

Certificate of Appropriateness
BAR #25-0072
300 Court Square, TMP 530096100
Downtown ADC District
Owner: Eagle Tavern, LLC
Applicant: Candace DeLoach; Barry Moss
Project: Portico addition and rear deck

Ms. DeLoach & Mr. Moss,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on April 15, 2025. The following action was taken:

Mr. Schwarz moved to approve the Consent Agenda, and this was seconded by Mr. Bailey. The motion passed 7-0. Please note that approval of the Consent Agenda results in approval of the following:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, approval of a CoA for the proposed exterior alterations, portico addition and rear deck at 300 Court Square satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted, with the following conditions:

- Approval of the lime wash in-concept; however, applicant will prepare a physical sample for BAR approval. Staff will make a later recommendation should approval of the color require a separate, formal CoA request.
- For the exterior lighting, all lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90, and lighting should be shielded to prevent glare to the sidewalk.
- For removal and infill of the remaining two windows on the north elevation, infill the openings with brick, but have a grout line indicating where the windows used to be. Do not tooth-in the infill into the adjacent brick, Infill panels to be set back ¼' to ½".
- All setback encroachments are subject to City zoning, specifically relative to the east portico, the awning at the north entrance, and any projections out into the right of way, and anything in the sidewalk (including proposed uplighting). Per prior discussions with the applicant, it is understood that any encroachments into the public right of way must be resolved with the City through the appropriate process; that is, an approved CoA does not prevail over setback and/or other zoning requirements.
- The proposed flagpoles are omitted.
- The decorative bracket (photo 17) is allowed, provided it meets applicable City requirements. However, all signage will require a separate sign permit(s).
- Mechanical units will be screened per the note approved with the December 20, 2022 CoA. [See Appendix of this staff report.]
- Bermuda shutters on the 2nd and 3rd floor windows at the rear of the building are allowed only on the south elevation of 300 Court Square (the 1854 building) and the west and south elevations of 100 Court Square (the 1880 Annex).
- Per Code Sec. 34-5.2.7.E.2., the issuance of a CoA "cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity

authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

For specifics of the discussion, the meeting video is on-line at:

https://youtu.be/jr3_AvtVr-U?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnINUV

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner II
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
April 15, 2025**



Certificate of Appropriateness Application

HST25-0072

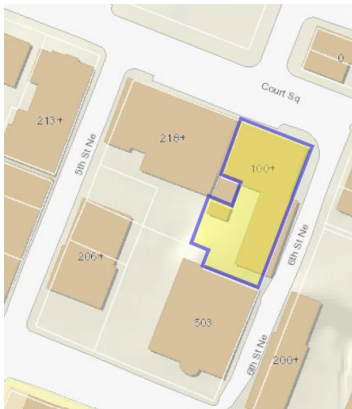
300 Court Square, TMP 530096100

North Downtown ADC District

Owner: Eagle Tavern, LLC

Applicant: Barry Moss on behalf of Candace DeLoach

Project: Exterior alterations, portico addition, rear deck



Background

Year Built: *Farish House* 1854; Annex (south wing) c1880.

District: North Downtown ADC District

Status: Contributing

Background

[100 Court Square Annex historic survey](#)

[300 Court Square Farish House historic survey](#)

Prior BAR Reviews

(See Appendix.)

Application

- Applicant submittals:
 - BAR Submittal Narrative, with attached photos.
 - Moss Architects drawings for 300 Court Square, dated March 24, 2025, sheets A1.0, A1.1, A1.2, Plan 1/A4, A1.3, A2.1, A2.2, A5.1, Elevation A/A1, West Section 2/A3. South Elevations 2 and 3/A-2, A5.1, and C2.1.

CoA request for exterior rehabilitations and alterations to historic hotel, including construction of east portico [reflecting historic design] and construction of a two-story terrace over the rear courtyard.

Note: On December 20, 2022, the BAR approved a CoA for the proposed alterations and rear addition (BAR #22-12-01, see Appendix). While the masonry was initiated, and much of it completed, the primary alterations and rear addition was not, therefore the CoA for that work has expired.

Discussion

The work proposed for this current CoA request is generally unchanged from what was previously reviewed; however, in recommending approval of this request staff also recommends additional conditions that further clarify the approved scope of work—including items to be omitted—and to address potential conflicts with the City’s recently updated Code of Development, which was adopted after the December 2022 CoA.

The only significant modification from the 2022 work are:

- On the east portico, the columns are now single, not paired.
- The door at the SW corner of the Annex has been modified from a double door to a single door. Staff has no issues with this change.

The notes below are from the December 20, 2022 staff report, with segments struck, if warranted, and highlighted both for **emphasis** and to indicate **updated staff comments**.

Removal of four windows, north elevation

Section struck. Approved work was initiated.

General Repairs (Wood trim, doors, windows, etc. and masonry).

Section struck. Approved work was initiated.

Awning at the north entrance

Due to encroachment into the City right of way, a CoA should include a condition that construction requires resolution of that encroachment.

North entrance – replace doors

No issues. Existing doors and trim are not original. (See photos in Appendix.)

Trellis, terrace, deck at rear courtyard

No issues.

East Portico

The metal fire escape will be retained and incorporated into the portico, if constructed. **Second, due to possible encroachment into the City right of way, a CoA should include a condition that construction requires resolution of any encroachment. Additionally, the CoA assumes the design will not require significant alterations due to building code requirements.**

BAR should discuss the design options:

- Using available information and period examples, attempt to reasonably replicate the original. (See photos in Appendix.) BAR should discuss if [*non-historic*]

upper section should mimic the lower or be distinct from it. (See also the photos included in the November submittal.)

- Treat the portico as a new element entirely and design accordingly.

Color palette (see photo in Appendix)

No issues with proposed palette or with similar variations, if there are changes.* The BAR should discuss the options regarding the masonry wash—red or white. Due to the necessary repairs to the brick and evidence that the walls had been painted, staff supports either wash. (* Per the design guidelines, colors for Greek Revival & Gothic Revival: Walls and trim are usually white with deep bright green trim or yellow walls with white trim and green shutters and doors.)

Light Fixtures (as luminaries)

Copper lanterns to match or be similar to those presented with the November 2022 submittal (photos 15 and 16).

For electrical lighting (including up- and down-lighting at the pilasters), staff recommends condition that all lamping be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferable not less than 90. (Staff is not aware of any lamping requirements--brightness, glare, etc.--that apply to gas fixtures.) While lighting is regulated under the new Code of Development, staff recommends this standard condition still be applied.

Re: up-lighting in the sidewalk. Approval should include a condition that installation requires resolution of any encroachment into the City right of way.

Decorative features (Wall lamps, flag poles, signage, railing planters, etc.)

Per the design guideline (Rehabilitation, under Entrances, Porches, and Doors): *Avoid adding decorative elements incompatible with the existing structure.* BAR should discuss appropriateness, including how the components will be anchored into the masonry. The flagpoles and decorative signs were omitted from the December 2022 request and should be omitted from this request.

Operable shutters

Extant hardware indicates there had been shutters. Staff finds the style/design appropriate and recommends a condition that the new shutters be wood, painted, have operable hardware, and must be properly sized for the openings.

Bermuda shutters

While not a traditional window treatment for Charlottesville, they will be only on the rear elevation. Additionally, installation is reversible and will not permanently alter the historic windows, nor obscure them any more than traditional shutters. (Note: Regardless of the latter, staff would not support these shutters on other elevations.)

April 2025 CoA request includes Bermuda shutters on the 2nd and 3rd floor windows at the rear of the building, which the BAR approved in 2022. The BAR should include a condition stating these are allowed only on the south elevation of 300

Court Square (the 1854 building) and the west and south elevations of 100 Court Square (the 1880 Annex).

Mechanical units

Applicant should indicate locations and appropriate screening of exterior mechanical units. Cite the condition from the December 2022 CoA.

Misc.

BAR should require removal of obsolete wires, cables, and conduits from the exterior walls.

Additionally, because this proposed work has not been reviewed by NDS Planning and Zoning, applying the updated Code of Development, staff recommends a condition citing Sec. 34-5.2.7.E.2., from the City's Code of Development. (See draft motion for approval.)

Suggested Motion

Approval [with approval of the consent agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed exterior alterations, portico addition and rear deck at 300 Court Square satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR approves the application as submitted, with the following conditions:

- Approval of the lime wash in-concept; however, applicant will prepare a physical sample for BAR approval. Staff will make a later recommendation should approval of the color require a separate, formal CoA request.
- For the exterior lighting, all lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90, and lighting should be shielded to prevent glare to the sidewalk.
- For removal and infill of the remaining two windows on the north elevation, infill the openings with brick, but have a grout line indicating where the windows used to be. Do not tooth-in the infill into the adjacent brick, Infill panels to be set back ¼' to ½".
- All setback encroachments are subject to City zoning, specifically relative to the east portico, the awning at the north entrance, and any projections out into the right of way, and anything in the sidewalk (including proposed uplighting). Per prior discussions with the applicant, it is understood that any encroachments into the public right of way must be resolved with the City through the appropriate process; that is, an approved CoA does not prevail over setback and/or other zoning requirements.
- The proposed flagpoles are omitted.
- The decorative bracket (photo 17) is allowed, provided it meets applicable City requirements. However, all signage will require a separate sign permit(s).
- Mechanical units will be screened per the note approved with the December 20, 2022 CoA. [See Appendix of this staff report.]
- Bermuda shutters on the 2nd and 3rd floor windows at the rear of the building are allowed only on the south elevation of 300 Court Square (the 1854 building) and the west and south elevations of 100 Court Square (the 1880 Annex).

- Per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. 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 District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. 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;
 - iv. The effect of the proposed change on the adjacent building or structures;

- v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City's design guidelines.

Links to ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)

[Chapter 4 Rehabilitation](#)

APPENDIX

Prior BAR Reviews

November 15, 2022 – Preliminary discussion to request exterior alterations to the historic hotel.

BAR #22-12-01

[Video link to the BAR discussion \(URL at 2:58:27\).](#)

[Link to staff report.](#)

December 20, 2022– CoA Application for exterior alterations including reconstruction of the historic east portico and construction of a two-story terrace over the rear courtyard.

