City of Charlottesville
Board of Architectural Review
Staff Report
September 15, 2026

Preliminary Discission
BAR 26-0040
207-211 Ridge Street, TMP 290029000
Ridge Street ADC District
Owner: The Salvation Army
Applicant: Mitchell Matthews Architects & Planners
Project: Redevelopment of site to expand Salvation Army services





Background
Year Built: Chapel/primary building 1965. Transient shelter (rear) c1980; Addition (north) 1992.
District: Ridge Street ADC District
Status: Contributing

Constructed by the Salvation Army, the existing chapel, shelter, and transient facility will be razed.

Brief Summary:
Proposed redevelopment of the Salvation Army facility on Ridge Street. Presented to the BAR in June 2023 for the required pre-application conference. Project is being presented as a preliminary discussion in order to reintroduce it to the BAR and establish as pathway for expediting the design review process over the next several months.

Prior BAR Actions:
June 21, 2023 –Pre-application conference re: proposed redevelopment.
Link to application and staff report: Salvation Army Ridge Street - June 2023
Link to meeting video: BAR Mtg June 21 2023

Application
- Submittal: Mitchell Matthews Architects, *207-211 Ridge Street*, dated August 25, 2026: 30 sheets.

Proposed redevelopment of the site including new, four-story structure.
Preliminary discussion. No action to be taken.

Note: This project is being reviewed under the City Code prior to the December 2023 adoption of the updated Code of Development.

Discussion and recommendation

Objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

During a preliminary discussion the BAR may, by consensus, express an opinion about the project, as presented. (For example, the BAR might express support for the scale and massing or for certain materials.) Such comments will not constitute a formal motion, nor represent incremental approval-- or denial--of the required CoA.

In response to any questions and/or for any recommendations, the BAR should rely on the germane sections of the ADC District Design Guidelines and standards of review. While elements of other chapters may be relevant, staff recommends that the BAR refer to Chapter 1 – Introduction, Chapter 2--*Site Design and Elements,* and Chapter 3--*New Construction and Additions.* The following offers a possible checklist for this discussion:

B. Setback
C. Spacing
D. Massing & Footprint
E. Height & Width
F. Scale
G. Roof
H. Orientation
I. Windows & Doors
J. Porches
K. Foundation & Cornice
L. Materials & Textures
M. Paint [Color palette]
N. Details & Decoration

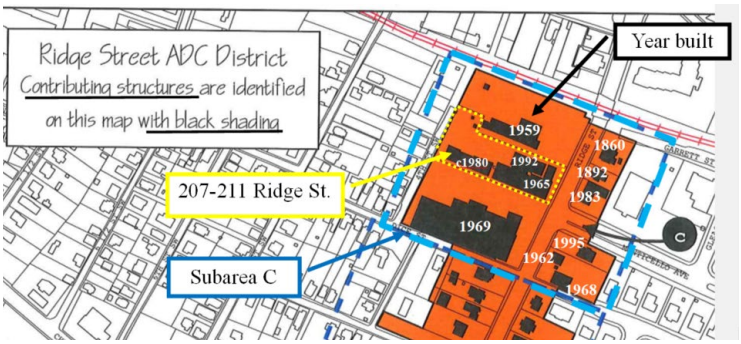
Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Public spaces
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Screening
- Plantings/Landscaping
- Patios & walks

From the ADC District Design Guidelines, Chapter 1 - *Introduction*

Ridge Street ADC District: Located on one of the city's principal thoroughfares, this residential street is lined with architecturally significant structures. Many of these residences belonged to Charlottesville's wealthy merchant families and date to the last quarter of the nineteenth century. Smaller residences on this street were the homes of the African-American domestic community. In the early twentieth-century, due to the advent of the automobile, many merchants moved to the suburbs. Their homes were acquired by the African-American community for use as rental properties. Home ownership and infill are current trends.

> *Subarea C*. Ridge Street North of Dice Street: mid-twentieth century commercial with warehouses, large scale civic, firehouse, church, smaller scale commercial and professional on the east side of the street.



Staff note: Subarea C is a small area, roughly 8 acres, with eight structures dating from 1860 to 1995, single and two stories with footprints ranging from 1,100 square feet to 40,000. The west side of Ridge Street--the Fire Station, the Salvation Army, and Noland Plumbing—is not included in the National Register historic district.

Spacing, Massing & Footprint, Height & Width, and Scale (see information in the Appendix)

Building Types within the Historic Districts (from Chapter 1)

- *Neighborhood Transitional*: Neighborhood transitional commercial/office buildings are located on sites that adjoin residential areas. The design of these buildings should attempt to relate to the character of the adjacent residential neighborhood as well as the commercial area. While these buildings may be larger in scale than residential structures, their materials, roof forms, massing, and window patterns should relate to residential forms.
- *Institutional*: Government buildings, churches, schools, and libraries are all structures that represent a unique aspect of community life and frequently have special requirements that relate to their distinct uses. For these reasons, these buildings usually are freestanding and their scale and architectural arrangements may be of a different nature than their residential and historic neighbors, but their materials should blend with the character of the districts.

Setback (from Chapter 3)

- Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
- Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.

Staff note: Within Subarea C, building setbacks range from 15 to 110 feet. The proposed building will be setback 10 feet from Ridge Street.

Spacing (from Chapter 3)

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

Staff note: Within Subarea C, building spacing ranges from 10 to 75 feet. The proposed building will have minimal side setbacks, resulting in a spacing of approximately 30 feet from the Fire Station (north) and approximately 75 feet from Nolan Plumbing (south).

Massing & Footprint (from Chapter 3)

- New commercial infill buildings' footprints will be limited by the size of the existing lot … along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

  Staff note: Within Subarea C, building footprints ranging from 1,100 square feet to 40,000. The proposed building will have a footprint of approximately 20,000 square feet.

Height & Width (from Chapter 3)

- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block.

  Staff note: Within Subarea C, building heights are predominantly single story, with two at two stories. The proposed new building will have four stories. Building widths range between 32 and 150 feet. The proposed building will be approximately 70 feet wide, with a portion of the width set further back from Ridge Street [to accommodate the oak tree].

Suggested Motion

Preliminary Discussion. No action to be taken.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that in considering a particular application, the BAR shall approve the application unless it finds:

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

Pertinent Standards for Review of Construction and Alterations include:

1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
5) The effect of the proposed change on the historic district neighborhood;
6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
8) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
9) Any applicable provisions of the City's Design Guidelines.

Chapter 2 – *Site Design and Elements*
Link: Chapter 2 Site Design and Elements

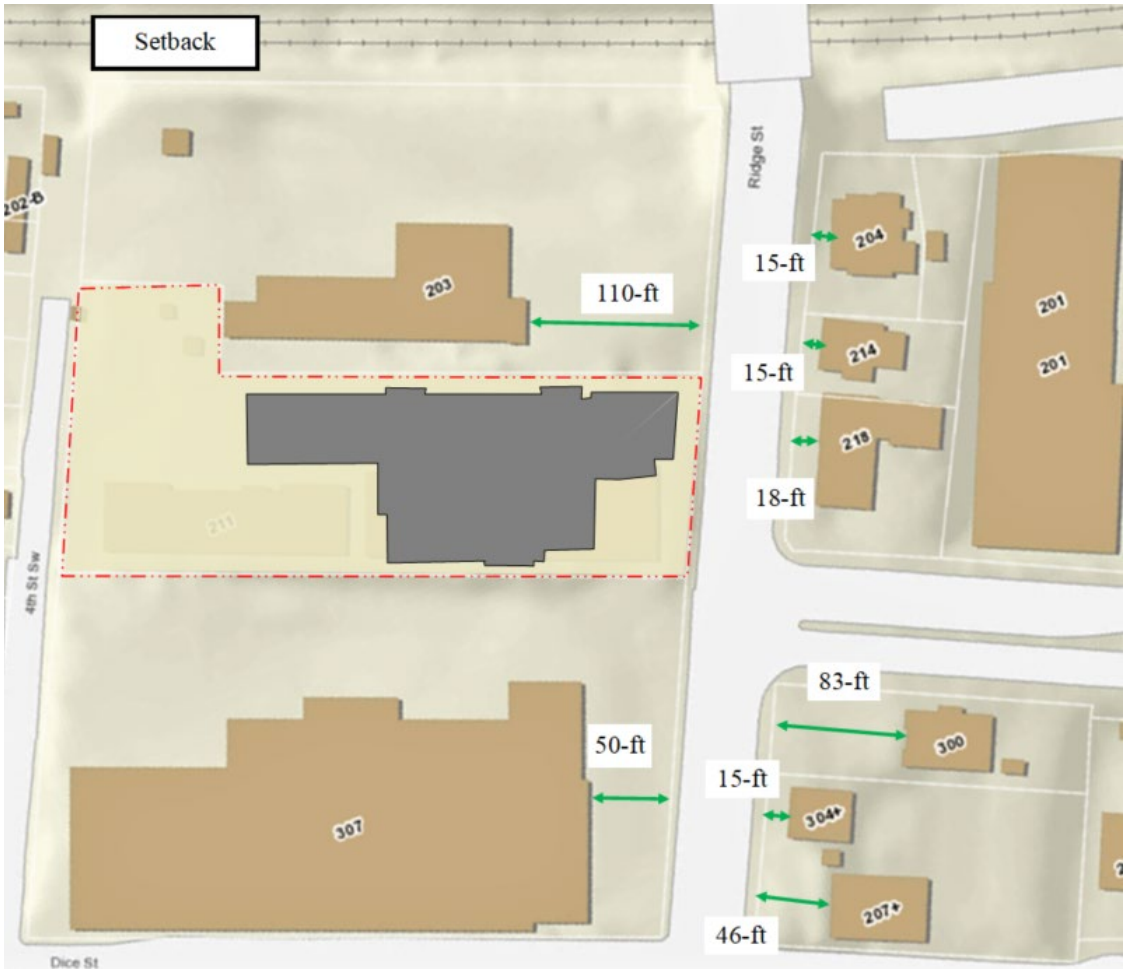
Chapter 3 – *New Construction and Additions*
Link: Chapter 3 New Construction and Additions

