

From: Scala, Mary Joy
Sent: Monday, January 28, 2013 3:13 PM
To: 'Sean Dougherty'
Subject: 459 Locust Ave BAR action January 2013

January 28, 2013

459 Locust Charlottesville Owner, LLC
126 Garret Street, Suite G
Charlottesville, VA 22902

Certificate of Appropriateness Application (Conservation District)
BAR 13-01-02
459 Locust Avenue
Tax Map 53 Parcel 234
Hugh Ewing, Applicant/ 459 Locust Charlottesville Owner, LLC, Owner
Rehabilitation of Cardwell and Rucker Wings

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 15, 2013. The following action was taken:

Approved (8-0) as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (July 15, 2014), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

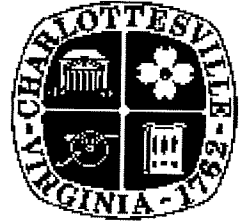
Upon completion of construction, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 15, 2013**



Certificate of Appropriateness Application (Conservation District)
BAR 13-01-02
459 Locust Avenue
Tax Map 53 Parcel 234
Hugh Ewing, Applicant/ 459 Locust Charlottesville Owner, LLC, Owner
Rehabilitation of Cardwell and Rucker Wings

Background

The 1954 Rucker Wing is a contributing structure in the Martha Jefferson Historic Conservation District, and is located adjacent to the 1929 Patterson Wing (of the former Martha Jefferson Hospital), an Individually Protected Property. (459 Locust survey is attached.) The 1992 Cardwell Wing is a non-contributing property in the Martha Jefferson District.

NOTE: Included for your information with the current application materials are photos previously submitted that show aerial views, proposed site demolitions, and rehabilitations to the South Wing that were approved by the Planning Commission under Entrance Corridor review.

Application

This property could either be reviewed under the Historic Conservation District regulations or Entrance Corridor regulations, as it is designated as both. Because there is partial demolition proposed on a contributing structure, and façade reconstruction on both structures, it is appropriate to review the application under the Historic Conservation District ordinance and guidelines.

The property owner is rehabilitating both the Cardwell and Rucker Wings of the former Martha Jefferson Hospital. This is a historic rehabilitation tax credit project.

The Cardwell Wing is proposed for office/retail, and the Rucker Wing is proposed for multi-family. (The owner has also applied for a special use permit to be heard by the Planning Commission on February 12 to locate a medical laboratory in excess of 4,000 square feet at this location.) The South Wing and Patterson Wing are currently being rehabilitated by a different owner.

Rucker Wing: The window surrounds on the east (Locust Avenue) façade will be restored based on historic drawings, and new windows will be installed. On the north façade the lower two-story precast concourse will be demolished, and a smaller entrance canopy installed. The existing windows on the upper four floors will remain; new windows will be installed on the first two floors. The existing windows on the west and south facades will be rehabilitated and repaired as necessary.

Cardwell Wing: On the east (Locust Avenue) façade the precast concrete canopy will be demolished, and a smaller entrance canopy installed. On the west side a 1990 addition will be removed, and a new brick west façade and utility yard with eight foot brick screen will be built. New windows will match existing

Criteria, Standards and Guidelines

Conservation District Review Criteria Generally

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 conservation district design guidelines; and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.*

Conservation District Standards for Review of Demolition, Razing or Moving of a Contributing Structure

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

- (1) The historic, architectural or cultural significance, if any, of the specific building or structure, including, without limitation:
 - (i) The age of the building or structure;
 - (ii) Whether it has been listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - (iii) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - (iv) 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;
 - (v) The degree to which distinguishing characteristics, qualities, features or materials remain;
- (2) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district, and whether the proposed demolition would affect adversely or positively the historic or aesthetic character of the district;
- (3) 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 (studies may be waived by the director if the building is the applicant's primary residence), or other information provided to the BAR;
- (4) Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- (5) Any applicable provisions of the city's conservation district design guidelines.

Conservation District Standards for Review of New Construction and Additions

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- (1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- (5) Any applicable provisions of the city's conservation district design guidelines.

Conservation District Guidelines for Demolitions

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;
2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
5. The degree to which distinguishing characteristics, qualities, features or materials remain;
6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character of the district.
7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board.
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value.
9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

Conservation District Guidelines for New Construction and Additions

Building Location – setback and orientation

1. *Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.*
2. *Maintain existing consistency in spacing between buildings on the same street.*
3. *The front elevation should be respectful of the neighborhood characteristics and features of adjacent buildings.*

Building Scale – height and massing

1. *Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.*
2. *Keep the height and width of new buildings within 200% of the prevailing height and width in the surrounding neighborhood.*
3. *An addition should not visually overpower the existing building.*
4. *Multi-lot buildings (commercial or multi-family) should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.*

Building Form – roofs and porches

1. *Roof forms should be respectful of contributing buildings on the same street or surrounding area.*

2. *If many of the contributing buildings on the same street have porches, then including a porch or similar form in the design of a new residence is strongly recommended.*

Building Openings - doors and windows

1. *A single entrance door (or both doors, if a two-family dwelling, or main entrance if a multifamily dwelling) facing the street is recommended.*
2. *Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.*
3. *Windows should be simple shapes compatible with those on contributing buildings, and should be oriented vertically (taller than they are wide).*

Building Materials and Textures

1. *The selection of materials and textures for a new building should relate architecturally to the Charlottesville locality, and should be compatible with and complementary to neighboring buildings.*
2. *Sustainable materials are preferred, including brick, wood, stucco, and cementitious siding and trim, and standing seam metal roofs. Clear glass windows are preferred.*

Building Colors

1. *The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.*
2. *More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.*

Site

1. *Fences or walls in front yards (including fences in the side yards between the street and the front of the house) should not exceed three and one-half feet in height.*

Discussion and Recommendations

The BAR should keep in mind that this application has been approved by the State Department of Historic Resources for rehabilitation tax credits. In staff opinion, the proposed changes meet the historic conservation district guidelines and are compatible with the historic, cultural and architectural character of the conservation district.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition and for New Construction and Additions in Conservation Districts, I move to find that the proposed partial demolitions and rehabilitation changes 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.

459 Locust Avenue



TM/P: 53/234

DHR: 104-5144-0061

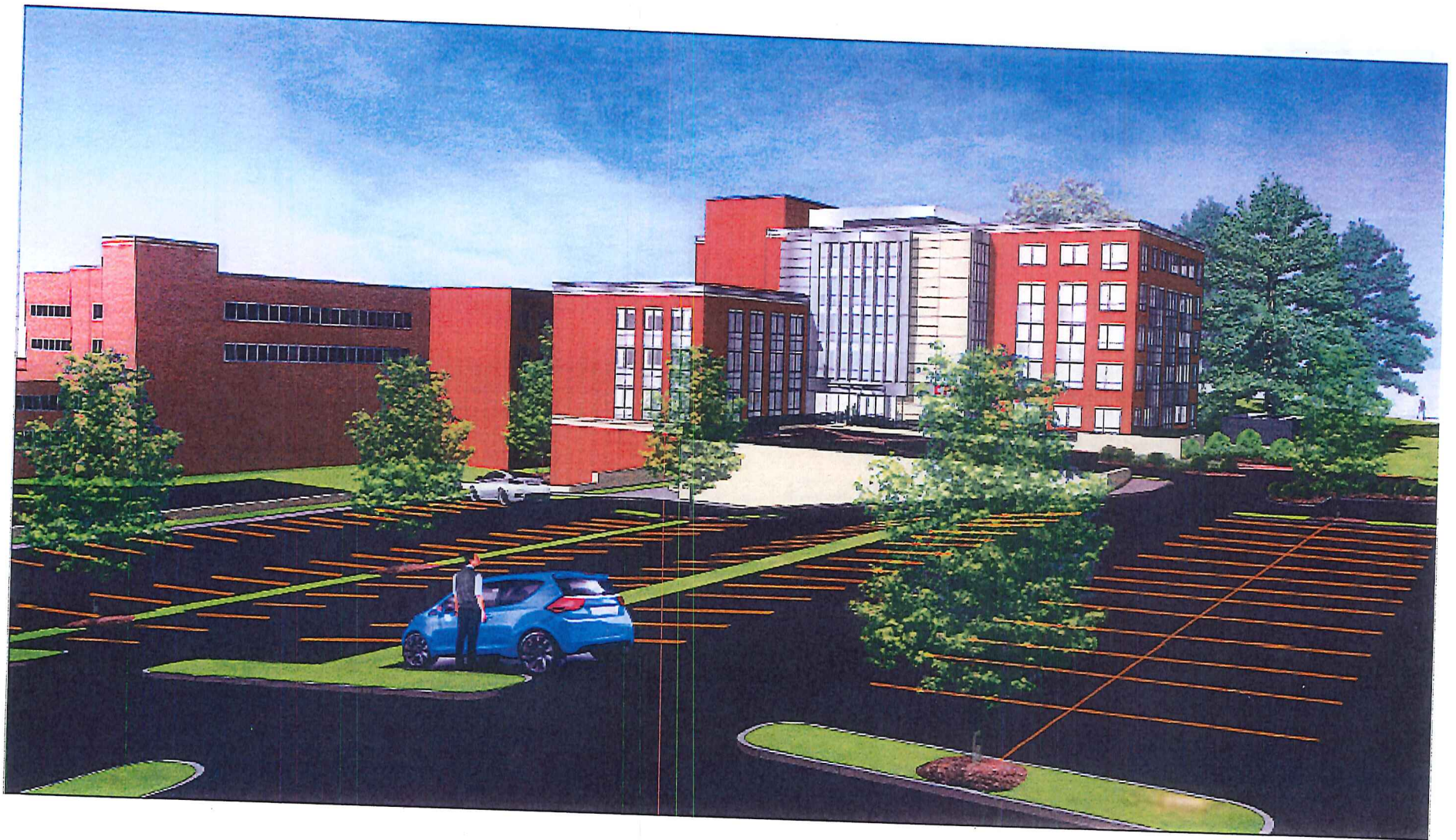
Primary Resource Information: Hospital, Stories 5.00, Style: Other, ca 1928
August 2007: A very large complex with only one address, the Martha Jefferson Hospital was built in four major phases. The first hospital building was constructed in 1903, but was demolished in order to make way for the present emergency room. The impressive Colonial Revival building Patterson Wing, made possible by a \$100,000 donation from Mr. and Mrs. Addison Patterson, was constructed in 1928-29 and designed by Johnson & Brannan of Lynchburg. The four-story common bond brick Patterson Wing has 13 bays and an end, parapet-gable, asphalt-tile roof with a massive, double chimney on each end. The three central bays project slightly to create a well-defined formal entrance. Seven brick steps lead to a small platform from which a set of stairs spring to either side of the main entrance, both bounded with identical metal handrails. The doorway is ornate with decorated, wooden, compound pilasters, architrave and broken pediment, as well as sidelights and a transom with tracery. Immediately above the entrance is a circular headed window, its shape determined by the classically-detailed surround with a semi-circular, broken pediment. Brick quoins border the 2nd story window and compliment the quoins that line the sides of the 1st and 2nd floors of the central projection. Immediately above is a brick stringcourse, followed by a Venetian window. The central projection is topped by a pediment that continues the cornice and modillions that encircle the structure, and includes a fanlight with keystone. All of the windows are 12/12-sash windows; jack arches and keystones distinguish those of the 1st and 2nd floors. Three gabled dormers with circular headed windows and broken pediments are symmetrically distributed to either side of the central projection. The south elevation has three bays with a two-story