BAR #22-12-01

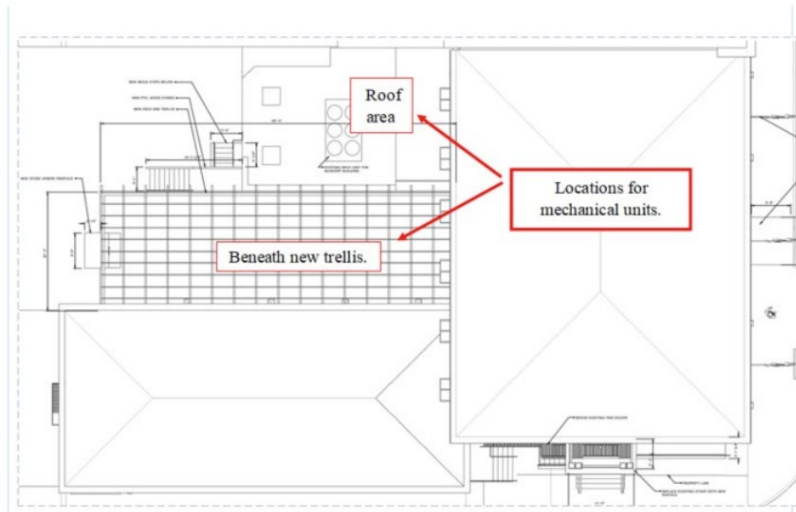
[Video link to the BAR meeting \(URL at 1:48:18\).](#)

[Link to staff report.](#)

The CoA was approved 6-0 with the following conditions:

- Approve the [lime] wash in concept but want to review a physical sample. [BAR approved a wash. Staff will make a later recommendation should approval of the color require a separate, formal CoA request.]
- For the [exterior electric] lighting, all lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90, and lighting should be shielded to prevent glare to the sidewalk.
- For removal of the four windows [north elevation], infill the openings with brick, but have a grout line indicating where the windows used to be. Do not tooth-in the infill into the adjacent brick]. Infill panels to be set back ¼' to ½" [per applicant suggestion].
- All [setback] encroachments are subject to City zoning [specifically relative to the east portico, awning at the north entrance, and any projections out into the right of way, and anything in the sidewalk].
 - Staff note: Per prior discussions with the applicant, it is understood that any encroachments into the public right of way must be resolved with the City through the appropriate process; that design approval by the BAR does not prevail over setback and/or other zoning requirements.
- Separate signage package. [All signage will require a separate signage permit.]

- Mechanical units will be screened. [Applicant indicated locations at the rear: Beneath the rear trellis/deck and on the low roof area. See image below for clarity.]



Photos of property: NDS Staff April 10, 2025







The Zebra Carriage Hotel

A Luxury Boutique Hotel

300 Court Square, Charlottesville Virginia

BAR Submittal for review on November 15, 2022

Revised 25 March, 2025

COURT SQUARE HISTORY

The original 300 Court Square building was a simple wooden framed building constructed around 1791 and housed The Eagle Tavern. The Eagle Tavern could seat 200 patrons. William P. Farish had already developed a stagecoach line in 1845 when he purchased the property and erected the current building in 1854. The Farish House Hotel soon thereafter became a major stagecoach stop. After the Civil War, federal occupying forces used it as a headquarters for two years. 300 Court Square has long been used as a gathering spot on court day for food and rest. Travelling peddlers sold products along the porch on monthly court days. Public dances and celebrations echoed through the large parlor halls. Operating as a hotel, also under the name, The Colonial Hotel, until the 1960's, 300 Court Square was later converted into offices and apartments.



PHOTO OF BUILDING AS IT EXIST CURRENTLY



HOLSINGER'S 1915 PHOTOGRAPH

Historic Court Square has long been the center of Charlottesville. The City's courthouse has been in continuous use for over 200 years and is one of America's most historic. No other courthouse has been used by three early American Presidents at the same time. Local elections were held here, and the County Court conducted business with the help of young attorneys and magistrates such as Thomas Jefferson and James Monroe. Mr. Jefferson and Mr. Monroe, along with James Madison later became Presidents and could at times be seen here together.



ARCHITECT'S RENDERING OF BUILDING

300 Court Square – Front of building, North-Facing

- Replace and relocate center windows on balconies with custom doors resembling original windows to allow guest access to balconies. Original windows will be used in other parts of the building.
- ~~Remove four smaller windows, investigations point to these windows as not original, infill with brick. Remaining windows will be centered and symmetrical.~~
- ~~Repair and repoint all areas of failing brick – examples of matching brick to be shown in meeting.~~
- Whitewash brick to conceal brick and mortar variation and to blend years and years of varying mortar repairs. Please see photos of both buildings having been painted white (photos 1, 2A, 2B)
- ~~Brick is failing in many places, requesting ability to use a lime mortar sealant to stabilize the brick (photos 3-7, 9A, 9B & 10).~~
- Install operable paneled shutters to match Zero Court Square's shutters on the North and East sides of the building (photos 11A, 11B, 12A & 12B)
- Install original historic 9' tall doors with upper true divided light panels - doors were found in the building. (photo 13)
- Install original historic 9' tall six-paneled outer doors to be propped open - doors were in building. (photo 14)
- Doors, shutters, and trim to be painted "Green-Blue" No BS16D45 - by Fine Paints of Europe. Please see sample on actual building.
- Paint downspouts antiqued copper color
- Balcony ceilings to be painted Dolphin Cove 722 – Benjamin Moore. Please see sample on building.
- Install four handmade copper gas lanterns flanking windows:
French Quarter Lantern by Bevelo. (photo 15)
- Install three handmade copper gas lantern pendants on the two balconies and above the front entry door. (photo 16)
- Install four flush-mounted landscape lights in sidewalk to up-light plantings and illuminate pilaster detail
- Install four low-watt down lights to illuminate top of pilasters
- "THE ZEBRA CARRIAGE HOTEL" to be painted in black lettering on front top cornice
- Signage is a vintage steel bracket and sign. (photo 17)
- Install black and white canvas awning with Greek Key pattern that extends from door to street. Awning is supported by copper poles and illuminated from within
- Install three flag poles for alternating flags
- Remove existing exterior modern storm windows – nearly all are not functioning properly and have been compromised

East Side of building – 6th Street

- Install two-story columned portico to match the original one-story portico.
- Portico will surround existing fire escape and continue to serve as an emergency egress. (See photo 10).
- Portico railing to have zig-zag wood railing similar to "The Second Yard" on Market Street (photo 18)
- Install brick handicap ramp that extends from the corner of building to the portico.
- Remove door and steps to right of entry door (photo 19) and replace with historic window that matches the original window (photo 20 of original window)

- Install new single 15 light wood entry door with true divide lights to replace non-functioning double doors. (photo 22)
- Eagle Tavern sign to hang by this entrance
- Replace solid wood doors and sidelights (originally widows) with a single true divided light door to look like windows. These doors will provide emergency egress
- Install a handmade copper lantern on each level of portico. (photo 16)
- A large portion of the brick wall will have to be replaced for structural reasons. (photos 3-10)
- Install wood double doors with 15 true divided light doors to gift store. (photo 23 & 24)
- All doors painted to be painted “green-blue” No BS 16D45 – Fine Paints of Europe
- Gas lantern to be installed at gift store entry and at 100 Court Square entry (photo 15)

Rear of the building – Not Visible from 6th Street

- Replace mismatched, un-original windows with matching windows
- A glass and wood door to match the windows will be installed in the center for emergency egress and to access the deck. (photo 24 & 25)
- A two-story trellised wall will be built against the neighboring equipment building to hide the AC chiller on top. (photo 26)
- A wooden deck will be built to the same level as the first-floor ballroom. (photo 26)
- An arbor will be built over head to screen the huge amount of satellite dishes on the roof of the 29 building. This is a major eyesore and a big obstacle to overcome. (photos 27, 28 & 29)
- A retractable glass roof will be installed just below the eaves so events can occur during inclement weather.
- A two-story stone chimney will be the focal point of the terrace and act to screen the satellite dishes (photo 26)
- The small widow on the annex building that doesn’t match the others will be replaced with a 15 light glass door to allow for emergency egress and handicap access to the annex from the main building.
- Windows on the 2nd and 3rd floors will have Bermuda Shutters to obscure the view (photo 26, 30)



