Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
December 16, 2025 5:30 p.m.
Hybrid Meeting (In-person at Council Chamber and virtual via Zoom)

Pre-Meeting Discussion [NDS Conference Room, 5pm]
Regular Meeting [Council Chamber, 5:30pm]

A. Matters from the public not on the agenda [or on the Consent Agenda]

B. Consent Agenda

1. **Meeting Minutes:** October 21, 2025 [Link to meeting video]

2. **Certificate of Appropriateness Application**
   BAR # HST25-0117
   422 2nd Street NE, TMP 330079000
   North Downtown ADC District
   Owners/Applicants: Michael Shveima & Erin Hall
   Project: Front landscape alteration

C. Deferred Items

N/A

D. New Items

3. **Certificate of Appropriateness Application**
   BAR # HST25-0115
   210-216 West Market Street; TMP 330271000
   Downtown ADC District
   Owners: McSwain Properties, LLC & McSwain Properties II, LLC
   Applicant: Jeffrey Levien, Heirloom Downtown Mall Development, LLC (Contract purchaser)
   Project: Demolition of contributing structure

4. **Certificate of Appropriateness Application**
   BAR # HST25-0084
   Tax Map 29 Parcels 71,73,74,75,76
   202, 204, 208 & 214 7th Street SW & 613 Delevan Street
   204 & 208 7th Street SW - Individually Protected Properties
   Owners:
   - 202: Monticello Media LLC
   - 204: William Lynch & 204-7 LLC
   - 208: Michael J. Christian
   - 214: 7th St LLC
   - 613 Delevan St: Mattie L. Hall

   Applicant: Mitchell-Matthews Architects
   Project: New multi-story, mixed-use building

E. Other Business

4. **Staff Questions & Discussion**
    - Update on workplan for review of design guidelines
    - Questions and discussion items

F. Adjourn

Certificate of Appropriateness Application
BAR # HST25-0117
422 2nd Street NE, TMP 330079000
North Downtown ADC District
Owners/Applicants: Michael Shveima & Erin Hall
Project: Front landscape alteration

Application components (please click a bookmark below to go directly to the report pages):

- Staff Report
- Application Submittal

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Application components (please click a bookmark below to go directly to report pages):

- Staff Report
- Historical Context
- Application Submittal

Certificate of Appropriateness Application
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Tax Map 29 Parcels 71,73,74,75,76
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Application components (please click a bookmark below to go directly to report pages):

- Staff Report
- Sanborn Maps ["Attachment 1" with surveys]
- 204 7th Street SW Historical Survey
- 208 7th Street SW Historical Survey
- VCRIS entry from the Department of Historic Resources (DHR)
- Attachment 2
- Attachment 3
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
December 16, 2025

Certificate of Appropriateness
BAR # HST25-0117
422 2nd Street NE, TMP 330079000
North Downtown ADC District
Owners/Applicants: Michael Shveima & Erin Hall
Project: Front landscape alteration

Background
Year Built: 1839/1840
District: North Downtown ADC District
Status: Contributing

Known today as the Old Manse, this two-story, brick, Late Federal style dwelling was originally constructed for the Charlottesville Female Academy. The academy closed in 1853. Until 1950 the house then served as the manse for two local churches, after which it was privately owned as a dwelling. A rear kitchen and side (north) porch were added in the 1930s. A unique feature of the property is the academy's still extant, graded amphitheater in the NE corner of the back yard.

Prior BAR Reviews
n/a

Application
- Submittal: makegoodspace, llc drawings for 422 2nd Street, NE: BAR Submittal, 12 pages and sheets L110, L510, L515, L516, L610, and L615, dated 11-11-2025. Photos of side yards.

Request CoA for landscape and site alterations at front and side yards.

Discussion and Recommendation
The proposed work is consistent with the design guidelines for Site Design and Elements. Staff recommends approval as submitted.

Suggested Motions

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 landscape and site alterations proposed at 422 2nd Street, NE satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the request.

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. 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].

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 2 – Site Design and Elements
B. Plantings
1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences
1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
3) Match old fencing in material, height, and detail.
4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
5) For new fences, use materials that relate to materials in the neighborhood.
6) Take design cues from nearby historic fences and walls.
7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
8) Traditional concrete block walls may be appropriate.
9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
12) Fences should not exceed six (6) feet in height in the side and rear yards.
13) Fence structures should face the inside of the fenced property.
14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.

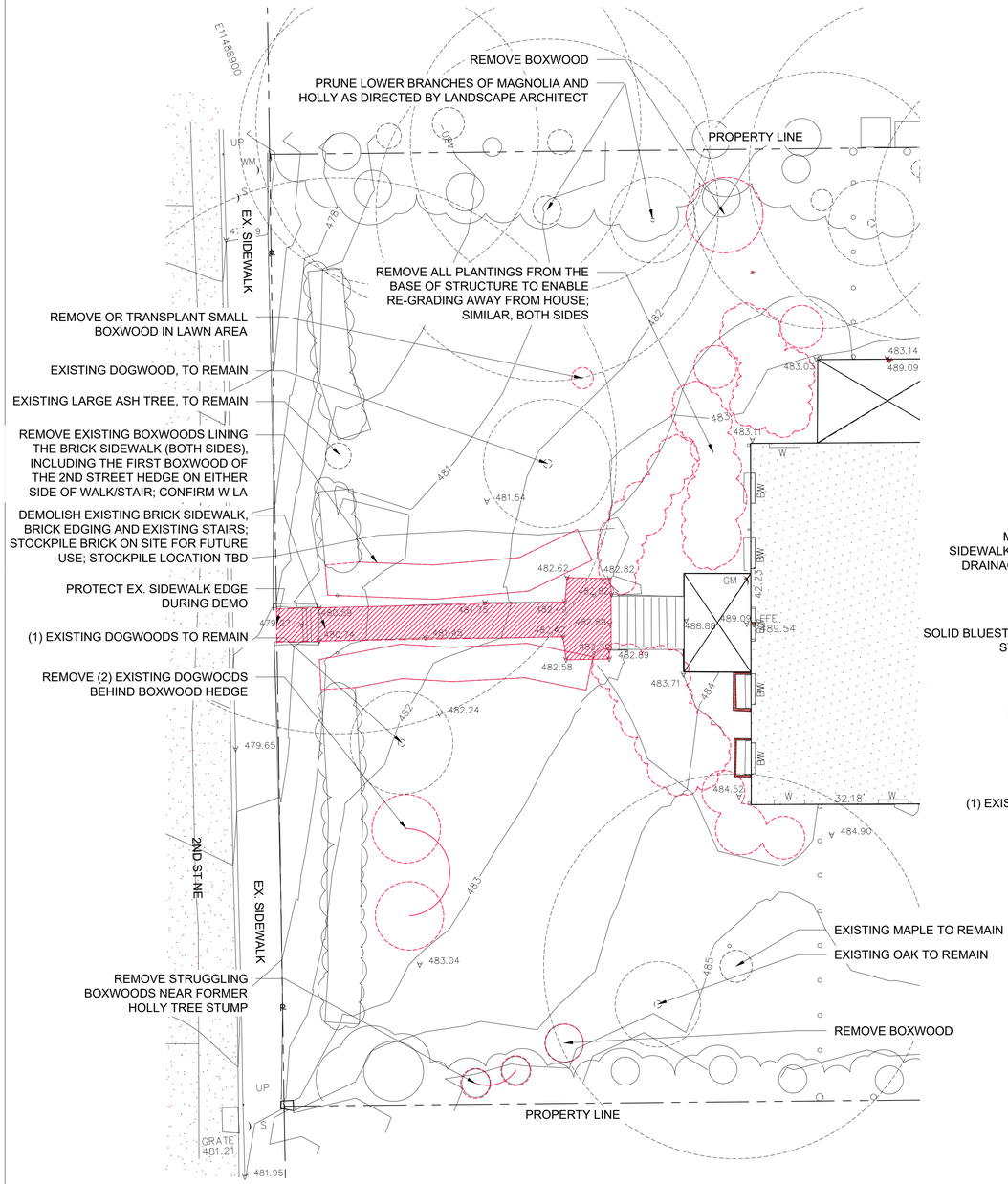
15) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. Lighting

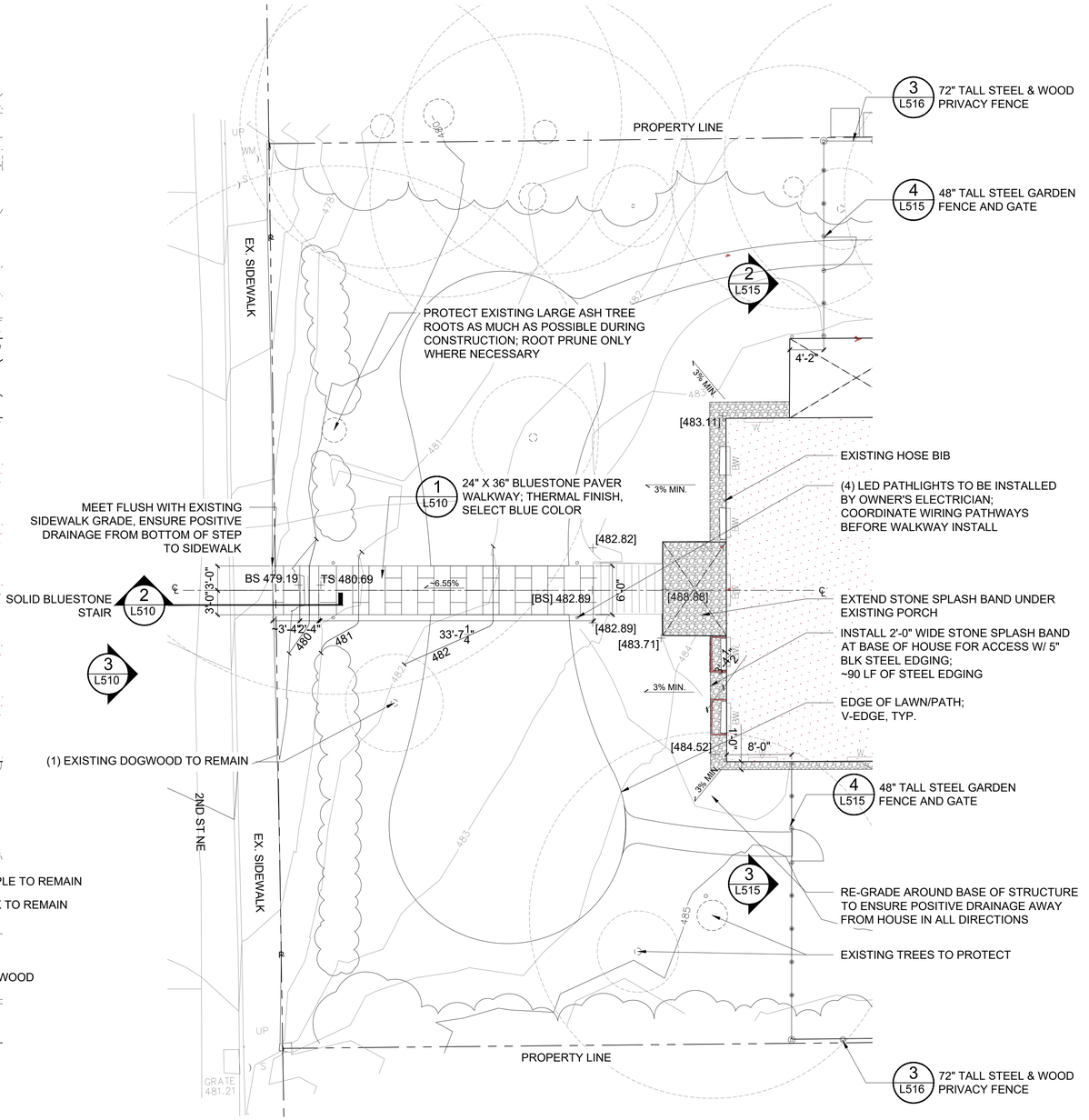
1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
   […]

E. Walkways and Driveways

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.



1 L110 DEMOLITION & REMOVALS PLAN
SCALE: 1/8" = 1'-0"



2 L110 LAYOUT, GRADING & MATERIALS PLAN
SCALE: 1/8" = 1'-0"

NOTE:
LOCATE (3) BOXWOODS SUITABLE FOR TRANSPLANT IN COORDINATION WITH OWNER AND LANDSCAPE ARCHITECT FOR PLACEMENT ALONG SOUTH PROPERTY LINE, SEE CALLOUT ON L610

0 4' 8' 16'

makegoodspace llc
1204 Grove Street
Charlottesville
VA 22903

T 434.242.2324
www.makegoodspace.com

NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
2	11-11-25	Front Landscape

STAMP

FOR APPROVALS & PRICING

PROJECT NAME

422 2nd St NE

Albemarle County, Virginia

Front Landscape Plans

PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

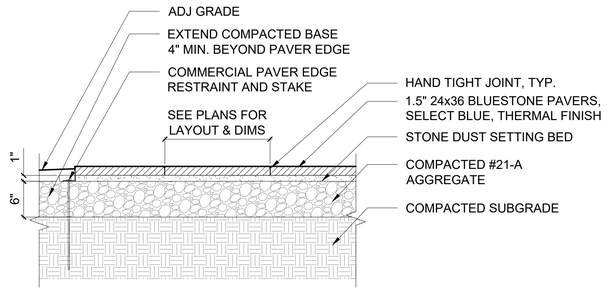
DRAWING TITLE

Front Landscape Demo & Site Plans

DATE: November, 2025
SCALE: 1/8" = 1'-0"

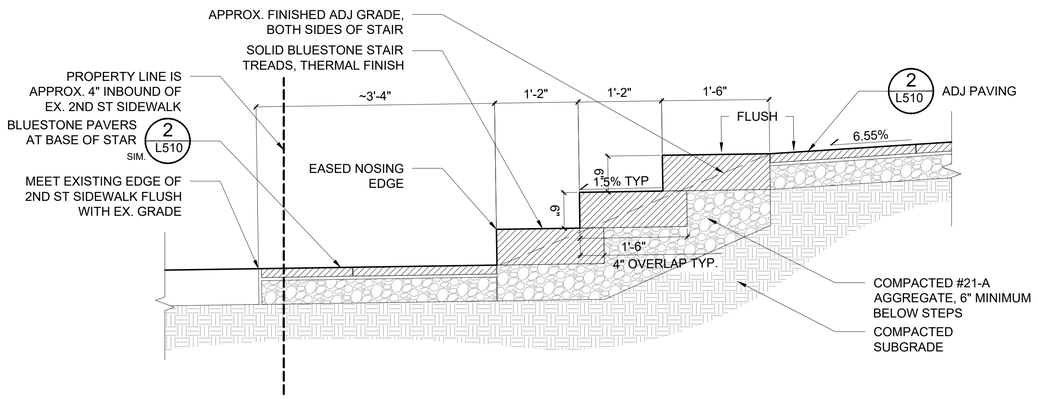
DRAWING NUMBER

L110



NOTES:
1. PITCH STONE PAVERS PER GRADING PLANS
2. MAX ¼" VERT DIFFERENCE BETWEEN TOPS OF ADJ STONES
3. LANDSCAPE ARCHITECT AND CLIENT TO APPROVE STONE COLOR & CONSISTENCY
4. MIS-SHAPEN OR DEFORMED STONES UNACCEPTABLE

1 L510 TYPICAL THERMAL FINISH BLUESTONE PAVING
SCALE: 1" = 1'-0"



2 L510 SOLID BLUESTONE STAIRS
SCALE: 1" = 1'-0"

3 L510 PROPOSED ELEVATION RENDERING FROM 2ND STREET
SCALE: NTS

4 L510 BLUESTONE STAIR AND WALK EXAMPLES
SCALE: NTS

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Albemarle County, Virginia

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PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

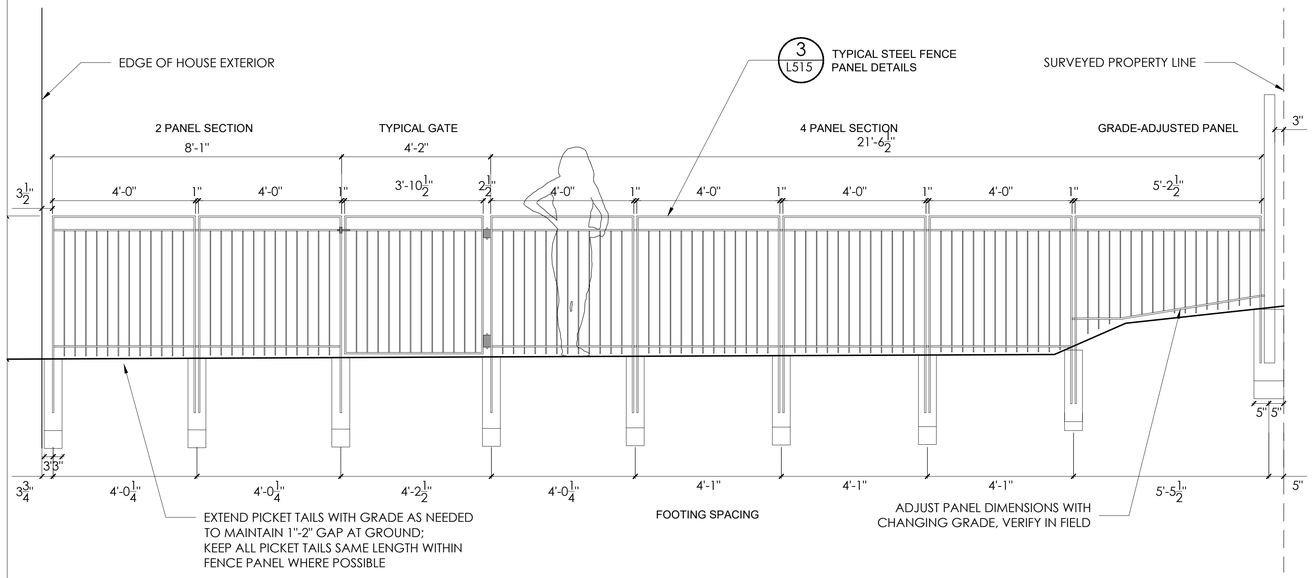
DRAWING TITLE

Front Walk & 2nd St. Wall Details

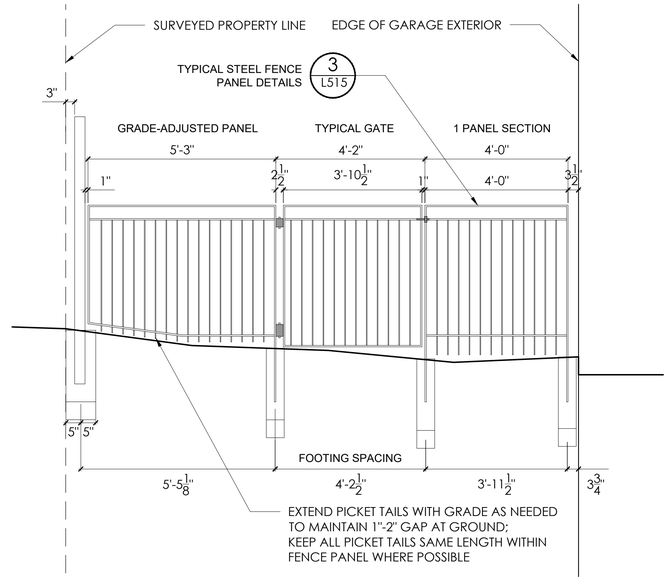
DATE: November, 2025
SCALE: AS SHOWN

DRAWING NUMBER

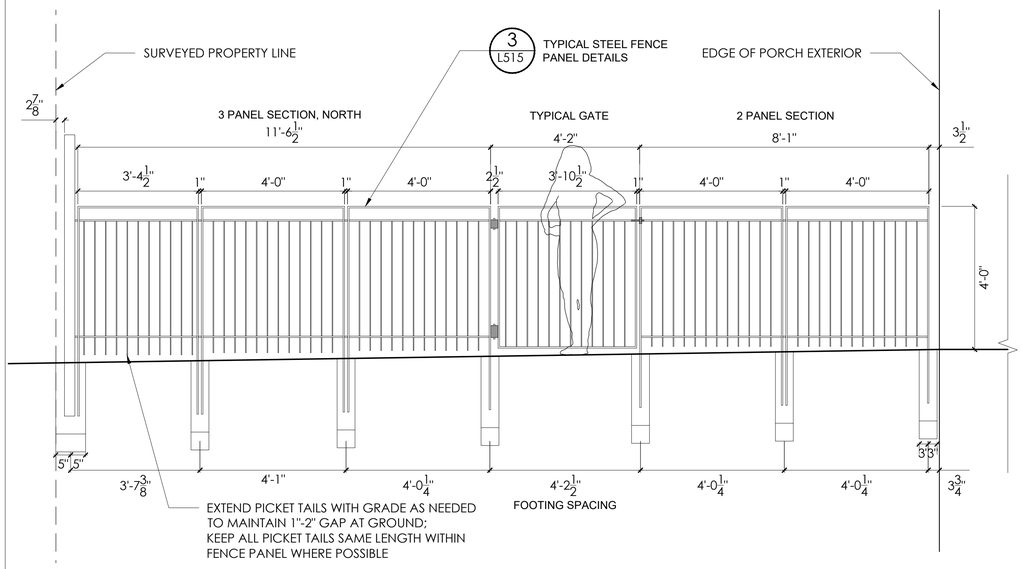
L510



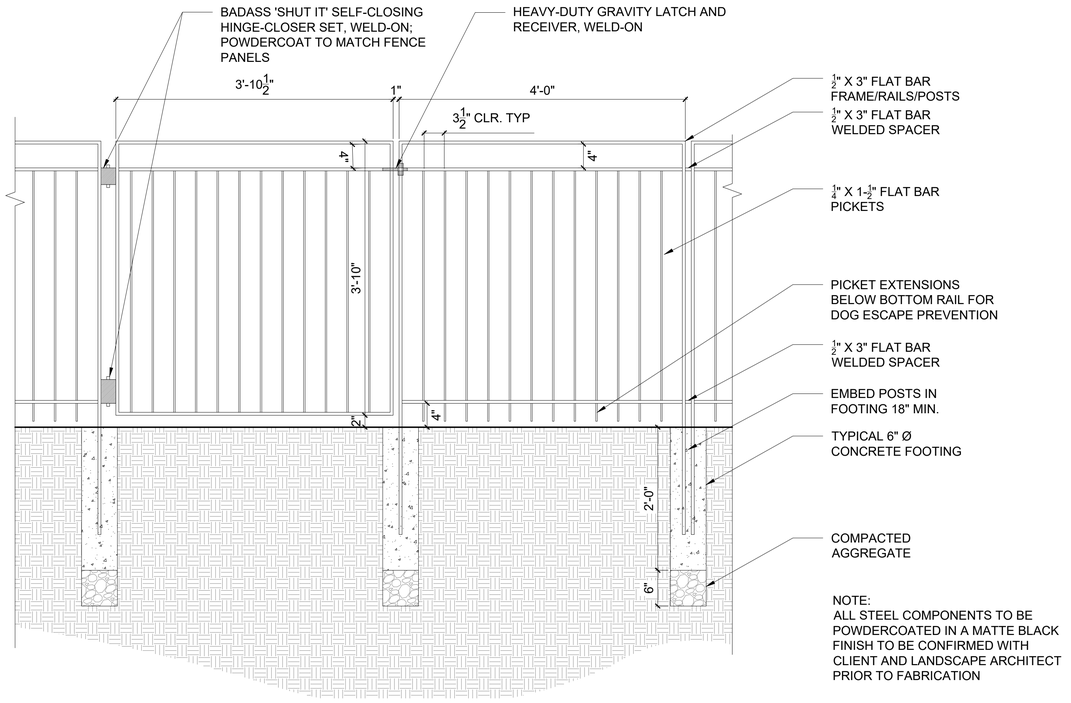
1 L515 GARDEN FENCE SOUTH SECTION ELEVATION FROM 2ND ST NE
SCALE: 1/2" = 1'-0"



2 L515 GARDEN FENCE GARAGE SECTION FROM 3RD STREET DRIVEWAY
SCALE: 1/2" = 1'-0"



3 L515 GARDEN FENCE NORTH SECTION ELEVATION FROM 2ND ST NE
SCALE: 1/2" = 1'-0"



4 L515 TYPICAL GARDEN FENCE AND GATE DETAIL
SCALE: 1" = 1'-0"

mgs.
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422 2nd St NE

Albemarle County, Virginia

Front Landscape Plans

PROJECT NO.:
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CHECKED BY: NF

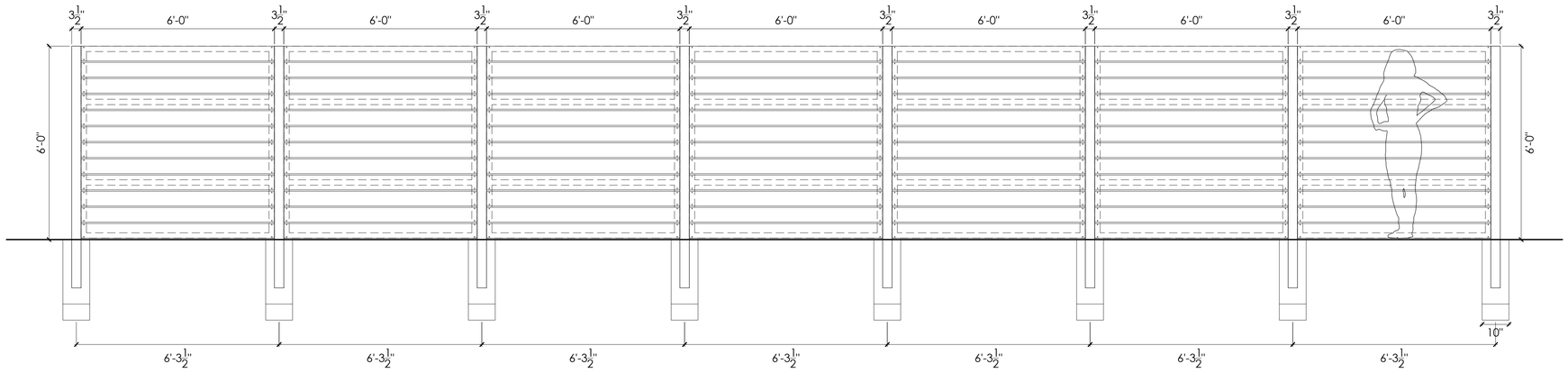
DRAWING TITLE

Steel Garden Fence & Gate

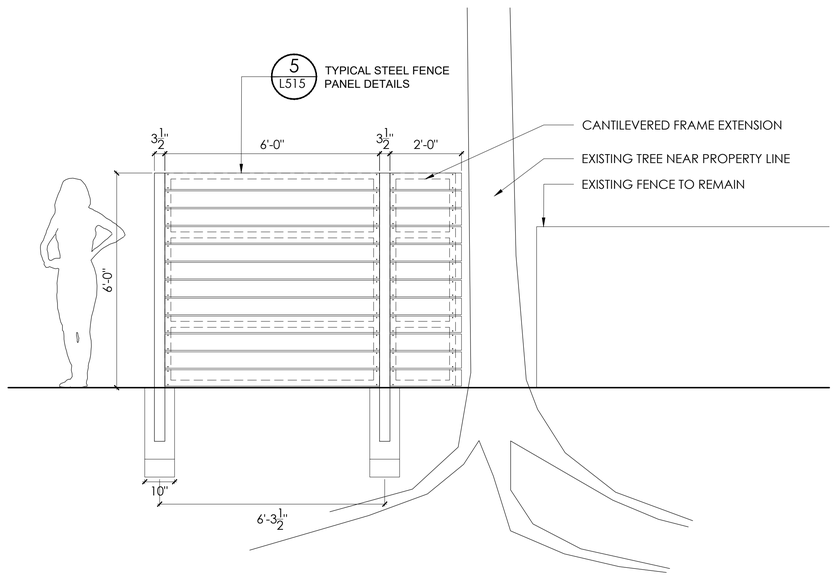
DATE: November, 2025
SCALE: AS SHOWN

DRAWING NUMBER

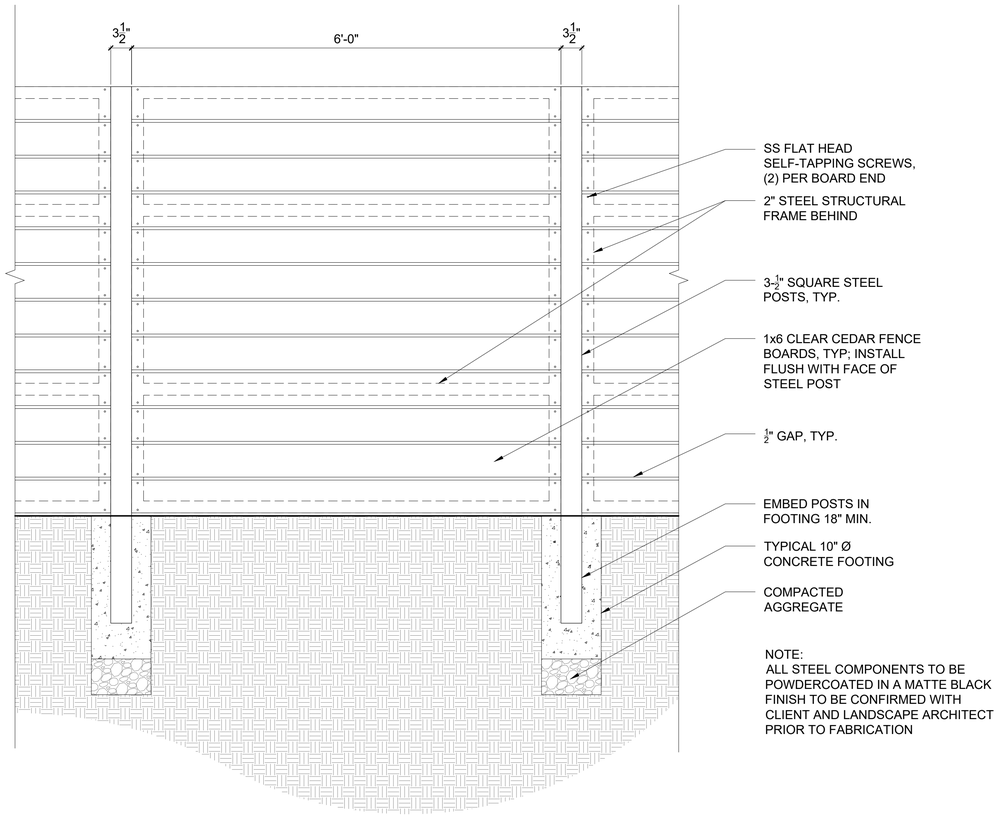
L515



1 L516 SOUTH PRIVACY FENCE ELEVATION FACING SOUTH
SCALE: 1/2" = 1'-0"



2 L516 NORTH PRIVACY FENCE PANEL FACING NORTH
SCALE: 1/2" = 1'-0"



3 L516 TYPICAL STEEL AND WOOD PRIVACY FENCE
SCALE: 1" = 1'-0"

mgs.

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Albemarle County, Virginia

Front Landscape Plans

PROJECT NO.:
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CHECKED BY: NF

DRAWING TITLE

Steel & Wood Privacy Fence

DATE: November, 2025
SCALE: AS SHOWN

DRAWING NUMBER

L516

ADJ. HVAC

ADJ. HVAC

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

EX. TREE

(3) WITCH-ALDER, 3 gal.

(5) MARGINAL WOOD FERN, 1 gal.

(10) WHITE WOOD ASTER, 1 gal.

(22) 'AUTUMN BRIDE' CORAL BELLS, 1 gal.

(3) COMMON WITCH-HAZEL, 7-8' HT

(6) WHITE WOOD ASTER, 1 gal.

(3) 'HAAS HALO' SMOOTH HYDRANGEA, 3 gal.

(1) 'BLUE MUFFIN' ARROWWOOD VIBURNUM, 7 gal.

(8) 'ROZANNE' WILD GERANIUM, 1 gal.

(9) MARGINAL WOOD FERN, 1 gal.

(1) SWEETBAY MAGNOLIA, 10' HT.

(10) 'AUTUMN BRIDE' CORAL BELLS, 1 gal.

(1) 'MR POPPINS' WINTERBERRY, 3 gal.

(6) WHITE WOOD ASTER, 1 gal.

(6) MARGINAL WOOD FERN, 1 gal.

(5) 'WINTERTHUR' WITHERROD VIBURNUM, 7 gal.

(4) 'BERRY POPPINS' WINTERBERRY, 3 gal.

(14) 'AUTUMN BRIDE' CORAL BELLS, 1 gal.

(5) 'ROZANNE' WILD GERANIUM, 1 gal.

(6) 'SNOW QUEEN' OAKLEAF HYDRANGEA, 7 gal.

(10) 'DON'S DWARF' SOUTHERN WAX MYRTLE, 7 gal.

GARDEN BED BY OWNER

GARDEN BED BY OWNER

(1) BOTTLEBRUSH BUCKEYE, 3 gal.

(3) DWARF FOTHERGILLA, 3 gal.

(6) 'KIM' CAROLINA PHLOX, 1 gal.

(3) BLACK-EYED SUSAN, 1 gal.

(1) 'EXCALIBUR' YUCCA, 3 gal.

(9) PINK MUHLY GRASS, 1 gal.

(4) 'HAAS HALO' SMOOTH HYDRANGEA, 7 gal.

(5) MARGINAL WOOD FERN, 1 gal.

(6) WHITE WOOD ASTER, 1 gal.

LOW-MOW FESCUE SEED MIX; AERATE & OVERSEED REMAINING AREAS OF LAWN AND PATHWAY, 1785 SF TOTAL

(1) BLACK-EYED SUSAN, 1 gal.

(3) 'IVORY TOWERS' FALSE INDIGO, 3 gal.

(7) 'STANDING OVATION' LITTLE BLUESTEM, 1 gal.

(3) PINK MUHLY GRASS, 1 gal.

(3) 'FRAGRANT ANGEL' CONEFLOWER, 1 gal.

(3) 'IVORY TOWERS' FALSE INDIGO, 3 gal.

(9) 'STANDING OVATION' LITTLE BLUESTEM, 1 gal.

(6) 'DARK TOWERS' BEARDTONGUE, 1 gal.

(3) BLACK-EYED SUSAN, 1 gal.

(3) 'FRAGRANT ANGEL' CONEFLOWER, 1 gal.

(6) 'DARK TOWERS' BEARDTONGUE, 1 gal.

(4) 'SHENANDOAH' SWITCHGRASS, 1 gal.

(9) LYRELEAF SAGE, 1 gal.

(3) TRANSPLANTED BOXWOODS TO FILL GAP IN SCREENING

(7) DWARF FOTHERGILLA, 3 gal.

(17) 'KIM' CAROLINA PHLOX, 1 gal.

(1) FRINGE TREE, 7-8' HT.

(6) 'AUTUMN BRIDE' CORAL BELLS, 1 gal.

(6) 'DARK TOWERS' BEARDTONGUE, 1 gal.

(2) 'HAAS HALO' SMOOTH HYDRANGEA, 3 gal.

(6) PINK MUHLY GRASS, 1 gal.

(2) 'DARK TOWERS' BEARDTONGUE, 1 gal.

(3) 'FRAGRANT ANGEL' CONEFLOWER, 1 gal.

(5) 'STADING OVATION' LITTLE BLUESTEM, 1 gal.

(8) LYRELEAF SAGE, 1 gal.

(4) 'STANDING OVATION' LITTLE BLUESTEM, 1 gal.

(11) THREADLEAF BLUESTAR, 3 gal.

EXISTING DOGWOOD TO REMAIN

(7) WOODS SEDGE, 1 gal.

(5) 'FRAGRANT ANGEL' CONEFLOWER, 1 gal.

(3) 'IVORY TOWERS' FALSE INDIGO, 3 gal.

(1) KENTUCKY YELLOWWOOD, 2.5" CAL.

(4) 'EXCALIBUR' YUCCA, 3 gal.

(1) 'BLUE MUFFIN' ARROWWOOD VIBURNUM, 3 gal.

(3) BLACK-EYED SUSAN, 1 gal.

(10) 'KIM' CAROLINA PHLOX, 1 gal.

(4) DWARF FOTHERGILLA, 3 gal.

(2) 'EXCALIBUR' YUCCA, 3 gal.

(15) PINK MUHLY GRASS, 1 gal.

(13) WOODS SEDGE, 1 gal.

(12) MARGINAL WOODFERN, 1 gal.

(6) ST JOHNS WORT, 1 gal.

EX. BOXWOOD HEDGE

EX. BOXWOOD HEDGE

EX. BOXWOOD HEDGE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PERENNIALS OUTSIDE OF DASHED LINE BY OWNER

PERENNIALS OUTSIDE OF DASHED LINE BY OWNER

EX. SIDEWALK

EX. SIDEWALK

2ND ST NE

484

485

484

487

480

0 2' 4' 8'

N

1 L610 PLANTING PLAN
SCALE: 1/4" = 1'-0"

mgs.

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FOR APPROVALS & PRICING

PROJECT NAME

422 2nd St NE

Albemarle County, Virginia

Front Landscape Plans

PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

DRAWING TITLE

Front Planting Plan

DATE: November, 2025
SCALE: 1/4" = 1'-0"

DRAWING NUMBER

L610

422 2ND ST PLANTING SCHEDULE

TREES

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
1	CLADASTRIS KENTUCKEA	YELLOWWOOD	2.5" CAL.	AS SHOWN	
1	CHIONANTHUS VIRGINICUS	FRINGETREE	7-8' HT.	AS SHOWN	CLUMP FORM, 3-5 TRUNKS FROM GROUND
3	HAMAMELIS VIRGINIANA	COMMON WITCH-HAZEL	7-8' HT.	AS SHOWN	CLUMP FORM, 3-5 TRUNKS FROM GROUND
1	MAGNOLIA VIRGINIANA 'MOONGLOW'	SWEETBAY MAGNOLIA	10'-12' HT.	AS SHOWN	CLUMP FORM, 3-5 TRUNKS FROM GROUND; X AUSTRALIS ACCEPTABLE

SHRUBS

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
1	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	3G	AS SHOWN	
14	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3G	2.75' O.C.	
3	FOTHERGILLA 'MT AIRY'	FOTHERGILLA	3G	AS SHOWN	
4	HYDRANGEA ARBORESCENS 'HAAS HALO'	DWARF OAKLEAF HYDRANGEA	7G	5' O.C.	
5	HYDRANGEA ARBORESCENS 'HAAS HALO'	DWARF OAKLEAF HYDRANGEA	3G	AS SHOWN	
6	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	7G	5.75' O.C.	
4	ILEX VERTICILATA 'BERRY POPPINS'	WINTERBERRY	3G	5.5' O.C.	
1	ILEX VERTICILATA 'MR POPPINS'	MALE WINTERBERRY	3G	5.5' O.C.	MALE POLINATOR
10	MYRICA CERIFERA 'DONS DWARF'	DWARF WAX MYRTLE	7G	4.75' O.C.	
2	VIBURNUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD VIBURNUM	7G	AS SHOWN	
5	VIBURNUM NUDUM 'WINTERTHUR'	WITHERROD VIBURNUM	7G	5' O.C.	

PERENNIALS, GRASSES, SEDGES, & FERNS

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
11	AMSONIA HUBRICTII	THREADLEAF BLUESTAR	3G	AS SHOWN	ALSO PRICE AS GAL IF AVAILABLE
28	ASTER DIVARICATUS	WHITE WOOD ASTER	1G	AS SHOWN	
9	BAPTISIA 'IVORY TOWERS'	FALSE INDIGO	3G	AS SHOWN	ALSO PRICE AS GAL IF AVAILABLE
20	CAREX WOODII	WOODS SEDGE	1G	AS SHOWN	
37	DRYPOTERIS MARGINALIS	MARGINAL WOODFERN	1G	18" O.C.	
14	ECHINACEA 'FRAGRANT ANGEL'	CONEFLOWER	1G	AS SHOWN	
13	GERANIUM MACULATUM 'ROZANNE'	WILD GERANIUM	1G	24" O.C.	
52	HEUCHERA VILLOSA 'AUTUMN BRIDE'	CORAL BELLS	1G	18" O.C.	
6	HYPERICUM CALYCINUM	ST JOHNS WORT	1G	24" O.C.	
30	MUHLENBERGIA CAPILARIS	PINK MUHLY GRASS	1G	30" O.C.	
4	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS	1G	24" O.C	
20	PENSTEMON DIGITALIS 'DARK TOWERS'	BEARDTONGUE	1G	18" O.C.	
32	PHLOX CAROLINA SSP. CAROLINA 'KIM'	CAROLINA PHLOX	1G	18" O.C.	ALSO PRICE AS QT + PLUGS IF AVAILABLE
10	RUDBECKIA FULGIDA	BLACK EYED SUSAN	1G	24" O.C.	
17	SALVIA LYRATA	LYRELEAF SAGE	1G	18" O.C.	
27	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	1G	24" O.C.	
7	YUCCA FILAMENTOSA 'EXCALIBUR'	ADAM'S NEEDLE	3G	AS SHOWN	

SEEDED TURF

AREA	TYPE	NOTES
1785 SF	LOW-MOW SHADE MIX	AERATE AND OVERSEED EXISTING LAWN AREA AND NEW MOWN PATHS

GENERAL NOTES

*CULTIVARS ACCEPTED WITH LANDSCAPE ARCHTIECT APPROVAL
** PROVIDE ALLOWANCE FOR PLANTING BED AMENDMENTS (COMPOST AND SAND AS NEEDED)
*** OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS BASED ON AVAILABILITY OR COMPATIBILITY CONCERNS
**** CONFIRM LAYOUT IN FIELD WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION

1 / L615 PLANTING SCHEDULE
NTS

mgs.

makegoodspace llc
1204 Grove Street
Charlottesville
VA 22903

T 434.242.2324
www.makegoodspace.com

NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
2	11-11-25	Front Landscape

STAMP

FOR APPROVALS & PRICING

PROJECT NAME

422 2nd St NE

Albemarle County, Virginia

Front Landscape Plans

PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

DRAWING TITLE

Planting Schedule

DATE: November, 2025
SCALE: AS SHOWN

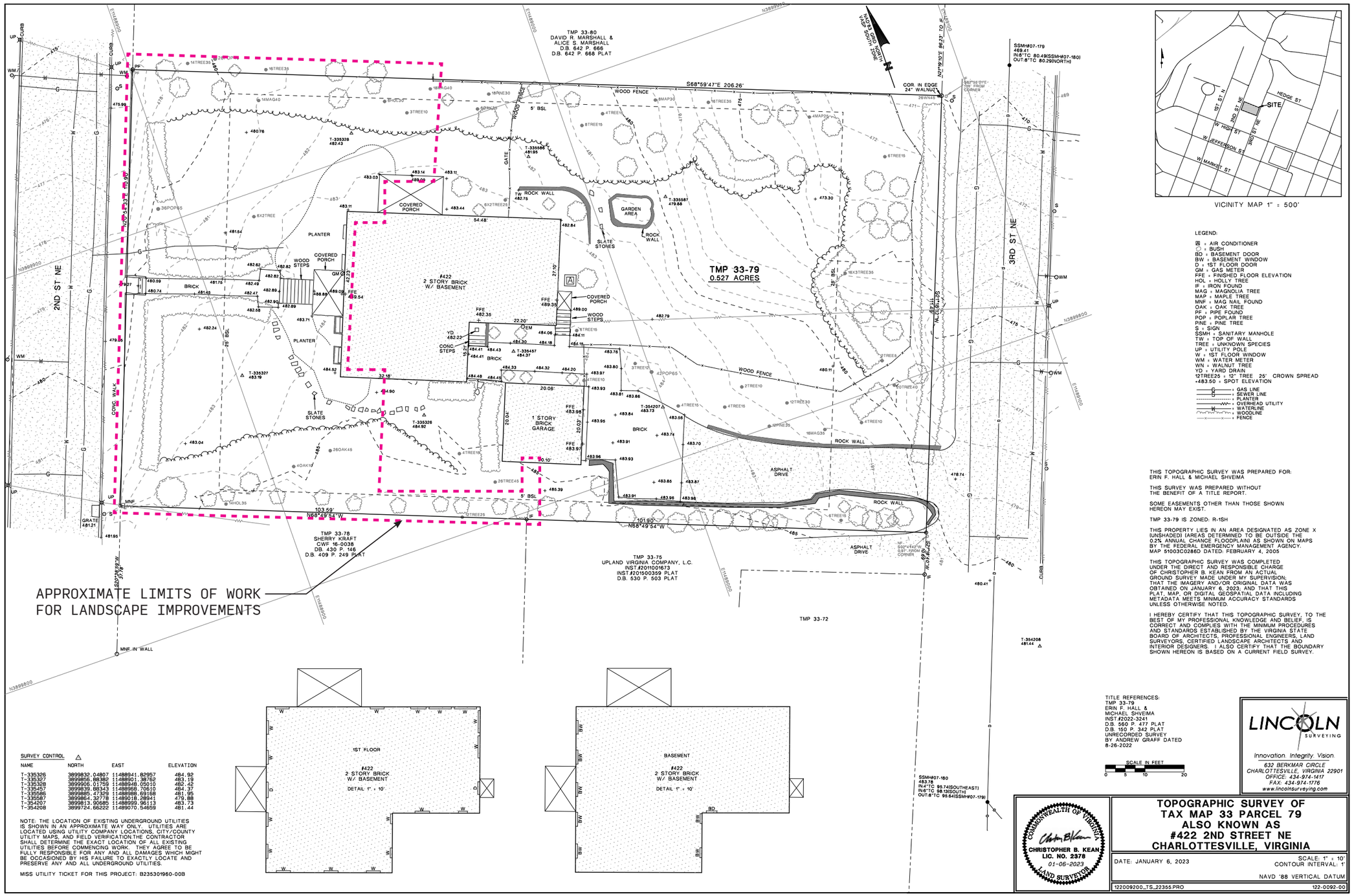
DRAWING NUMBER

L615

422 2nd St NE
Front Landscape Renovations

BAR SUBMITTAL 12.16.2025

MakeGood Space



VICINITY MAP 1" = 500'

LEGEND:

- ⊠ = AIR CONDITIONER
- ◌ = BUSH
- BD = BASEMENT DOOR
- BW = BASEMENT WINDOW
- D = 1ST FLOOR DOOR
- GM = GAS METER
- FFE = FINISHED FLOOR ELEVATION
- HOL = HOLLY TREE
- IF = IRON FOUND
- MAG = MAGNOLIA TREE
- MAP = MAPLE TREE
- MNF = MAG NAIL FOUND
- OAK = OAK TREE
- PF = PIPE FOUND
- POP = POPLAR TREE
- PINE = PINE TREE
- S = SIGN
- SSMH = SANITARY MANHOLE
- TW = TOP OF WALL
- TREE = UNKOWN SPECIES
- UP = UTILITY POLE
- W = 1ST FLOOR WINDOW
- WM = WATER METER
- WN = WALNUT TREE
- YD = YARD DRAIN
- 12TREE25 = 12" TREE 25' CROWN SPREAD
- +483.50 = SPOT ELEVATION
- G = GAS LINE
- S = SEWER LINE
- P = PLANTER
- OHW = OVERHEAD UTILITY
- W = WATERLINE
- WOODLINE
- FENCE

THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR:
ERIN F. HALL & MICHAEL SHVEIMA

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

TMP 33-79 IS ZONED: R-1SH

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP 51003C0286D DATED: FEBRUARY 4, 2005

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER B. KEAN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 6, 2023; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

SURVEY CONTROL △

NAME	NORTH	EAST	ELEVATION
T-335326	3899832.04807	11488941.82957	484.92
T-335327	3899656.89382	11488901.38762	483.19
T-335328	3899506.01759	11488948.05010	482.43
T-335457	3899835.88343	11488988.70610	484.37
T-335586	3899885.47359	11488888.69168	481.95
T-335587	3899864.32778	11489018.28941	479.88
T-354207	3899813.90685	11488999.96113	483.73
T-354208	3899724.66222	11489070.54659	481.44

NOTE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES ARE LOCATED USING UTILITY COMPANY LOCATIONS, CITY/COUNTY UTILITY MAPS, AND FIELD VERIFICATION.THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THEY AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MISS UTILITY TICKET FOR THIS PROJECT: B235301960-00B

TITLE REFERENCES:
TMP 33-79
ERIN F. HALL &
MICHAEL SHVEIMA
INST.#2022-3241
D.B. 560 P. 477 PLAT
D.B. 150 P. 342 PLAT
UNRECORDED SURVEY
BY ANDREW GRAFF DATED
8-26-2022

SCALE IN FEET
0 5 10 20

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER B. KEAN
LIC. NO. 2378
01-06-2023
LAND SURVEYOR

TOPOGRAPHIC SURVEY OF TAX MAP 33 PARCEL 79 ALSO KNOWN AS #422 2ND STREET NE CHARLOTTESVILLE, VIRGINIA

DATE: JANUARY 6, 2023
SCALE: 1" = 10'
CONTOUR INTERVAL: 1'
NAVD '88 VERTICAL DATUM

122009200_TS_22355.PRO
122-0092-00

TOPOGRAPHIC SURVEY 01.06.2023

Existing Conditions

422 2nd St NE

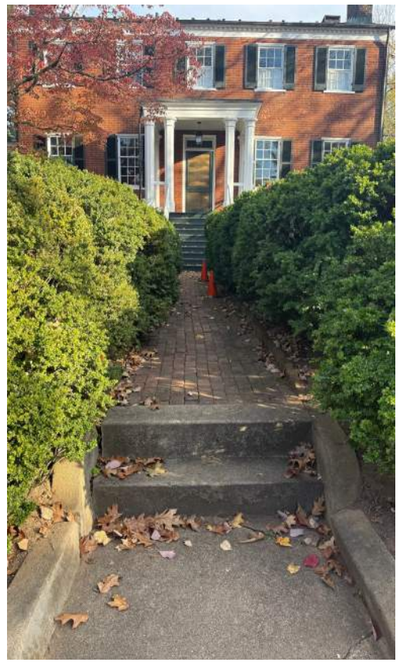
View East from 2nd St

Boxwood hedge + ash tree north of walk

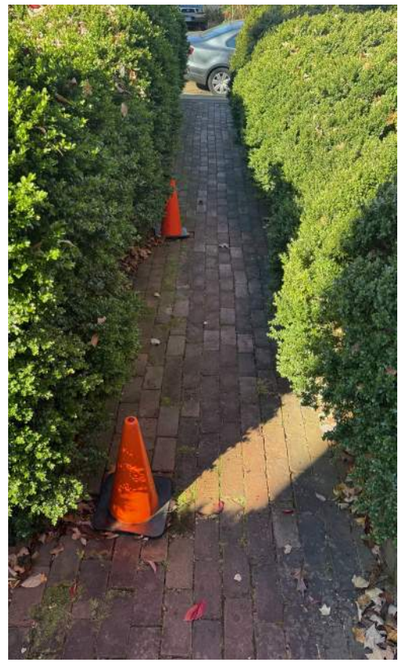
Boxwood hedge south of walk

Front facade + porch

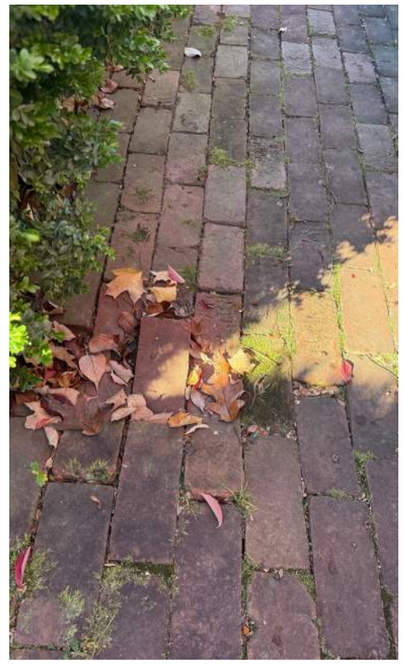
Acuba (invasive) to remove



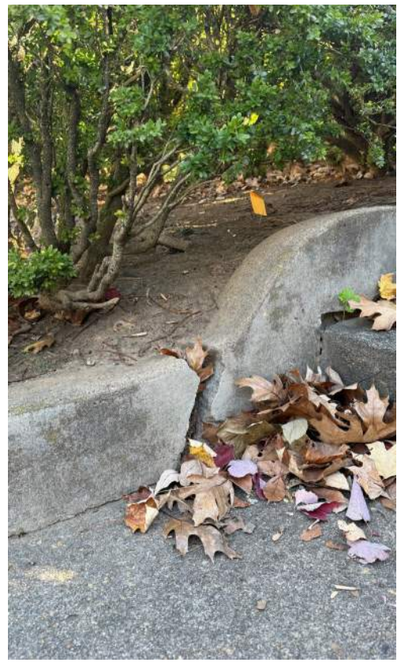
Overgrown boxwoods at walk



Brick settling hazard



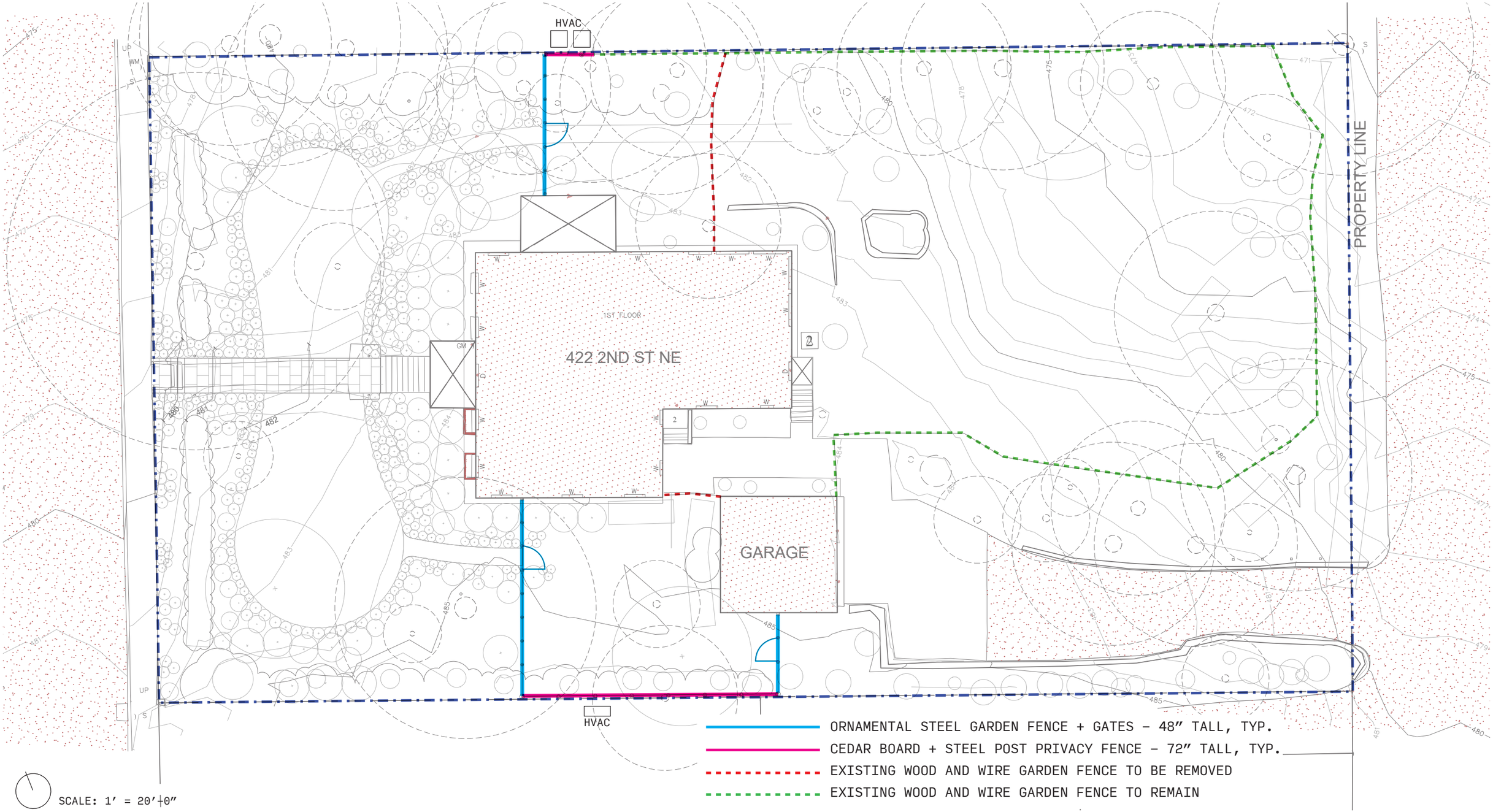
Brick settling



Cracked concrete stair curb

Proposed Fencing Diagram

Garden Fence Extents + Privacy Fence Extents

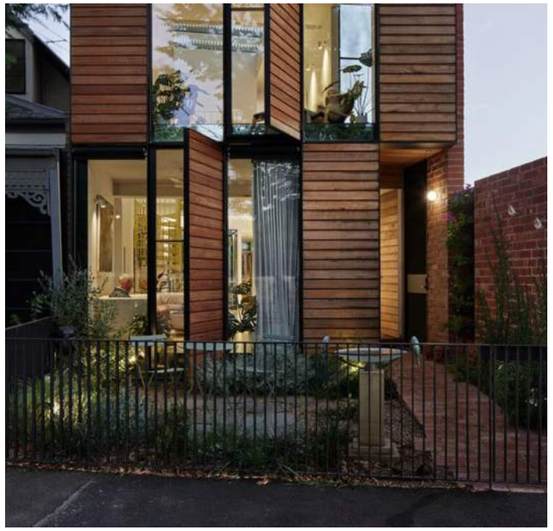


Fence Reference Images

Project Examples + Downtown Precedents

For details and layouts of the proposed fences, see L515 + L516

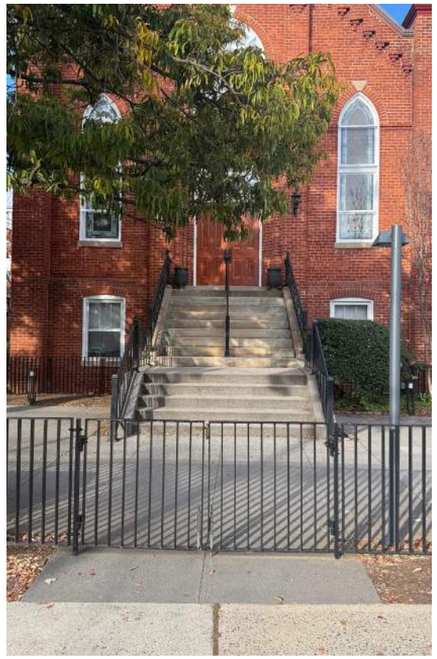
Wood slat and black steel post fence (Privacy Fence reference)