addition abutting the two western bays. The addition is bounded on the 1st floor by large, circular headed windows and segmental surrounds. The 2nd floor is a sunroom with modern sliding glass doors, coupled Tuscan columns, a simple entablature and balustrade, and a chinoise-rail balcony. Window air-conditioning units occupy many of the second-story windows. Abutting the north end of the Sanitarium is the four-bay, five-story, flat-roofed Rucker Wing, built in 1952-54 and constituting the 3rd major phase of building at the hospital. The rectangular Palladian windows on the Locust Avenue facade of the Rucker Wing have since been altered; all Colonial Revival decoration has been removed, leaving only metal surrounds. The final phase of building at Martha Jefferson includes the substantial, non-historic, five-story, brick building to the rear and north of the Patterson and Rucker Wings, built beginning in the 1980s. This includes the Emergency Room that is accessed via East High Street and sits behind the Patterson Wing and the Cardwell Center north of the Rucker and Patterson Wings that is accessed via Locust Avenue. A covered walkway was built along the north elevation of the Rucker Wing to join with the hospital's principal entrance in the northern part of the new wing.

Individual Resource Status: **Hospital**

Contributing

Total: 1



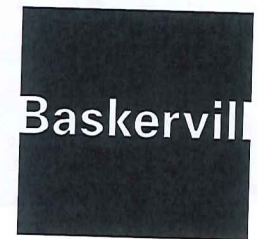
SOUTH WING
MATERIALS VIEW FROM PARKING LOT



