

From: Scala, Mary Joy
Sent: Thursday, August 22, 2013 4:28 PM
To: wes@landmark-properties.com; Blake Hurt (bhurt@cvilleofficespace.com); John Matthews
Subject: BAR Action 855 W Main Street

August 22, 2013

Landmark Acquisitions LLC
455 Epps Bridge Parkway, Bldg 100, Suite 201
Athens, GA 30606

Certificate of Appropriateness Application

BAR 13-08-05
853 & 855 W Main Street
Tax Map 31 Parcel 170
853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant
Demolition of Republic Plaza

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 20, 2013. The following action was taken:

Approved as submitted (8-0).

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 (February 20, 2015), 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.

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
August 20, 2013**

Certificate of Appropriateness Application

BAR 13-08-05

853 & 855 W Main Street

Tax Map 31 Parcel 170

853-855 West Main LLC, Owner/ Landmark Acquisitions LLC, Applicant

Demolition of Republic Plaza

Background

855 West Main Street, the Republic Plaza building, (1988) is designated as a contributing structure in the West Main Street ADC district. However, 853 West Main Street, the former Safeway building, (1969; 1988) is not designated as contributing, so does not require review prior to demolition.

Application

The applicant is requesting approval to demolish the building.

Criteria and Guidelines

Review Criteria Generally

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

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

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

Pertinent Standards for Considering Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(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;*
The building was built in 1988.

- (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;*
Neither the building nor the West Main Street district is listed on the National or State Registers.

- (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;*
There are no known associations.

- (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;
It does not.

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

855 West Main Street could be reproduced.

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

The building is intact.

(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.

855 West Main Street is not linked historically or aesthetically to other buildings in the West Main Street ADC district, except possibly by the building materials, which are red brick and standing seam metal.

(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;

The applicant has not submitted a structural report, but the building is relatively recent, and appears to be structurally sound.

(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

The applicant intends to raze the building.

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

1. *The criteria established by the City Code.*

See above.

2. *The public necessity of the proposed demolition.*

There is no public necessity to demolish the building.

3. *The public purpose or interest in land or buildings to be protected.*

There is no public purpose to protect the building.

4. *The existing character of the setting of the structure or area and its surroundings.*

This is a commercial area zoned for mixed-use development.

5. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*

It would not.

6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*

The West Main Street ADC district would not be affected adversely by the demolition of this building. It would be important to preserve other structures that contribute to the character of the area.

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.*

No feasibility study for reusing the structure has been prepared for 855 West Main Street.

Discussion and Recommendations

The BAR does not consider what the possible new use of the property would be, only whether or not the building merits preservation.

The above criteria indicate that 855 West Main Street could be demolished.

There is a Breeden sculpture on the site, which is not protected, but should be preserved and relocated.

Suggested Motion:

Having considered the standards set forth within the City Code, including ADC District Design Guidelines for Demolition, I move to find that the proposed demolition of 855 West Main Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the West Main Street ADC district, and that the BAR approves the demolition as submitted.

STREET ADDRESS: 855 West Main Street
MAP & PARCEL: 10-4
FILE NUMBER: 701
PRESENT ZONING: B-3
ORIGINAL OWNER: Rivanna Partners, Limited Partnership
ORIGINAL USE: Offices
PRESENT USE: Offices
PRESENT OWNER: Rivanna Partners, Limited Partnership
ADDRESS:

HISTORIC NAME: Republic Plaza Building
DATE/PERIOD: 1988
STYLE: Post-Modern
HEIGHT (to cornice) OR STORIES: 3 ½ Stories
DIMENSIONS AND LAND AREA: 310' x 212' (1 ½ acres)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1995
SOURCES: City Records
Sanborn Map Co.

ARCHITECTURAL DESCRIPTION

This Post-Modern building is distinguished by the intricate ^{patterns} ~~patters~~ ^{its} in brick work. At 3½ stories, it is taller than anything on West Main Street except the Albemarle Hotel Building. Brick is laid in stretcher bond. The building has a hipped roof, covered with standing-seam metal, with skylights to light the upper half-story. At the first storey level, a recessed, segmentally arched arcade runs along the facade and the western elevation; and the form is repeated in the brickwork, though it is not open, on the other two elevations. Within the arcade, the corners of the building are chamfered, and there is an entrance in each one. there are multi-light display windows in the other bays. There is a frieze of vertical brickwork above the arcade, and above that, a moulded brick water table. At the upper levels, there are two one-light, fixed-sash windows per bay, rectangular at the second level and square at the third. Each window is surrounded by a mitered double band of vertical stretchers. The 6-bay facade is dominated by a monumental round-arched opening two stories in height that occupies the central two bays. Behind the arch, there is an entrance at the first level and a one-light half-round window at the second. Between them, a panel framed by vertical headers bears the name "Republic Plaza". Above the arch, there is a one-light circular window at the third storey level. There is a full entablature of moulded brick on the parapet.

HISTORICAL DESCRIPTION

Rivanna Partners, Limited Partnership purchased the Safeway property in 1987 (City DB 500-179), remodeled the existing building and erected this new building, designed by Charlottesville Architect Kurt Wassenaar, on its parking lot in 1988.

STREET ADDRESS: 853 West Main Street
 MAP & PARCEL: 31-170
 FILE NUMBER: 700
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Safeway Stores, Inc.
 ORIGINAL USE: Supermarket
 PRESENT USE: Offices
 PRESENT OWNER: Rivanna Partners Limited Partnership
 ADDRESS: P. O. Box 7885
 Charlottesville, VA 22906
 HISTORIC NAME: West Main Street Safeway Building
 DATE/PERIOD: 1969, 1988
 STYLE:
 HEIGHT (to cornice) OR STORIES: One Story
 DIMENSIONS AND LAND AREA: 310' x 212' (1½ acres)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920, 1929-57, 1965
 Ch'ville City Directories
 Immanuel Lutheran Church History

ARCHITECTURAL DESCRIPTION

Built to house the Safeway Supermarket, this one-story brick building has been remodeled for use as an office building. It faces west, towards its parking lot. Brick is laid in stretcher bond with rusticated corner quoins. A concrete-capped parapet conceals a flat roof. The building is ten bays wide, with the bays separated by brick piers. There are large, segmentally arched, stuccoed niches in the end bays. They were designed to display the Safety logo. The next bay at the southern end is blank. In the other seven bays, multi-light display windows and glass doors have replaced the plate glass display windows. An arcaded gallery covers these seven bays. Wide rectangular brick pillars with moulded brick bases and a band of vertical stretchers defining a frieze support a brick parapet decorated with bands of vertical headers at the top and bottom. The gallery has a hipped roof covered with standing-seam metal. There is a loading deck wing with two warehouse doors at the rear of the northern elevation. A lower, 3-bay wing covers the southern elevation. There is a multi-light display window in each bay of the western facade. The central bay is recessed in an entrance loggia which originally had a door in each side. The southern door has been replaced with a window. On the southern elevation, there are two 2-light, fixed-sash windows initiating double-sash in each bay.

imitating

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deck

there is a

Three

newer

HISTORICAL DESCRIPTION

Safeway Stores, Inc. began acquiring property here in 1952 (City DB 168-375, 168-378, 168-382, 173-89, 177-57). Three late 19th century houses, a 19th century wooden church building, and several wooden church buildings on West Main Street and four small workers' cottages on Short Street were demolished in 1954. The church building had been moved to 851 West Main Street in 1916 from a site across the street and to the east, near the railroad bridge. Originally a Presbyterian Church, it had been leased by Immanuel Lutheran Church since 1900 and purchased in 1908. The railroad had it moved to this lot in 1916, and a small manse was built at the rear of the lot. The congregation built a new church on Jefferson Park Avenue in 1953. The first Safety Store building was erected in 1954-55. It was located west of the present building and faced the street. The present building replaced it in 1969. After Safeway closed this store, Ninth and West Main Limited Partnership bought the property in 1985 (DB 467-695), transferred ownership to Rivanna Partners Limited Partnership in 1987 (DB 500-1719), remodeled the Safeway Building for use as offices, and erected a large new building.

179

Safeway



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

JUL 30 2013

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Blake Hurt / 853 West Main LLC Applicant Name Landmark Acquisitions LLC
Project Name/Description The Standard Charlottesville Parcel Number 310170000
Property Address 853 & 855 West Main Street

Applicant Information

Address: 455 Epps Bridge Parkway, Bldg 100, Suite 201
Athens, GA 30606

Email: wes@Landmark-Properties.com

Phone: (W) 706.543.1910 (H) _____

FAX: 706.543.1909

Property Owner Information (if not applicant)

Address: Blake Hurt / 853 West Main LLC
c/o Capital Real Estate, 801 W Main St, Cville, VA 22903

Email: bhurt@cvilleofficespace.com

Phone: (W) 434.534.8888 (H) _____

FAX: 434.534.8888

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

Signature of Applicant

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

[Signature] 7/25/13
Signature Date

J. Wesley Rogers 7/26/13
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 7/23/13
Signature Date

Blake Hurt 7/23/13
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Demolition of 853 & 855 West Main Street - see attachments

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

BAR Demolition Submission Package dated 07.30.2013

For Office Use Only

Received by: J. Bannow
Fee paid: \$125.00 Cash/Ck. # 9051
Date Received: 7/30/2013

P13-0132

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

An aerial photograph of a city grid, likely Charlotte, North Carolina, showing a dense pattern of streets and buildings. The image is used as a background for a document cover. The text is overlaid on the image in various colors and fonts.