Low steel slat garden fence

Low steel slat fence

3-rail black aluminum fence with extended lower pickets

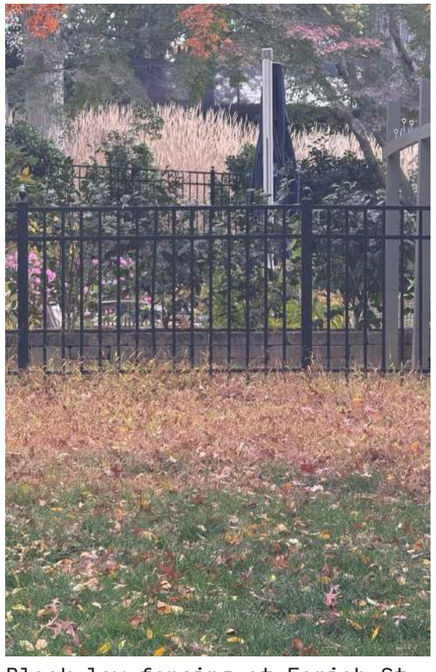


Ornamental steel slat fence at Congregation Beth Israel

Ornamental steel slat fence at Congregation Beth Israel

Ornamental steel fence and gate Park Street

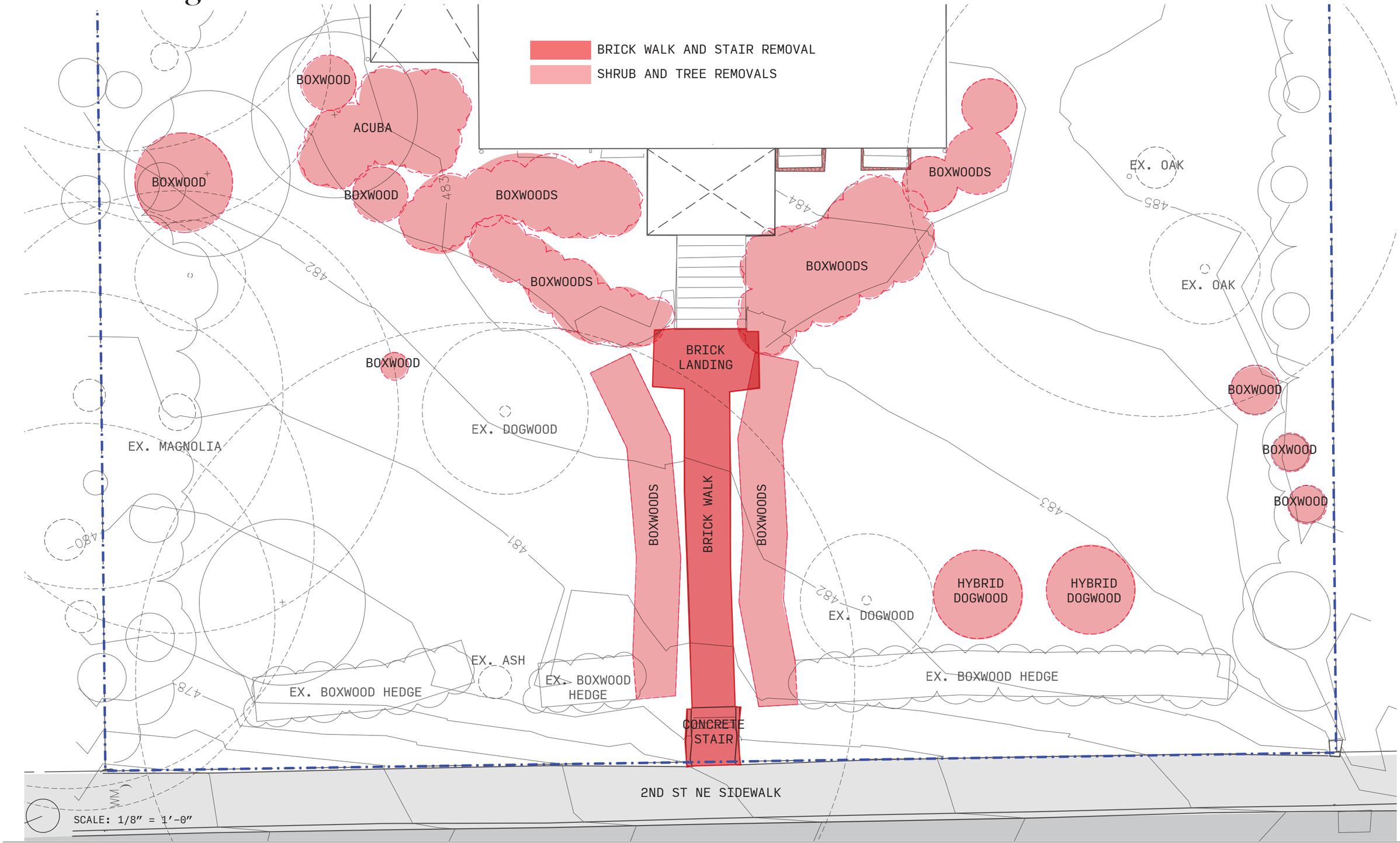
Black low fencing at Farish St.



Black low fencing at Farish St.

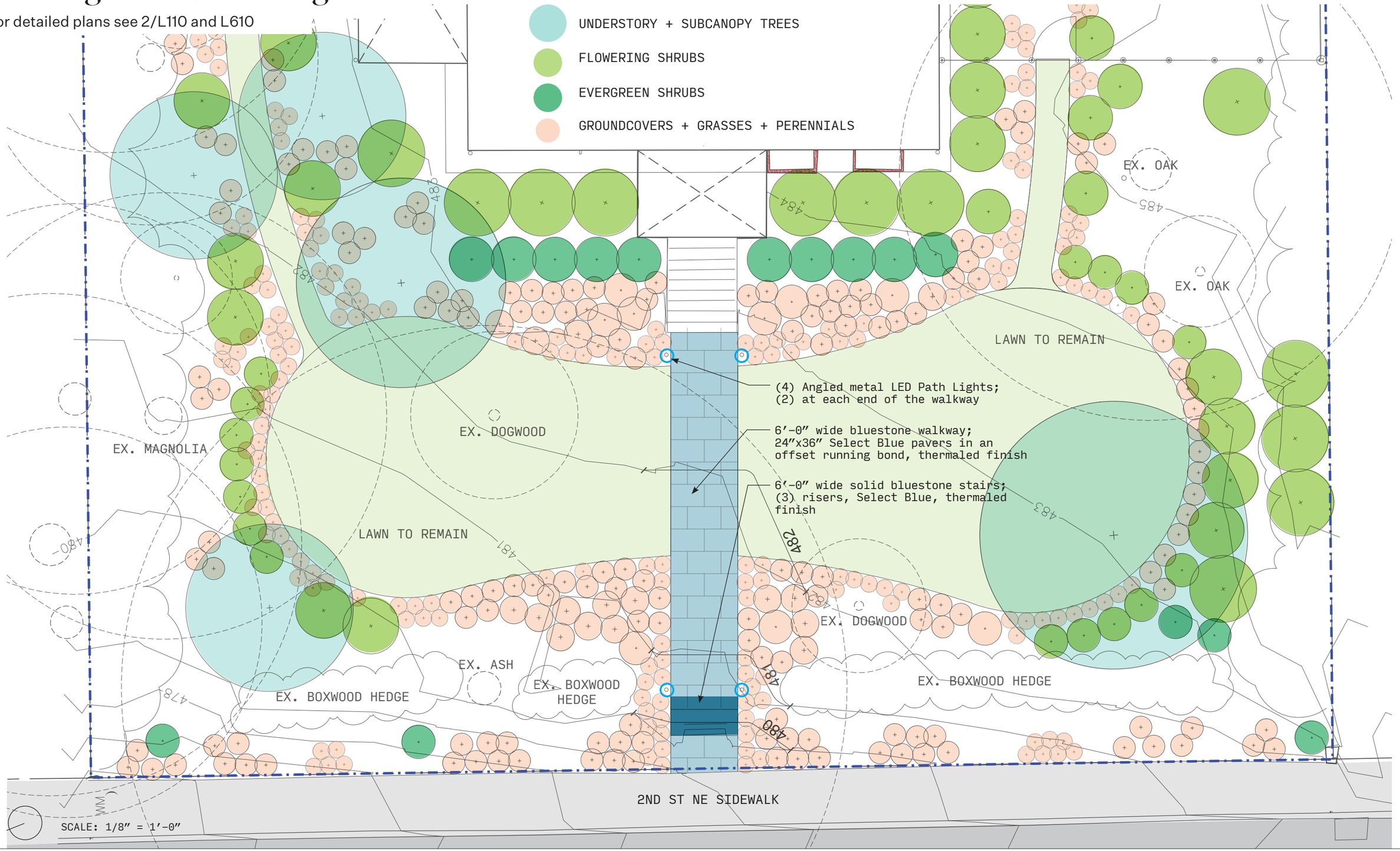
Wood fence and block wall south of 422 2nd St NE property line

Removals Diagram



Planting + Materials Diagram

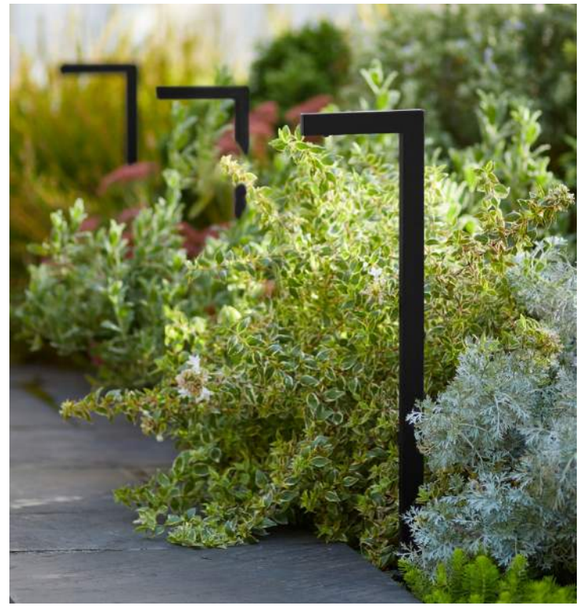
For detailed plans see 2/L110 and L610



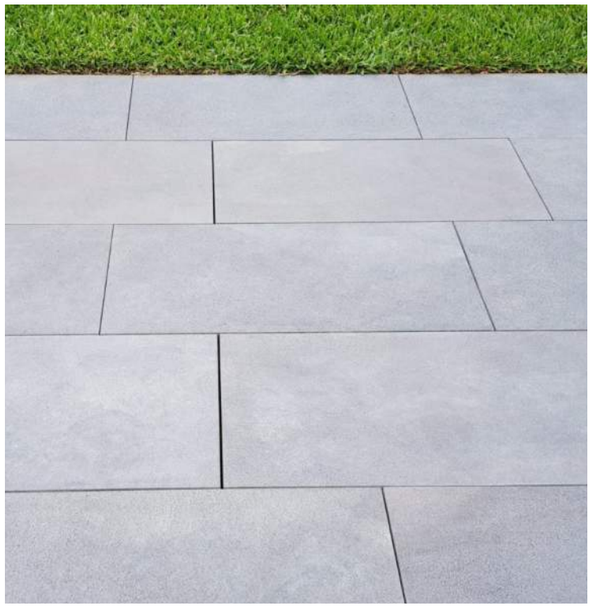
Proposed Materials

Solid bluestone stairs in planted slope

Solid Bluestone stairs (w stone cheek wall)



Simple angled LED path light
QTL PL11 (or equivalent)

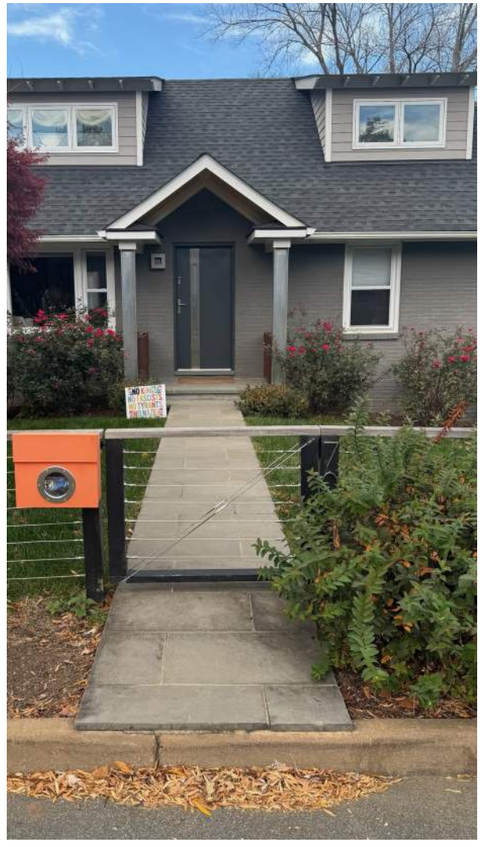


Select Blue bluestone w/hand-tight joints

Natural cleft bluestone walk w/angled path lights

Select Blue bluestone path offset running bond

Downtown Precedents

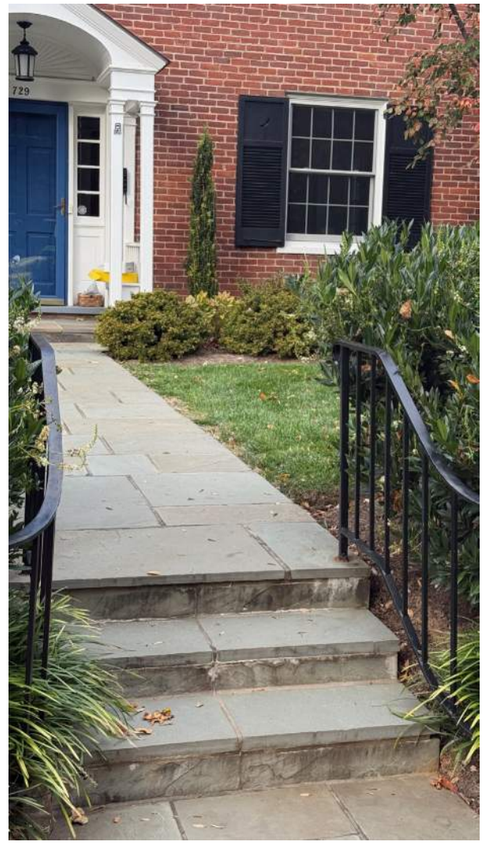


Bluestone entry walk, Farish St.

Bluestone entry walk, Altamont Cir

Bluestone entry walk and solid bluestone stair, Altamont Cir

Bluestone walk and stair treads, Northwood Ave



Bluestone walk and stair treads, Northwood Ave

Existing and Proposed 2nd St NE View

EXISTING VIEW LOOKING EAST

PROPOSED VIEW LOOKING EAST

Proposed Plant Palette

For detailed planting plan and palette see L610 and L615

TREES

Sweetbay Magnolia

Fringetree

White Eastern Redbud

Yellowwood

Virginia Witchazel

SHRUBS

Winterberry Holly

Dwarf Fothergilla

Southern Bayberry ‘ Don’s Dwarf’ (or Inkberry)

Oakleaf Hydrangea ‘Snow Queen’

Adam’s Needle ‘Excalibur’

Witherod Viburnum ‘Witherthur’

Arrowwood Viburnum ‘Blue Muffin’

Inkberry Holly ‘Shamrock’ (or Bayberry)

Bottlebrush Buckeye

Hydrangea ‘Haas Halo’

GRASSES & PERENNIALS

Wood’s Sedge

Butterfly Weed

Pink Muhly Grass

Purple Lovegrass

‘Shenandoah’’ Switchgrass

‘The Blues’ Little Bluestem

White Wood Aster

Hairy Alumroot ‘Autumn Bride’

‘Dark Towers’ Beardtongue

‘Fragrant Angel’ Coneflower

Blackeyed Susan

Tickseed Coreopsis

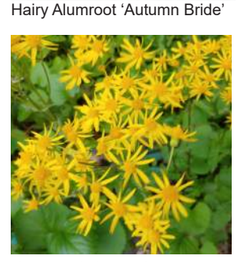
Marginal Woodfern

‘Ivory Towers’ False Indigo

Blazing Star

Phlox ‘Kim’

Lyreleaf Sage


Roundleaf Ragwort

Wild Geranium

MakeGood
Space

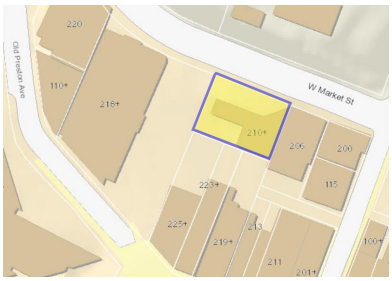
2nd Street NE: Existing View of Side Yards

EXISTING VIEW OF NORTH SIDE YARD LOOKING EAST

EXISTING VIEW OF SOUTH SIDE YARD LOOKING EAST

City of Charlottesville
Board of Architectural Review
Staff Report
December 16, 2025

Certificate of Appropriateness Application
BAR # HST25-0115
210-216 West Market Street, TMP 330271000
Downtown ADC District (contributing property)
Owner: McSwain Properties LLC; McSwain Properties II, LLC
Applicant (Contract purchaser): Jeff Levien, Heirloom Downtown Mall Development, LLC
Project: Building demolition



Background

Year Built: c1935 as service station, renovated c1965
District: Downtown ADC District
Status: Contributing

Cinder block building. White metal panels and blue accent band removed after 1980. Single story, flat roof, three bays; original service bays in west section likely closed. Fixed glass storefront; entrance in east bay. (See Appendix for images, maps, and additional information.)

Prior BAR Actions:

February 16, 2010 – BAR allowed staff discretion to approve replacement of membrane roof.

August 16, 2022 – BAR 22-08-03. BAR approved CoA (6-0) for demolition with conditions:

- Staff approval of the demolition permit is contingent upon:
  - Provide documentation of the existing building. In addition to the photos, provide dimensioned floor plans and elevations.
  - An approved building permit for construction of the new building.

Link to staff report and BAR action: BAR August 2022 - Demolition CoA 210 W Market St
Link to meeting video (discussion at approx. 02:45:00): BAR August 2022 - Meeting Video

Application

- Submittal: CoA application and narrative, dated November 19, 2025, two pages. Site description dated November 25, 2025, nine pages. Note: Description is the same from the 2022 request.

CoA request for the demolition of existing commercial building, formerly Brown's Lock & Safe. Note: The current CoA (BAR 22-08-03) expires February 16, 2026 and cannot be further extended. Thus, the request for a new CoA.

Additionally, the applicant proposes using 210–216 West Market Street as a temporary construction yard to support the planned hotel at 218 West Market Street (BAR #s HST25-0076 and HST24-0038). After the hotel is completed, and until a new building is approved at 210–216 West Market Street, the property will be converted to parking, as permitted by code. This change will require modifying the conditions of the current CoA related to the timing of razing the structure at 210-216 West Market Street. (See staff's recommendation below.)

For reference: Recent BAR activity related to the hotel at 218 West Market Street
- BAR May 2025 - Demolition CoA 218 W Market St
- BAR June 2025 – New Hotel CoA 218 W Market St

Discussion and Recommendation
Note: In the following, unless otherwise noted, *site* refers to 210-216 West Market Street.

The current demolition CoA (BAR 22-08-03) conditioned approval of the required demolition permit on obtaining an *approved building permit* for construction of a new building at the site. (Note: An approved BP would also require an approved CoA and site plan.) For the new demolition CoA, the applicant has requested the planned demolition of the former Brown's Lock & Safe be allowed subsequent to an approved building permit for the planned hotel at 218 West Market Street.

Staff supports this request, per the following:
- Per the standards for considering demolitions and the ADC District Design Guidelines for Demolition (Chapter 7), staff concurs with the applicant's comments, generally, and finds no compelling argument to deny the requested demolition.
- Also, per Chapter 7, the guidelines recommend: "If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts." Staff supports demolition with specific conditions (see below) to address the proposed use of the site as a temporary construction yard for the new hotel at 218 West Market Street and, subsequent to completion of the hotel, the possible use of the site for surface parking. Excluding the several large, commercial parking lots, within the Downtown ADC District are at least 18 small parking lots located immediately adjacent to either Market Street or Water Street (see image in Appendix). These range between 1,000 sq ft and 20,000 sq ft, with the majority between 2,000 sq and 8,000 sq ft. Converted to a parking lot, the approximately 5,600 sq ft site would fall in this range. A well-designed and maintained, small parking lot here would not be out of character with the district. Particularly, given that approximately 3,5000 sq ft of this parcel is currently used for parking, with approximately 2,200 sq ft immediately adjacent to Market Street.
- As early as 1877 (per Gray's Map) there were at least two, framed dwellings on the site. (Grouped with a third at 218 West Market). Based on US Census data and old City Directories (See Appendix), we know who occupied these dwellings between the 1880s and just before the 1930s, when the gas station was built on 210-216 and a grocery store constructed on 218. Based on maps and aerial images, portions of both sites are essentially undisturbed by building

construction. The recommended Phase 1 archeological investigation of this site [with required investigation at 218 West Market Street] will allow that story to be presented and interpreted within any future development of the site and certainly within the adjacent hotel.

Staff recommends approval of the demolition CoA, with the following conditions:

- Prior to preservation and design staff approval of a demolition permit to raze the existing building at 210–216 West Market Street:
    - Applicant will secure the necessary permit for the site to be used as a temporary construction yard to support construction of the hotel at 218 West Market Street, including installation of a construction barrier appropriate for Downtown (per City of Charlottesville Standards & Design Manual);*
    - Applicant will provide for the BAR record documentation of the existing building. In addition to the photos provided, documentation will include dimensioned floor plans and elevations.**
    - In coordination with the required examination of 218 West Market Street (condition of CoA for BAR #HST25-0076), applicant will complete and provide for the BAR record a Phase I archeological investigation of the site.
- A recommendation that the redevelopment of the site incorporate stone elements that reflect the stone foundation wall at the south elevation of the existing structure.**
- A recommendation that, within the new building at 218 West Market Street and any subsequent development of 210-216 West Market Street, the history of this site [or these sites], including recognition of the individuals who lived and worked there, is presented and interpreted.

* Use of the site for a temporary construction yard will require a permit. Approval of that permit requires an Erosion and Sediment Control Plan, which includes a stabilization plan for the site following its use as a laydown area. (Per the City's Standards & Design Manual: "[Stabilization] shall consist of topsoiling, liming, fertilizing, seeding, and mulching to assure a firm stand of grass.") Any subsequent development of the site, including for temporary and/or permanent parking, will require a CoA and an approved site plan.
** From the current CoA.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 210-216 West Market Street satisfies the BAR's criteria and guidelines 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: [see staff recommendations].

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 210-216 West Market Street does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the application: […]

BAR deferral: I move to defer action on this request until the BAR's meeting on January 21, 2026.

Applicant request for deferral: I move to accept the applicant's request to defer this matter until a later meeting. If nothing is submitted before May 27, 2025--18 months from the original submittal deadline for this application--this deferral will expire, and the CoA request will be voided.

Criteria, Standards, and Guidelines

Note: The following--including applicant and staff comments under *Criteria for Review and Decision* —is essentially unchanged from the August 16, 2022 staff report, except as follows:

- The City Code references have been updated to reflect the changes to City Code Chapter 34.
- To update the BAR archives, staff has included in the Appendix additional information regarding the former residents of this site.

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]
d. Demolition: The BAR, or City Council on appeal, may make such requirements for, and conditions of approval as are necessary or desirable to protect the safety of adjacent buildings, structures, or properties, and of any persons thereon; and, in case of a partial removal, encapsulation or demolition:
    i. To protect the structural integrity of the portions of a building or structure which are to remain following the activity that is the subject of a building permit; or
    ii. To protect historic or architecturally significant features on the portions of a building or structure which are to remain following the activity that is the subject of a building permit.

Criteria for Review and Decision
City Code Chapter 34, Div. 5.2.7. D.1.b.
Review is limited to following factors in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or IPP:

i. The historic, architectural, or cultural significance, if any, of the specific structure or property, including, without limitation:

a) The age of the structure or property;

Applicant comment: The age of the structure is unclear. As noted above, the National Register Nomination notes it as "Ca. 1955". The City's tax assessment records note the year built as 1920.

Staff comment: (See Background) Staff has determined the west wing was constructed c1935 as a single-story service station. The east wing was constructed c1965.

b) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;

Applicant comment: The property is noted as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District.

Staff comment: Concur with applicant. See VDHR #104-0072, https://www.dhr.virginia.gov/historic-registers/104-0072/

c) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

Applicant comment: No known associations.

Staff comment: Concur with applicant.

d) 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;

Applicant comment: No such characteristics are attributed to this building.

Staff comment: Concur generally with applicant. See comments below and recommendation re: exposed stone wall.

e) Whether the building or structure is of such old or distinctive design, texture, or material that it could not be reproduced, or could be reproduced only with great difficulty;

Applicant comment: The building and its stucco facade could be readily reproduced with today's materials and techniques.

Staff comment: Concur with applicant.

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

Applicant comment: The NRHP nomination does not note any distinguishing characteristics, qualities, features or materials. Since the NRHP listing, the exterior white metal panels have been removed.

Staff comment: Concur with applicant.

ii. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing applicable District, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

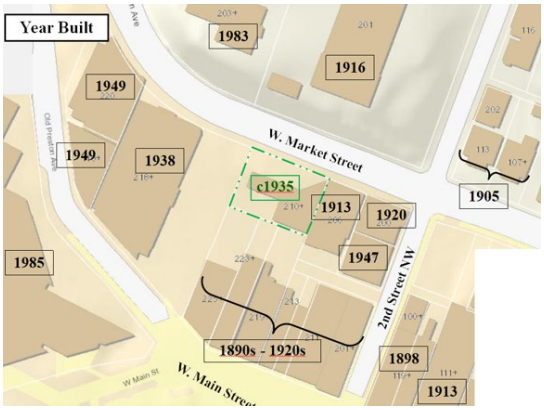
Applicant comment: The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

Staff comment: The c1935 gas station corresponds to a local construction boom of service stations and dealerships: 1920s to 1950s. However, unlike West Main Street and Preston Avenue, this building is not within or associated with a concentration of similar buildings.

The extant auto-related buildings from this period include the following:

- 1001 W. Main St (1920)
- 2115 Jefferson Park Ave (1920)
- 824 Preston Ave (1934)
- 200 W. Water St (1935)
- 1214 E. High St (1939)
- 1221 E. Market St (1935)
- 500 Monticello Rd (1940)
- 416-418 W. Main St (1941)
- 408 Monticello Rd (194)

The building's construction and evolution reflect the commercial development of this block; however, it is not linked historically or aesthetically to the surrounding structures.



iii. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided to the BAR;

Applicant comment: A structural study has not been completed.

Staff comment: The current use of the building and the photos provided by the applicant suggest the structure is not unstable or in poor condition. Demolition is requested to facilitate redevelopment of the site.

iv. Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features, or materials that are significant to the property's historic, architectural, or cultural value;

Applicant comment: The building is neither an historic cultural marker nor does it represent an important moment in Charlottesville's architectural development. As such, the applicant proposes to demolish the building.

Additionally, we offer that this parcel (approximately 0.144 acres) is underutilized with its suburban model of at-grade parking in front of and behind the building. Occupying roughly one-half to two-thirds of the site, the existing structure presents an impediment to maximizing the potential density for land so deep in the center of our commercial and residential core. The vision for the redevelopment of the property is of a mixed-use structure.

Having weighed the preservation of our architectural past alongside the limited opportunities our town has to accommodate growth, the BAR has approved demolition of other contributing structures including the Studio Art building at 1106-1112 West Main Street, the Escafe restaurant building at 215 West Water Street, the Clock Shop at 201 West Water Street, and the building on the adjacent property at 218 West Market Street. The land at 210 West Market Street represents a similar opportunity as those sites, offering the chance for increased density and vitality downtown, but it requires the removal of the existing structure.

If the existing structure is required to remain in place for future development, this site will, by necessity, continue to be an underutilized anomaly in our urban fabric. Granting permission to raze the building is an important step in furthering the long-term growth and development of our downtown core with vibrant, mixed-use developments such as the one contemplated for this site

Staff comment: Proposal is to raze the entire structure; no elements, features or materials will be retained. Staff concurs with the applicant that the building and site are not historically, architecturally, or culturally significant. However, the stone foundation wall (south elevation) reflects the use of similar stone nearby--images below.

Stone wall: South elevation of 210 West Market Street

Stone wall: Old Preston Avenue

Stone wall: 1st Street and Market Street: Market Street Park

Stone wall: 3rd Street NE and Market Street

v. Any applicable provisions of the City's design guidelines.

- Staff Note: See below, under *ADC District Design Guidelines for Considering Demolitions.*

Pertinent design guidelines re: Demolitions
Link: Chapter 7 Moving and Demolition
B. Demolition of Historic Structures
Review Criteria for Demolition

1) The standards established by the City Code, Section 34-278.

   Staff comment: See comments under *Standards for considering demolitions*.

2) The public necessity of the proposed demolition.

   Staff comment: Demolition is not a public necessity; the building has not been condemned or deemed unsafe. However, in considering the request, the BAR might weigh the public benefit of the site's redevelopment.

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

   Staff comment: See comments under *Standards for considering demolitions*, item a.

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

   Staff comment: See comments under *Standards for considering demolitions,* item d.

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

   Staff comment: See comments under *Standards for considering demolitions,* item d.

6) The reason for demolishing the structure and whether or not alternatives exist.

   Staff comment: See comments under *Standards for considering demolitions,* item d.

7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Staff comment: See comments under *Standards for considering demolitions,* item c

Guidelines for Demolition

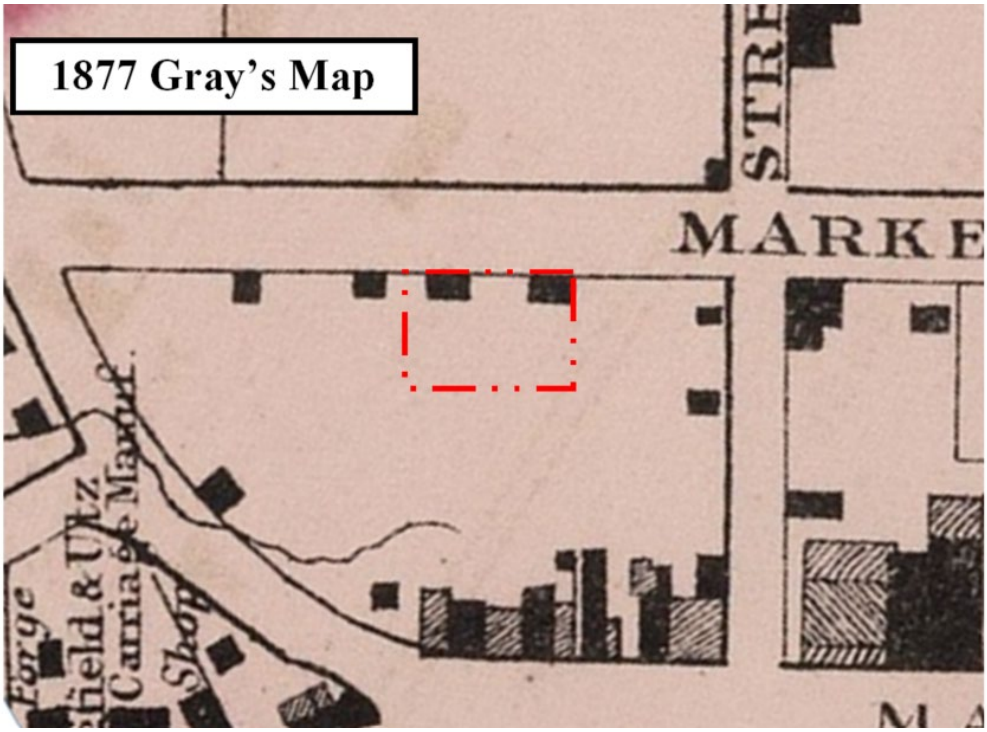
1) Demolish a historic structure only after all preferable alternatives have been exhausted.
2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

Appendix

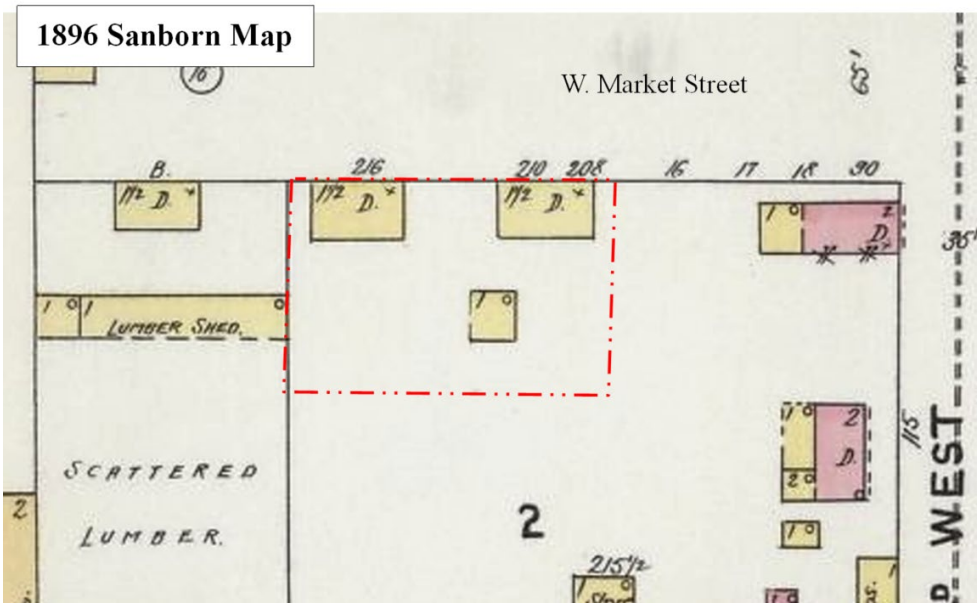
Surface parking near Downtown Mall.

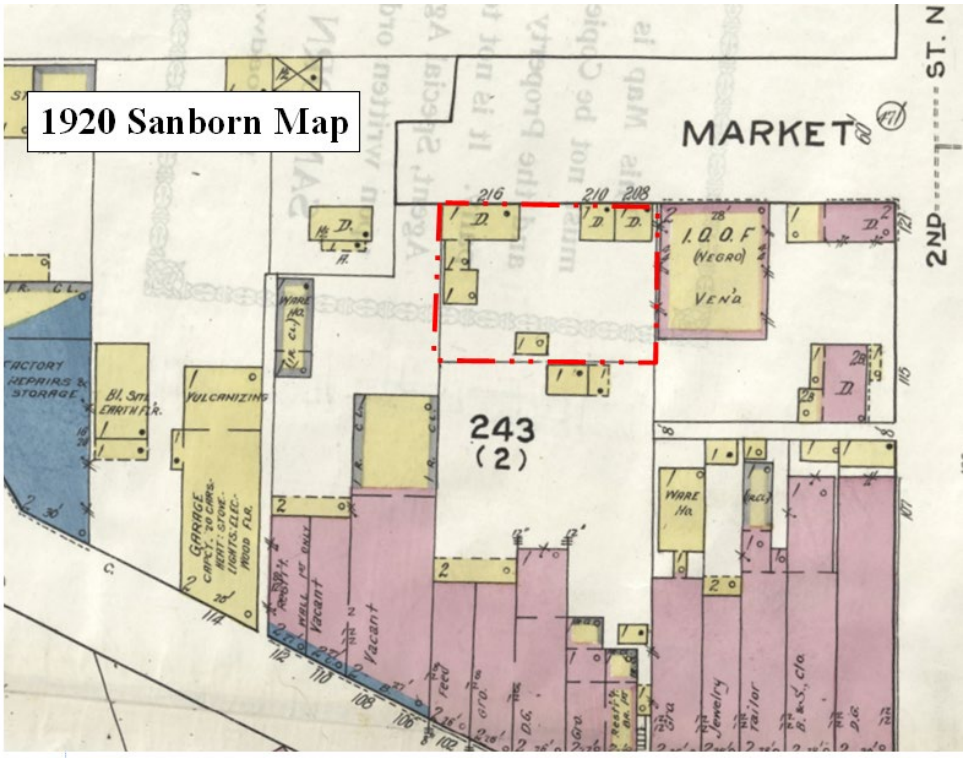
Site History

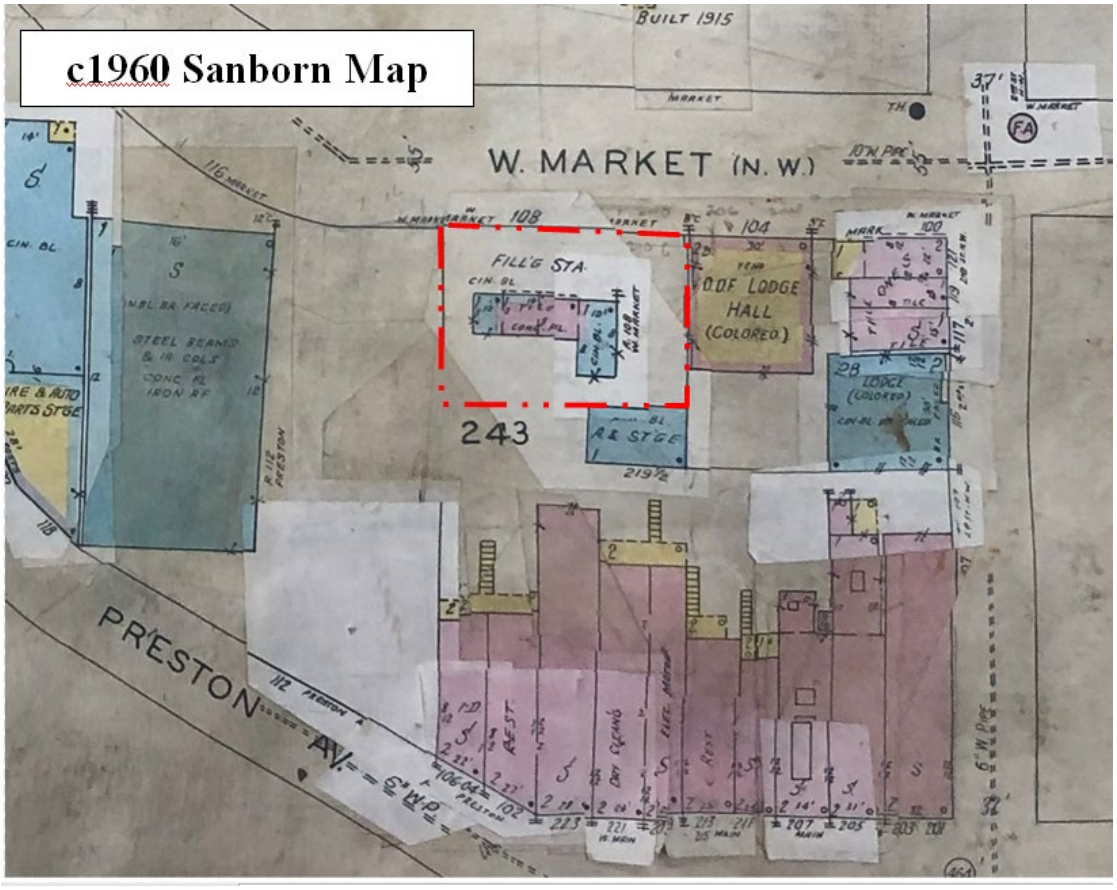
Staff research indicates the west wing (parallel to Market Street) was constructed c1935 as a four bay, single story, cinder block service station, possibly with applied exterior tiles [per the c1960s Sanborn Maps]. As early as 1877 and until the early 1930s, there were two, single-story, framed dwellings here. The 1936 City Directory lists a service station owned by Thomas Miller. (1937 aerial photo show the service station.) By 1951, it is Sam's Gulf Service Station. The angled, east wing is not shown in the c1960s Sanborn Maps, but visible in the 1967 photo, suggesting when it was constructed. By the 1970s, if not prior, the structure was occupied by Brown's Lock and Safe.

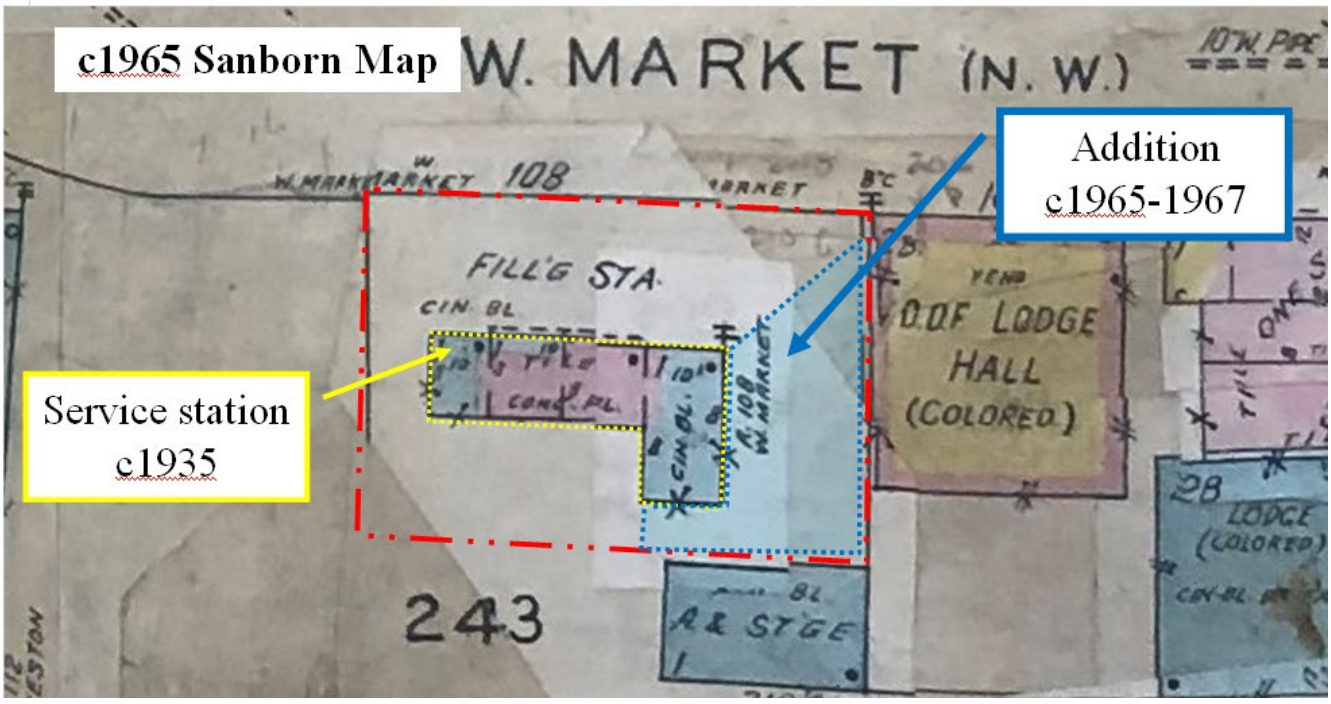

1877 Gray's Map
MARKE

1886 Sanborn Map
Dwg.
Dwg
KITCHEN
WELL
YARD

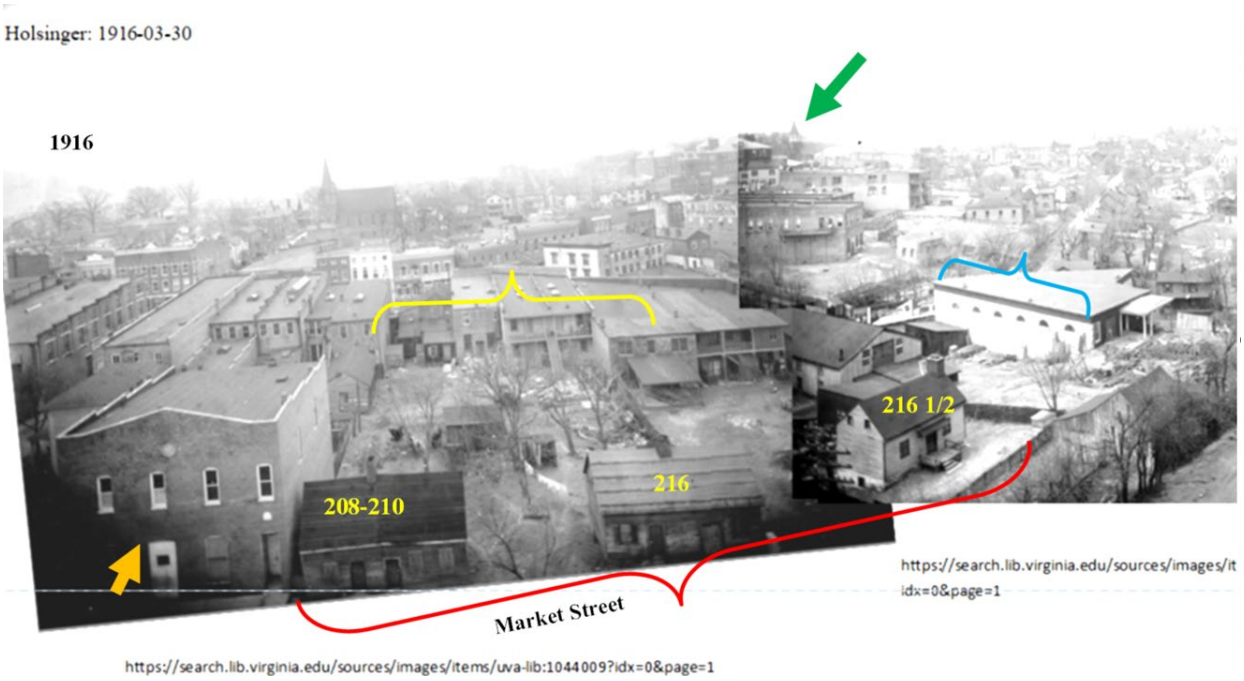

1896 Sanborn Map
W. Market Street
216
210
208
LUMBER SHED.
SCATTERED
LUMBER.
2
215½
WEST

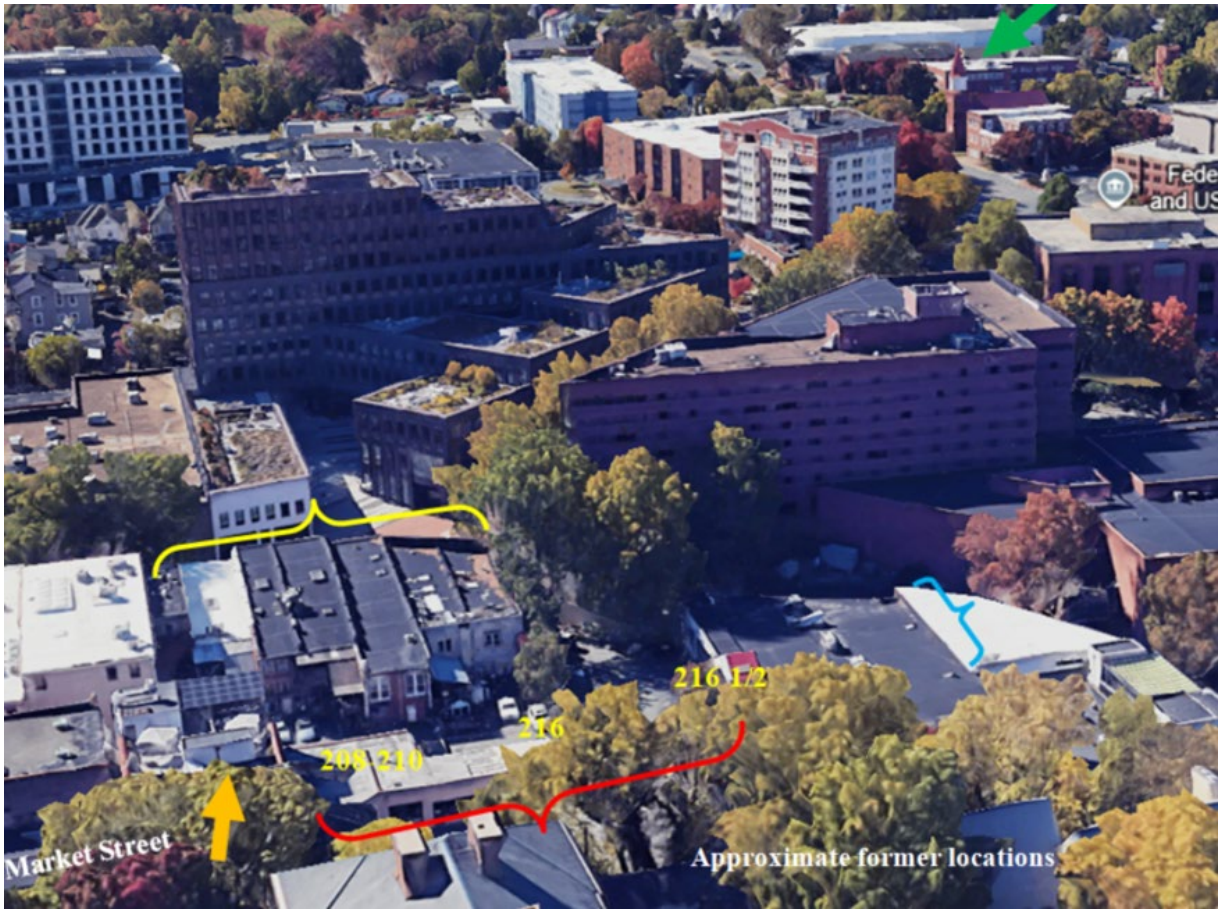

1920 Sanborn Map
MARKET
216
210
208
I.O.O.F
(NEGRO)
VEN'a
243
(2)
VULCANIZING
GARAGE
Vacant
Vacant
Jewelry
2ND ST. N


c1960 Sanborn Map
W. MARKET (N. W.)
BUILT 1915
FILL'G STA.
CIN. BL.
I.O.O.F. LODGE HALL (COLORED)
LODGE (COLORED)
A & STGE
243
PRESTON AV.