ask + listen + create



PATTERSON WING
VIEW FROM LOCUST AVENUE

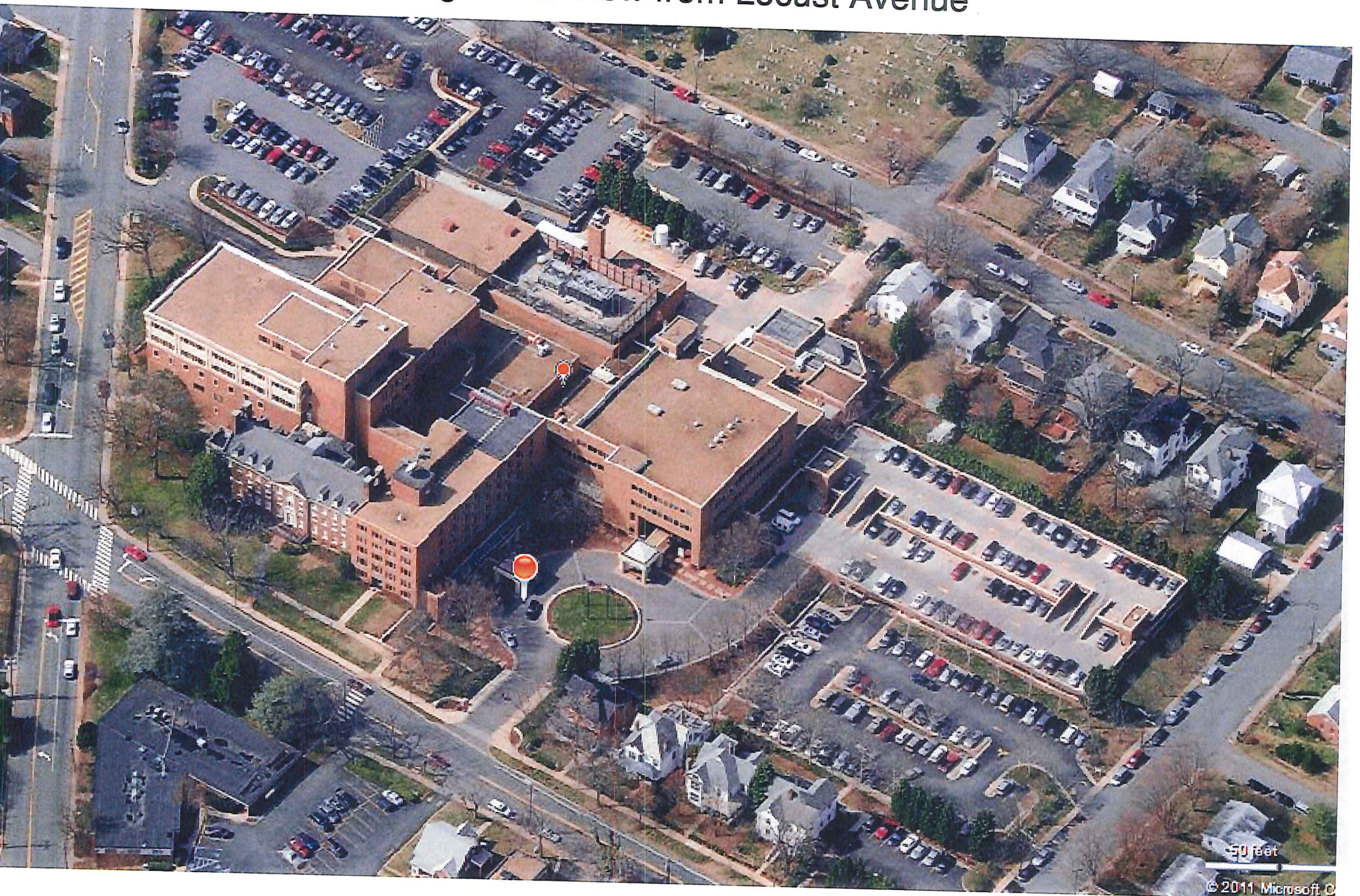


ask + listen + create

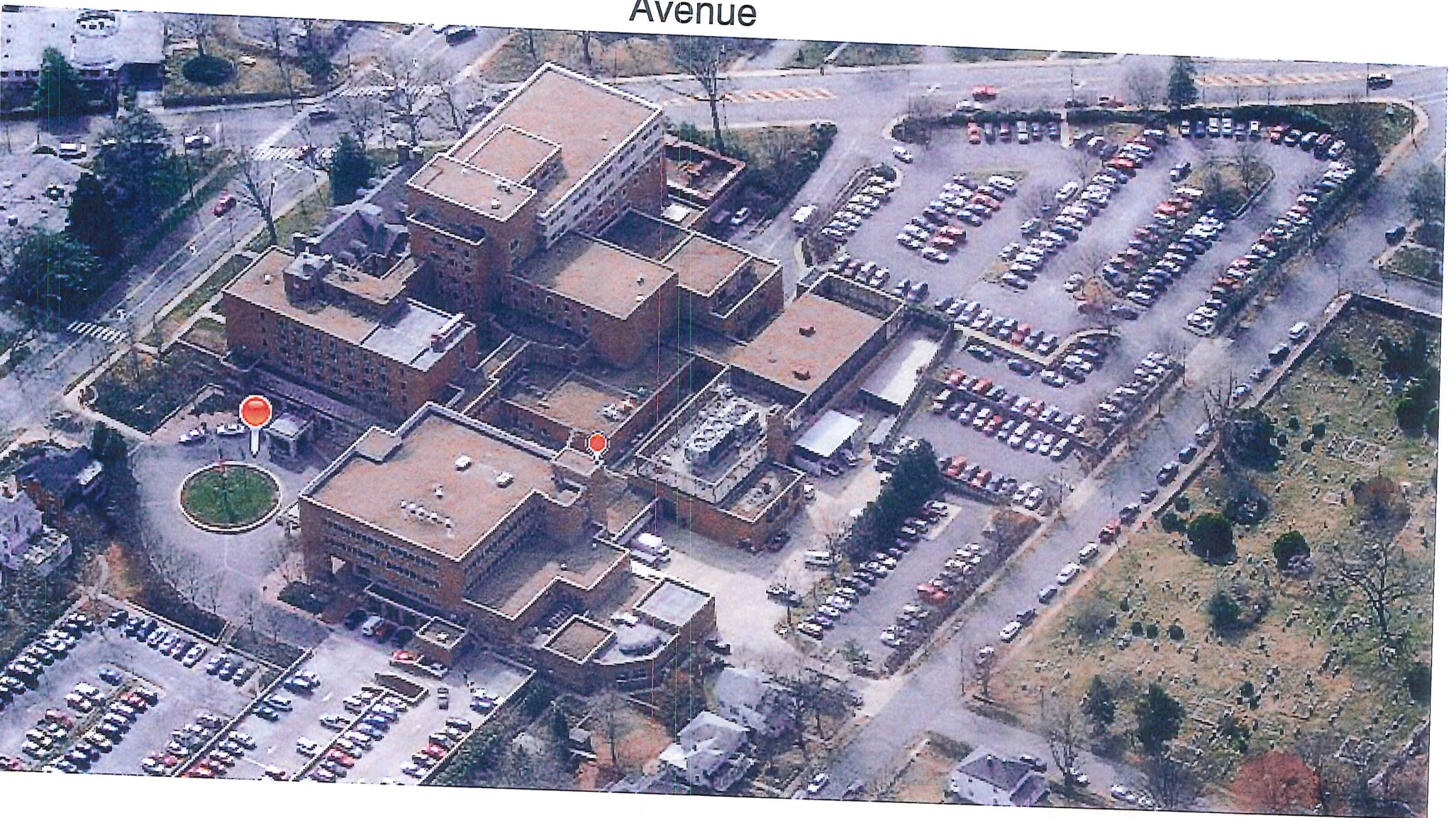
Existing Aerial View



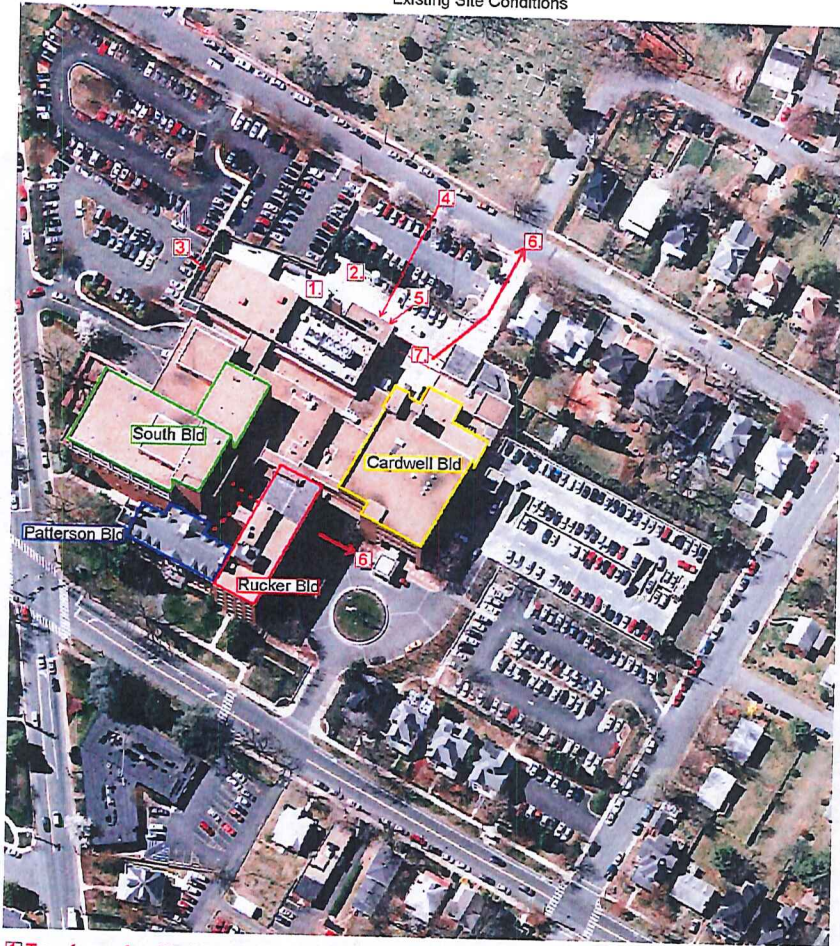
Existing Aerial View from Locust Avenue



Existing Aerial View from Lexington Avenue



Existing Site Conditions



- 1 Transformer for all buildings except Cardwell Building
- 2 Transformer for Cardwell building
- 3 Domestic water main from East High Street
- 4 Domestic water main from Lexington Ave
- 5 Natural Gas Main
- 6 Sanitary Sewer
- 7 Underground tunnel between buildings for mechanical

Proposed Site Changes



- 8 Relocated or new transformer for Patterson and South building
- 9 New or relocated transformer for Rucker and Cardwell building
- 10 Redirect domestic water main from East High Street to serve Patterson and South building only
- 11 Redirect domestic water main from Lexington Ave to serve Rucker and Cardwell building.
- 12 Existing sewer to remain for Cardwell building
- 13 Existing sewer to remain for Patterson, South and Rucker building. (need to provide utility easement for sewer under the Rucker building)

Martha
Jefferson
Project

Conceptual
Site work layout

Pricing Plan
Not for Construction

CBRE | Richmond
CB RICHARD ELLIS
PROJECT MANAGEMENT SERVICES

Drawing created by: C.J.B.
of CBRE Project Manager
Date: 10/19/10

Site Plan

Note: The photos shown on this plan
were obtained from Google.com

P12-0211



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$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	459 Locust Charlottesville Owner, LLC	Applicant Name	Hugh Ewing
Project Name/Description	Adaptive Reuse of the historic Martha Jefferson Hospital-Cardwell and Rucker Wings		
Property Address	459 Locust Avenue, Charlottesville, Virginia 22902	Parcel Number	530234000

Applicant Information

Address: 126 Garret Street, Suite G
Charlottesville, Virginia 22902
Email: seand@octagonpartners.com
Phone: (W) (434) 760-1549 (H)
FAX: (434) 979-7779

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.)

Hugh Ewing 12-21-12
Signature Date

Hugh Ewing
Print Name Date

Property Owner Information (if not applicant)

Address:
Email:
Phone: (W) (H)
FAX:

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): Rehabilitation of Cardwell and Rucker wings-

This project is an historic rehabilitation tax credit project and will be submitted to both the department of Historic Resources and the National Park Service. Refer to attached narrative for additional information.

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

Project narrative, history, photo-documentation of Rucker and Cardwell wings, brick, mortar, pre-cast, gate color samples.
11"x17" set of Architectural Documents showing existing and proposed plans and elevations.

For Office Use Only

Received by: Bsu
Fee paid: 125.00 Cash/Ck. # 1557
Date Received: 1/2/2013

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

P12-0211

Summary

This project is an historic rehabilitation tax credit project, and will be submitted to both the Department of Historic Resources and the National Park Service. The project scope consists of the rehabilitation of the Cardwell and Rucker Wings of the Historic Martha Jefferson Hospital. In the future, the Cardwell Wing will become office/retail space while the Rucker Wing will become multi-family residential.

This document is divided into four sections: History, Project Narrative, Site Design and Elements, and Rehabilitation. The design of the rehabilitation is based upon the Secretary of the Interior's Standards and the City of Charlottesville Board of Architectural Review's Guidelines. The Rehabilitation section is divided into sections to correspond to applicable sections in the Guidelines.

History

In 1903, seven physicians established the Martha Jefferson Sanatorium Association Incorporated which later became Martha Jefferson Hospital Inc. in 1917. After a donation from Mr. and Mrs. James Addison Patterson, the hospital staff moved from 919 East High Street to 459 Locust Ave, the building now known as the Patterson Wing, which was completed in 1929. In 1954, the Rucker Wing expansion was completed, more than doubling the hospital's services. In 1964, the Rucker Wing was expanded again. Construction began on the South Wing in 1972 and was completed in 1977. This addition allowed the Hospital to expand its laboratory space, pharmacy, emergency care, intensive care, surgery, and recovery areas. The Cardwell Wing opened in July 1992 in memory of James Robert Cardwell, the father of a longtime benefactor of the Hospital. In 1997 an addition on the west side of the Cardwell Wing allowed for a diagnostic cardiac catheterization laboratory, founded in cooperation with the University of Virginia. The new Martha Jefferson Hospital opened on August 28, 2011 at 500 Martha Jefferson Drive in Charlottesville Virginia, at which time the historic facility was vacated. See the Historic Martha Jefferson Hospital Building key plan (Figure 1.) for clarification.

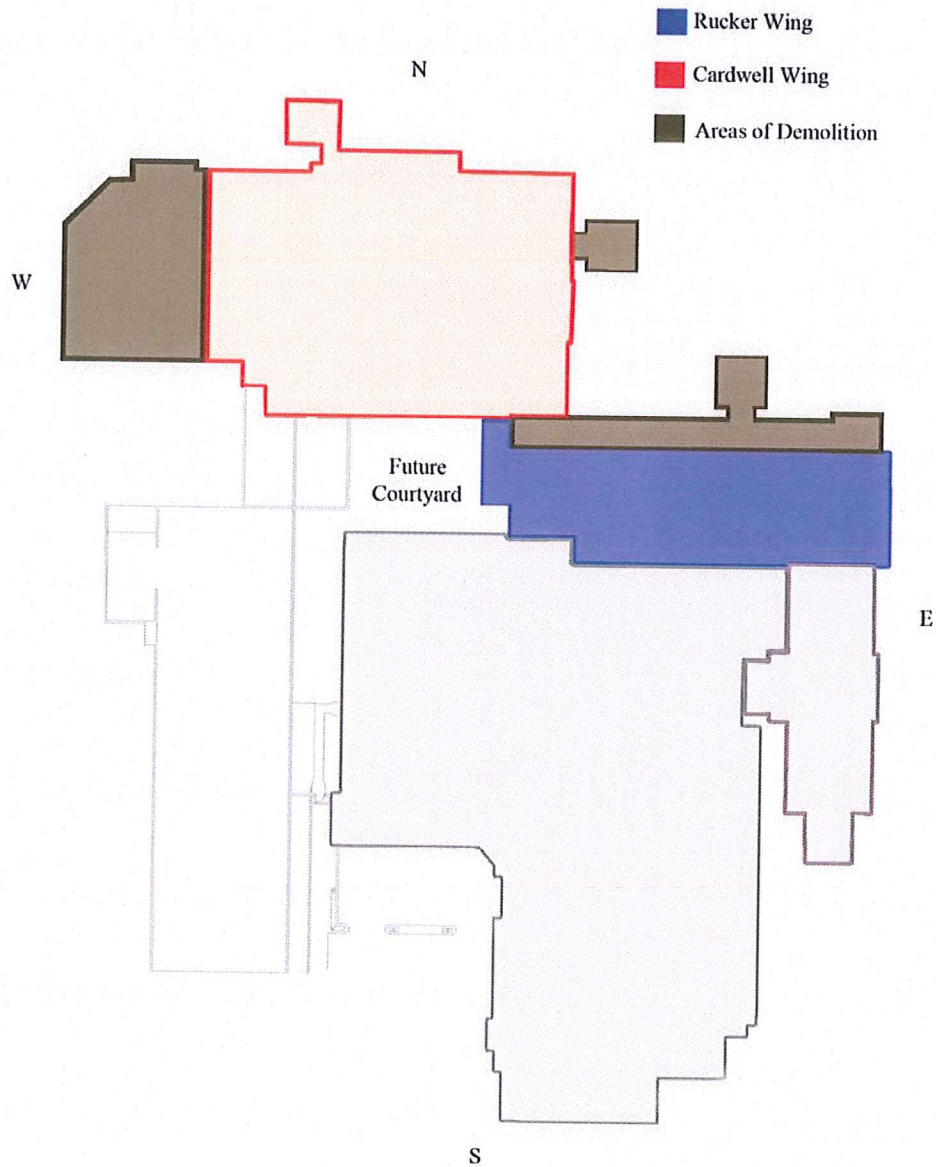


Figure 1: Key Plan of Martha Jefferson Hospital

Project Narrative

This is an historic rehabilitation tax credit project, and will be submitted to both the Department of Historic Resources and the National Park Service. The project scope outlined within this submittal consists of the rehabilitation of the Cardwell and Rucker Wings of the Historic Martha Jefferson Hospital property. The historic Patterson Wing and South wings will be rehabilitated and developed by others.