THE STANDARD | CHARLOTTESVILLE

LANDMARK PROPERTIES, INC.

**BAR PRELIMINARY SUBMITTAL
AUGUST 27, 2013**

MITCHELL/MATTHEWS ARCHITECTS

434.979.7550

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PROJECT NARRATIVE

- A. Introduction** The Standard Charlottesville is a proposed mixed-used project at the combined properties of 853, 855 and 901 West Main Street. The project, consisting primarily of multi-family residential units and commercial/retail space, is within walking distance of the downtown mall and the University of Virginia. The properties lie within the city's West Main Street Architectural Design Control (ADC) District. The project's design has attempted to comply with the city's stated vision for the redevelopment of West Main Street, a designated urban development area within the city. Below you will find responses to each of the city's Design Guidelines for New Construction and Additions.
- B. Setback** The building will be set at the property line in accordance with the zoning requirements for West Main North to adhere to the city's goal of providing a uniform street wall for pedestrian-oriented retail and commercial use.
- C. Spacing** Currently, there exist wide gaps in the spacing between buildings along West Main Street. This project, by eliminating a large surface parking area, will help provide a more consistent street wall. The proposed building elevations attempt to complement the characteristics and features of buildings along West Main Street in its selection of materials and details.
- D. Massing & Footprint** The proposed mixed-use building will provide a defined street wall at the property line, which steps back at the top floor. In addition to stepping back the upper level along West Main Street, variations in the surface planes of the buildings have been incorporated to break up the massing into smaller compositions and maintain a pedestrian scale. The scale of the proposed project is consistent with the city's stated vision for the West Main Street corridor and is consistent with a range of existing and recently approved projects on West Main Street.
- E. Height and Width** The overall height and width of the proposed new building are in keeping with the city's approved vision for West Main Street and recent projects, which have been approved in the area. The proposed building is approximately the same width as The Plaza West Main across the street and is approximately 75% of its height.
- F. Scale and Orientation** The proposed new building will be oriented to West Main Street in keeping with the orientation of other buildings along the street. The scale of the building is in keeping with the city's stated vision for development along West Main Street and recent approved projects.
- G. Roofs** This proposed mixed-use infill project on West Main Street will have a flat roof, conforming to the city's guidelines for this area and consistent with other buildings along the street. Rooftop equipment (if any) will be screened from pedestrian public view on all sides.
- H. Openings - doors and windows** The glazing at the street level on West Main Street is primarily storefront. The windows of the upper levels consist of pairs of single- or double-hung windows with intermittent bays with fixed windows, consistent with the various window shapes and styles found on West Main Street. We believe the door and window patterns as well as the ratio of solids to voids are consistent with the other buildings in this district.
- I. Porches** Few porches exist along this section of West Main Street.
- J. Street-level Design** The building elevations, walks and landscaping are designed to present an appropriate façade and scale to West Main Street. The street level commercial areas include storefront windows to promote engaging street level activity.
- K. Foundation** The foundation of the building is distinguished from the upper levels through the incorporation of an articulated brick water table.
- L. Materials and Textures** Our selection of materials – primarily red brick with tan brick and precast accents and off-white cementitious panels and trim – is compatible with the materials found along West Main Street. The primary facades are divided into different bays incorporating differing materials. See elevations (pages 15-18) and proposed materials (page 22).
- M. Paint** We believe the colors preliminarily selected and shown in the renderings are neutral colors and in keeping with the existing character of the street and appropriate for the historic district. No lively color schemes are proposed.

PROJECT NARRATIVE

N. Details & Decorations The detailing of the proposed mixed-use building will be simple in nature and appropriate to the neighboring structures.

O. Sustainability Our material palette primarily consists of sustainable materials— brick, cementitious panels and trim, as well as clear glass windows (see page 22). In addition to the inclusion of the sustainable materials mentioned above, the following sustainable features are incorporated in the plan:

- Development along a main public transit route and within walking and biking distance of the Downtown Mall and the University of Virginia, reducing the reliance on private vehicular traffic.
- Infill and denser development than the current use, making more efficient use of the land.
- Water saving plumbing features.
- Improved use of natural light by the use of larger windows and courtyard spaces.
- High efficiency mechanical systems.
- Energy efficient lighting.
- Incorporation of native plants in the landscape.

For additional information on the project, see the Project Data sheet in this submittal.

PROJECT DATA

Location	853 & 901 West Main Street		
Site Area	109,640 Square Feet	2.517 Acres	
Zoning	Existing: WMN (West Main Street North)	Proposed: WMN	
Use	Existing: Office	Proposed: Mixed-use Residential/Commercial	
Height	Allowable: 60 Feet + Appurtenance 70 Feet + Appurtenance with SUP (86' max)	Proposed: 70' +/- (Podium + 5 stories) + appurtenance	
Density	Allowable: 43 DUA 200 DUA with SUP	Proposed: 89 DUA +/-	
Tax Map	31-170 & 31-169		

Parking		Building						
		Floors	Building Area* (+/-)	1BR	2BR	3BR	4BR	TOTAL
Required Parking	189 (1 space/unit)	Parking 1	7,796 GSF	--	--	--	--	--
Parking Provided		First	52,789 GSF	1	7	4	12	24
6.5 Tiers	499 +/-	Second	52,236 GSF	2	6	5	20	33
26,784 GSF/tier +/-	174,096 GSF +/-	Third	54,645 GSF	2	7	6	20	35
		Fourth	54,645 GSF	2	7	6	20	35
		Fifth	54,645 GSF	2	7	6	20	35
		Sixth	43,654 GSF	2	7	4	14	27
Parking Ratio	2.6 Spaces/Unit	Seventh (Appurtenance)	16,750 GSF	--	--	--	--	--
	0.82 Spaces/Bed		337,160 GSF +/- + Parking	11 (6%)	41 (22%)	31 (16%)	106 (56%)	189 +/- UNITS (% UNIT MIX)
				11	82	93	424	610 +/- BEDS

All quantities, areas, and dimensions are approximate and subject to change as the project is refined and further input is received from city planning staff.



UNIVERSITY OF VIRGINIA
CENTRAL GROUNDS

UNIVERSITY AVE.

15 MINUTE WALK

10 MINUTE WALK

5 MINUTE WALK

10TH AND PAGE
NEIGHBORHOOD

PRESTON AVE.

3/4 MILE

1/2 MILE

1/4 MILE

WEST MAIN ST.

853/855 & 901
WEST MAIN

UVA HOSPITAL

RIDGE STREET

DOWNTOWN
PEDESTRIAN MALL



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VICINITY MAP

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913



911



909



855



855



900



850 (UNDER CONSTRUCTION)