PHOTO SHOWING THREE OF THE ADDED WINDOWS (PHOTO 20) AND THE ORIGINAL PORTICO



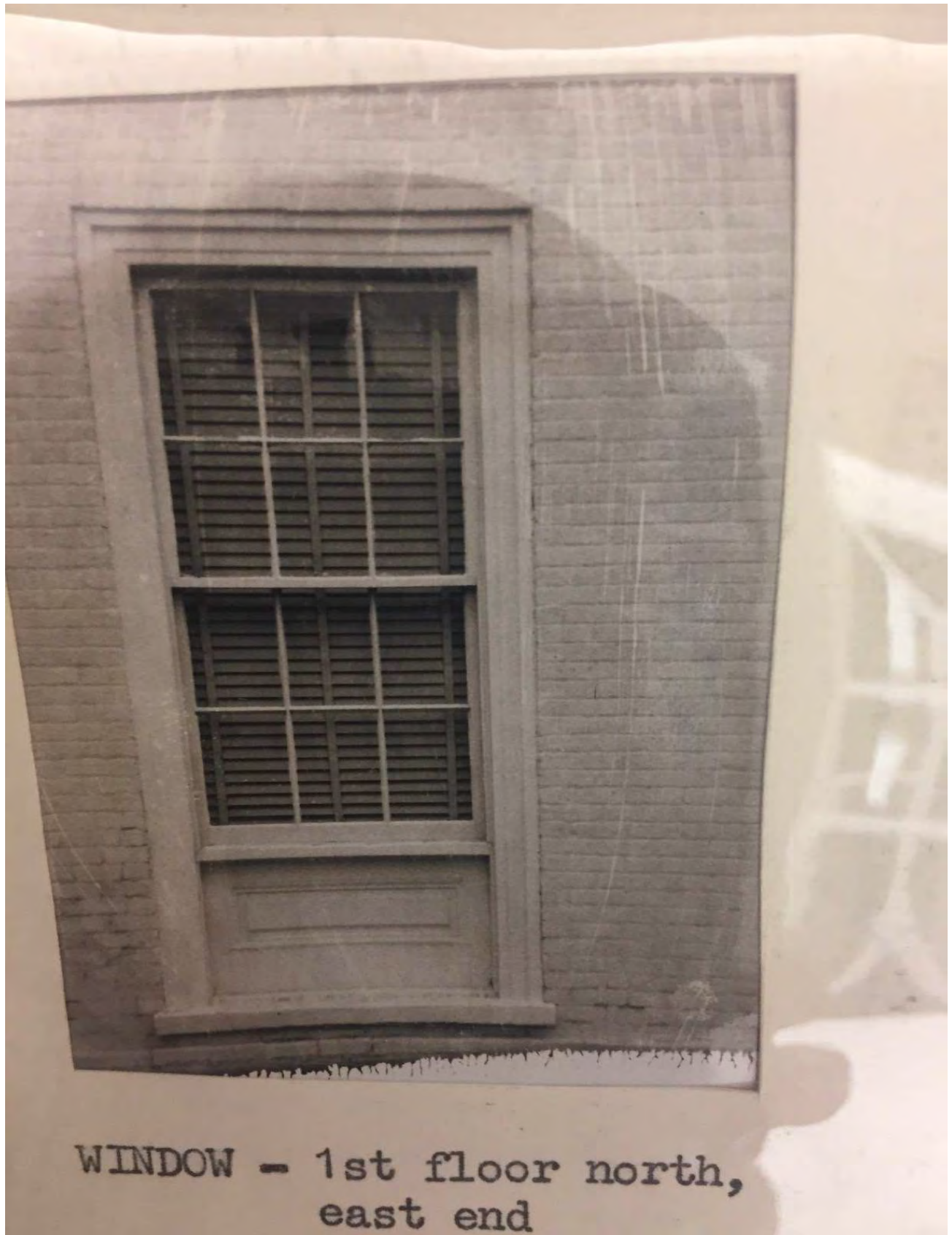


PHOTO 1 – HISTORIC PHOTO OF 6TH STREET SIDE OF BUILDING HAVING BEEN PAINTED WHITE



PHOTO 2A & 2B – HISTORIC PHOTOS OF BUILDING EXTERIOR HAVING BEEN PAINTED WHITE



PHOTO 3 – FAILING BRICK CONDITION



PHOTO 4 – FAILING BRICK CONDITION



PHOTO 5 – FAILING BRICK



PHOTO 6 – MANY VARIATIONS OF MORTAR AND BRICKS – REPAIRS OVER THE YEARS

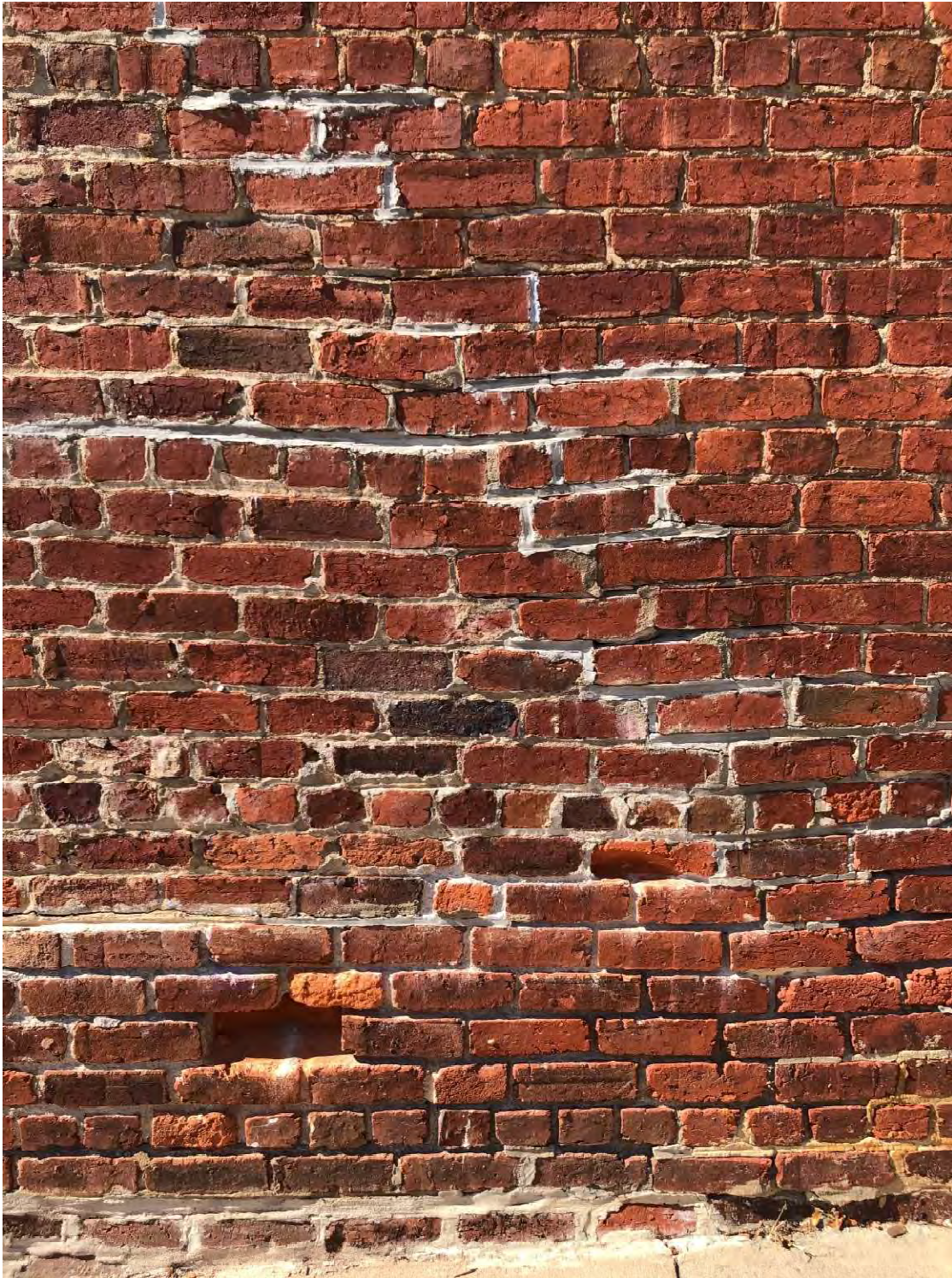


PHOTO 7 – VARIATIONS OF MORTAR AND BRICK – POOR REPAIR WORK



PHOTOS 9A & 9B – BRICK DETERIORATION ACTUAL CONDITIONS





PHOTO 10 – FAILING BRICK AT STREET LEVEL, FIRE ESCAPE TO BE WRAPPED BY PORTICO



PHOTO 11A - SHUTTERS ON ZERO COURT SQUARE, CHARLOTTESVILLE. DIRECTLY ACROSS FROM 300 COURT SQUARE



PHOTO 11B – PANELED SHUTTERS ON ZERO COURT SQUARE



PHOTO 12 A – ORIGINAL SHUTTER PINS



PHOTO 12 B – ORIGINAL SHUTTER PINS



PHOTO 13 – GLASS FRONT ENTRY DOORS – FOUND IN THE BUILDING



PHOTO 14 - EXTERIOR FRONT DOORS TO STAY OPEN



PHOTO 15 – WALL MOUNTED GAS LANTERN – “FRENCH QUARTER” BY BEVELO



PHOTO 16 – HANGING GAS LANTERN – “FRENCH QUARTER” BY BEVELO



PHOTO 17 – HISTORIC STEEL SIGN TO BE HUNG WEST OF FRONT ENTRY DOORS





PHOTO 18 - SCISSOR RAILING TO BE USED ON PORTICO – THE SECOND YARD ON MARKET STREET