In the future, the Cardwell Wing will become office/retail space while the Rucker Wing will become multi-family residential.

The linear accelerator addition constructed in the late 1990s on the West façade of the Cardwell Wing will be demolished. A new brick west façade that matches the existing adjacent walls and a utility yard with equipment that services the building will be built in its place. The utility yard screen wall will be eight feet in height and have brick veneer that matches the adjacent brick of the Cardwell façade. All proposed windows will match the existing windows in style, kind, and size.

The window surrounds on the east façade of the Rucker Wing will be restored based on available historic drawings (Figure 6). The existing windows on the upper four floors on the north façade will remain but the lower two-story precast concourse will be demolished. New windows, based on the historic openings, will be installed in a restored façade to match the surrounding materials. The existing windows will remain on the west and south façades of Rucker wing and will be rehabilitated and repaired as necessary. The west side connector between the Cardwell and Rucker Wings will remain in place.

Site Design and Elements

The existing non-historic precast concrete canopies that extend into the drive circle will be demolished on both the Rucker and Cardwell wings (see Figure 4). New smaller entrance canopies will be installed in a manner to complement the existing architectural character. .

A new utility yard and screen wall will be constructed after the demolition of the non-historic late 90's one story addition to the Cardwell Wing. The walls of the utility yard will be brick and masonry block (see Figure 7 for brick and mortar color samples). The brick will match the existing adjacent brick on the Cardwell Wing according to the Site Design and Elements section 2C-5 of the Charlottesville Architectural Design Control District Design Guidelines. We recognize that the guidelines recommend a 6 foot utility wall, however an 8 foot 4 inch wall is proposed to screen the cooling towers and other equipment from view. The utility yard is necessary to house the cooling tower, generator, transformers, and carbon dioxide tanks required to effectively service both buildings and future tenants. The historical walk connecting Lexington Ave. to Locust Ave. will be preserved. The utility yard gates will be dark bronze painted steel (see Figure 2).

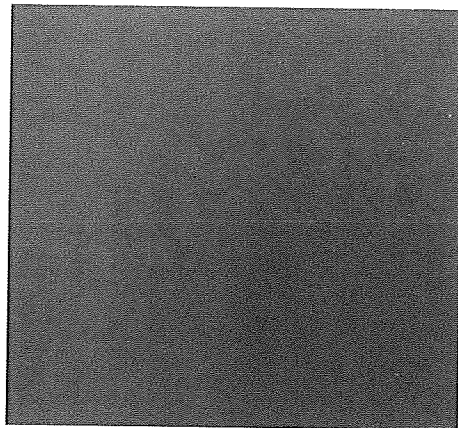


Figure 2: Utility Yard Gate paint color sample
Dark Bronze

A portion of the South Wing adjacent to the connector between the west portion of the Rucker Wing and south portion of the Cardwell Wing will be demolished. A courtyard is being proposed in its place.



Figure 3: Southwest Cardwell Façade and West Rucker Façade at Connector where a future courtyard is proposed.

Rehabilitation

Facades & Storefronts

The existing non-historic precast canopy (see photo below) at the Rucker Wing will be demolished and a new canopy will be built in its place. The new canopy will have a design that is compatible with the other elements of the façade.



Figure 4: Existing Canopies at Rucker and Cardwell – Canopies and Concourse to be removed

The existing metal windows on the east façade of Rucker will be replaced with windows that match the original windows with pediments. The proposed window surrounds will match the 1954 historic window surrounds (Figure 6).



Figure 5: Existing Rucker East Façade

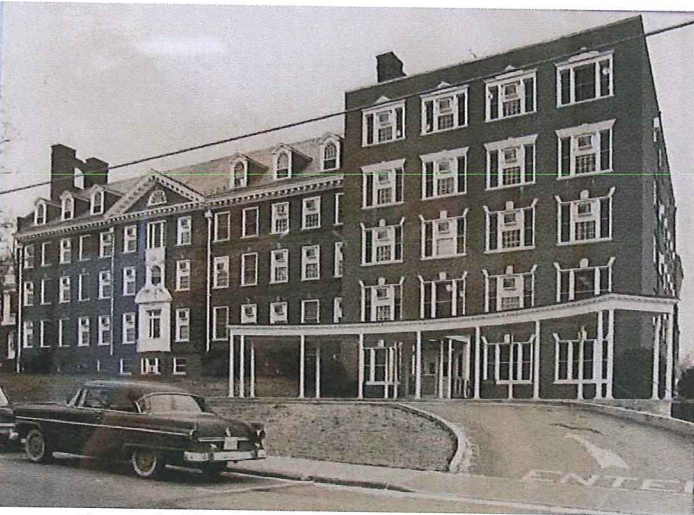


Figure 6: Historic Patterson and Rucker East Façade

These windows will be compatible in style and kind with the windows on the existing Patterson Wing adjacent to this façade. The existing windows on the south and west façade of Rucker will remain and be repaired and rehabilitated as necessary. The existing windows on the north façade of Rucker will remain on the second, third, fourth, and fifth floors and will be rehabilitated and repaired as necessary. The non-historic precast and storefront windows of the concourse at the ground and first floors will be removed.

A portion of a non-historic addition to the Rucker Wing located on the North façade adjacent to concourse will be demolished (See Figure 1 for clarification).



Figure 7: Rucker North Façade – Concourse to be removed

The existing non-historic precast canopy at the Cardwell Wing will be demolished and a new canopy will be built in its place. The new canopy will be designed to be compatible with the other elements of the façade.

All new storefront windows proposed for the Cardwell Wing will match the adjacent existing windows in size, style, and kind as recommended by the Design Guidelines.

Masonry

The new wall on the west side of the Cardwell Wing will be constructed of brick and metal stud. The brick will match in kind the brick on the Cardwell Wing (see Figure 8).

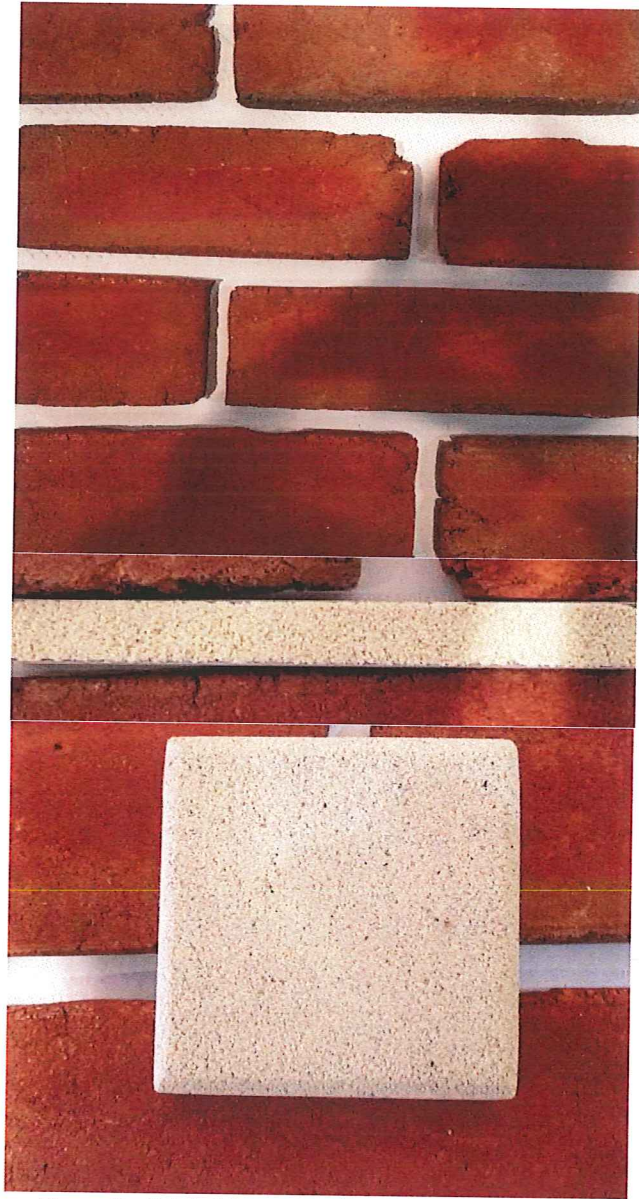
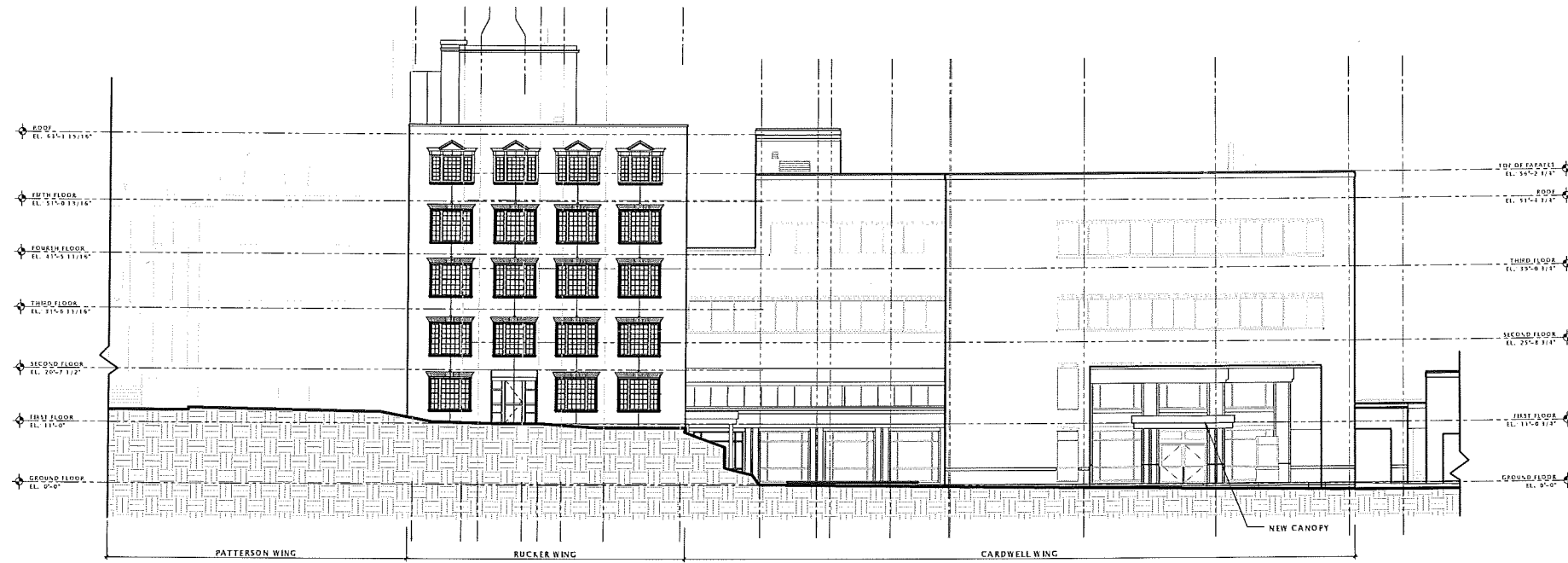