c1965 Sanborn Map
W. MARKET (N. W.)
Addition c1965-1967
Service station c1935
FILL'G STA.
CIN. BL.
I.O.O.F. LODGE HALL (COLORED)
LODGE (COLORED)
A & STGE
243

2018
Addition
c1965-1967
Service station
c1935


Holsinger: 1916-03-30
1916
216 1/2
216
208-210
Market Street
https://search.lib.virginia.edu/sources/images/it
idx=0&page=1
https://search.lib.virginia.edu/sources/images/items/uva-lib:1044009?idx=0&page=1


216 1/2
216
208-210
Market Street
Approximate former locations

Biographical information (partial, spellings may be inaccurate)

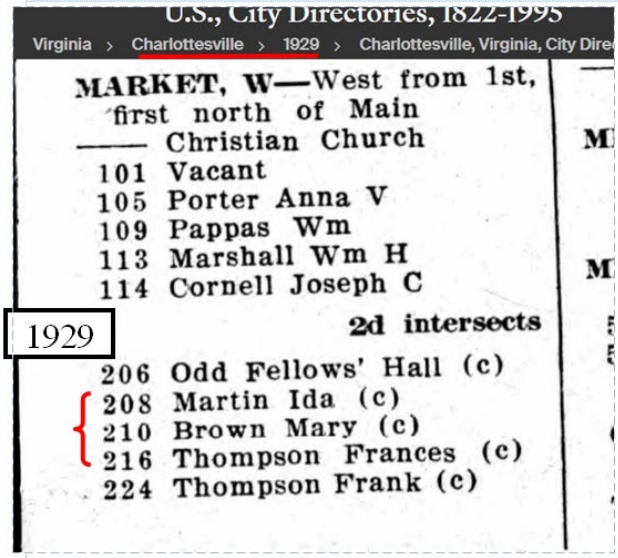
1888 Directory, Home on Market St

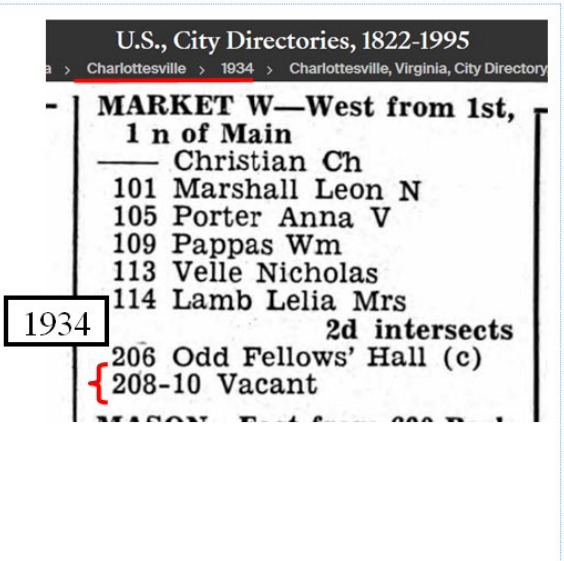
Possibly at 208, 210, 216 - See 1900 census			
Battles	Nannie W		Market
Battles	Wm	carpenter	Market
Brown	John H	lab	Market
Brown	Julie Ann		Market
Brown	Maggie	domestic	Market
Brown	Mrs Mary	widow	Market
Brown	Mollie	washer	Market
Brown	W Ann		Market
Calloway	Charles H	barber	Market
Estes	Charles	lab	Market
Farrar	Jesse	pump maker	Market
Farrow	Josephine V		Market
Farrow	Martha		Market
Logans	Adaline	dress maker	Market
Logans	Margaret		Market
Logans	Stephen	mail carrier	Market
Minor	Lucinda	cook	Market
Palmer	Ann	domestic	Market
Reeves	Josh		Market
Scott	Hosea M	porter	Market
Smith	Margaret	domestic	Market
Valentine	Rev John H	pastor Meth Church	Market
Walker	Mollie	domestic	Market
Walker	Nannie		Market
Walker	Sallie	washer	Market
Week	Lydia	domestic	Market
White	Emma	domestic	Market
Wood	Emma C	washer	Market
Wood	Julia	washer	Market
Wood	Stella	washer	Market
Wright	Dilsey		Market
Wright	Tamer	domestic	Market

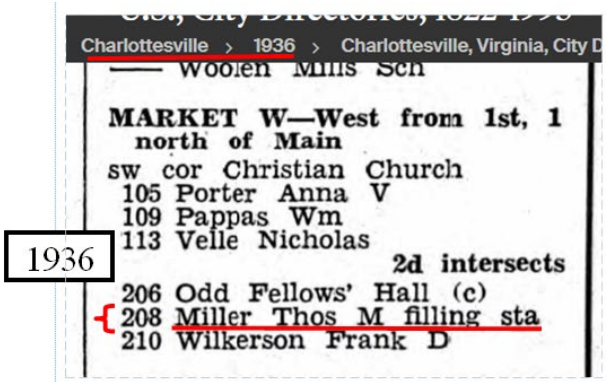
1900 Census				
	Name	**Age**	**Race**	**Profession**
216	Stephen Logan (Head)	49	Black	Driver Delivery
	Adeline Logan (Wife)	53	Black	Seamstress
	Margaret Logan (Daughter)	26	Black	
	Alice Logan (Daughter)	23	Black	Seamstress
	Anna Logan (Daughter)	20	Black	
	Frank Logan (Son)	15	Black	Driver
	William Logan (Son)	12	Black	Driver
	James Logan (Son)	40	Black	Day Laborer
	Sarah Sulsbury (Daughter)	19	Black	Day Laborer
	Nepolion Sulsbury (Son-in-law)	19	Black	Winer Delivery
	Ruby Sulsbury (Granddaughter)	inf	Black	
	Blanch Logan (Granddaughter)	Inf	Black	
	Maney Coles (Granddaughter)	2	Black	
	Amanda Coles (Granddaughter)	5	Black	
	Stephen Coles (Grandson)	6	Black	
	Viola Logan (Granddaughter)	2	Black	
210	Jan Martin (Head)	51	Black	Washer
	Rosa Barber (Daughter)	25	Black	Laundry Hand
	Clifton Martin (Son)	21	Black	House Servant
	Nellie Martin (Daughter)	12	Black	Student
	A[?] Martin (Daughter)		Black	Student
	B. Baber (Grandson)	6	Black	Student
	Phil Baber (Grandson)	5	Black	
	Willard Baber (Grandson)	1	Black	
208	Mary Brown (Head)	34	Black	Laundress
	John Brown (Brother)	15	Black	Farmer
208	Archer James (Head)	26	Black	Driver
	Sarah James (Wife)	26	Black	
208	Jacob Skinner (Head)	50	Black	Laborer For Cty
	Catherine Skinner (Wife)	51	Black	Laundress
	E L Skinner (Niece)	11	Black	Student

1910 Census				
	Name	**Age**	**Race**	**Profession**
208	Jennie Henry (head)	30	B	Wash Woman
	Eva L. Henry (wife)	27	B	Wash Woman
	Maggie Henry (daughter)	7	B	
	Francis L. Henry (daughter)	4	B	
	Bernard H. Henry (son)	4	B	
	William Henry (nephew)	6	B	
	Robert Henry (nephew)	3	B	
210	Ida Martin (head, widow)	54	B	Washwoman
	Lillian Martin (daughter)	20	B	Cook
	[Al] Martin (son)	15	B	Stable Boy
216	James Stevens (head)	25	B	Wagon Driver
	Lucy Stevens (wife)	24	B	Chambermaid
	Mary E. Lewis	35	B	Janitress

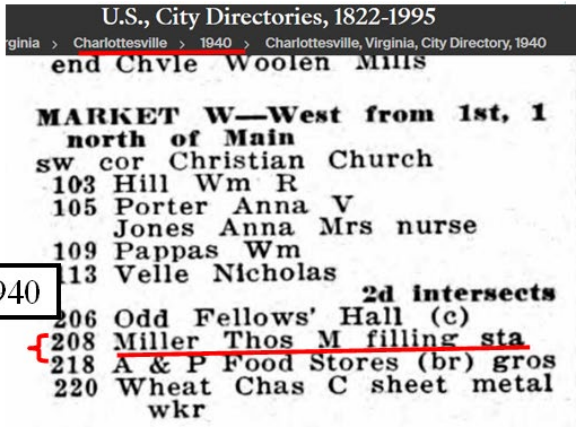
1920 Census				
	Name	**Age**	**Race**	**Profession**
208	Ida Martin (head, widow)	67	B	none
210				
216	Francis Thompson (head, widow)	46	B	Washwoman
	Ethel Thomson (daughter)	2	B	Washwoman
	Francis Mansfield (lodger)	24	B	Servant for private family



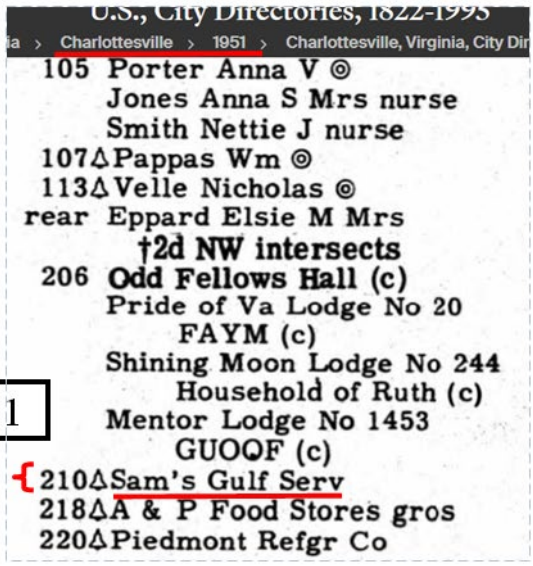




1936



1940



1951

1960

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

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. 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 3:30 p.m.

Owner Name_____ Applicant Name_____

Project Name/Description_____ Parcel Number_____

Project Property Address_____

Applicant Information

Address:[redacted]
_____
Email:_____
Phone: (W) _____ (C) [redacted]

Property Owner Information (if not applicant)

Address:_____
_____
Email:_____
Phone: (W) _____ (C) _____
_

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

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

_____
Signature Date

_____
Print Name Date

Property Owner Permission (if not applicant)

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

_____ 11/19/25
Signature Date 11/19/25

Stewart Brown _____ 11/19/25
Print Name Stewart Brown Date

Description of Proposed Work (attach separate narrative if necessary):_____
_____
_____

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

For Office Use Only

Received by: _____
Fee paid: _____Cash/Ck. # _____
Date Received: _____

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

Revised 2016

BAR Certificate of Appropriateness (COA)
210-216 West Market Street
Demolition Application Narrative

210-216 West Market Street aka The Brown's Lock and Safe property ("Brown Property") has been previously granted by BAR a demolition COA for the building on the Property ("Brown Building"). This was, in part, recognized as an opportunity for the City to further its stated goals of the Downtown Mixed-Use Corridor to, among other things, increase commerce. As such, the BAR granted a COA for demolition for the Brown Building on August 17, 2022 ("Original COA"), followed by subsequent extensions whereby the **Original COA now expires on February 16, 2026**. Applicant has been advised that BAR may not grant further extensions of the Original COA. Thus, Applicant is submitting this application for a new demolition Certificate of Appropriateness ("New COA") as essentially a replacement for the Original COA under the same terms and conditions except for 1 requested modification (see below). Reference is made to the submission for the Original COA as the complete application for this New COA, as the substance for the New COA request remains the same as the Original COA. You can use this LINK TO FILE if you need a copy of that original submission. Since applicant is still under contract to acquire the Property, the Property Owner has signed below to confirm its consent of this New COA application.

Furthermore, on May 20, 2025, BAR granted a demolition COA for the neighboring building at 218 West Market Street now expiring November 20, 2026 ("Adjacent Demo COA"), following which, BAR also granted on June 17, 2025, a new building COA for a hotel, expiring December 17, 2026 ("Adjacent Building COA").

Applicant envisions the future of the Brown Property to have some relationship to the hotel being constructed at 218 West Market Street per the Adjacent Building COA ("Hotel") and thus respectfully requests that the New COA be granted for 18 months, so it runs more concurrently with the Adjacent Building COA.

The one change respectfully requested to the Original COA, is that the Original COA condition of requiring a permit for a new building on the Brown Property before demolition, be satisfied with a new building permit for the Hotel. **Accordingly, Applicant would be permitted to demolish the Brown Building at or around the same time as demolition under the Adjacent Demo COA.**

Suggested verbiage of the change is that the condition in the Original COA of:

"An approved building permit for construction of the new building"

be modified in the New COA to:

"An approved building permit for construction of either (i) a replacement of the existing building or (ii) the hotel on 218 West Market Street."

To further substantiate this application, please note:

1. Applicant acting under the Original COA had ties to the advancement of the Hotel project, and with that project being delayed for several valid reasons stated in the application for the Adjacent Demo COA, moving forward with obtaining a building permit for the development of the Brown Property (and thus demo under the Original COA) was impractical.
2. The retail portion of the locksmith business at Brown Property is voluntarily ending in the next several months (other parts of the business will operate elsewhere). They have continued to operate in the Brown Building since the Original COA was granted so it was natural to not act on the Original COA. The timing of demolition over the next 18 months in conjunction with the Hotel is much more sensible.

Very Truly Yours,

HEIRLOOM DOWNTOWN MALL DEVELOPMENT LLC,

By: _____
Jeffrey S. Levien, Authorized Signatory
Dated: November 20, 2025

BAR Certificate of Appropriateness
210 West Market Street
Demolition Application Narrative

210 West Market Street presents an opportunity for the City to further its stated goals for the Downtown Mixed-Use Corridor of increased commerce and additional housing in the entertainment and employment center of our town. Looking at the current and future expansion of Charlottesville, the BAR must identify opportunities for accommodating growth in ways that are sensitive to our historic urban fabric by protecting important structures in our cultural and urban development while recognizing that some old buildings must be allowed to be taken down to make way for the future. With that in mind, the BAR approved demolition of the neighboring structure at 218 West Market Street in 2019. Approval to demolish 210 West Market Street would be consistent with the BAR's previous action, serving the long-term greater good to the City by making way for increased density on the site, rather than maintaining the existing structure with its suburban model of parking between the street and the building.

The structure at 210 West Market Street is listed as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District, and is in the Downtown Architectural Design Control District. The National Register Nomination only notes the following about the building:

> "210: cinder block with white metal veneer; 1 story; flat roof; 3 bays. Commercial Vernacular. Ca. 1955. Fixed glass storefront; entrance in east bay."

As the BAR reviews the City's standards for considering demolitions in an ADC District, we offer the following perspectives:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

(1) The age of the structure or property;

The age of the structure is unclear. As noted above, the National Register Nomination notes it as "Ca. 1955". The City's tax assessment records note the year built as 1920.

(2) Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places or listed on the Virginia Landmarks Register;

The property is noted as a contributing structure to the Charlottesville-Albemarle County Courthouse Historic District.

(3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;

There are no known associations.

(4) Whether the building or structure or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

No such characteristics are attributed to this building.

(5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

The building and its stucco facade could be readily reproduced with today's materials and techniques.

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

The National Register Nomination does not note any distinguishing characteristics, qualities, features or materials. Since the time the nomination was written, the exterior veneer has been changed from "white metal" to stucco.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings.

The property is part of the historic downtown commercial district and will remain as such if this particular building is replaced with another commercial or mixed-use building.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board.

A structural study has not been completed.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing, or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural, or cultural value.

The building is neither an historic cultural marker nor does it represent an important moment in Charlottesville's architectural development. As such, the applicant proposes to demolish the building.

Additionally, we offer that this parcel (approximately 0.144 acres) is underutilized with its suburban model of at-grade parking in front of and behind the building. Occupying roughly one one-half to two-thirds of the site, the existing structure presents an impediment to maximizing the potential density for land so deep in the center of our commercial and residential core. The vision for the redevelopment of the property is of a mixed-use structure.

Having weighed the preservation of our architectural past alongside the limited opportunities our town has to accommodate growth, the BAR has approved demolition of other contributing structures including the Studio Art building at 1106-1112 West Main Street, the Escafe restaurant building at 215 West Water Street, the Clock Shop at 201 West Water Street, and the building on the adjacent property at 218 West Market Street. The land at 210 West Market Street represents a similar opportunity as those sites, offering the chance for increased density and vitality downtown, but it requires the removal of the existing structure.

If the existing structure is required to remain in place for future development, this site will, by necessity, continue to be an underutilized anomaly in our urban fabric. Granting permission to raze the building is an important step in furthering the long-term growth and development of our downtown core with vibrant, mixed-use developments such as the one contemplated for this site.

View of property from West Market Street

View of property from West Market Street

View along West Market Street of space between 210 West Market Street (at right) and 206 West Market Street (Common House)

View of west façade from the parking lot of 218 West Market Street

View looking north at south facade of 210 West Market Street

View of western half of the south façade

View of south façade looking east

View of eastern half of south facade

View looking north of space between 210 West Market Street (at left) and 206 West Market Street (Common House)

TIMMONS GROUP
"ALTA/NSPS LAND TITLE SURVEY"
OF LAND IN THE NAME OF
McSWAIN PROPERTIES, LLC
FRONTING
WEST MARKET STREET
BEING
CITY PID 33027100
IN THE
CITY OF CHARLOTTESVILLE, VIRGINIA
NORTH DOWNTOWN AREA
CITY OF CHARLOTTESVILLE, VA
Date: May 31, 2022
Scale: 1" = 10'
Sheet 1 of 1
J.N.: 54309
Drawn by: JCM
Checked by: JCM
LAST REVISED -
COMMONWEALTH OF VIRGINIA
JOSEPH C. MESSICK
LIC. No. 2385
05-31-22
LAND SURVEYOR
LEGEND
WATER METER
WATER VALVE
CLEANOUT
UTILITY POLE
GAS METER
GAS VALVE
TELCOM BOX
UNDERGROUND WATER UTILITY
UNDERGROUND GAS UTILITY
UNDERGROUND POWER UTILITY
OVERHEAD POWER & TELCOM
OVERHEAD UTILITY
EDGE OF PAVEMENT (EP)
DECIDUOUS (DEC) TREE
CONC CONCRETE
SWK SIDEWALK
BLDG BUILDING
PVC PAVEMENT
IPF/IPC PROPERTY COR. FOUND, AS NOTED
IPS/IPC PROPERTY COR. SET, AS NOTED
CONTOUR INTERVAL = 1'
WEST MARKET STREET
(50' PUBLIC R/W)
1 LEVEL BLOCK & CEMENT BUILDING W/ BASEMENT 210 WEST MARKET ST.
TMP 33-271
(CITY PID: 33027100)
McSWAIN PROPERTIES, LLC
DB 1018, PG 167
ZONED: D (DOWNTOWN)
0.144 ACRES (SURVEYED)
TMP 33-270
(CITY PID: 33027000)
HERLOOM DOWNTOWN MALL DEVELOPMENT, LLC
INST. NO. 200000539
TMP 33-272
(CITY PID 33027200)
JOE H. GREEK, TRUSTEE
GREEK FAMILY TRUST
DECLARATION OF TRUST
DB 826, PG 936
TMP 33-274
(CITY PID 33027400)
ESCAPE BUILDING, LLC
DB 1008, PG 166
TMP 33-269
(CITY PID 33026900)
211 WEST MAIN, LLC
INST NO. 201100003333
TMP 33-270
(CITY PID: 33027000)
BARRITT, MC
INST. NO. 201400005539
ADJACENT BRICK BUILDING
ADJACENT FRAME ADDITION
7' ALLEY
PUNCH HOLE (P)
SCALE 1"=10'
0
10'
20'

City of Charlottesville
Board of Architectural Review
Staff Report
December 16, 2025

Certificate of Appropriateness
BAR # HST25-0084
Tax Map 29 Parcels 71,73,74,75,76
202, 204, 208 & 214 7th Street SW & 613 Delevan Street
204 & 208 7th Street SW - Individually Protected Properties
Owners:
202: Monticello Media LLC
204: William Lynch & 204-7 LLC
208: Michael J. Christian
214: 7th St LLC
613 Delevan St: Mattie L. Hall
Applicant: Mitchell-Matthews Architects
Project: New multi-story, mixed-use building incorporating two IPPs

Background

204 7th Street SW: *Hawkins-Lee House*
Year Built: 1870s/1880s
District: IPP

208 7th Street SW: *Hawkins-Parker House*
Year Built: 1870s/1880s
District: IPP

204 and 208 7th Street SW were reportedly constructed between 1876 and 1889 by James B. Hawkins, who acquired the parcel in 1869. [A third house on the north side of 204 was razed prior to 1980.] Constructed as worker cottages in a simple form that was common in Charlottesville, the use of brick was atypical; however, Hawkins was a brick mason. (Hawkins lived at 529 Ridge Street, which is no longer standing.) 204 is associated with Edmond Lee, a man of color born c1875. The Lee family owned and occupied the house from 1902 to 1955. 208 is associated Whit Parker, a man of color born c1880. The Parker family owned and occupied the house from 1902 to 1979.

The parcel at 202 7th Street SW was used as a commercial/industrial site as early as 1891, when it was a lumber yard. [The adjacent railroad was built in the 1850s.] In 1896, it was the Virginia Ice Company. In the early 20th century, it served the Charlottesville and Albemarle Railroad Company. Later a coal and wood lot, it transitioned to a tower site, which is no longer in use.

See the Sanborn Maps in the Appendix and the attached historical surveys (Attachment 1).

Prior BAR Reviews
June 17, 2025 - BAR pre-application conference. No action taken. See meeting notes in Appendix.
Link to staff report and submittal: The Mark 7th St SW - BAR June 2025
Link to meeting video. Discussion begins at approx. 03:17:00: BAR June 17 2025 Meeting Video

August 19, 2025 – Informal discussion with BAR re: this project. No action taken. See meeting notes in Appendix.
Link to staff report and submittal: The Mark 7th St SW - BAR August 2025
Link to meeting video. Discussion begins at approx. 04:45:00: BAR Aug 19 2025 Meeting Video

October 21, 2025 - Informal discussion with BAR re: this project. No action taken. See draft Meeting Minutes (Link in December 16, 2025 BAR Agenda, under Consent Agenda).
Link to submittal: The Mark 7th St SW - BAR October 2025
Link to meeting video. Discussion begins at approx. 01:57:00: BAR Oct 21 2025 Meeting Video

Application

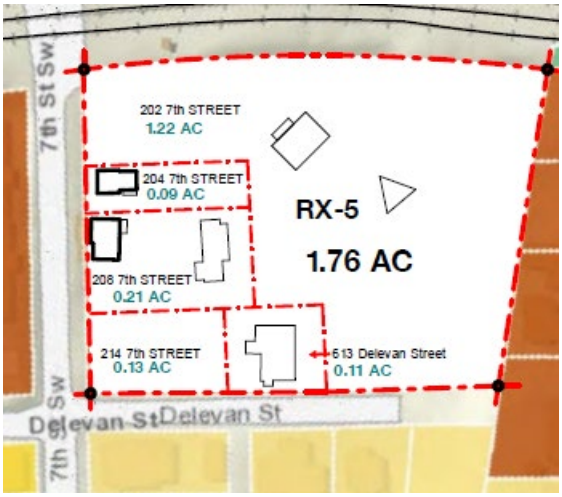
- Applicant submittals: Mitchell Matthews Architects drawings, *The Mark, Charlottesville – 202 7th Street SW – Certificate of Appropriateness Application, November 18, 2025.*

CoA request for rehabilitation of two brick dwellings (204 and 208 7th St SW; both designated IPPs) and construction of a seven-story, multi-unit apartment building. Because the project will encroach onto 204 and 208 7th Street SW, two parcels that are City-designated Individually Protected Properties (IPPs), the entire project is subject to design review by the BAR.

Discussion

The proposed 1.76-acre project site encompasses five parcels.

- 202 7th Street SW: 1.22-acre parcel. Transmission tower and equipment building, c1972.
- 204 7th Street SW: 0.09-acre parcel. Two-story, brick dwelling. City-designated *Individually Protected Property*.
- 208 7th Street SW: 0.21-acre parcel. Two-story, brick dwelling. City-designated *Individually Protected Property*. (A framed outbuilding is non-contributing.)
- 214 7th Street SW: 0.13-acre parcel. Vacant.
- 613 Delevan Street: 0.11-acre parcel. Two-story, framed dwelling with stucco. Listed on the VLR and NRHP as a contributing resource within the *Fifeville-Tonsler Historic District*. The property is not designated by the City; therefore, the BAR does not have purview over proposed demolition or alterations.



The two, existing brick dwellings (204 and 208) will be retained, rehabilitated, and incorporated into the planned development. A non-historic, wood-framed shed at the rear of 208 will be razed and minor elements on each dwelling will be removed. Information from the assessor's record indicates the current shed replaced the two cottages noted on older maps.

In reviewing a project associated with Individually Protected Properties, the BAR applies the ADC District Design Guidelines. In that context, because the project is not associated with a designated ADC District, nor the subarea of a district, references in the guidelines to the characteristics or elements of *a district* should be interpreted as the characteristics or elements of the IPPs impacted by the proposed development.

Staff recommends this request treated as a single CoA, incorporating the following elements:
- 204 7th Street, SW: Rehabilitation of and alterations to the structure.
- 208 7th Street, SW: Rehabilitation of and alterations to the structure, including demolition of the non-historic shed.
- 202, 204, 208, 214 7th SW and 613 Delevan Street: The proposed multi-story and related landscaping are *new construction* associated with two designated IPPs. The new construction is evaluated primarily in the context of its physical and contextual impact on the two IPPs.

The BAR has reviewed and discussed this project during three prior meetings and the applicant has been responsive to the BAR's questions and comments. Relative to the two IPPs, staff supports their proposed rehabilitations (in lieu of demolition), establishing meaningful context and allowing interpretation within the overall project, and incorporating into the new building design elements that complement the historic, brick dwellings. Responding to the transition to lower-density zoning across Delevan Street, the massing and scale of the south elevation has been mitigated with reduced height, variation in the roof lines, upper story step backs, and modulation of the wall planes. (See Attachment 2.)

For a large-scale project not within an ADC District, but subordinate to two, small historic dwellings, a strict application of the design guidelines would be extremely difficult. Balancing the design guidelines and the goals of the City's Code of Development adds more complexity. However, the guidelines provide flexibility, specifically stating they are not intended to "be overly specific or to dictate certain designs" and "to provide a general design framework for new construction." The guidelines are "important when considering whether proposed new buildings are appropriate and compatible; however, the degree of importance of each criterion varies within each area as conditions vary." Finally, the guidelines are not a proscriptive checklist: "All criteria need not be met in every example of new construction although all criteria should be taken into consideration in the design process."

Per the review criteria established by City Code Chapter 34, under Div. 5.2.7. C.2.: In considering a particular application the BAR will approve the application unless it finds:
- That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
- 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. [emphasis added]

Staff recommends the BAR not defer this matter to the January 21, 2026 meeting, but take action to either approve the CoA, approve the CoA with conditions, or deny the CoA. Should the BAR approve the CoA, staff recommends the following conditions:
- During rehabilitation of the historic brick structures at 204 and 208 7th Street SW:
    - prior to replacing any architectural elements, in lieu of repairing them, the applicant will consult with BAR staff to determine if BAR review is necessary; and
    - applicant will provide for the BAR record a monthly update on the progress of the work, including photographs.

Regarding review of the Major Development Plan (PL-25-0145)
A Major Development Plan (necessary for the required Final Site Plan) was submitted for this project, with the first round of City comments provided in a letter to the applicant dated November 13, 2025 (see

Attachment 3). BAR staff requested the applicant identify any comments that might modify or alter the design being presented to the BAR. In response, on November 16, 2025 the applicant stated, "The comments all seemed reasonable and will be addressed in the site plan process. Nothing I could see appeared to impact the BAR purview." In short, the applicant stated that resolving the requirements for a Major Development Plan and subsequent Final Site Plan will not require changes to the design. However, if a CoA is approved, any significant and/or substantive design modifications necessary for an approved Final Site Plan may result in voiding that CoA.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed development at the 200 block of 7th Street SW and the corresponding rehabilitations of the brick dwellings at 204 and 208 7th Street SW, both designated IPPs, satisfy the BAR's criteria and guidelines for being compatible with the two IPPs, and that the BAR approves the application [as submitted].

Or, [as submitted with the following conditions:].

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed development at the 200 block of 7th Street SW and the corresponding rehabilitations of the brick dwellings at 204 and 208 7th Street SW, both designated IPPs do not satisfy the BAR's criteria and guidelines for being compatible with the two IPPs, and that for the following reasons the BAR denies the application: […]

BAR deferral: I move to defer action on this request until the BAR's meeting on January 21, 2026.

Applicant request for deferral: I move to accept the applicant's request to defer this matter until a later meeting. If nothing is submitted before May 27, 2025--18 months from the original submittal deadline for this application--this deferral will expire, and the CoA request will be voided.

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. 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:

i. Along the Downtown Mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;
ii. In all other areas subject to review, the BAR may reduce the allowed height by no more than 2 stories; and
iii. The BAR may require upper story stepbacks of up to 25'.

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
Chapter 5 Signs, Awnings, Vending, and Cafes
Chapter 6 Public Improvements
Chapter 7 Demolition and Moving

APPENDIX

BAR comments from prior meetings. For verbatim comments, review the meeting videos. (Links in *Prior BAR Reviews*, above.)

BAR Comments - June 17, 2025

- BAR expressed concern about the pedestrian feel and experience.
- Mr. Schwarz is uncomfortable with how the building will frame the two existing historic buildings. Would like to see the new building feel more "in the background" as compared to the existing two historic houses.
- Mr. Birle brought up the context of the scale of the existing buildings compared to the new building.
- Ms. Lewis brought up possible functions for the two existing historic buildings as an entrance to the new larger building.

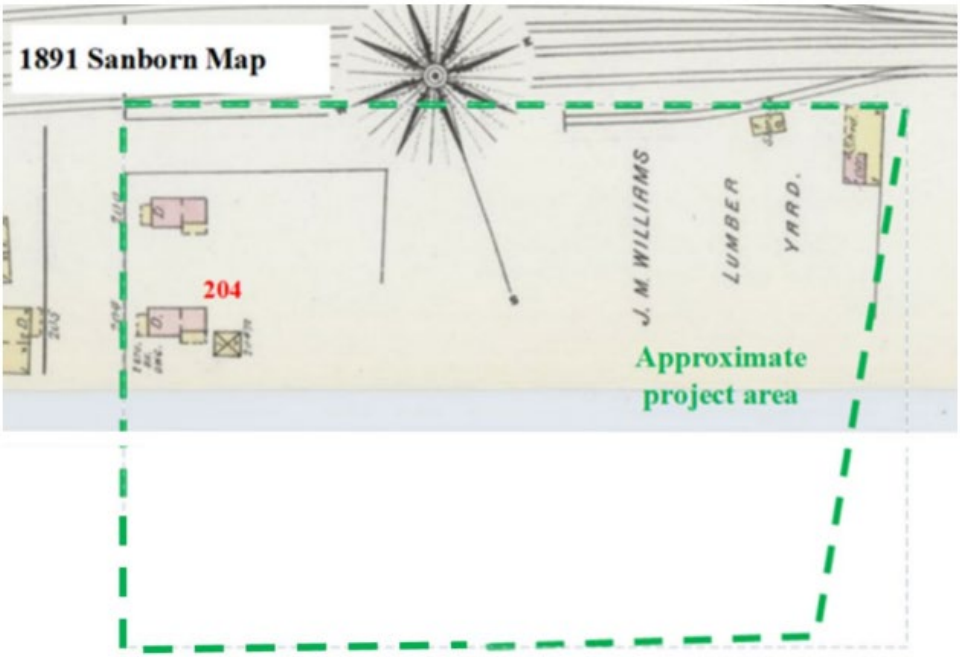
BAR Comments - **August 19, 2025**

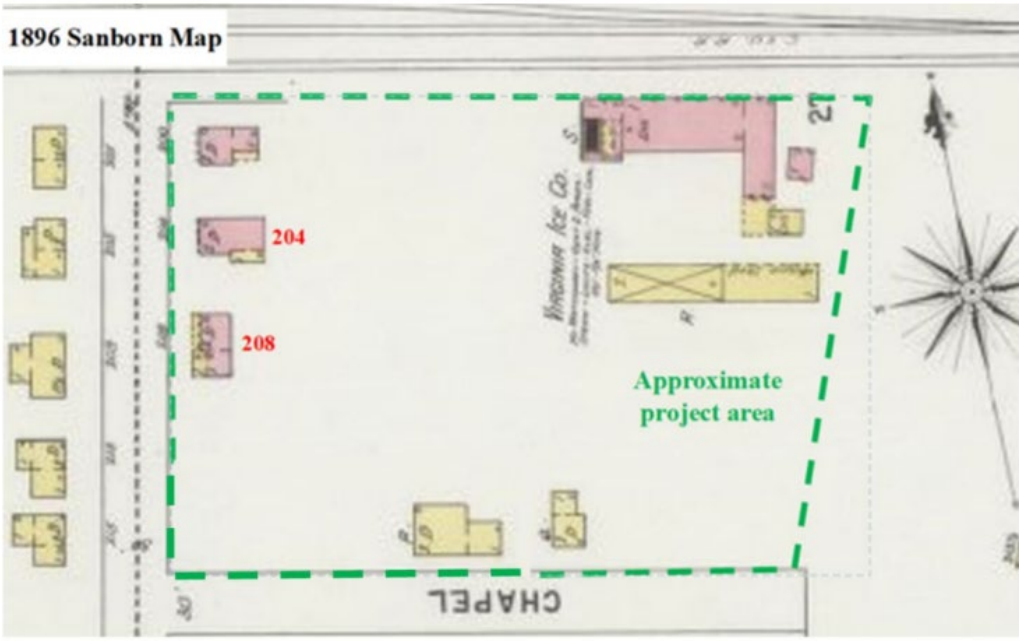
- Mr. Zehmer liked the improvements made to this project from the prior discussion.
- Ms. Lauer had positive comments about the changes that have been made for this project.
- Ms. Tabony said the project was inappropriate with regards to the historic neighborhood. Has hesitations about approving the CoA.
- Mr. Bailey and Mr. Birle had positive comments re: improvements made to the project.
- Mr. Timmerman did have questions regarding the height of the building.
- Mr. Timmerman said that the scale is inappropriate. Stated this is a part of the zoning and a massive increase in scale.
- Mr. Timmerman wants to see a response to the surrounding neighborhoods further down the street.
- Ms. Lewis mentioned the guidelines and the applicability of the guidelines to this project.
- There was discussion about the applicability of the guidelines on IPPs, such as this site. There was the concern of where the guidelines and zoning are in conflict.
- Mr. Schwarz said there needs to be streetscape provided where it is possible. Expressed the need for more street trees where possible, especially along Delevan.

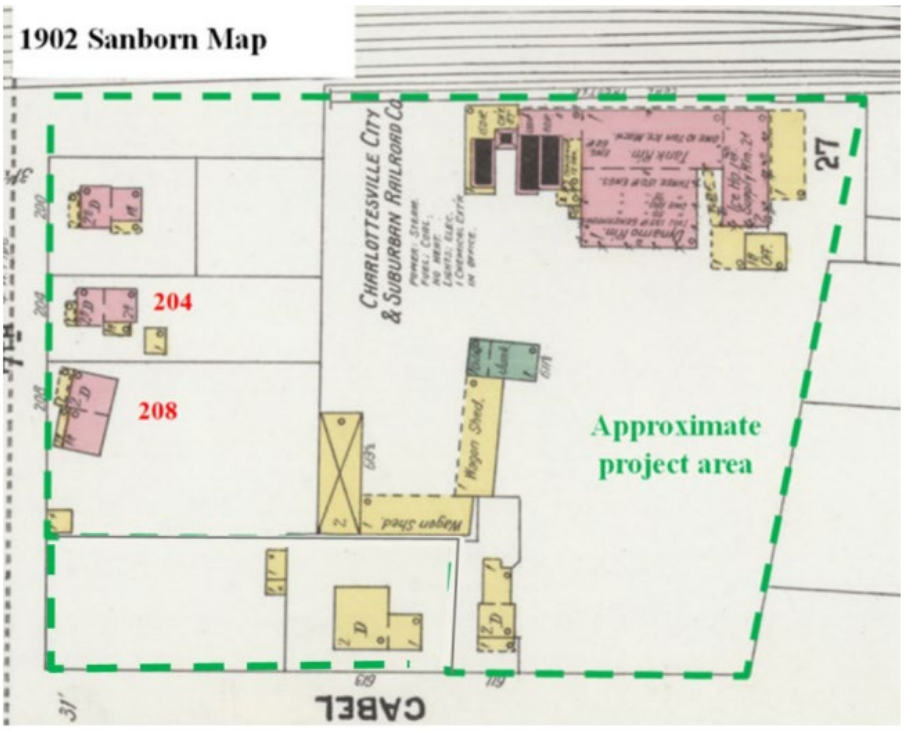
BAR Comments - **October 21, 2025**

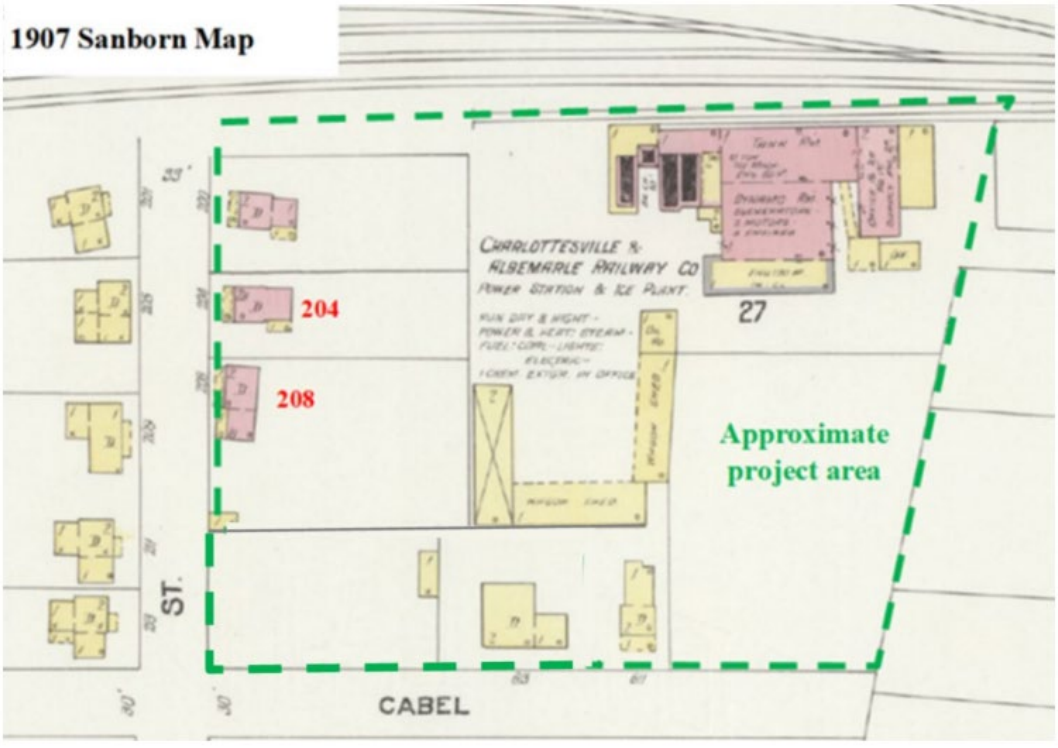
- Ms. Lewis expressed concerns about the scale, mass, and height of the building blocking out the sun and the impact on First Baptist Church.
- Mr. Schwarz asked if there was support for this project if it was brought back to the BAR in the coming months. Some of the feedback centered around a reduction in the massing.

Sanborn Maps

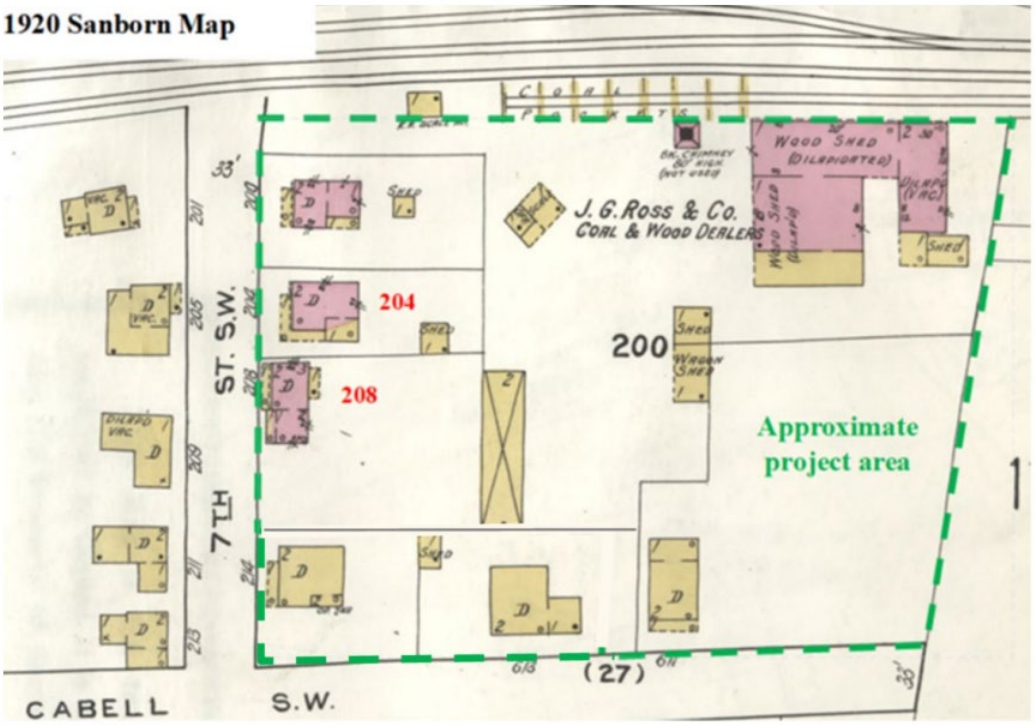




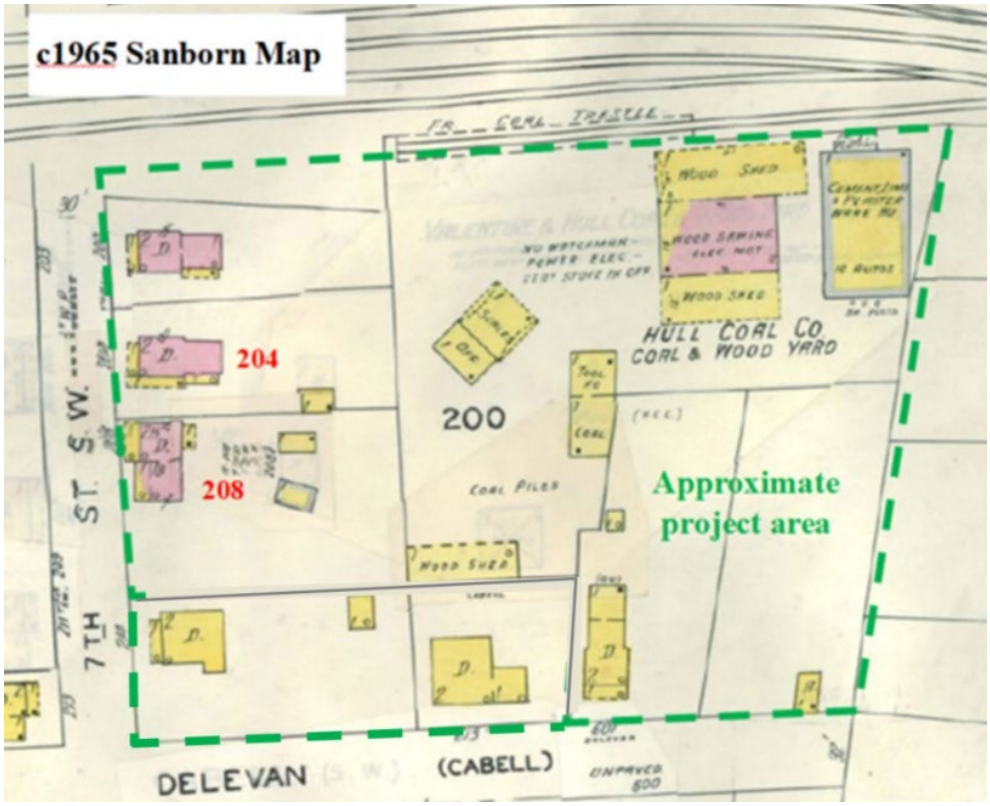

1902 Sanborn Map
204
208
Approximate project area
CABEL


1907 Sanborn Map
CHARLOTTESVILLE & ALBEMARLE RAILWAY CO
POWER STATION & ICE PLANT
27
204
208
Approximate project area
ST.
CABEL

1920 Sanborn Map



c1965 Sanborn Map



Architectural And Historic Survey

Identification

STREET ADDRESS: 204 Seventh Street, SW
MAP & PARCEL: 29-73
CENSUS TRACT AND BLOCK:
PRESENT ZONING: M-1
ORIGINAL OWNER: James H. Hawkins
ORIGINAL USE: Rental Property (Residential)
PRESENT USE: Residence
PRESENT OWNER: Alice Walker
ADDRESS: 204 Seventh Street, SW
Charlottesville, VA 22901

HISTORIC NAME: Hawkins-Lee House
DATE / PERIOD:
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 34' x 120' (4080 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1984
SOURCES: City/County Records City Directories
1877 Gray Map
Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This worker's cottage and the one next door, the survivors of a group of three, are early exmaples of a form very common in the city at the turn of the century. Nearly all others, however, were of frame construction. This cottage is two storeys tall, single pile, and two bays wide at teh first level and one at teh second. A 2-storey rear addition makes the house double pile. It is set on a high foundation of brick laid in 7-course American bond. Wall construction is of brick laid in 7-course American-with-Flemish bond on the facade and in 7 & 9-course American bond on the side elevations and in the addition. Th emain block has a low-pitched gable roof covered with standing seam metal, with projecting eaves and verges and a boxed cornice. The roof of the rear addition is nearly flat. There is a capped chimney interior to the rear wall of the main block. Windows throughout the house are double-sash, 6-over6 light, with plain trim. Basement windows are 6-light hinged sash. There is a board-&-batten basement door on the south side of the main block. A one-storey porch covers the facade. It has a steep shed roof covered with composition roofing, supported on square piers. There is no frieze. Several types of balustrade are used; including a simplified Chinese Chippendale. The Sanborn maps indicate that the porch was extended along the south side of the main block c. 1907-1920. That section has since been removed. The entrance door in the southern bay of the facade has four lights over a panel. There is a 2-light rectangular transom. A one-storey porch with a steep shed roof on the south side of the rear addition has been enclosed and covered with imitation brick composition siding.

HISTORICAL DESCRIPTION

James B. Hawkins purchased a section of the Delevan Hotel property in 1869 (ACDB 64-170). According to tax records, he built three brick houses there between 1876 & 1889. He sold the northern two houses to Annie E. Chisholm in 1899 (CityDB 10-123). The property was sold twice more before Edmond Lee purchased this cottage, the center one of the group of three, in 1902 9DB 12-133, 13-20, 13-295). The Lee family owned and occupied the house for many years until the children of Edmond Lee sold it in 1955 to J. L. Hartman (DB 189-416), who sold the next year to Frank B. Johnson (DB 189-450). After his death, Alice Walker bought the shares of the other heirs and obtained full ownership in 1966 (WB 9-238, DB 273-275).

29-23 ✓

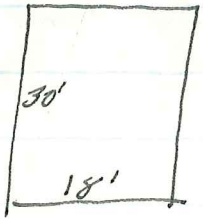
34 x 120
M-1

#504

204 7th St SW

273-275	Alice Walker (same add)	1966	(bought out other heirs Johnson)
WB 9-238	Frank B. Johnson est.	1962	(Chancellor) Johnson
189-450	" " —	1956	
189-416	J X Hartman	"	
13-295	Edmond Lee		

2-5 ~~2 bdrm~~, 1-fam, 6 rooms
brick found. & walls, asphault shingle gable roof (war comp & metal)
0 fireplaces
"old", cheap constr
1974 - furnace
1966 - replace roof of stoop



120
x34
480
360
4080

Sanborn summary:

present form by 1896

porch added on S side central block ~~1896~~ 1907-1920, gone now

City Directories

1953 - rented

1913-14 ~~1910-11~~ - Edw. Lee - 204 7th

1970-

1927 - Edmund (transferman) + Mollie Lee - 204 7th S

1936, 40, 47 " " " " ; also Giles Lee

6-412
2-266

204 7th St SW

189-416
12/22/1953 Edw H & Addie M Lee, John W & Carrie Lee, Clever L & Beatrice Lee, Carrie W Lee (wid. Giles E), Mamie Lee Wood (wid. Hampton Lee), Hampton Lee Jr, Herman Lee, Hattie H. Lee (wid. Jeffers), Henrietta L & Wm. Scott → J L Hartman

204 7th St SW, 34' x 120'

same as 13-295

Edmond Lee died many yr ago, wife dec. 1935

13-295
11/25/1902 H P & Sadie R Porter → Edmond Lee $650

lot w/ bldgs & imprvts on E side 7th SW, #204

34' x 120'

southern part of 13-20

13-20
4/21/1902 W B & Maud H Gardner → H P Porter $1200

lot 84' on E side 7th SW x 120', w/ 2 brick houses

same as 12-133

12-133
10/1/1901 Annie E & W B Chisholm → W B Gardner $1200

lot 84' x 120' on E side 7th SW w/ 2 brick houses

same as 9/1/1899, fr James B Hawkins

rest of lot after Hawkins sold 2 lots to Morris & Va Deale

see plat 9-16

10-123
9/1/1899 James B & Mary A Hawkins → Annie E Chisholm $1200

84' x 120' lot on 7th SW w/ 2 brick residences

>1876
<1891

1 acre = 43,560 sq ft
1 rood = 10,890 " "
13 poles = 1,183 " "
55,633 " "

orig 188'x240' = 45,120 sq ft
- 43,560
1,560

4th Sw 55,633
- 43,560
12,070 ~ # >1.2 ac, <1¼ ac

1871 James B Hawkins ½ ac ¼ mi SW + 400 = 500
" " ¼ ac " " + — = 657

1872,73,74 J B Hawkins & Delevan + — = 657 fr JH Cocke est

1889,90 4th ~~Jas. B. Hawkins~~ ~~S side Main~~ ~~+ 1200 = 1500~~
~~4,90~~ " " " ~~+ 2000 2100~~

1891,94 " " S side C&O + 1200 = 1500
~~4,95~~ " " " " ~~Main~~ ~~+ 3500 + 4000 3 houses~~
1895 ~~1890~~ " " " " C&O + 1200 = 1500
1896 " " " " " + 700 = 1000
1896 " W " " " + 600 = 800 fr J B Hawkins

1899 Jas. B. Hawkins S " ice factory 200 + 200 = 400 Dave Washington to pay
1899 " " E " cross st 300 + 700 = 1000
1900 " " nl
" Annie E. Chisholm E " " " " " " fr J B Hawkins

1885,85,87,88,92,94,97,98,1900 J. B Hawkins ¾ ac (½ mS) 500 + 1300 = 1800
" " " " 1 11/20 " + 1200 = 1510 1885: off ½ ac Wm B Hawkins Chisholm to vacate
" " " " ¼ " + 100 = 250
" " " " lot + 2000 = 2100
~~1885~~ " " " ~~+ 0 = 200~~ 1/3, 1½ ac → Wm Gibbons
1885 ~~1892~~ " " 1 11/20 ac ¼ mW + 200 = 511
" " " ¼ " ¼ mW + 0 = 150
1878,77,80 " " 1¾ ac " " Delevan + 0 = 350 fr R. Shaw
" " ,80 " " ¼ " " " + 800 = 1000
1877,78,79 " " 1 ac 1 rood 13 P Delevan + 0 = 532 ½ ac → Marguerite Harris
1880 " " 1 ac + 0 = 400
" " " ⅔ + 0 = 375
" 1 11/20 nl

188' × 240'

James B. Hawkins # 200 | Chisholm #204 | James W. Hawkins #208

1894 300 + 1200 = 1500
1895 600 + " = 1800
1896 300 + 700 = 1000 | 200+600=800
1897
1898
1899 " " " |
1900 0 | 300+700=1000 (2 houses) 84'×120
1901

1872-76 Jas. B. Hawkins Delevan + 0 = 632 fr Cook
1877-79 " " lac lr 13p " " = 532

1889-94 " " So Side C+O +1200 = 1500
1895 " " " " = 1800
1896-1899 " " " +700 = 1000 } +1300 = 1800
" Jas. W. " " +600 = 800 } fr J B Hawkins

1900 Jas. B. " mL ⅔
" Annie E. Chisholm 300+700 = 1000 fr J B Hawkins

shim's
window trim

204 4th St N

2-s, 2-bay (1st, 1 2nd), single pile, w/ 2-s rear wing making double pile

4 high found 4-c Am

4-c Am bond sides, 4-c Am-w/-F-lem facade

low-pitched gable roof, proj eaves & verges, SSM, boxed cornice

e 1 end chim (N)

— windows 6/6 w/

1-s veranda covers facade
steep shed roof, roll roofing
o fringe
pl sq piers, w/ a variety of railing types, incl simplified Chin. Chg.

ent door in 3 bay - 2-l rect transom
4 l/panel, molded trim

basement w/ 6-l hinged sash, door 5 l x l

— int chim recor w/ sm sqz

91
x 13
273
91
1183

30.25
x 3
90.75

2-3 rear wing w/ basement
nearly flat roof
6-7/2 dn bond
windows match
steep shed-roofed porch on 3 side encl w/ brick tarpaper

1880,82,86,~~83~~ 83,84	Jas B Hawkins	3/4a	1/4 m S	+ 1300 = 1800
" —	" "	1/4a	" "	+ 800 = 1000
" ,82,83,84	" "	2/5a	" "	+ - = 250
" ,82, " "	" "	1 a	" "	+ - = 400 1/2a → Rev. Harris
" 81 —	" "	1 3/4a	" "	+ - = 350
1882,83,84	" "	1 11/20	1/4 m W	+ 200 = 511 1/10 → W m Gibbons
" " "	" "	1/4 a	" "	+ 150 = 150
" " "	" "	Lot	1/2 W	+ 1050 = 1200
" " "	" "	"	" "	+ 325 = 400
1886,88	" "	1 11/20	E "	+ 1200 = 1511
" "	" "	1/4	" "	+ 100 = 250
" "	" "	Lot		+ 2000 = 2100

1872-1876	James B. Hawkins	Dalevan		632 + 0 = 632 fr Locke
1877-1879	" "	1 ar 1 r 13 p	"	532 + 0 = 532
1880-1881	" "	~~3 1/4a 1/4 m S~~		~~2100~~
1882-1884	" "	1 11/20	1/4 m W	311 + 200 = 511 1/10 → Gibbons
	" "			
1885-1888	" "	"	"	311 + 1200 = 1511
1889-1895	" "	5 side Main/Cro		300 + 1200 = 1500
1896-1899	" "	"	"	300 + 700 = 1000
1896	James W. Hawkins	"	"	200 + 600 = 800 fr J B Hawkins
1899	James B. Hawkins	E side road		300 + 700 = 1000
1890	" "	m l		
1900	Annie E. Chisholm	E side road		300 + 700 = 1000 fr J B Hawkins

Architectural And Historic Survey

Identification

STREET ADDRESS: 208 Seventh Street, SW
MAP & PARCEL: 29-74
CENSUS TRACT AND BLOCK:
PRESENT ZONING: M-1
ORIGINAL OWNER: James B. Hawkins
ORIGINAL USE: Rental Property (Residence)
PRESENT USE: Rental Property (Residence)
PRESENT OWNER: H-P Partnership
ADDRESS: P. O. Box 6451
Charlottesville, Virginia 22902

HISTORIC NAME: Hawkins-Parker House
DATE / PERIOD:
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 storeys
DIMENSIONS AND LAND AREA: 76.5' x 120' (9180 sq. ft.)
CONDITION: Fair
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1984
SOURCES: City/County Records City Directories
1877 Gray Map
Sanborn Map Co. - 1896, 1907, 1920

ARCHITECTURAL DESCRIPTION

This worker's cottage and the one next door, the survivors of a group of three, are early examples of a form very common in the city at the turn of the century. Nearly all others, however, were of frame construction. This cottage is two storeys tall, single pile, and two bays wide at the first level and one at the second, with a one-storey wing on the south side. It is set on a high foundation of brick laid in 7-course American bond. Wall construction is of brick laid in 8-course American with Flemish Bond on the facade and 7 & 9 course American Bond on the other sides and the wing. The main block has a medium-pitched gable roof with projecting eaves and verges, while the side ing has a high pitched gable roof. Both have boxed cornices, and ocmposition shingles have replaced the original standing-seam metal. There is an interior end chimney with a small cap at the south end of the main block. Windows throughout the house are double-sash, 6-over-6 light, with wooden sills and plain surrounds. They are the same height at both levels. A one-storey porch covers the facade of the main block. It has a steep shed roof covered with standing-seam metal, with exposed rafter ends, no frieze, plain square piers, and horizontal railing. The entrance door in the north bay of the facade has a 2-light rectangular transom. The side wing is lower ceilinged than the m ain block. On the facade, gable roof extends down over a veranda which has been enclosed with weather-boarding.