PHOTO 19 – REMOVE DOOR AND STEPS TO RIGHT OF PORTICO – REPLACE WITH ORIGINAL WINDOW



PHOTO 20 – ORIGINAL PORTICO AND ORIGINAL WINDOW TO NORTH OF PORTICO



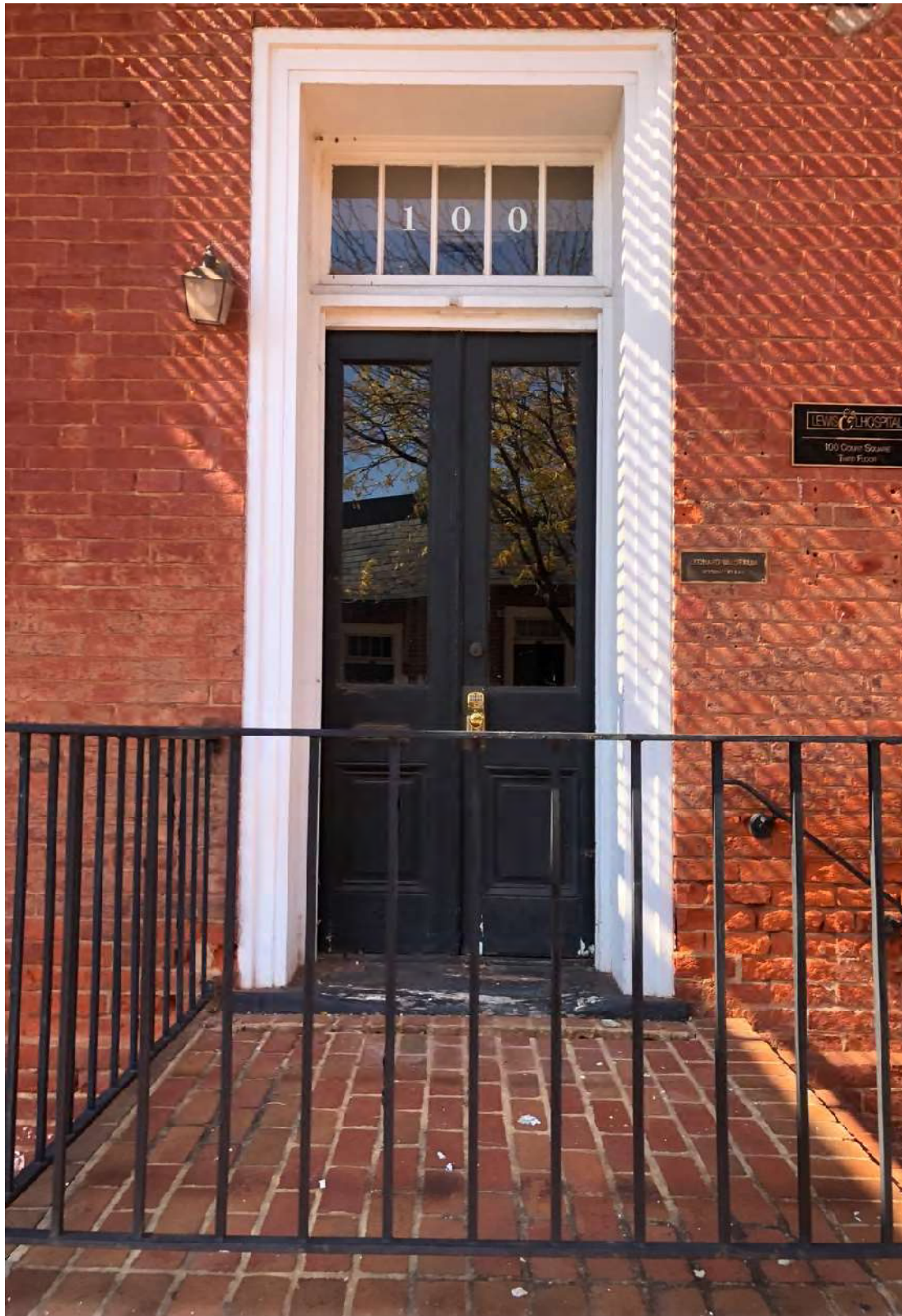


PHOTO 22 – NON FUNCTIONING DOUBLE DOORS TO BE REPLACED WITH 15 LIGHT DOOR TO MATCH WINDOWS



PHOTO 23 - EXISTING 6TH STREET DOOR TO FUTURE GIFT STORE – TO BE REMOVED AND REPLACED WITH 15-LIGHT DOUBLE DOORS SHOWN BELOW



PHOTO 24 - DOORS TO BE USED FOR ENTRY TO GIFT STORE ON 6TH STREET AND FROM BALLROOM TO TERRACE



PHOTO 25 - NEW FRENCH DOORS TO BE LOCATED BETWEEN LOWER WINDOWS.

DECK ADDED AT LEVEL OF THE DOORS



PHOTO 27 - VIEW OF SATELLITE DISHES FROM SOUTH FACING WINDOWS



PHOTO 28 - VIEW OF SATELLITE DISHES FROM COURTYARD – TERRACE ESSENTIAL TO BLOCK THESE EYESORES



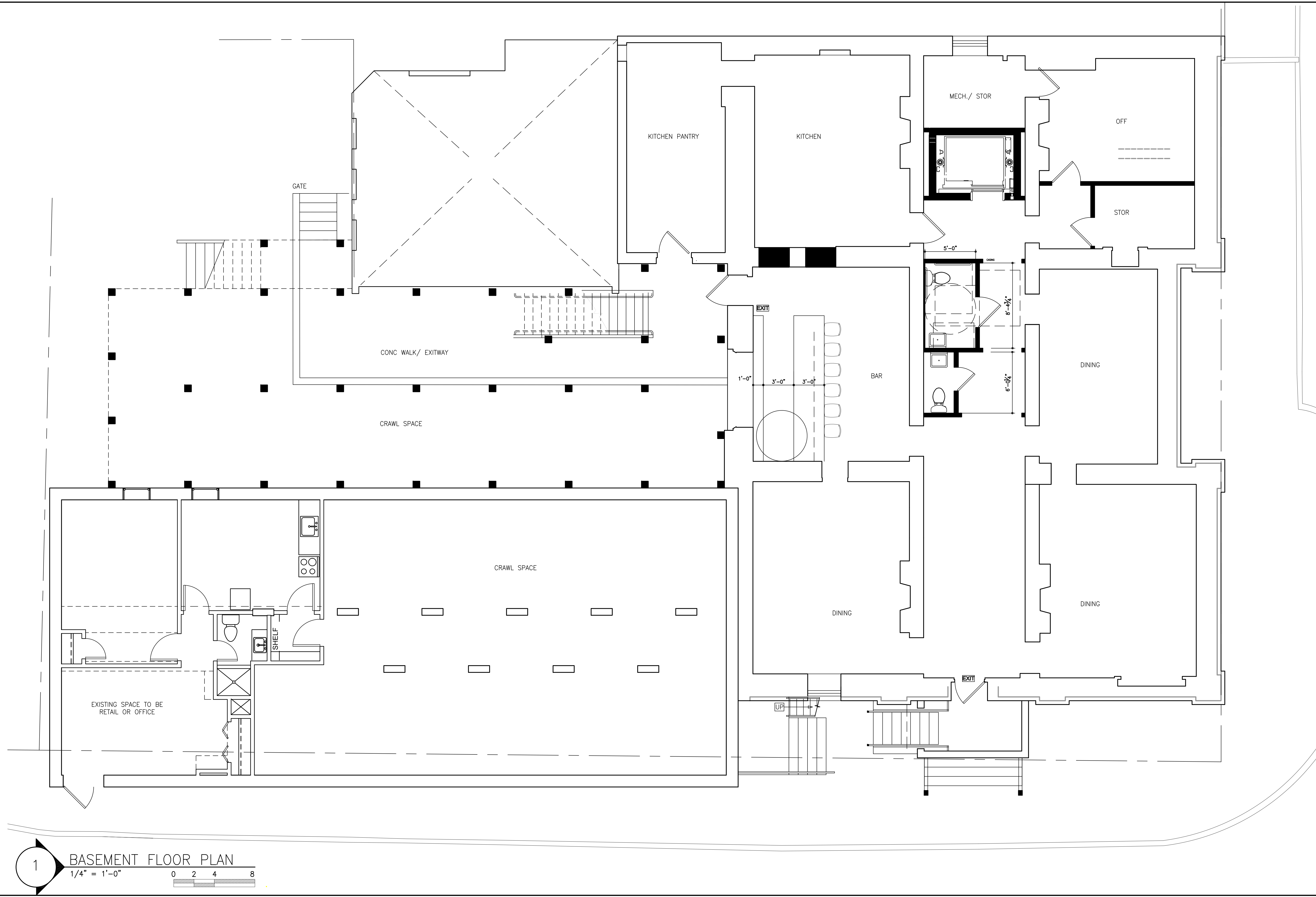
PHOTO 29 - VIEW OF AC CHILLER FROM "ANNEX ROOMS"



PHOTO 26 – DECK WITH ARBOR AND TRELLIS TO BE BUILT TO OBSURE SATELLITE DISHES AND AC CHILLER

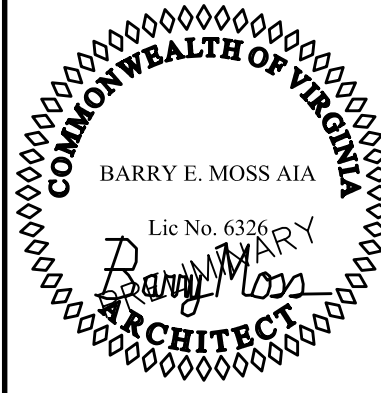


PHOTO 30 - BERMUDA SHUTTERS ON BACK OF BUILDING – NECESSARY TO BLOCK VIEWS OF SATELLITE DISHES



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"
0 2 4 8

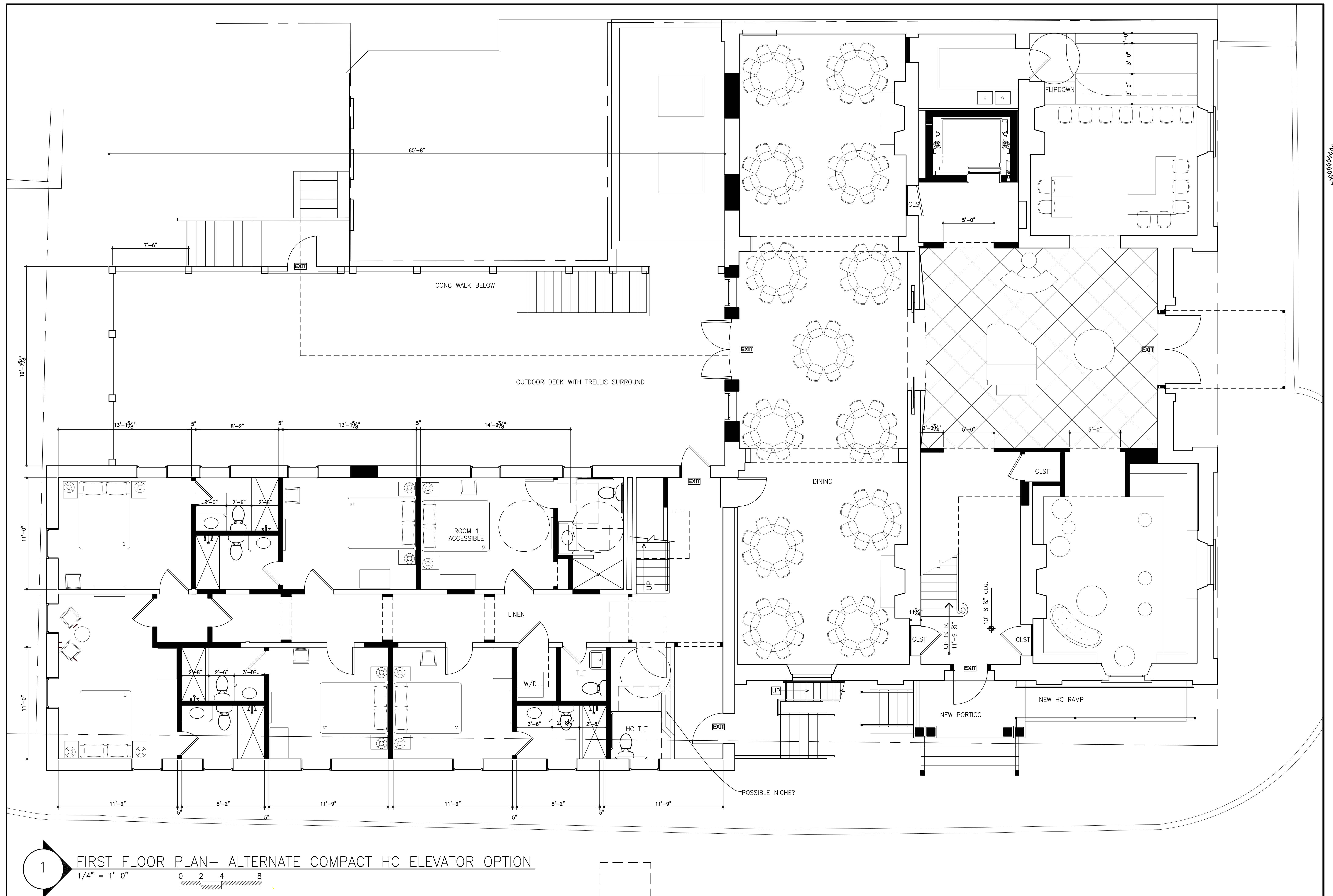
MOSS ARCHITECTS
1849 SIMMONS GAP RD.
CHARLOTTESVILLE, VA 22935
757.630.2893
MUSSVINEYARDS@GMAIL.COM