Figure 8: Brick, Mortar, and Precast color samples
Chosen to match existing building

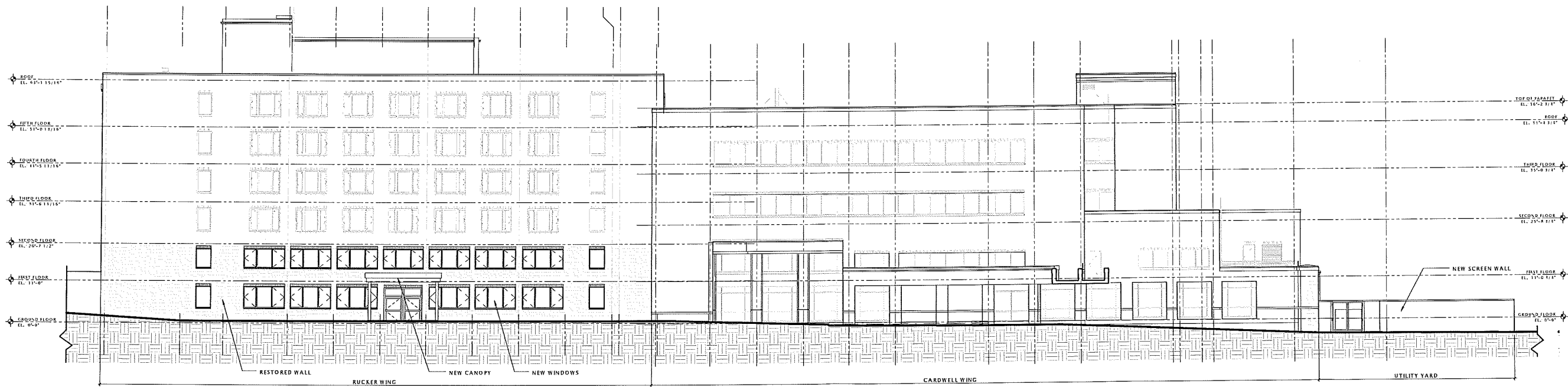
The proposed precast cornice will match the existing historic precast cornice in profile and size.



Figure 9: Southwest Façade at Cardwell Wing – late 1990s addition to be removed



2 PROPOSED EAST ELEVATION - RUCKER & CARDWELL
SCALE: 3/32" = 1'-0"



1 PROPOSED NORTH ELEVATION - RUCKER & CARDWELL
SCALE: 3/32" = 1'-0"

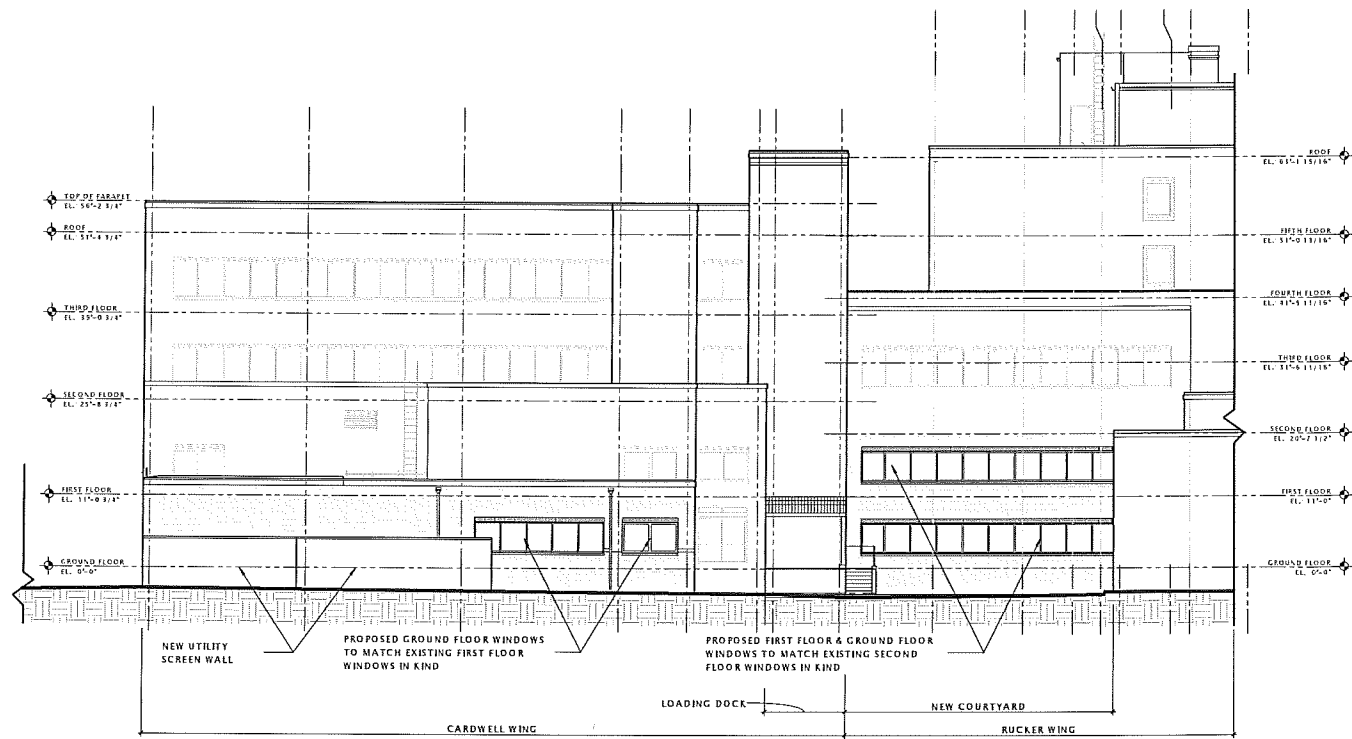


ADAPTIVE RE-USE OF THE HISTORIC
MARTHA JEFFERSON HOSPITAL

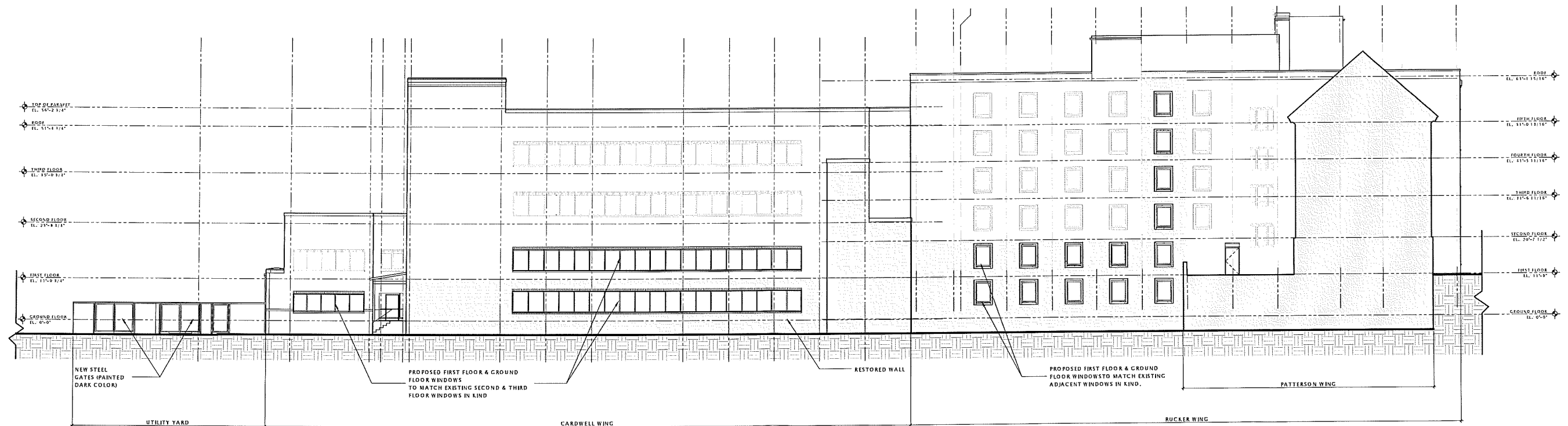
CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
DECEMBER 18, 2012

