

From: Scala, Mary Joy
Sent: Thursday, May 24, 2012 10:55 AM
To: Greg Jackson (gjackmail@gmail.com)
Cc: gabo@townsquareassociates.com
Subject: FW: 505 W Main Street

May 23, 2012

Greg Jackson
826 B Hinton Avenue
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 12-03-05
505 W Main Street
Tax Map 32 Parcel 174
Greg Jackson, Applicant/Main Street West, LLC, Owner
Rear Addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on [May 15](#), 2012.

The following actions were taken:

The BAR approved (8-0) the application with the stipulation that the applicant provide additional details for the proposed fence and planter for staff approval.

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 15](#), 2013), 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.

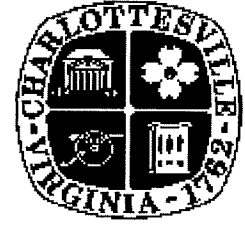
Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 15, 2012**



Certificate of Appropriateness Application

BAR 12-03-05

505 W Main Street

Tax Map 32 Parcel 174

Greg Jackson, Applicant/Main Street West, LLC, Owner

Rear Addition (**Approved with conditions April 17, 2012**)

Background

This is a contributing structure in the Downtown ADC District. The most recent use was C&R Auto Repair. This building is part of a complex of commercial structures that were recently before the BAR, including 509 and 513 West Main Street. All three buildings surround a proposed courtyard space.

September 20, 2011 - The BAR deferred (4-0-1 with Wolf recused) the application to renovate the existing building. Because the BAR deferred, they are required to take action at the October 18 meeting.

October 18, 2011 – The BAR approved (6-0-1 with Wolf recused) the revised rehabilitation design as submitted, including removal of both entire chimneys.

February 21, 2012- The BAR approved (6-1) the proposed addition of a second floor loft and covered balconies to a rear portion of the building as submitted.

March 20, 2012 - Accepted (9-0) the applicant's request for deferral of rear addition on Commerce Street and window replacement.

April 17, 2012 - The BAR approved (7-2 with Miller and Adams against) the material change at the loft addition and the window replacement as submitted with a condition that details for the installation of new windows be submitted for administrative approval.

The BAR approved (8-1 with Adams against) the rear addition and courtyard on Commerce Street with the condition that the following details come back to the BAR for approval: details of the site plan including sidewalk, street tree and planters; the detailing (section/elevations) of the window wall and balconies; and the pattern of the cement board on the side wall.

Application

The applicant is in the process of renovating an existing brick building for a new retail use. The previously approved applications included minimal change to the front portion of the building:

All existing openings will be replaced with clear anodized storefront assemblies. The painted brick building will be repainted medium warm gray, with cool off-white trim. Signage and sconce lights will be green patina copper. The existing garage door opening on the south elevation will be widened by removing the CMU infill.

In February the BAR approved a loft addition and covered balcony to the middle section of the building:

The wood porch will have the same details as the approved rear and side wood deck of 513 West Main Street (the corner building). The loft walls will be painted brick of medium warm gray in the same family as the main building color. Trim will be light cool gray. All fenestration will be anodized aluminum to match. The building is very long, extending all the way to Commerce Street in the rear. Bell's Funeral Home on 6th Street NW (shown with green roof in drawings) abuts the building behind this proposed addition.

In March an application was deferred to add a new two-story addition to the Commerce Street facade, and to replace exiting windows.

In April, the applicant amended the February loft approval, and received conditional approval of a rear addition facing Commerce Street, which he has decided to abandon in favor of the currently proposed plan.

The scope of the project has been scaled back to just renovate the north wall of the existing building with new fenestration and not include a new 20' rear addition. The facade will be similar to the previously proposed anodized aluminum glass storefront with one 6' x 24' balcony fit between the existing brick areas at the corners. Two 4" galvanized downspouts will run down these brick areas on the east and west, from the 8" soffit of the roof overhang down to embedded drain pipes in the concrete plaza.

The rear scored colored concrete courtyard/plaza will be similar to the previous proposal although 20' longer and with a gate and the required tree. There will be the planters with small trees along each side and a trench drain traversing across the courtyard. The existing west wall and existing wood fence will be painted white. The new east fence and sliding gate will be a black metal 6' vertical baluster commercial fence.

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 for Additions

p. 3.18

O. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. *Function and Size*
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Pertinent Design Review Guidelines – Rehabilitation

p. 4.4 & 4.5

WINDOWS

- 1) *Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) *Retain original windows when possible.*
- 3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*

- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 14) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 15) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 16) *Storm windows should not damage or obscure the windows and frames.*
- 17) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.*
- 18) *Use shutters if compatible with the style of the building or neighborhood.*
- 19) *Shutters should be wood (rather than metal or vinyl) and should be mounted on hinges.*
- 20) *The size of the shutters should result in their covering the window opening when closed.*
- 21) *Avoid shutters on composite or bay windows.*
- 22) *If using awnings, ensure that they align with the opening being covered.*
- 23) *Use awning colors that relate to the colors of the building.*

Discussion and Recommendations

This building currently contributes to the West Main Street district, which has a history of automobile-related businesses. In general, the renovation of this property and the adjacent property is very positive, and will add desirable activity to this section of West Main Street.

The proposed changes to the rear of the building are appropriate as proposed.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Rehabilitations, I move to find that the proposed changes to the rear of the building satisfy the BAR's criteria and are 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

P12-0032

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 MAIN STREET WEST LLC Applicant Name GREG JACKSON
Project Name/Description 505 W. MAIN - COMMERCE Parcel Number 320174000
Property Address 505 W. MAIN ST. CHARLOTTESVILLE, VA 22903

Applicant Information

Address: 505 W. MAIN ST.
826 E HINDEN AV. CV. VA 22902
Email: greg@topiadesign.net
Phone: (W) 434 825 3763 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 2920 WEBSTER ST.
SAN FRANCISCO CA
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

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

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 [Signature] Date 2/28/12
Print Name GREG JACKSON

Property Owner Permission (if not applicant)

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

Signature [Signature] Date 2-28-12
Print Name Gabriel Silverman

Description of Proposed Work (attach separate narrative if necessary): New 2-Story addition to rear of Existing bldg w/ Stair to roof deck. Painted masonry & glass

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

For Office Use Only

Received by: BSW
Fee paid: 125.00 Cash/Ck. # 1330
Date Received: 2/28/2012

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

RECEIVED

P12-0032

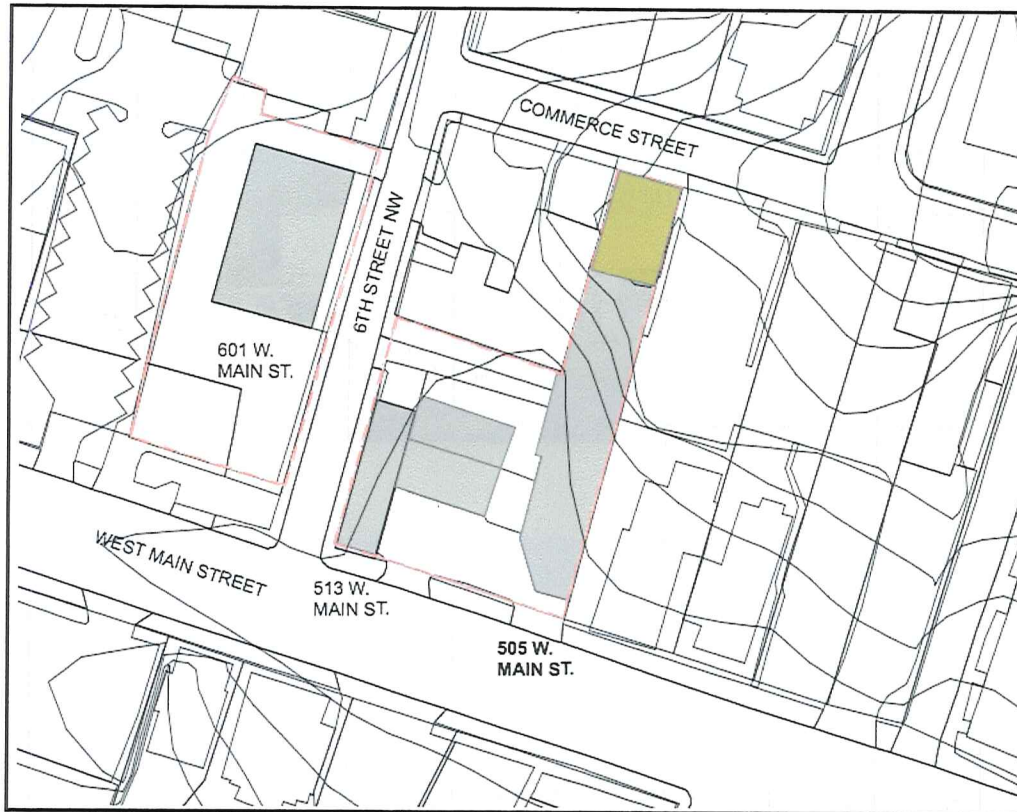
FEB 28 2012

Scala, Mary Joy

From: Greg Jackson <gjackmail@gmail.com>
Sent: Wednesday, May 09, 2012 3:59 PM
To: Scala, Mary Joy
Subject: Re: 505 W MAIn Street BAR Action 4-12-2012
Attachments: WM-505-11-nn11.pdf; ATT00001.htm; Screen Shot 2012-05-09 at 3.54.48 PM.png; ATT00002.htm; Screen Shot 2012-05-09 at 3.54.36 PM.png; ATT00003.htm