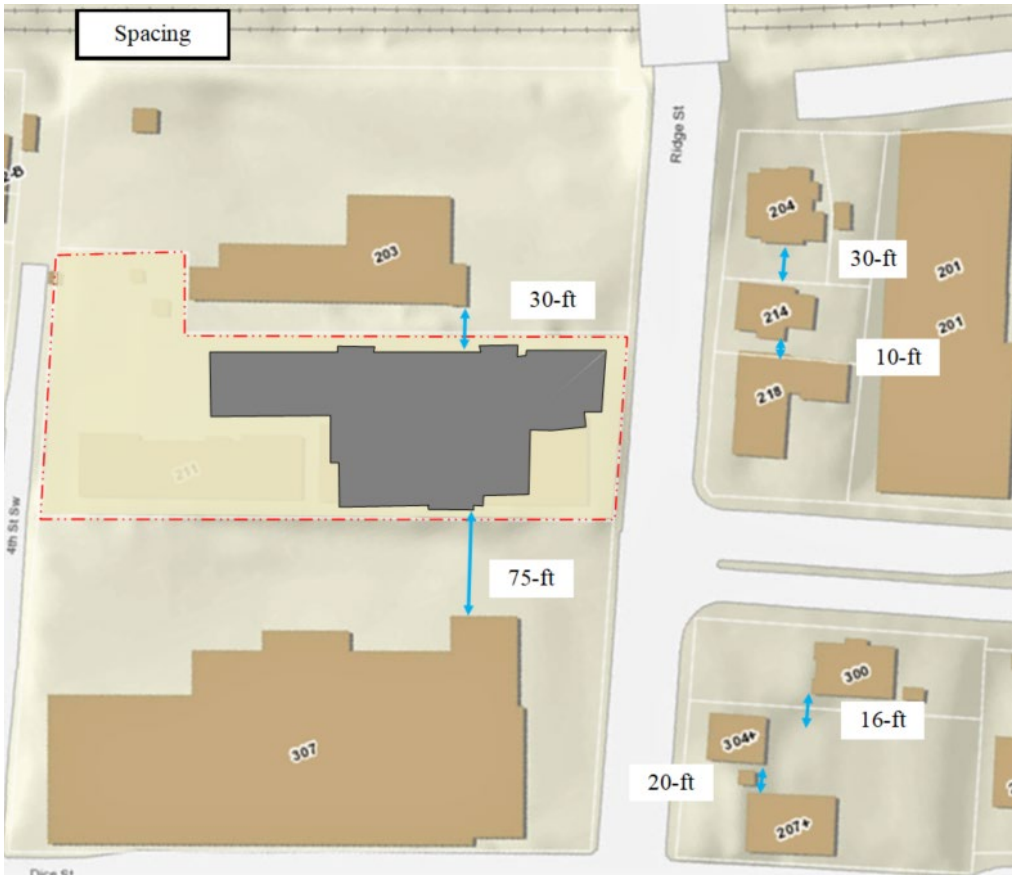
Appendix

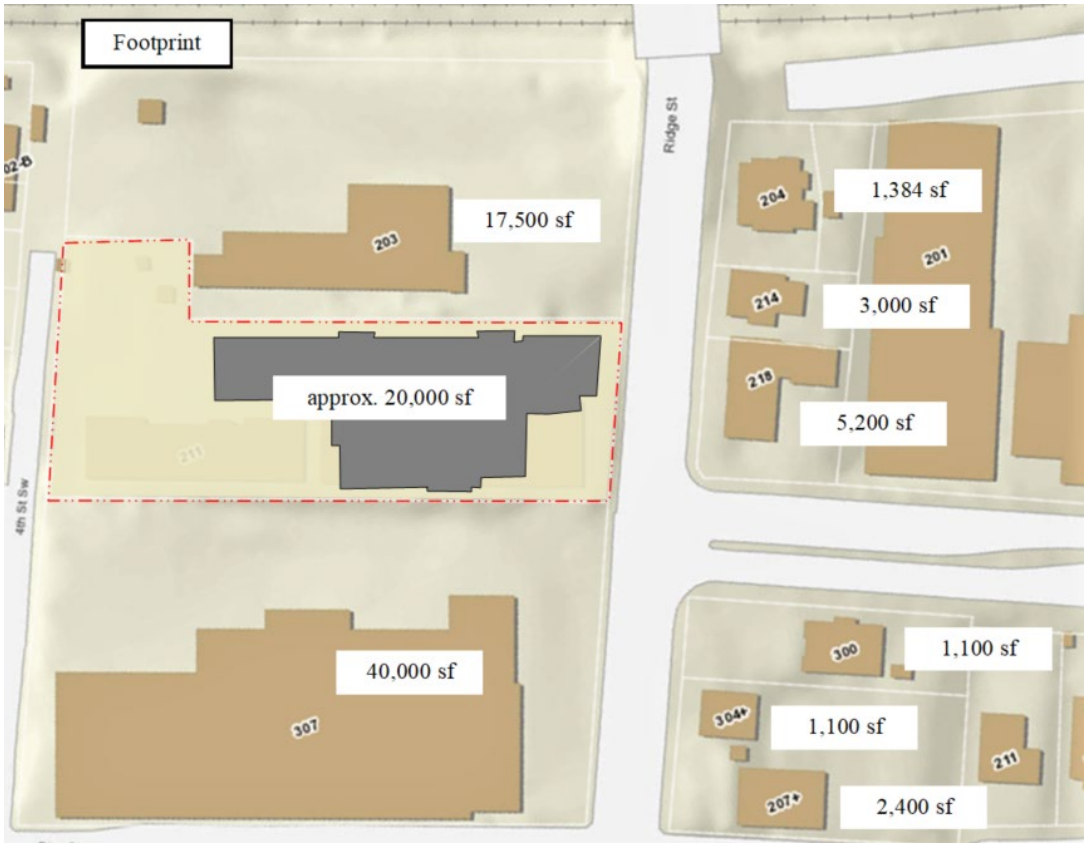
Buildings in Subarea C, excluding those to be razed at 207-211 Ridge Street

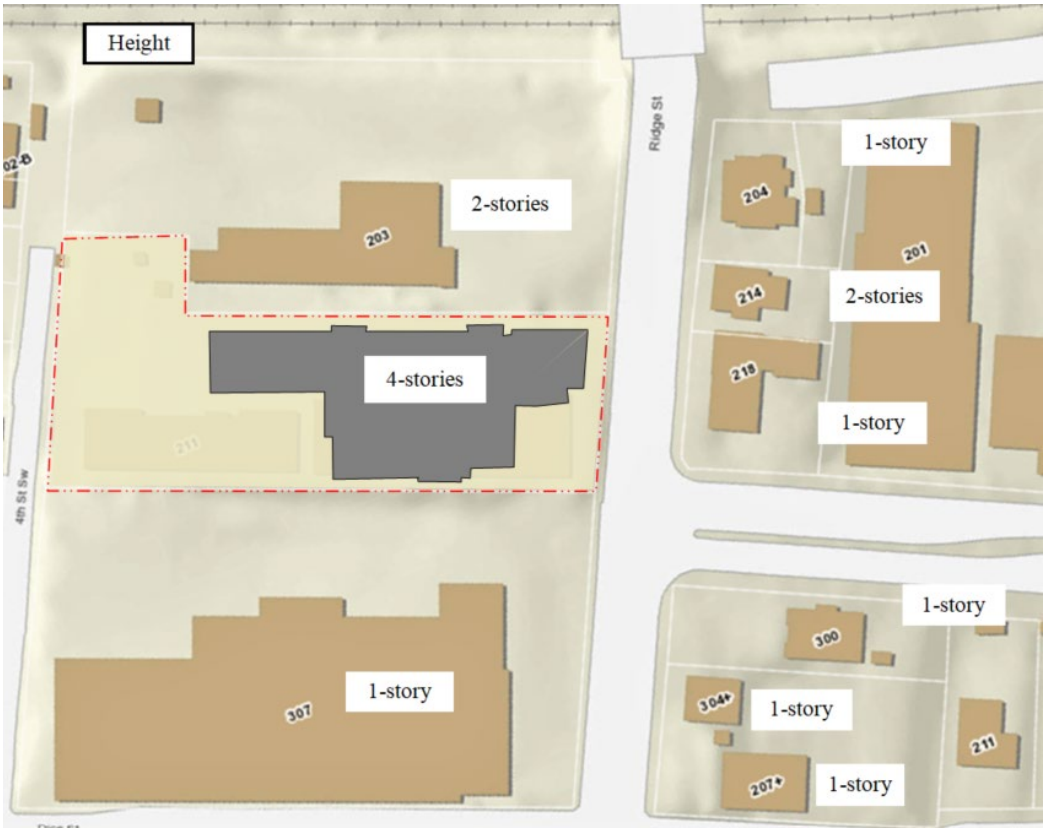
Approximate dimensions (per City GIS).

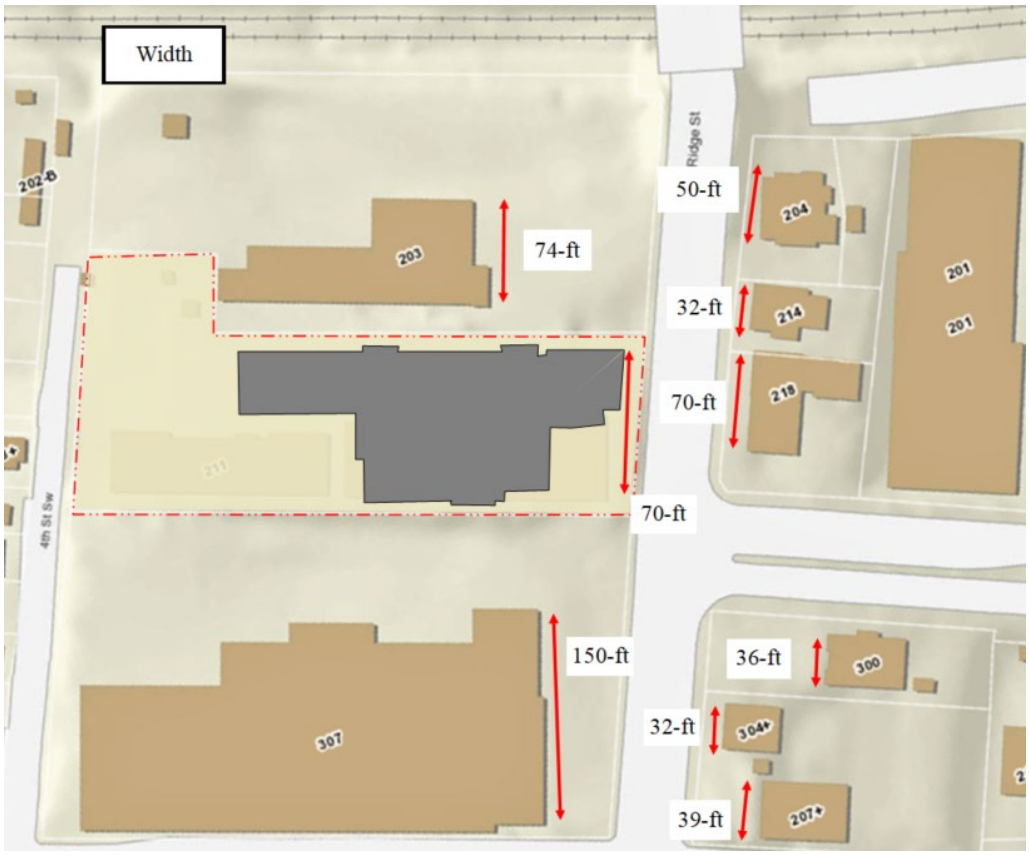
	Year Built	Setback (ft)	Spacing (ft)	Footprint (sf)	Height (story)	Width (ft)
1	1959	110	30	17,500	2	74
2	1969	50	75	40,000	1	150
3	1968	46	30	1,384	1	50
4	1962	15	10	3,000	2	32
5	1995	83	16	5,200	1	70
6	1983	18	20	1,100	1	36
7	1892	15		1,100	1	32
8	1860	15		2,400	1	39
Low	1860	15	10	1,100	1	32
High	1995	110	75	40,000	2	150
Med	1965	32	25	2,700	1	45
Avg	1949	44	30	8,961	1	60
New		*10*	*30, 75*	*20,000*	*4*	*70*