A1



1 PROPOSED WEST ELEVATION - RUCKER & CARDWELL
 SCALE: 3/32" = 1'-0"
 (NEW BRICK TO MATCH EXISTING)



2 PROPOSED SOUTH ELEVATION - RUCKER & CARDWELL
 SCALE: 3/32" = 1'-0"
 (NEW BRICK TO MATCH EXISTING)

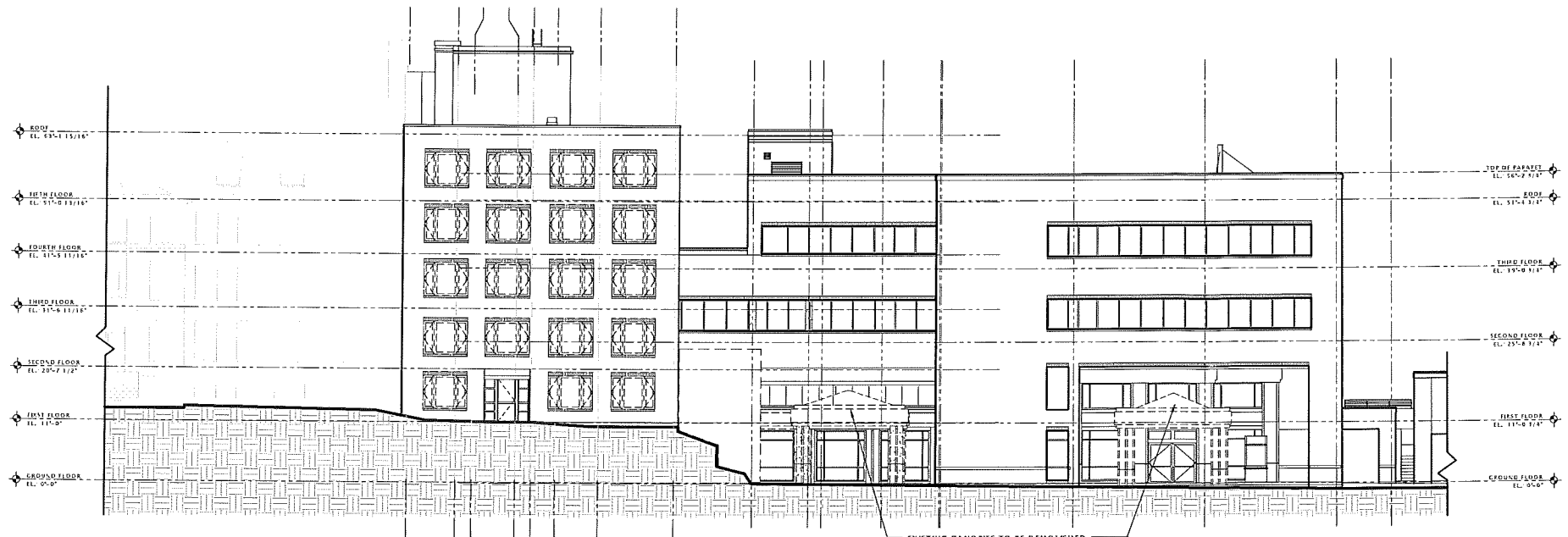


ADAPTIVE RE-USE OF THE HISTORIC
 MARTHA JEFFERSON HOSPITAL

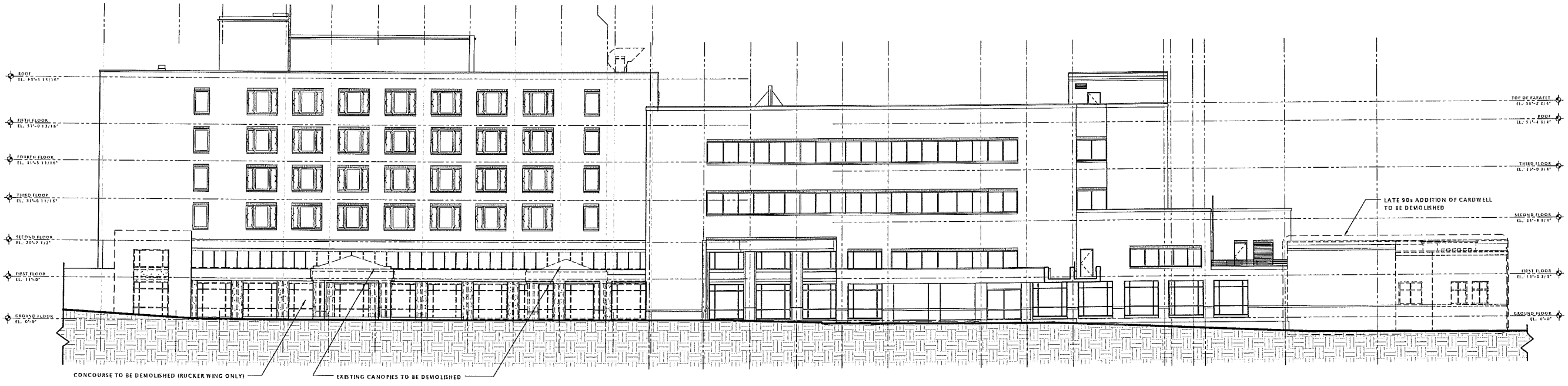
CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
 DECEMBER 18, 2012

A2



2 EAST ELEVATION DEMOLITION - RUCKER & CARDWELL
 SCALE: 3/32" = 1'-0"



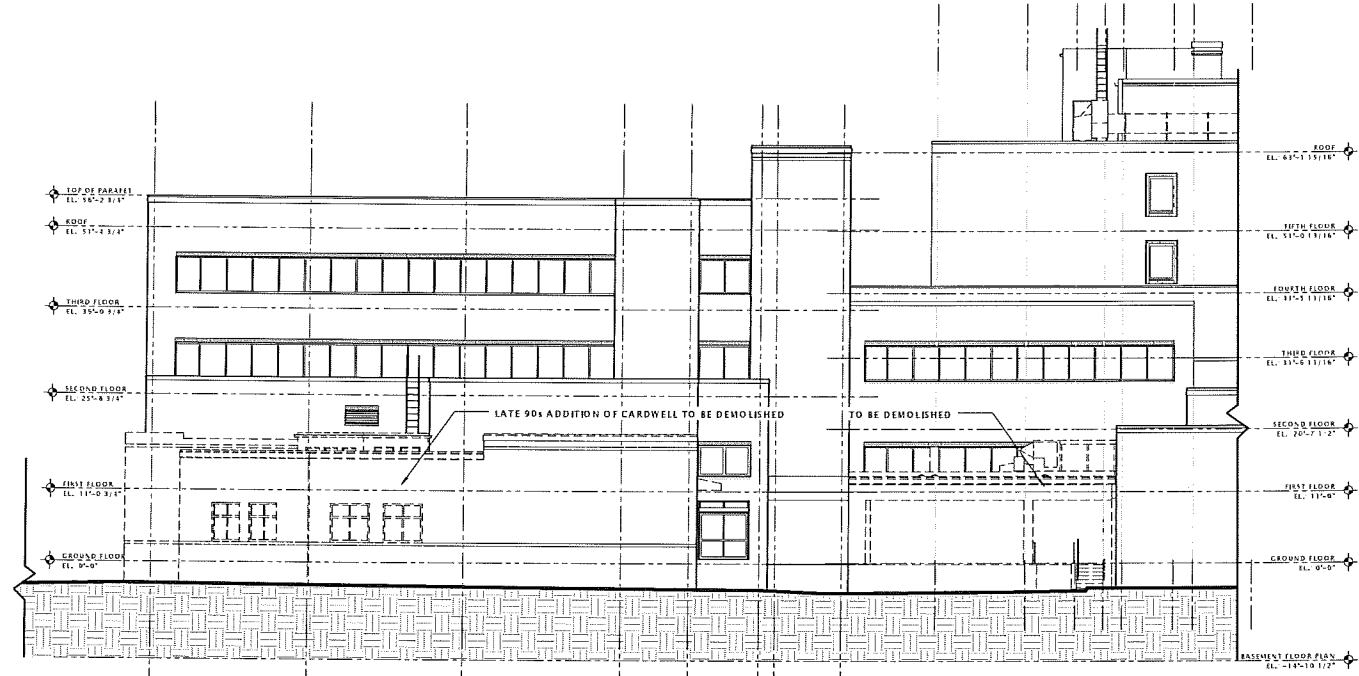
1 NORTH ELEVATION DEMOLITION - RUCKER & CARDWELL
 SCALE: 3/32" = 1'-0"



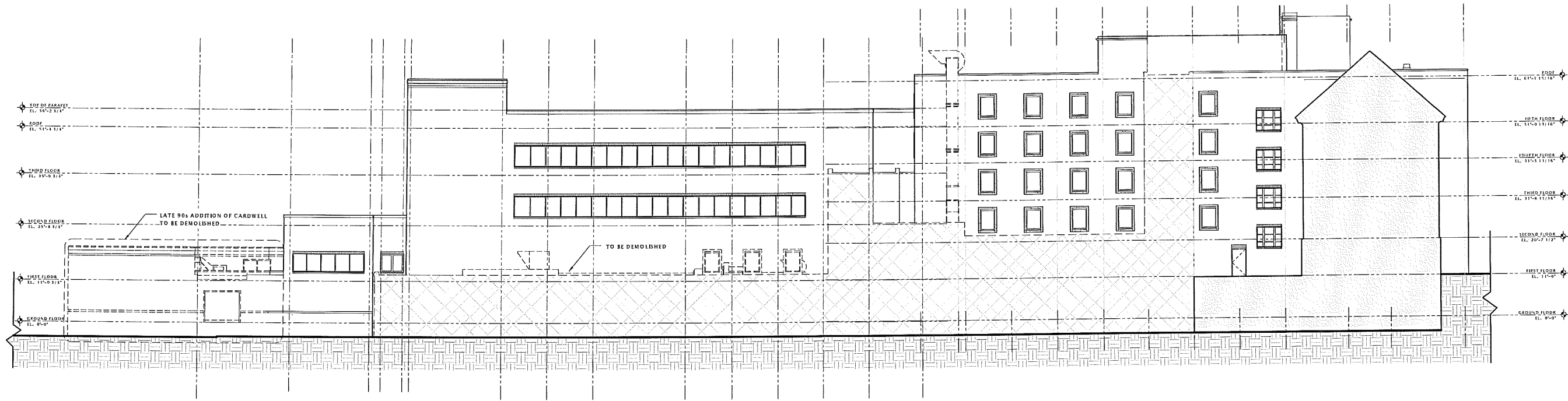
ADAPTIVE RE-USE OF THE HISTORIC
 MARTHA JEFFERSON HOSPITAL

CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
 DECEMBER 18, 2012



2 WEST ELEVATION DEMOLITION - RUCKER & CARDWELL
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION DEMOLITION - RUCKER & CARDWELL
SCALE: 3/32" = 1'-0"