HISTORICAL DESCRIPTION

James B. Hawkins purchased a section of the Delevan Hotel property in 1869 (ACDB 64-170). According to tax records, he built three brick houess there between 1876 and 1889. In 1895, he deeded this house to his sone James W. Hawkins (City DB 6-412), who sold it two year later to Helen L. Morris (DB 8-334). Whit H. Parker contracted to buy the house in 1902 and received his deed in 1908 (DB 19-335). His family occupied the house for 77 years (City WB 4-185, 22-576). James M. Gregg and Diana p. Dale bought it in 1979 after the death of Parker's stepson Reuben Murray (City DB 406-524), and sold it the next year to H_P Partnership (DB 412-299).

29-74 ✓

76.5 x 120
M-1

#505

208 7th St SW

P.O. 6451

412-299	H-P Partnership	1980	plat 406-526
406-524	James M. Gregg & Diana P. Dale Gregg	1979	"
	Croalon W. Smith	1979	
WB 22-576	Reuben Murray (life est.)	1975	(her son)*
	Virginia Parker	1969	
	" " Brooks	1958	(mar.)
? ADD'L 146-416 ?	" "	1936	
	Will H. Parker		
	J. D. Morris		

2.5, ½ base, 1-fam, 5 rooms
brick found. & walk, metal gable roof
0 fireplaces
"old", cheap constr
1979 - rehab

4 room & bath cottage (bath added 1965) added 1955

* to grand-nephew, Krailand Smith, after son's death

76.5 x 120 = 9180

Sanborn—

in present form by 1896, even enclosed porch

208 7th St SW

406-524 Crealon W & Enid A Smith → James M Gregg & Diana F. Dale
10/1/1979 of 208 7th SW #21,500

208 7th St SW

same as 19-335, 7/30/1908, Helen L & JD Morris → Whit H Parker

Whit H. Parker dec 1936 (WB 4-185), leaving property to wife Va. Parker who m. Addison Brooks 1948. Brooks dec. before wife & she resumed Parker name. She dec 1978 (WB 22-576) & left life estate to Reuben Murray, her son by a previous marriage, to go to great nephew Crealon W. Smith after his death. Reuben Murray dec. 1979

19-335 Helen L & JD Morris → WH Parker #700
7/3/1908 lot 77' on E side 7th SW x 120'
contract 11/21/1902
same as 8-334, 10/2/1897, fr Chas B. Stevens, Jr
& 9-10, 3/30/1908, fr Va Dec'd (exchange strips)

8-334 Chas B Stevens & C Waller, under 1895 deed of trust fr. J. W.
12/2/1897 Hawkins (unmarried) (6-460) → Mrs Helen L. Morris #662
3rd lot on E side 7th ~~west~~ east of C&O RR
65' x 130'
~~part of~~
same as 11/2/1895, James B Hawkins → J W Hawkins
part of 3/20/1869, P B Cobill → James B Hawkins

6-412 James B & Mary A Hawkins → James W. Hawkins (their son)
11/27/1895 3rd lot....
part of ACDB 64-170

ALDB
64-170
3/20/1869

Philip B & Julia C B ~~Cabell~~ Cabell → James B. Hawkins #530
tract on Va Central RR near Ch'v
Lot 16 on plat of Delevan Property
188' on RR x 240' ~~back 5 to Cabell St~~ along Delevan St
to Cabell St

Meadowbrook
Geo. Davis

found.

(3-9814
605 Dixie Rd

208 7th St N

2-5, 2-bay (at 1st, 1 at 2nd), single pile
w/ 1-5 S wing

low found., basement above ground rear

5-c dm-w/-F lem facade, 7x9-c dm sides

med. gable roof, proj ~~eaves~~verges, ~~exposed rafter ends~~
comp. shingles, boxed cornice

1 int end chim (S) w/ cap

windows 6/6 w/ plain trim, & wooden sills 2 flt both levels

1-S veranda covers facade
steep shed roof, SSM, exposed rafter ends
pl sq ~~posts~~ piers, horiz railing
0 frieze
wooden floor

ent N bay:
2l-rect transom

obviously side hall plan; 1-fl; stair rises bet. walls

1-5 & base, south wing
steep gable roof, comp. shingles; boxed cornice
roof cont over veranda, now encl w/ weatherboarding
& matching window w/ arch trim (moved)
lower ceiling than main block
brick found. & walls
7-9" conc walls & found.

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville ***DHR Id#:*** **104-0213-0086**

Resource Identification

Property Name(s): ..... Hawkins-Lee House {Historic}
House, 204 7th Street SW {Function/Location}
Property Date: ..... ca 1880
Address(s): ..... 204 7th Street SW {Current}
County/Independent City: Charlottesville
City: .....
State, Zip: .....Virginia 22902
USGS Quad Name: ..... CHARLOTTESVILLE EAST
Surrounding area: ..... City

National Register Eligibility Status
Property is Historic (50 years or older)

This Property is associated with the Fifeville-Castle Hill Historic District [district]

Resource Description

Ownership Status: ..... Private
Acreage: 0.5

Primary Resource Exterior Componant Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Chimneys - None		
Foundation	Foundation - Split-level	Brick	Foundation - American Bond
Porch	Porch - 1-story, 2-bay	Wood	Porch - Post, Square
Roof	Roof - Gable	Metal	Roof - Standing Seam
Structural System	Structural System - Masonry	Brick	Structural System - Irregular Flemi
Windows	Windows - Double-hung	Wood	Windows - 6/6
Structural System	Structural System - Masonry	Brick	Structural System - American Bond

Site Description: .....
July 2006:
Located within the Fifeville-Castle Hill Historic District, this building lies on the east side of 7th Street, just south of its junction with the railroad tracks. The sloped site allows for an entrance at street level with a full-height basement and walk out in the rear. Mature trees are located in the rear yard which is accessed by a gravel driveway along the south side of the building. Concrete sidewalks extend along the street, parallel to the house. With little setback from the road, the building is surrounded by others of a similar scale along this street, although there has been some new construction across the street.

Secondary Resource Desc:
July 2006:
None

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Contributing

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

Contributing: 1.00 Total: 1.00

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville ***DHR Id#:*** **104-0213-0086**

Individual Resource Information

WUZIT:	Single Dwelling		
Est. Date of Construction:	1880 ca {Map/Site Visit}	*Accessed?*	
Primary Resource?	Yes	*Number of Stories:*	2.0
Architectural Style:	Other	*Condition:*	
Interior Plan Type:		*Threats to Resource:*	None Known

Description: July 2006:
This 2-story, 2-bay, side-passage-plan, gable-roofed brick building is laid in a 7-course American-with-Flemish bond on the facade and 7-course American bond on the sides and rear. The building is two bays wide on the first floor and one-bay wide at the second, with the window opening on the second floor lining up with the window on the first floor. The gabled roof is clad in standing-seam metal with no visible chimney, and the double-hung wood windows have 6/6-sash. Constructed ca. 1880, the house features a single transom over the door, overhanging eaves with a boxed cornice, a 2-bay porch with square posts, and a split-level brick foundation with basement entry on south side that is sheltered by a shed-roofed hood. A very tall, 2-story, rear brick wing on a full basement extends to the rear and has a side lean-to frame wing. The house is nearly identical to the one next door at 208 7th Street (104-213-0087).

Cemetery Information

Bridge Information

Historic Context(s): ..... Domestic

Historic Time Period(s):..... P- Reconstruction and Growth (1865 to 1914)

Significance Statement: July 2006:
This late-19th-century, 2-story, 2-bay, brick dwelling is almost identical to its neighbor (104-213-0087). This form (2 bays on the first floor, 1 bay on the second) is one found throughout the Fifeville-Castle Hill Historic District. Examples of this form are found along Grove, King, Spring, 7th and 7 ½ streets, although this is only one of two examples built of brick. Variations of this form have a front or side gable roof and the second-story window is sometimes centered. This house is also one of 18 brick buildings within the Fifeville-Castle Hill Historic District and is an Individually Protected historic property within the City of Charlottesville. According to research conducted by Eugenia Bibb in the spring of 1984, "James B. Hawkins purchased a section of the Delevan Hotel property in 1869 (ACDB 64-170). According to tax records, he built three brick houses there between 1876 and 1889. He sold the northern two houses to Annie E. Chisholm in 1899 (City DB 10-123). The property was sold twice more before Edmond Lee purchased this cottage, the center one of the group of three, in 1902 (DB 12-133; 13-20; 13-295). The Lee family owned and occupied the house for many years until the children of Edmond Lee sold it in 1955 to J. L. Hartman (DB 189-416), who sold it the next year to Frank B. Johnson (DB 189-450). After his death, Alice Walker bought the shares of the other heirs and obtained full ownership in 1966 (WB 9-238; DB 273-275)."

This is a contributing resource in the district. According to the 1895 City Directory, Miss F. E. Lumsden, no occupation given, lived here at that time. The 1898 City Directory indicates the house was occupied by Mrs. I. O. Ward; no occupation is given. According to the 1910 Census, Edmond Lee was classified as a mulatto and lived here with his wife, father, and six children. His occupation is listed as "railroad." One of his sons worked at the brickyard and another on the railroad. The Lee family owned the property until the mid-1950s.

Bibliographic Documentation

Reference #: 1
Bibliographic RecordType: ..... Deed
Author: .....
Citation Abbreviation: .....
Notes: .....

Reference #: 2
Bibliographic RecordType: ..... Map
Author: .....
Citation Abbreviation: .....
Notes: ..... Sanborn Insurance Map 1891
Grey's Map of Charlottesville, 1877

Reference #: 3
Bibliographic RecordType: ..... Census
Author: .....
Citation Abbreviation: .....
Notes: .....

Reference #: 4
Bibliographic RecordType: ..... Local Records
Author: .....
Citation Abbreviation: .....
Notes: .....

Ownership Information

Graphic Media Documentation

Medium	*Depository ID #*	*Photo Depository*	*Date*	*File Name*
35 MM B&W	23021	VDHR	2006/07/99	M. Kalbian

National Register Eligibility Information

Cultural Resource Management (CRM) Events

CRM Event # 1,
Cultural Resource Management Event: ..... Reconnaissance: Cost-Share
Date: 2006/07/99
Organization or Person: ..... Maral Kalbian
CRM Event Notes or Comments: ..... Survey conducted in connection with preparation of a National Register nomination for the Fifeville-Castle Hill Historic District for the City of Charlottesville

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville ***DHR Id#:*** **104-0213-0087**

Resource Identification

Property Name(s): ..... Hawkins-Parker House {Historic}
House, 208 7th Street SW {Function/Location}
Property Date: ..... ca 1880
Address(s): ..... 208 7th Street SW {Current}
County/Independent City: Charlottesville
City: .....
State, Zip: .....Virginia 22902
USGS Quad Name: ..... CHARLOTTESVILLE EAST
Surrounding area: ..... City

National Register Eligibility Status
Property is Historic (50 years or older)

This Property is associated with the Fifeville-Castle Hill Historic District [district]

Resource Description

Ownership Status: ..... Private
Acreage: 0.5

Primary Resource Exterior Componant Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Chimneys - Interior end	Brick	Chimneys - Corbeled Cap
Foundation	Foundation - Solid	Brick	Foundation - American Bond
Porch	Porch - 1-story, 3-bay	Wood	Porch - Post, Square
Roof	Roof - Gable	Metal	Roof - Standing Seam
Structural System	Structural System - Masonry	Brick	Structural System - American Bond
Structural System	Structural System - Masonry	Brick	Structural System - Irregular Flemi
Windows	Windows - Double-hung	Wood	Windows - 6/6

Site Description: .....
July 2006:
Located within the Fifeville-Castle Hill Historic District, this building lies on the east side of 7th Street, just south of its junction with the railroad tracks. The sloped site allows for an entrance at street level with a full-height basement and walk out in the rear. Mature trees are located in the rear yard which is accessed by a gravel driveway along the south side of the building. A picket fence extends along the front yard and a wooden gate with concrete walk leads to the front porch. A gravel driveway along the south side leads to the outbuilding. Concrete sidewalks extend along the street, parallel to the house. With little setback from the road, the building is surrounded by others of a similar scale along this street, although there has been some new construction across the street.

Secondary Resource Desc:
July 2006:
Large shed located in rear yard.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Contributing
1	Shed	Contributing

NR Resource Count:

#	NR Resource Type	Contributing Status
2	Building	Contributing

Contributing: 2.00 Total: 2.00

Department of Historic Resources
Reconnaissance Level Survey

Charlottesville ***DHR Id#:*** **104-0213-0087**

Individual Resource Information

WUZIT: ..... Shed

Est. Date of Construction: .... 1945 ca
Accessed? .....
Primary Resource? ..... No
Number of Stories: 0.0
Interior Plan Type: .....
Threats to Resource: .....

Description: July 2006:
This fairly large 1-story, shed-roofed shed is clad in T-111. According to local historian Ann Carter, these were originally cottages that were rented out by Mr. Reuben Murray, stepson of Whit Parker (owner of the house) in the 1940s. They have now been converted into a shed.

WUZIT: ..... Single Dwelling

Est. Date of Construction: .... 1880 ca {Map/Site Visit}
Accessed? .....
Primary Resource? ..... Yes
Number of Stories: 2.0
Architectural Style: ..... Other
Condition: .....
Interior Plan Type: .....
Threats to Resource: ..... None Known

Description: July 2006:
This 2-story, 2-bay, side-passage-plan, gable-roofed brick building is laid in a 7-course American-with-Flemish bond on the front and 7-course American bond on the sides and rear. The building is two bays wide on the first floor and one bay wide at the second, with the window opening on the second floor lining up with the window on the first floor. The gabled roof is clad in standing-seam metal with an interior-end brick chimney, and the double-hung wood windows have 6/6-sash. Constructed ca. 1880, the house features a single transom over the door, overhanging eaves with a boxed cornice, and a split-level brick foundation. The 3-bay, full-width, shed-roofed front porch has square posts and a 3-rail balustrade. A one-story, gable-roofed brick wing extends to the south. The one-bay wing has an integral front porch that has been enclosed with weatherboarding. The house is nearly identical to the house located at 204 7th Street (104-213-0086), although this one has a side brick wing and an interior brick chimney.

Cemetery Information

Bridge Information

Historic Context(s): ..... Domestic

Historic Time Period(s):..... P- Reconstruction and Growth (1865 to 1914)

Significance Statement: July 2006:
This late-19th-century, 2-story, 2-bay, brick dwelling is almost identical to its neighbor (104-213-0087). This form (2 bays on the first floor, 1 bay on the second) is one found throughout the Fifeville-Castle Hill Historic District. Examples of this form are found along Grove, King, Spring, 7th and 7 ½ streets, although this is only one of two examples constructed of brick. Variations of this form have a front or side gable roof and the second-story window is sometime centered. This house is also one of 18 brick buildings within the Fifeville-Castle Hill Historic District and is an Individually Protected historic property within the City of Charlottesville. According to research conducted by Eugenia Bibb in the spring of 1984, "James B. Hawkins purchased a section of the Delevan Hotel property in 1869 (ACDB 64-170). According to tax records, he built three brick houses there between 1876 and 1889. In 1895, he deeded this house to his son James W. Hawkins (City DB 6-412), who sold it to years later to Helen L. Morris (DB 8-334). Whit H. Parker contracted to buy the house in 1902 and received his deed in 1908 (DB 19-335). His family occupied the house for 77 years (City WB 4-185, 22-576). James M. Gregg and Diana P. Dale bough it in 1979 after the death of Parker's stepson Reuben Murray (City DB 406-524), and sold it the next year to H P Partnership (DB 412-229)."

This is a contributing resource in the district. According to the 1910 Census, Whit H. Parker, classified as a mulatto, lived here and worked as a laborer at the brickyard.

Bibliographic Documentation

Reference #: 1
Bibliographic RecordType: ..... Deed
Author: .....
Citation Abbreviation: .....
Notes: .....

Reference #: 2
Bibliographic RecordType: ..... Map
Author: .....
Citation Abbreviation: .....
Notes: ..... Sanborn Insurance Map 1891
Gray's Map of Charlottesville 1877

Reference #: 3
Bibliographic RecordType: ..... Census
Author: .....
Citation Abbreviation: .....
Notes: .....

Reference #: 4
Bibliographic RecordType: ..... Local Records
Author: .....
Citation Abbreviation: .....
Notes: .....

Ownership Information

Graphic Media Documentation

Medium	*Depository ID #*	*Photo Depository*	*Date*	*File Name*
35 MM B&W	23021	VDHR	2006/07/99	M. Kalbian

National Register Eligibility Information

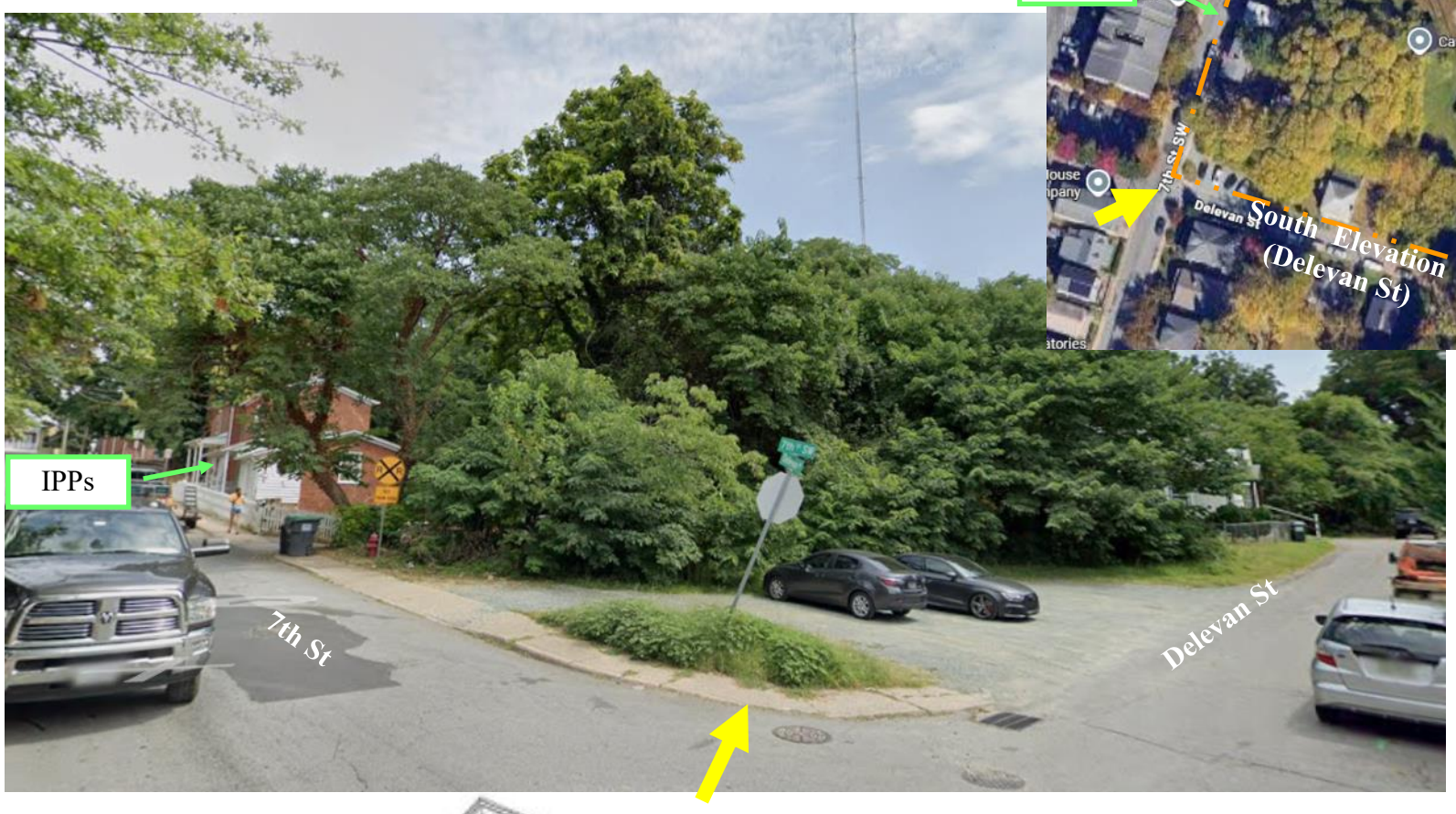
Cultural Resource Management (CRM) Events

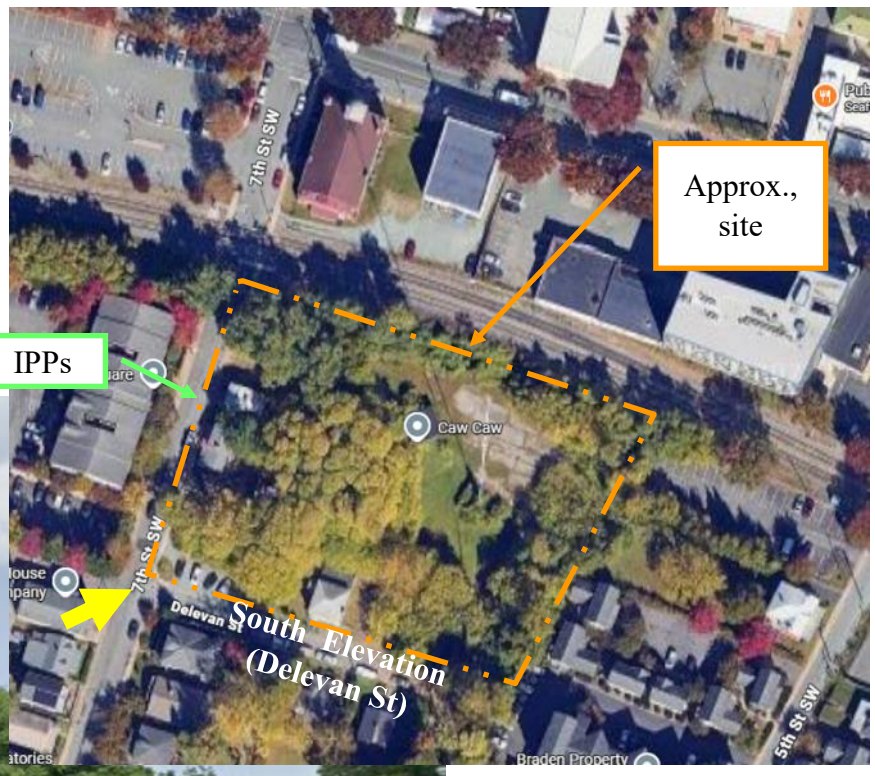
CRM Event # 1,

Cultural Resource Management Event:	Reconnaissance: Cost-Share
Date:	2006/07/99
Organization or Person:	Maral Kalbian
CRM Event Notes or Comments:	Survey conducted in connection with preparation of a National Register nomination for the Fifeville-Castle Hill Historic District for the City of Charlottesville

Attachment 2: The Mark, 7th St SW: <u>Reduced massing on Delevan St</u>

(For 12-16-2025, BAR staff notes 12-11-2025: For reference only.)





E MARK
ARLOTTESVILLE
Monday, November 18, 2025

EXECUTIVE SUMMARY:
PROPOSED MASSING REDUCTION

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

12

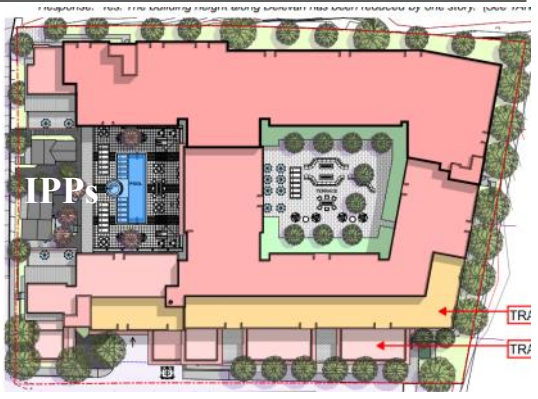
Attachment 2: The Mark, 7th St SW: <u>Reduced massing on Delevan St</u>

(For 12-16-2025, BAR staff notes 12-11-2025: For reference only.)

West Elevation (at 7th St) August 19, 2025

West Elevation (at 7th St) November 18, 2025 - Reduced massing at south elevation

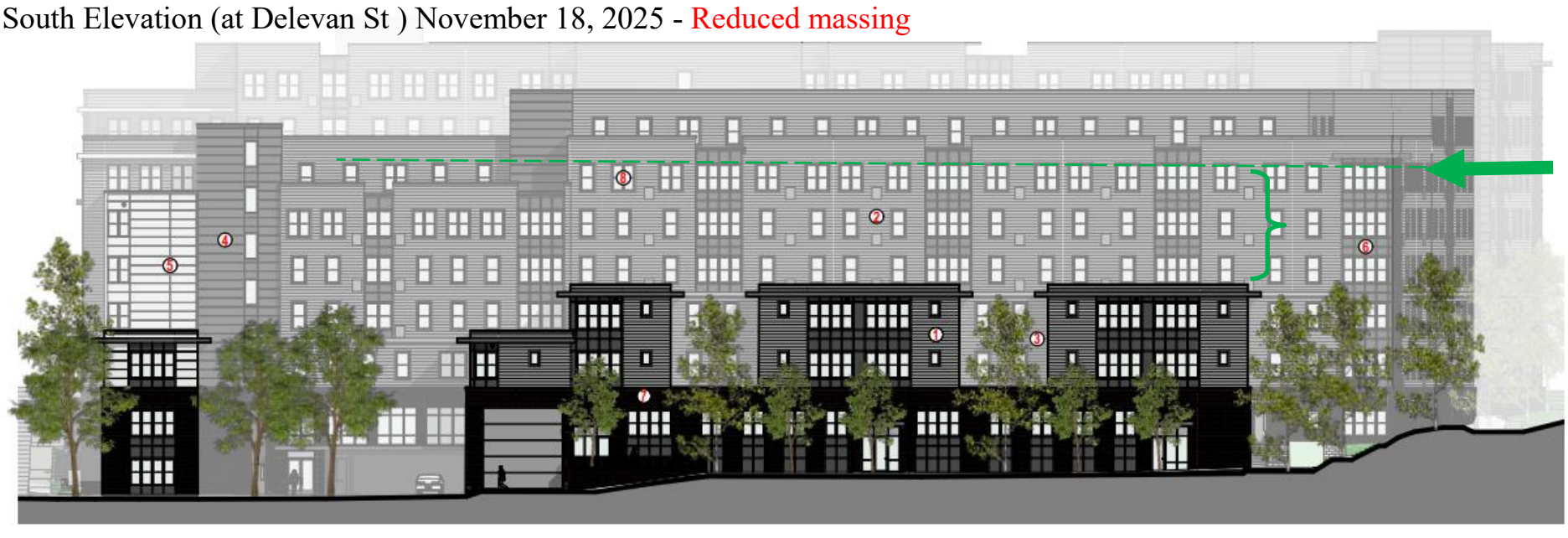
West Elevation (7th St)



South Elevation (Delevan St)

South Elevation (at Delevan St) August 19, 2025

South Elevation (at Delevan St) November 18, 2025 - Reduced massing

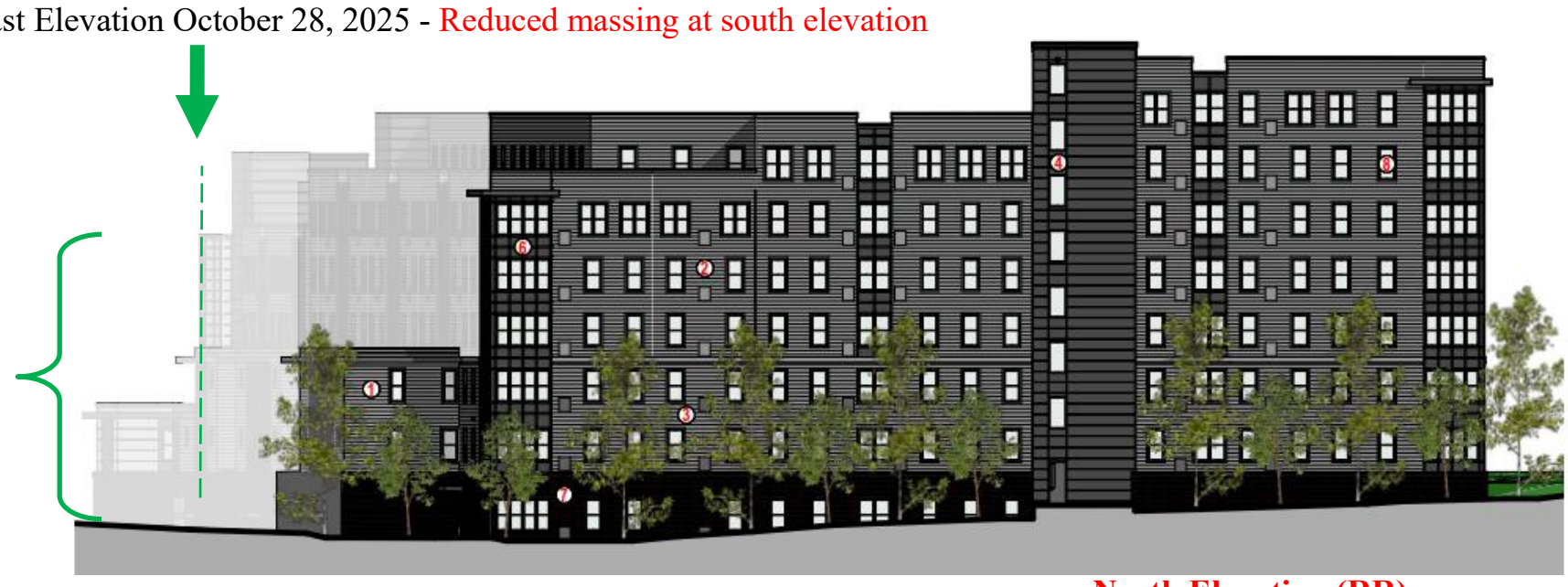


Attachment 2: The Mark, 7th St SW: <u>Reduced massing on Delevan St</u>

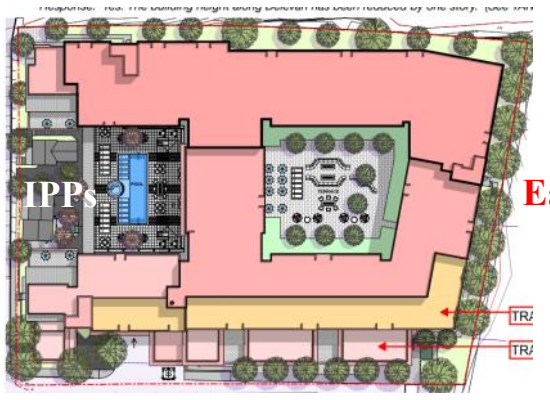
(For 12-16-2025, BAR staff notes 12-11-2025: For reference only.)

East Elevation August 19, 2025

East Elevation October 28, 2025 - Reduced massing at south elevation



North Elevation (RR)



East Elevation

North Elevation (at RR) August 19, 2025

North Elevation (at RR) October 28, 2025 - No significant change

CITY OF CHARLOTTESVILLE
Department of Neighborhood Development Services
City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.gov

November 13, 2025

Timmons Group
Attn: Clint Shifflett
608 Preston Avenue
Charlottesville, VA 22902

RE: The Mark at Charlottesville (204 7th Street SW) Major Development Plan (PL-25-0145)
1st Submission Comments

Dear Applicant:

Thank you for presenting the Major Development Plan for the above referenced development initially on October 6, 2025. The application was reviewed by the Director of Planning or equivalent official and the plan is hereby denied due to deficiencies in specific ordinances, regulations, and/or policies outlined in this letter. Please address these deficiencies and re-submit your plan by February 11, 2026, per Section 34-5.2.9 and Development Review Procedures Manual Section 2.4. Per Development Review Procedures Manual Section 2.4, there are three (3) review cycles remaining under the current application. Deficiencies identified with (MDP) must be addressed prior to approval of the Major Development Plan. Deficiencies identified with (FSP) must be addressed prior to approval of the Final Site Plan.

City Staff have made a good faith effort to identify all deficiencies within this submission; however, in the event that there remains any other deficiency which, if left uncorrected, would violate local, state or federal law, regulations, or mandatory engineering and safety requirements, such other deficiency shall not be considered, treated or deemed as having been approved. These comments are based on the current submission; future submissions may generate additional comments.

Please revise the materials and resubmit in the Cityworks portal application. If you have questions, please feel free to contact me at 434-970-3453 or raineyc@charlotesville.gov and I will be happy to assist you.

Sincerely,
Carrie Rainey, RLA, AICP
City Planner

C: LCD Acquisitions, LLC. Attn: Hamilton Reynolds, hamilton.reynolds@landmarkproperties.com

Neighborhood Development Services

Planning – Carrie Rainey

General

1. (MDP) Please reference the published plan set comments in your application portal for additional comments.
2. (FSP) Please note approval of the Major Development Plan does not constitute Final Site Plan approval. The proposed retaining walls into Delevan Street right-of-way may require approval by City Council per City Charter Section 42 and City Code Sections 28-12 and 28-13 prior to final site plan approval. Please coordinate with the City Engineer on this process.
3. (MDP) Please note the following applications must be approved prior to Major Development Plan approval:
    a. Per Development Review Procedures Manual Section 2.4 and Section 34-4.5.4.C, a Traffic Demand Management (TDM) plan is required for any project with over 50,000 square feet of gross floor area. The project exceeds the threshold requiring a TDM Plan. **The project exceeds the threshold requiring a TDM Plan.**
    b. Per Development Review Procedures Manual Section 4.2, a Community Meeting held by the applicant is required for any project requiring a TDM plan. Please reach out to me directly with any questions on the Community Meeting scheduling. **Please reach out to me directly with any questions on the Community Meeting scheduling.**
    c. Per Development Review Procedures Manual Section 2.4 and Sections 34-2.9.3, 34-5.1.5, and 34-5.2.7, a Certificate of Appropriateness for Historic Review must be issued by the Board of Architectural Review. **The project is within the Individually Protected Properties (IPP) Overlay District and requires a Certificate of Appropriateness.**
    d. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.6, any required Administrative Modification must be approved by the Administrator, if applicable. Please see Sections 34-5.2.1 and 34-5.2.11 for more information.
    e. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.4, any required Variance must be approved by the Board of Zoning Appeals. Please see Sections 34-5.2.1 and 34-5.2.12 for more information. Per Development Review Procedures Manual Section 2.7.2, an application must be submitted for consideration of a Variance.
    f. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.2, any required Special Exception Permit must be approved by City Council, if applicable. Please see Sections 34-5.2.1 and 34-5.2.15 for more information.
    g. Per Section Development Review Procedures Manual Section 2.4 and Section 34-4.4.5.E, any required exception from Streetscape Standards must be granted by the Administrator, if applicable. **To apply for an exception from Streetscape Standards, please submit a written request per Section 34-.4.4.5.E with the resubmission of this Major Development Plan.**
4. (FSP) Please note approval of the Major Development Plan does not constitute Final Site Plan approval. The City's Agent will not sign the final site plan until all required subplans

and applications, as referenced in Development Review Administration Manual Section 2.4, are approved:

a. Developments requiring a stormwater management plan must complete and record a Stormwater Maintenance Agreement per Section 10-56(a). Per Section 34-6.6.1.C applicable per Development Review Procedures Manual Section 2.4 and Sections 34-4.6.5 and 34-4.1.2.A, a maintenance easement plat must be prepared to provide access for maintenance and inspection purposes. Per Section 10-56(a)(1), the agreement must be approved and signed prior to approval of the Stormwater Management Plan and final site plan. Proof of recordation must be submitted to the VSMP Administrator prior to the issuance of a land disturbance permit. Please coordinate with the VSMP Administrator on these applications.
b. Per Development Review Procedures Manual Section 2.4, Affordable Dwelling Unit Monitoring and Procedures Manual Section 3.2, and Section 34-4.2.2, an Affordable Dwelling Unit Certification from the Office of Community Solutions is required. Any project with residential units is required to complete an Affordable Dwelling Unit Certification application whether or not the project is subject to an Affordable Dwelling Unit requirement. Please contact the Office of Community Solutions for questions or procedures to obtain the Certification. The application form is available here: https://charlottesville.gov/DocumentCenter/View/11489/ADU-certification-application
c. Per Development Review Procedures Manual Section 2.4 and Sections 34-4.1.1, 34-4.9.1.C, and 34-5.1.6, a Tree Removal Permit must be approved by the Administrator, if applicable. Please see Sections 34-5.2.1 and 34-5.2.10.A.1 for more information. **The project proposes removing trees 8-inch in caliper or more and requires a Permit.**
d. Per Development Review Procedures Manual Section 2.4 and Section 34-5.1.2, any required Critical Slope Special Exception must be approved by City Council, if applicable. Please see Sections 34-5.2.1 and 34-5.2.16 for more information. **No Critical Slopes are within the project area. No further action required.**
e. Per Section Development Review Procedures Manual Section 2.4 and Section 34-4.4.3.F, any required exception from the street grade requirement must be granted by the Traffic Engineer, if applicable.
f. Bonds required for subplan approval, including bonds for public improvements, erosion & sediment control, and stormwater management facilities, as applicable, in the amounts approved by the agent administrating the subplan must be submitted and accepted by the City Attorney's Office prior to final site plan approval.
g. The subdivision plat, if applicable, must be submitted, approved, and recorded in the City's land records prior to final site plan approval per Development Review Procedures Manual Section 2.6 and Section 34-6.7.3.
h. Public easements and deeds required for approval per Sections 34-4.3.3., 34-4.4.5.A.3, 34-4.6.3, 34-4.6.4, 34-6.2.2, and 34-6.6.1 must be approved by the administering department and recorded in the City's land records prior to final site plan approval per Development Review Procedures Manual Section 2.6 and Section 34-6.7.3.

5. Please note: pursuant to state law, whether or not specific improvements depicted on this site plan will satisfy requirements of the Americans With Disabilities Act, or other standards set forth within the Virginia Uniform Statewide Building Code (USBC), is subject to review and determination by the Building Code Official. The Site Plan Agent's approval of this site plan does not constitute any determination that off-street parking, improved surfaces, vertical or horizontal sidewalk clearances, parking space dimensions and slopes, or ingress/egress from parking to building entrances, or any other improvements, comply with ADA requirements or other requirements set forth within the USBC. Relative to requirements of the ADA/ USBC, any deficiencies—even if apparent on this site plan—shall not be considered, treated or deemed as having been approved by the Site Plan Agent. (See, e.g., Sections 34-4.5.4.C.2, 34-4.5.5.C.5, 34-4.5.3, 34-4.5.1, 34-4.5.5.C.2, et al.).
6. Reminder: per Section 34-6.5.1.A, relevant to this development per Section 34-4.1.2.A, all site-related improvements shall be completed prior to the first certificate of occupancy for any building, unless a written agreement with the City is completed to lay out specific phasing of site-related improvements. Such agreement shall be signed by all relevant parties and recorded by the applicant.
7. (MDP) Proposed lighting fixture information and photometric plans are required for any proposed lighting to demonstrate compliance with Section 34-4.12 per Development Review Procedures Manual Section 2.4. Please revise.

Sheet C0.00

8. (MDP) Per Development Review Procedures Manual Section 2.4, please update the plan title from "Major Development Site Plan" to "Major Development Plan."
9. (MDP) Per Development Review Procedures Manual Section 2.4, please include the Individually Protected Property (IPP) Overlay District per Section 34-2.9.3.B for impacted parcels under Zoning in the *Site Data* section.
10. (MDP) Per Development Review Procedures Manual Section 2.4, please indicate the proposed uses for the IPP structures per Section 34-3.2 or confirm no additional uses are proposed.
11. (MDP) Per Development Review Procedures Manual Section 2.4, please provide bicycle parking calculations for short- and long-term bicycle parking spaces demonstrating compliance with Section 34-4.5.2.C.1. Please ensure bicycle parking is provided for all proposed uses.
12. (MDP) Per Development Review Procedures Manual Section 2.4, please indicate the proposed phasing of the project.
13. (MDP) Per Development Review Procedures Manual Section 2.4, please update the Site Lighting Notes section of Site Data to reference requirements of Chapter 34-4.12 in addition to the Standards and Design Manual.

Sheet C2.00

14. (MDP) Per Development Review Procedures Manual Section 2.4, please show the Delevan Street right-of-way southern boundary.

Sheet C2.01

15. (MDP) Per Development Review Procedures Manual Section 2.4, please show the Delevan Street right-of-way southern boundary.

16. (MDP) The *Demolition Plan* indicates property lines for TMPs 290074000, 290075000, and 290076000 will be vacated, but TMP 290073000 is shown to remain. The *Layout and Utility Plan* indicates the new building will be located over the property line for TMP, which is not permitted. If property lines for TMP 290073000 are to be vacated, please revise the *Demolition Plan* to show the vacation per Development Review Procedures Manual Section 2.4.
17. (MDP) The *Layout and Utility Plan* indicates the new building will be placed over the existing trees on the northwestern corner of the project. However, the *Demolition Plan* does not indicate these trees will be removed. Please revise or clarify per Development Review Procedures Manual Section 2.4.
18. (MDP) The *Layout and Utility Plan* indicates a new retaining wall and street paving will be placed over existing trees in the Delevan Street right-of-way. However, the *Demolition Plan* does not indicate any of these trees will be removed. Please revise or clarify per Development Review Procedures Manual Section 2.4.

Sheet C4.00

19. (MDP) Per Development Review Procedures Manual Section 2.4, please identify the location and facility design for short-term bicycle parking per Section 34-4.5.2.C. Per Section 34-4.5.2.C.2.b.i, short-term bicycle parking spaces must be publicly accessible and within 100-ft on the building containing the uses served by the parking spaces.
20. (MDP) Per Section 34-4.5.2.C.2.c.ii, long-term bicycle parking must be a locked room, bicycle locker, area enclosed by a fence with a locked gate, or area within view of an attendant or security guard or monitored by camera. The proposed bicycle parking on the structure parking floor do not appear to meet these criteria. Please revise or clarify per Development Review Procedures Manual Section 2.4.
21. (MDP) Per Development Review Procedures Manual Section 2.4, please show the southern boundary of the Delevan Street right-of-way. It is not clear whether proposed improvements including new paving and retaining walls are located on private property south of Delevan Street. All impacted properties must be included in the application and Site Data per Development Review Procedures Manual Section 2.4.
22. (MDP) Per Section 34-4.4.5.A.2.b, the greenscape zone is between the clear walk zone and public right-of-way. The proposed Streetscapes on 7th Street SW and Delevan Street do not meet this requirement. Please revise the design or submit a Streetscape Exception request letter with the resubmission of the final site plan. Please see Comment 3g for more information.
23. (MDP) 7th Street SW and Delevan Street are designated as Local Streets on the Street Typology Map, requiring a 6-ft sidewalk (Clear Walk Zone) and 5-ft landscape buffer with greenscape trees (Greenscape Zone) per Section 34-4.4.5.A.1. The proposed streetscapes on 7th Street SW and Delevan Street do not meet this requirement. Please revise the design or submit a Streetscape Exception request letter with the resubmission of the final site plan. Please see Comment 3g for more information.

Sheet C5.00

24. (MDP) Per Development Review Procedures Manual Section 2.4, please show the Delevan Street right-of-way southern boundary.
25. (MDP) Per Development Review Procedures Manual Section 2.4, please also indicate the height of proposed retaining walls in the front and side street yards as measured

per Sections 34-4.8.2.C.1.c and 34-4.8.1.D.1. Please note, per Section 34-2.3.3.B.6, walls in the 7th Street SW yard may be a maximum of 4-ft tall and walls in the Delevan Street yard may be a maximum of 6-ft tall.

Sheet SK-298

26. (MDP) Per Development Review Procedures Manual Section 2.4 and Sections 34-4.9.1.D.1 and 34-4.9.2.C.1.a, please provide proposed tree species and resulting canopy calculations per the Comprehensive Tree List.
27. (MDP) Per Development Review Procedures Manual Section 2.4, please demonstrate compliance with Section 34-4.4.5.C.2.b on 7th Street SW and Delevan Street. Please note, per Section 34-4.4.5.C.2 greenscape trees must be large trees unless overhead utility lines require smaller trees, to be planted 15-ft on-center, on average.

Sheet SK-299

28. (MDP) The *Streetscape* sheet and other sheets in the *Zoning Compliance Analysis* packet indicate 6-ft of clear walk zone is provided on Delevan Street. However, the *Layout and Utilities* sheet indicates a 5-ft clear walk zone is provided. Please revise or clarify per Development Review Procedures Manual Section 2.4.

Sheet SK-302

29. (MDP) Per Sections 34-2.10.13.A.3.c, 34-4.5.1.B.2, and 34-4.5.1.C.3.a.i.d, vehicular access does not qualify as a Street-Facing Entry. Therefore, the spacing between Street-Facing Entries on Delevan Street in the vicinity of the garage entry is more than the permitted 60-ft maximum spacing. Please revise or clarify per Development Review Procedures Manual Section 2.4.

Neighborhood Development Services

Building Official – Chuck Miller

30. No comments were provided.

Neighborhood Development Services

Assistant Preservation Planner – Kate Richardson

31. (MDP) An approved CoA from the BAR is required given the proposed development interacts with two Individually Protected Properties (IPPs). Sections 34-2.9.3, 34-5.1.5, and 34-5.2.7.

Neighborhood Development Services

Housing Program Manager – Madelyn Metzler

32. (FSP) Per Development Review Procedures Manual Section 2.4, Affordable Dwelling Unit Monitoring and Procedures Manual Section 3.2, and Section 34-4.2.2, an Affordable Dwelling Unit Certification will be required prior to obtaining final site plan approval. Please contact the Acting Housing Program Manager for questions or procedures to obtain the Certification. The application form is available here: https://charlottesville.gov/DocumentCenter/View/11489/ADU-certification-application

City Manager's Office

ADA Coordinator – Paul Rudacille

33. No comments were provided.

Public Works

Engineering – Emily Smith

34. This application was reviewed by Public Works Engineering and no comments were generated.

Public Works

Traffic Engineering – Caleb Smith

35. (MDP) There was no prior engagement by the applicant regarding the study scope and methodology prior to the TIA submittal. Per Section 3.7.1.4 of the Standards & Design Manual, the trip generation for the site is supposed to be reviewed and approved prior to the study. The applicant has not yet furnished the TDM required by Section 4.5.4(C) of the Development Code.
36. (MDP) There are several discrepancies in the TIA. Section 5 indicates 608 beds and 157 units while Table 5.1 indicates 765 beds with the land use code 226. According to the desktop guide to the 10th edition of ITE's trip generation manual, code 226 does not exist. I assume code 225 is the intended use (off-campus student housing). The coversheet of the plan indicates the proposed use as "multi-family housing apartments" with a total of 180 units. These discrepancies in units and intended use(s) will certainly impact the number of trips generated by the proposed development.
37. (MDP) Many of the assumptions regarding the Fifeville traffic calming and one-way orientations may need to be revisited; these changes have not been implemented and may yet be changed. These alterations will fundamentally alter the counts taken under "existing conditions" and subsequent future analysis. No background developments (such as 501 Cherry) were included in the analysis.
38. (MDP) Site does not meet minimum clear walk or greenscape zones as enumerated in Section 4.4.5 (A.1) of the development code on 7th or Delevan Streets.
39. (MDP) Under existing conditions, 7th St has an AADT of 1,800 vehicles per day. Out of the future projected AADT for 7th St (4,400 total), close to 2,000 will use Delevan St. Delevan St. should be designed to meet GS-SSAR requirements (in addition to clear walk and greenscape zones) as presented in Appendix B of VDOT's Road Design Manual. An appropriate turnaround should also be provided as the terminus of the facility exceeds 150' from 7th St. (Appendix B of VDOT's Road Design Manual).
40. (MDP) The corner clearance for the garage entrance does not meet guidance provided in Appendix F of VDOT's Road Design Manual which will affect queuing on Delevan Street, particularly if the garage is controlled. It is also unclear how short-term parking is to be handled for things such as rideshare, UPS/Food deliveries etc. The parking spaces noted on the south side of Delevan should be dedicated for the use of the existing homes.