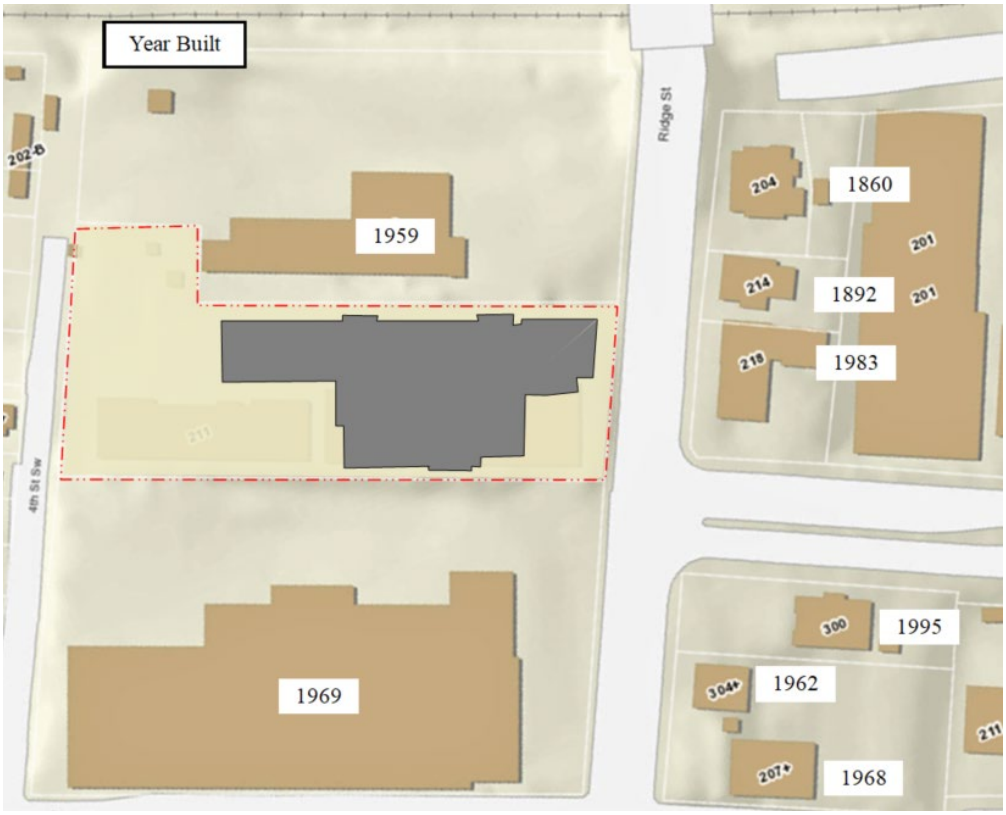



Spacing
Ridge St
4th St Sw
203
204
214
218
201
211
307
300
304+
207+
30-ft
30-ft
10-ft
75-ft
16-ft
20-ft


Footprint
Ridge St
4th St Sw
203
204
214
218
201
211
307
300
304+
207+
17,500 sf
approx. 20,000 sf
40,000 sf
1,384 sf
3,000 sf
5,200 sf
1,100 sf
1,100 sf
2,400 sf


Height
Ridge St
4th St Sw
1-story
2-stories
4-stories
1-story
1-story
1-story
1-story
1-story
203
204
201
214
218
211
307
300
304+
207+


Width
Ridge St
4th St Sw
74-ft
50-ft
32-ft
70-ft
70-ft
150-ft
36-ft
32-ft
39-ft
203
204
201
214
218
211
307
300
304+
207+



Excerpt from BAR Meeting Minutes June 21, 2023
Preliminary Discussion
207-211 Ridge Street (Salvation Army), TMP 290029000
Ridge Street ADC District
Owner: The Salvation Army
Applicant: Erin Hannegan / Mitchell Matthews Architects & Planners
Project: Redevelopment of site

- The applicant presented the proposed design of the Salvation Army development. The project is being funded by donations.
- The applicant did specifically ask for feedback from the BAR regarding the front of the chapel part of the new building.
- Mr. Gastinger did mention that the vertical concrete did stick out and was unusual.
- Mr. Zehmer did have questions about what is going to be in the planter at the front of the building.
- Mr. Gastinger did not find the base of the chapel to be overwhelming. Mr. Gastinger did like the approach currently being shown in the renderings and drawings.
- Mr. Birle did bring that the chapel looks as if it is projecting out into Ridge Street if coming from downtown.
- Mr. Gastinger did agree with Mr. Birle with the chapel projection out into Ridge Street.
- Mr. Timmerman made some suggestions regarding the materials and suggested wood to add warmth to the front of the building.
- Mr. Schwarz did say that there is an opportunity with the planters in front of the building and creating extra shading on the sidewalk.
- The applicant did have questions and concerns regarding the height of the fencing.
- Staff did clarify that there are no fence height restrictions. The applicant can modify the height of the fence.
- Mr. Timmerman mentioned the idea of an open space in front of the building to engage with the street.
- The members of the BAR did indicate that they do like the direction of the project.