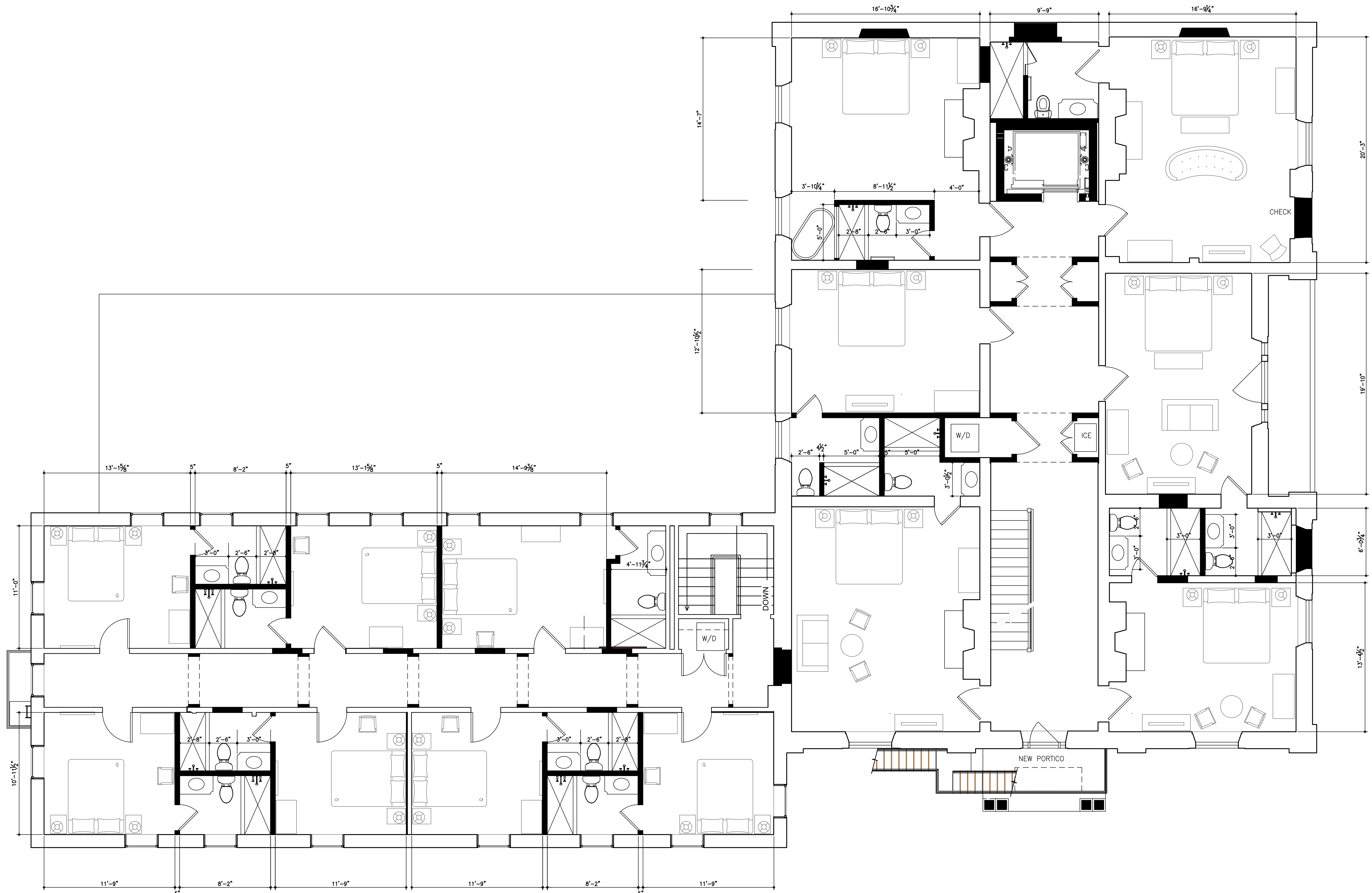


300 COURT SQUARE
ZEBRA CARRIAGE HOTEL RENOVATION
CHARLOTTESVILLE, VA

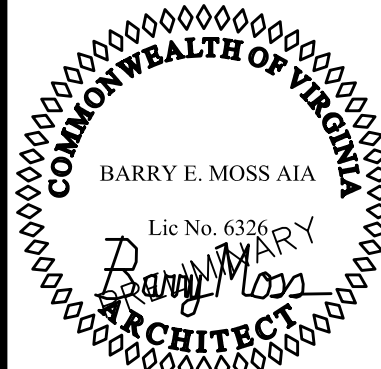
MARCH 24, 2025

A1.0





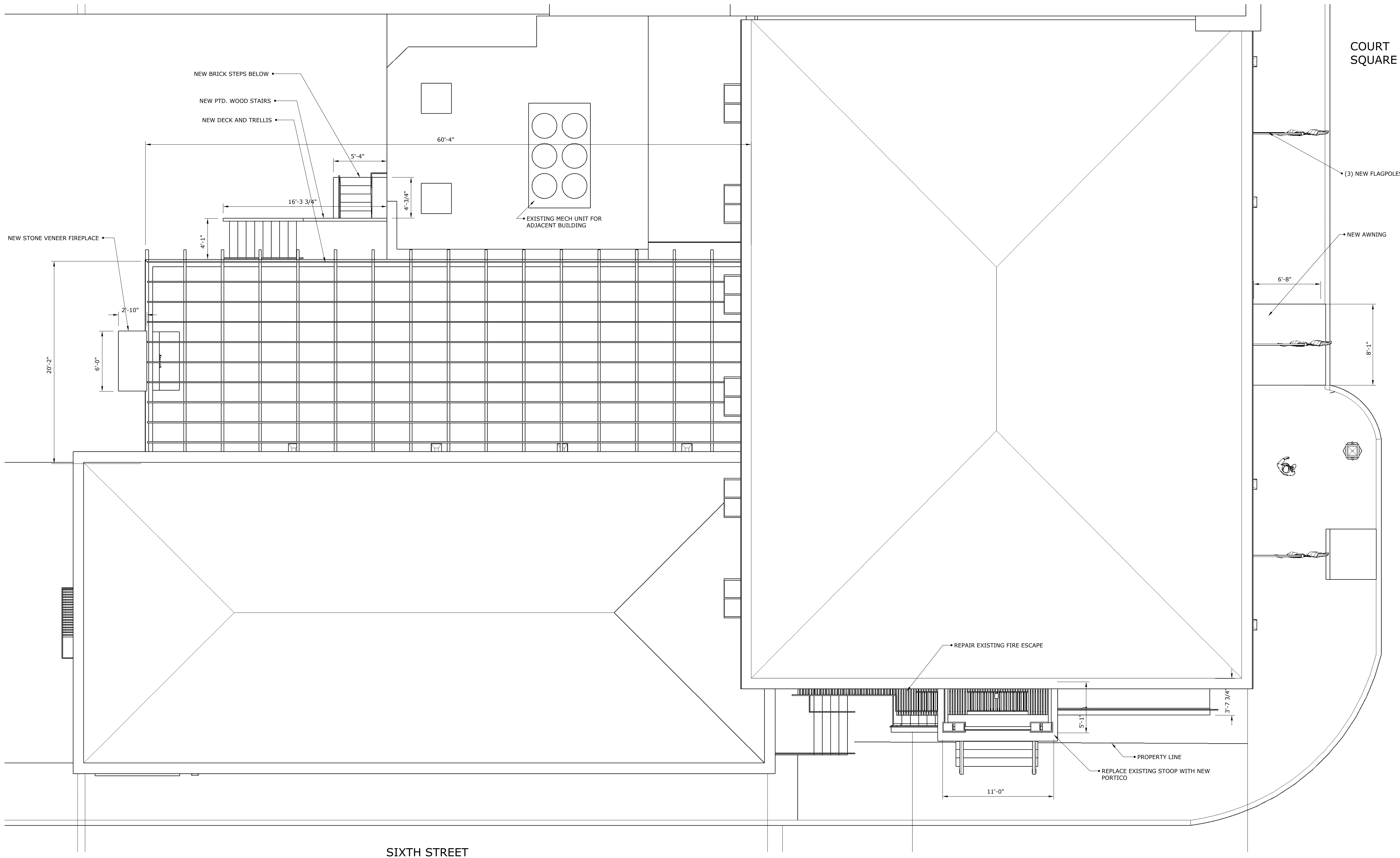
MOSS ARCHITECTS
1849 SIMMONS GAP RD.
CHARLOTTESVILLE, VA 22935
757.630.2893
MUSSVINEYARDS@GMAIL.COM