Utilities

Utilities – Drake Yang & Calvin Chan

For Major Development Plan:

41. (MDP) On Sheet C1.00, please delete Miscellaneous Note #7 and replace it with the following: "Roof drains that daylight through a sidewalk shall incorporate a traffic-rated

trench drain with a solid, removable, non-slip cover that is large enough to receive a minimum 4-inch pipe. Roof drains cannot be directed to send concentrated water over a sidewalk. All private storm drains from roof or foundation drains are required to be Schedule 40 PVC pipe at the right-of way line." **[SADM 5.3.1.3]**

42. (MDP) On Sheet C2.00, only City of Charlottesville natural gas and water are listed in the Utility Owners note. Please identify other utility owners such as sanitary sewer, stormwater, electric/telecom, etc. in either the Utility Owners list or via notes on the plan sheet. **[SADM 9.7]**
43. (MDP) On all applicable sheets, please show the utility service connections for 600 and 606 Delevan St. Please also show the linework for the edge of ROW and property lines on the South side of Delevan St. **[SADM 9.7]**
44. (MDP) On all applicable sheets, please show all existing and proposed utility infrastructure to scale. This includes manholes, meter boxes, drainage inlets and other structures in both plan and profile view, as applicable. Manholes are typically 5-foot O.D. structures. **[SADM 9.7]**
45. (MDP) On all applicable sheets, please label the material for all existing sanitary sewer lines. **[SADM 9.7]**
46. (MDP) On all applicable sheets, please ensure all existing and proposed manholes are labeled with top elevation, invert in elevations and invert out elevation. If existing manholes have changes to the inverts in/out or top elevation, please clearly label this as a proposed modification. **[SADM 9.7]**
47. (MDP) On all applicable sheets, please utilize a naming convention to refer to existing sanitary and storm structures. This will greatly aid in identifying specific structures moving forward. **[SADM 9.7]**
48. (MDP) On all applicable sheets, please review the limits of disturbance and ensure it encompasses all areas of work, including those for utility connections and demolitions. **[SADM 9.7]**
49. (MDP) On all applicable sheets, please review the designation for the storm pipe running East toward TMP 29-67 from the manhole toward the East end of Delevan St. City records indicate the pipe is a private line serving a BMP for the 5th Street Flats Condominium site. **[SADM 9.7]**
50. (MDP) On Sheet C2.01 and other applicable sheets, the storm pipe running Northeast toward the project site from the manhole toward the East end of Delevan St is not called out to be demolished, but also is not shown in the proposed conditions. On Sheet C3.03, there is a note that the pipe is assumed to have an inlet at the end, but this is not captured on any other sheets. Please clarify the intended demolition scope for this line. **[SADM 9.7]**
51. (MDP) On Sheet C2.01 and other applicable sheets, please indicate the 1.5-inch galvanized water line in Delevan St shall be abandoned. The connection shall be capped directly at the tee and the valve/valve box shall be removed. The existing water meter and service line for 613 Delevan St shall be demolished since the building is to be removed. **[SADM 9.7]**
52. (MDP) On Sheet C2.01 and other applicable sheets, please indicate that the existing sanitary sewer services for buildings to be removed shall be demolished back to the

main. This includes the line serving 613 Delevan St, as well as the invert in for the manhole toward the East end of Delevan St. **[Appendix F-2.03.C]**

53. (MDP) On Sheet C4.00 and other applicable sheets, structures shall not be built within 10-feet of utility mains and associated integral structures. Portions of the proposed building and retaining walls do not meet this separation with the existing storm line in 7th St SW. Please clearly delineate the furthest extent of all structural foundations and ensure they meet this separation requirement. **[Sec. 31-3]**
54. (MDP) On Sheet C4.00 and other applicable sheets, a portion of the proposed retaining wall at the East end of Delevan St is within the ROW. For all proposed retaining walls and building foundations, no tiebacks, geogrid, or other structural component can extend into City ROW (including temporary sheeting and shoring) without express written approval of City Council. It is the City's intent that no structural components be installed in City ROW as these will be an obstruction that could be encountered in the future when the City excavates in ROW. For all proposed retaining walls, if there are City utility lines in the vicinity, please add a note that the walls shall be designed such that the City can excavate a trench centered on our infrastructure, 5-feet wide for pipes and extending at least 3-feet from the outside edge for structures, to a depth of 1-foot below the invert, and this excavation will not affect the wall, its footer, tiebacks or any other feature related to its structural integrity. **[Charter Sec. 14; Sec. 31-3]**
55. (MDP) On Sheet C4.00 and other applicable sheets, please replace the 8x4-inch reducer with an 8x4-inch tee that is capped at the dead-end leg. Please adjust the placement of the water meter vault such that it is located outside the sidewalk, and outside the path of egress traffic for the building. The 90° bend on the public side of the meter vault shall be located immediately outside the vault, and for a 3-inch meter a 4x3-inch reducer shall also be installed immediately outside the vault. Please provide a minimum of 10-feet separation from the outside edge of the meter vault to the closest point of the building wall or foundation. **[SADM 9.2.2.16]**
56. (MDP) On Sheet C4.00 and other applicable sheets, the water services for 600 and 606 Delevan St shall be reconnected to the proposed 8-inch water main extension. [**SADM 9.7]**
57. (MDP) On Sheet C4.00 and other applicable sheets, in the annotation for the proposed water main extension tie-in, please remove "for fire line" from the note for the 8x8-inch cut-in tee. **[SADM 9.7]**
58. (MDP) On Sheet C4.00 and other applicable sheets, please represent all cut-in tees with a consistent symbol. **[SADM 9.7]**
59. (MDP) On Sheet C4.00 and other applicable sheets, the existing water line in 7th St SW is 4-inch CI to the North of the two valves in front of 204 7th St SW. Please remove the conflicting note indicating this segment as "Existing 8-inch DIP". Details on the City water line upgrade plans are TBD and will be coordinated further at the Final Site Plan stage.
60. (MDP) On Sheet C5.00 and other applicable sheets, please show how the proposed trench drain at the vehicular entrance will connect to the storm system. **[SADM 9.7]**
61. (MDP) On Sheet C5.00 and other applicable sheets, please show the size and material for all proposed storm pipes. **[SADM 9.7]**

62. (MDP) On Sheet C5.00 and other applicable sheets, storm pipe P3 shall connect perpendicularly to the existing storm drain in the ROW instead of running diagonally to STR 2. Also, storm pipes P3 and P5 are sized at 18-inches while the existing downstream storm infrastructure is comprised of 12-inch or 15-inch pipes. Larger diameter storm pipes shall not tie into existing small diameter pipes. Please verify that stormwater quantity requirements can be met in the proposed configuration after these requirements are addressed. **[SADM 5.3.1.3]**
63. (MDP) On Sheet C5.00 and other applicable sheets, proposed doghouse manhole STR 20 ties into a storm line that City records indicate to be a private pipe serving a BMP for the 5th Street Flats Condominium site. Private drainage systems shall connect directly to the public system rather than to another private system. **[SADM 5.3.1.3]**
64. (MDP) On all applicable sheets, please show where proposed electrical / telephone / cable / fiber-optic service is provided to the proposed building. Please clearly differentiate between above ground and below ground lines. **[SADM 9.7]**
65. (MDP) Please include a landscape plan or otherwise indicating where trees will be planted. Please ensure a minimum of 10-feet tree-to-utility spacing is provided everywhere. **[SADM 10.2.1]**
66. (MDP) Please either remove the profiles shown on Sheet C7.00, or provide the additional utility profiles needed to complete a thorough review. Utility profiles are not required at the Major Development Plan stage, but if included they are subject to full review. **[Development Review Procedures Manual]**

For Final Site Plan:

67. (FSP) Since the proposed average daily sewer flow is greater than 40,000 GPD, a capacity study demonstrating the adequacy and ability of the downstream sewer collection system to serve the proposed development shall be required. A flow acceptance letter from RWSA will also be required prior to Final Site Plan approval, which will be submitted by the City on behalf of the applicant. **[SADM 9.3.1.2; Appendix F-2.01.B]**
68. (FSP) Utility configurations, utility profiles, demand calculations & capacities, erosion & sediment control details, etc. will be reviewed in further detail at the Final Site Plan stage.
69. (FSP) Easements requirements will be reviewed in further detail at the Final Site Plan stage. In general, wherever City utility infrastructure is located on private property or within 10-feet of the edge of ROW, Public Utility Easements will be required such that a 20-foot wide clear workspace is provided, including for fire hydrants and water meter vaults. Easement plats shall be provided for review prior to approval of the Final Site Plan.
70. (FSP) Bond Estimates for public improvements will be reviewed in further detail at the Final Site Plan stage.

<u>Utilities</u>

Gas Utilities – Chuck Drennen

71. (MDP) On all applicable sheets, please show the proposed gas service line and meter location.

Fire Department

Fire Department – Jonathan Williams

72. (FSP) No fire department comments related to the proposed Major Development Plan Review. All comments will be noted during Site Plan reviews.

Transit

Senior Project Manager – Bruce White

73. This application was reviewed by the Transit Department and no comments were generated.

Parks and Recreation

Urban Forester- Steve Gaines

74. (MDP) Please adhere to street trees, residual trees, parking lot screening and interior landscaping specifications (as specified in Charlottesville City Code Division 4.9).
75. (MDP) Please utilize city's current comprehensive tree list (https://www.charlottesville.gov/444/Urban-Forestry) when figuring tree canopy and putting planting schedule/species together. This project has a limits of disturbance area of 2.01 acres. Please present planting plan/tree species being installed to meet canopy requirements per Section 34-4.9.1.D.
76. (MDP) Recommendation: As this project intends to plant trees, please ensure that planting areas allow for adequate root development of trees and use quality soil media as specified in BMPs. If planting a large canopy tree in an area where roots will be compromised, the trees will become a hazard in the future.
77. (MDP) Recommendation: Use caution planting aggressively rooted trees in close proximity to sidewalks. The City recommends installing root barriers along the sidewalks to prevent cracking/heaving.
78. (MDP) Recommendation: This site plan has a large foot print – Please consider preserving large diameter trees on site.
79. (MDP) Trees being preserved in construction zones need to be identified early in the site plan process. Further, a tree preservation plan is necessary to ensure survival of the preserved trees through the development process per Section 34-4.9.1.D.2.d. Depending on species, time of year of construction, and careful planning – trees can be preserved on sites undergoing development despite some damage to root systems.
80. (MDP) Recommendation: Make sure all BMPS for tree/shrub installation are following guidelines in Standards Design Manual (and BMPs). Please ensure any damage to critical root zones are mitigated as much possible.
81. (MDP) Recommendation: Critical Slopes: Are trees being removed from Critical Slopes?
82. (MDP) Recommendation: Is this project taking place in riparian area/flood plain?

Rivanna Water and Sewer Authority (RWSA)

Civil Engineer – Dyon Vega

83. (FSP) RWSA will require a sewer flow acceptance prior to final site plan approval for each phase/block. The request will need to be sent to use by ACSA and will include the following:
    a. Estimated average daily dry weather sewage flow (ADDWF)
    b. Point of connection into RWSA system (which manhole)
    c. Number of units/square footage
    d. Estimated in-service data

EXECUTIVE SUMMARY

CERTIFICATE OF APPROPRIATENESS APPLICATION

THE MARK - CHARLOTTESVILLE
202 7TH STREET SW

November 18, 2025

MITCHELL MATTHEWS ARCHITECTS

Introduction

LCD Acquisitions, LLC, is seeking to build approximately 180 housing units at 202, 204, 208, and 214 7th Street SW, and 613 Delevan St. This land, on the neighborhoods edge, backs on to a railway line and the properties facing West Main. These properties, and the entire district has, for decades, been zoned to allow increased residential density.

1. **This project has evolved and improved based on our collaboration with BAR.**
2. **This proposal advances the City's vision for more housing.**
3. **This project retains, repairs and honors two historic houses.**
4. **This project does not displace homeowners.**
5. **This project is not in a Design Control District.**
6. **This project complies with the Comprehensive Plan.**
7. **This project complies with the Zoning Ordinance.**
8. **This project complies with the Affordable Housing Manual.**
9. **This project exceeds Development Code building Transition requirements.**
10. **This project places all parking in a garage, out of public view.**
11. **This project is located on the edge of Fifeville, visibility from the surrounding neighborhood is nominal.**
12. **This project contributes millions to the Affordable Housing Fund.**
13. **This project will generate approximately 30 times more in tax revenue.**
14. **This is a project worthy of BAR support.**

Purpose for this Submission

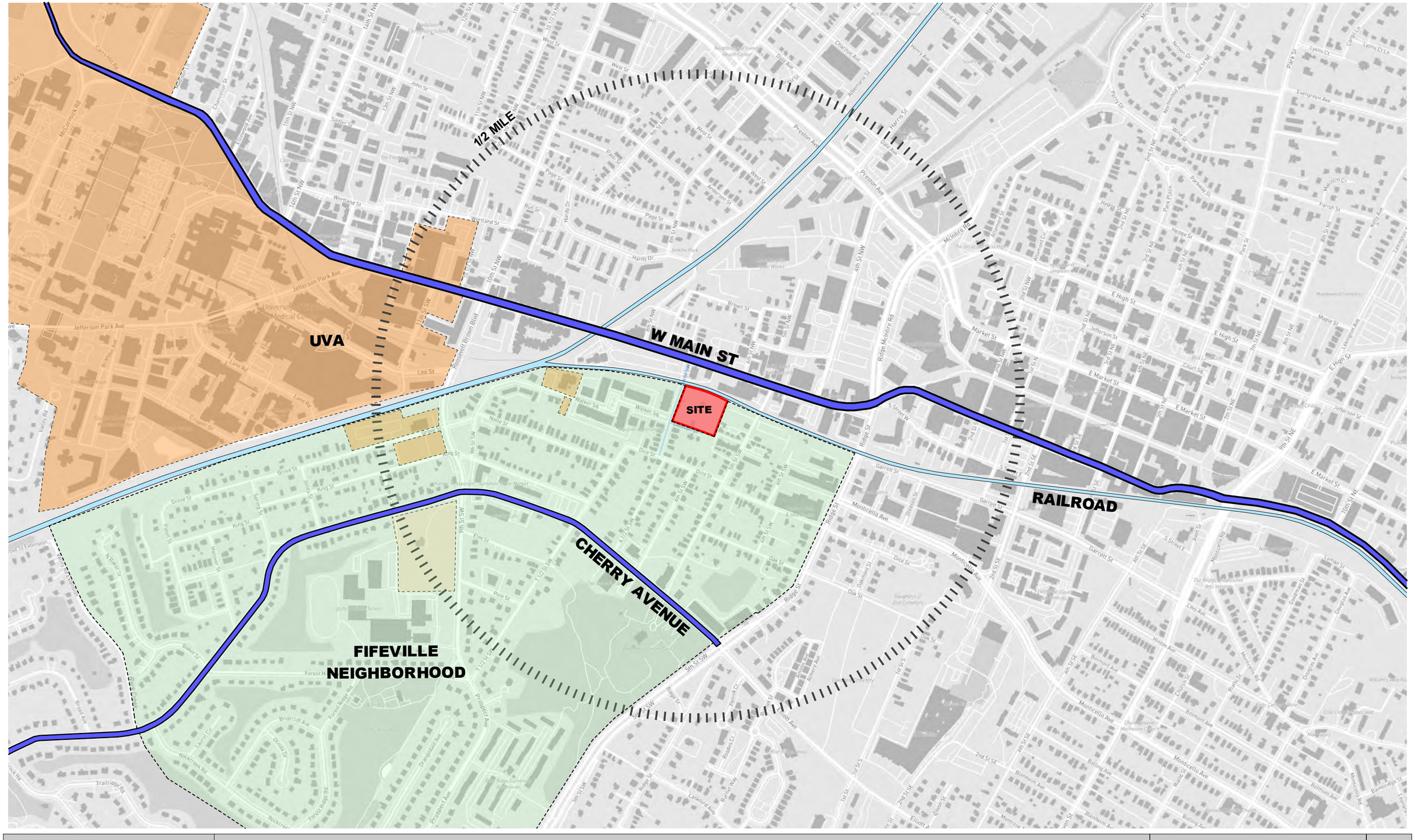
Two Individually Protected Properties (IPP), are included in this project. These historic structures are to be retained and rehabilitated as part of this project. The purpose for this BAR submission is the following:

1. **To seek the BAR's permission to demolish minor, non-contributing additions to two IPP's**

2. **To seek the BAR's permission to allow construction on the same IPP parcels.**

This project is not in a Design Control District. With adjustments to the proposed building's footprint to stay out of the IPP overlays, this project could proceed by right, outside of BAR's purview. If the applicant is obliged to proceed by right, it may also prevent the rehabilitation of the IPP's from making a meaningful contribution to the project and further jeopardizing these historic structures.

The Applicant believes BAR's contributions to date have been constructive and instrumental in improving and advancing the projects design, and would like BAR's involvement to continue.



THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**EXECUTIVE SUMMARY:** **LOCALITY PLAN**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	4 © 2025 SK-449

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Shed of 208 7 St.

Awning of 204 7 St.

Bathroom of 204 7 St.

TO BE REMOVED

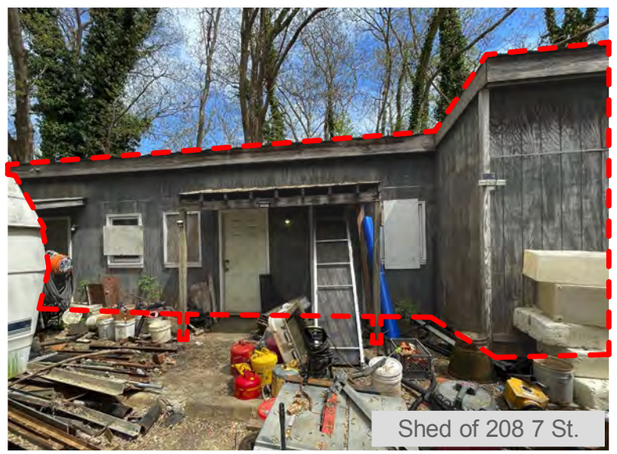
Shed of 208 7 St.

Paving behind 208 7 St.

Bathroom of 204 7 St.

Storage of 208 7 St.

Bathroom of 204 7 St.


Shed of 208 7 St.

© 2025

Living Room

Upstairs Room 1

Upstairs Room 1

Top of the Stairs

Upstairs Room 1

Upstairs Room 2

Kitchen & Bathroom

Basement

Basement

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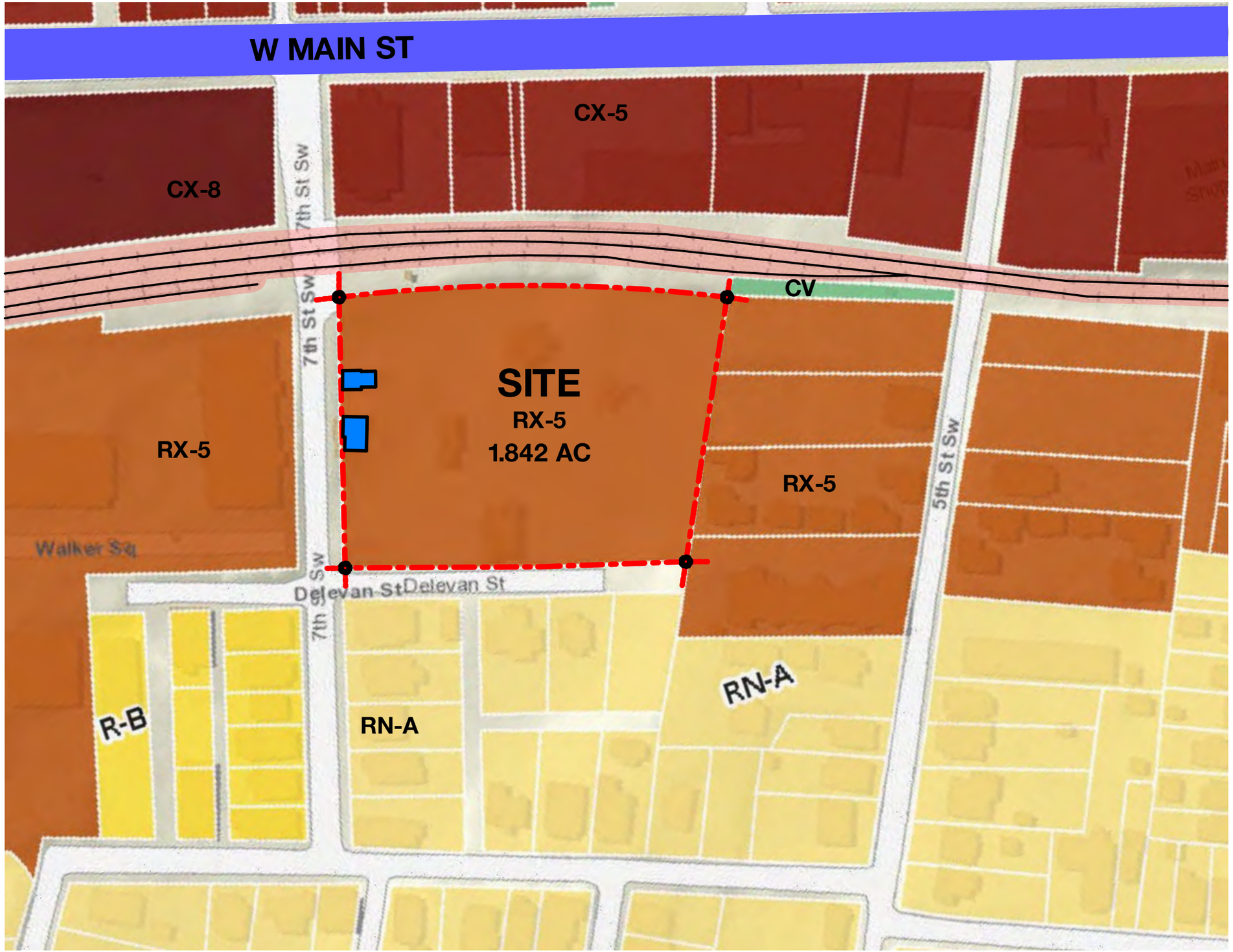

Location	**202 7th Street SW** **204 7th Street SW**- Individually Protected Property **208 7th Street SW**- Individually Protected Property **214 7th Street SW** **613 Delevan Street**
Area	**1.842 Acres**
Zone	**RX-5**
Base Stories	**5**
Total Stories *With Bonus*	**7**

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RESPONSES TO BAR COMMENTS FROM MEETING 3

THE MARK - CHARLOTTESVILLE

202 7TH STREET SW

November 18, 2025

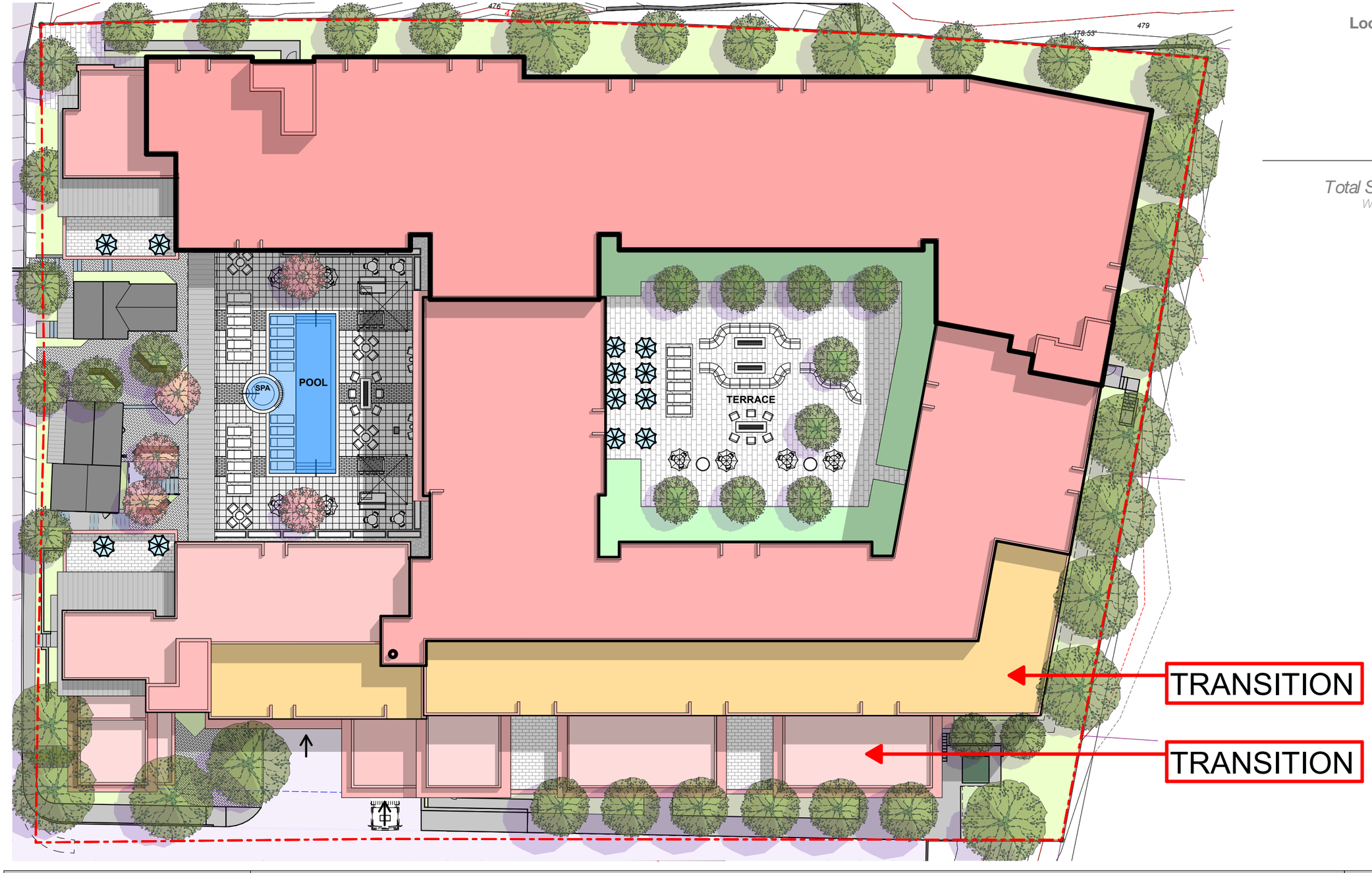
BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes.

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**EXECUTIVE SUMMARY:** **CURRENT MASSING AT DELEVAN**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	10 © 2025 SK-455

BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes. The building height along Delevan has been reduced by one story. (See TAN color areas.)



Location	**202 7th Street S.W.**
Size	**1.842 acres**
Zone	**RX-5**
Total Stories *With Bonus*	**7**

THE MARK CHARLOTTESVILLE
Charlottesville, VA
Tuesday, November 18, 2025

EXECUTIVE SUMMARY:

ROOF PLAN WITH TRANSITIONS

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
Tel : 434-979-7550

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BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes. The building height along Delevan has been reduced by one story.

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**EXECUTIVE SUMMARY:** **PROPOSED MASSING REDUCTION**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	12 © 2025 SK-457

BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes. The building height along Delevan has been reduced by one story.

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BAR COMMENT # 2: What is the impact of this project on the two IPP's and the neighborhood?

Response: The impact is significant. These historic properties are currently on a path of steady decline to being totally unfit for human habitation. These are physically and functionally obsolete houses whose utility and cost of repair put them beyond saving for most people. Without the repair and rehabilitation provided by The Mark, these properties will continue to decline and ultimately collapse.

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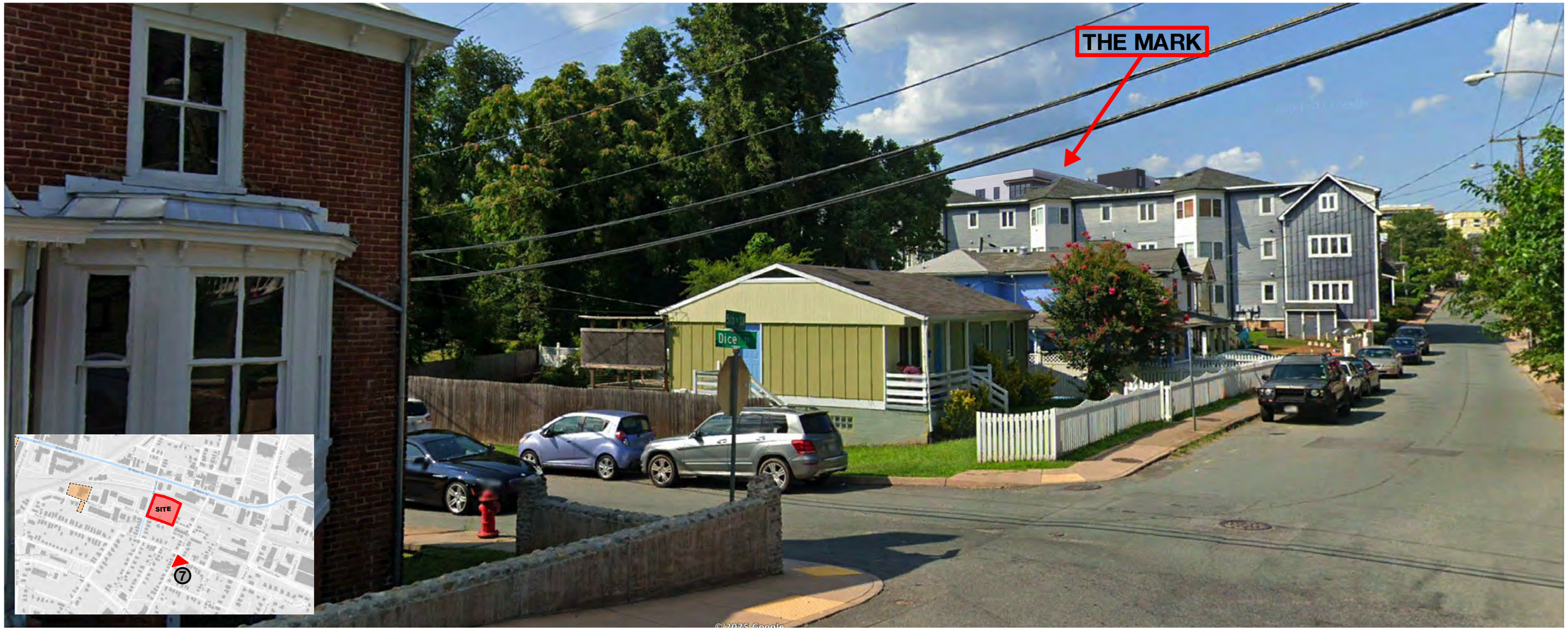
BAR COMMENT # 2: What is the impact of this project on the two IPP's and the neighborhood?

Response: We believe the visual impact of this project on the surrounding neighborhood is nominal, as evidenced by the street views we have included. The majority of this property has a long industrial history at the very edge of the Fifeville neighborhood, having been a lumberyard, coal-fired power plant, ice house and radio station. This project will revitalize this declining and neglected site, recently described by the press as "Moribund".
(See: Street Views on pg. 69/SK-310 - pg. 76/SK-317)



BAR COMMENT # 3: How will the windows on the IPP's be handled?

Response: Our priority is to retain each historic window unit and its original material per Secretary of Interior's Standards for Rehabilitation and Charlottesville Design Guidelines.

Whenever possible, there will be minimal intervention (routine Maintenance and minor repair) to restore historic windows to working order. Greater rehabilitation measures will prioritize the street-facing windows with the highest character-defining impact.

Replacement units may be considered for severely damaged windows less visible from the street. Replacement windows may be salvaged historic windows (per Charlottesville Design Guidelines) or new, selected to match the character of the original window in terms of size, proportion, muntin profiles, and color.

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BAR COMMENT # 4: What is the project's impact on the First Baptist Church?

Response: First Baptist Church faces West Main Street. The back wall of the church is separated from The Mark by a gravel parking lot, chain link fence, railway line and treed area. There are no windows or views from the sanctuary to The Mark.

It is our opinion that The Mark will have no impact on the church.

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BAR COMMENT # 5: Can you flip the sidewalk and the planting strips on 7th Street and Delevan Street?

Response: No. Based on discussions with planning, engineering and the Fire Marshal. Various existing conditions along both streets, force us to locate the planting strip adjacent to the building and with our Landscape Architects input they determined that there is enough greenscape area for the selected tree specimens to thrive.

- Along 7th Street the sidewalk would have run into the existing IPP's porches as they are located very close to their front lot lines.
- Along Delevan Street the location of the sidewalk was a life safety concern of the Fire Marshals and a reason for the wider public access.

BAR COMMENT # 6: Provide information on the longevity of fiber cement.

Response: It does not last forever, but it does have a significant life span of approximately 50 years, with minimal maintenance.

When properly detailed and installed, it is durable, resistant to fire, pests, rot, and moisture, as well as its weather resistance against elements like high winds, hail, and UV rays. It is one of the most reliable and cost effective building cladding systems in the world. It carries 30 year warranty.
(See: Material Cutsheets - SK-381 & SK-382)

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BAR COMMENT # 7: Provide information on exterior paint finishes.

Response: The proposed paint by Sherwin-Williams will be on a 7-10 year painting schedule.
(See: Material Cutsheets - SK-381 & SK-382)

BAR COMMENT # 8: Why should BAR approve vinyl windows?

Response: These high performance, custom built, commercial grade windows carry a 10 year warranty. These are attractive, high performance, windows by VPI. These windows are not the DIY flimsy replacements or production grade vinyl windows. These windows have to meet commercial window standards, such as wind loading, and water penetration.
(See: Material Cutsheets - SK-381 & SK-382)

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THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

EXECUTIVE SUMMARY:

BUILDING FRONT - 7th ST SW

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THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**EXECUTIVE SUMMARY:** **VIEW AT STREET LEVEL**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	21 SK-467

CERTIFICATE OF APPROPRIATENESS APPLICATION

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

November 18, 2025

MITCHELL MATTHEWS ARCHITECTS

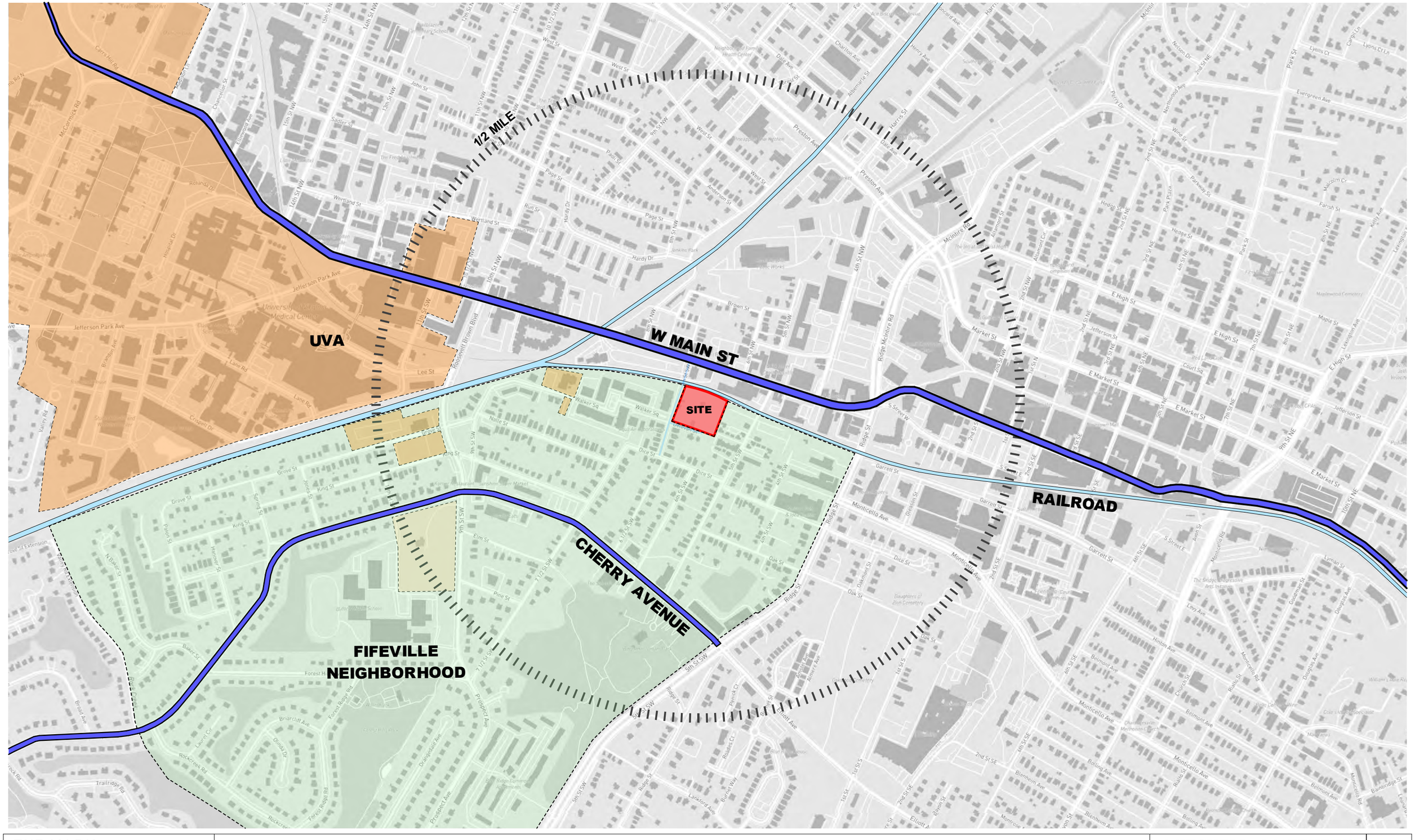
Introduction

Our client, LCD Acquisitions, LLC, is seeking to build new student housing in compliance with the Comprehensive Plan and the City's new Development Code on five contiguous parcels, 202, 204, 208, and 214 7th Street SW, and 613 Delevan St. These parcels do not fall within any of Charlottesville's Architectural Design Control Districts, however the two smaller parcels, 204 and 208 7th Street SW, are listed as Individually Protected Properties (IPPs). It is our intention to retain, rehabilitate and maintain these houses as part of the overall design of the project.

This project is less than half a mile from the University of Virginia. The current design proposal calls for approximately 180 apartments with a mix of 1, 2, 3, 4, 5 and 6-bedroom units, spread over seven levels. It will include a range of study spaces and amenities. Outdoor features include a cottage courtyard, elevated pool, related exterior amenities and landscaped areas. Parking for approximately 250 vehicles is provided via an internal two level parking garage.

The purpose of this submission is to request BAR's permission on two issues:

1. **To remove non-contributing additions to IPPs**
2. **To allow construction behind existing houses on both IPPs**



THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

LOCALITY PLAN

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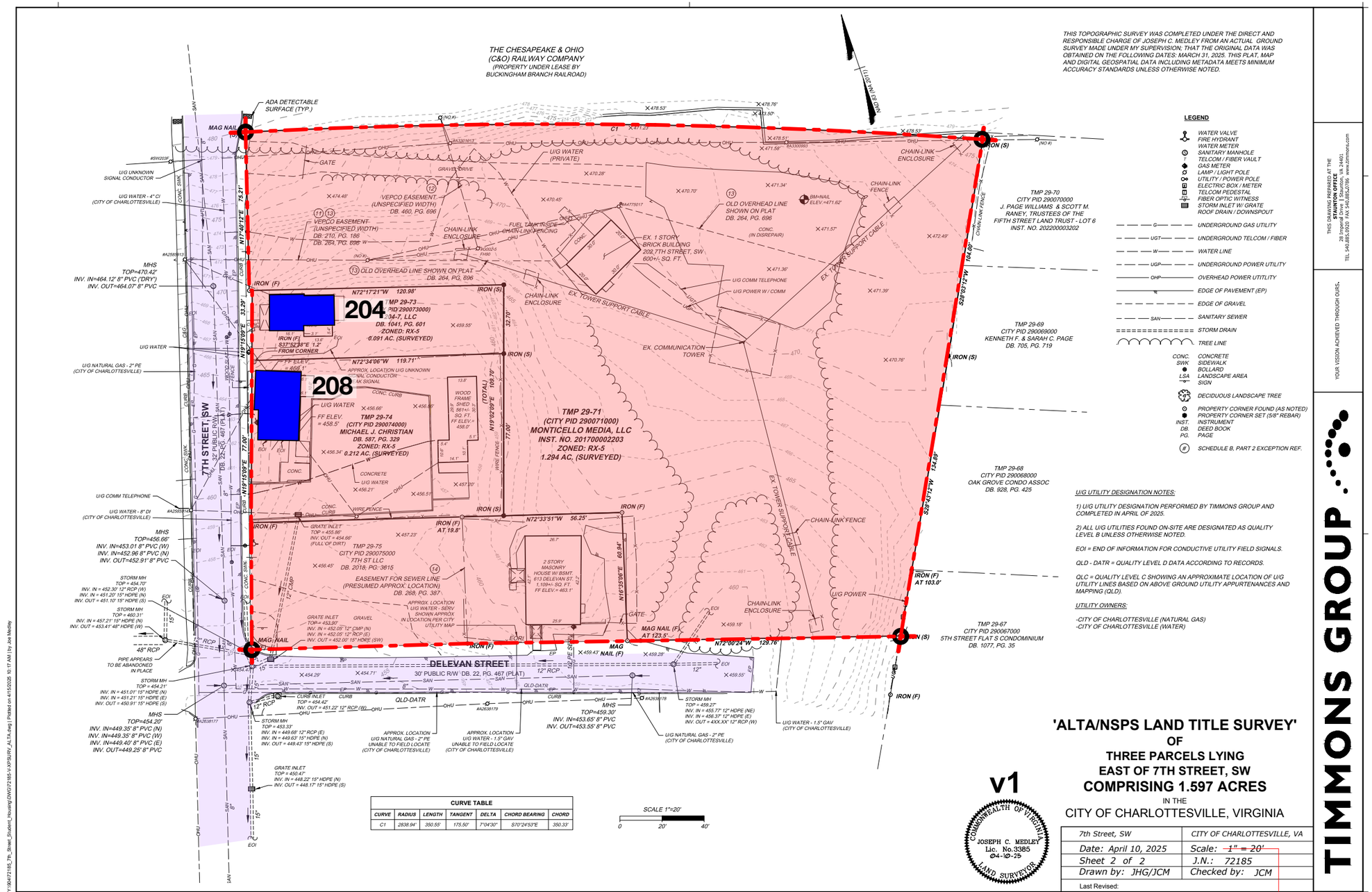
24

SK-201



THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**SURVEY & TOPOGRAPHY**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025
		25 SK-203

Site History

202 7th Street SW was once part of a larger tract of land owned by the Delevan Hotel, now Delevan Baptist Church. In 1869, James B. Hawkins purchased a portion of the tract, which included 204 and 208 7th Street SW, as well as a corner of what is now 202, where a third brick building of this style used to stand. Over the years, 202 hosted a variety of businesses, including the Virginia Ice Co. around 1896 and, later, the Charlottesville & Albemarle Railway Company, which operated a power and ice plant on the site. The property was eventually sold to Charlottesville Broadcasting Corporation in 1984 and developed into its present form.

204 and 208 7th Street SW are two very small, Individually Protected Properties (IPPs). They are workers' cottages constructed in the late 19th century. These buildings exemplify a type of construction that was once common in Charlottesville during that period. However, the cottages on these sites are particularly notable for their use of load-bearing brick walls laid in an American-with-Flemish bond pattern – a unique departure from the more typical wood-framed structures of the time. Since their designation as IPPs, the more modern additions to the buildings' exteriors have fallen into severe disrepair and are covering the brickwork that contributes significantly to their historical value.

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**204 (LEFT) & 208 (RIGHT) 7th STREET S.W. : IPP'S**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	27 SK-05

Shed of 208 7 St.

Lean -To of 208 7 St.

Side Wall of 204 7 St.

Shed of 208 7 St.

Rear Wall of 208 7 St.

Rear Wall of 204 7 St.

Shed of 208 7 St.

Side of 204 7 St.

Rear Wall of 204 7 St.

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

EXISTING CONDITIONS - EXTERIOR

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Tel : 434-979-7550

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Living Room

Upstairs Room 1

Upstairs Room 1

Top of the Stairs

Upstairs Room 1

Upstairs Room 2

Kitchen & Bathroom

Basement

Basement

© 2025

BAR Request 1

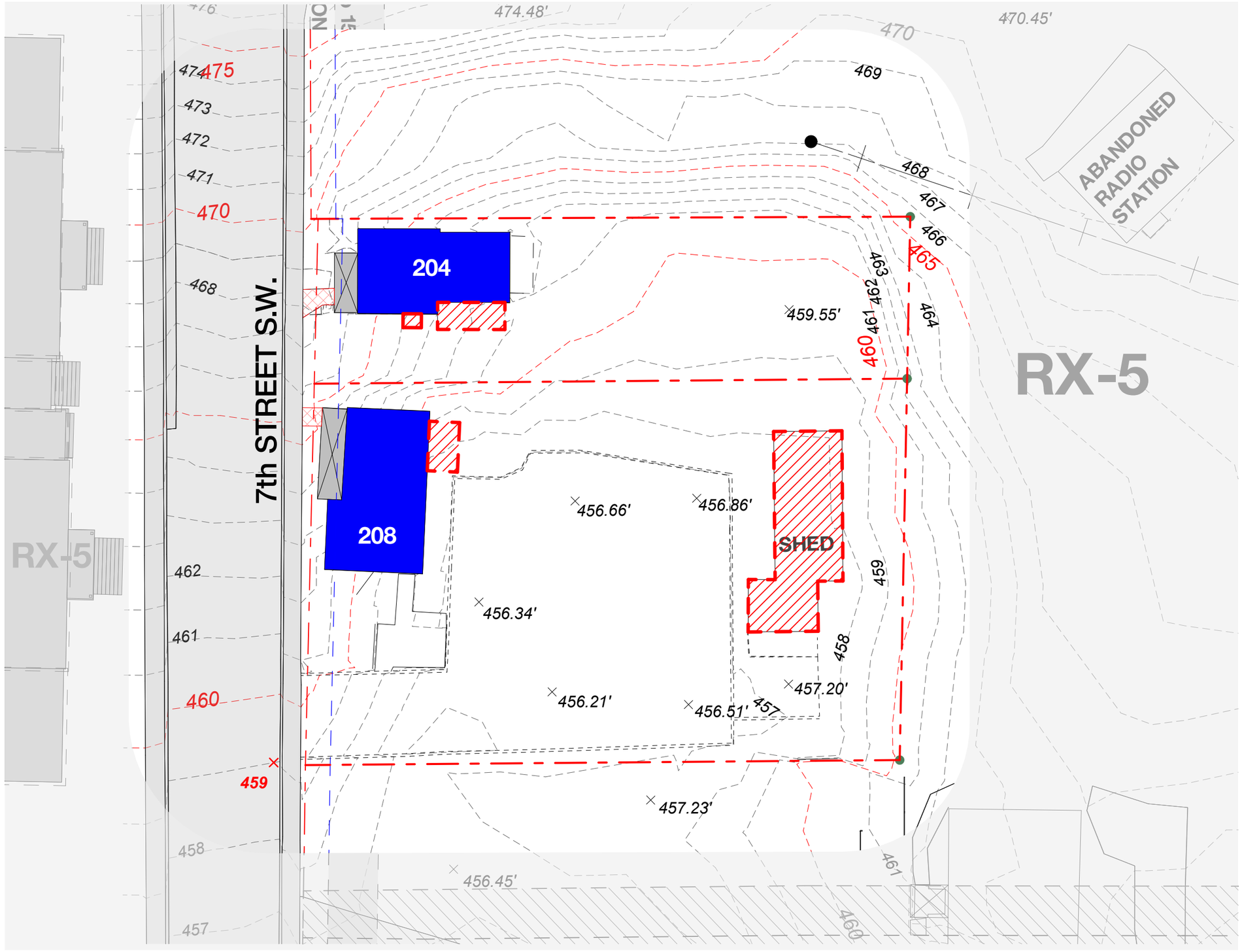
We request approval to remove a number of deteriorated, non-original additions that were constructed well after the original buildings and do not contribute to the historic character of the properties. These include:

- A **standalone shed** on the property at **208 7th Street SW**,
- A rear **lean-to addition** attached to **208 7th Street SW**,
- A **sheet metal addition** at the rear of **204 7th Street SW**,
- Along with several **minor ancillary additions** that lack architectural distinction.

These elements were not part of the original historic construction and exhibit no historic or architectural significance. Most are in advanced states of disrepair and deterioration, and many obscure or negatively impact the visibility and integrity of the original buildings.

The standalone shed at 208 7th Street SW was constructed after the demolition of an earlier outbuilding, which existed at the time the property was designated as an Individually Protected Property (IPP). The current shed does not demonstrate any historically significant construction techniques or materials and lacks contextual relevance. In addition, the sheet metal addition is not building code compliant.

It is our opinion that these later additions have **no redeeming architectural, historical, or community value**. Their removal will **not result in a loss of historic fabric**. The proposed rehabilitation of these buildings will be consistent with their original appearance and help ensure their longevity. The elements we are requesting permission to remove are illustrated in accompanying documents on pages 10 & 11, as well as photos on pages 7 & 8. Both structures will be photographically documented in their entirety prior to commencing rehabilitation.



TO BE REMOVED

ELEMENTS TO BE REMOVED

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

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ARCHITECTS & PLANNERS

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Shed of 208 7 St.

Awning of 204 7 St.

Bathroom of 204 7 St.

TO BE REMOVED

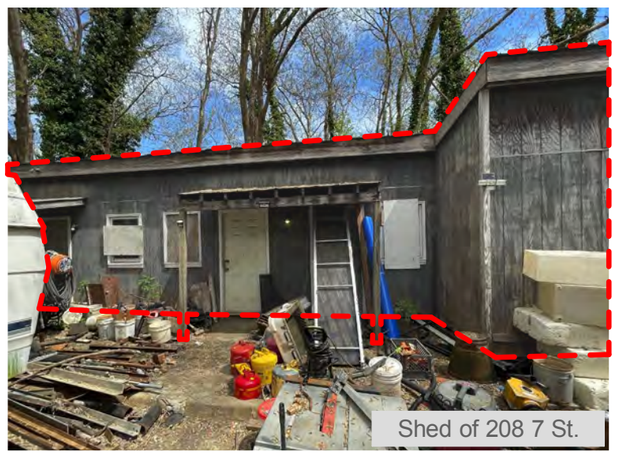
Shed of 208 7 St.

Paving behind 208 7 St.

Bathroom of 204 7 St.

Storage of 208 7 St.

Bathroom of 204 7 St.


Shed of 208 7 St.

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

ELEMENTS TO BE REMOVED

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

Tel : 434-979-7550

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BAR Request 2

Our second request is seeking **permission to construct** the proposed project behind the existing IPP houses at 204 & 208 7th Street SW. Both properties are seriously dilapidated, with 204 7th Street SW having remained unoccupied for 23 years (see accompanying images). The proposed project will ensure these buildings will be repaired and maintained.

On the following pages we have illustrated a number of similar recent projects that have been supported by the BAR and have been granted the same permission this project is seeking, to construct a new building behind the existing structures.

1. Blue Moon Diner (6 Levels) 512-514 West Main Street
2. The Doyle Hotel (6 Levels) 499 West Main Street
3. Mel's Café (7 Levels) 719 West Main Street (preliminary review)

The proposed project will help to revive these houses and integrate them into the overall project program for the daily use of the residents. The rehabilitation will maintain and protect these buildings from further decline. It is clear that the proposed primary building is of a different time and scale, however the proposed use and size is encouraged by City Council and the Planning Commission. This proposal and our request to retain and build to the rear of these houses is also consistent with our new Development Code, that seeks to provide greater housing options and support infill projects that utilize inner city land efficiently while providing city residents with the ability to live within walking distance of schools, employment and other services.

BAR Request 2

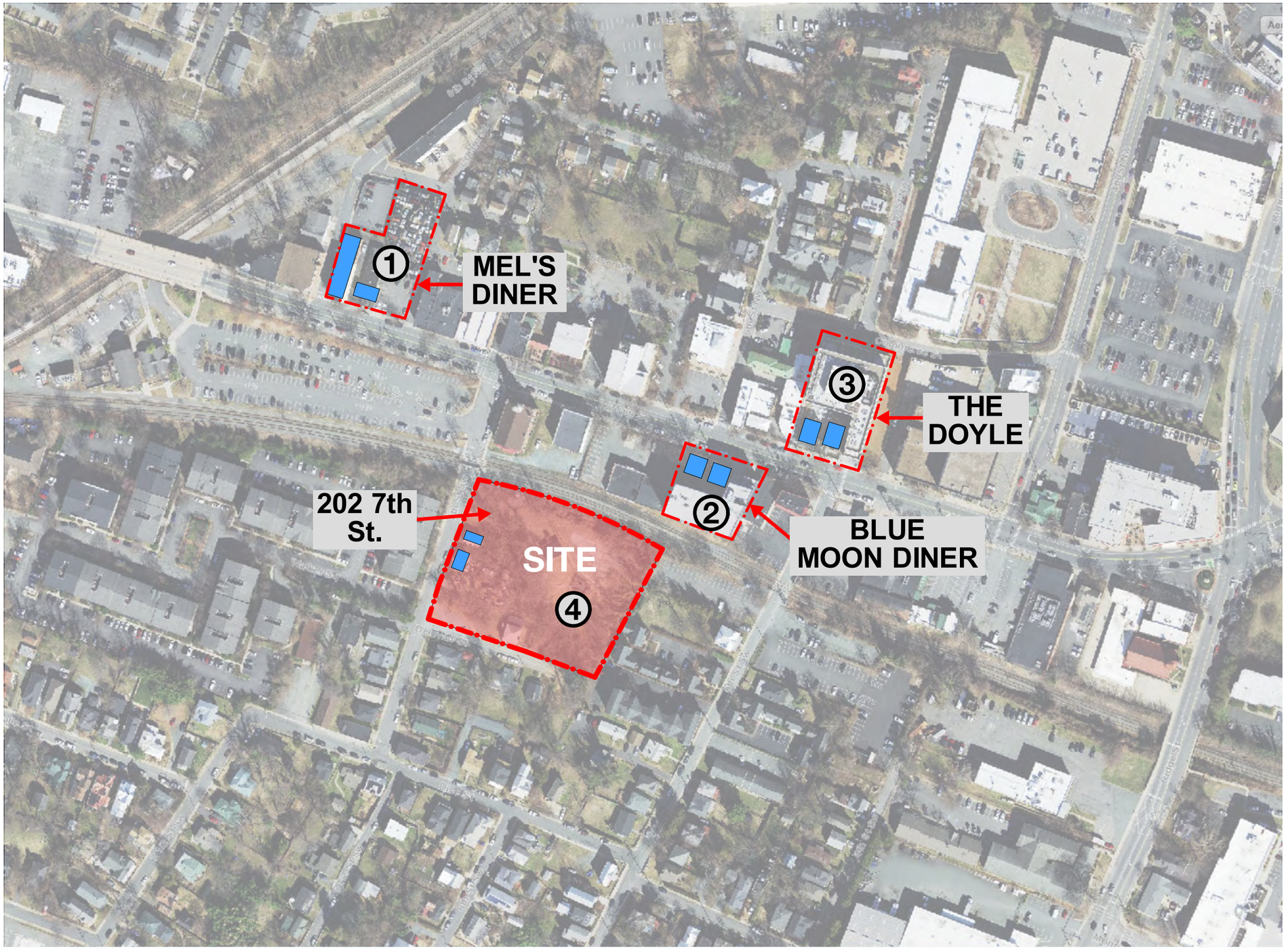
The proposed design intends to respond to the existing building, the street and the neighborhood in the following ways:

- We are implementing multiple setbacks, step-backs, and varied massing to mitigate the visual impact of the proposed building.
- Material and detail compatibility: We envision the new structure incorporating similar materials where appropriate. We have chosen high-quality materials that visually relate in texture and tone to the existing buildings.
- The simple masonry details on the new building will make reference to the masonry details used on the existing houses.
- The masonry base of the building is intended to respond to the street, neighbors, and existing structures. This is the portion of the building visible at a pedestrian level, below the tree canopy, while the upper portion of the building may be clad in siding similar to the existing surrounding context buildings.
- At the street level, we anticipate comprehensive reworking of the landscape and hardscape. See pg 31.
- Our intent is to improve street level interaction by activating the ground floors. We hope to:
    - Incorporate uses such as various amenity spaces for the tenants at street level as the building steps down the street by engaging the residents with the site, courtyards and the existing building porches.
    - Enhance transparency and entrances by the inclusion of larger windows and multiple entry points to promote openness and safety while minimizing blank walls.
    - Provide thoughtful and strategic incorporation of street trees and furnishings that integrate landscaping, benches, and lighting that align with the character of the existing structures and the street
    - Utilize, where appropriate, human-scale elements such as awnings, planters, and signage that provide a tactile experience and bridge the scale between the existing and the proposed.