207 - 211 RIDGE STREET

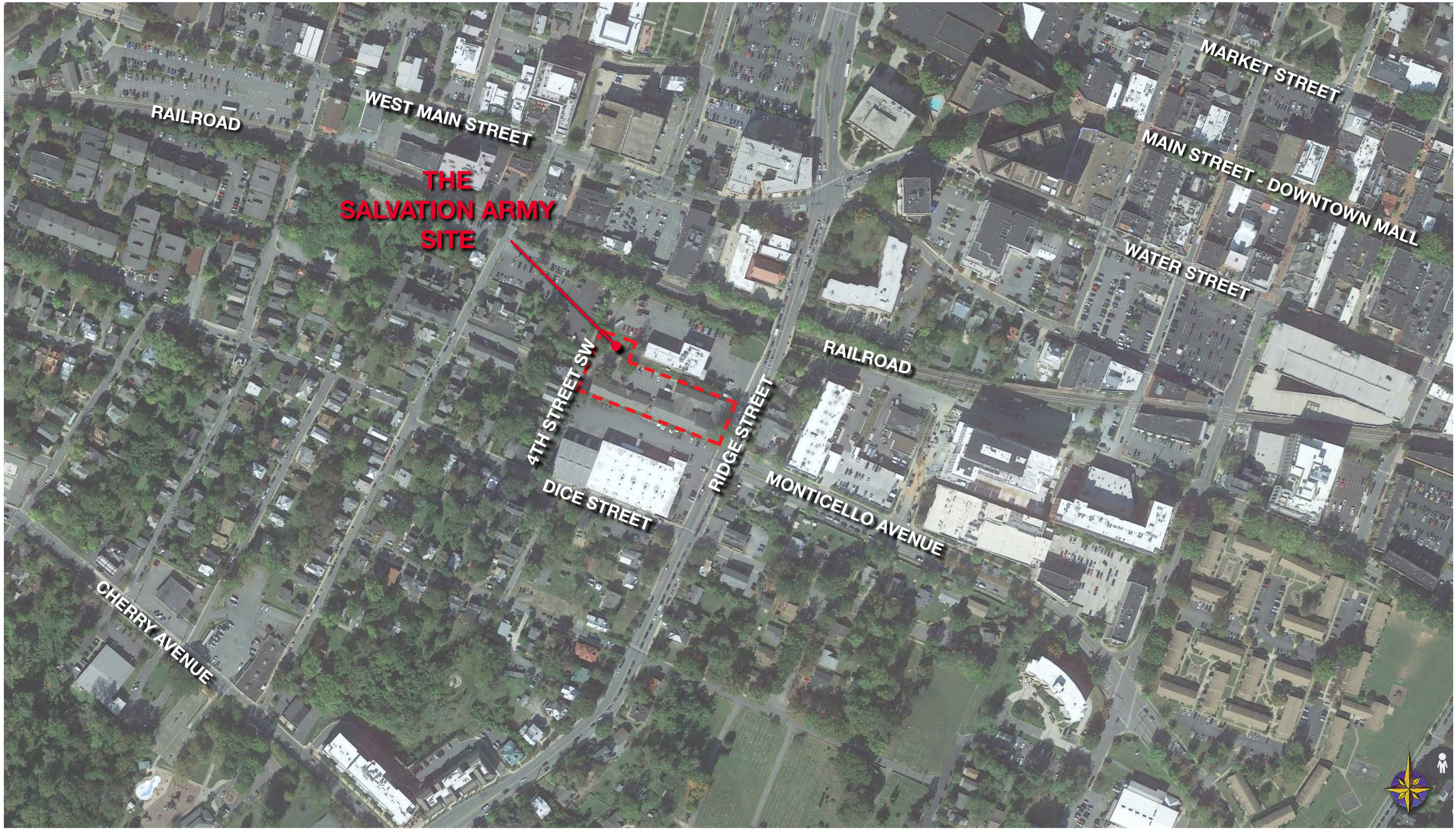
CHARLOTTESVILLE, VA

CERTIFICATE OF APPROPRIATENESS

PRELIMINARY (INFORMAL) DISCUSSION

MITCHELL / MATTHEWS ARCHITECTS

AUGUST 25, 2026



Salvation Army
Charlottesville, VA

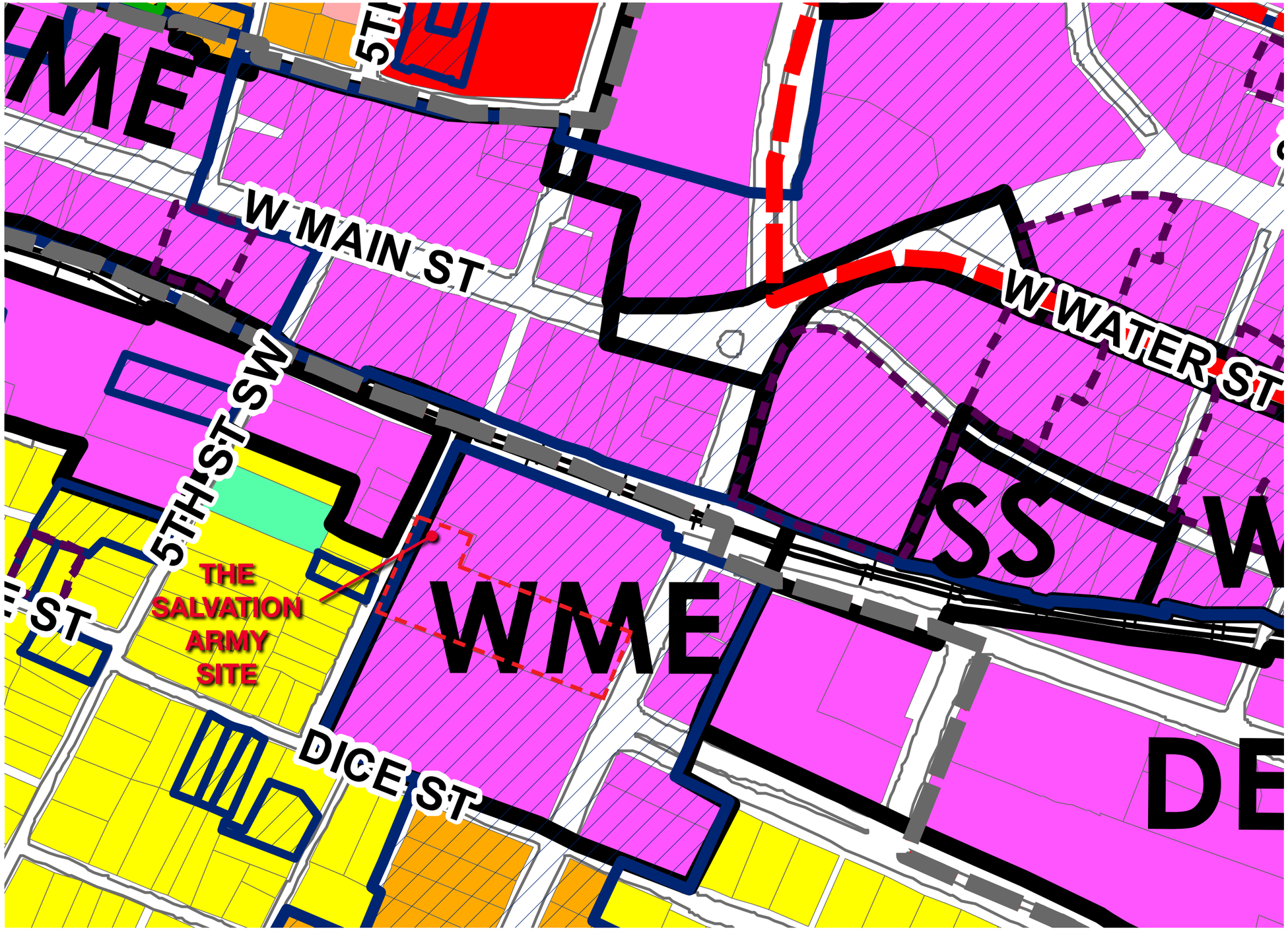
08.25.2026

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VICINITY MAP

All grades, counts and quantities are approximate and will change as design proceeds.

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Location	**207 & 211 Ridge Street**
Area	**1.21 acres** (52,708 SF)
Zoning	**WME** (West Main East Corridor)
Overlays	**Historic District**
Density	**43 DUA By-Right,** **120 DUA by SUP**
Height	**Min: 35 ft** **Max: 52 ft**
Ground Story	**15' min**
Primary Street (Ridge Street) Setback	**10 feet min** **20 feet max** MODIFIED BY SUP **80% w/i build-to zone min.**
Linking Street (4th Street SW) Setback	**5 feet min** **12 feet max** MODIFIED BY SUP **40% w/i build-to zone min.**
Side Setbacks	**None** (bordered by West Main East Corridor on both sides)
Stepbacks at Streetwalls	**10' min. at 40' ft in height**
Massing	**100' max apparent width**
Buffer (Adjacent to Low-Density Residential)	**10' min, S-1 type** (at 4th Street SW)

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#R-23-113

RESOLUTION GRANTING A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 207 AND 211 RIDGE STREET (TAX MAP PARCEL 290029000)

WHEREAS The Salvation Army of Charlottesville ("Applicant") is the owner of certain land identified within the City of Charlottesville real estate records as Parcel Identification No. 290029000 (the "Subject Property"), which has frontage on Ridge Street and 4th Street Southwest; and

WHEREAS the Subject Property is located within an Architectural Design Control District and within the West Main East Corridor mixed use zoning district, a district in which, according to the Use Matrix set forth within City Code 34-796, use of the property as a Shelter Care Facility may be authorized by City Council by means of a Special Use Permit; and

WHEREAS the Project is described in more detail within the application materials submitted in connection with SP23-00004, as required by City Code §34-158 (collectively, the "Application Materials"); and

WHEREAS the City Council and the Planning Commission conducted a joint public hearing on July 11, 2023, following public notice given in accordance with applicable law; and

WHEREAS the Planning Commission considered and recommended approval of this application at their July 11, 2023 meeting, subject to conditions recommended within the Staff Report, and modified as discussed in the meeting; now, therefore,

BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that a Special Use Permit is hereby granted, to allow the Project as a permissible use of the Subject Property subject to the following conditions:

1. Per Section 34-796: Permitted Shelter Care Facility on the Subject Property with supporting services and no restrictions on number of beds.
2. Per Section 34-162: Alter the Ridge Street Streetwall requirement to state that at least thirty-two (32) percent of the building façade width of a building must be in the build-to zone on the Subject Property.
3. Per Section 34-162: Alter the 4th ST SW Streetwall requirements to state that setbacks shall be ten (10) feet minimum; no maximum and no percentage of the building façade width of a building must be in the build-to zone.
4. Per Section 34-162: No minimum parking is required on the Subject Property during construction, but the applicant will work with the City to develop a parking/safety/transportation plan (as part of a Final Site Plan) to ensure safe access to the site during construction to ensure continuity of services. When construction is complete, as indicated by the issuance of Certificate(s) of Occupancy (CO), no minimum parking will be required on the Subject Property, but should the number drop below 30 spaces, the applicant will work with the City's Traffic Engineer to develop a Master Parking Plan for the Subject Property. This plan will be kept on file with the City and may be updated or altered from time to time with authorization of the City's Traffic Engineer. The plan shall indicate how the developer will distribute available parking spots on site, how potential residents/employees are informed of their parking opportunities, and any possible offsite parking arrangements, etc.…
5. Per Section 34-162: Onsite parking shall not be required to have fifty (50) percent covered.
6. Per Section 34-162: An extension of the SUP may be granted for up to two (2) years if requested by the applicant or landowner pursuant to Section 34-164(d).
7. Per Section 34-157(b): Trash receptacle (dumpsters) must be provided and secured in a facility that is adequate and cannot be accessed by the public.
8. Per Section 34-157(b): If the large oak tree [at Ridge Street] dies, then another large canopy tree will be planted [in its place].
9. Per Section 34-157(b): S-3 Screening shall be provided along the 4th ST SW boundary of the property.
10. The applicant will provide a construction access management plan. At minimum the plan will include measures to insure safe vehicular and pedestrian access along 4th ST SW and Dice ST during construction. The plan will be subject to approval by the Director of NDS and must be detailed within the Final Site Plan.

	Aye	No
Payne	_x__	____
Pinkston	_x__	____
Puryear	_x__	____
Snook	_x__	____
Wade	_x__	____

Approved by Council
August 7, 2023

Kyna Thomas

Kyna Thomas, MMC
Clerk of Council

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Ridge Street ADC District

Located on one of the city's principal thoroughfares, this residential street is lined with architecturally significant structures. Many of these residences belonged to Charlottesville's wealthy merchant families and date to the last quarter of the nineteenth century. Smaller residences on this street were the homes of the African-American domestic community. In the early twentieth-century, due to the advent of the automobile, many merchants moved to the suburbs. Their homes were acquired by the African-American community for use as rental properties. Home ownership and infill are current trends.

Ridge Street South of Cherry/Elliott: quiet residential neighborhood, small-to-moderate scale, mixture of late nineteenth and early twentieth century styles, porches, 2 to 2 ½ stories, metal roofs, elevated sites/retaining walls to east with uniform moderate-to-deep setbacks, uniform shallow setbacks to west, plantings, minimal spacing between lots.

Ridge Street between Cherry/Elliott and Dice: major entry corridor, moderate to large scale residences with some converted to business and multi-family residential, predominantly 2 to 2 1/2 stories with some small, mid-twentieth century, 1 story infill, newer commercial infill minimal setbacks, porches, mixture of styles, brick, stucco, metal roofs.

C ***Ridge Street North of Dice Street:*** mid-twentieth century commercial with warehouses, large scale civic, firehouse, church, smaller scale commercial and professional on the east side of the street.