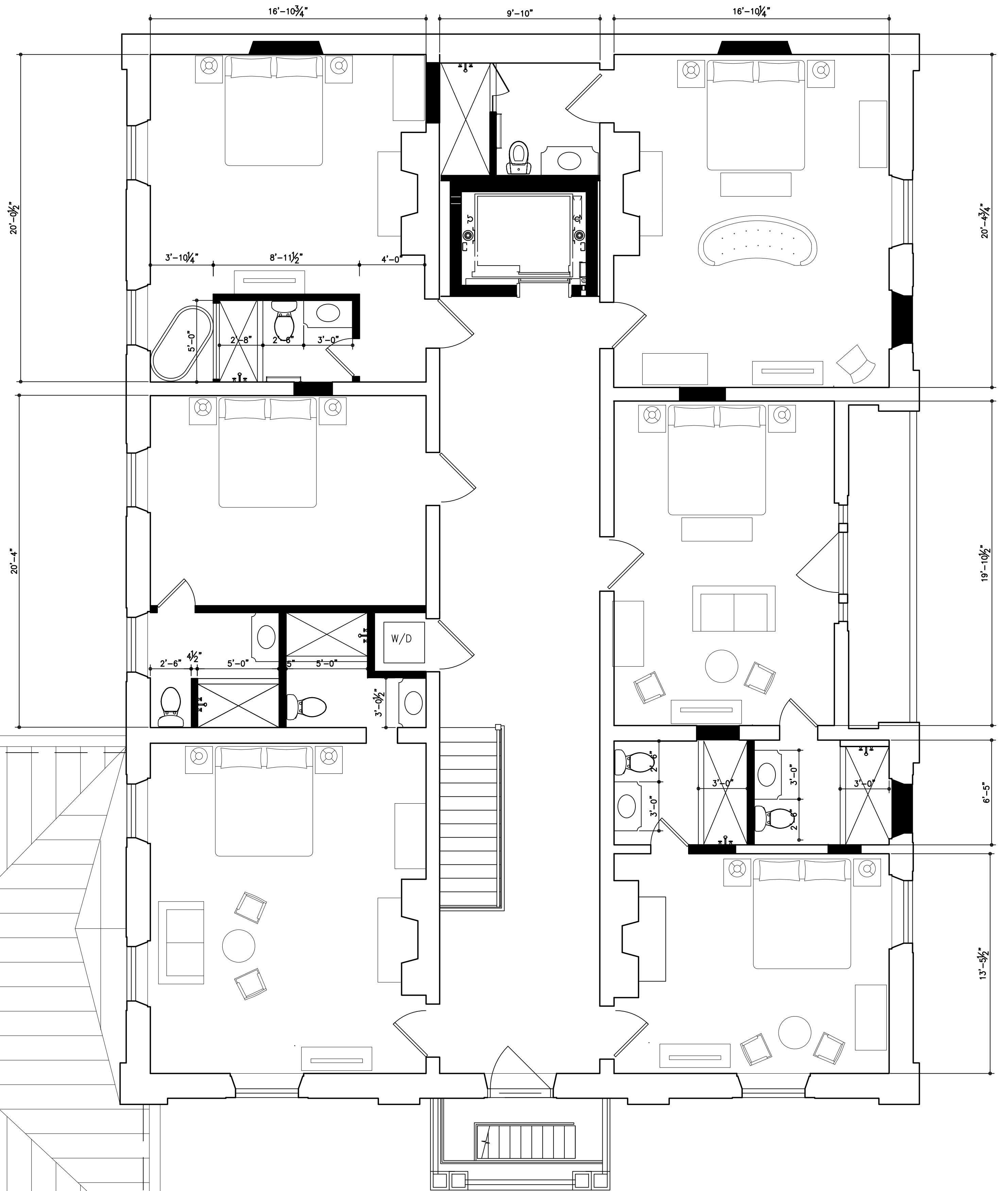
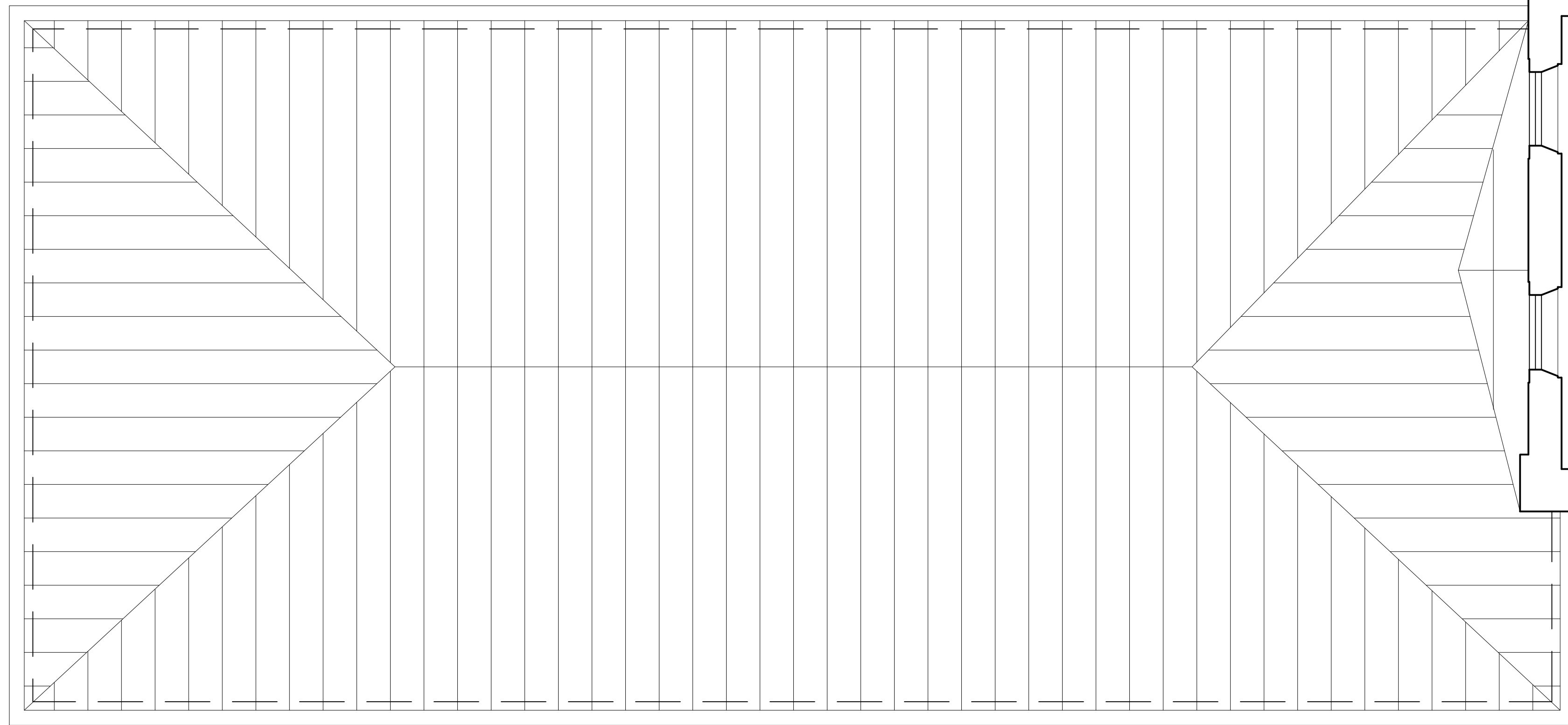