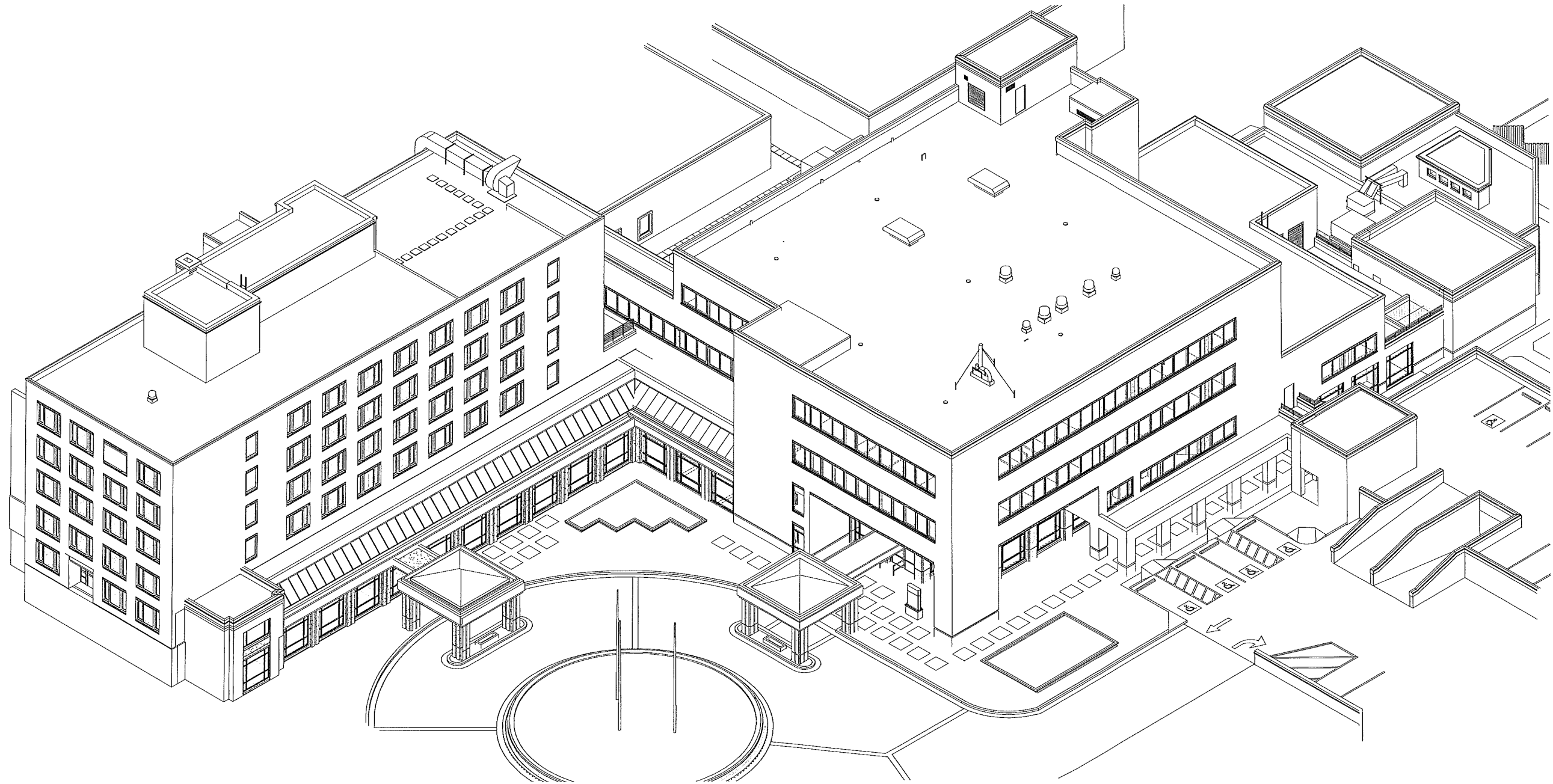


ADAPTIVE RE-USE OF THE HISTORIC
MARTHA JEFFERSON HOSPITAL

CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
DECEMBER 18, 2012

A4



1 EXISTING NORTHEAST AXONOMETRIC - CARDWELL & RUCKER
SCALE:

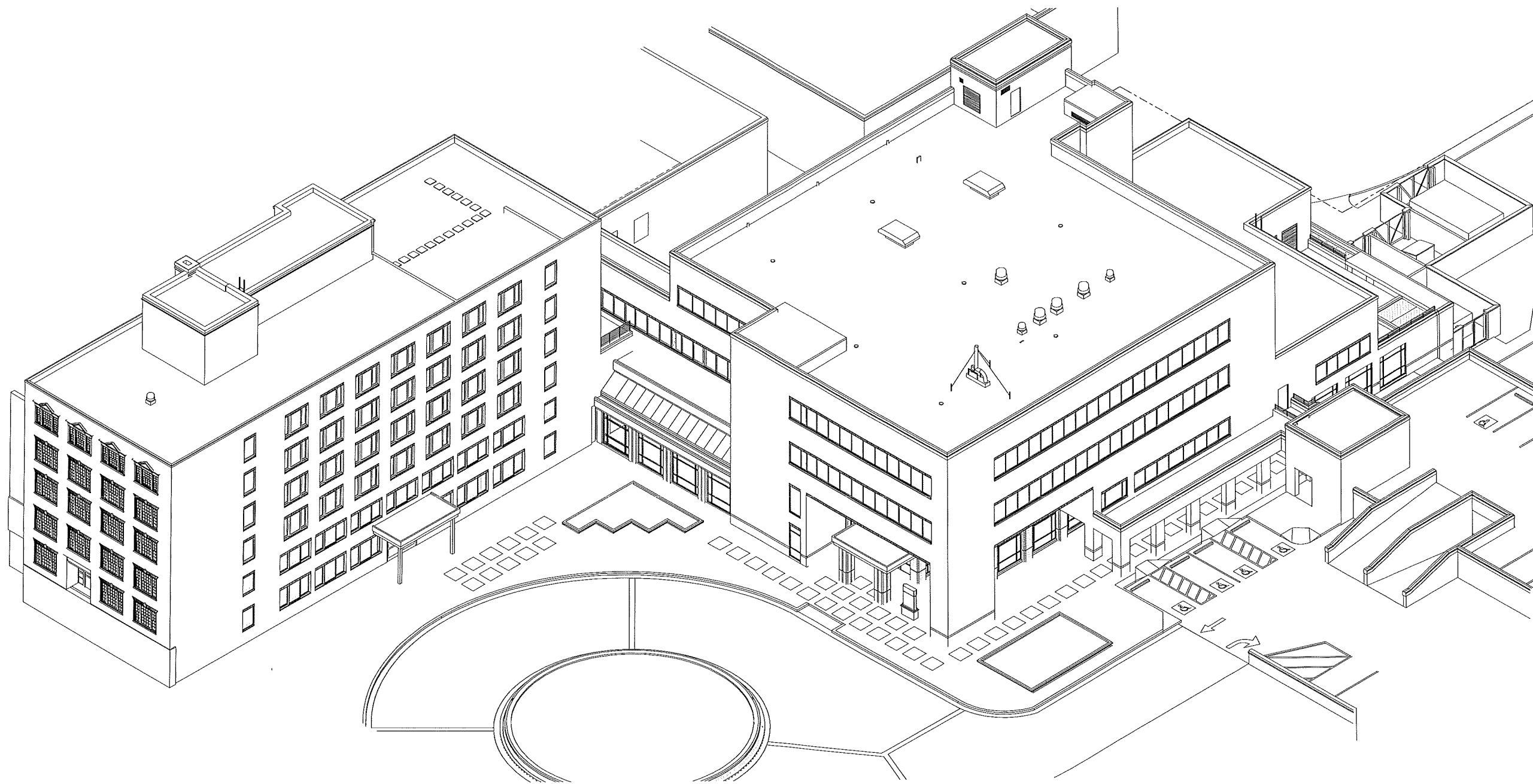


ADAPTIVE RE-USE OF THE HISTORIC
MARTHA JEFFERSON HOSPITAL

CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
DECEMBER 18, 2012

A5



1 PROPOSED NORTHEAST AXONOMETRIC - CARDWELL & RUCKER
SCALE:

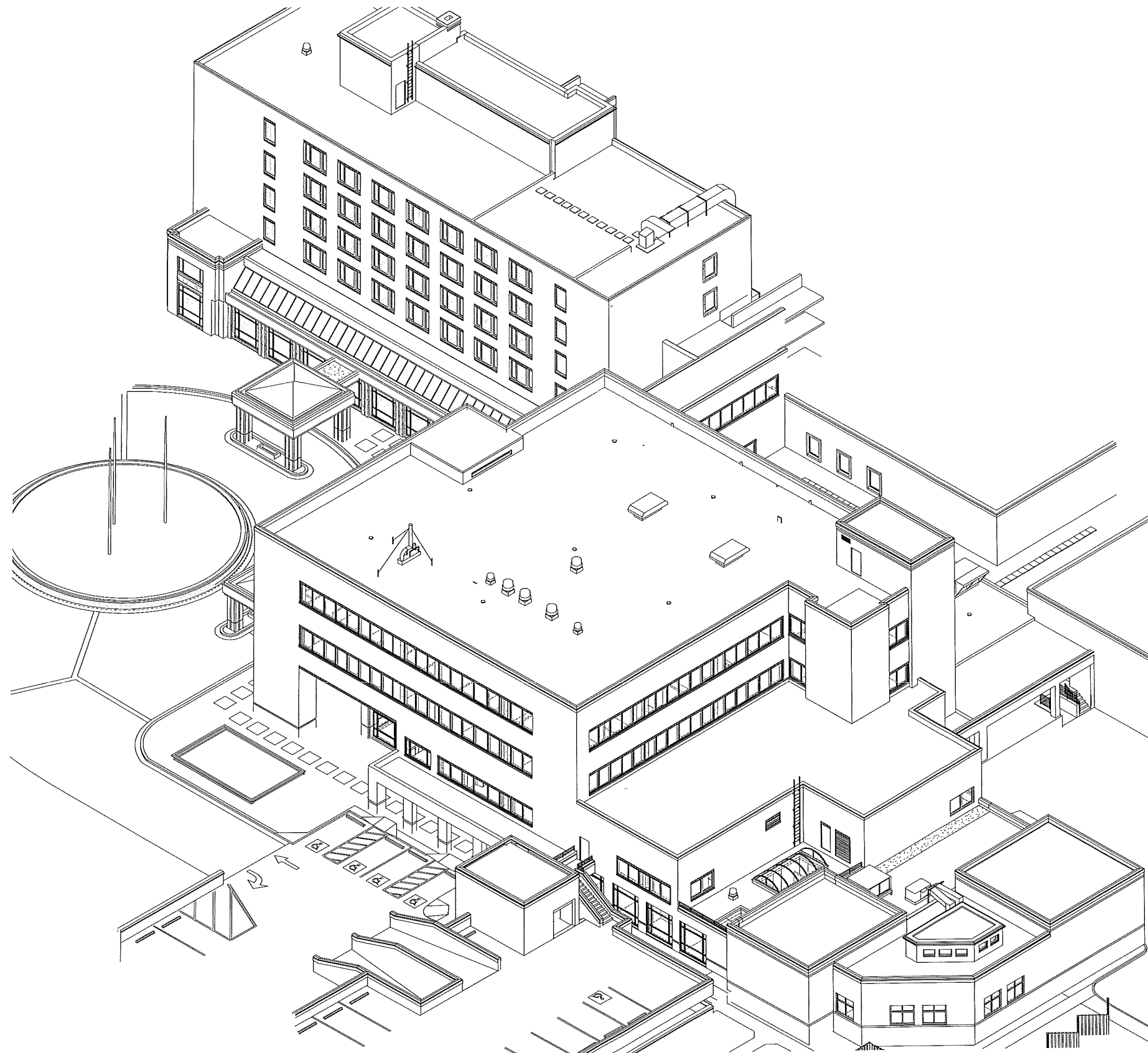


ADAPTIVE RE-USE OF THE HISTORIC
MARTHA JEFFERSON HOSPITAL

CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
DECEMBER 18, 2012

A6



EXISTING NORTHWEST AXONOMETRIC - CARDWELL & RUCKER
SCALE: 1/4" = 1'-0"

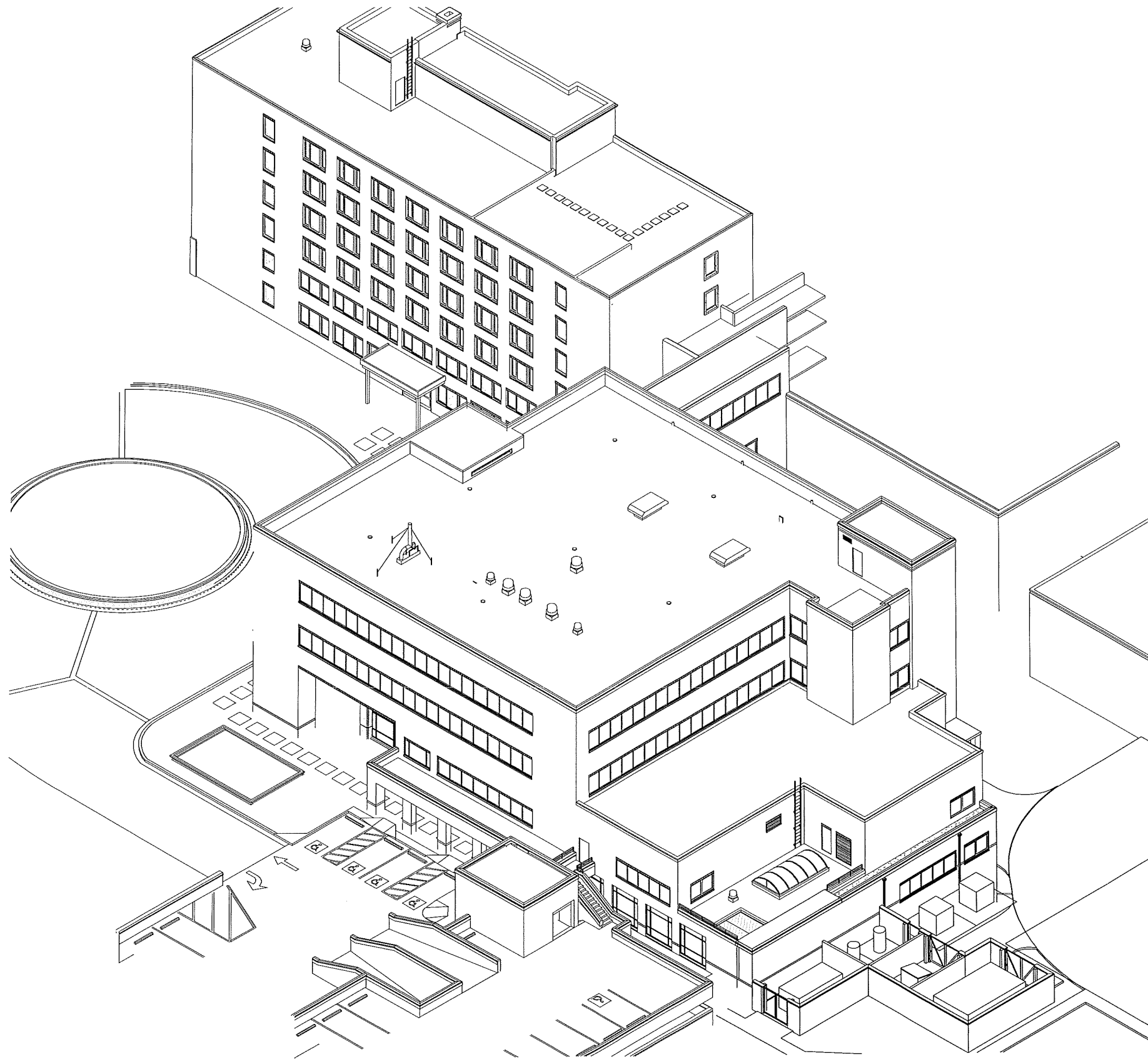


ADAPTIVE RE-USE OF THE HISTORIC MARTHA JEFFERSON HOSPITAL

CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
DECEMBER 18, 2012

A7



1 PROPOSED NORTHWEST AXONOMETRIC - CARDWELL & RUCKER
SCALE:



ADAPTIVE RE-USE OF THE HISTORIC
MARTHA JEFFERSON HOSPITAL

CHARLOTTESVILLE, VIRGINIA

459 Locust Charlottesville Owner, LLC
DECEMBER 18, 2012

A 8

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



January 2, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR 13-01-02

459 Locust Avenue

Tax Map 53 Parcel 234

Hugh Ewing, Applicant/ 459 Locust Charlottesville Owner, LLC, Owner
 Rehabilitation of Cardwell and Rucker Wings

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, January 15, 2013, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
 Preservation and Design Planner

Susan Lee Ford
 2528 Woodland Drive
 Charlottesville, Va 22903
slf9d@embarqmail.com