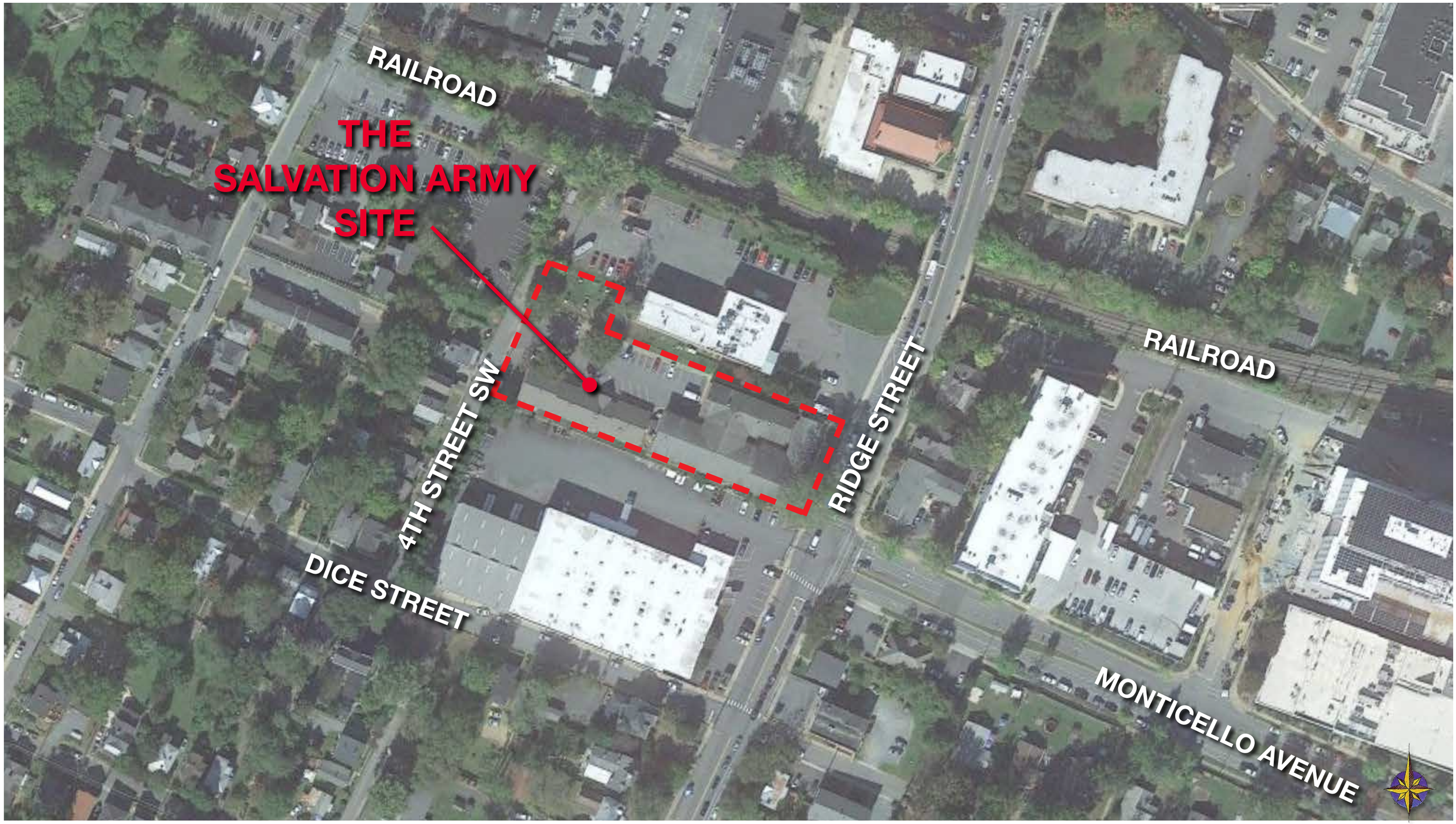


THE SALVATION ARMY SITE (ENLARGED)



THE SALVATION ARMY SITE





Salvation Army
Charlottesville, VA

08.25.2026

THE SALVATION ARMY
DOING THE MOST GOOD

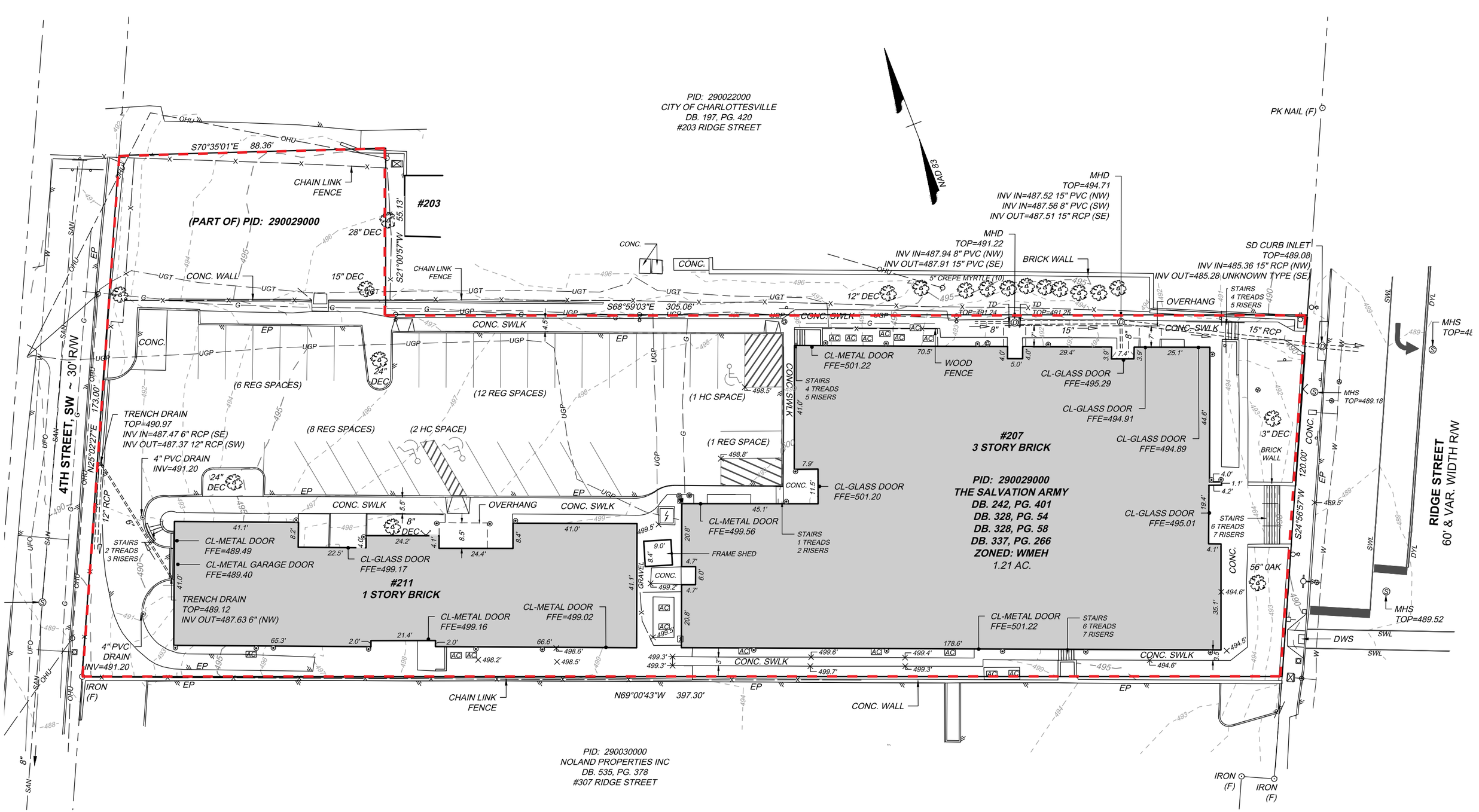
LOCATION MAP

All grades, counts and quantities are approximate and will change as design proceeds.

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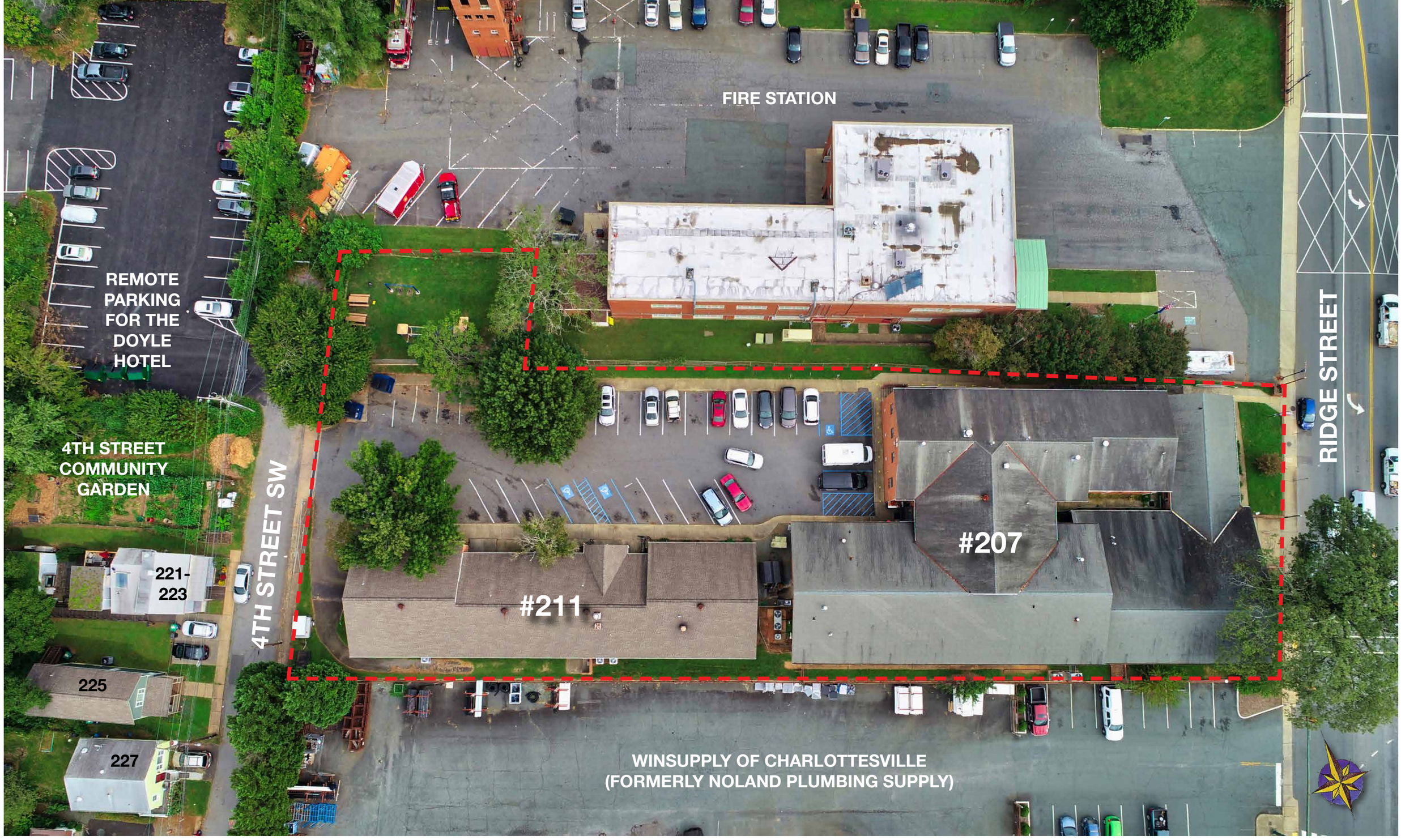
THE SALVATION ARMY DOING THE MOST GOOD