The scope of the project has been scaled back to just renovate the north wall of the existing building with new fenestration and not include a new 20' rear addition. The facade will be similar to the previously proposed anodized aluminum glass storefront with one 6' x 24' balcony fit between the existing brick areas at the corners. Two 4" galvanized downspouts will run down these brick areas on the East and West, from up at the 8" soffit of the roof overhang down to embedded drain pipes in the concrete plaza. The rear scored colored concrete courtyard/plaza will be similar to the previous proposal although 20' longer and with a gate and the required tree. There will be the planters with small trees along each side and a trench drain traversing across the courtyard. The existing west wall and existing wood fence will be painted white. The new east fence and sliding gate will be a black metal 6' vertical baluster commercial fence.

Greg Jackson
TOPIA design
434.825.3763



PROJECT NOTES :

The scope of the project has been scaled back to just renovate the north wall of the existing building with new fenestration and not include a new 20' rear addition. The facade will be similar to the previously proposed anodized aluminum glass storefront with one 6' x 24' balcony fit between the existing brick areas at the corners. Two 4" galvanized downspouts will run down these brick areas on the East and West, from up at the 8" soffit of the roof overhang down to embedded drain pipes in the concrete plaza.

The rear scored colored concrete courtyard/plaza will be similar to the previous proposal although 20' longer and with a gate and the required tree. There will be the planters with small trees along each side and a trench drain traversing across the courtyard. The existing west wall and existing wood fence will be painted white. The new east fence and sliding gate will be a black metal 6' vertical baluster commercial fence.



505 W. MAIN ST.

REAR FACADE

ORIENTATION

TOPIA design

5.15.2012 1/13



SOUTH VIEW



NORTH VIEW

505 W. MAIN ST.	REAR FACADE	CONTEXT/EXISTING	TOPIA design	5.15.2012	2/13
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SOUTH VIEW



NORTH VIEW

505 W. MAIN ST.	REAR FACADE	CONTEXT/EXISTING	TOPIA design	5.15.2012	2/13
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NORTH VIEW