300 COURT SQUARE
ZEBRA CARRIAGE HOTEL RENOVATION
CHARLOTTESVILLE, VA

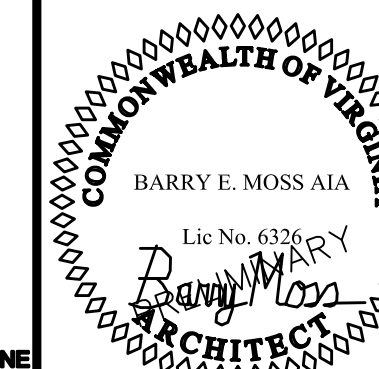
MARCH 24, 2025

A1.2









300 COURT SQUARE
ZEBRA CARRIAGE HOTEL RENOVATION
CHARLOTTESVILLE, VA

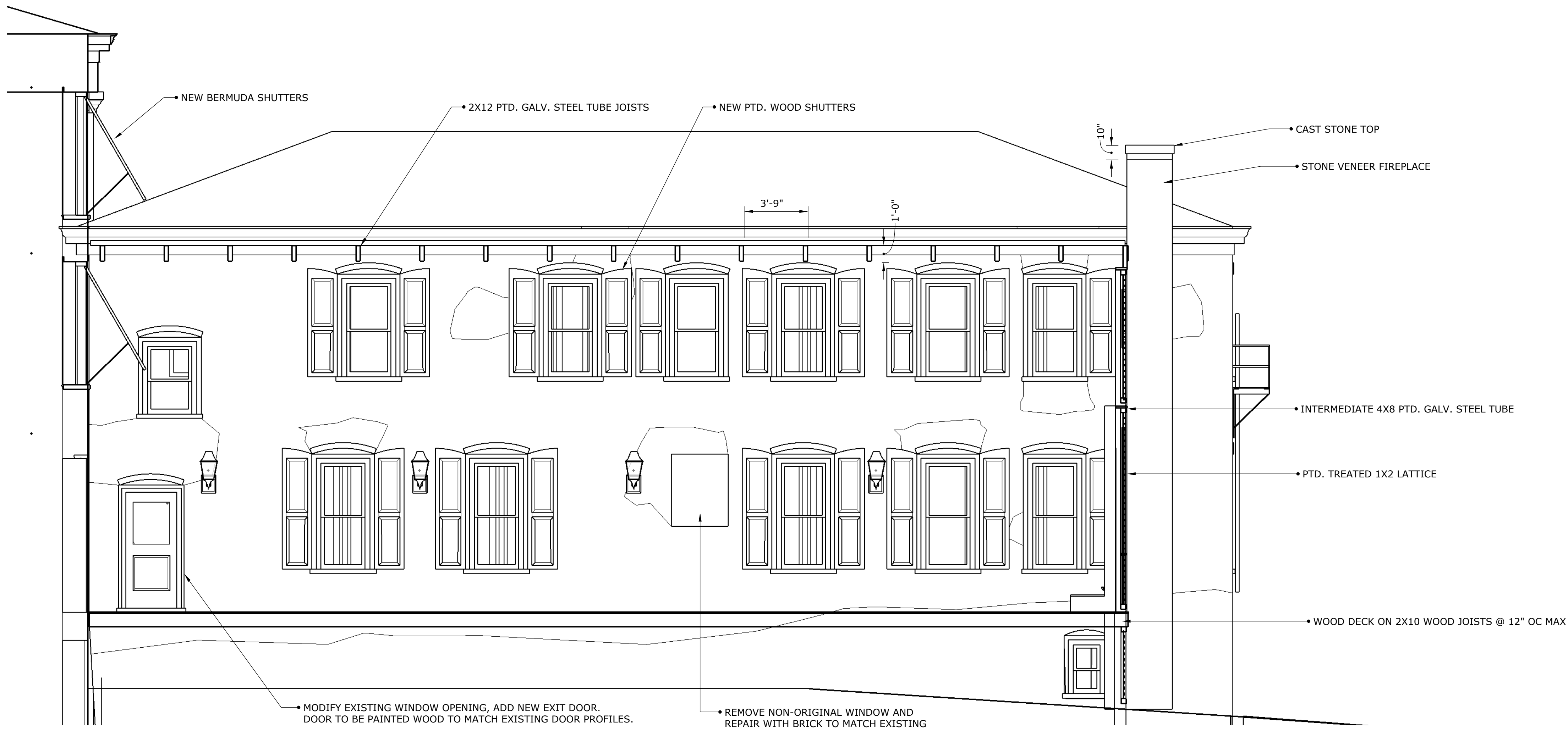
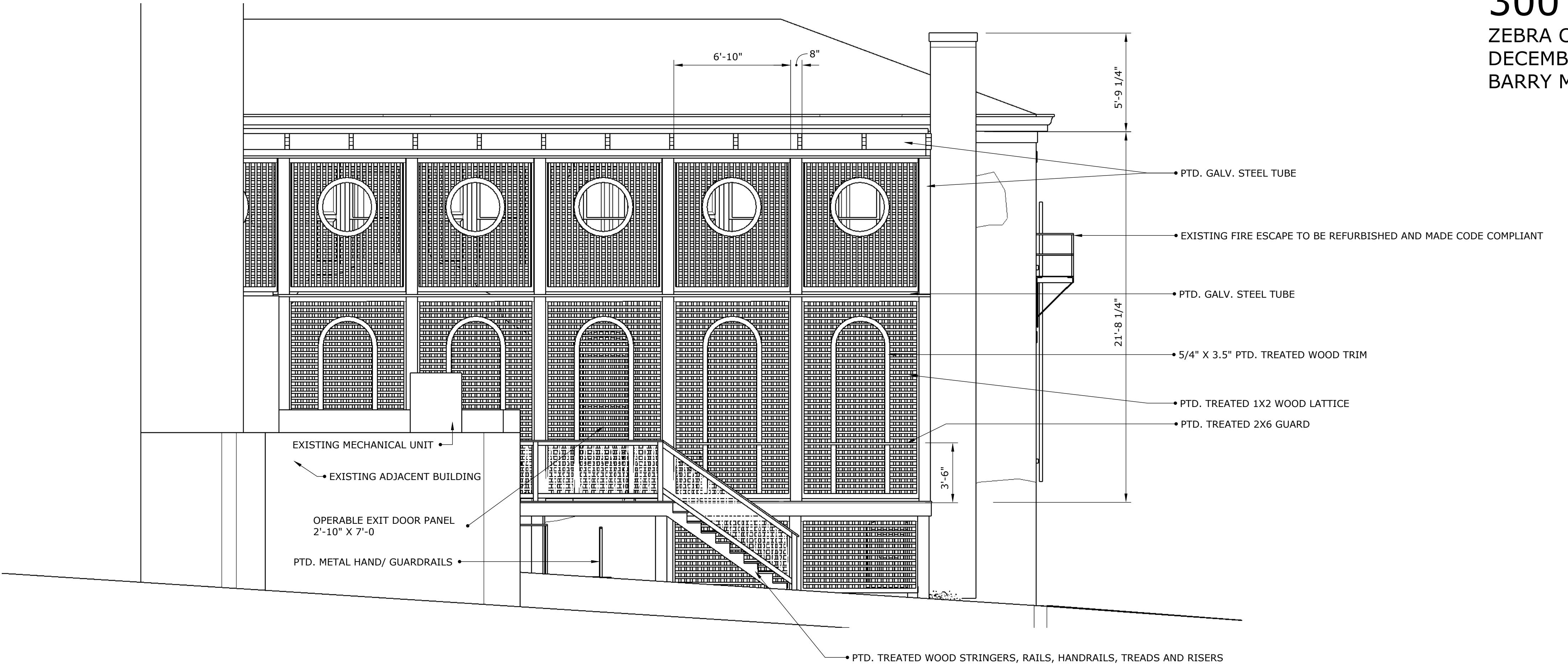
MARCH 24, 2025

A2.2



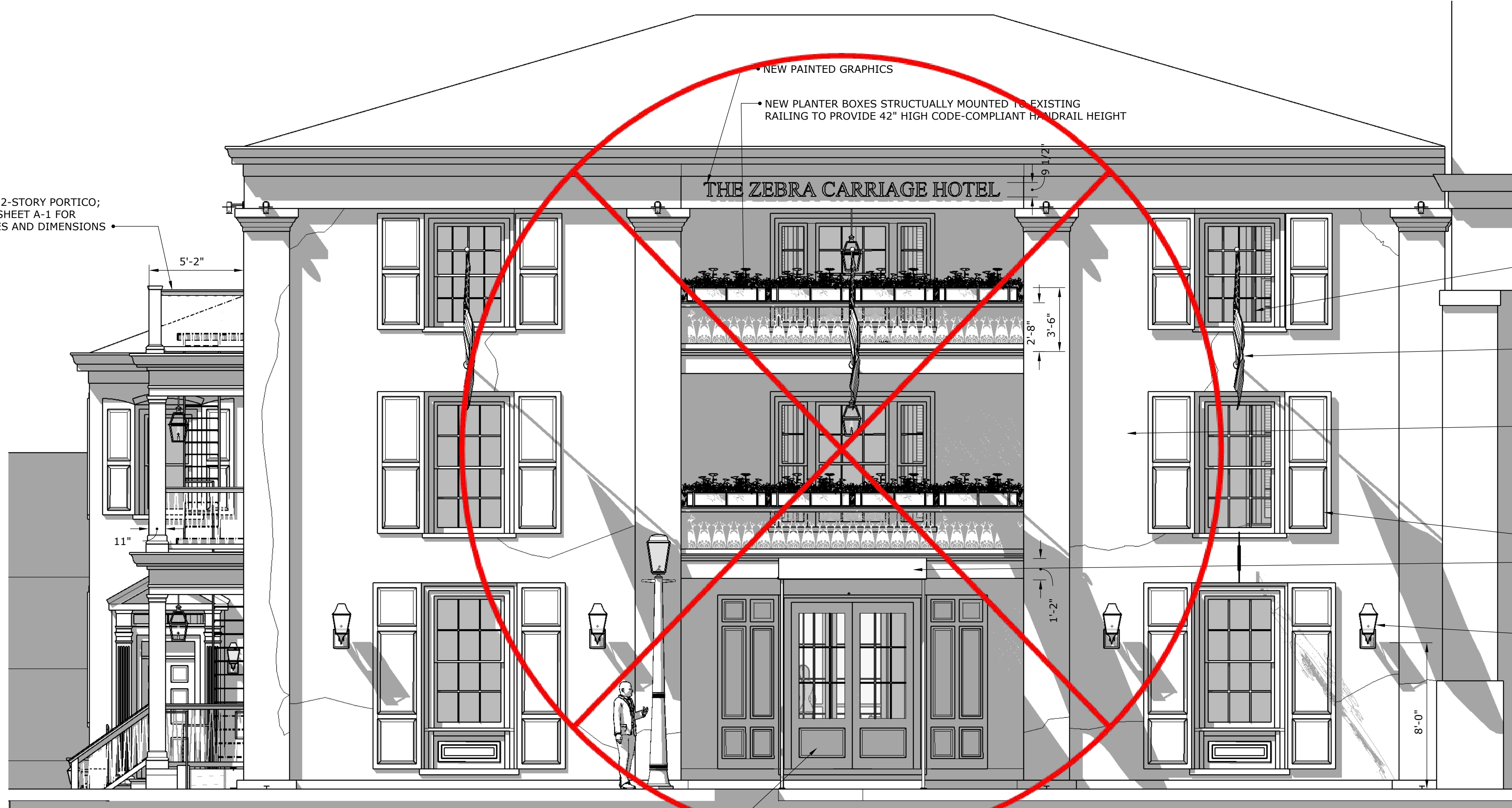
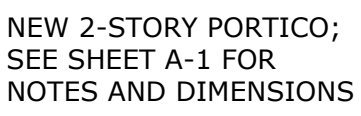
300 COURT SQUARE RENOVATIONS

ZEBRA CARRIAGE HOTEL
DECEMBER 13, 2022
BARRY MOSS, AIA



ZEBRA CARRIAGE HOTEL
DECEMBER 13, 2022
BARRY MOSS, AIA

ZEBRA CARRIAGE HOTEL
DECEMBER 13, 2022
BARRY MOSS, AIA



REPLACE EXISTING DOORS WITH HISTORIC FRENCH DOORS

8'-1"