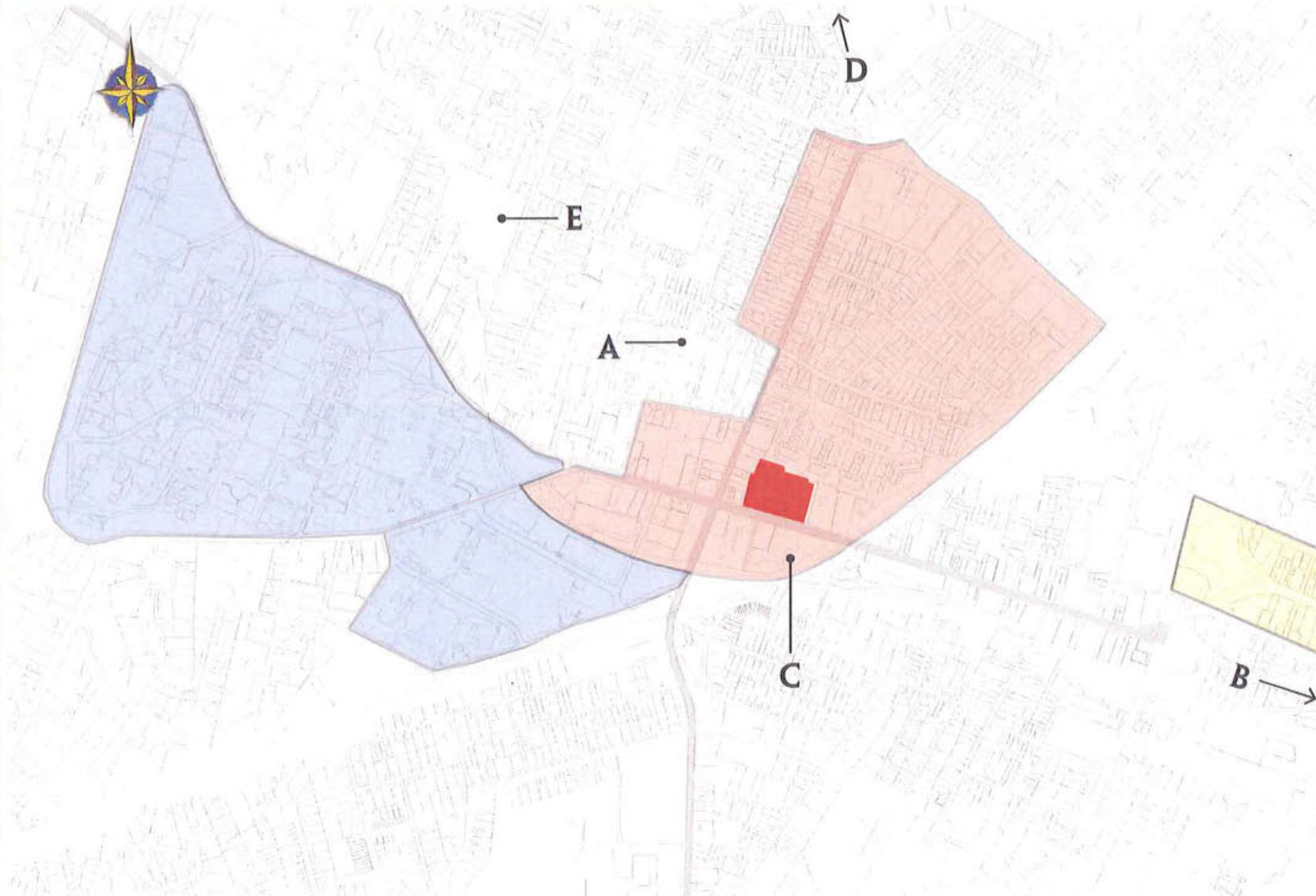
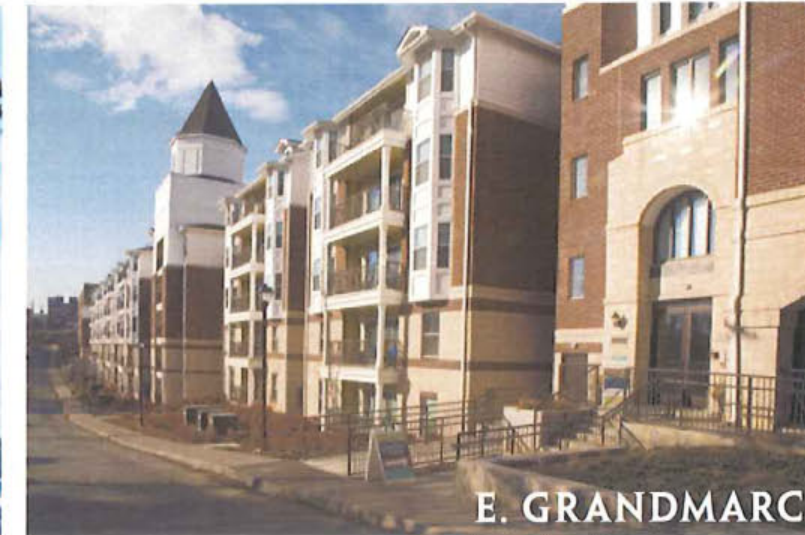
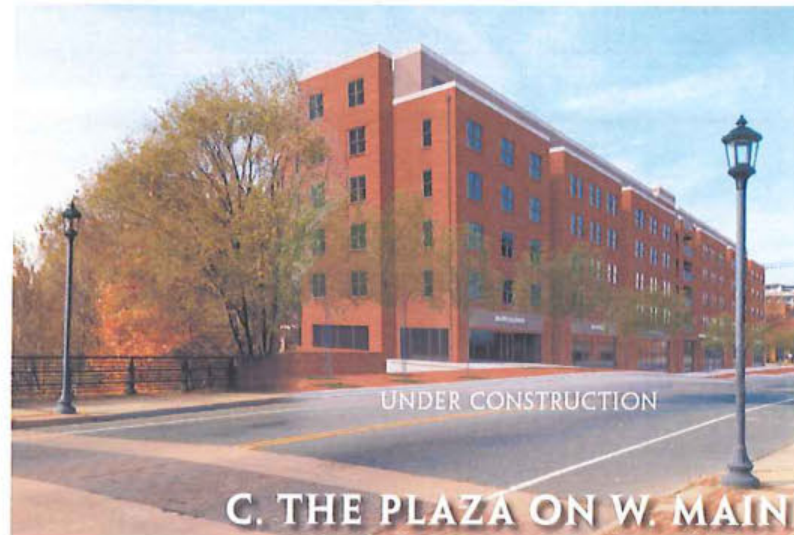
850 (UNDER CONSTRUCTION)

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CONTEXT PHOTOS

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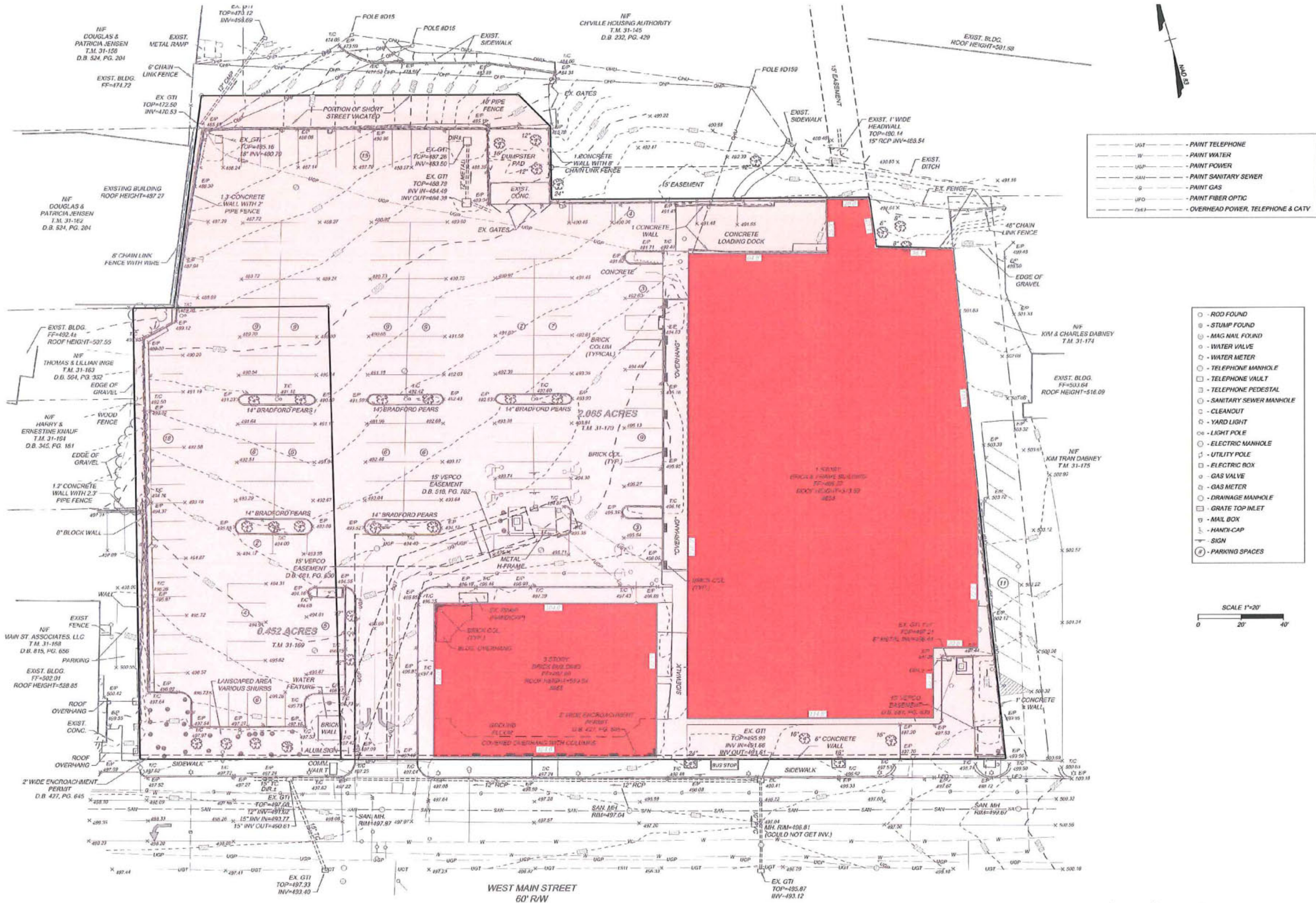