NORTH WEST VIEW



NORTH EAST VIEW



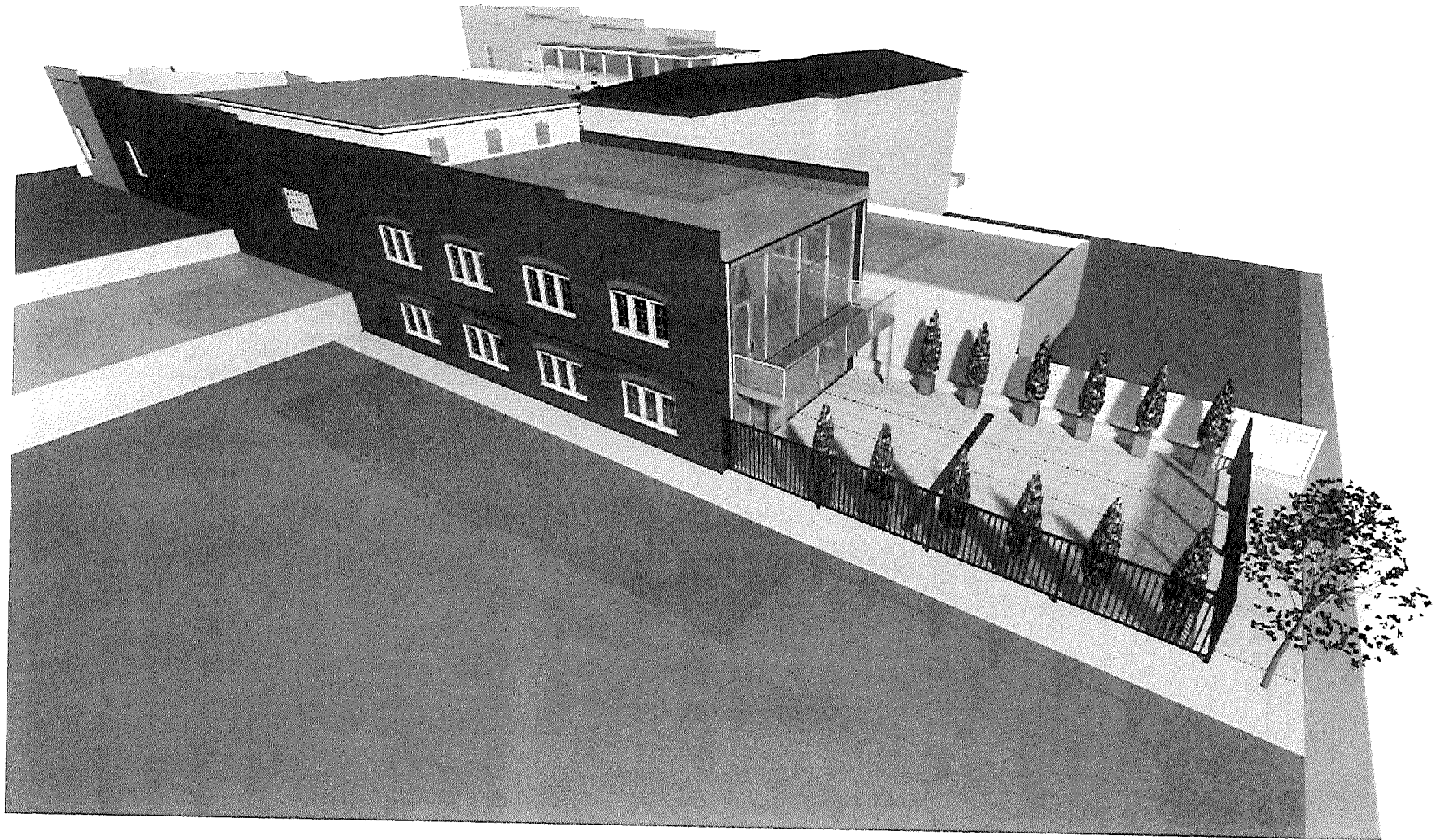
NORTH VIEW - EARLY

505 W. MAIN ST.	REAR FACADE	EXISTING	TOPIA design	5.15.2012	3/13
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EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	4/13
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EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	4/13
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NORTH EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	5/13
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NORTH VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	6/13
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NORTH VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	6/13
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NORTH VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	7/13
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NORTH EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	8/13
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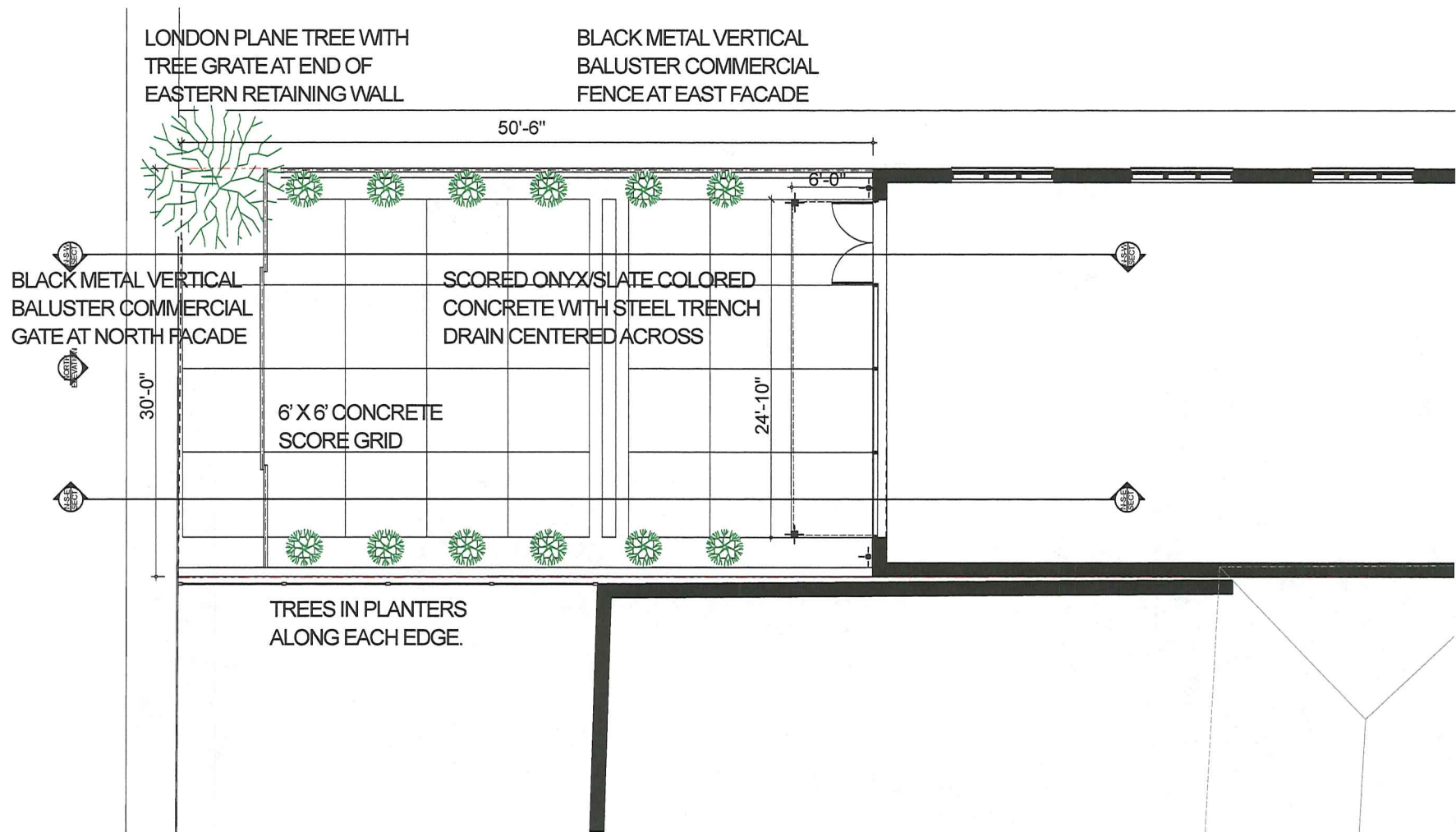
NORTH EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	8/13
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NORTH VIEW

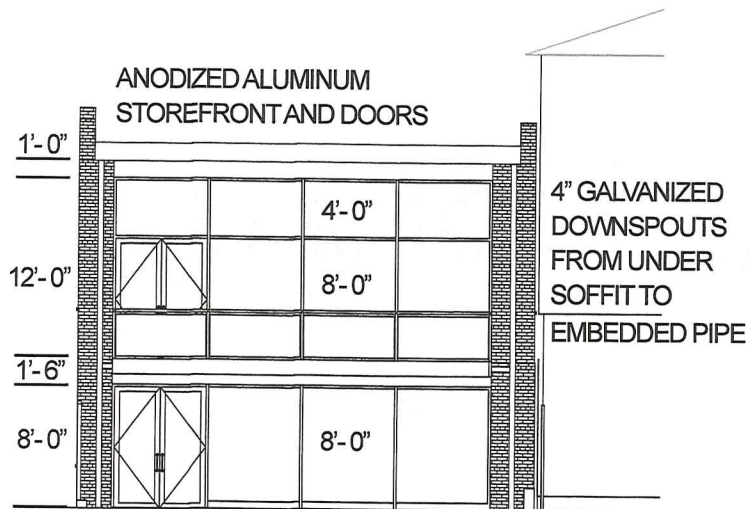
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FLOOR/PLAZA PLAN



505 W. MAIN ST.	REAR FACADE	PLAN	TOPIA design	5.15.2012	10/13
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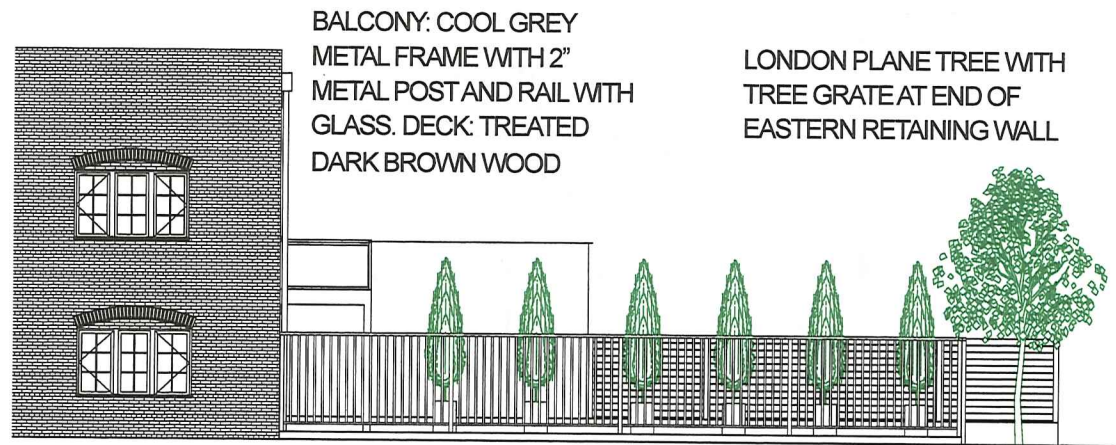