Honoring and Respecting the Hawkins-Lee House (204) and the Hawkins-Parker House (208)

We intend to **recognize and honor** the houses as follows:

1. We will **stabilize**, rehabilitate and maintain the houses as long as they are owned by the developer
2. Plans for rehabilitation reference the following sources:
    a. Secretary of the Interior's Standards for Rehabilitation. 36 CFR 67. Washington, DC: National Park Service, U.S. Department of the Interior
    b. Unified Facilities Guide Specification 024291: Removal and Salvage of Historic Materials. Washington, DC: U.S. Department of Defense, 2018
    c. City of Charlottesville Architectural Design Control Districts Design Guidelines. Approved by City Council, September 17, 2012. See Chapter 4 ("Rehabilitation") and Chapter 7 ("Moving and Demolition")
3. The houses will be programmed with uses consistent with the residential nature of the project
4. The houses will be carefully rehabilitated and incorporated into the larger project
5. In addition, retaining these houses is an acknowledgement that they are important surviving structures that represent Charlottesville's architectural legacy and history
6. We will provide individual names for each house: **Hawkins-Lee House and Hawkins-Parker House**
7. We will provide a historical marker that describes a brief history of the properties
8. See accompanying sheets for an overview of planned rehabilitation work: SK-370 - SK-374



PROTECTED PROPERTIES

PROPERTY BOUNDARIES

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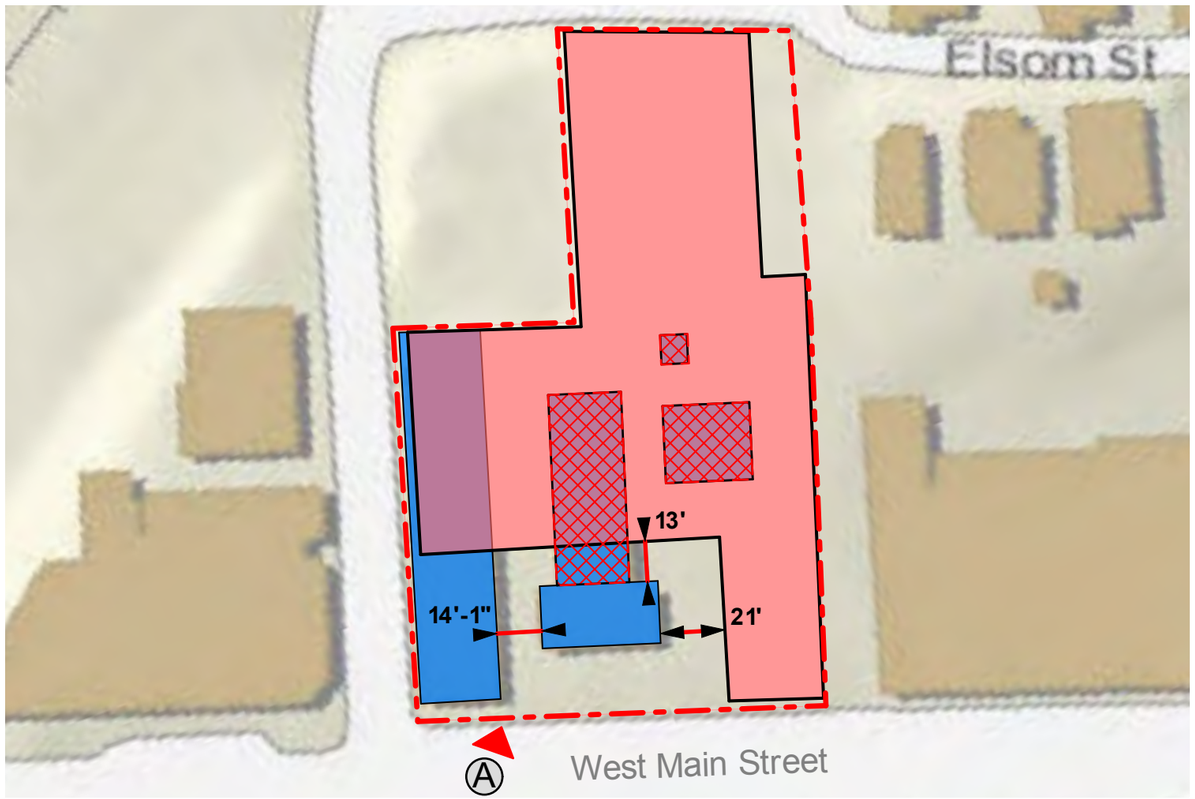

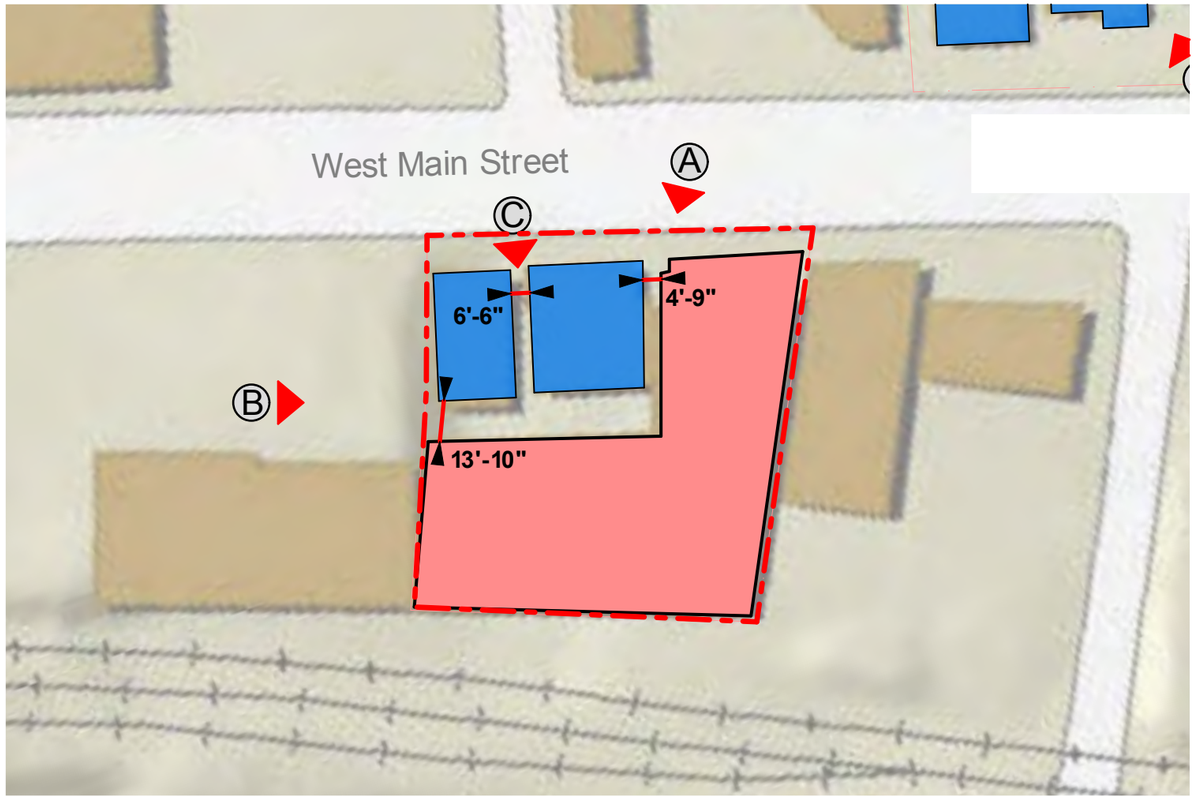

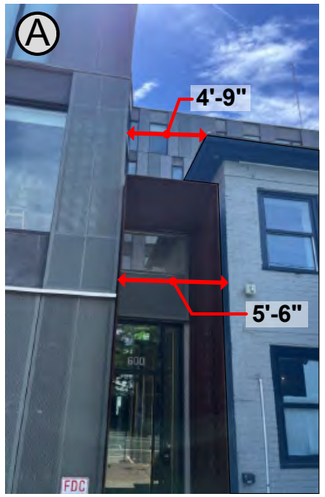

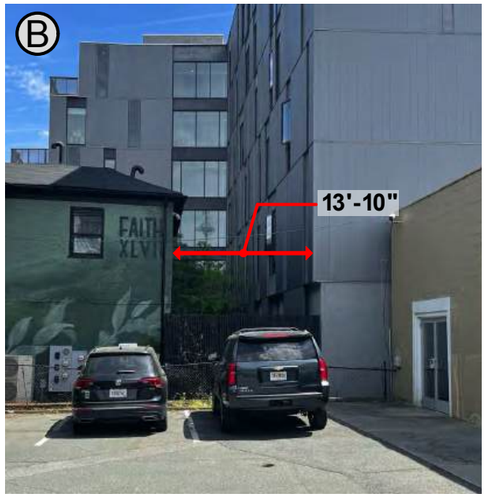

① MEL'S CAFÉ

SUPPORTED BY BAR, NOT YET APPROVED

② BLUE MOON DINER

BUILT

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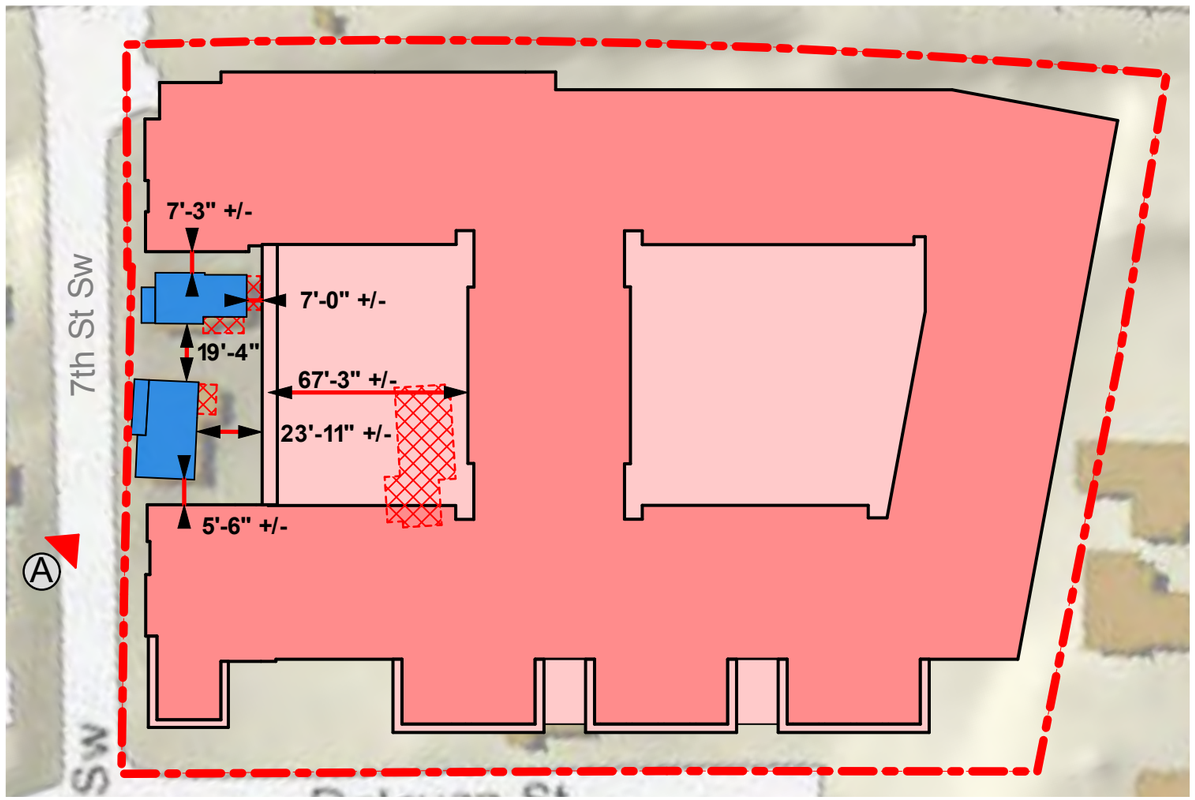

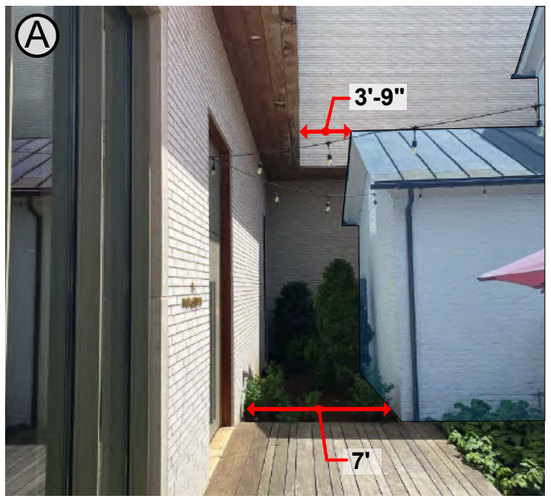

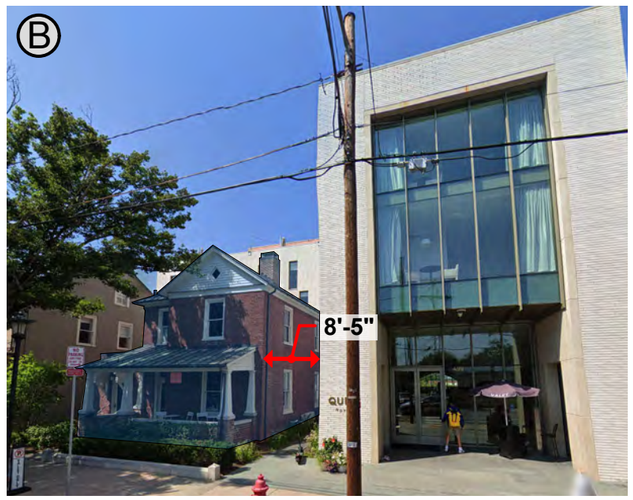

③ THE DOYLE
BUILT

④ 202 7th STREET SOUTHWEST
PROPOSED

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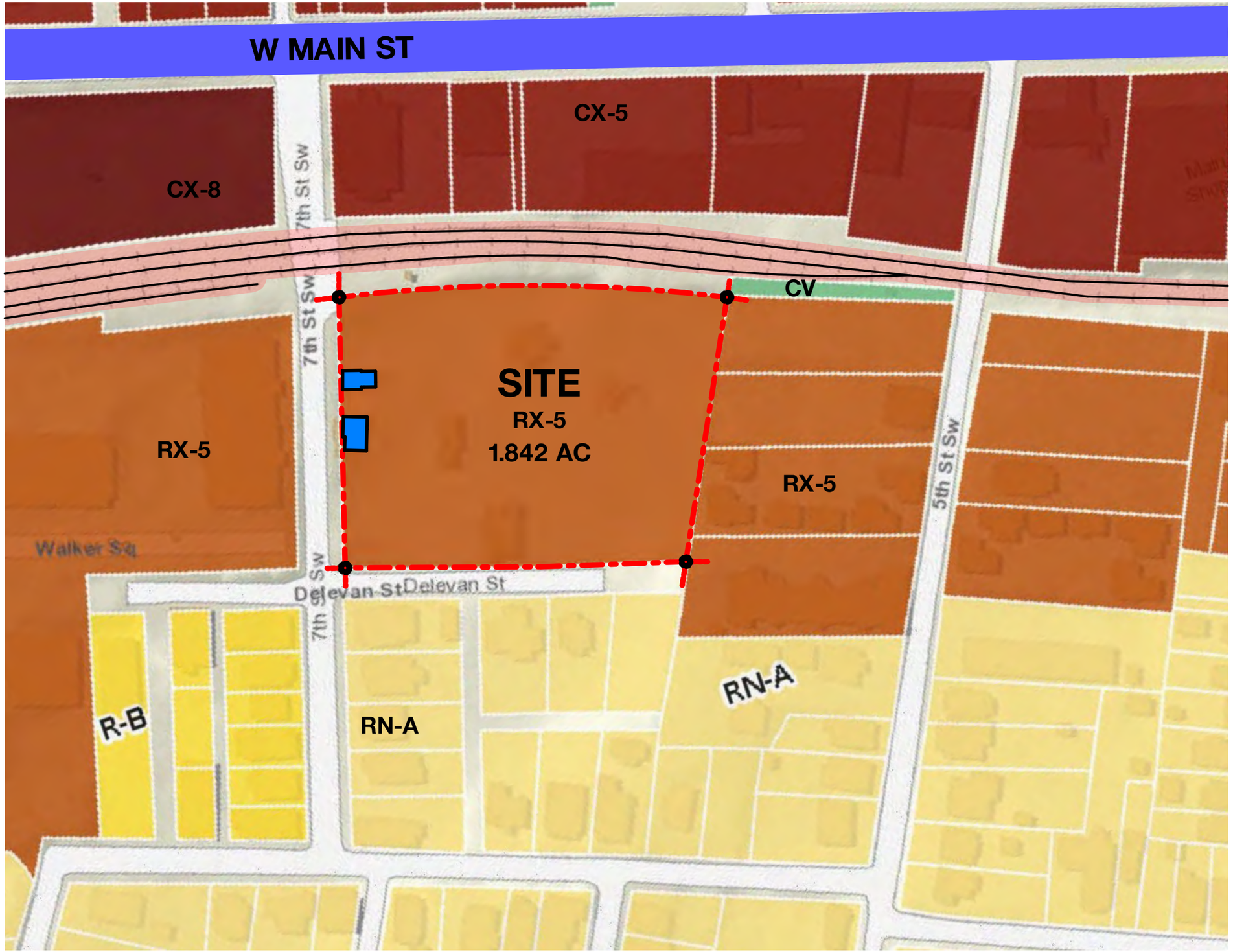
CONCEPT

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

November 18, 2025



Location	**202 7th Street SW** **204 7th Street SW**- Individually Protected Property **208 7th Street SW**- Individually Protected Property **214 7th Street SW** **613 Delevan Street**
Area	**1.842 Acres**
Zone	**RX-5**
Base Stories	**5**
Total Stories *With Bonus*	**7**

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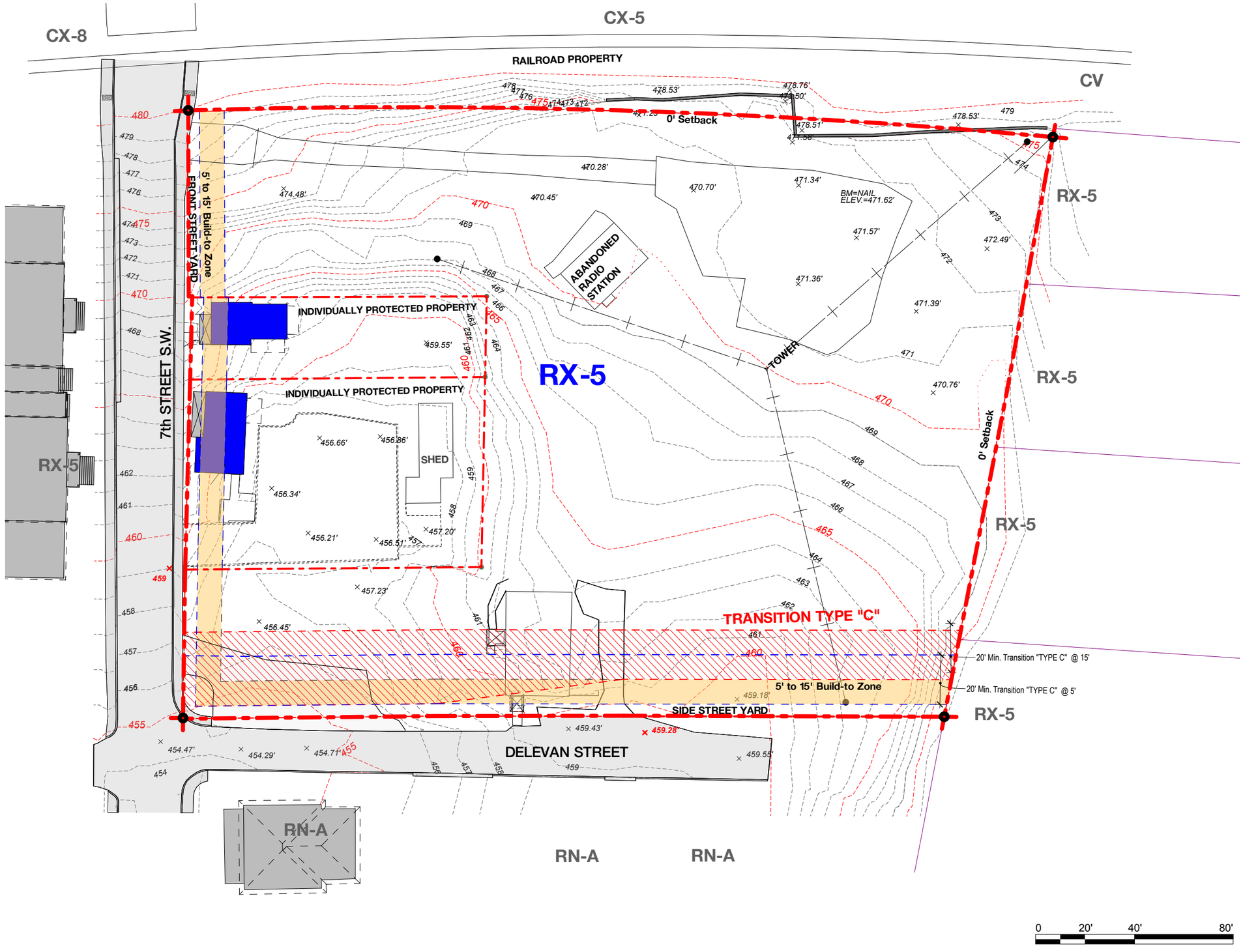

KEY ZONING REQUIREMENTS

- SETBACKS
- TRANSITIONS
- BUILD-TO ZONES
- IPP's

THE MARK
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, November 18, 2025

ZONING CONSTRAINTS

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
Tel : 434-979-7550
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RESPONSES TO BAR COMMENTS FROM MEETING 3

THE MARK - CHARLOTTESVILLE

202 7TH STREET SW

November 18, 2025

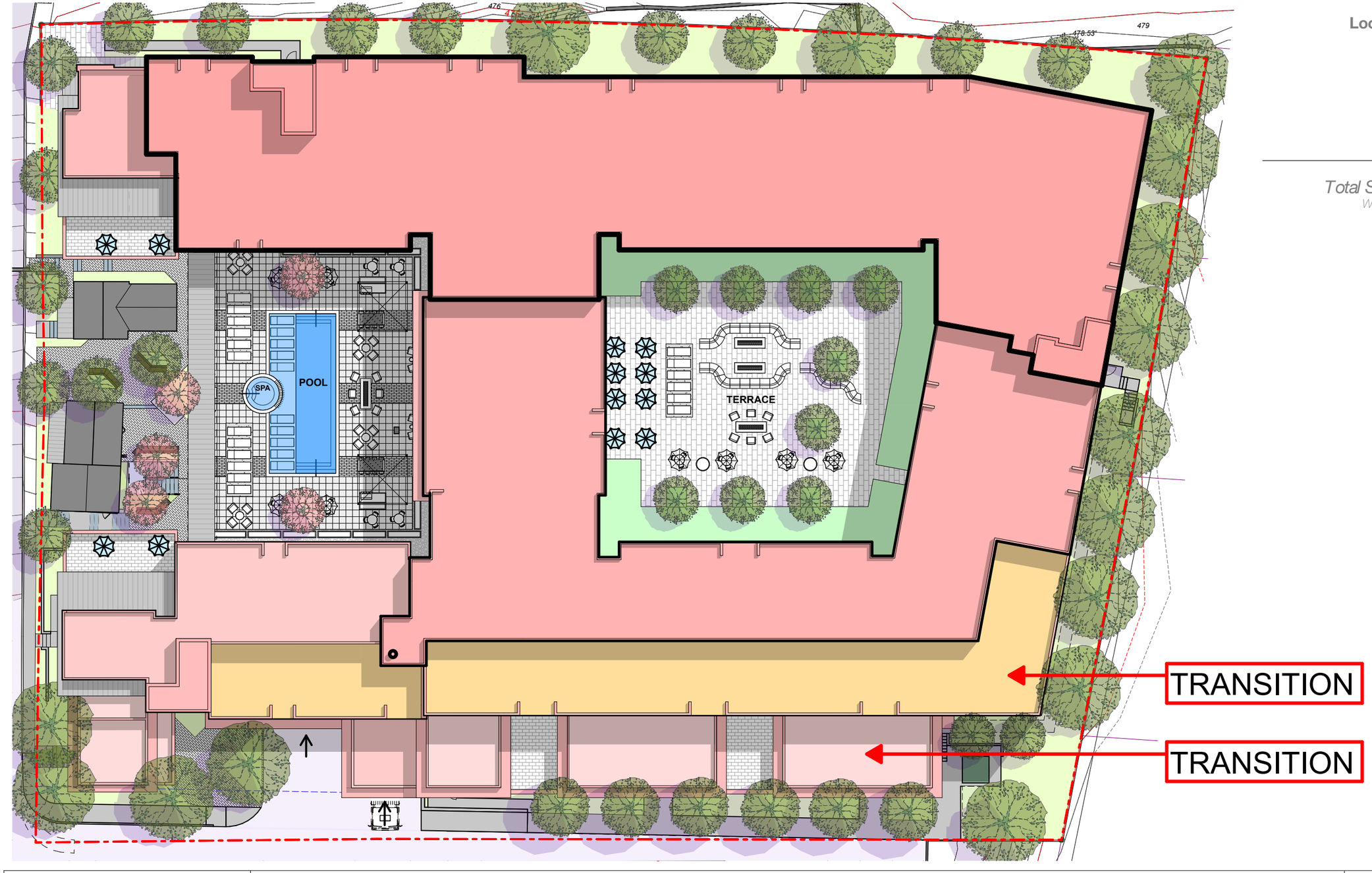
BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes.

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**CURRENT MASSING AT DELEVAN**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	43 SK-470

BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes. The building height along Delevan has been reduced by one story. (See TAN color areas.)



Location	**202 7th Street S.W.**
Size	**1.842 acres**
Zone	**RX-5**
Total Stories *With Bonus*	**7**

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**ROOF PLAN WITH TRANSITIONS**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025
		44 SK-471

BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes. The building height along Delevan has been reduced by one story.

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**PROPOSED MASSING REDUCTION**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	45 © 2025 SK-472

BAR COMMENT # 1: Can the building massing along Delevan be reduced?

Response: Yes. The building height along Delevan has been reduced by one story.

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**REDUCED MASSING ALONG DELEVAN ST**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	46 SK-473

BAR COMMENT # 2: What is the impact of this project on the two IPP's and the neighborhood?

Response: The impact is significant. These historic properties are currently on a path of steady decline to being totally unfit for human habitation. These are physically and functionally obsolete houses whose utility and cost of repair put them beyond saving for most people. Without the repair and rehabilitation provided by The Mark, these properties will continue to decline and ultimately collapse.

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BAR COMMENT # 2: What is the impact of this project on the two IPP's and the neighborhood?

Response: We believe the visual impact of this project on the surrounding neighborhood is nominal, as evidenced by the street views we have included. The majority of this property has a long industrial history at the very edge of the Fifeville neighborhood, having been a lumberyard, coal-fired power plant, ice house and radio station. This project will revitalize this declining and neglected site, recently described by the press as "Moribund".
(See: Street Views on pg. 69/SK-310 - pg. 76/SK-317)

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**VISUAL IMPACT ON THE NEIGHBORHOOD**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	48 SK-476

BAR COMMENT # 3: How will the windows on the IPP's be handled?

Response: Our priority is to retain each historic window unit and its original material per Secretary of Interior's Standards for Rehabilitation and Charlottesville Design Guidelines.

Whenever possible, there will be minimal intervention (routine Maintenance and minor repair) to restore historic windows to working order. Greater rehabilitation measures will prioritize the street-facing windows with the highest character-defining impact.

Replacement units may be considered for severely damaged windows less visible from the street. Replacement windows may be salvaged historic windows (per Charlottesville Design Guidelines) or new, selected to match the character of the original window in terms of size, proportion, muntin profiles, and color.

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BAR COMMENT # 4: What is the project's impact on the First Baptist Church?

Response: First Baptist Church faces West Main Street. The back wall of the church is separated from The Mark by a gravel parking lot, chain link fence, railway line and treed area. There are no windows or views from the sanctuary to The Mark.

It is our opinion that The Mark will have no impact on the church.

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**FIRST BAPTIST CHURCH**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	50 © 2025 SK-478

BAR COMMENT # 5: Can you flip the sidewalk and the planting strips on 7th Street and Delevan Street?

Response: No. Based on discussions with planning, engineering and the Fire Marshal. Various existing conditions along both streets, force us to locate the planting strip adjacent to the building and with our Landscape Architects input they determined that there is enough greenscape area for the selected tree specimens to thrive.

- Along 7th Street the sidewalk would have run into the existing IPP's porches as they are located very close to their front lot lines.
- Along Delevan Street the location of the sidewalk was a life safety concern of the Fire Marshals and a reason for the wider public access.

BAR COMMENT # 6: Provide information on the longevity of fiber cement.

Response: It does not last forever, but it does have a significant life span of approximately 50 years, with minimal maintenance.

When properly detailed and installed, it is durable, resistant to fire, pests, rot, and moisture, as well as its weather resistance against elements like high winds, hail, and UV rays. It is one of the most reliable and cost effective building cladding systems in the world. It carries 30 year warranty.
(See: Material Cutsheets - SK-381 & SK-382)

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BAR COMMENT # 7: Provide information on exterior paint finishes.

Response: The proposed paint by Sherwin-Williams will be on a 7-10 year painting schedule.
(See: Material Cutsheets - SK-381 & SK-382)

BAR COMMENT # 8: Why should BAR approve vinyl windows?

Response: These high performance, custom built, commercial grade windows carry a 10 year warranty. These are attractive, high performance, windows by VPI. These windows are not the DIY flimsy replacements or production grade vinyl windows. These windows have to meet commercial window standards, such as wind loading, and water penetration.
(See: Material Cutsheets - SK-381 & SK-382)

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RESPONSES TO BAR COMMENTS
MEETING 3

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

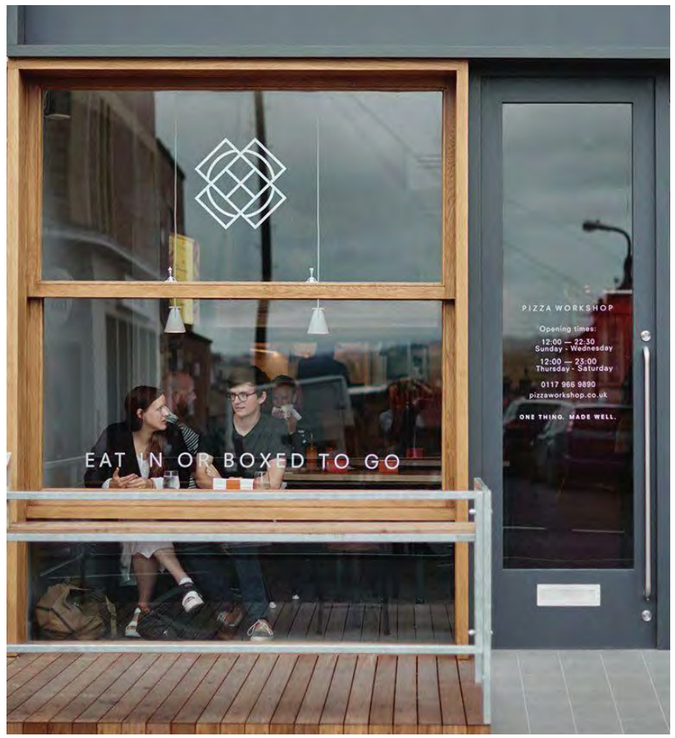
CHARLOTTESVILLE, VA

November 18, 2025

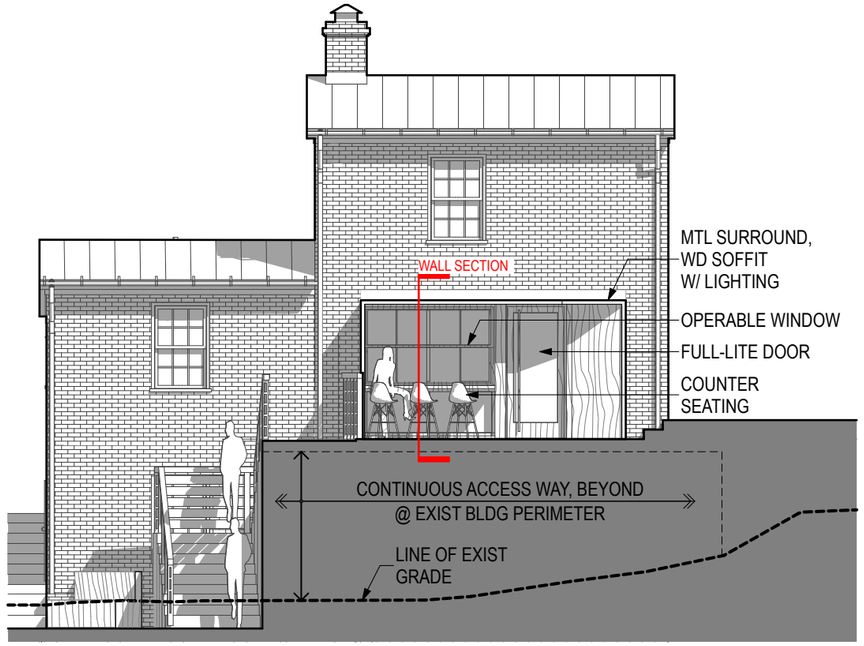
BAR COMMENT # 1: Can you provide more detail on the proposed opening on the rear of 208 7th St SW?

Response: ***Provided, see sheets 24, 25, and SK-374***

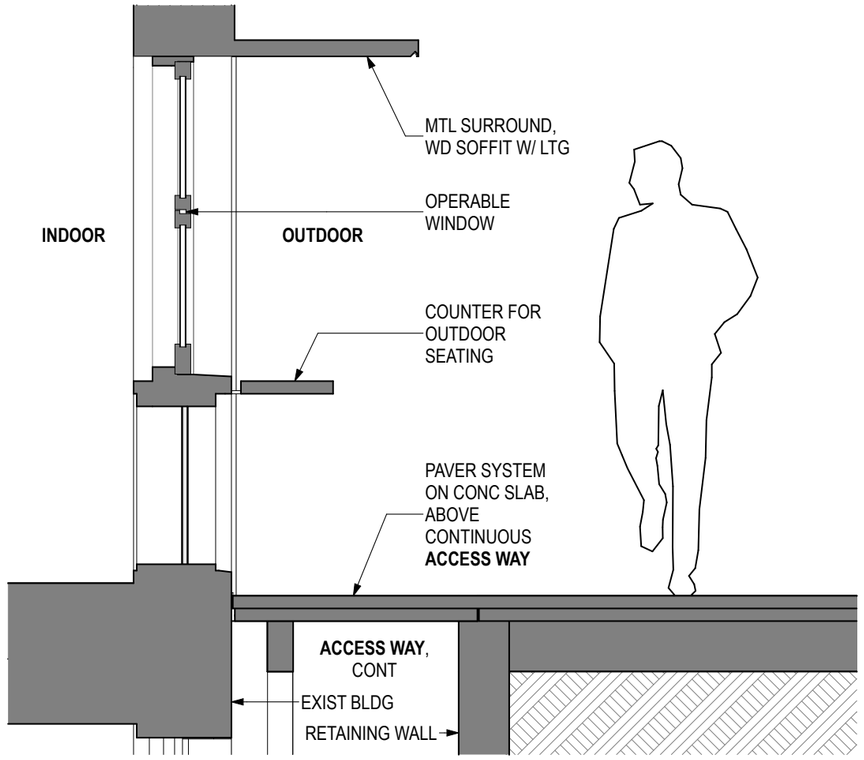
THE MARK CHARLOTTESVILLE Charlottesville, VA	**NEW OPENING @ REAR OF 208 7TH ST SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS	54
Tuesday, November 18, 2025		Tel : 434-979-7550 © 2025	SK-302



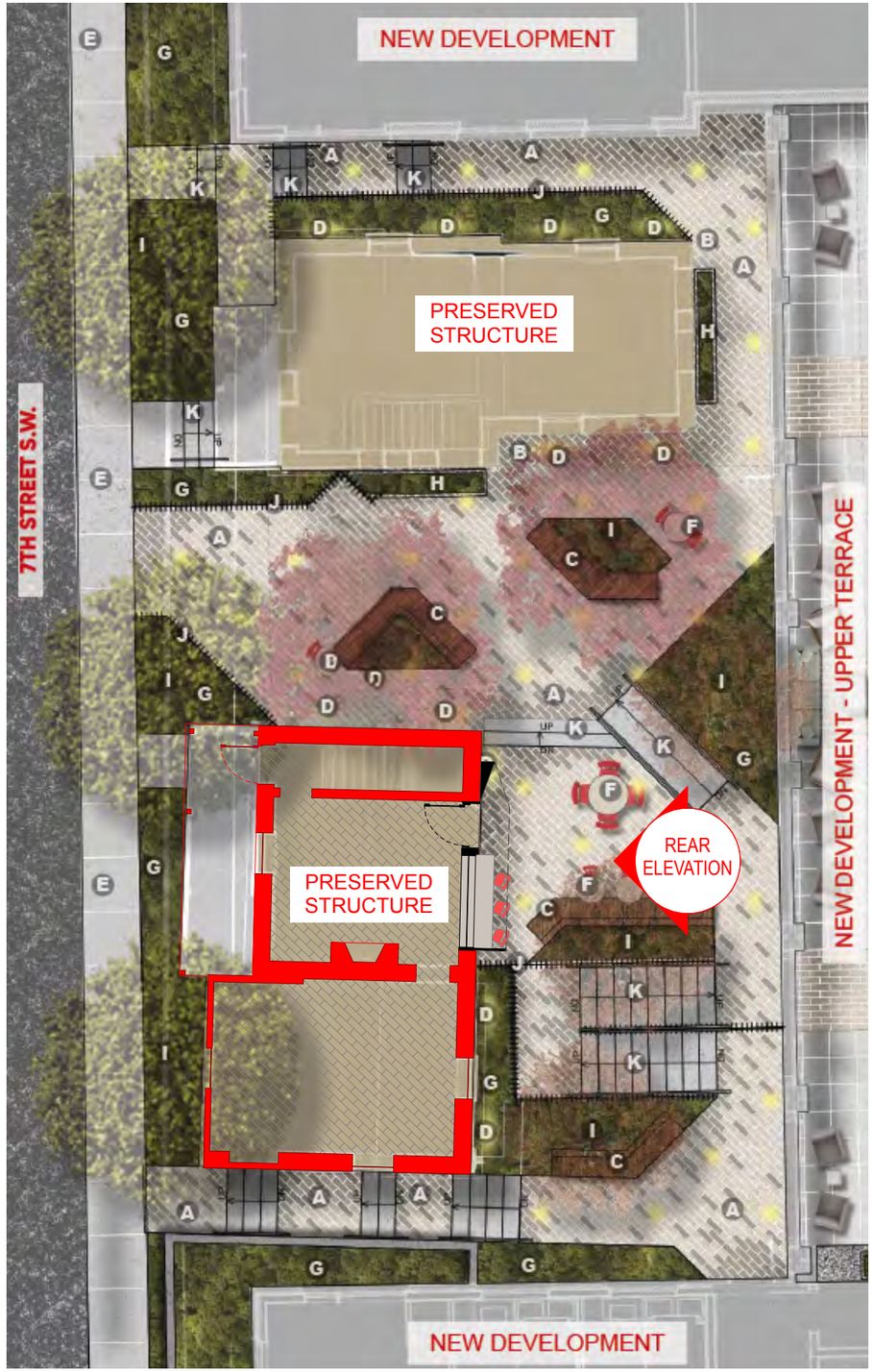
PRECEDENT IMAGE



PROPOSED REAR ELEVATION W/ NEW OPENING



WALL SECTION



COURTYARD KEY PLAN

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**NEW OPENING @ REAR OF 208 7TH ST SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025
		55 SK-308

BAR COMMENT # 2: Increase horizontal projection on brick ribbon band below the siding to create a visible shadow line.

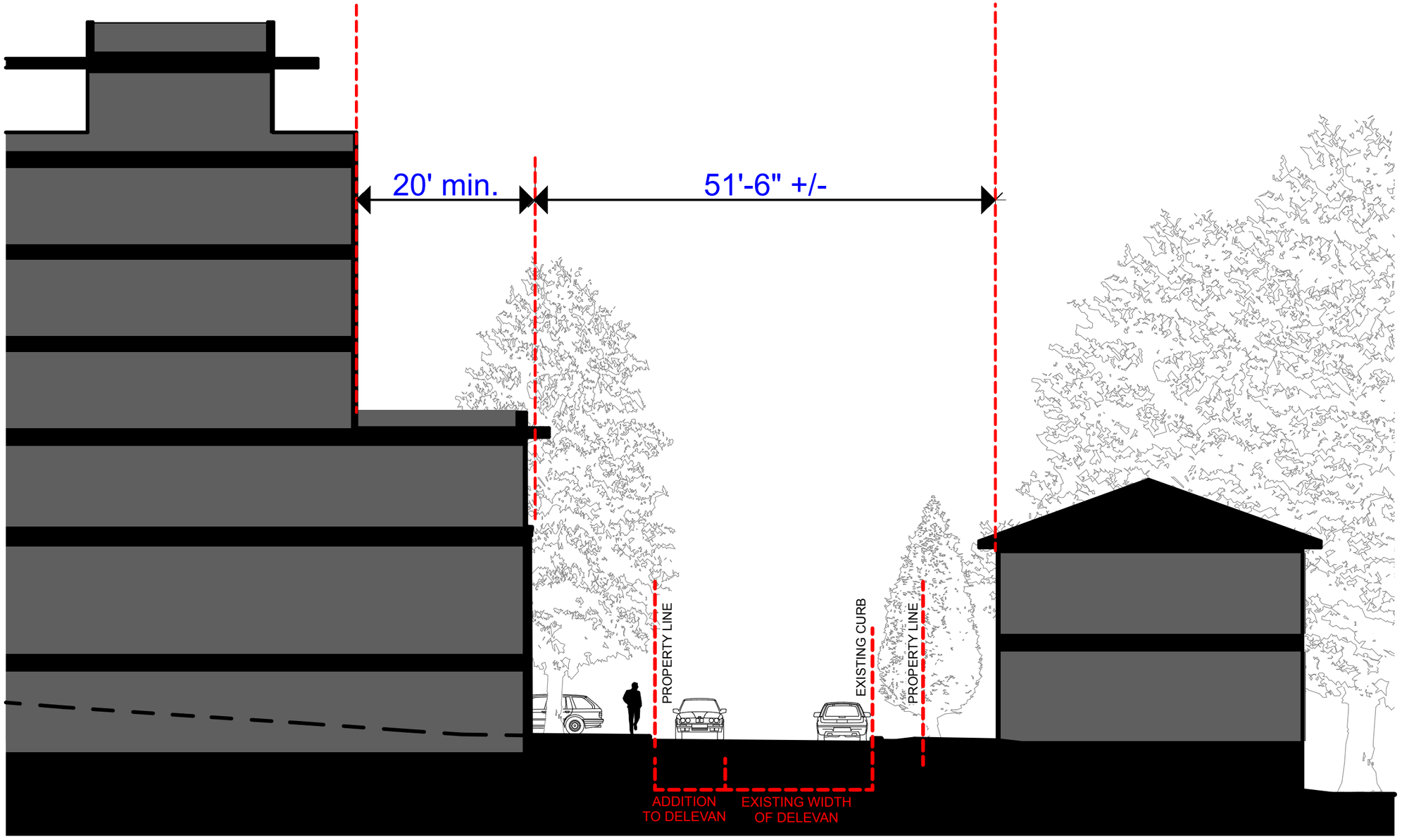
Response: ***We have increased the projection of the upper band of brick, see sheets 26, 29, 30 and 35***

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**MASONRY RIBBON COURSE**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	56 SK-305

BAR COMMENT # 3: It would be helpful to see a section through Delevan Street.

BAR COMMENT # 4: Provide transition/stepdown to Delevan and the two houses south of Delevan

Response: ***Provided, see below***



THE MARK
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, November 18, 2025

SETBACKS, STEPBACKS AND TRANSITIONS AT DELEVAN STREET

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
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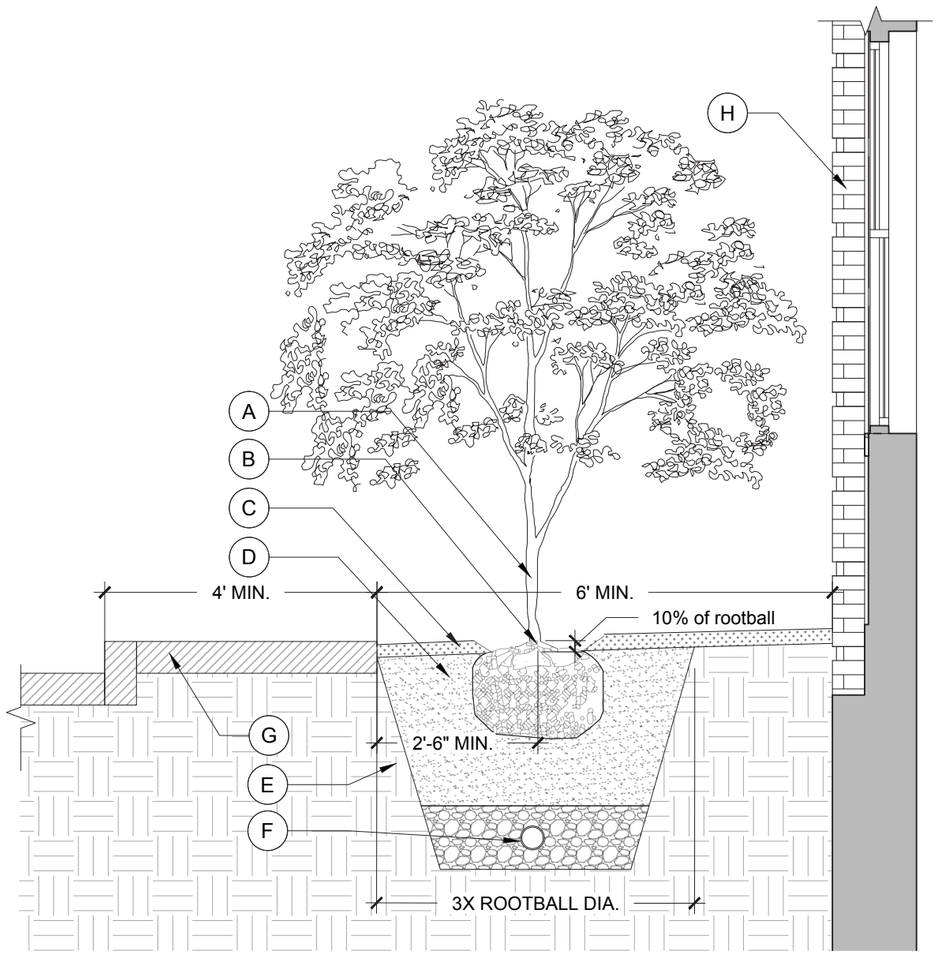
BAR COMMENT # 5: Confirm there is adequate space for trees along property line

BAR COMMENT # 6: Provide planter/planting details for street trees

Response: ***Provided, see below***



LEGEND	
A	PROPOSED TREE, CENTER TRUNK IN PIT. PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING
B	FIND TOP-MOST ROOT ON ROOTBALL, POSITION ROOTBALL SO THIS TOP ROOT IS 1"-2" ABOVE LANDSCAPE SOIL (APROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL). REMOVE BURLAP AND BASKET FROM TOP 1/3 OF BALL
C	3" MINIMUM OF MULCH AS SPECIFIED IN LANDSCAPE PLANS. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
D	4' MIN DEPTH BACKFILL W/ 1/2 CLEAN EXISTING SOIL, 1/4 TOP SOIL & 1/4 ORGANIC MATERIAL APPROVED BY THE CITY. MOUND AND TAMP SOIL DIRECRTLY BELOW ROOTBALL BEFORE SETTING PLANT
E	COMPACTED SUBGRADE, EXCAVATE PIT AT 1:1 SLOPE SO AS NOT TO DISTURB STREET SUBGRADE
F	12" COURSE GRAVEL FOR DRAINAGE, 4" PERFORATED PLASTIC PIPE CONNECTED TO STORM DRAIN SYSTEM
G	CONCRETE SIDEWALK PER CIVIL DRAWINGS
H	PROPOSED OR EXISTING BUILDING WALL

NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER AFTER BEING REVIEWED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PAINT ALL STAKES WITH 2 COATS OF EXTERIOR GRADE PAINT FLAT MATTE BLACK.
4. ALL TREES SHALL BE PLUM VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
5. PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.
6. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.