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COMPARABLE PROJECTS

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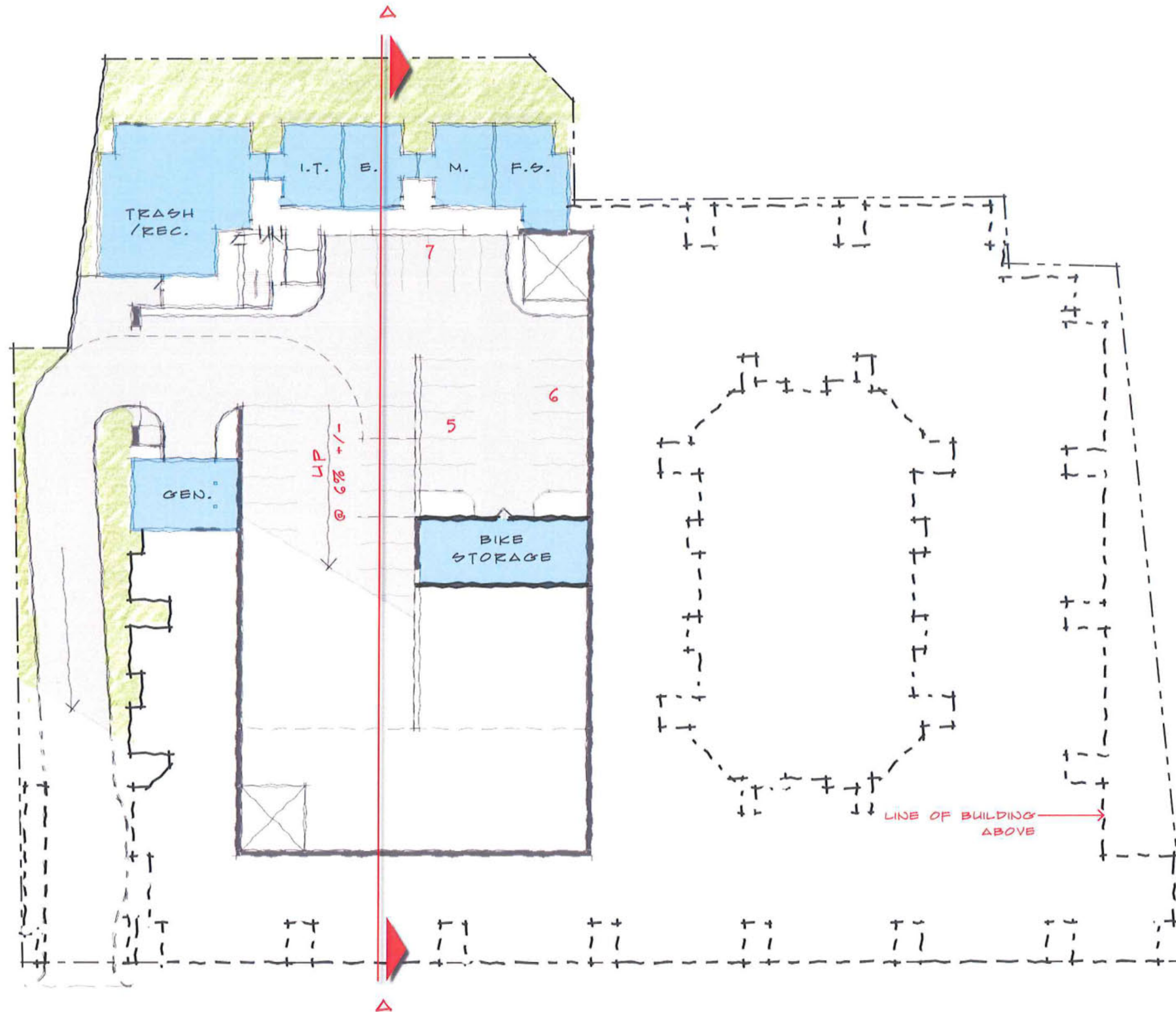


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AUGUST 27, 2013

EXISTING SITE

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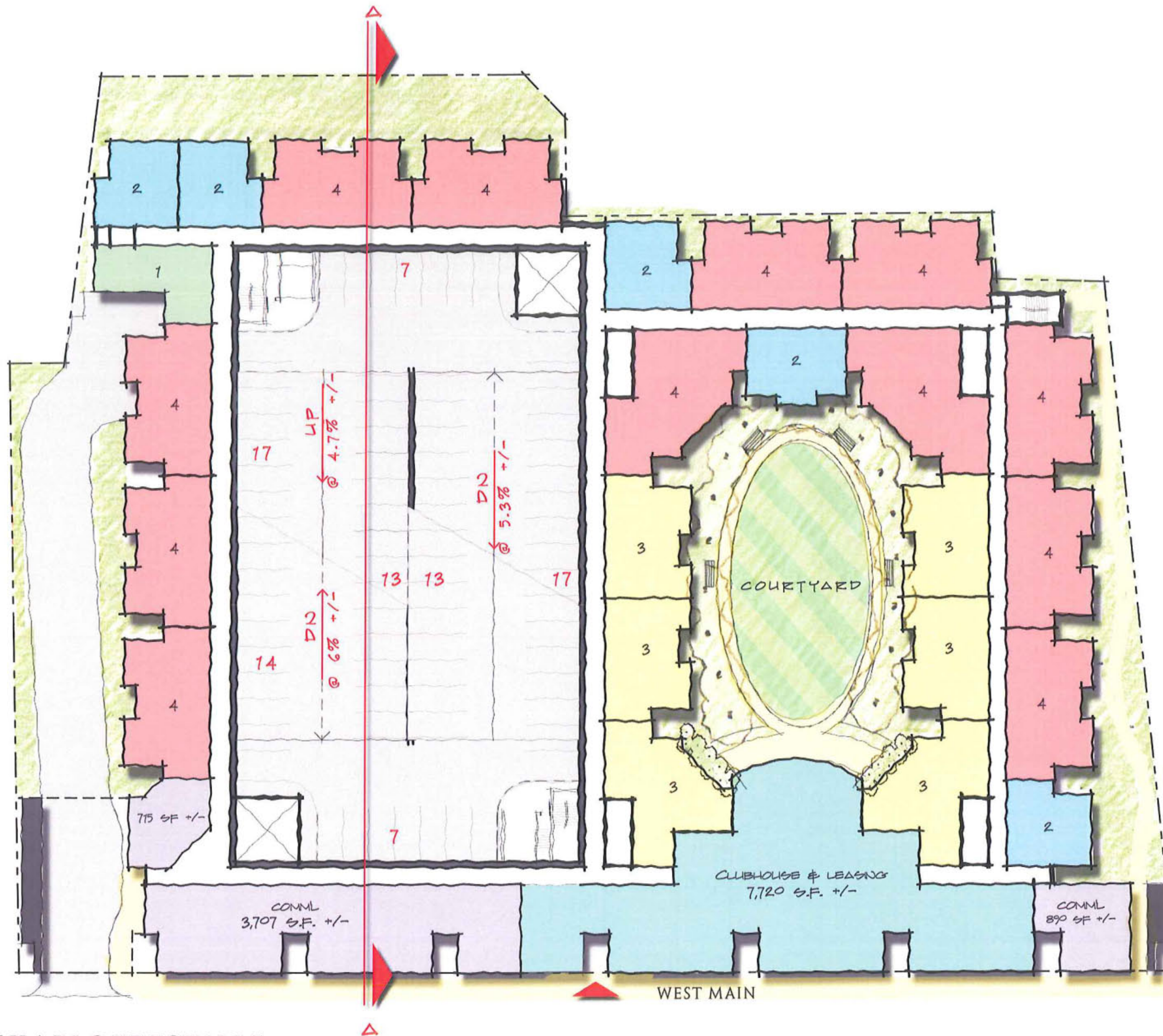
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AUGUST 27, 2013