NORTH ELEVATION



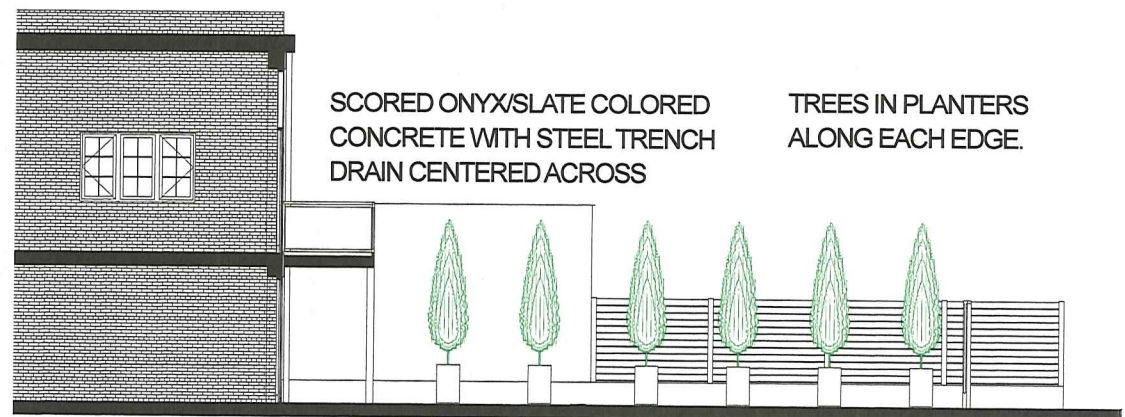
NORTH ELEVATION

BLACK METAL VERTICAL
BALUSTER COMMERCIAL
GATE AT NORTH FACADE



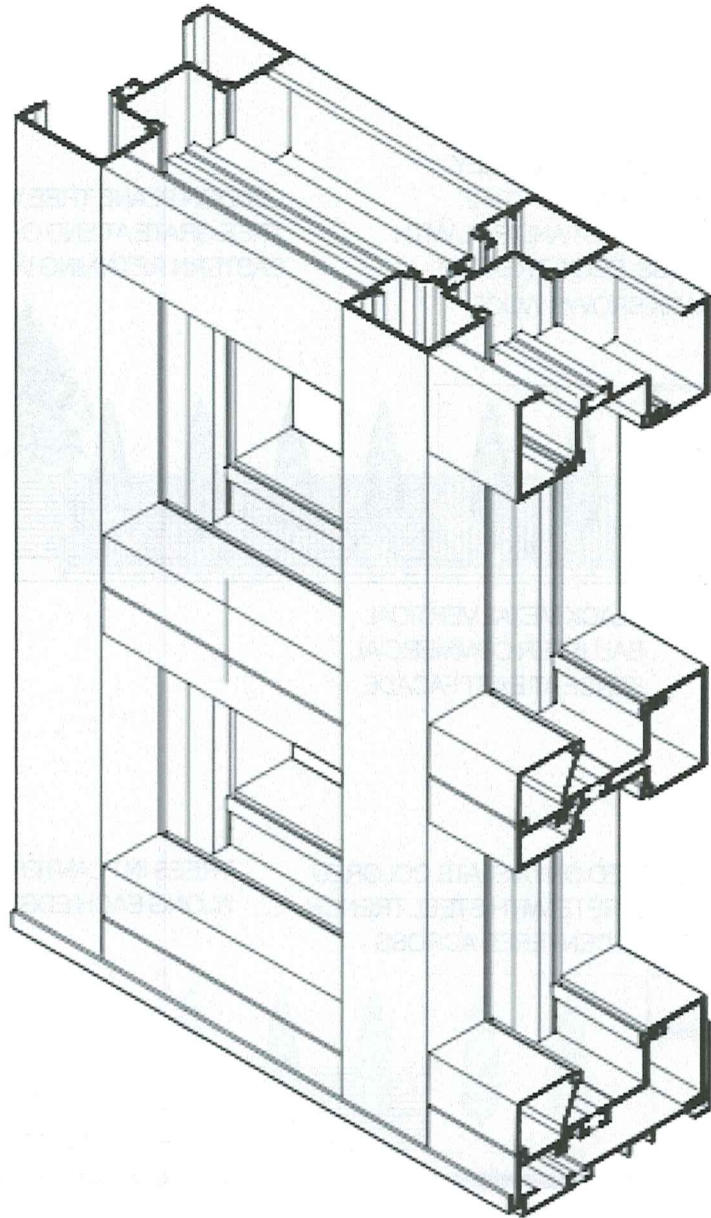
EAST ELEVATION

BLACK METAL VERTICAL
BALUSTER COMMERCIAL
FENCE AT EAST FACADE



EAST SECTION

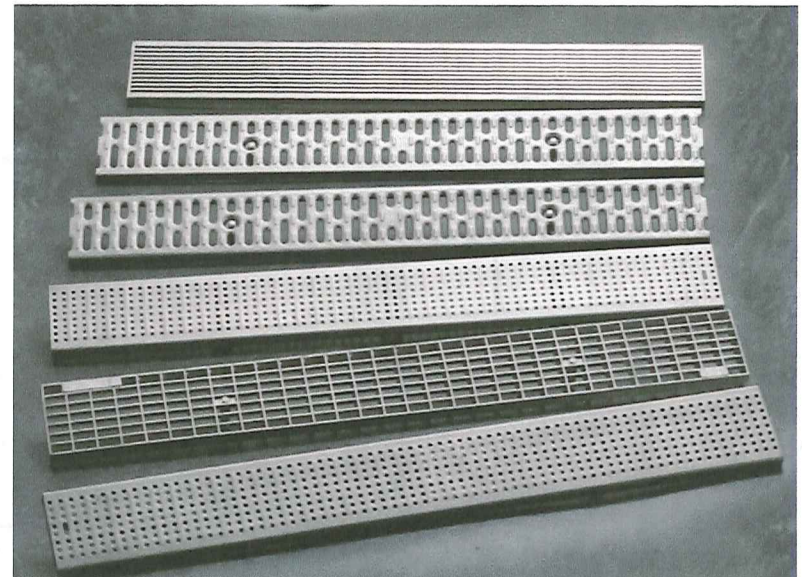
505 W. MAIN ST.	REAR FACADE	ELEVATIONS / SECTION	TOPIA design	5.15.2012	11/13
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TYPICAL STOREFRONT ASSEMBLY

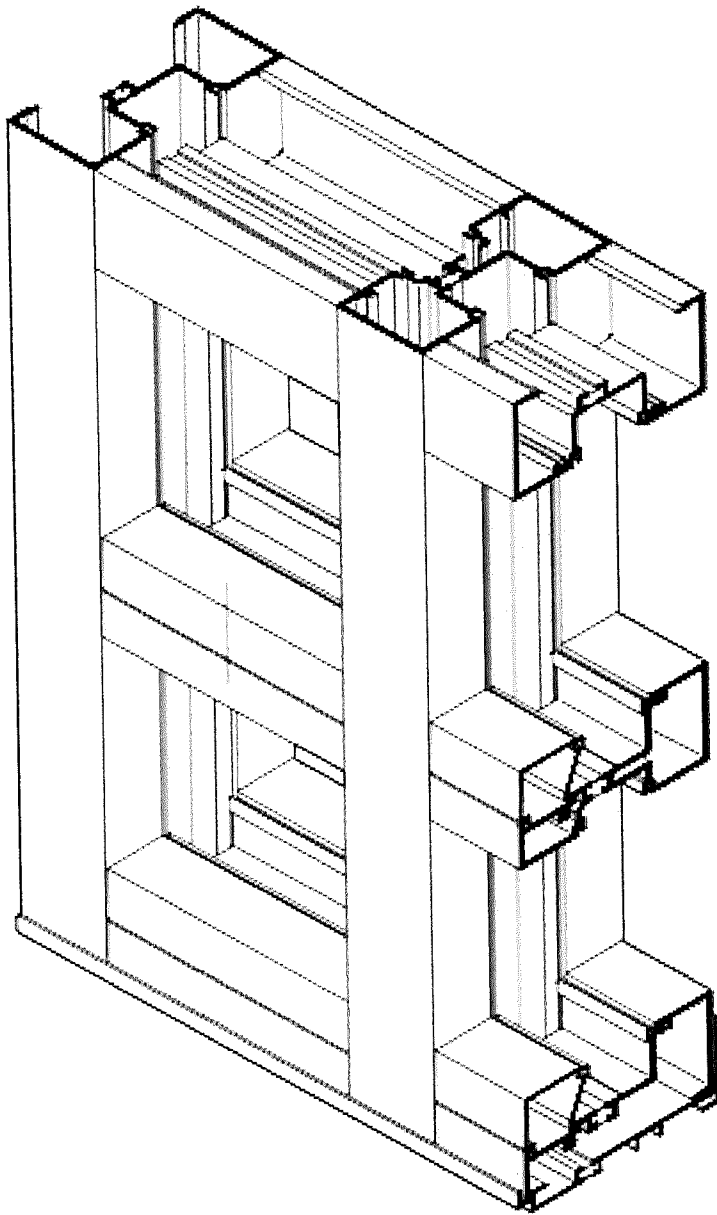


TREE GRATE



TRENCH DRAIN

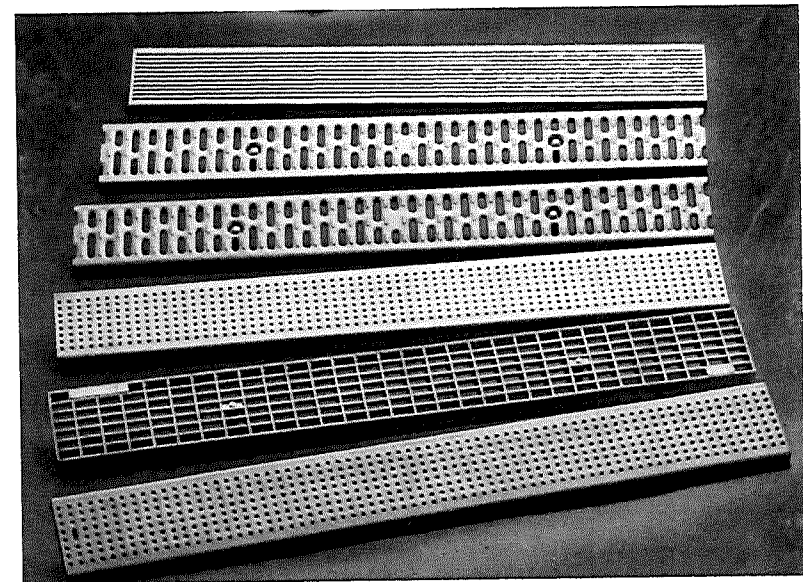
505 W. MAIN ST.	REAR FACADE	EXAMPLES	TOPIA design	5.15.2012	12/13
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TYPICAL STOREFRONT ASSEMBLY