EXISTING CONDITIONS SURVEY

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FIRE STATION
REMOTE PARKING FOR THE DOYLE HOTEL
4TH STREET COMMUNITY GARDEN
4TH STREET SW
RIDGE STREET
221-223
225
227
#211
#207
WINSUPPLY OF CHARLOTTESVILLE
(FORMERLY NOLAND PLUMBING SUPPLY)



Salvation Army
Charlottesville, VA

08.25.2026

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EXISTING CONDITIONS AERIAL FROM NORTHEAST

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THE SALVATION ARMY DOING THE MOST GOOD

EXISTING CONDITIONS AERIAL FROM SOUTHEAST

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EXISTING CONDITIONS AERIAL FROM SOUTHWEST

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THE SALVATION ARMY DOING THE MOST GOOD

EXISTING CONDITIONS PHOTOS FROM RIDGE STREET

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#207





#211



#207 & #211



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DOING THE MOST GOOD

EXISTING CONDITIONS PHOTOS FROM 4TH STREET SW

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WINSUPPLY
285 RIDGE STREET
1


FIRE STATION
205 RIDGE STREET
2


304 & 308 RIDGE STREET
3


105 RIDGE STREET
7


218 RIDGE STREET
4

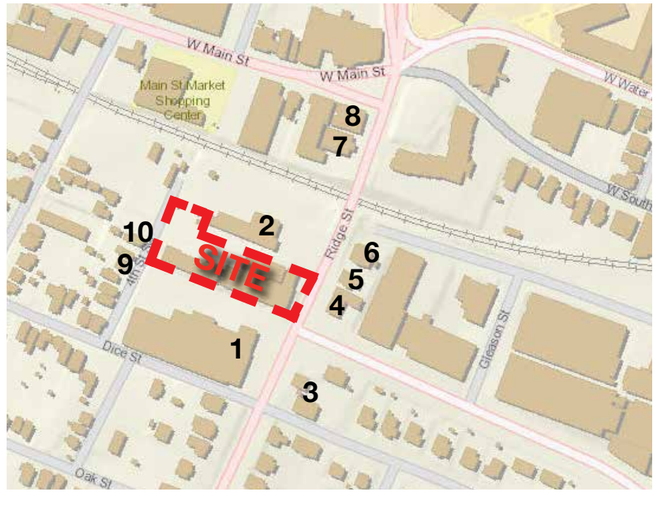

214 RIDGE STREET
5


204 RIDGE STREET
6

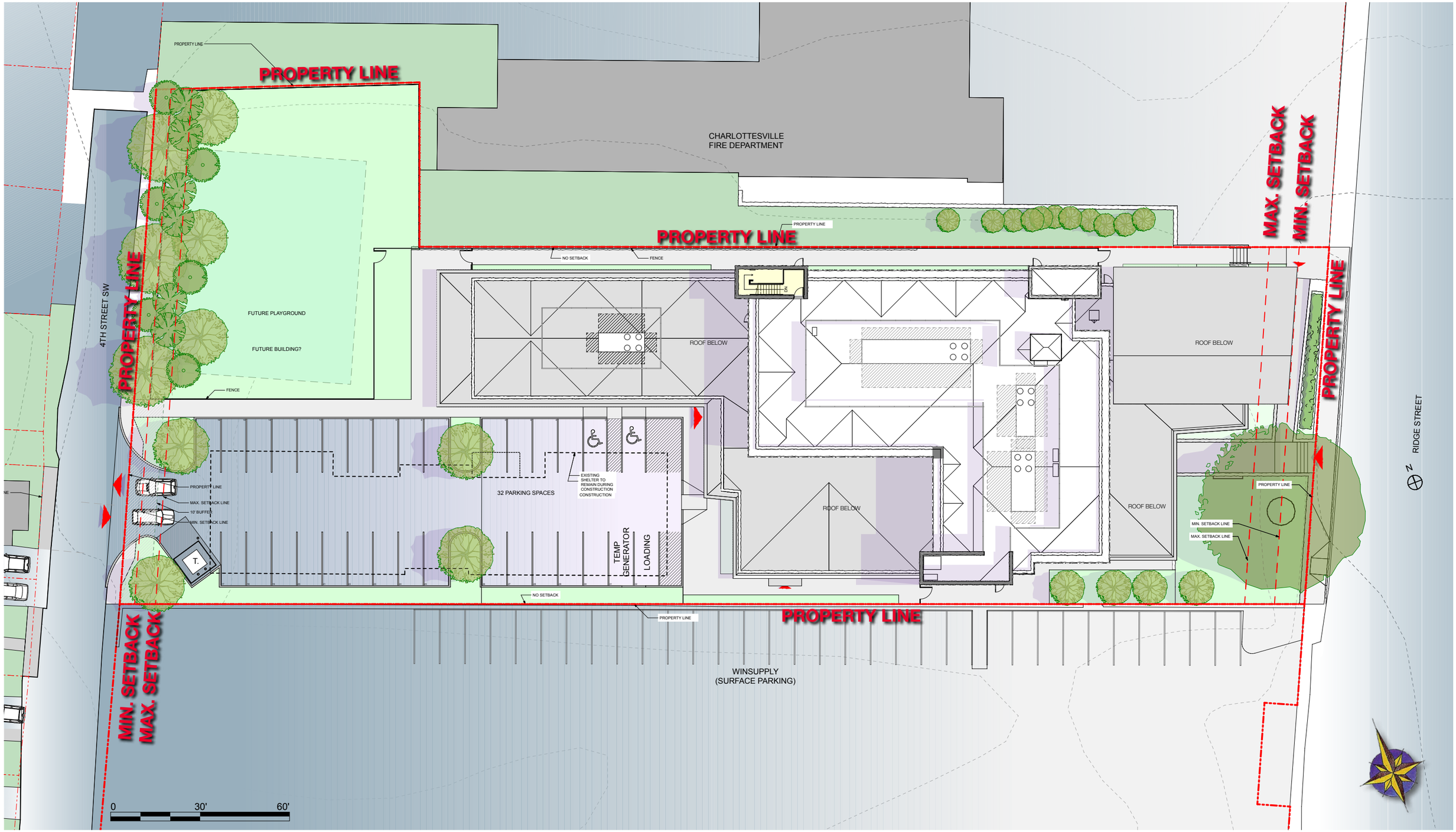

300 WEST MAIN STREET
8


225 4TH STREET SW
9


221- 223 4TH STREET SW
10


W Main St
W Main St
W Water
Main St Market Shopping Center
8
7
W South
10
2
SITE
Ridge St
6
9
5
4
1
Dice St
Gleason St
3
Oak St

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Salvation Army
Charlottesville, VA