P1 LEVEL

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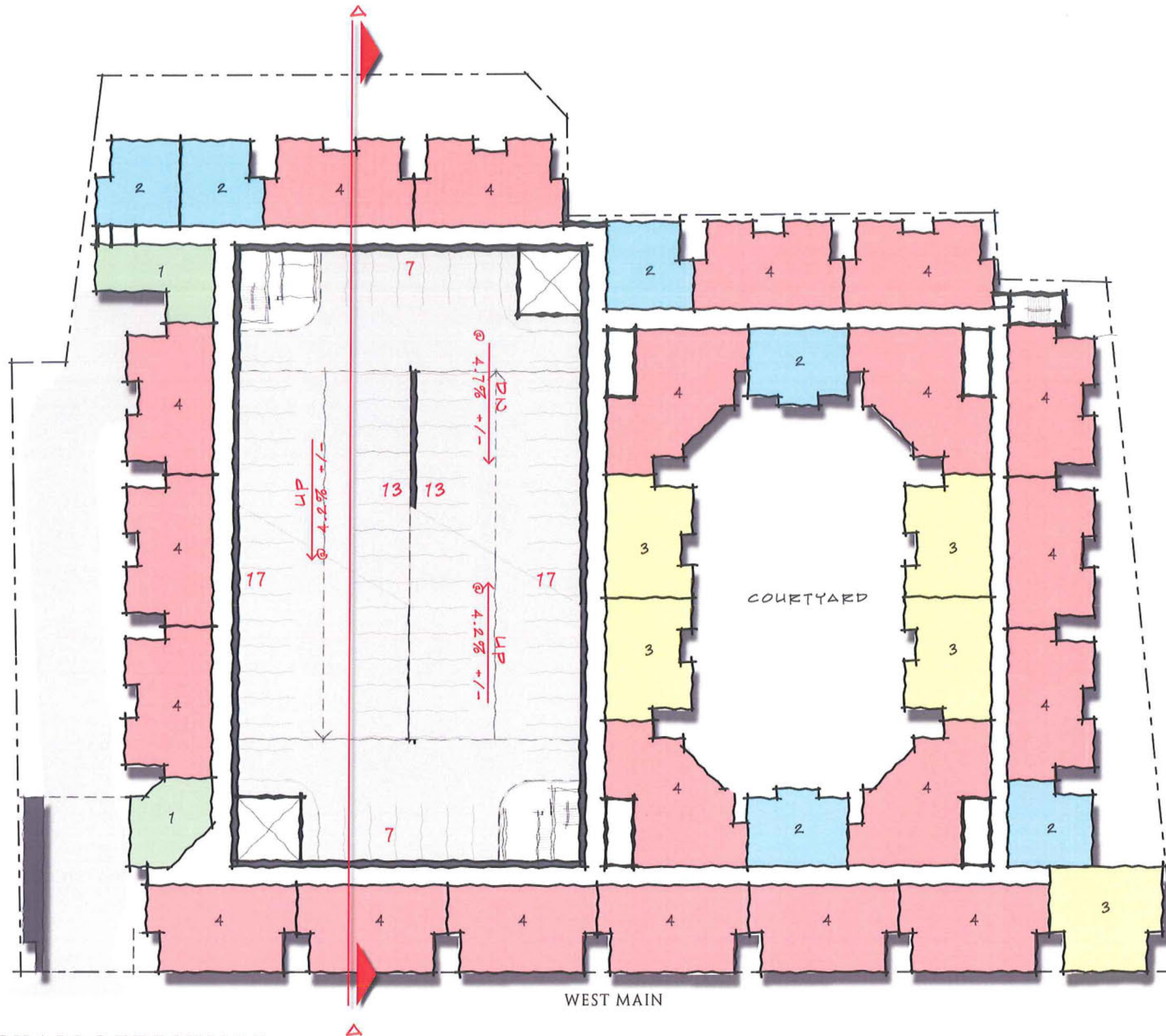


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AUGUST 27, 2013

STREET LEVEL

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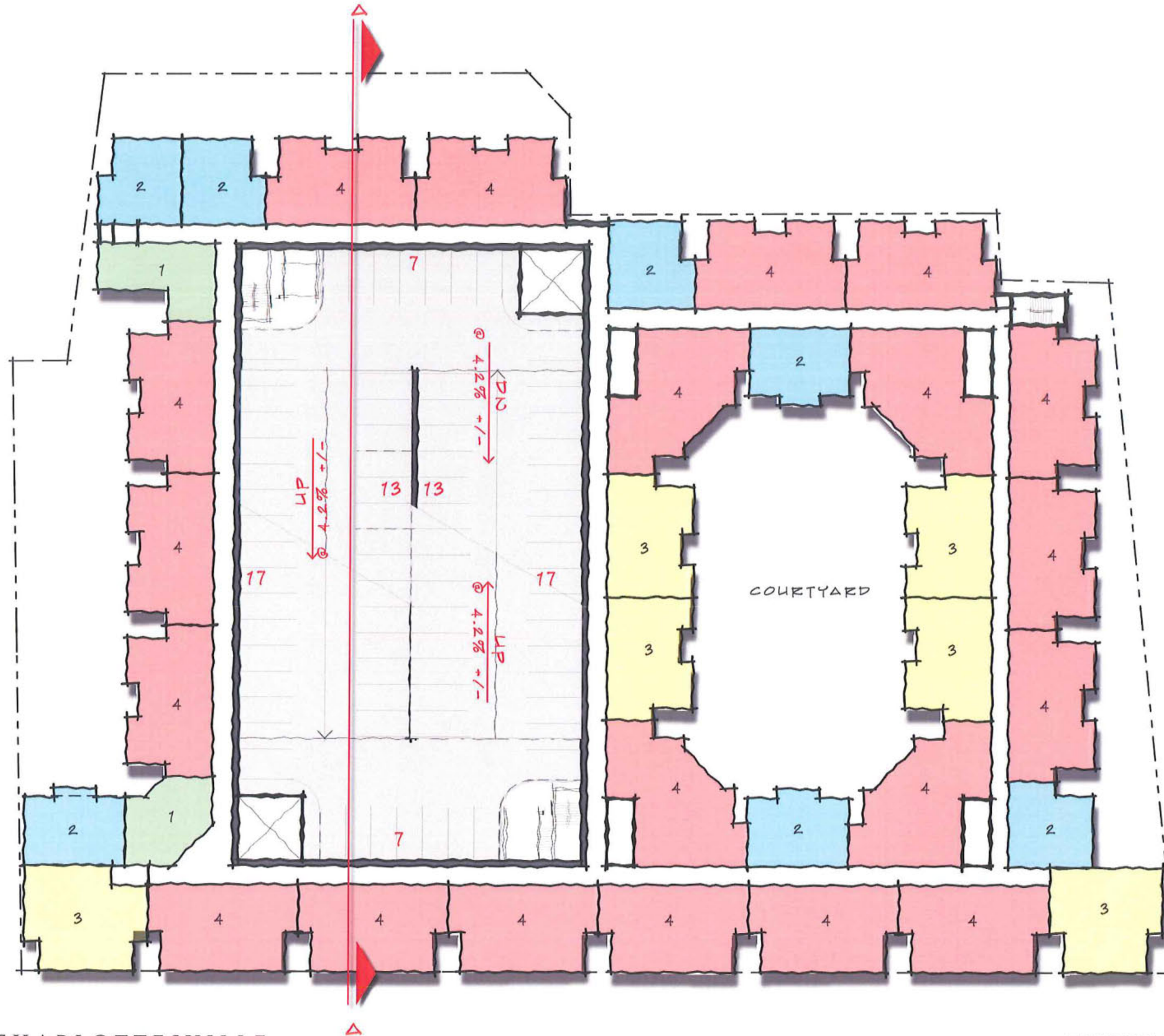
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AUGUST 27, 2013

SECOND LEVEL

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CHARLOTTESVILLE 434 979 7550