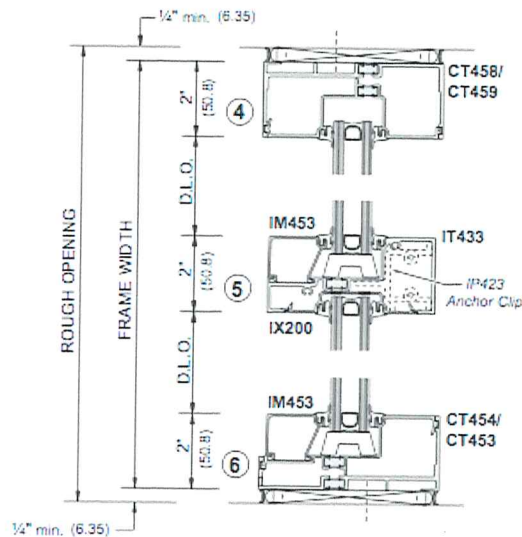
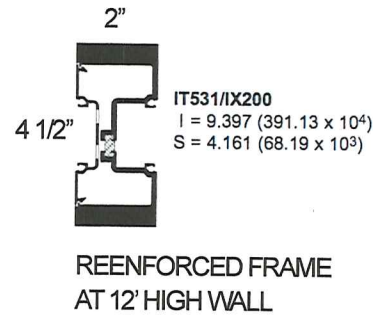
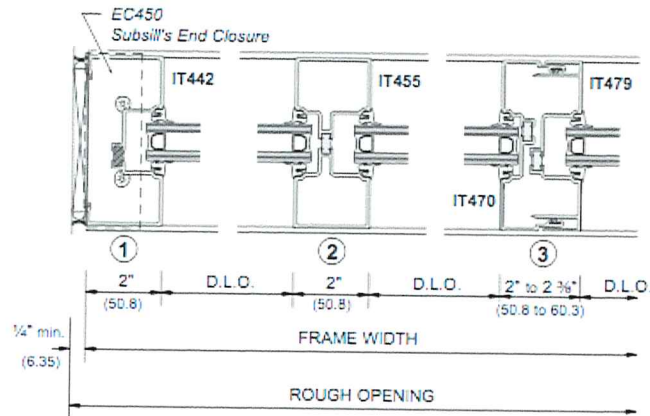
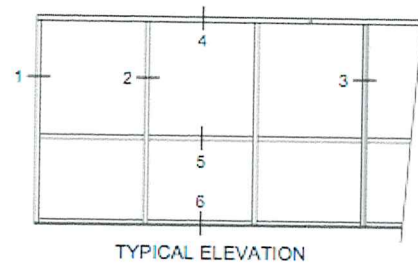
TREE GRATE



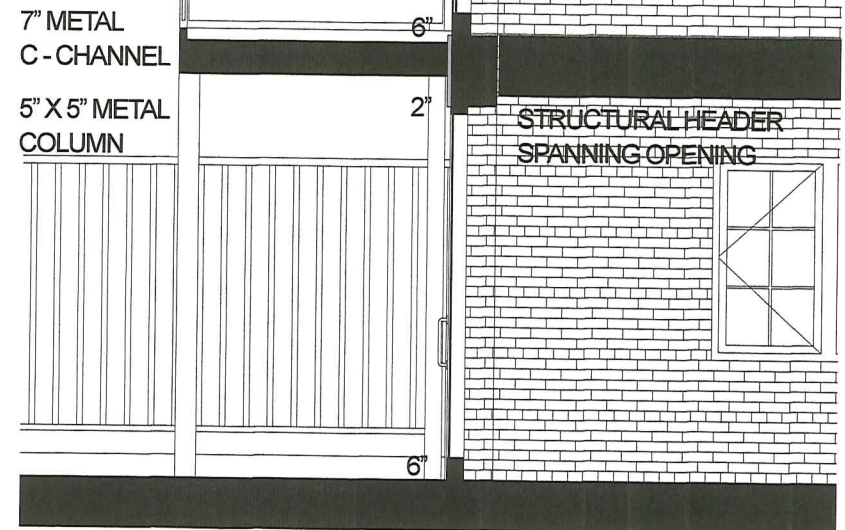
TRENCH DRAIN

505 W. MAIN ST.	REAR FACADE	EXAMPLES	TOPIA design	5.15.2012	12/13
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ANODIZED
ALUMINUM
STOREFRONT
AND DOORS.

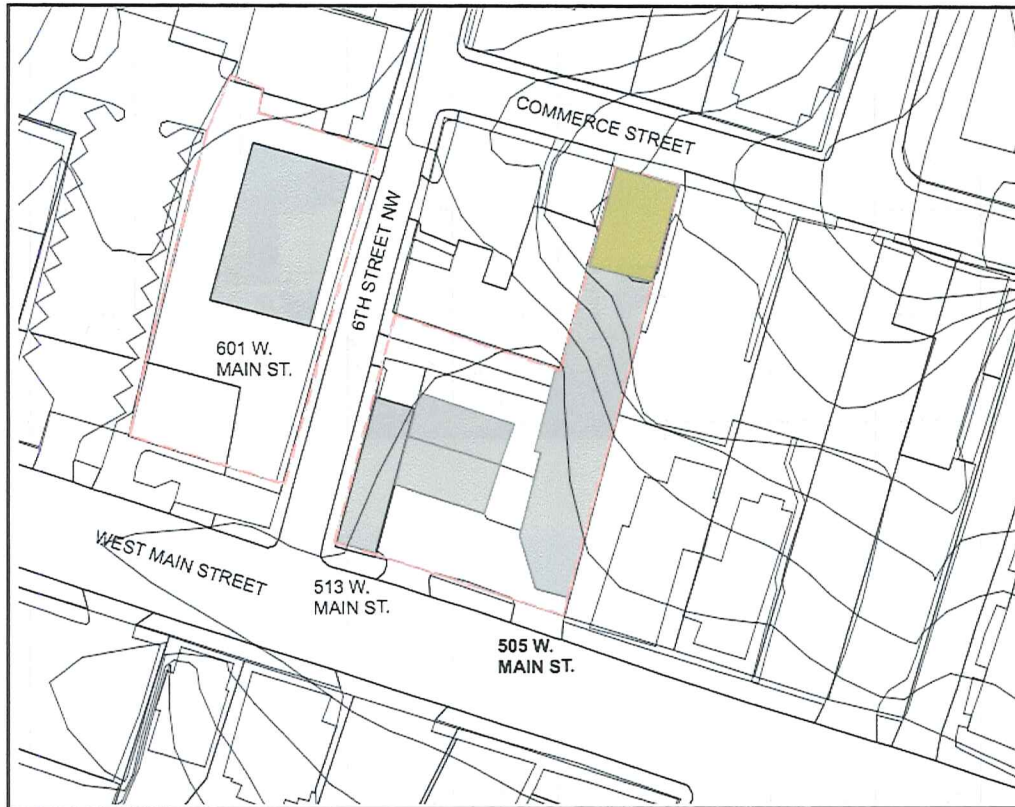


TYPICAL DETAILS



WEST SECTION

505 W. MAIN ST.	REAR FACADE	DETAILS / SECTION	TOPIA design	5.15.2012	13/13
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PROJECT NOTES :

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505 W. MAIN ST.	REAR FACADE	ORIENTATION	TOPIA design	5.15.2012	1/13
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SOUTH VIEW



NORTH VIEW

505 W. MAIN ST.	REAR FACADE	CONTEXT/EXISTING	TOPIA design	5.15.2012	2/13
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NORTH VIEW



