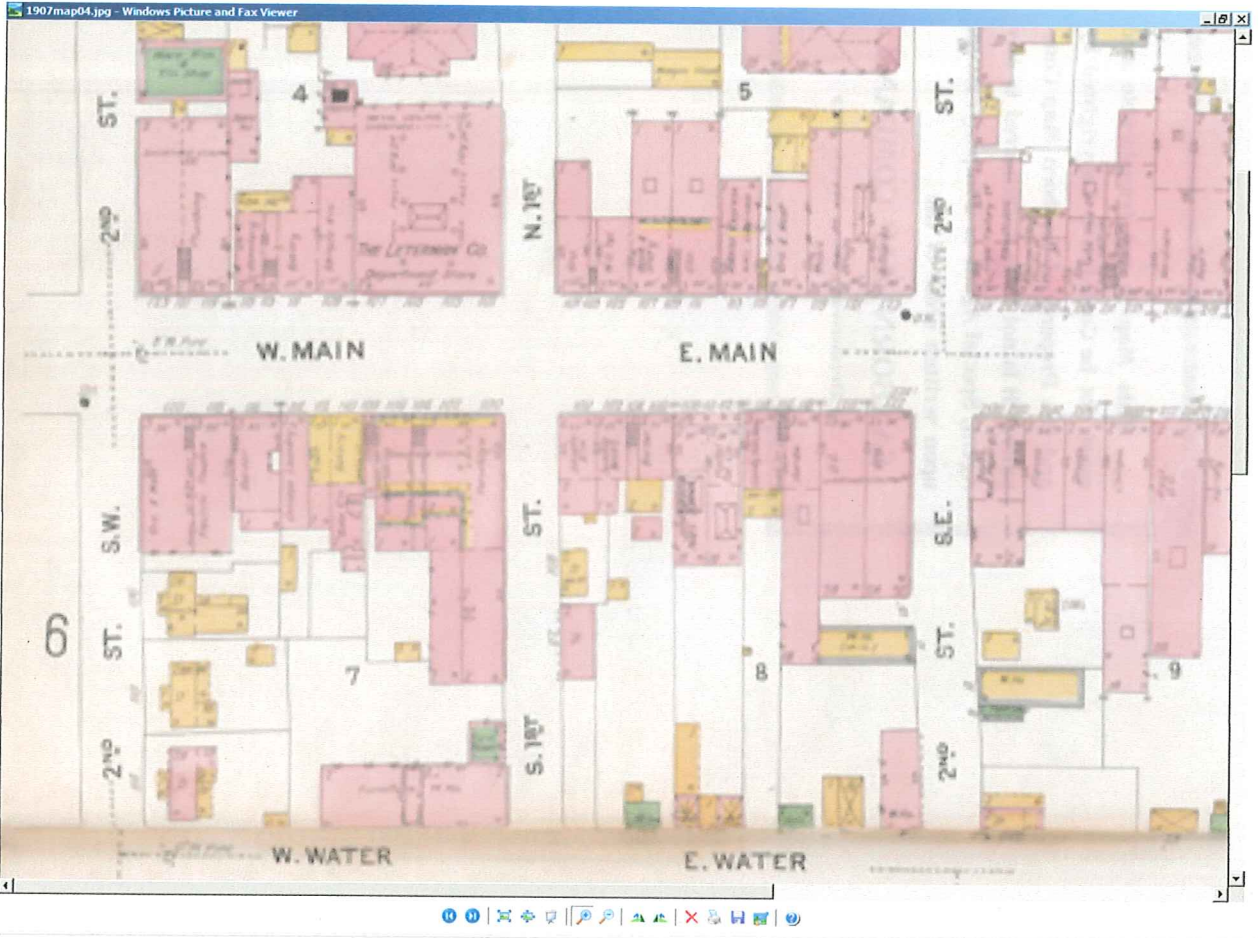
U.S. HEADQUARTERS

MITSUBISHI PLASTICS COMPOSITES AMERICA, INC.

401 Volvo Parkway, Chesapeake, VA 23320

Telephone: 800-422-7270, Facsimile: 757-436-1896

www.alpolic-northamerica.com e-mail: info@alpolic.com



Scala, Mary Joy

From: Scala, Mary Joy
Sent: Thursday, February 04, 2010 3:24 PM
To: 'Arthur Valente'
Subject: 102 East Main Street

Arthur,

I checked with the Chair of the BAR and his response is below. So I am willing to sign off on a building permit to do the work you described.