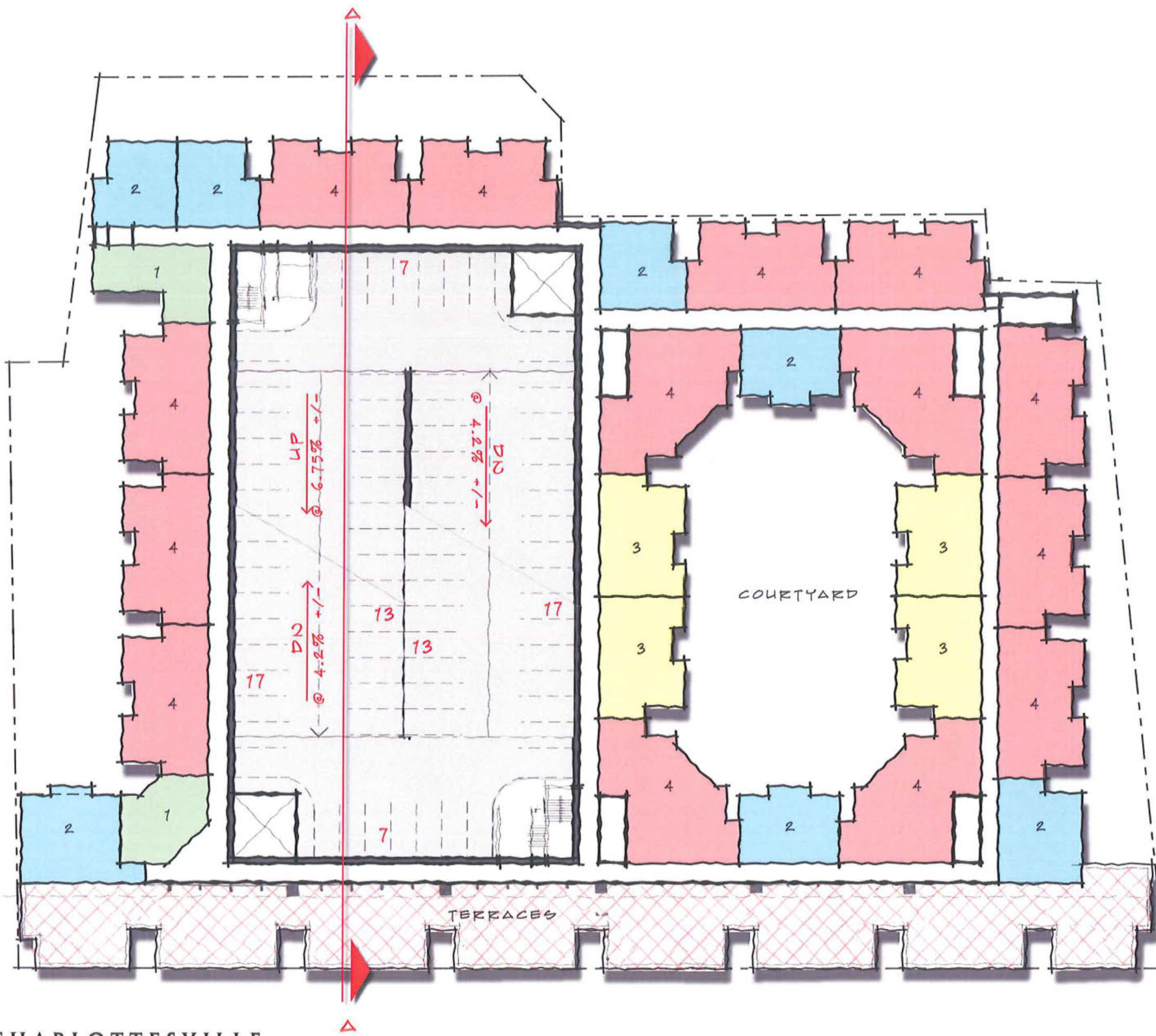
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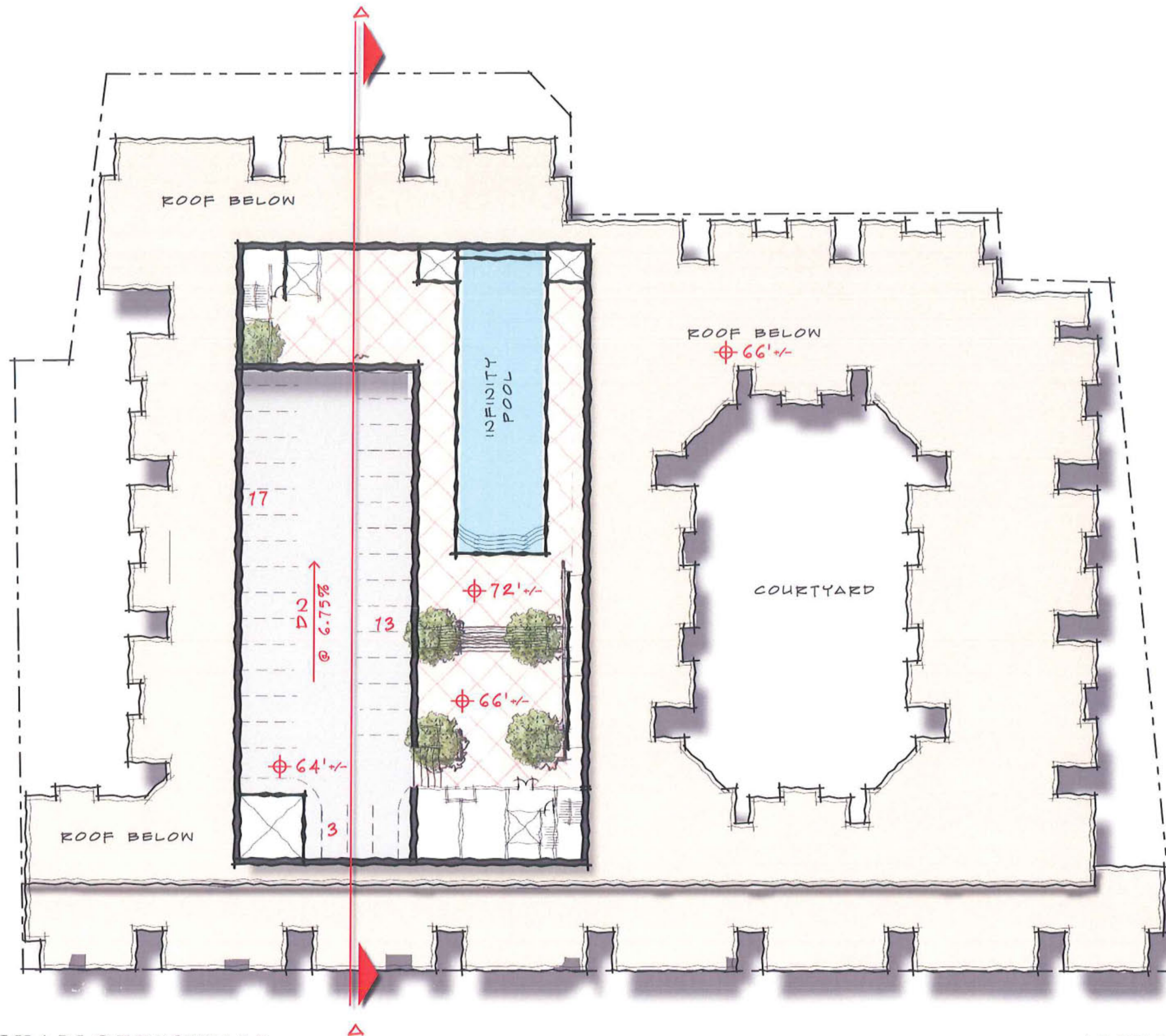
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AUGUST 27, 2013

TYPICAL LEVEL (3F-5F)

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AUGUST 27, 2013

APPURTENANCE LEVEL

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LANDMARK PROPERTIES, INC.
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AUGUST 27, 2013

MAIN STREET ELEVATION

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CHARLOTTESVILLE 434 979 7550



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WEST ELEVATION

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NORTH ELEVATION

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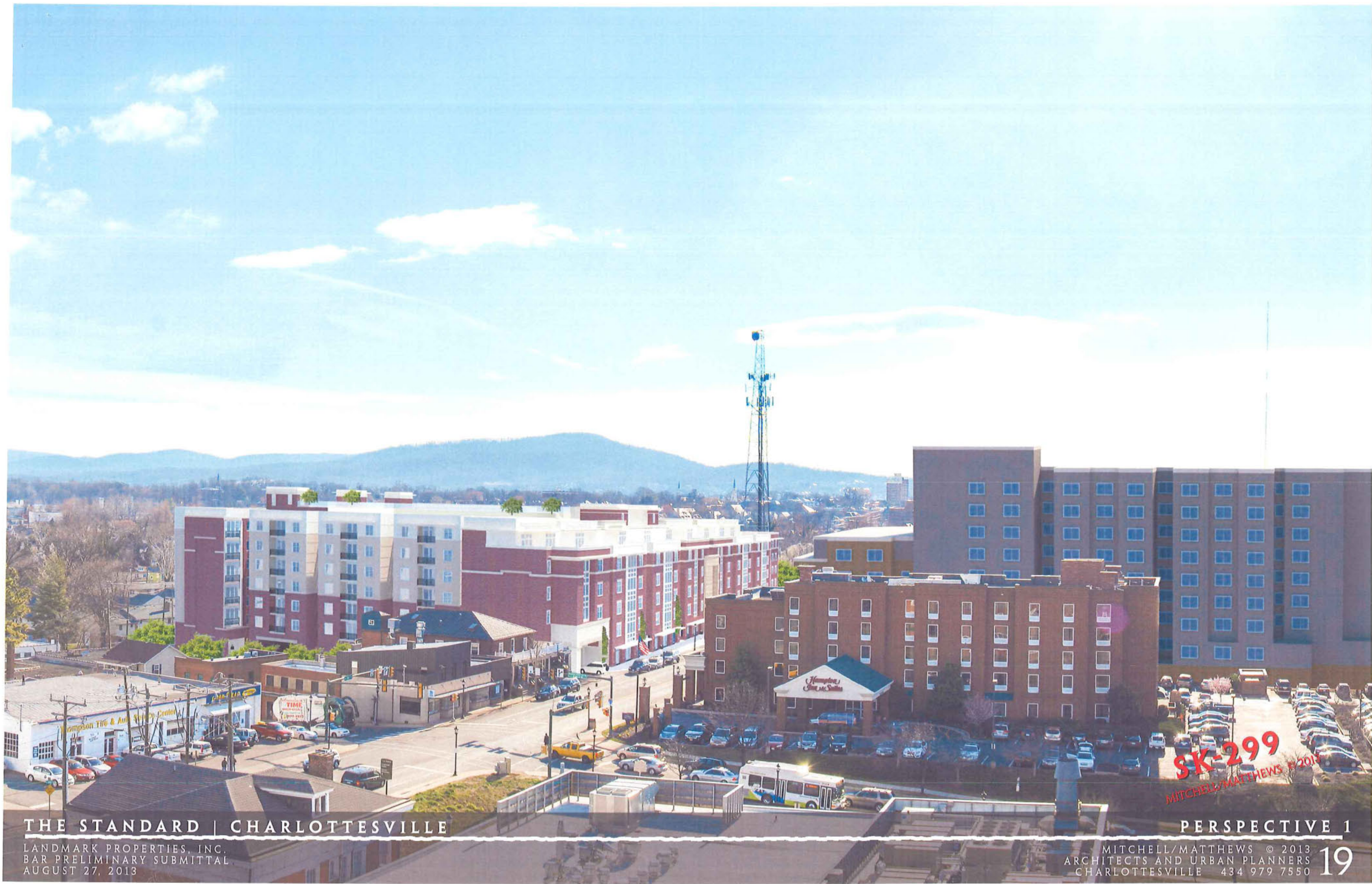
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EAST ELEVATION