NORTH WEST VIEW

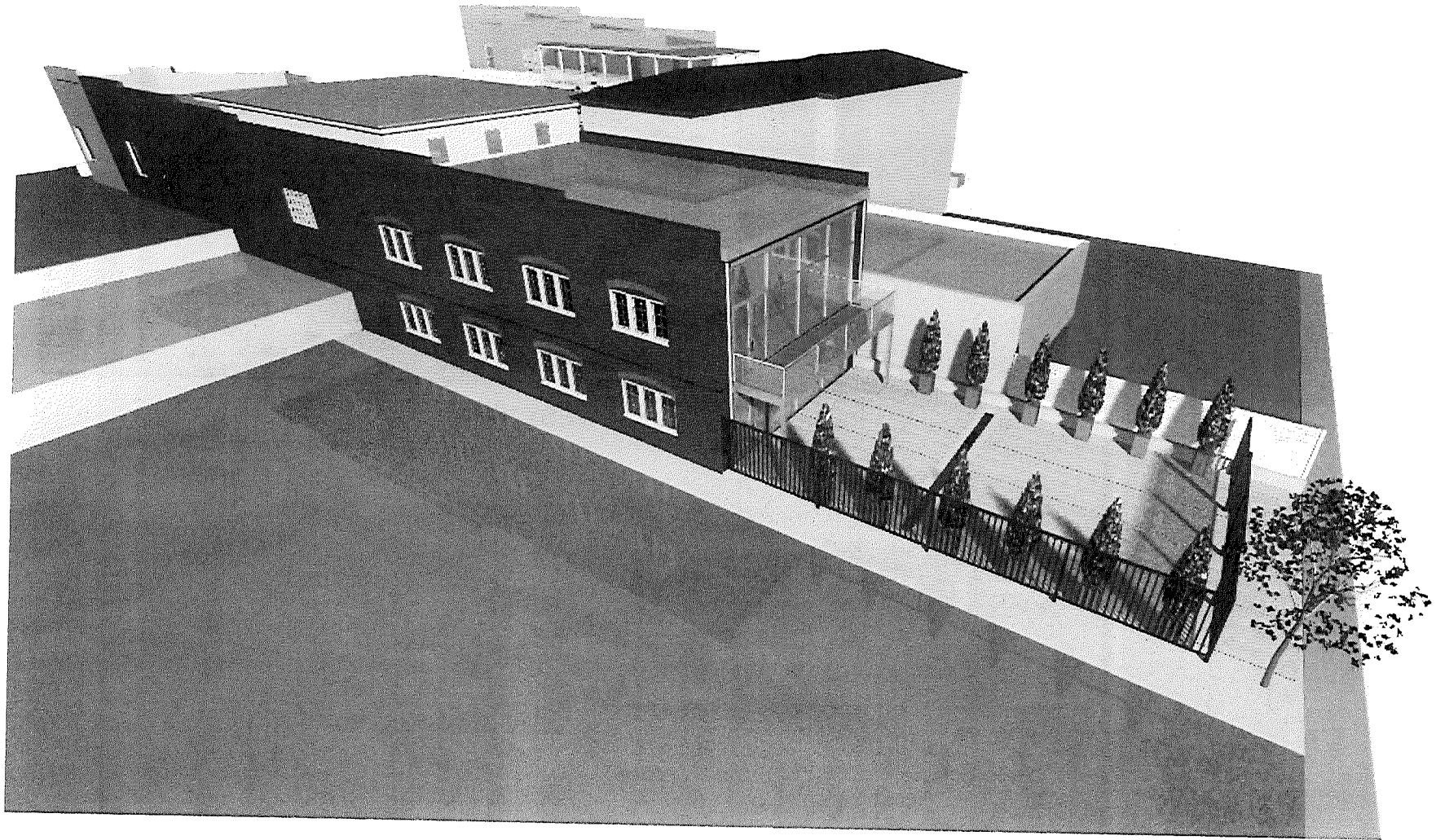


NORTH EAST VIEW



NORTH VIEW - EARLY

505 W. MAIN ST.	REAR FACADE	EXISTING	TOPIA design	5.15.2012	3/13
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EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	4/13
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NORTH EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	5/13
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NORTH VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	6/13
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NORTH VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	7/13
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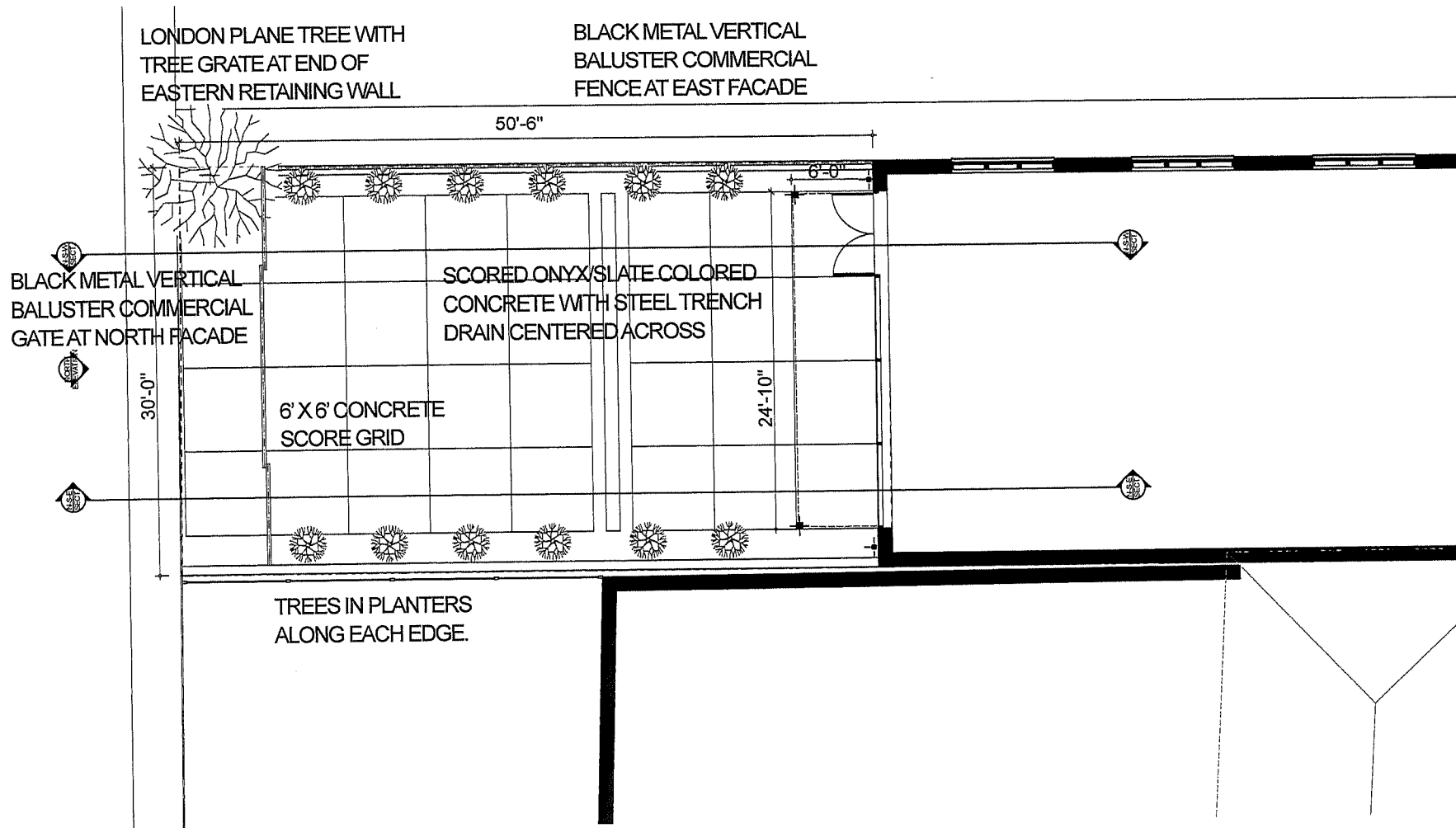
NORTH EAST VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	8/13
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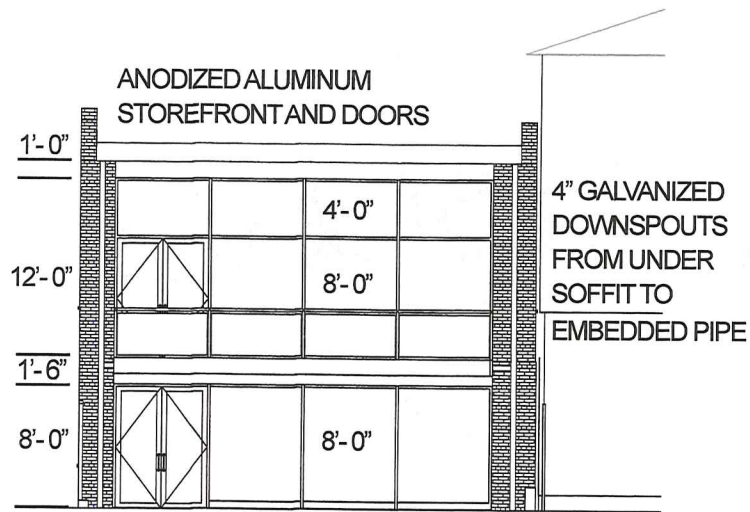
NORTH VIEW