1 NORTH ELEVATION

$1/4'' = 1' - 0''$

NEW CUSTOM PTD. WOOD BERMUDA SHUTTERS
ON REAR OF 300 COURT STREET ONLY •



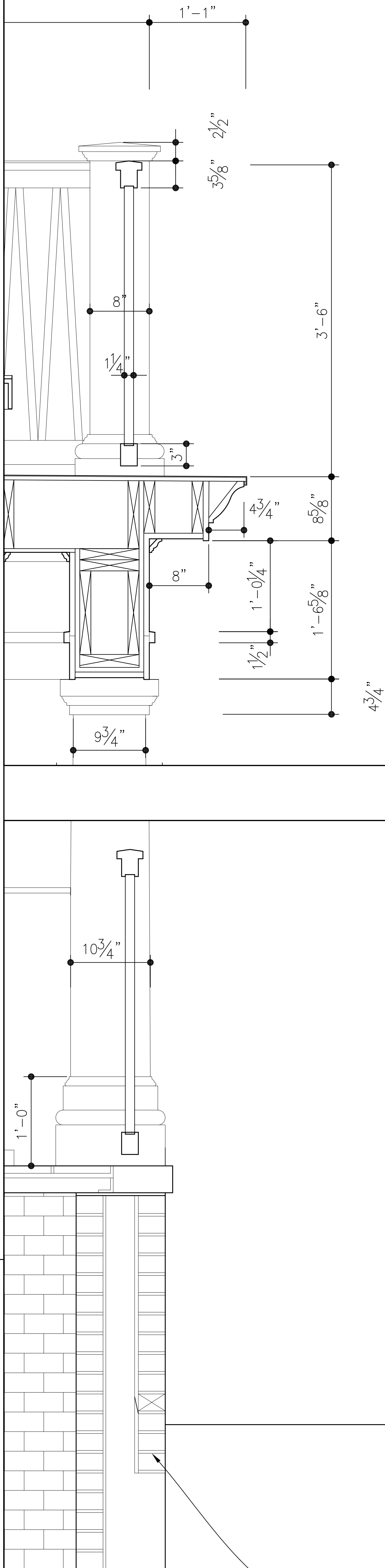
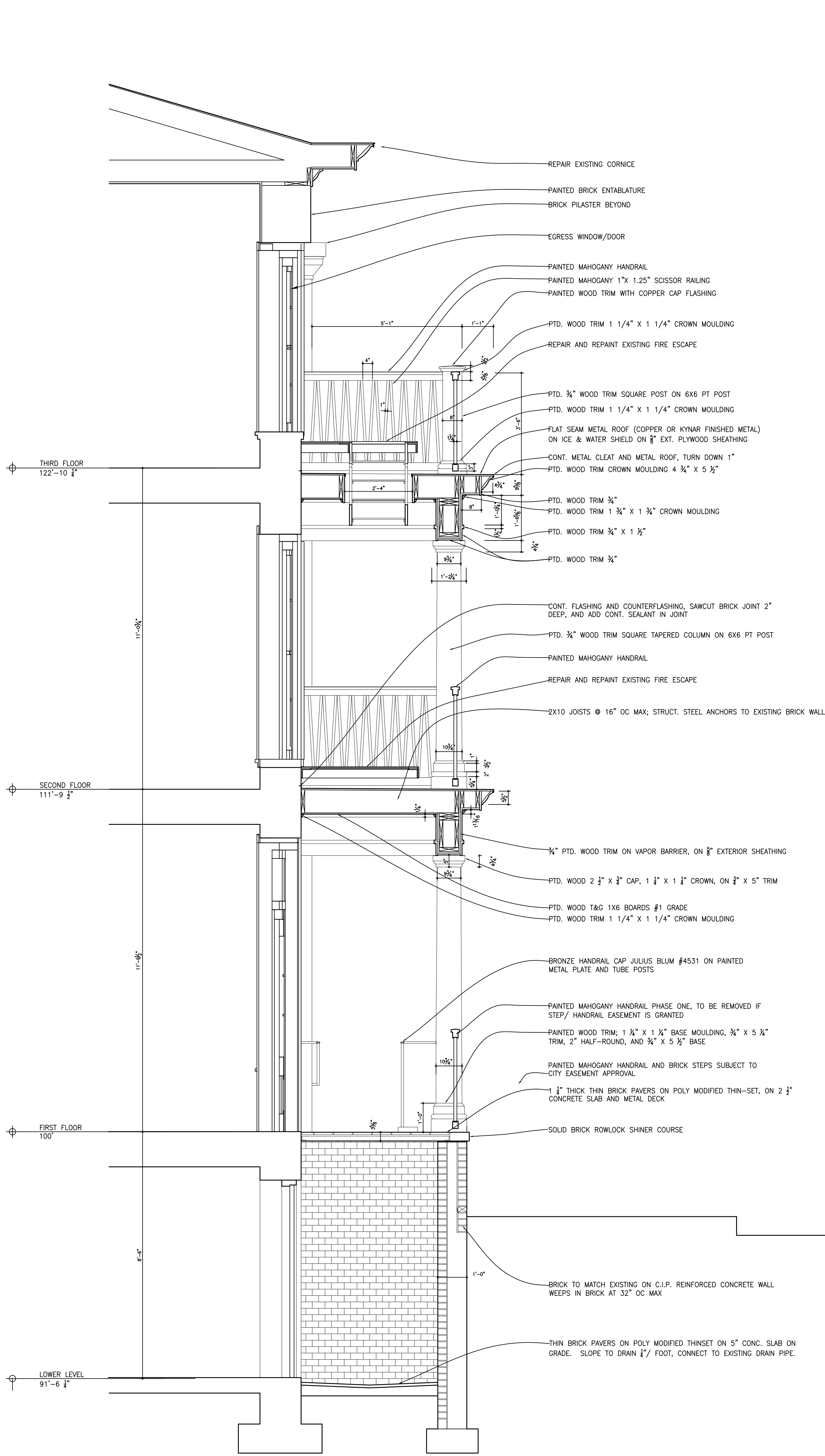
2 SOUTH ELEVATION

$1/4'' = 1'-0''$



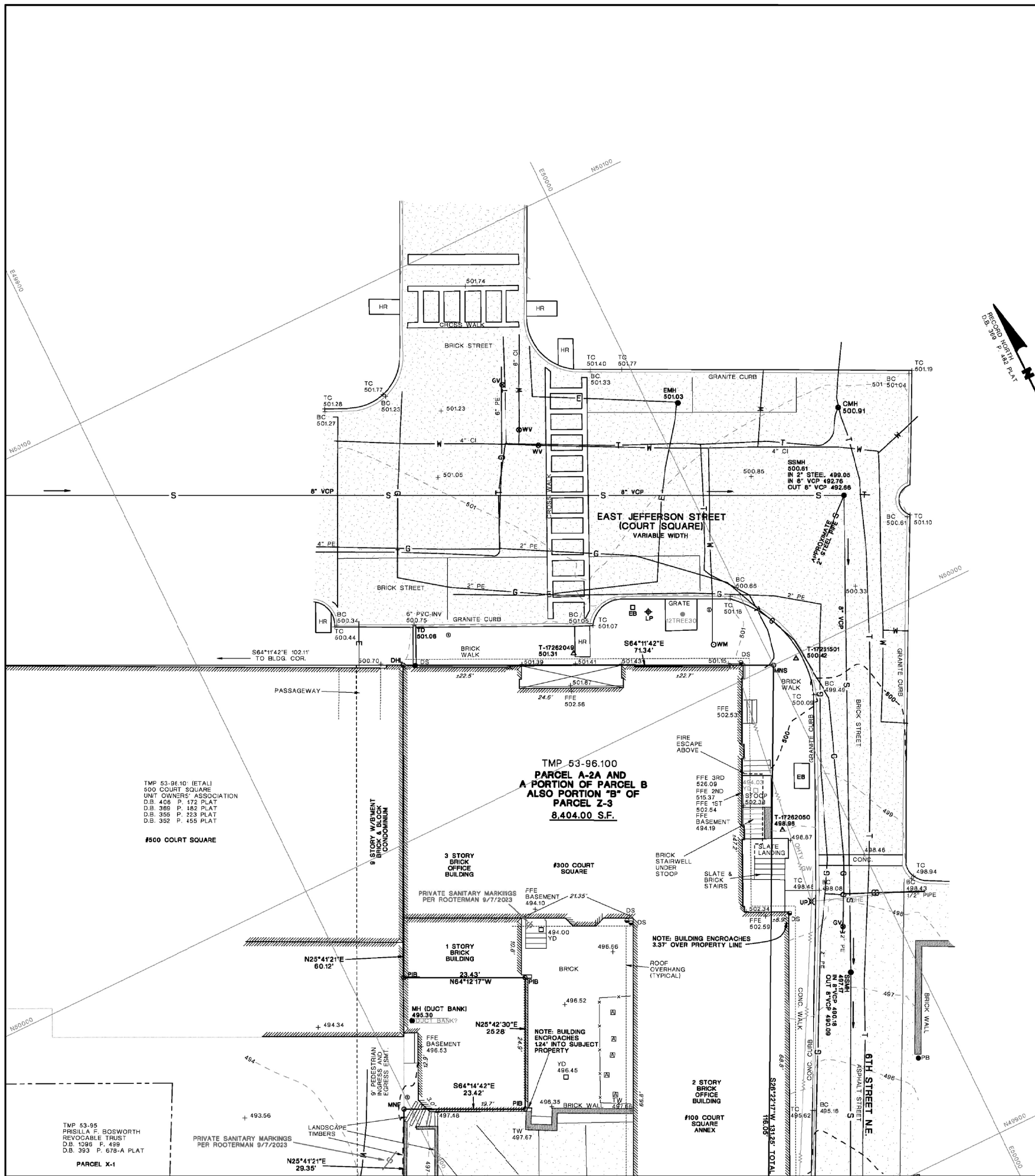
3 SOUTH SECTION

$$2 \overline{) 1/4'' = 1'-0''}$$



1 SECTION THRU PORTICO
A5 1/2" = 1'-0"

2 DETAIL
A5 1 1/2" = 1'-0"



Woolley Engineering
Consulting Civil Engineers
210 5th Street NE
Charlottesville • Virginia 22902
(434) 973-0045
www.woolley-eng.com

Owner
Eagle Tavern, LLC
300 Court Square
Charlottesville, Virginia
22902

FINAL
SITE
PLAN

300 COURT SQUARE
Final Site Plan
CITY OF CHARLOTTESVILLE, VIRGINIA

EXISTING
CONDITIONS
EXHIBIT

Job Number:
23010

Date:
September 20, 2023

Revision:

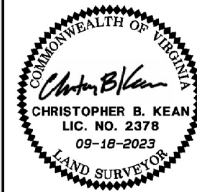
Scale:
1" = 10'

Sheet No.:

C2.1

3 of 10

LINCOLN
SURVEYING
Innovation. Integrity. Vision.
632 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
OFFICE: 434-974-1417
FAX: 434-974-1776
www.lincolnsurveying.com



TOPOGRAPHIC SURVEY OF
TAX MAP 53 PARCEL 96.100
AND 6TH STREET NE
LOCATED ON COURT SQUARE
CHARLOTTESVILLE, VIRGINIA
DATE: SEPTEMBER 21, 2017
REVISED: AUGUST 3, 2018
REVISED: MARCH 1, 2023
REVISED: SEPTEMBER 18, 2023
SCALE: 1" = 10'
CONTOUR INTERVAL: 1'
NAVD '88 VERTICAL DATUM
SHEET 2 OF 2
TM DATA 102001010_TS_23260 PRO 102-0010-10