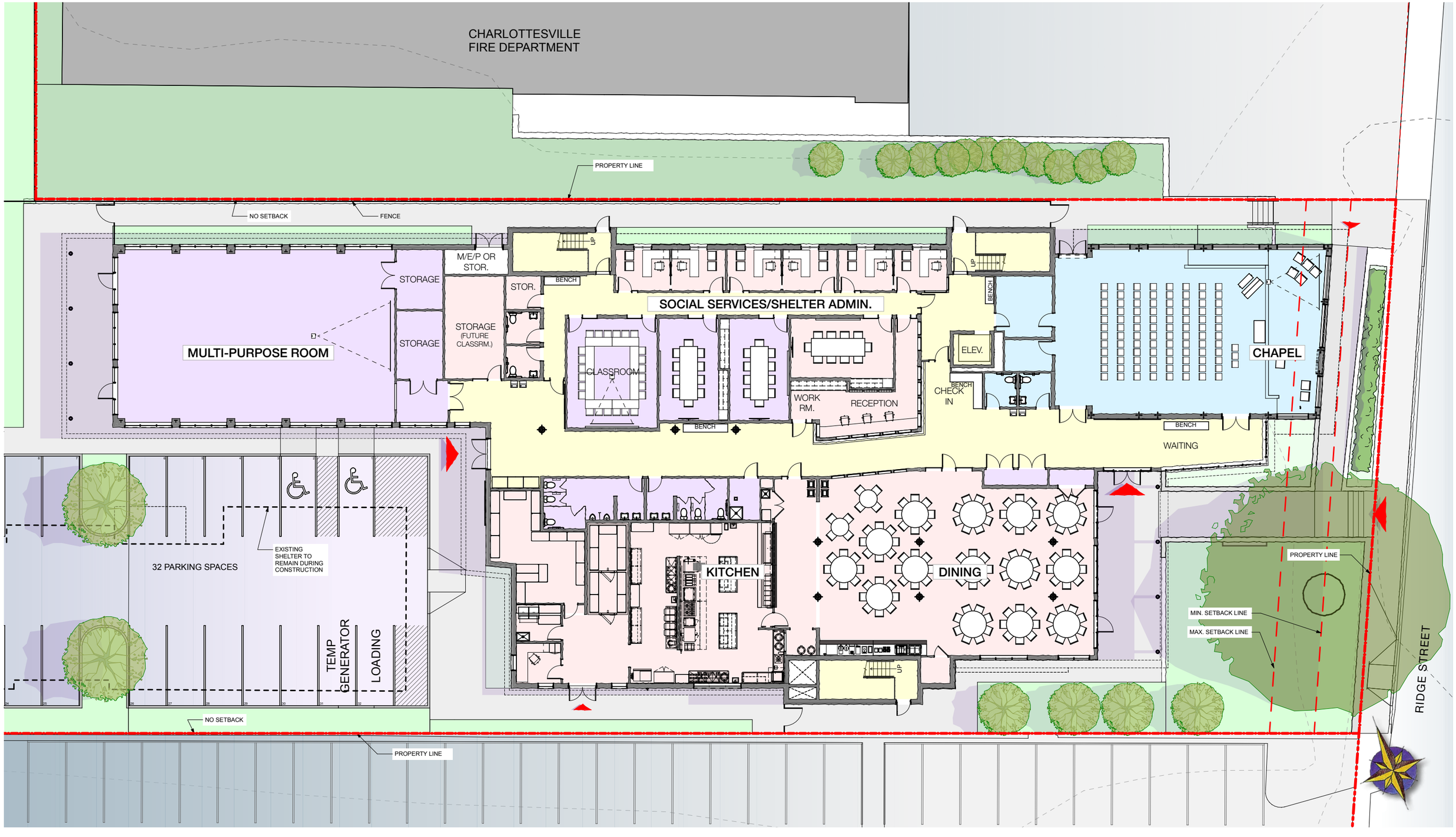
08.25.2026

THE SALVATION ARMY DOING THE MOST GOOD

SITE PLAN

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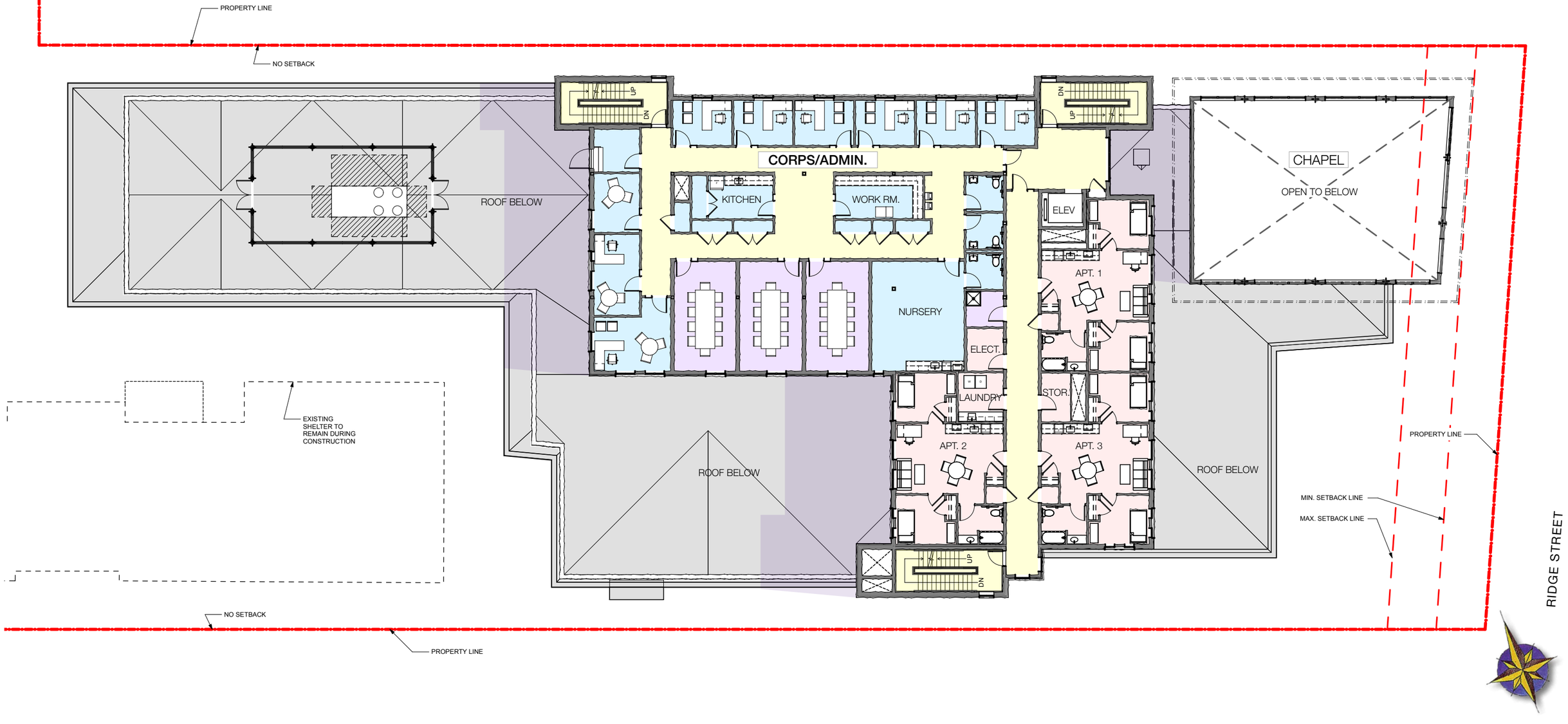
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PLAN 1st FLOOR

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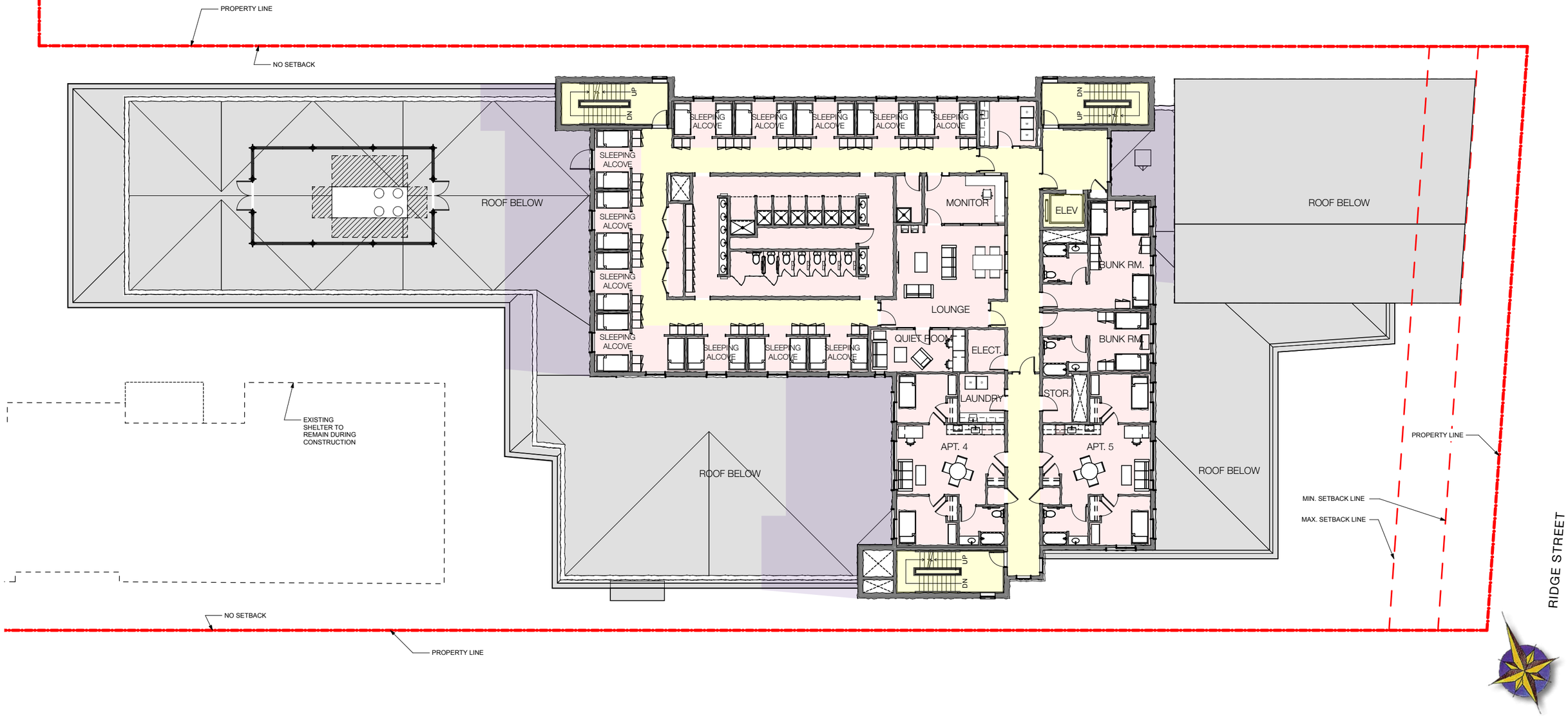
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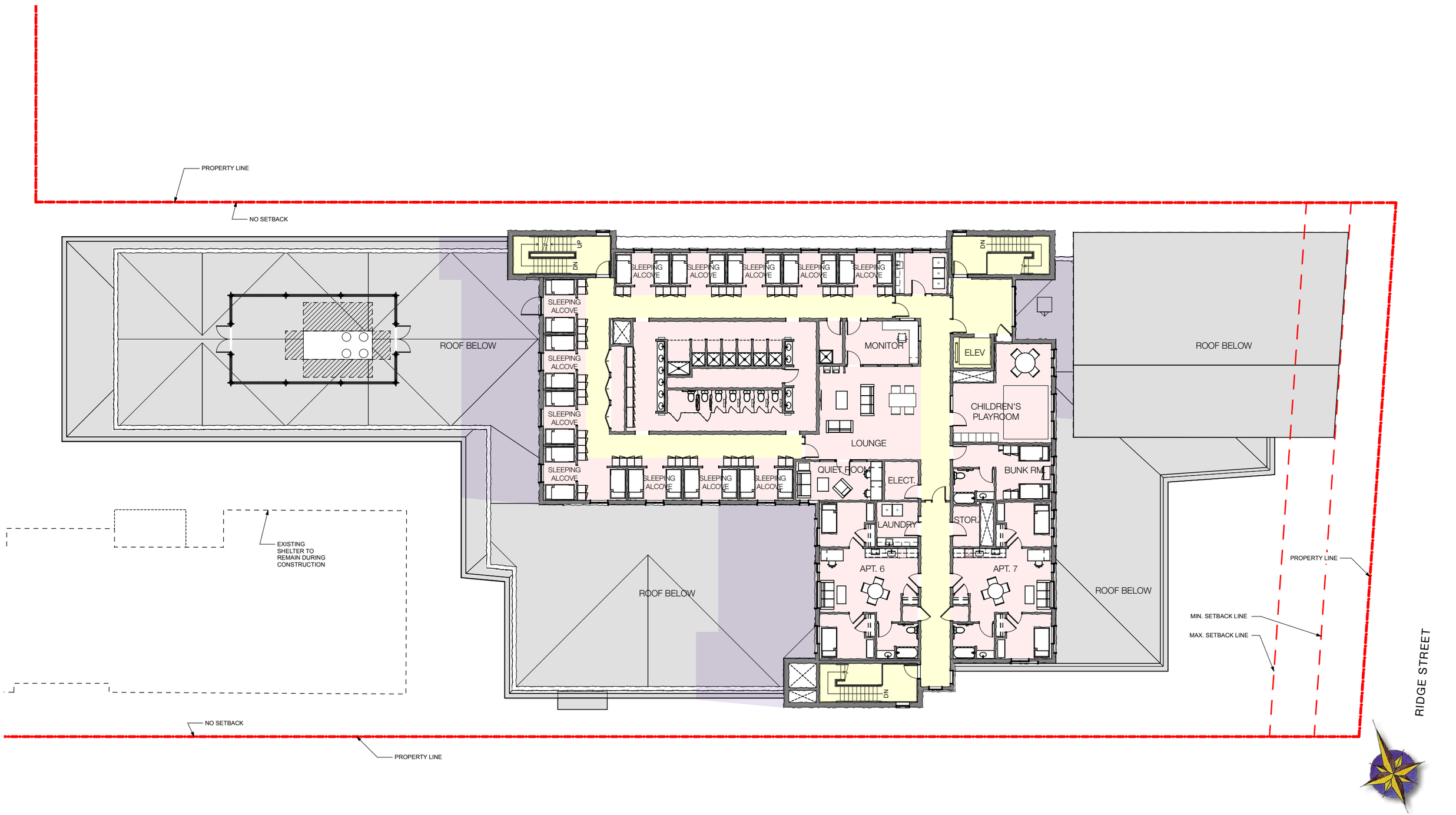
PLAN 2nd FLOOR