914 E HIGH, LLC
914 EAST HIGH STREET
CHARLOTTESVILLE VA 22902

BERMAN, KATHARINE H
508 LEXINGTON AVENUE
CHARLOTTESVILLE VA 22902

BREITENBACH, TIMOTHY
909 SYCAMORE STREET
CHARLOTTESVILLE VA 22902

CHILDREN, YOUTH AND FAMILY
SERVICES, INC
1000 E HIGH ST
CHARLOTTESVILLE VA 22902

CLARENS, ANDRES F & KRISTIN
M CLEARY-
502 LEXINGTON AVENUE
CHARLOTTESVILLE VA 22902

CVILLE OPERATIONS HUB, LLC
560 RAY C HUNT DR
CHARLOTTESVILLE VA 22903

DAVIS, TIMOTHY S & BRIDGET K
501 LEXINGTON AVENUE
CHARLOTTESVILLE VA 22902

DISE, JEFFREY & DEBRA D
524 LEXINGTON AVENUE
CHARLOTTESVILLE VA 22902

EIGHT TWENTY, LLC
308 E MARKET ST
CHARLOTTESVILLE VA 22902

HICKS, CECIL C JR
1145 E KESWICK DRIVE
KESWICK VA 22947

HICKS, RANDOLPH L
179 GREEN LEA
RUCKERSVILLE VA 22968

HIGH 908 LLC
908 EAST HIGH STREET
CHARLOTTESVILLE VA 22902

HUBER, ALBERT L & JEANNE S
5341 COVE GARDEN ROAD
COVESVILLE VA 22931

JEFFERSON NATIONAL BANK
WACHOVIA BANK/PROPERTY TAX
NC0340
P O BOX 2609
CARLSBAD CA 92018

LOCUST REALTY, LLC
656 ROCKFISH ORCHARD DR
AFTON VA 22920

MARTHA JEFFERSON HOSPITAL
500 MARTHA JEFFERSON DR
CHARLOTTESVILLE VA 22911

MATTHEWS, JANET, TR & JUSTIN
HAYDEN
651 JERSEY AVE UNIT C
JERSEY CITY NJ 07302

MJH LOCUST AVENUE, LLC
430 GILLUMS RIDGE RD
CHARLOTTESVILLE VA 22903

STERN, BROOK & PETER
915 SYCAMORE STREET
CHARLOTTESVILLE VA 22902

TARLETON OAK, LLC
455 2ND ST SE STE 402
CHARLOTTESVILLE VA 22902

WARD, WILLIAM THOMAS
3321 SUTHERLAND ROAD
NORTH GARDEN VA 22959-1911

WILLIAMSON, ROBERTA BELL
731 LOCUST AVENUE
CHARLOTTESVILLE VA 22902

WITMER, DAVID S & ANNA M
912 EAST HIGH STREET
CHARLOTTESVILLE VA 22902

ZINK, DOUGLAS R
512 LEXINGTON AVENUE
CHARLOTTESVILLE VA 22902