TREE PLANTING (STREETSCAPE)

NOT TO SCALE

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THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**BUILDING FRONT - 7th ST SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	59 SK-216

THE MARK CHARLOTTESVILLE Charlottesville, VA	**BUILDING FRONT - 7th ST SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS	60
Tuesday, November 18, 2025		Tel : 434-979-7550 © 2025	SK-217

THE MARK CHARLOTTESVILLE Charlottesville, VA	**BUILDING FRONT - 7th ST SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS	61
Tuesday, November 18, 2025		Tel : 434-979-7550 © 2025	SK-218

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**VIEW AT STREET LEVEL**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	62 SK-215

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

VIEW OF COURTYARD

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Tel : 434-979-7550

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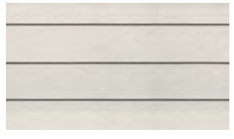
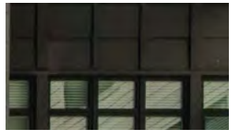
MATERIALS LEGEND



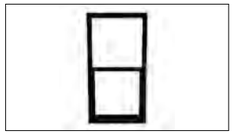
1 Light Gray Fiber Cement Siding

3 Dark Gray Fiber Cement Siding

4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window

2 Medium Gray Fiber Cement Siding

5 White Fiber Cement Panel Siding

7 Modular Red Face Brick W/ Charcoal Highlights

Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, November 18, 2025

WEST ELEVATION - SECTION THROUGH COURTYARD

MITCHELL / MATTHEWS
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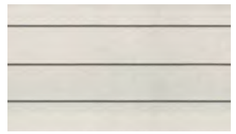
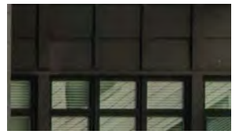


1 Light Gray Fiber Cement Siding

3 Dark Gray Fiber Cement Siding

2 Medium Gray Fiber Cement Siding

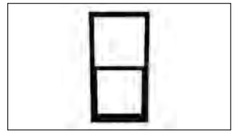
4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding

5 White Fiber Cement Panel Siding

7 Modular Red Face Brick W/ Charcoal Highlights



8 Commercial Grade Vinyl Window

Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

WEST ELEVATION ENLARGED

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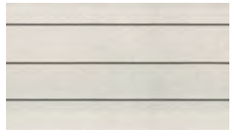
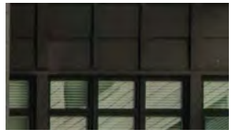
MATERIALS LEGEND



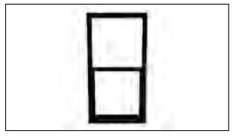
1 Light Gray Fiber Cement Siding

3 Dark Gray Fiber Cement Siding

4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window

2 Medium Gray Fiber Cement Siding

5 White Fiber Cement Panel Siding

7 Modular Red Face Brick W/ Charcoal Highlights

Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

WEST ELEVATION - 7th STREET WITH EXISTING BUILDINGS

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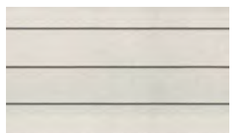
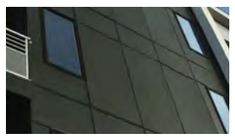
MATERIALS LEGEND

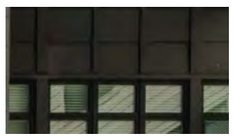


1 Light Gray Fiber Cement Siding

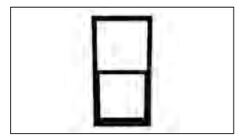
3 Dark Gray Fiber Cement Siding



4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade

2 Medium Gray Fiber Cement Siding

5 White Fiber Cement Panel Siding

7 Modular Red Face Brick W/ Charcoal Highlights

Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, November 18, 2025

NORTH ELEVATION - ALONG RR TRACKS

MITCHELL / MATTHEWS
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Tel : 434-979-7550

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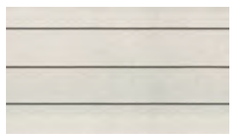
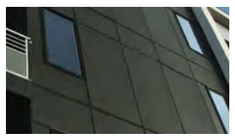
MATERIALS LEGEND

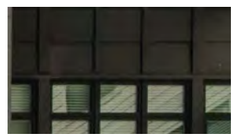


1 Light Gray Fiber Cement Siding

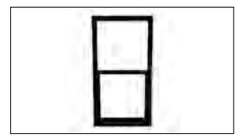
3 Dark Gray Fiber Cement Siding



4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window

2 Medium Gray Fiber Cement Siding

5 White Fiber Cement Panel Siding

7 Modular Red Face Brick W/ Charcoal Highlights

Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK CHARLOTTESVILLE
Charlottesville, VA
Tuesday, November 18, 2025

EAST ELEVATION

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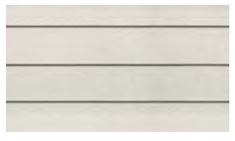
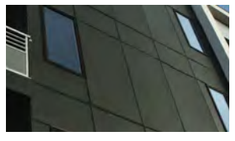
MATERIALS LEGEND

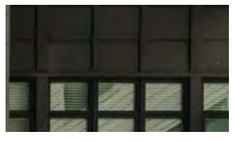


1 Light Gray Fiber Cement Siding

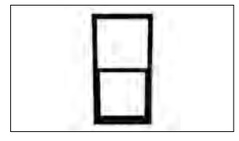
3 Dark Gray Fiber Cement Siding



4 Black Fiber Cement Panel Siding



6 Black Fiber Cement Panel And Batten Siding



8 Commercial Grade Vinyl Window

2 Medium Gray Fiber Cement Siding

5 White Fiber Cement Panel Siding

7 Modular Red Face Brick W/ Charcoal Highlights

Black Onyx

White

Adobe

** See SK-330 - SK-381 for drawings and material cutsheets*

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

SOUTH ELEVATION - DELEVAN STREET

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
Tel : 434-979-7550
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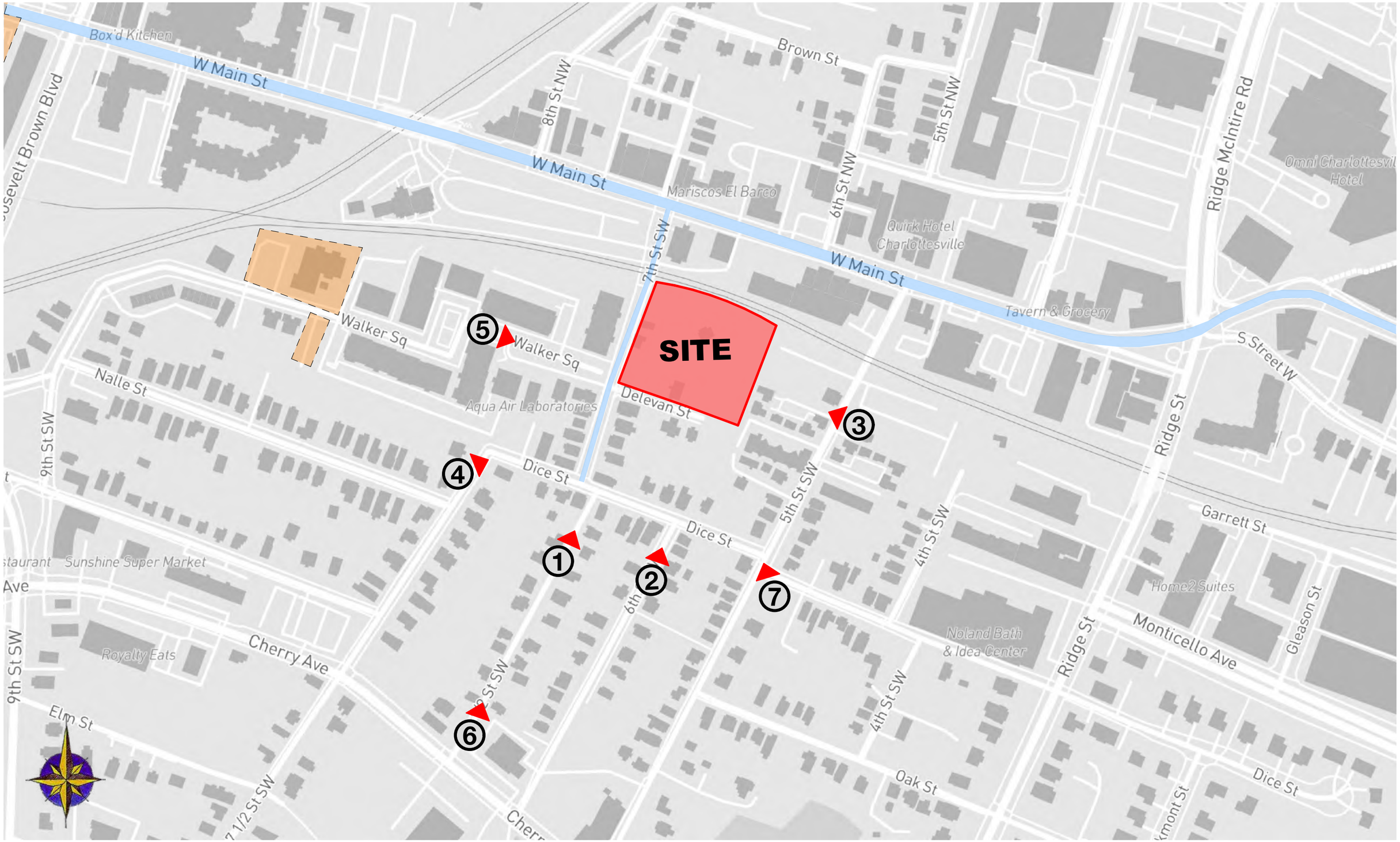

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**PHOTOMATCHING MAP**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550	70 © 2025 SK-310

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

306 6 1/2 St SW

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

Tel : 434-979-7550

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THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**301 6th St SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	72 SK-312

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**204 5th St SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	73 SK-313

THE MARK
CHARLOTTESVILLE
Charlottesville, VA
Tuesday, November 18, 2025

300 7 1/2 St SW

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
Tel : 434-979-7550
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74
SK-314

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**702 DELEVAN St**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	75 SK-315

THE MARK CHARLOTTESVILLE Charlottesville, VA Tuesday, November 18, 2025	**334 6 1/2 St SW**	MITCHELL / MATTHEWS ARCHITECTS & PLANNERS Tel : 434-979-7550 © 2025	76 SK-316

THE MARK
CHARLOTTESVILLE
Charlottesville, VA

Tuesday, November 18, 2025

CORNER OF DICE St & 5TH St SW

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

Tel : 434-979-7550

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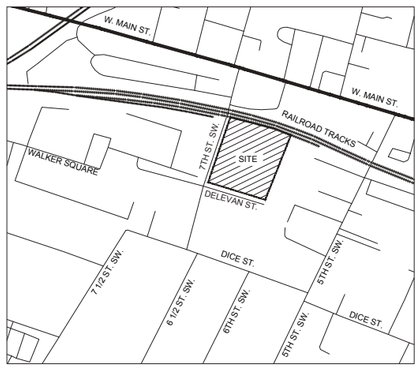
SITE

Legend

- A Concrete sidewalk
- B At-grade landscape area
- C Garage entry driveway
- D Retaining wall
- E Proposed trees (see landscape plan)



VICINITY MAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

SITE COLORED PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

SCALE: NTS

SHEET: 2 of 11

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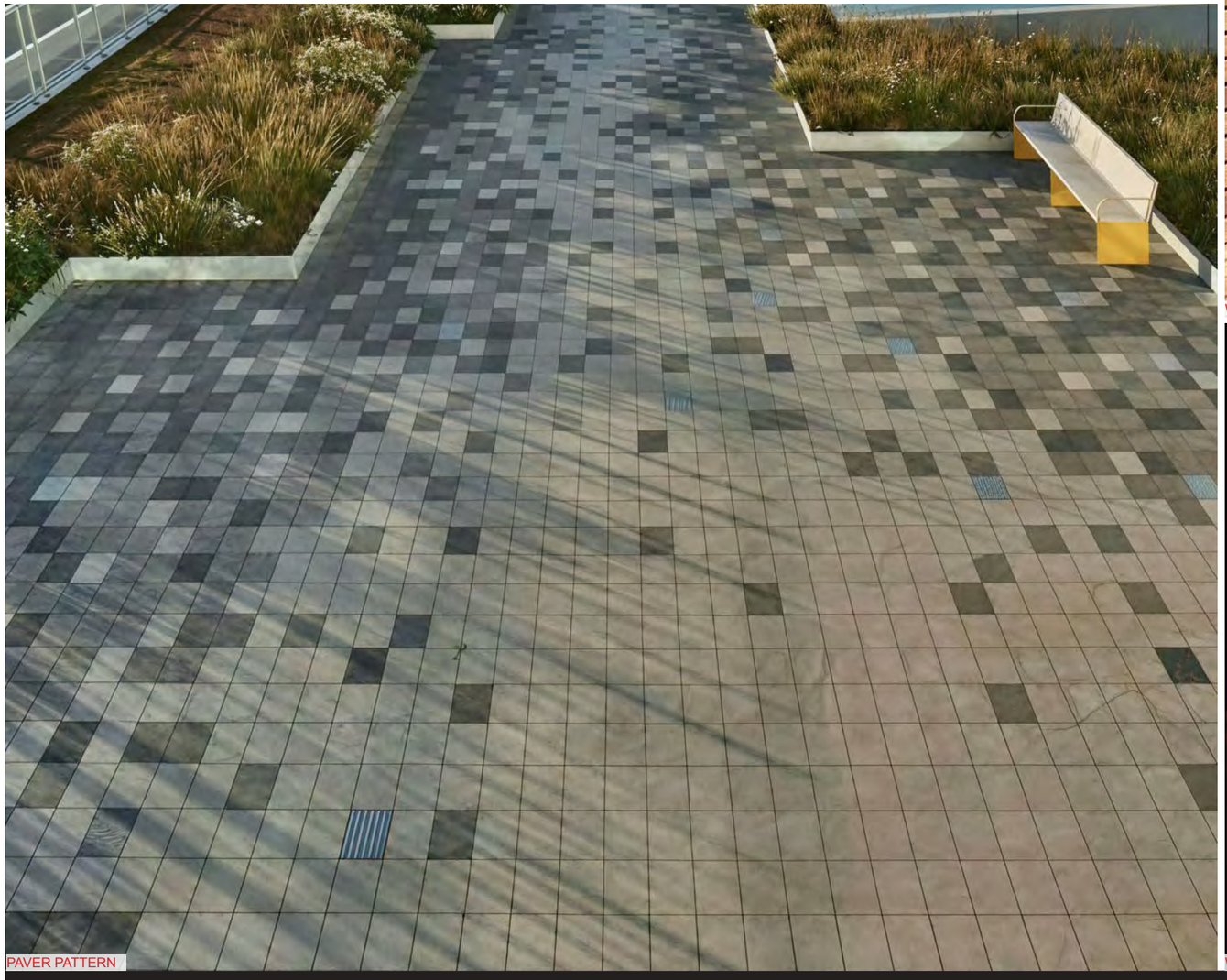
MULTI-TONE LINEAR PAVERS

WOOD SEAT WALLS

LINEAR LIGHTING



PAVER PATTERN

WALL-WASHING LIGHTS

LIGHTS RECESSED INTO PAVERS

THE MARK AT CHARLOTTESVILLE

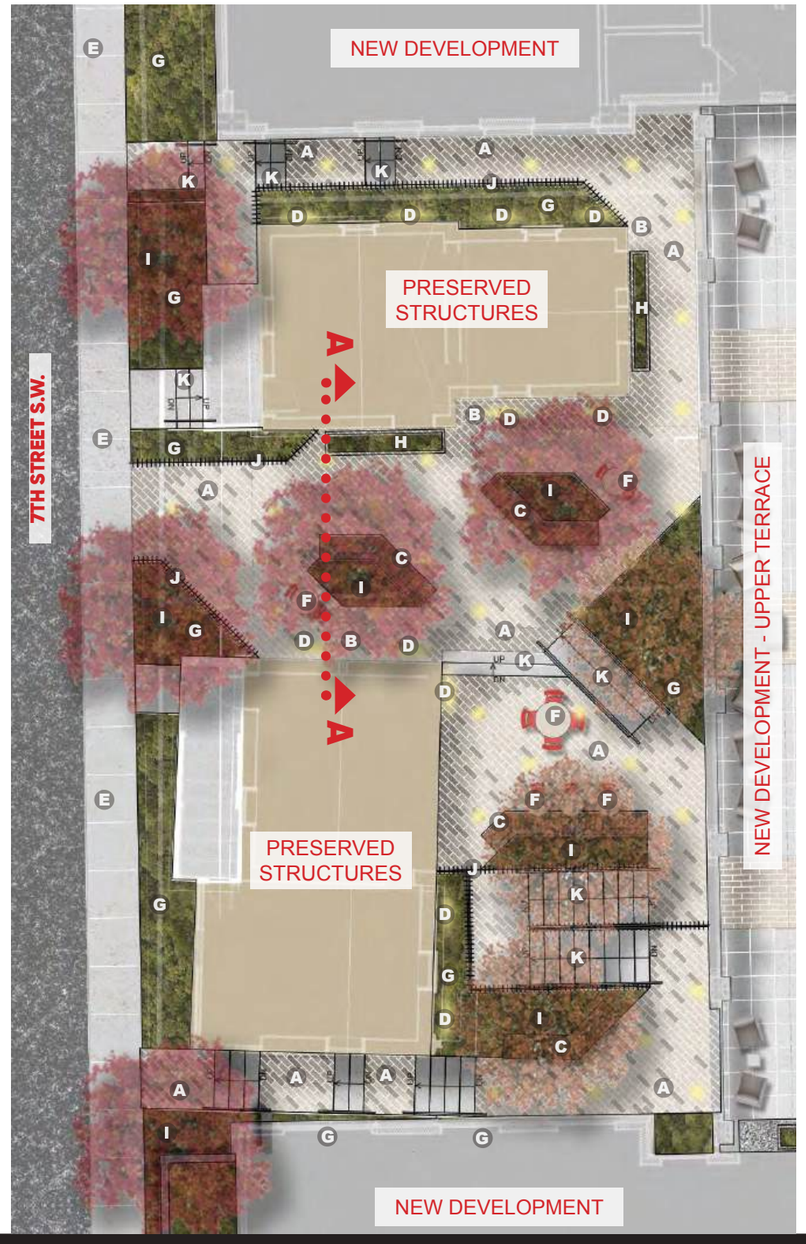
ENTRY PLAZA MOODBOARD

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

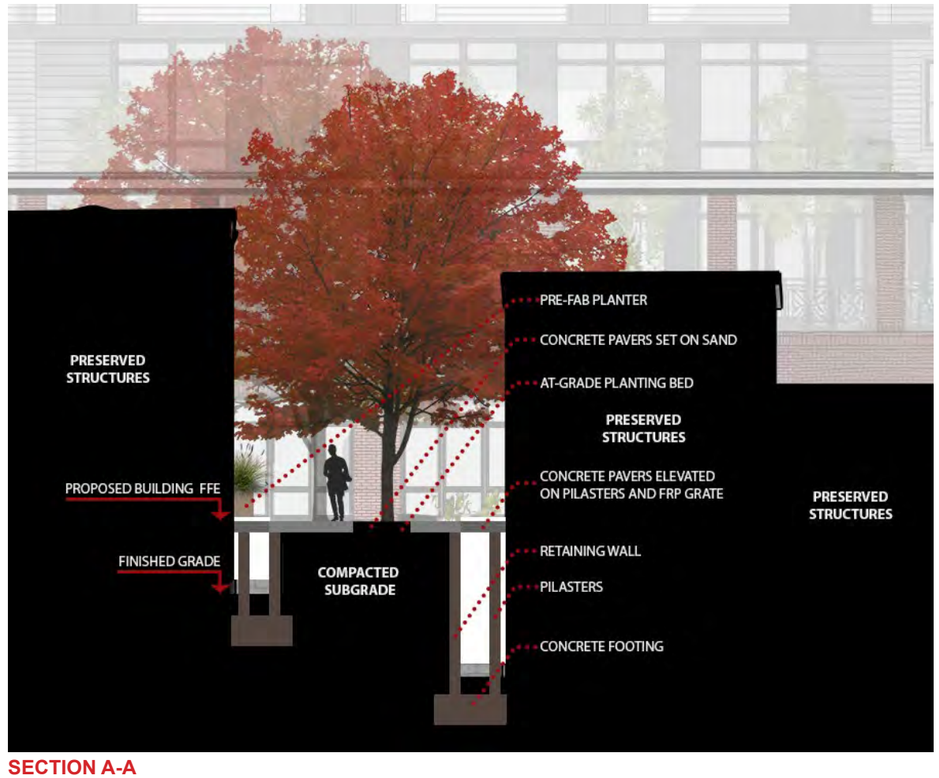
hpla studio



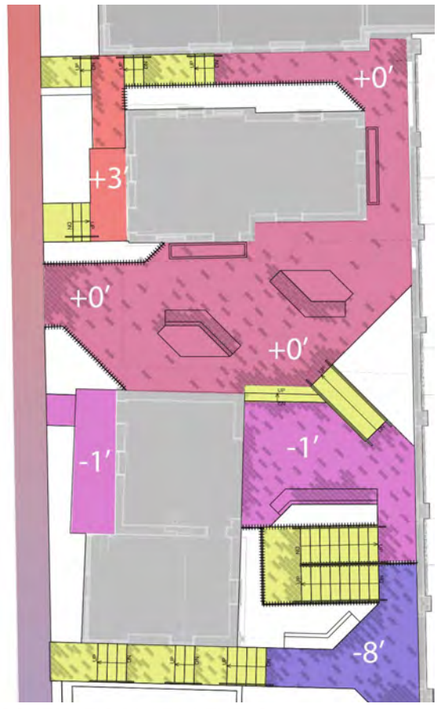
MAIN PLAZA

Legend

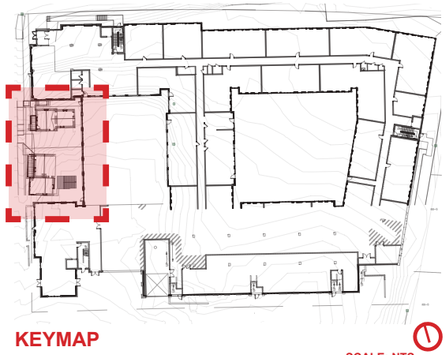
- A 6” x 18” Plankstone linear pavers, multi-tone (By: Hanover Pavers), w/ recessed lights
- B Set pavers elevated on FRP grate w/ columns and joisters around historic bldgs
- C Modular wood seat walls w/ backrest & underlit edge (by: Streetlife)
- D Linear wall washers
- E Concrete sidewalk
- F Steel tables and chairs
- G Landscape area w/ shrubs and groundcovers
- H Pre-fab planters
- I Proposed trees (see plant palette)
- J 42” tube steel guardrail
- K ADA Stairs and ramps



SECTION A-A



SCHEMATIC PLAZA LEVELS



KEYMAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

MAIN PLAZA PLAN AND SECTION

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

SCALE: NTS
SHEET: 4 of 11

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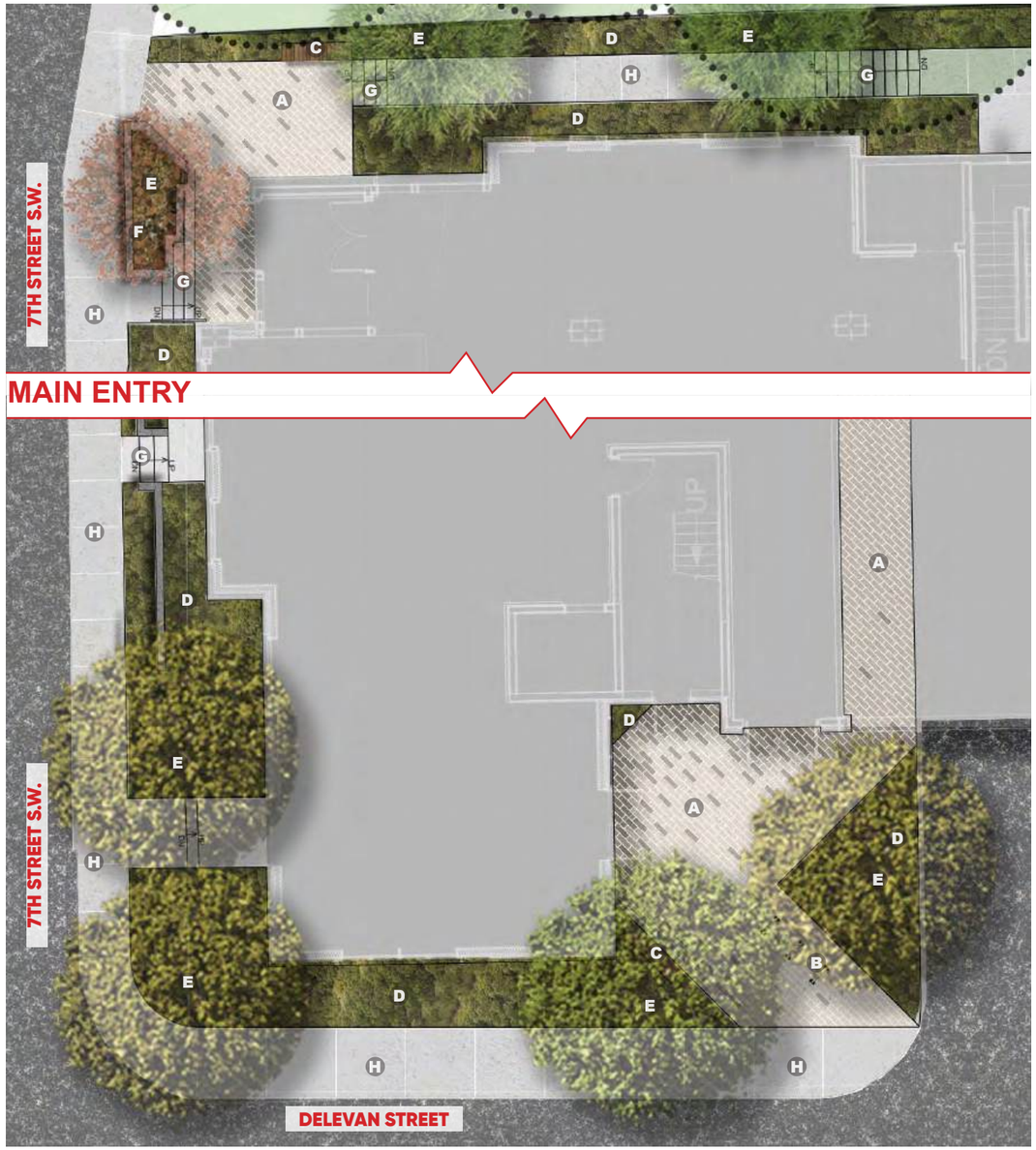


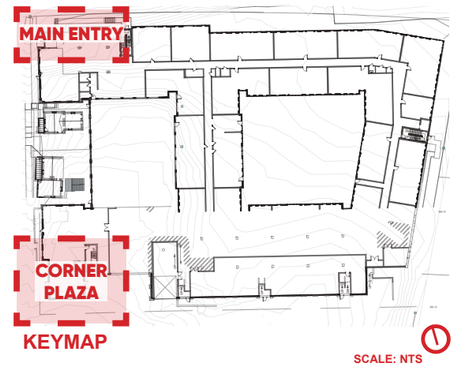
MAIN ENTRY

CORNER PLAZA

MAIN ENTRY & CORNER PLAZA

Legend

- A 6” x 18” Plankstone linear pavers, multi-tone (By: Hanover Pavers)
- B (3) Bike racks
- C Modular wood seat walls w/ backrest & underlit edge (by: Streetlife)
- D Landscape area w/ shrubs and groundcovers
- E Proposed trees (see plant palette)
- F Built-in concrete planter
- G ADA Stairs
- H Concrete sidewalk



KEYMAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

MAIN ENTRY & CORNER PLAZA PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

SCALE: NTS

SHEET: 5 of 11

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PLANT PALETTE - OVERALL

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE
Gymnocladus dioicus "Espresso" SEEDLESS KENTUCKY COFFEETREE	5	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Quercus coccinea SCARLET OAK	3	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Ulmus americana "Jefferson" JEFFERSON AMERICAN ELM	7	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Acer saccharum SUGAR MAPLE	11	36" BOX	3" CAL. MIN.	10' HT. STANDARD	YES

UNDERSTORY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE
Halesia monticola MOUNTAIN SILVERBELL	8	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO
Cercis canadensis EASTERN REDBUD	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	YES
Pistacia chinensis CHINESE PISTACHE	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO
Cornus florida "Rubra" PINK DOGWOOD	2	24" BOX	N/A	8' HT. MULTI-TRUNK	NO

CHARLOTTESVILLE SHADE REQUIREMENTS

REQUIRED		PROVIDED
SITE PERCENTAGE	10%	12%
AREA (80,269 SF)	8027 S.F.	9503 S.F.

SHRUBS AND GROUNDCOVERS W/ HARDWOOD MULCH

EXISTING TREE BUFFER TO REMAIN

NOTES:
- TREES SELECTED FROM CHARLOTTESVILLE MASTER TREE LIST.
- SHRUBS AND GROUNDCOVERS TO CONSIST OF NATIVE AND / OR DROUGHT TOLERANT SPECIES SELECTED FROM THE ALBERMARLE COUNTY PLANT LIST, VIRGINIA NATIVE PLANT SOCIETY & CHARLOTTESVILLE NATIVE & DROUGHT RESISTANT PLANT LIST.

THE MARK AT CHARLOTTESVILLE

LANDSCAPE PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

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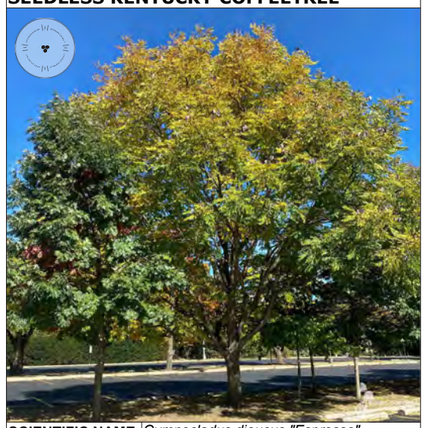
LANDSCAPE MATERIALS - CANOPY TREES

SEEDLESS KENTUCKY COFFEETREE



SCIENTIFIC NAME	*Gymnocladus dioucus "Espresso"*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	FAST GROWING
10-YEAR SIZE	35' H / 27' W
MAINTENANCE	LOW

SCARLET OAK

SCIENTIFIC NAME	*Quercus coccinea*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	MODERATE
10-YEAR SIZE	31' H / 22' W
MAINTENANCE	LOW

JEFFERSON AMERICAN ELM

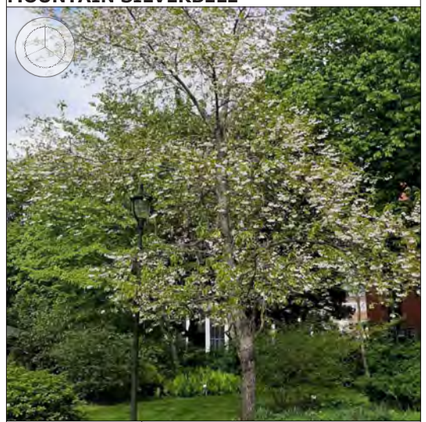
SCIENTIFIC NAME	*Ulmus americana 'Jefferson'*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	25' H / 23' W
MAINTENANCE	LOW

SUGAR MAPLE

SCIENTIFIC NAME	*Acer saccharum*
WATER / SUN	MEDIUM WATER, FULL TO PART SUN
SOIL	RICH, WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	MODERATE
10-YEAR SIZE	21' H / 16' W
MAINTENANCE	LOW

UNDERSTORY TREES

MOUNTAIN SILVERBELL



SCIENTIFIC NAME	*Halesia monticola*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	25' H / 17' W
MAINTENANCE	LOW

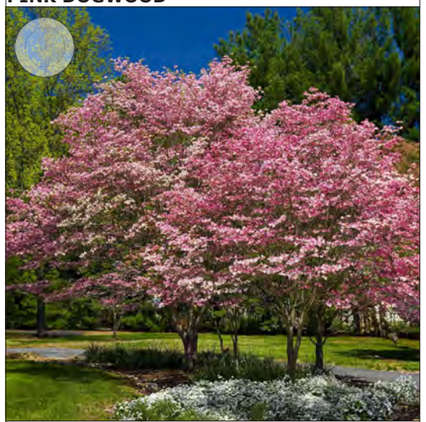
EASTERN REDBUD

SCIENTIFIC NAME	*Ceris canadensis*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	17' H / 13' W
MAINTENANCE	LOW

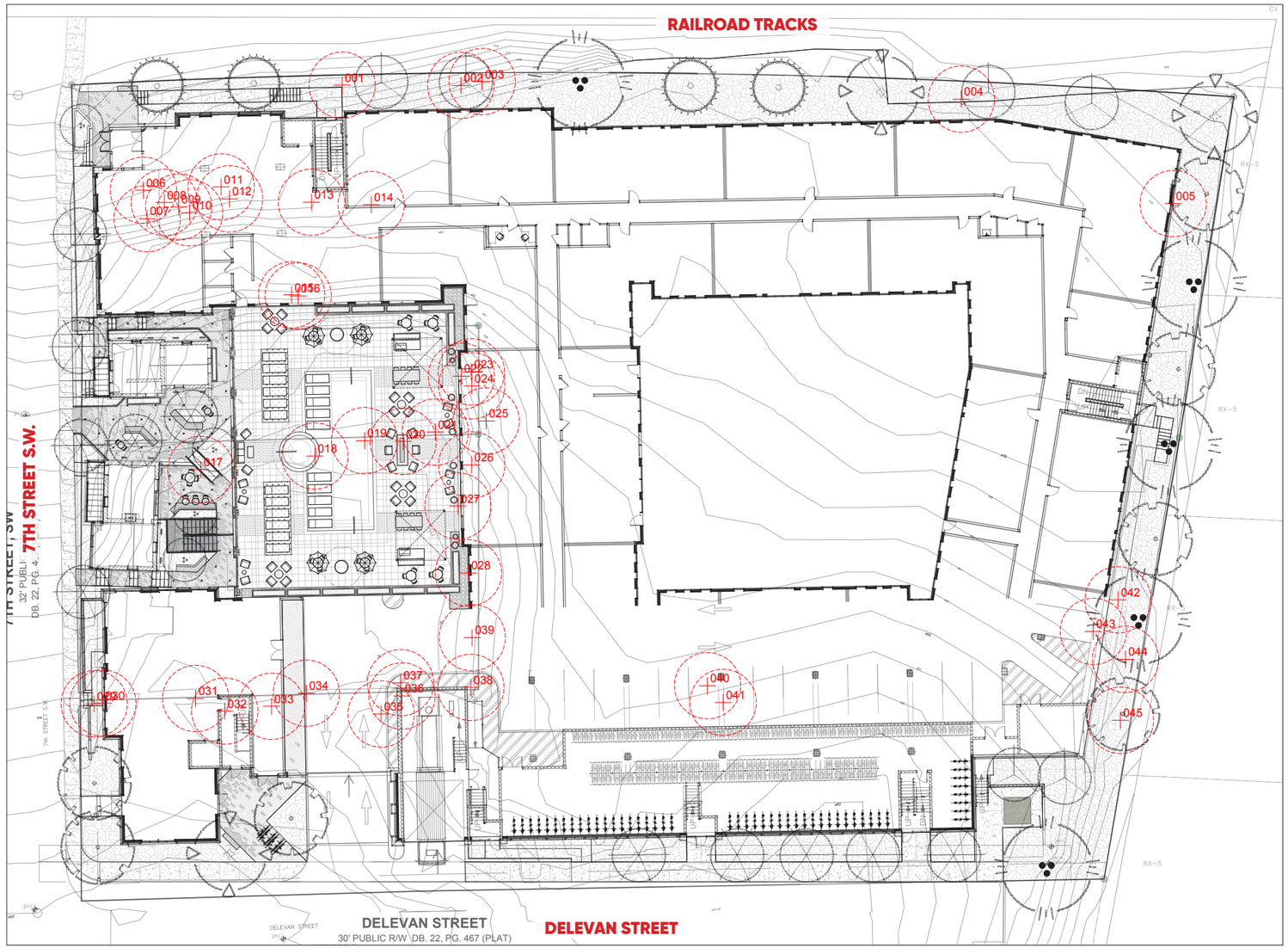
CHINESE PISTACHE

SCIENTIFIC NAME	*Pistacia chinensis*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS, BLOOMS IN SPRING
GROWTH RATE	FAST GROWING
10-YEAR SIZE	17' H / 15' W
MAINTENANCE	LOW

PINK DOGWOOD



SCIENTIFIC NAME	*Cornus florida 'Rubra'*
WATER / SUN	MEDIUM WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS
GROWTH RATE	FAST GROWING
10-YEAR SIZE	10' H / 13' W
MAINTENANCE	LOW



LANDSCAPE PLAN

SITE

0' 10' 20' 40'

SCALE: 1" = 20'-0"

PLANT PALETTE - MITIGATION

EXISTING TREES

NAME	QTY.
EXISTING TO BE REMOVED	45
EXISTING TO BE PRESERVED	0

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Gymnocladus dioucus "Espresso" SEEDLESS KENTUCKY COFFEETREE	5	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	570
Quercus coccinea SCARLET OAK	3	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	370
Ulmus americana "Jefferson" JEFFERSON AMERICAN ELM	7	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	397
Acer saccharum SUGAR MAPLE	11	36" BOX	3" CAL. MIN.	10' HT. STANDARD	YES	195

UNDERSTORY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Halesia monticola MOUNTAIN SILVERBELL	6	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO	214
Cercis canadensis EASTERN REDBUD	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	124
Pistacia chinensis CHINESE PISTACHE	4	24" BOX	2" CAL. MIN.	10' HT. STANDARD	NO	184
Cornus florida "Rubra" PINK DOGWOOD	2	24" BOX	N/A	8' HT. MULTI-TRUNK	NO	124

CHARLOTTESVILLE SHADE REQUIREMENTS		
REQUIRED		PROVIDED
SITE PERCENTAGE	10%	15%
AREA (80,269 SF)	8027 S.F.	11648 S.F.

SHRUBS AND GROUNDCOVERS W/ HARDWOOD MULCH

NOTES:
- TREES SELECTED FROM CHARLOTTESVILLE MASTER TREE LIST.
- SHRUBS AND GROUNDCOVERS TO CONSIST OF NATIVE AND / OR DROUGHT TOLERANT SPECIES SELECTED FROM THE ALBERMARLE COUNTY PLANT LIST, VIRGINIA NATIVE PLANT SOCIETY & CHARLOTTESVILLE NATIVE & DROUGHT RESISTANT PLANT LIST.

THE MARK AT CHARLOTTESVILLE

TREE MITIGATION PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

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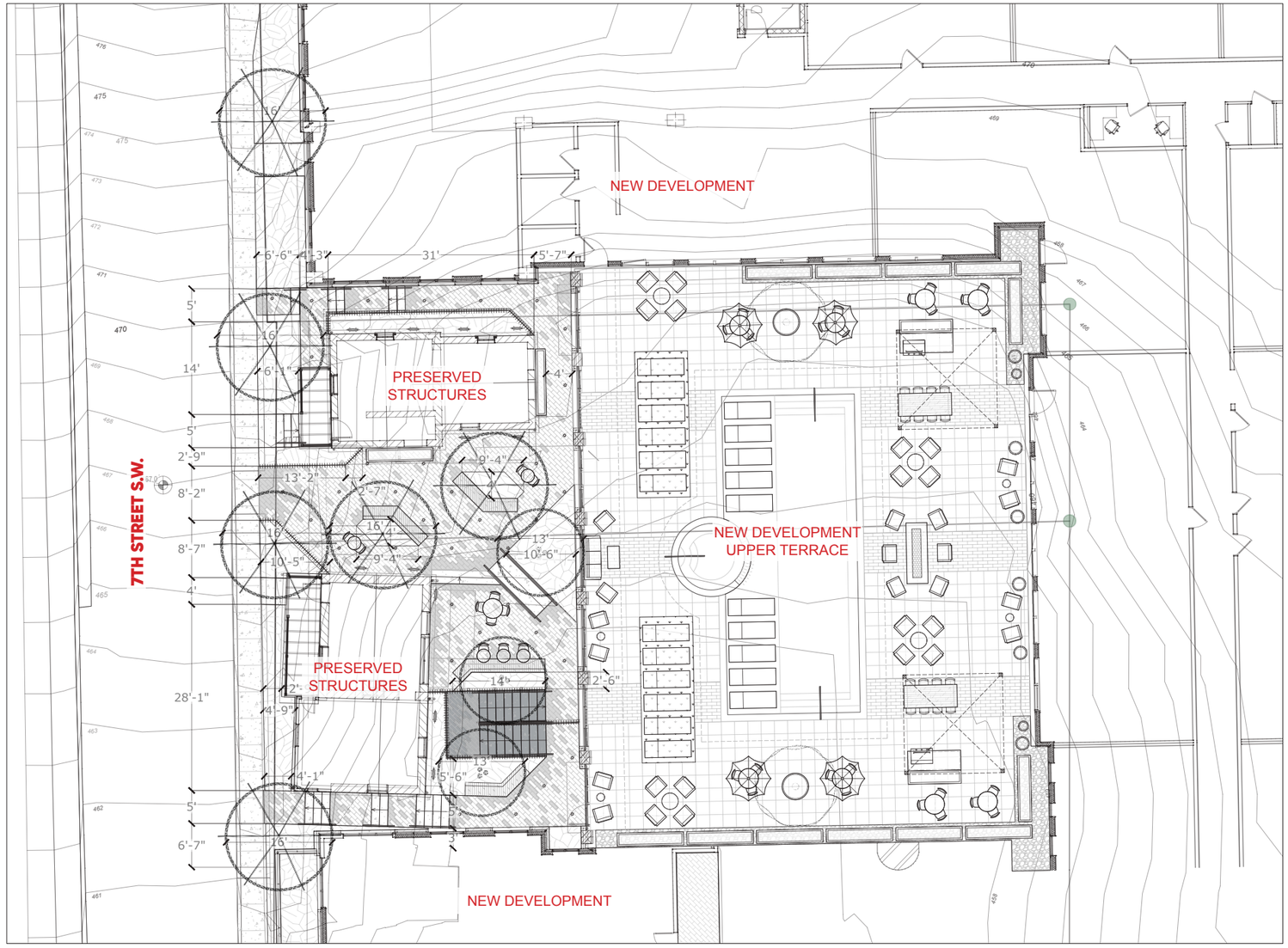

LANDSCAPE PLAN

SITE

0" 10' 20' 40'

SCALE: 1" = 20'-0"

PLANT PALETTE - PLAZA ENLARGEMENT

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Ulmus americana "Jefferson" JEFFERSON AMERICAN ELM	0	36" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	397
Acer saccharum SUGAR MAPLE	6	36" BOX	3" CAL. MIN.	10' HT. STANDARD	YES	195

UNDERSTORY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	STR. TREE	CANOPY
Cercis canadensis EASTERN REDBUD	3	24" BOX	2" CAL. MIN.	10' HT. STANDARD	YES	124
Cornus florida "Rubra" PINK DOGWOOD	2	24" BOX	N/A	8' HT. MULTI-TRUNK	NO	124

SHRUBS AND GROUNDCOVERS W/ HARDWOOD MULCH

NOTES:
- TREES SELECTED FROM CHARLOTTESVILLE MASTER TREE LIST.
- SHRUBS AND GROUNDCOVERS TO CONSIST OF NATIVE AND / OR DROUGHT TOLERANT SPECIES SELECTED FROM THE ALBERMARLE COUNTY PLANT LIST, VIRGINIA NATIVE PLANT SOCIETY & CHARLOTTESVILLE NATIVE & DROUGHT RESISTANT PLANT LIST.

THE MARK AT CHARLOTTESVILLE

PLAZA ENLARGEMENT W/ DIMENSIONS

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

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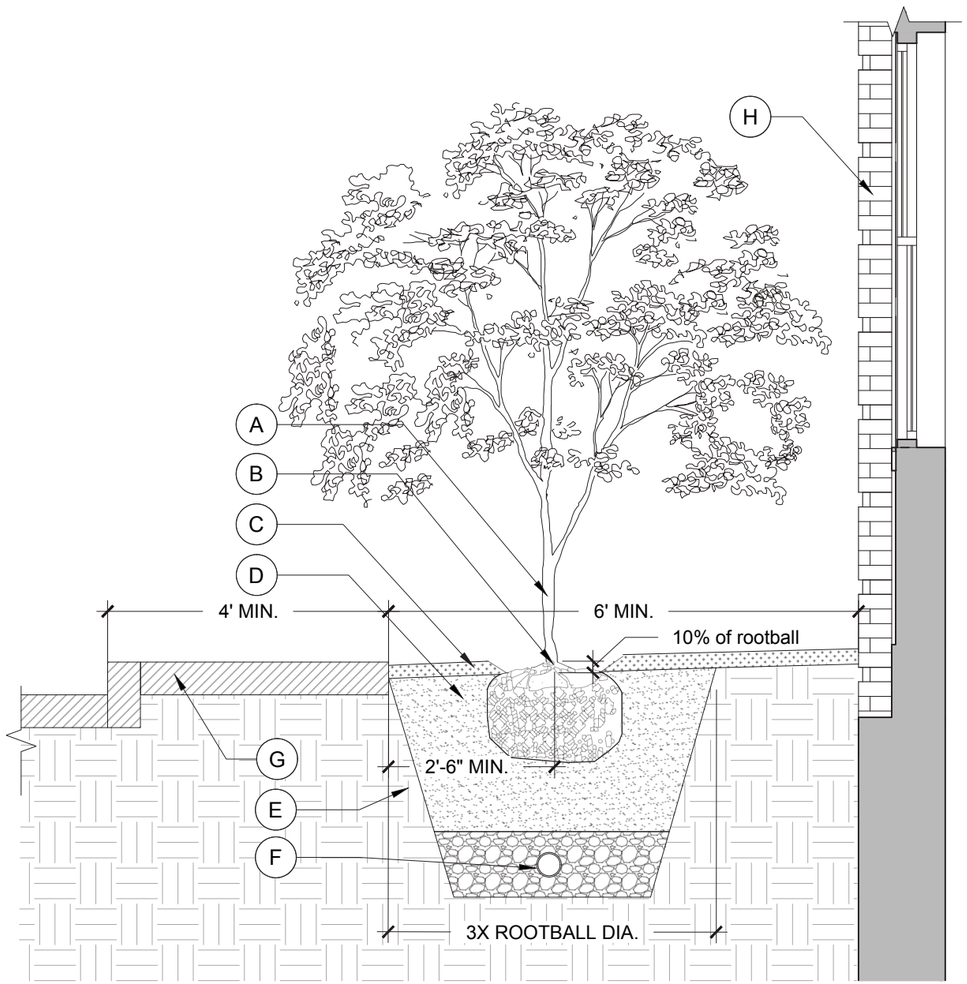
SHEET: 9 of 11 www.hplastudio.com



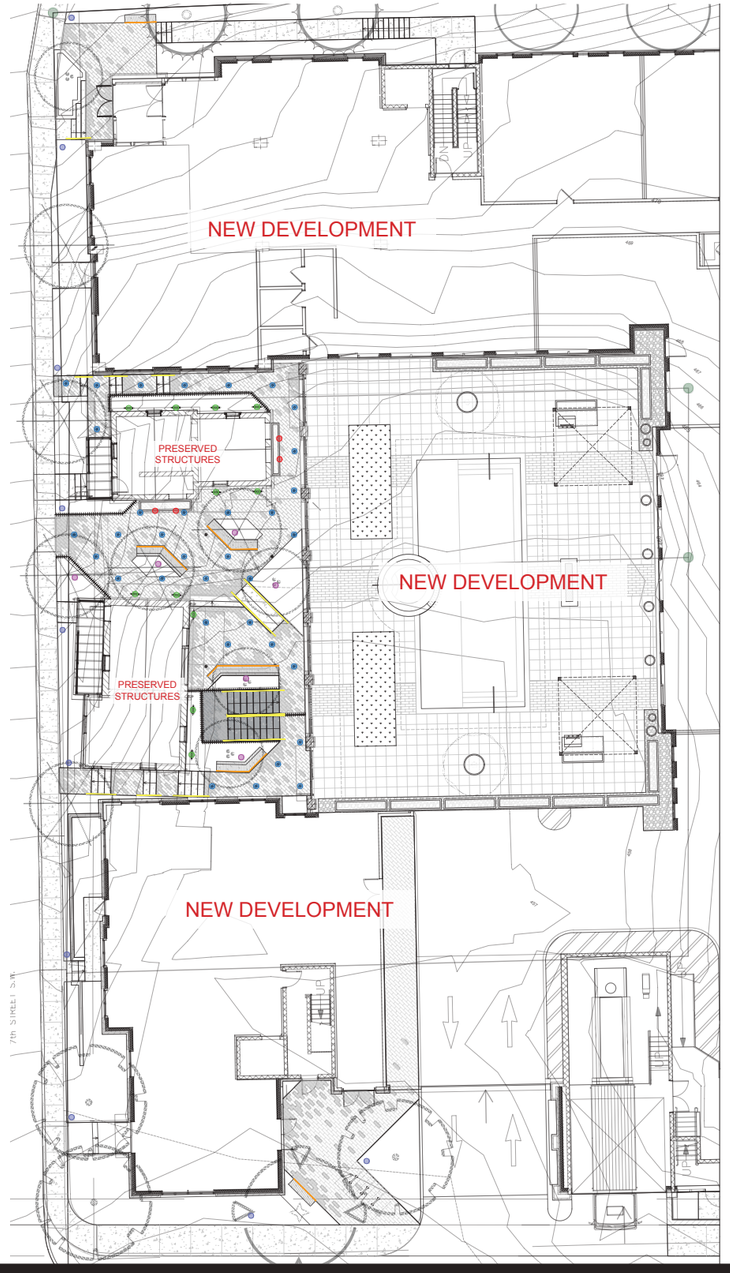
LEGEND	
A	PROPOSED TREE, CENTER TRUNK IN PIT. PRUNE BROKEN/DEAD BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING
B	FIND TOP-MOST ROOT ON ROOTBALL, POSITION ROOTBALL SO THIS TOP ROOT IS 1"-2" ABOVE LANDSCAPE SOIL (APROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL). REMOVE BURLAP AND BASKET FROM TOP 1/3 OF BALL
C	3" MINIMUM OF MULCH AS SPECIFIED IN LANDSCAPE PLANS. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
D	4' MIN DEPTH BACKFILL W/ 1/2 CLEAN EXISTING SOIL, 1/4 TOP SOIL & 1/4 ORGANIC MATERIAL APPROVED BY THE CITY. MOUND AND TAMP SOIL DIRECRTLY BELOW ROOTBALL BEFORE SETTING PLANT
E	COMPACTED SUBGRADE, EXCAVATE PIT AT 1:1 SLOPE SO AS NOT TO DISTURB STREET SUBGRADE
F	12" COURSE GRAVEL FOR DRAINAGE, 4" PERFORATED PLASTIC PIPE CONNECTED TO STORM DRAIN SYSTEM
G	CONCRETE SIDEWALK PER CIVIL DRAWINGS
H	PROPOSED OR EXISTING BUILDING WALL

NOTES:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER AFTER BEING REVIEWED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PAINT ALL STAKES WITH 2 COATS OF EXTERIOR GRADE PAINT FLAT MATTE BLACK.
4. ALL TREES SHALL BE PLUM VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
5. PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.
6. WATER THOROUGHLY TWICE WITHIN THE FIRST 48 HOURS.