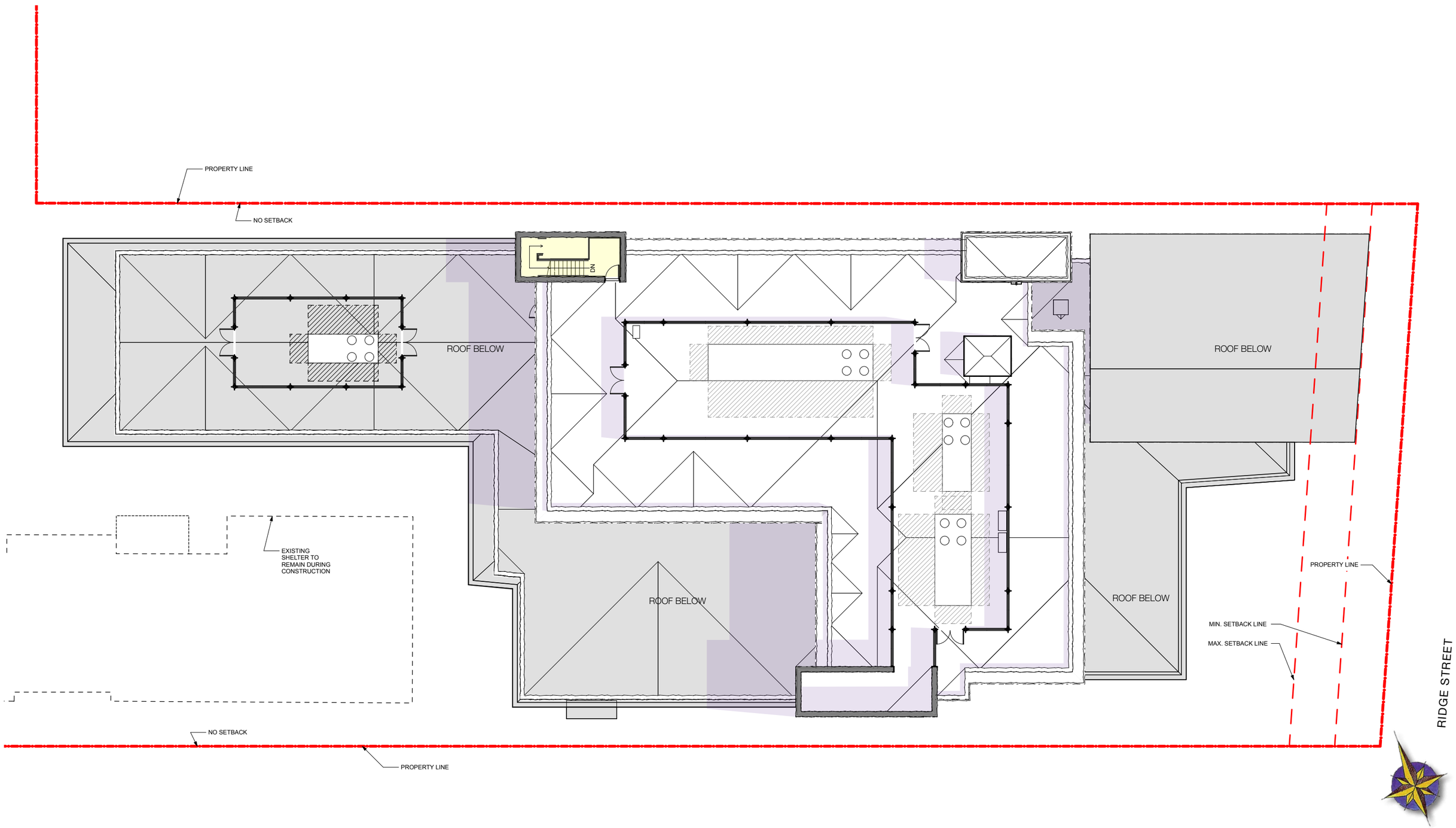
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PROPERTY LINE
NO SETBACK
ROOF BELOW
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
SLEEPING ALCOVE
UP
DN
DN
UP
MONITOR
ELEV
LOUNGE
BUNK RM.
QUIET ROOM
ELECT.
BUNK RM.
LAUNDRY
STOR.
APT. 4
APT. 5
ROOF BELOW
ROOF BELOW
ROOF BELOW
UP
DN
EXISTING SHELTER TO REMAIN DURING CONSTRUCTION
PROPERTY LINE
MIN. SETBACK LINE
MAX. SETBACK LINE
RIDGE STREET
NO SETBACK
PROPERTY LINE


PROPERTY LINE
NO SETBACK
ROOF BELOW
SLEEPING ALCOVE
UP
DN
MONITOR
ELEV
CHILDREN'S PLAYROOM
LOUNGE
QUIET ROOM
ELECT.
BUNK RM.
LAUNDRY
STOR.
APT. 6
APT. 7
EXISTING SHELTER TO REMAIN DURING CONSTRUCTION
PROPERTY LINE
MIN. SETBACK LINE
MAX. SETBACK LINE
RIDGE STREET
NO SETBACK
PROPERTY LINE



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PLAN ROOF

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3
A200

EAST ELEVATION

0 4' 8' 16'

EXTERIOR MATERIALS KEY

#	COMPONENT		
1A & 1B	BRICK	1A	RED BRICK COLOR
		1B	IRON SPOT BRICK COLOR
2	FIBER CEMENT - LAP SIDING		
3	FIBER CEMENT - BOARD AND BATTEN SIDING		
4	ALUMINUM STOREFRONT WINDOW SYSTEM		
5A & 5B	METAL PANEL	5A	FAUX WOOD PRINT
		5B	SOLID COLOR
6	METAL FASCIA		
7	ALUMINUM DOWNSPOUT		
8	PRE-MANUFACTURED METAL CANOPY		
9	EXTERIOR FENCING AND GATES		
10	SITE WALLS		
11	LOUVERED EQUIPMENT SCREEN		
12	EXTERIOR ALUM COLUMN COVERS W/ FAUX WOOD PRINT		
13	EXTERIOR ALUMINUM LOUVER		
14	PARAPET / ROOF COPING		
15	DRYER VENT		
16	LIGHT FIXTURE		
17	SCUPPER		
18	HOSE BIB		
19	CUSTOM SIGNAGE	All signage to be submitted in a separate future application	

NOTE: SHADOWS ARE INDICATED ON THE ELEVATIONS TO ILLUSTRATE DEPTH OF FIELD AT BUILDING SURFACES

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4 A200 **WEST ELEVATION**

0 4' 8' 16'

EXTERIOR MATERIALS KEY

#	COMPONENT		
1A & 1B	BRICK	1A	RED BRICK COLOR
		1B	IRON SPOT BRICK COLOR
2	FIBER CEMENT - LAP SIDING		
3	FIBER CEMENT - BOARD AND BATTEN SIDING		
4	ALUMINUM STOREFRONT WINDOW SYSTEM		
5A & 5B	METAL PANEL	5A	FAUX WOOD PRINT
		5B	SOLID COLOR
6	METAL FASCIA		
7	ALUMINUM DOWNSPOUT		
8	PRE-MANUFACTURED METAL CANOPY		
9	EXTERIOR FENCING AND GATES		
10	SITE WALLS		
11	LOUVERED EQUIPMENT SCREEN		
12	EXTERIOR ALUM COLUMN COVERS W/ FAUX WOOD PRINT		
13	EXTERIOR ALUMINUM LOUVER		
14	PARAPET / ROOF COPING		
15	DRYER VENT		
16	LIGHT FIXTURE		
17	SCUPPER		
18	HOSE BIB		
19	CUSTOM SIGNAGE	All signage to be submitted in a separate future application	

NOTE: SHADOWS ARE INDICATED ON THE ELEVATIONS TO ILLUSTRATE DEPTH OF FIELD AT BUILDING SURFACES



2 A200 SOUTH ELEVATION

SOUTH ELEVATION (ADJ. TO WINSUPPLY)



1 A200 NORTH ELEVATION

NORTH ELEVATION (ADJ. TO FIRE DEPARTMENT)

EXTERIOR MATERIALS KEY

#	COMPONENT		
1A & 1B	BRICK	1A	RED BRICK COLOR
		1B	IRON SPOT BRICK COLOR
2	FIBER CEMENT - LAP SIDING		
3	FIBER CEMENT - BOARD AND BATTEN SIDING		
4	ALUMINUM STOREFRONT WINDOW SYSTEM		
5A & 5B	METAL PANEL	5A	FAUX WOOD PRINT
		5B	SOLID COLOR
6	METAL FASCIA		
7	ALUMINUM DOWNSPOUT		
8	PRE-MANUFACTURED METAL CANOPY		
9	EXTERIOR FENCING AND GATES		
10	SITE WALLS		
11	LOUVERED EQUIPMENT SCREEN		
12	EXTERIOR ALUM COLUMN COVERS W/ FAUX WOOD PRINT		
13	EXTERIOR ALUMINUM LOUVER		
14	PARAPET / ROOF COPING		
15	DRYER VENT		
16	LIGHT FIXTURE		
17	SCUPPER		
18	HOSE BIB		
19	CUSTOM SIGNAGE	All signage to be submitted in a separate future application	

NOTE: SHADOWS ARE INDICATED ON THE ELEVATIONS TO ILLUSTRATE DEPTH OF FIELD AT BUILDING SURFACES

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NORTH & SOUTH ELEVATIONS

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EXISTING CONDITIONS FROM MONTICELLO AVE INTERSECTION

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THE SALVATION ARMY DOING THE MOST GOOD

PERSPECTIVE FROM MONTICELLO AVE INTERSECTION

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EXISTING CONDITIONS FROM BRIDGE OVER RR (NORTHEAST)

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THE SALVATION ARMY DOING THE MOST GOOD

PERSPECTIVE FROM BRIDGE OVER RR (NORTHEAST)

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THE SALVATION ARMY DOING THE MOST GOOD

EXISTING CONDITIONS FROM 4TH STREET SW

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PERSPECTIVE FROM 4TH STREET SW

All grades, counts and quantities are approximate and will change as design proceeds.

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