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PERSPECTIVE 1

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PERSPECTIVE 2

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PERSPECTIVE 3

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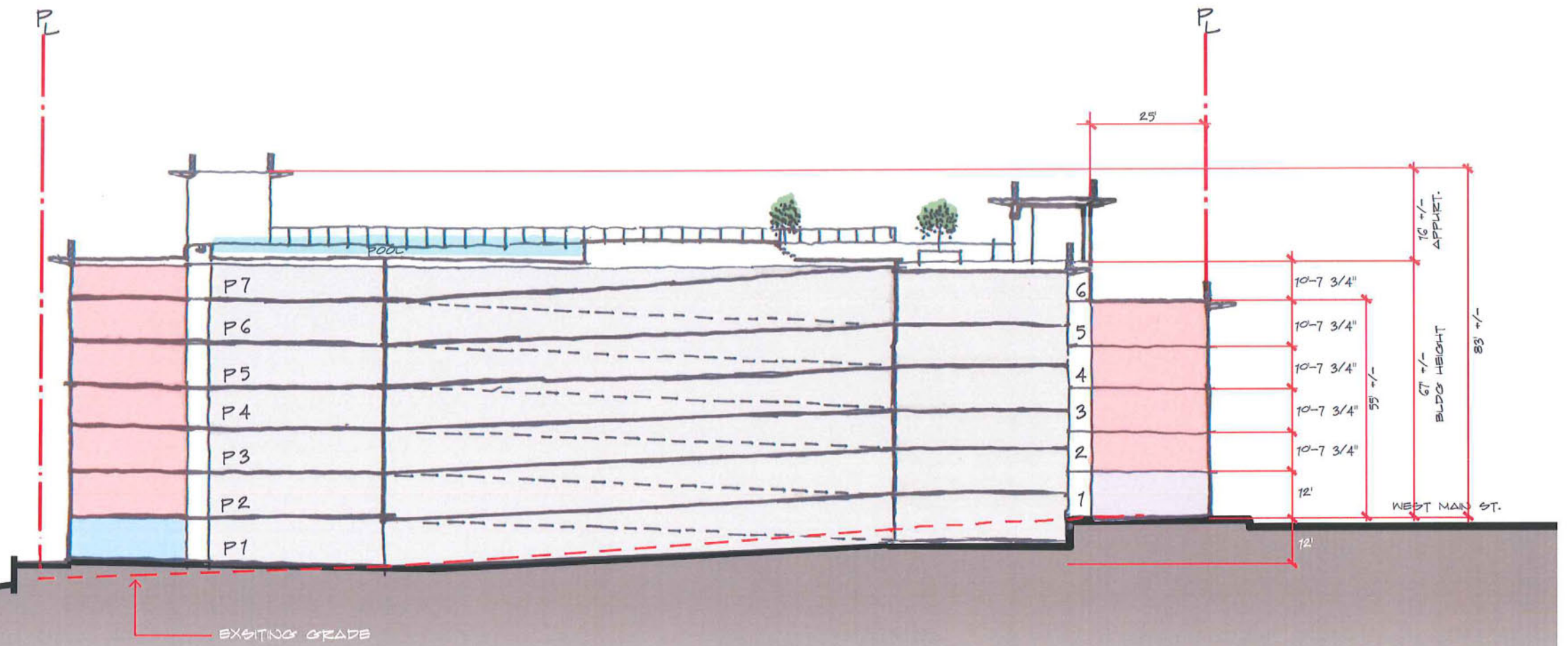


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PERSPECTIVE 4

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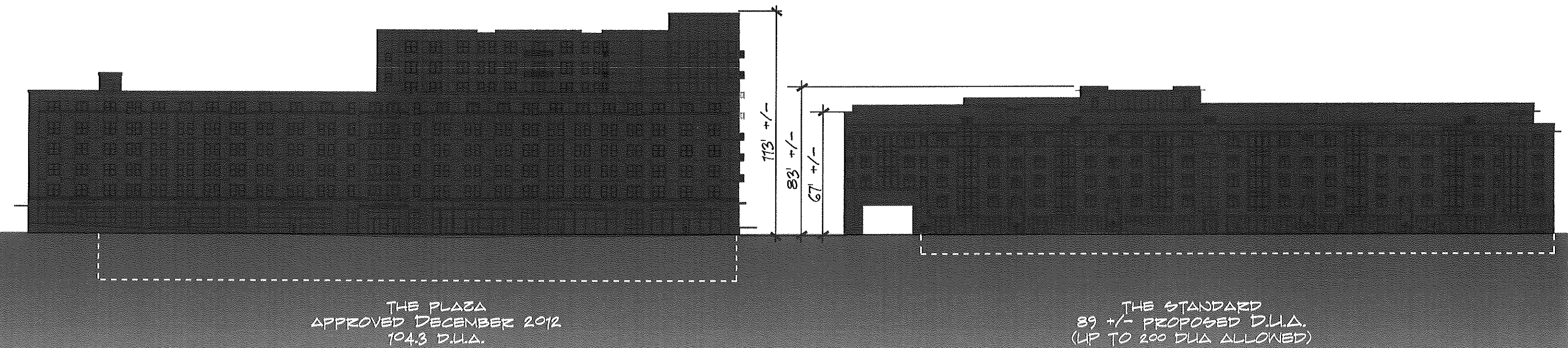


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SECTION A-A

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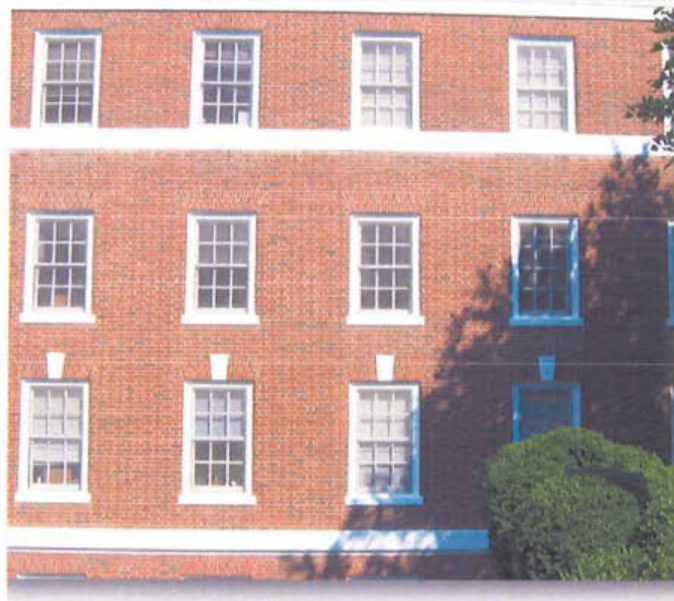
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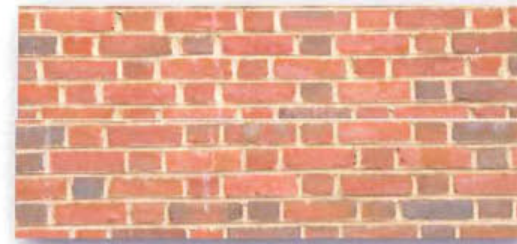
WEST MAIN ST. NEW PROJECT COMPARISON