If you want to ask the BAR for permission to demolish the cedar shake façade, let me know and I can process an application. It will cost \$100, and you'll need ten sets of whatever information you want them to look at.

Mary Joy

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

The entire roof and shell walls will be behind the wall and lower than the marble parapet?
I'm inclined to say (if its truly not visible) it could be administratively approved but that they do so at their own risk because the Board will not be locked into any design implications on the exterior wall created by the new work that is currently concealed. If the ultimate renovation of the mall facade then exposes the new work or is somehow limited by decisions they will make now, they would be prudent to bring it to the board even though they may not need to. If they don't, the Board has no obligation to approve anything they do once its visible from the public right-of-way.

Fred

2/4/2010

Scala, Mary Joy

From: Fred Wolf [fw@wolf-ackerman.com]
Sent: Thursday, February 04, 2010 2:37 PM
To: Scala, Mary Joy
Subject: Re: Need advice

Mary Joy:

Snooky's gets a makeover? Wow. Glad I stayed on.

The entire roof and shell walls will be behind the wall and lower than the marble parapet? I'm inclined to say (if its truly not visible) it could be administratively approved but that they do so at their own risk because the Board will not be locked into any design implications on the exterior wall created by the new work that is currently concealed. If the ultimate renovation of the mall facade then exposes the new work or is somehow limited by decisions they will make now, they would be prudent to bring it to the board even though they may not need to. If they don't, the Board has no obligation to approve anything they do once its visible from the public right-of-way.

Fred

On Feb 4, 2010, at 9:18 AM, Scala, Mary Joy wrote:

Fred,

I met yesterday with Arthur Valente and his parents, who own 102 E Main Street (Snooky's).

There was a fire many years ago, so the second floor is missing behind the pink marble façade. The roof over Snooky's is in need of repair.

To fix it, and to kill two birds with one stone, they want to place the new roof at the second story height, but still below the existing front parapet. They are asking me to approve it administratively.

Complications are they need to build "shell" walls to support the new roof... the front and rear walls will be located about 6 feet in from the front and rear facades to allow for future patios. In addition, the existing parapet on the east side (shared with Joan Fenton) would have to be built up higher because it is currently a first floor parapet height.

The BAR has purview because it's exterior, even though it's not currently visible, but what information would the BAR look at?

I said I'd check with you and let them know. They will also be asking at some point to remove the cedar shakes to see if they will be able to restore the marble façade, which appently had a formal three bay window arrangement.

They said Ray Gaines is working on the long range second floor design. My only concern is that, when they come back for the final design of the façade, that the shell they are building now may lock them in to a specific design.

Arthur is available if you want to see it. If they have to submit, it will probably be for the March meeting.

Thank you.

2/4/2010

<image002.jpg>

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

"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



AFFIDAVIT OF MAILING

To File: 102 East Main Street (BAR 11-11-01)

I, Lisa Barmore, 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 October 27, 2011.

Signed:

Lisa A. Barmore

Lisa Barmore

ADDRESSES

See Attachments

STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 1st day of November 2011, by Lisa Barmore.

My Commission Expires: December 31, 2011

Patricia R. Carrington
Notary Public

PATRICIA R. CARRINGTON
NOTARY ID # 7098914
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2011

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



November 1, 2011

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 11-11-01
102 E Main Street
Tax Map 28 Parcel 21
CMS, Inc, Applicant/ Wacco Property Investments, LLC, Owner
Façade renovations

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, November 15, 2011, starting at 5:30 pm 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.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

120 EAST MAIN STREET LLC, ETAL
WILLIAM ACHENBACH
510 EAST MAIN STREET
CHARLOTTESVILLE VA
22902

HLW PROPERTIES LLC
105 W MAIN ST STE 200
CHARLOTTESVILLE VA
22902

OLD APRILS, LLC
P O BOX 4226
CHARLOTTESVILLE VA
22905

BRINDLEY, HAROLD, III, TRUSTEE
619 LOCUST AVENUE
CHARLOTTESVILLE VA
22902

HOFF MOTOR COMPANY INC
P O BOX 8052
CHARLOTTESVILLE VA
22906

ONE HUNDRED EAST MAIN LTD PART
ELAINE MCDANIEL
MSC BOX 5186
CHARLOTTESVILLE VA
22905

FIRST AND MAIN CHARLOTTESVILLE LLC
224 14TH STREET NW
CHARLOTTESVILLE VA
22903

JEFFERSON THEATER HOLDINGS, LLC
P O BOX 1467
CHARLOTTESVILLE VA
22902

102 E main
(8)