505 W. MAIN ST.	REAR FACADE	PERSPECTIVE	TOPIA design	5.15.2012	9/13
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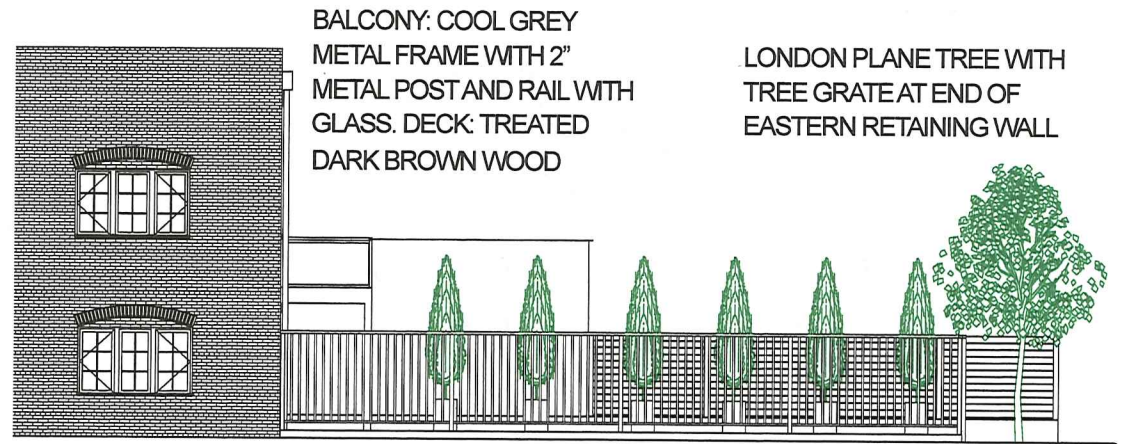


FLOOR/PLAZA PLAN

505 W. MAIN ST.	REAR FACADE	PLAN	TOPIA design	5.15.2012	10/13
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NORTH ELEVATION



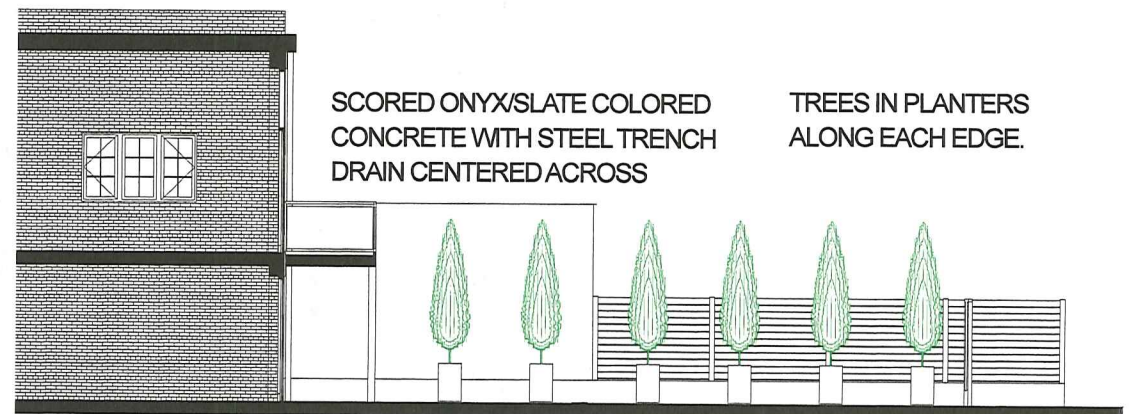
EAST ELEVATION

BLACK METAL VERTICAL
BALUSTER COMMERCIAL
FENCE AT EAST FACADE



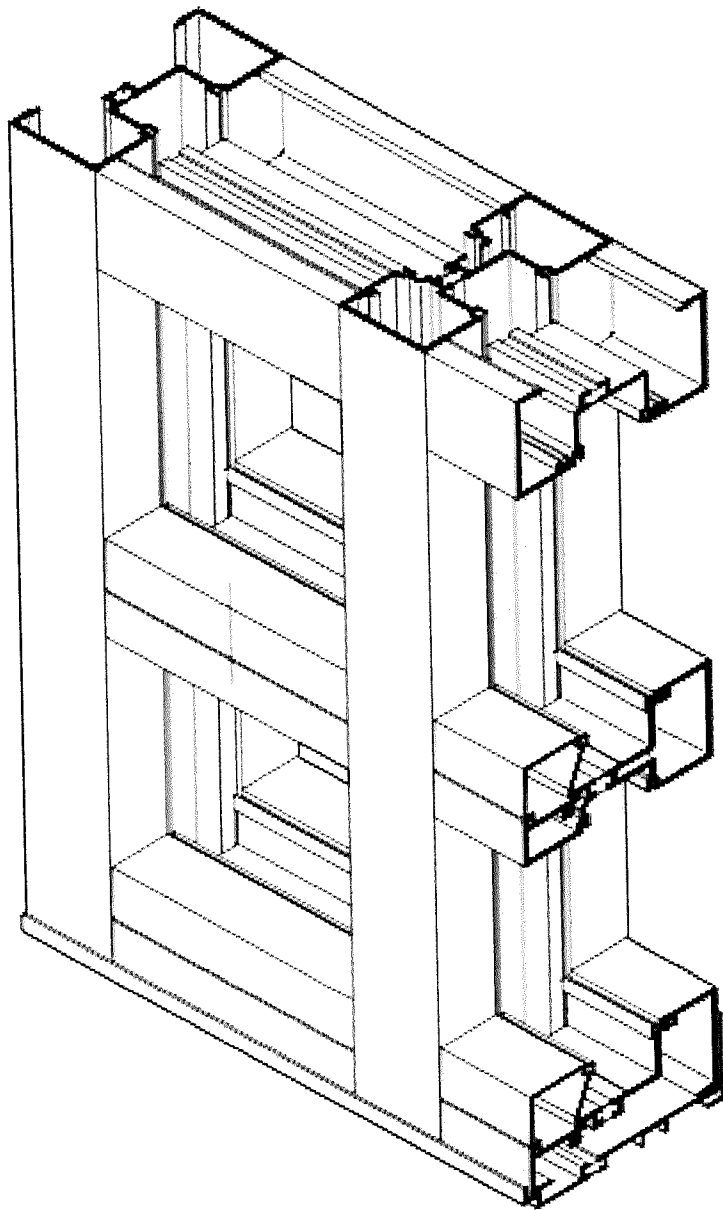
NORTH ELEVATION

BLACK METAL VERTICAL
BALUSTER COMMERCIAL
GATE AT NORTH FACADE



EAST SECTION

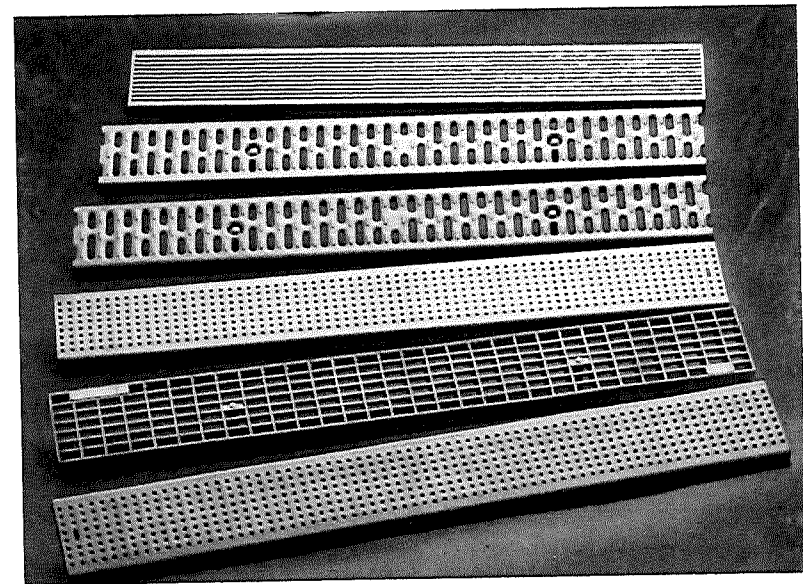
505 W. MAIN ST.	REAR FACADE	ELEVATIONS / SECTION	TOPIA design	5.15.2012	11/13
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TYPICAL STOREFRONT ASSEMBLY