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EXTERIOR FINISHES



BRICK IN CONTEXT



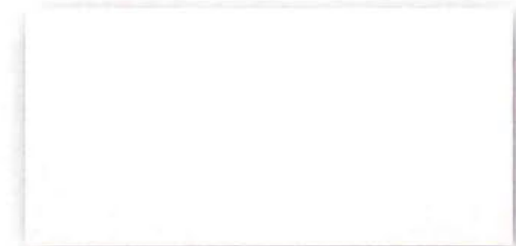
MASONRY 1



MASONRY 2



COLORED PRECAST CONCRETE



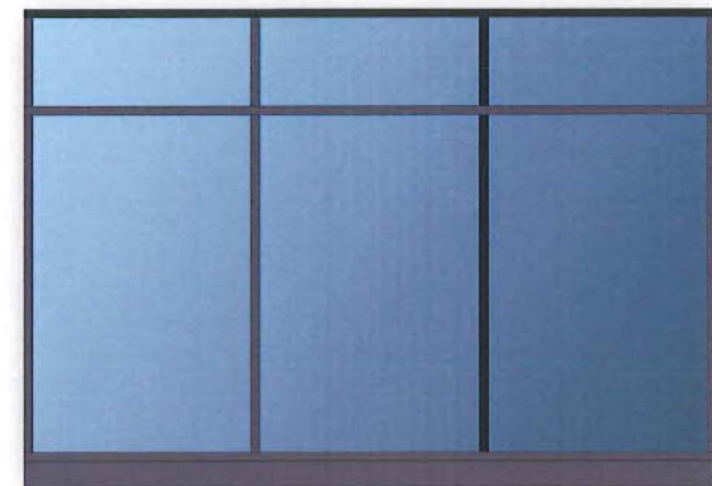
CEMENTITIOUS TRIM
WHITE / OFF-WHITE



FIBER CEMENT PANELS
MOSS • TAN • WHITE / OFF-WHITE

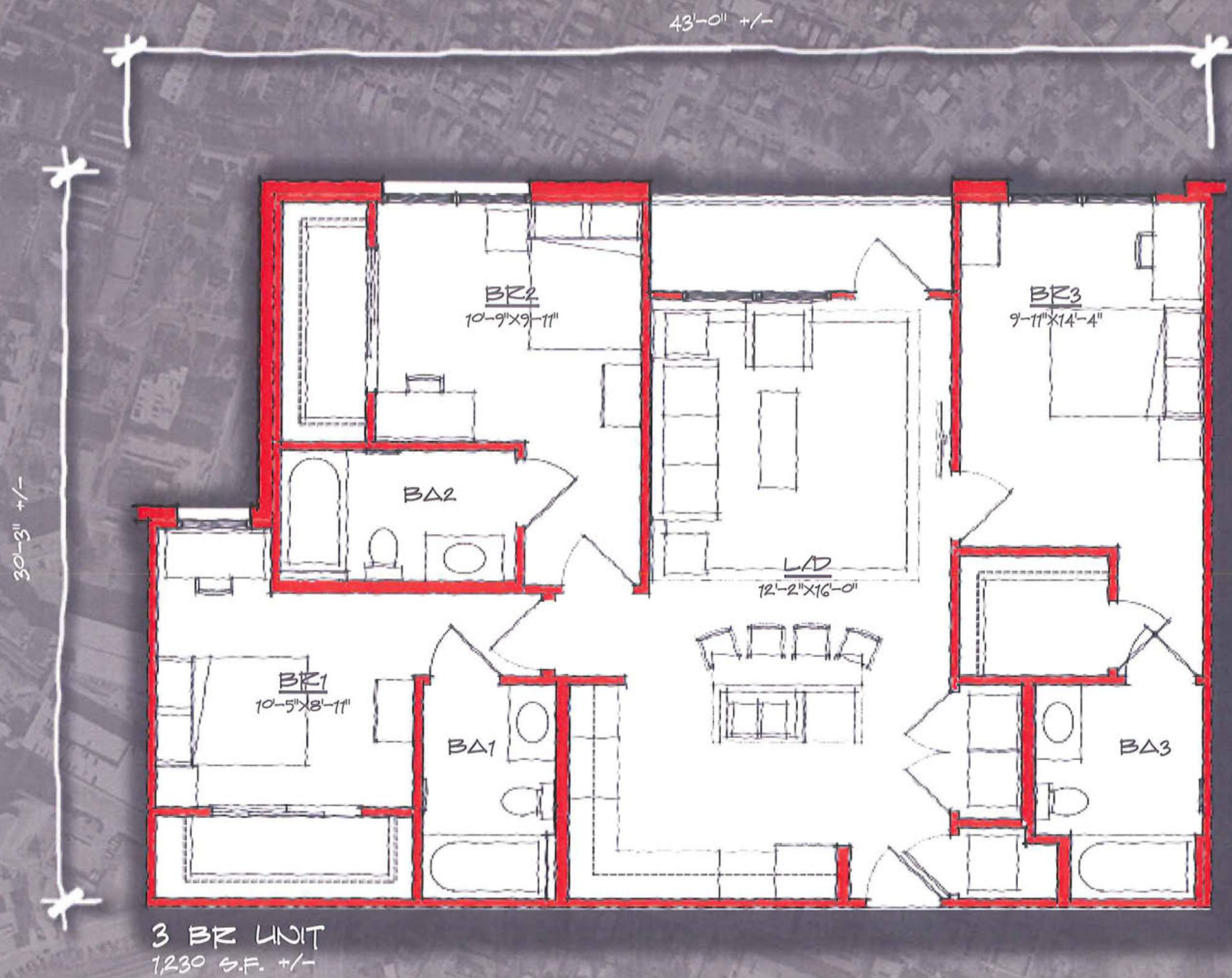


WINDOWS
WHITE



STOREFRONT
BLACK



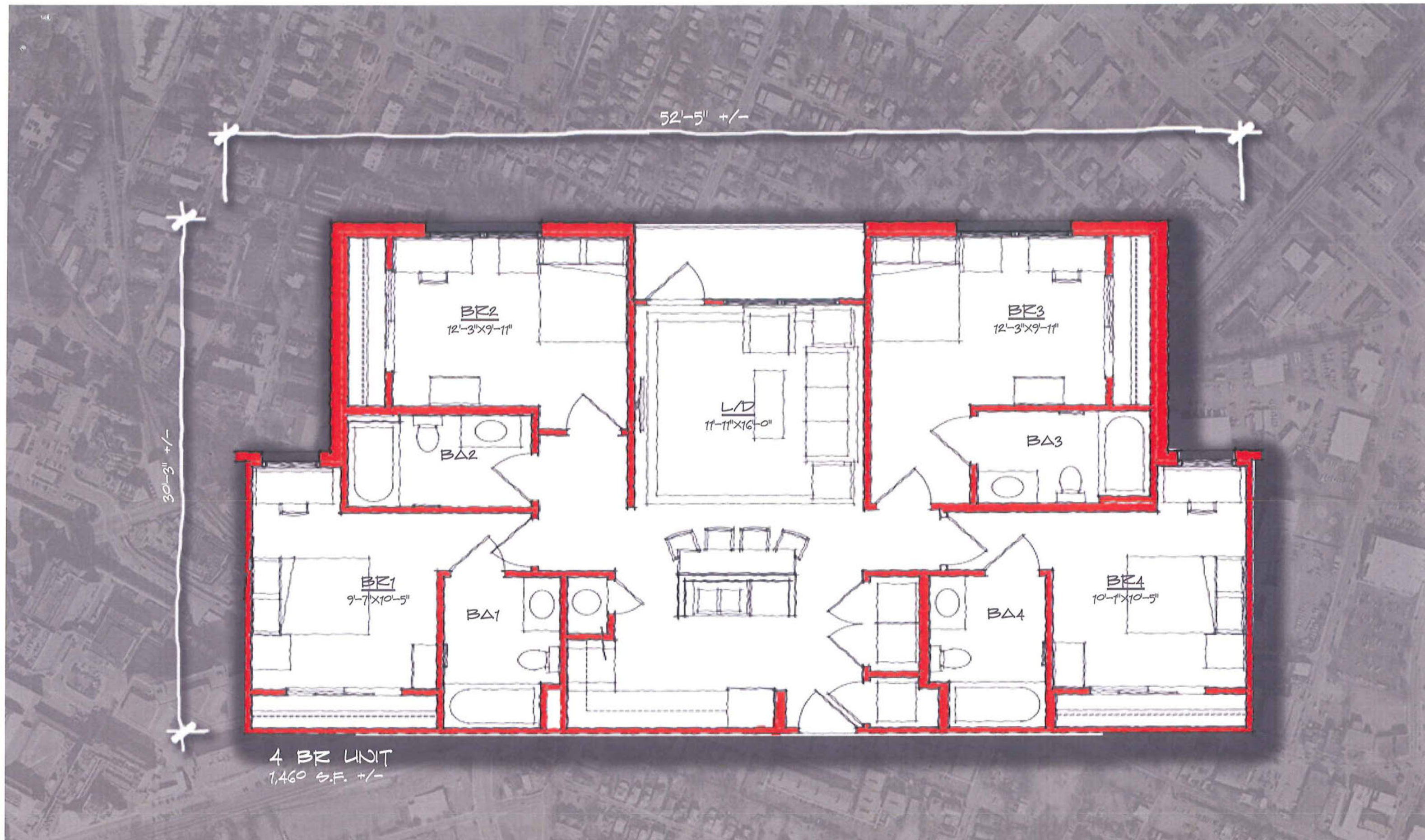


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TYPICAL 3BR UNIT

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