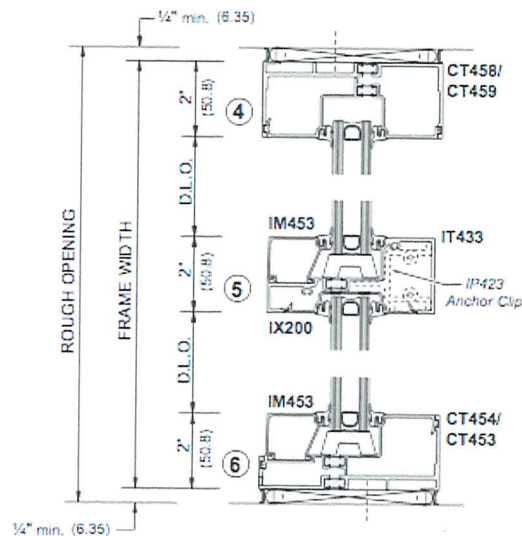
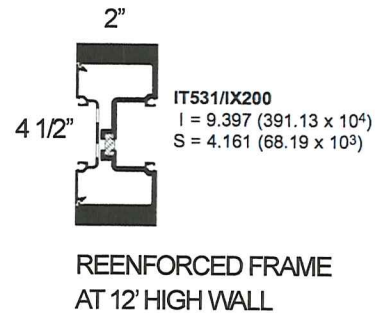
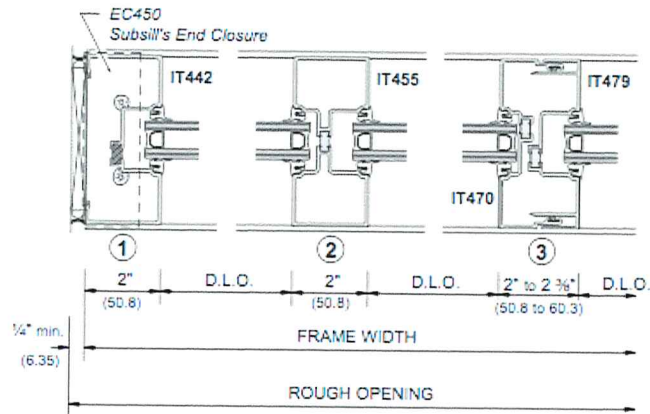
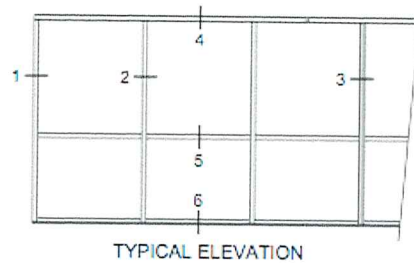
TREE GRATE



TRENCH DRAIN

505 W. MAIN ST.	REAR FACADE	EXAMPLES	TOPIA design	5.15.2012	12/13
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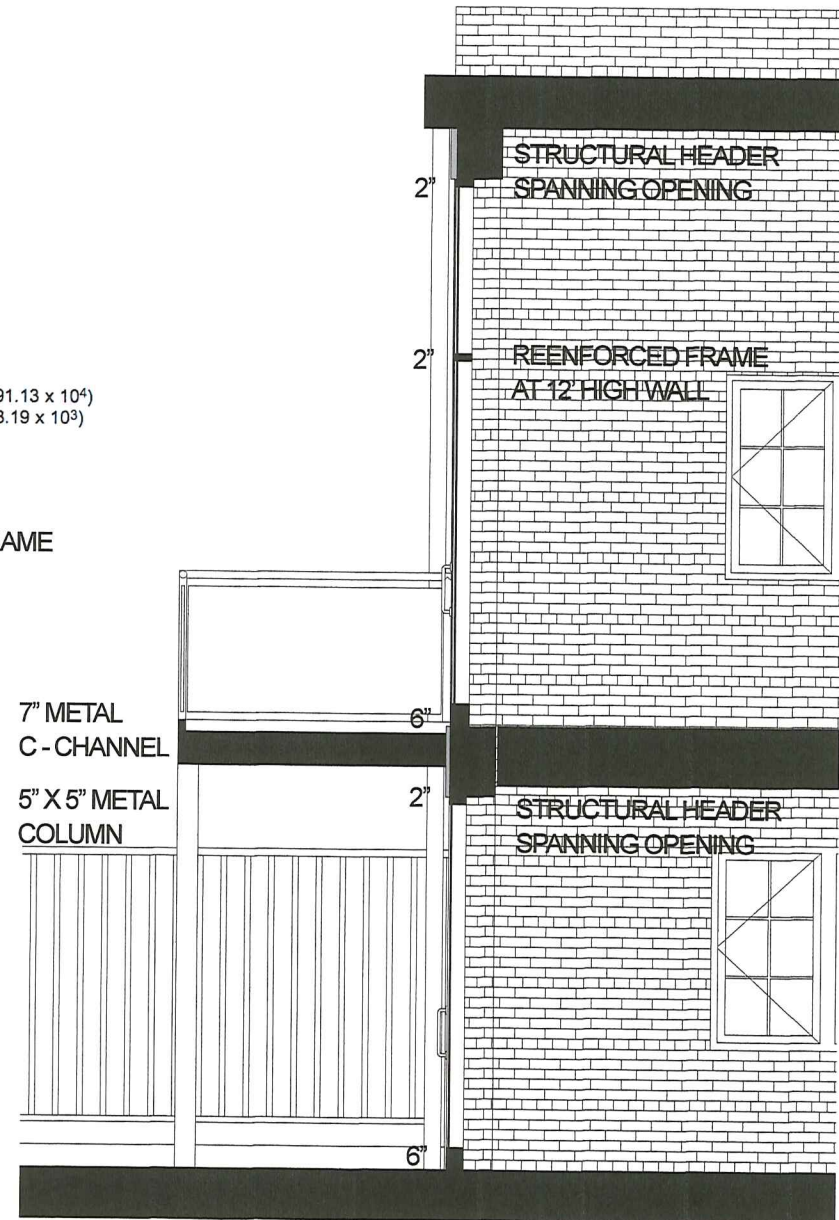
ANODIZED
ALUMINUM
STOREFRONT
AND DOORS.



TYPICAL DETAILS

7" METAL
C-CHANNEL

5" X 5" METAL
COLUMN



WEST SECTION

505 W. MAIN ST.	REAR FACADE	DETAILS / SECTION	TOPIA design	5.15.2012	13/13
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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: 505 W Main Street (BAR 12-03-05) and 509 W Main Street (BAR 12-05-04)

I, Deronda Eubanks, 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 1, 2012.

Signed:



Deronda Eubanks

ADDRESSES

See Attachments

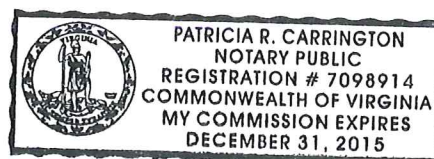
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 1st day of May 2012, by Deronda Eubanks.

My Commission Expires: December 31, 2015


Notary Public



CITY OF CHARLOTTESVILLE

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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



May 1, 2012

Dear Sir or Madam:

This letter is to notify you that the following applications have 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 12-03-05
505 W Main Street
Tax Map 32 Parcel 174
Greg Jackson, Applicant/Main Street West, LLC, Owner
Rear Addition (**Approved with conditions April 17, 2012**)

Certificate of Appropriateness Application

BAR 12-05-04
509 W Main Street
Tax Map 32 Parcel 174
Waterstreet Studio, Applicant/ Mainstreet West, LLC, Owner
Courtyard Improvements, Renovations

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 15, 2012, 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 2nd floor.

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

505/509 W main (c)

BELL, J F FUNERAL HOME INC
108 6TH STREET NW
CHARLOTTESVILLE VA
22903

HANEY, ROY, VIRGINIA & LAUREN HALL, TR
314 MONTEBELLO CIRCLE
CHARLOTTESVILLE VA
22903

MAIN STREET WEST, LLC
2920 WEBSTER STREET
SAN FRANCISCO CA
94123

PERKINS, JANICE D REVOCABLE TR THE
P O BOX 125
NORGE VA
23127

THE SUTTON GROUP, LLC
700 EAST HIGH STREET
CHARLOTTESVILLE VA
22902

TSCHAPPATT, CHRISTOPHER, ETAL
2801 BRANDON AVE
ROANOKE VA
24015