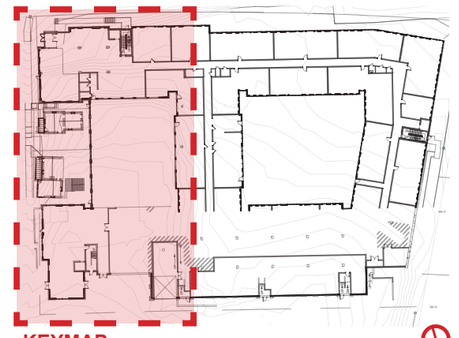
TREE PLANTING (STREETSCAPE)

NOT TO SCALE



LOW VOLTAGE LIGHTING

ICON	TYPE	MANUFACT.	MODEL	FINISH		IMAGE
	PEDESTRIAN POLE LIGHT	KIM LIGHTING	UR20 POST TOP	BLT (BLACK MATTE T)		
	RECESSED FLOOR LIGHT	IGUZZINI	LIGHT-UP ORBIT	STEEL		
	UPLIGHT	HK LIGHTING	ZXL30-I	ALUM. BLACK		
	WALL WASHER	TRAXON	ALLEGRO LINEAR RGBW	-	-	
	WALL LIGHT	HK LIGHTING	ZSLFM-I	SS		
	BENDABLE LINEAR LIGHT	LED LINEAR	VENUS TC 3D OPAL	-	-	
	HANDRAIL LIGHTS	ALPHABET	THETA HANDRAIL LIGHT	SS		



KEYMAP

SCALE: NTS

THE MARK AT CHARLOTTESVILLE

SITE LIGHTING PLAN

CHARLOTTESVILLE, VA

LANDMARK PROPERTIES

HPLA #: H25-107

SCALE: NTS

SHEET: 11 of 11

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B.A.R. SUPPLEMENTAL DRAWINGS

PLANS, EXTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

C H A R L O T T E S V I L L E , V A

B.A.R. SUPPLEMENTAL DRAWINGS	
SHEET NO.	SHEET NAME
SK-331	3rd Floor Plan (Overall w/Units Shown)
SK-332	Rooftop Equipment Plan
SK-340	West Elevation
SK-341	North Elevation - West Half
SK-342	North Elevation - East Half
SK-343	East Elevation
SK-344	South Elevation - East Half
SK-345	South Elevation - West Half
SK-350	West and North Wall Sections
SK-351	Wall Section - Delevan Street (South)
SK-360	Wall Details
SK-361	Cladding and Opening Details
SK-362	Cladding and Opening Details

October 21, 2025

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300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
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SUPPLEMENTAL DRAWINGS COVER SHEET

PROJECT 2509
DATE 2025-11-18

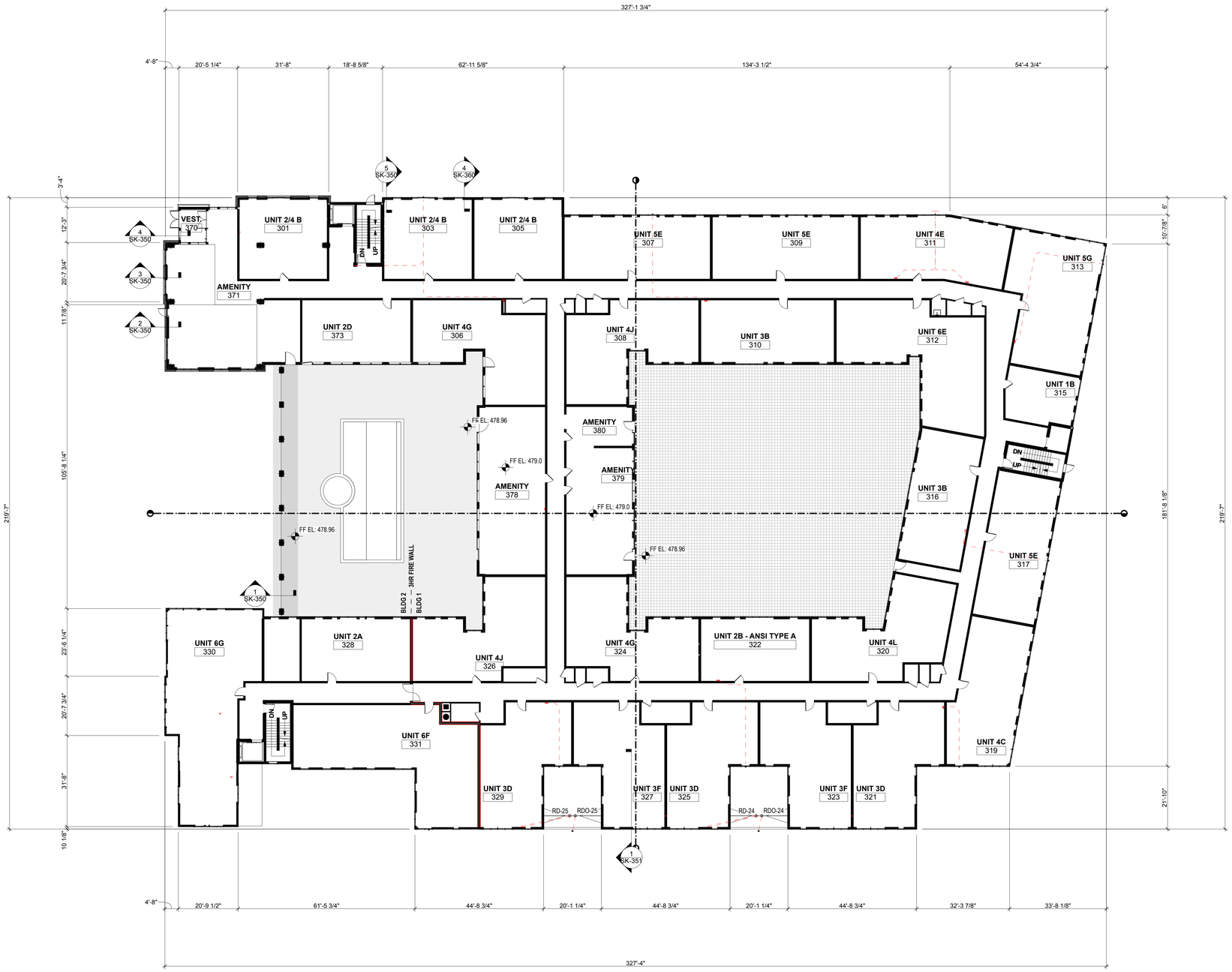
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-330

File Name: 2509_The Mark_v
Date Saved: Tuesday, November 18, 2025



1 SK-331 **3rd FLOOR PLAN**

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

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3rd Floor Plan (Overall w/Units Shown)

PROJECT 2509
DATE 2025-11-18

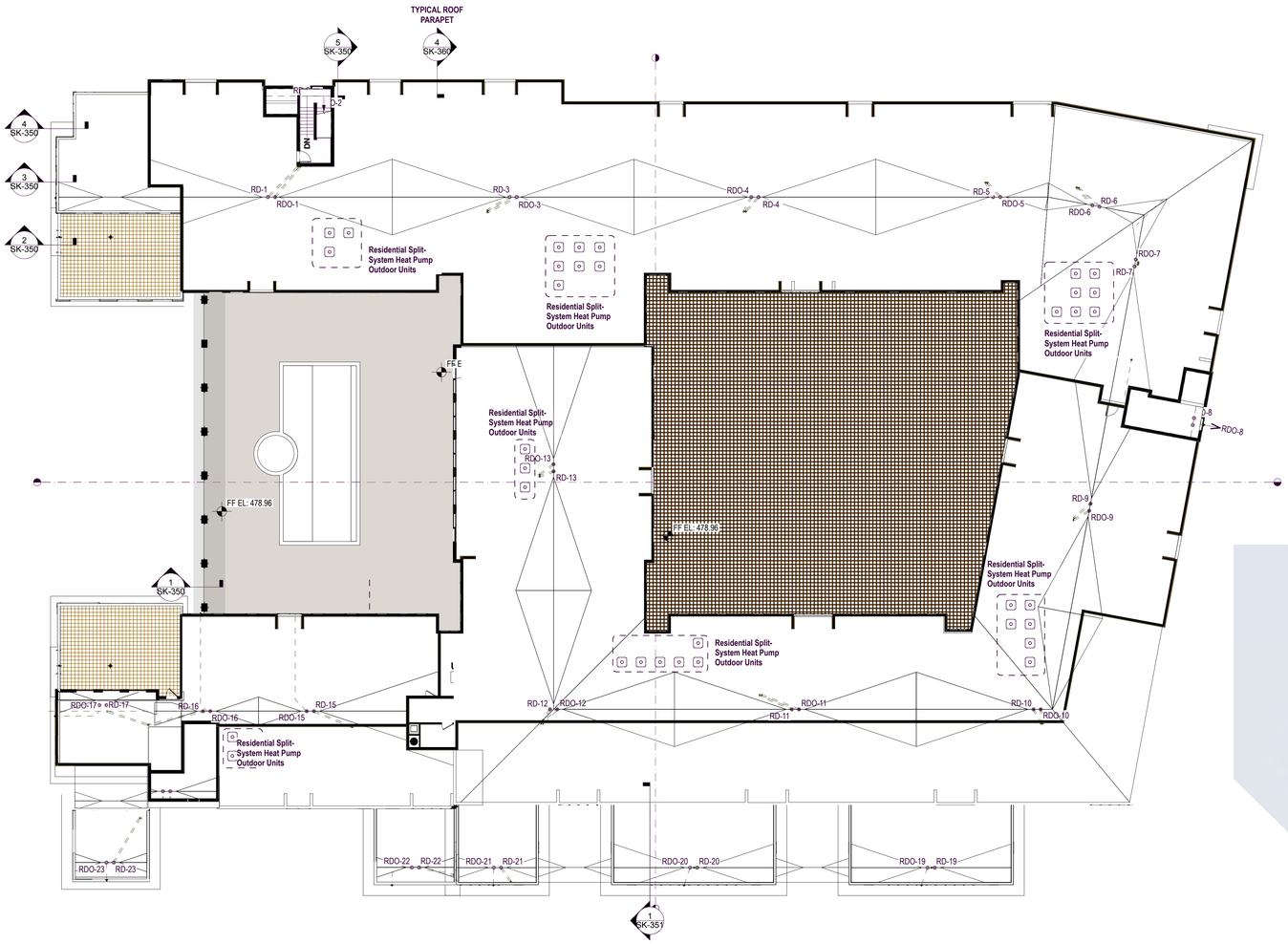
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-331

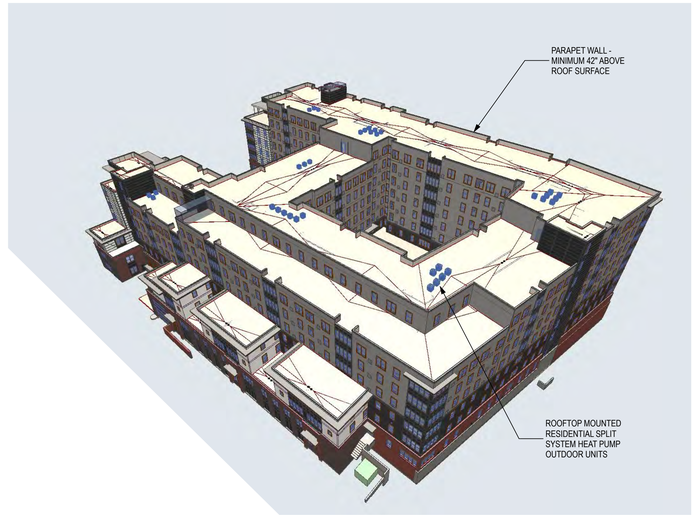
File Name: 2509 - The Mark at Charlottesville_Detailed Plans_R2025.rvt



1 SK-332 **Rooftop Equipment Plan**

SCALE: 1/16" = 1'-0"

0 8" 16" 32"



2 SK-332 **VIEW OF ROOFS FROM SOUTHEAST**

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Rooftop Equipment Plan

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-332

File Name: 2509 - The Mark A
Last Saved: Monday, November 17, 2025

1 SK-340 WEST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

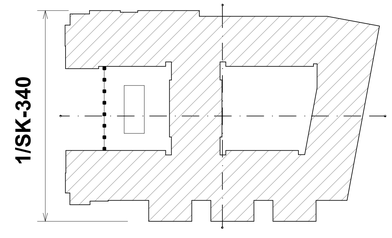
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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West Elevation

PROJECT 2509
DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-340

1 SK-341 PARTIAL NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

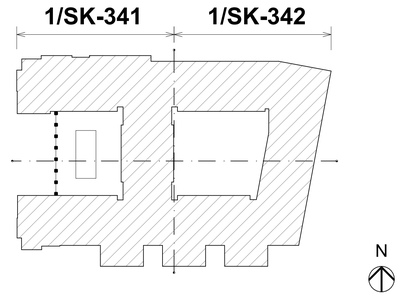
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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North Elevation - West Half

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-341

Plot Name: 2509_The Mark_1
Plot Date/Time: 11/18/2025 4:11:37 PM

1 SK-342 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

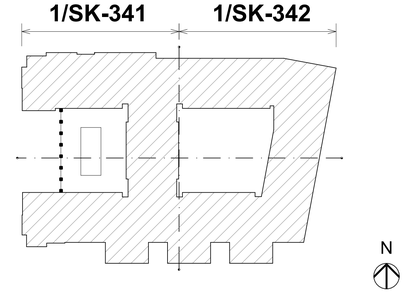
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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North Elevation - East Half

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-342

Tue Nov 25 2025 - 10:19am
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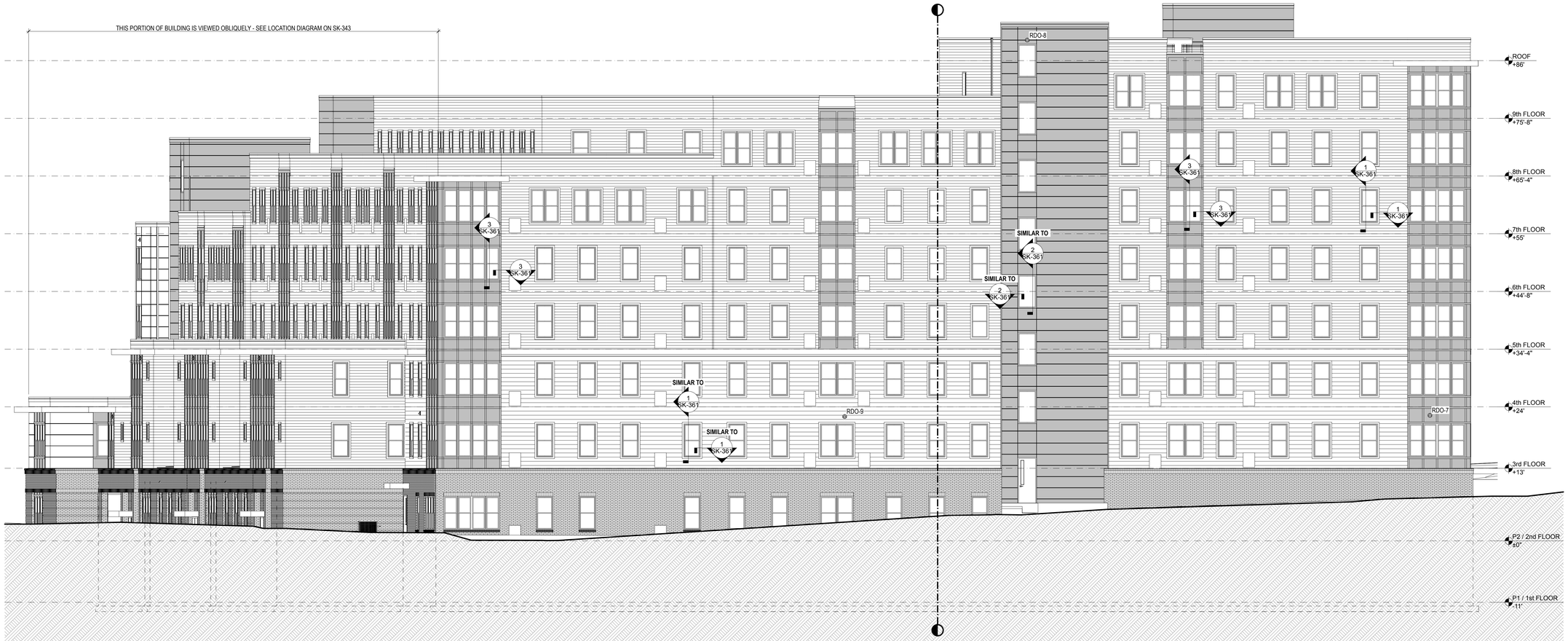


1 SK-343

EAST ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

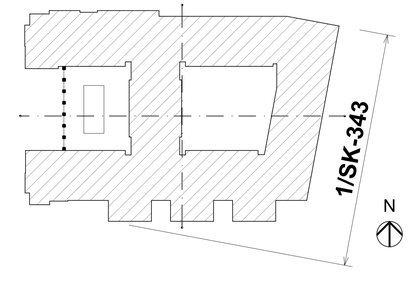
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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East Elevation

PROJECT 2509
DATE 2025-11-18

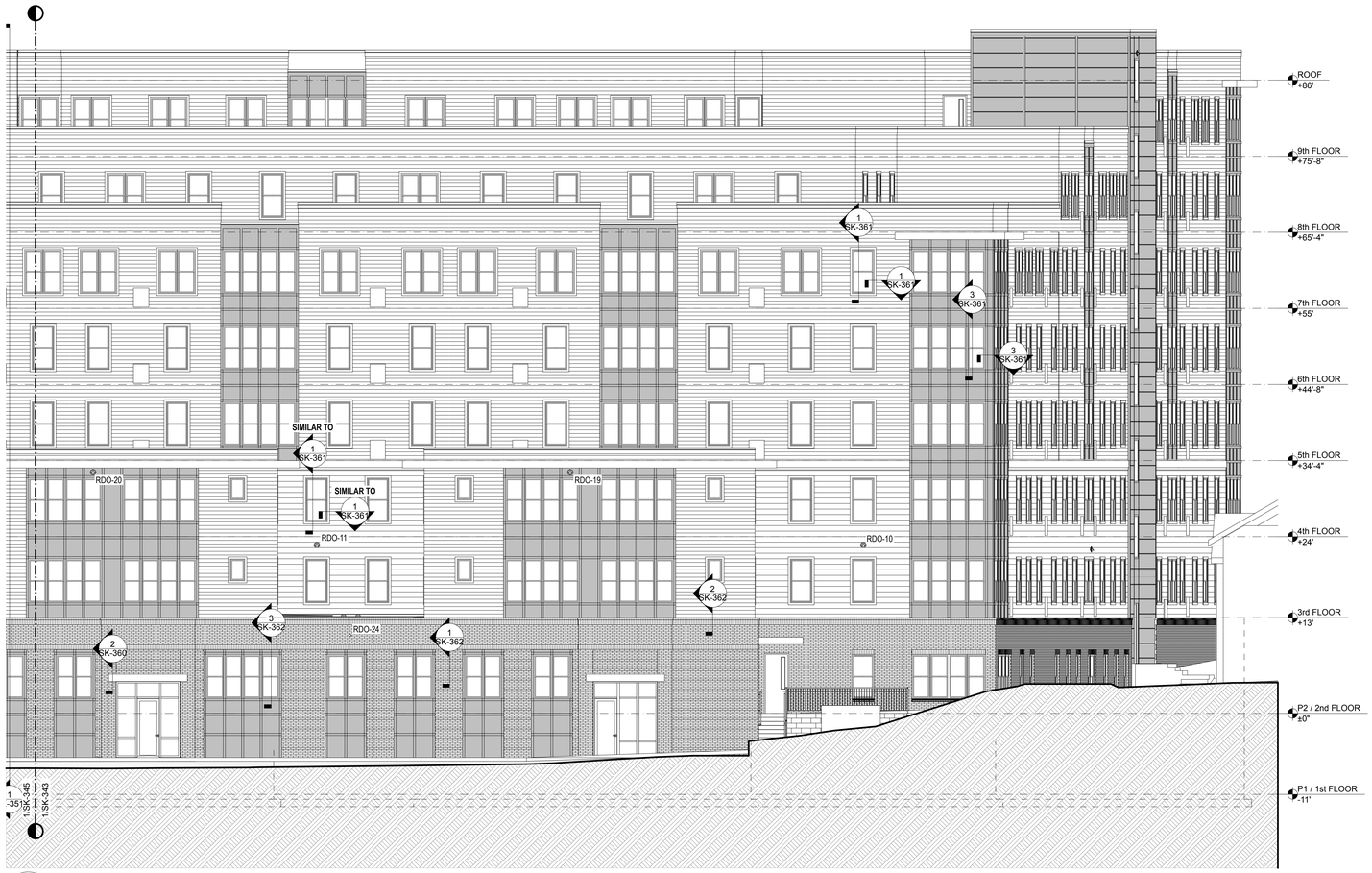
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-343

Plotted: 2025 - The Mark - 3
File Name: Mark_Elevation_A_v1.pln



1 SK-344

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

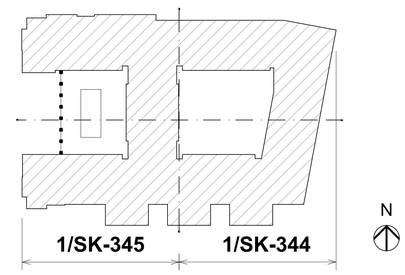
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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South Elevation - East Half

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-344

File Name: 2509_The Mark_Elevations_Sheets_Version_A.pln

1 SK-345

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

PAINTED 6 INCH EXPOSURE FIBER CEMENT LAP SIDING

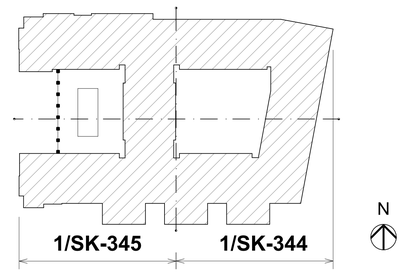
PAINTED 8 INCH EXPOSURE FIBER CEMENT LAP SIDING

FACE BRICK IN RUNNING BOND

PAINTED FIBER CEMENT PANELS AND BATTENS

PAINTED FIBER CEMENT PANELS WITH REGLETS

MATERIAL LEGEND



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South Elevation - West Half

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-345

Tue Nov 18, 2025 - 10:19am
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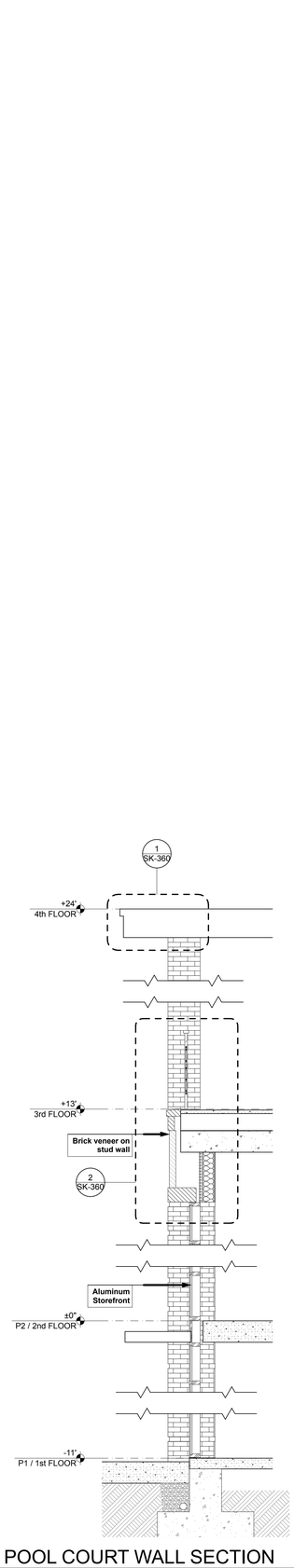

1 SK-350 POOL COURT WALL SECTION

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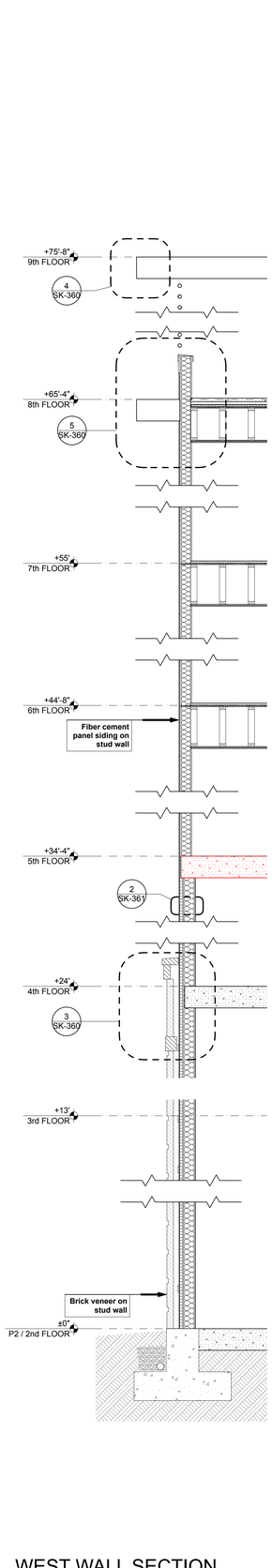
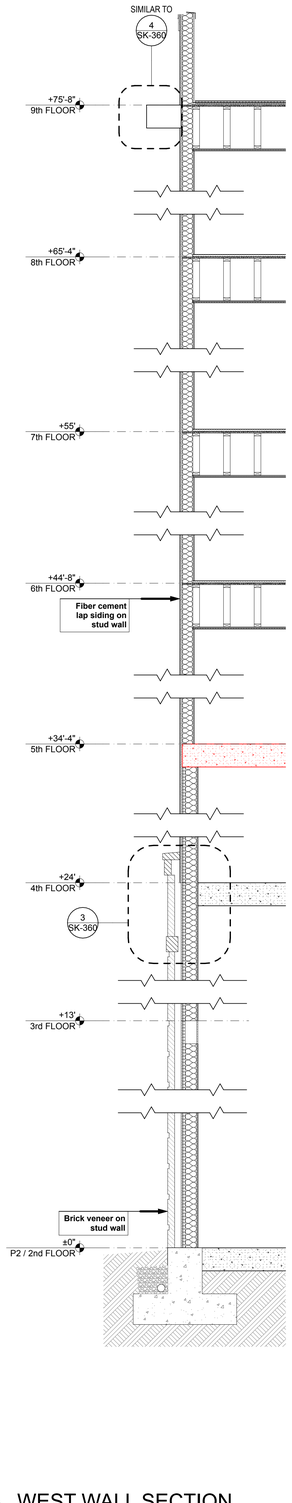


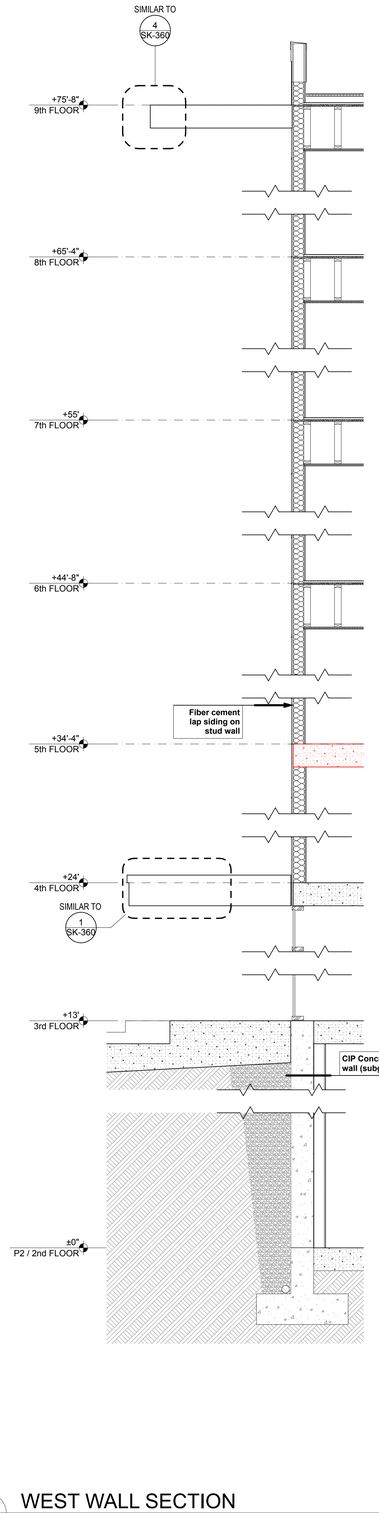
2 SK-350 WEST WALL SECTION

SCALE: 3/8" = 1'-0"



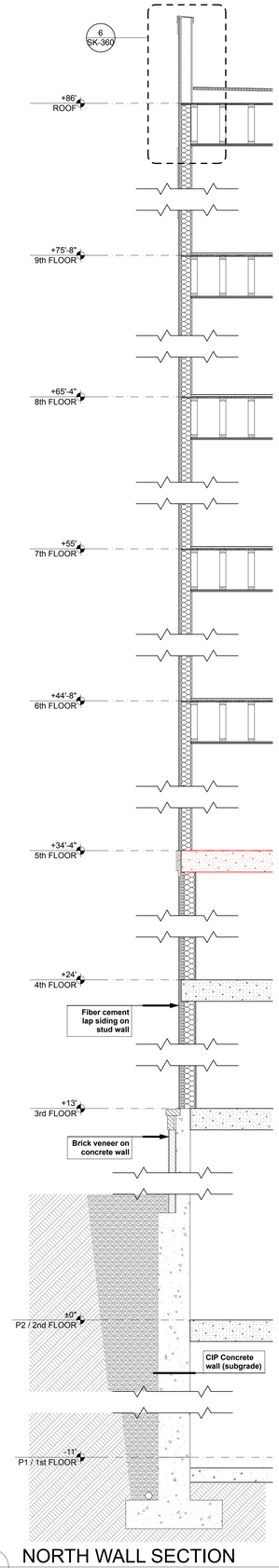
3 SK-350 WEST WALL SECTION

SCALE: 3/8" = 1'-0"



4 SK-350 WEST WALL SECTION

SCALE: 3/8" = 1'-0"



5 SK-350 NORTH WALL SECTION

SCALE: 3/8" = 1'-0"

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West and North Wall Sections

PROJECT 2509

DATE 2025-11-18

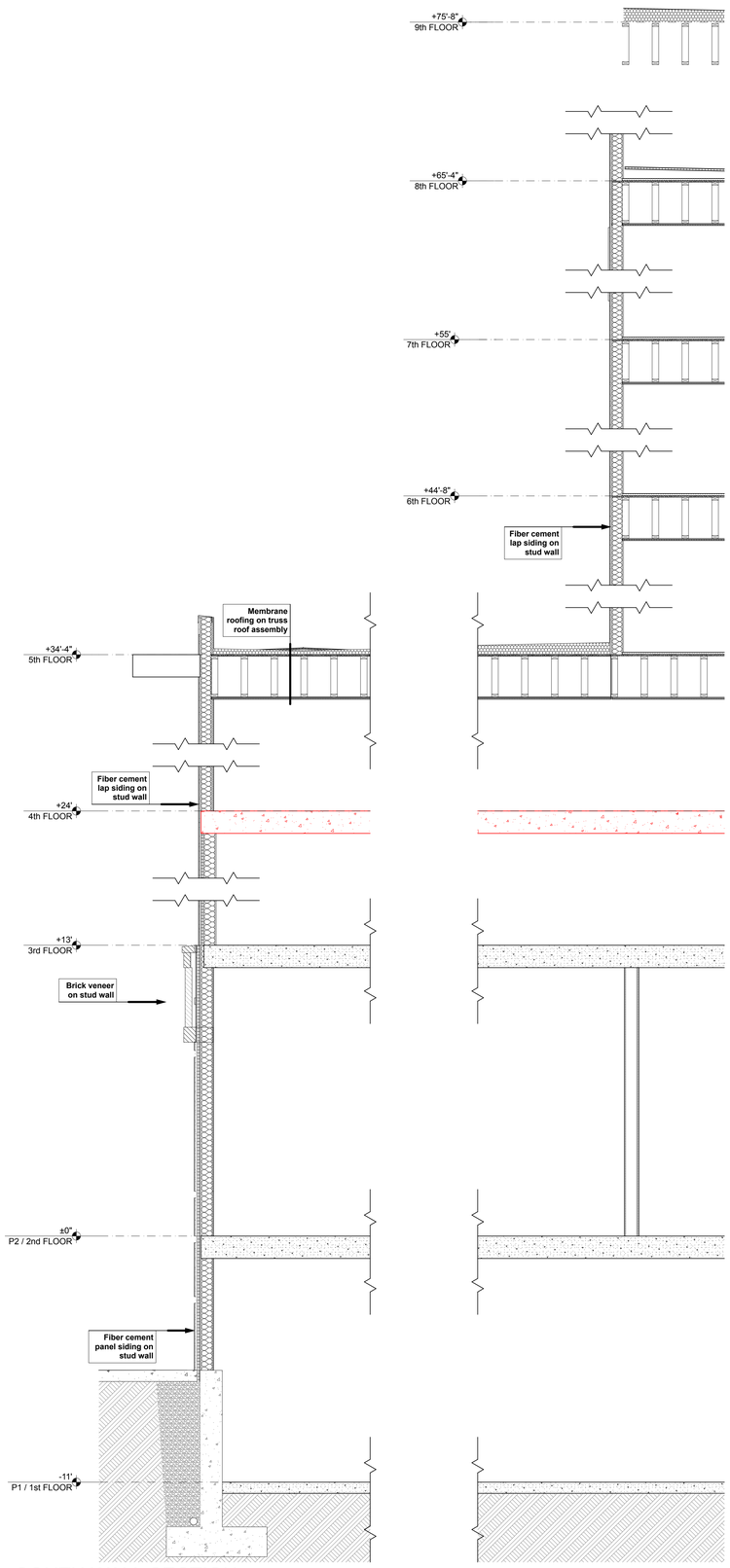
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-350

Plot Date: 2025 - 11 - 18 09:19:09 AM by Timothy Fletcher, A. AIA



1 SK-351

SOUTH WALL SECTION

SCALE: 3/8" = 1'-0"

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Wall Section - Delevan Street (South)

PROJECT 2509
DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-351

File Name: 2509_The Mark S...
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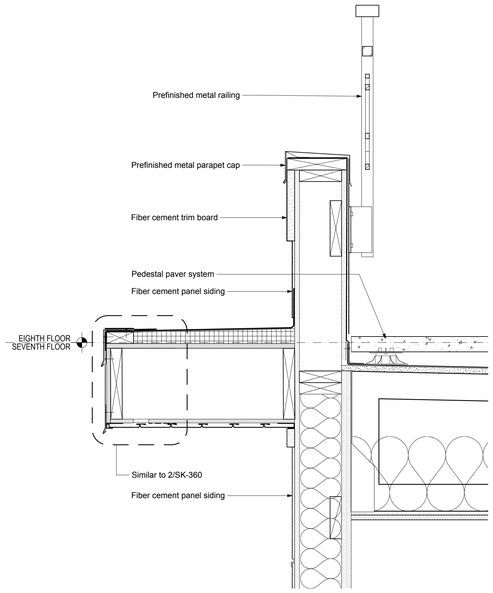
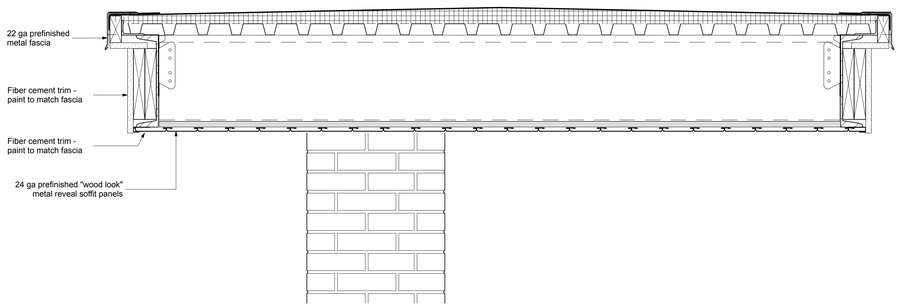


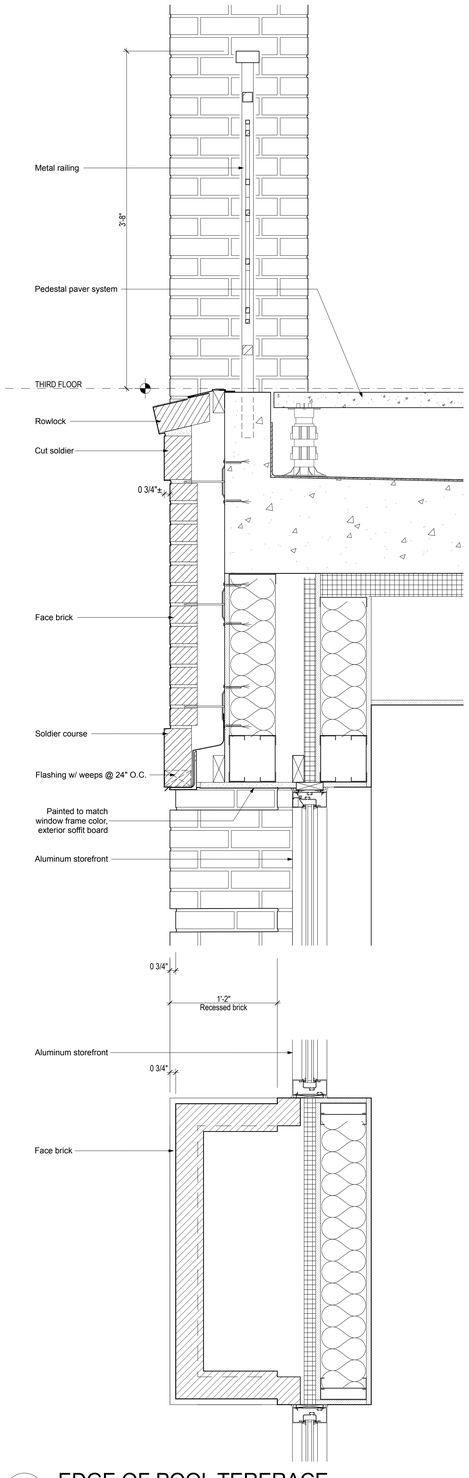
1 SK-360 PARAPET AT ROOF TERRACE

SCALE: 1 1/2"= 1'-0"



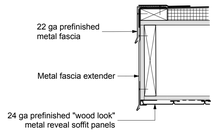
3 SK-360 CANOPY AT POOL TERRACE

SCALE: 1 1/2"= 1'-0"



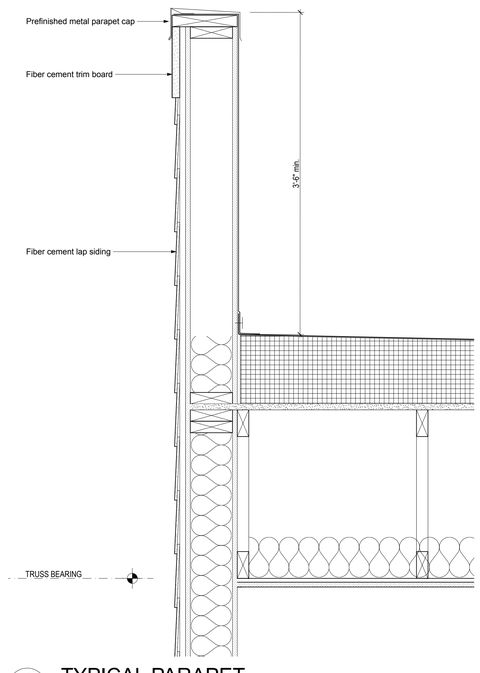
6 SK-360 EDGE OF POOL TERERACE

SCALE: 1 1/2"= 1'-0"



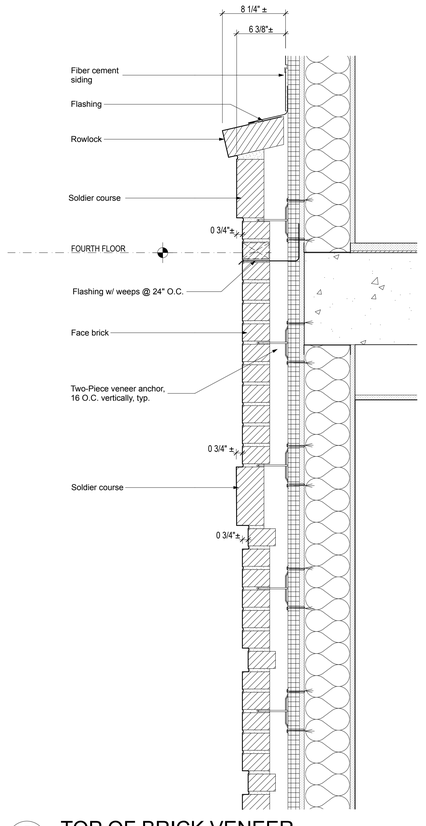
2 SK-360 CANOPY FASCIA - TYPICAL

SCALE: 1 1/2"= 1'-0"



4 SK-360 TYPICAL PARAPET

SCALE: 1 1/2"= 1'-0"



5 SK-360 TOP OF BRICK VENEER

SCALE: 1 1/2"= 1'-0"

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ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

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Wall Details

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-360

Tue Nov 25th, '25 by Nick L
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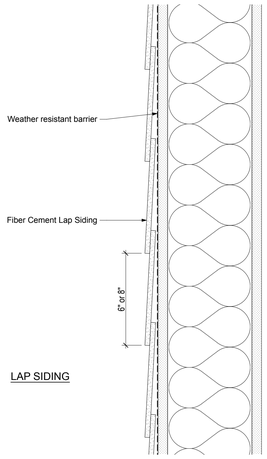
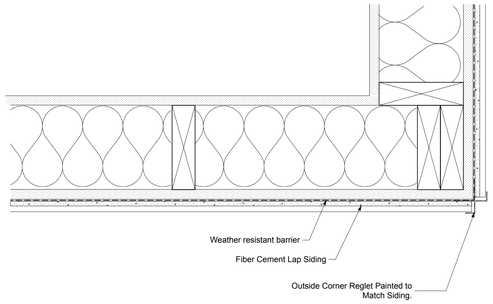


LAP SIDING



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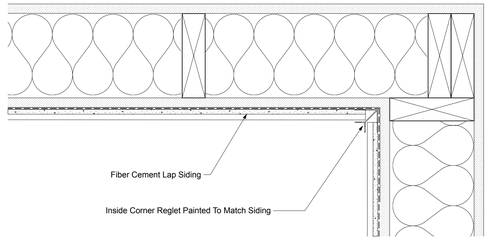
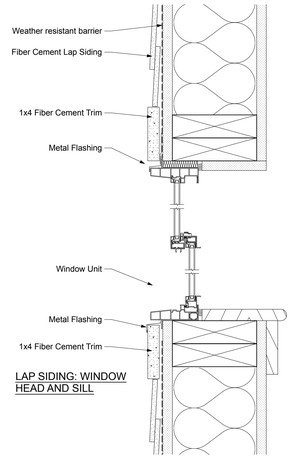
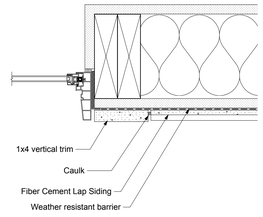


LAP SIDING: VERTICAL INSIDE CORNER



LAP SIDING: WINDOW HEAD AND SILL

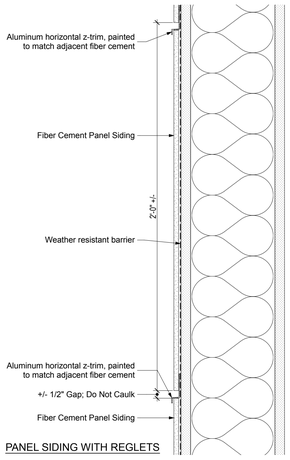


LAP SIDING: WINDOW JAMB

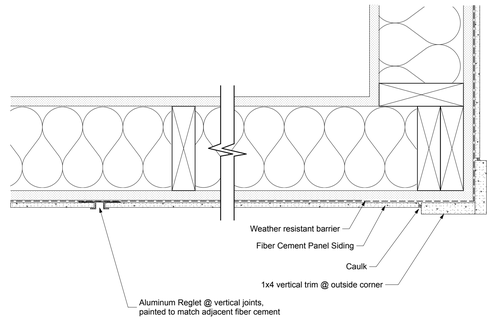
1 FIBER CEMENT LAP SIDING

SK-361

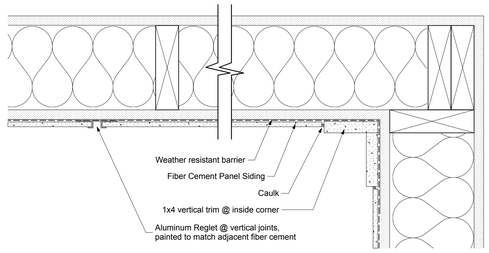
SCALE: 3" = 1'-0"



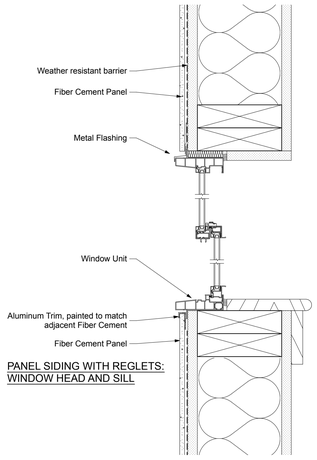
PANEL SIDING WITH REGLETS



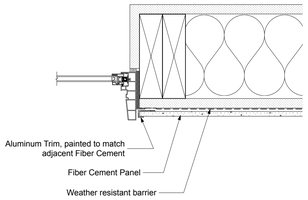
PANEL SIDING WITH REGLETS: VERTICAL OUTSIDE CORNER



PANEL SIDING WITH REGLETS: VERTICAL INSIDE CORNER



PANEL SIDING WITH REGLETS: WINDOW HEAD AND SILL

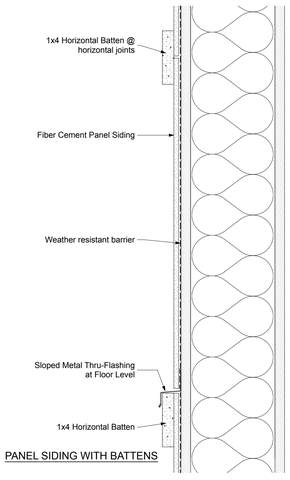


PANEL SIDING WITH REGLETS: WINDOW JAMB

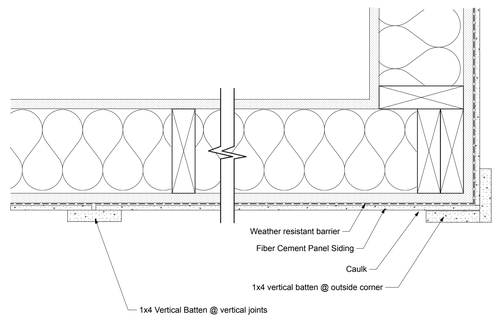
2 FIBER CEMENT PANEL SIDING WITH REVEALS (REGLETS)

SK-361

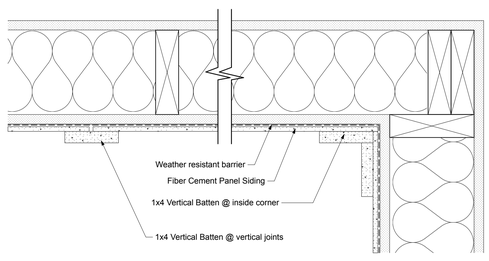
SCALE: 3" = 1'-0"



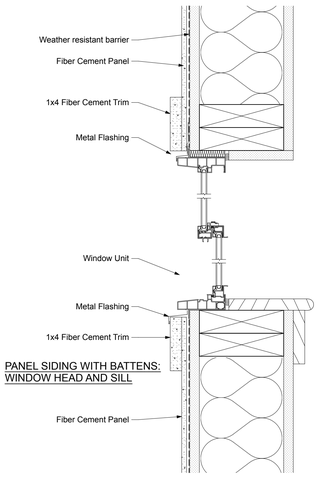
PANEL SIDING WITH BATTENS



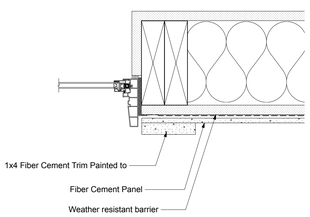
PANEL SIDING WITH BATTENS: VERTICAL OUTSIDE CORNER



PANEL SIDING WITH BATTENS: VERTICAL INSIDE CORNER



PANEL SIDING WITH BATTENS: WINDOW HEAD AND SILL



PANEL SIDING WITH BATTENS: WINDOW JAMB

3 FIBER CEMENT PANEL SIDING WITH BATTENS

SK-361

SCALE: 3" = 1'-0"

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Tel : 434-979-7550 Fax : 434-979-5220

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Cladding and Opening Details

PROJECT 2509

DATE 2025-11-18

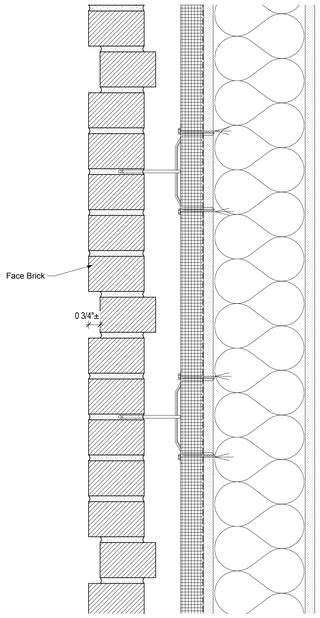
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

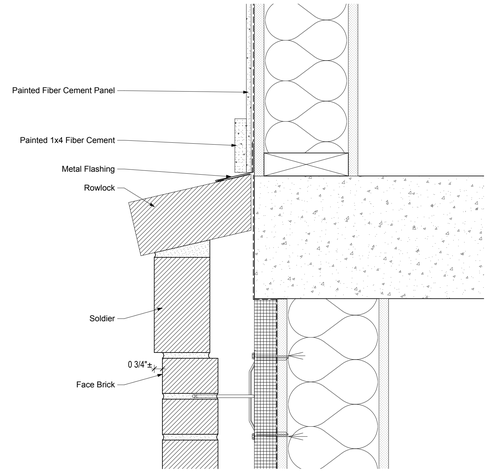
SK-361

File Name: 2509 - The Mark A
Last Saved: Tuesday, November 18, 2025



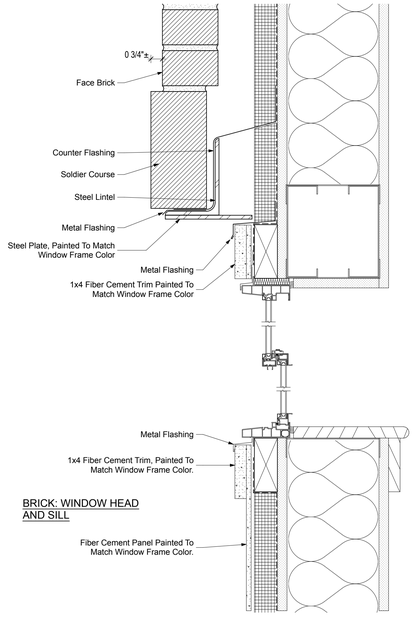
1 SK-362 TYPICAL BRICK RUSTICATION

SCALE: 3" = 1'-0"

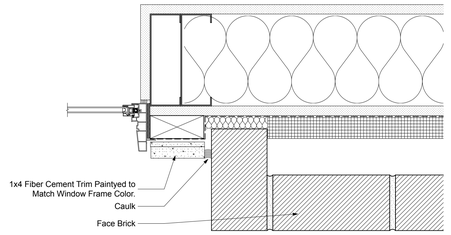


2 SK-362 TYPICAL BRICK TO FIBER CEMENT TRANSITION

SCALE: 3" = 1'-0"



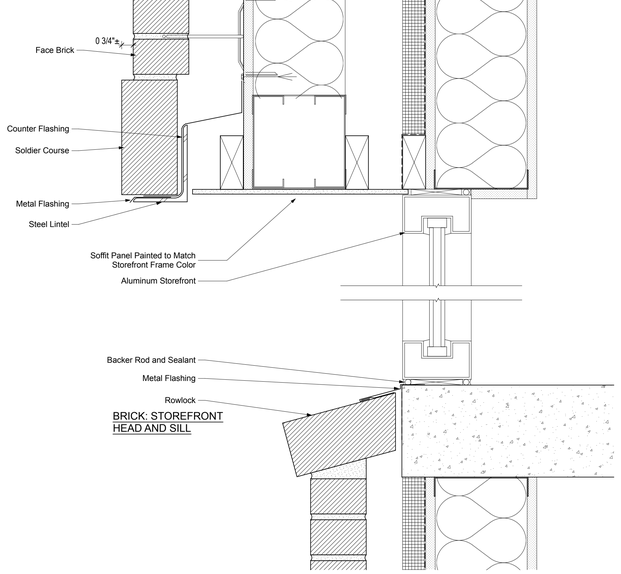
BRICK: WINDOW HEAD AND SILL



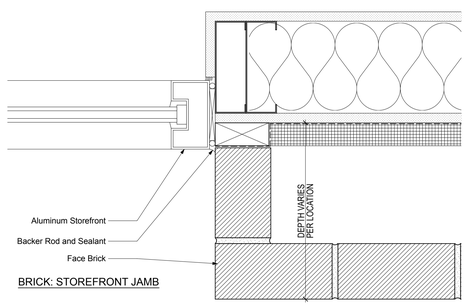
BRICK: WINDOW JAMB

3 SK-362 BRICK VENEER AT WINDOWS

SCALE: 3" = 1'-0"



BRICK: STOREFRONT HEAD AND SILL



BRICK: STOREFRONT JAMB

4 SK-362 BRICK VENEER AT STOREFRONT

SCALE: 3" = 1'-0"

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300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
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Cladding and Opening Details

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-362

Tue Nov 25, 2025 - 12:19pm
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IPP REHABILITATION DOCUMENTATION

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

SHEET INDEX	
ID	NAME
G001	COVER SHEET
G010	DRAWING INDEX
G020	PROJECT INFORMATION
G030	SYMBOLS, LEGENDS & ABBREVIATIONS
G040	GENERAL NOTES AND COORDINATION
G100	REGULATORY COMPLIANCE SUMMARY
G110	BUILDING FIRE PROTECTION FEATURES
G120	BUILDING OCCUPANT LOADS
G121	BUILDING EGRESS PLANS
G130	GENERAL ACCESSIBILITY REQUIREMENTS

October 21, 2025

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ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

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IPP COVER SHEET

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-369

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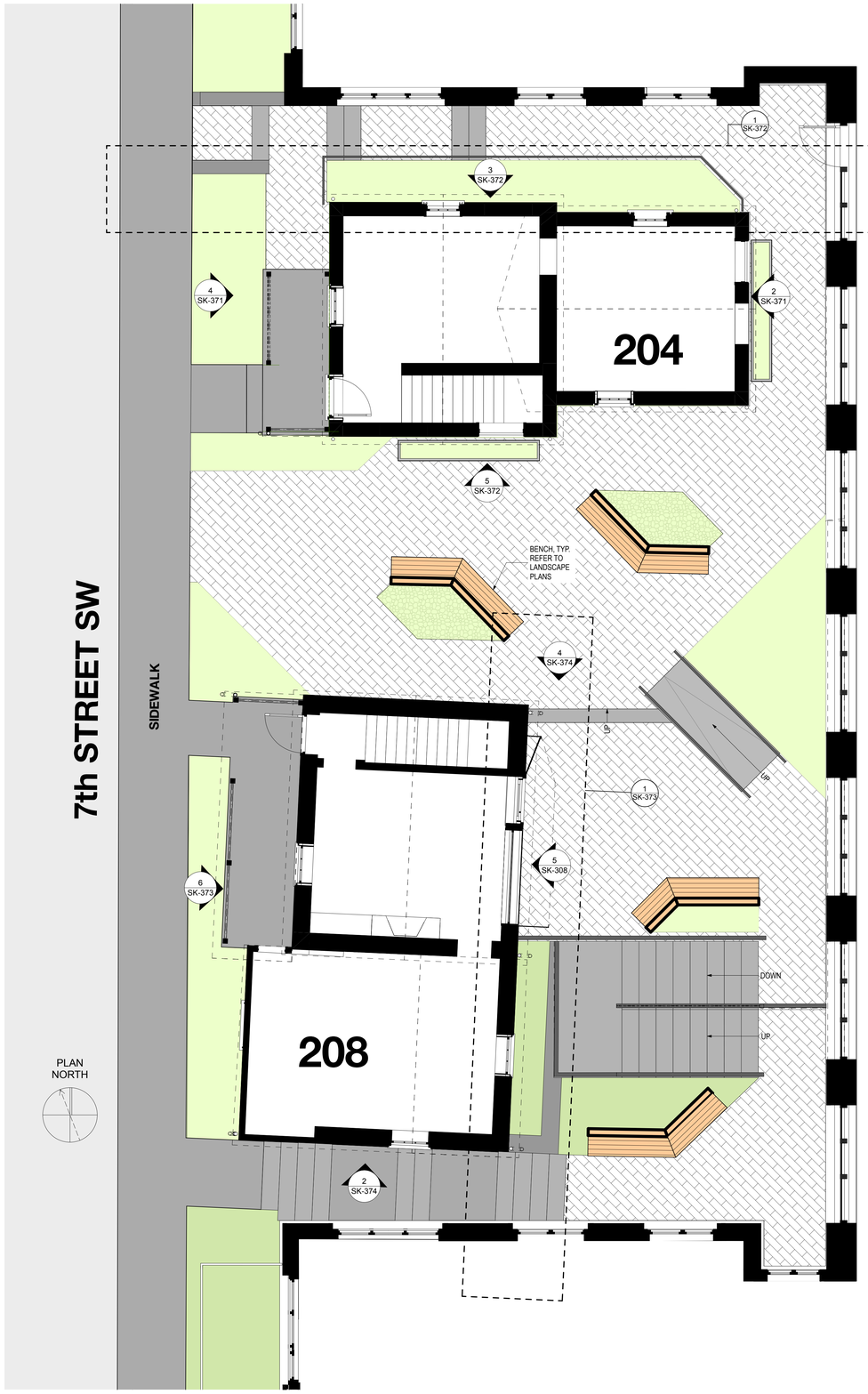

1 SK-370 SITE PLAN

SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION

BRIEF HISTORY

7 STREET SW IS NOTED AS THE DEMARCATION LINE OF THE RESIDENTIAL SEGREGATION OCCURRING BETWEEN THE MAJORITY AFRICAN AMERICAN PORTION OF THE FIFEVILLE NEIGHBORHOOD TO THE EAST AND THE MAJORITY WHITE PORTION TO THE WEST.

204 AND 208 7TH STREET SW WERE REPORTEDLY CONSTRUCTED BETWEEN 1876 AND 1889 BY JAMES B. HAWKINS, WHO ACQUIRED THE PARCEL, FORMERLY PART OF THE DELEVAN HOTEL SITE, IN 1869. BOTH BUILDINGS WERE CONSTRUCTED AS RENTAL WORKER COTTAGES IN A SIMPLE FORM THAT WAS COMMON IN CHARLOTTESVILLE. THE USE OF BRICK WAS ATYPICAL.

204 IS ASSOCIATED WITH EDMOND LEE, A MAN OF COLOR BORN CIRCA 1875. THE LEE FAMILY OWNED AND OCCUPIED THE HOUSE FROM 1902 TO 1955, HOUSING MULTIPLE GENERATIONS OF THEIR FAMILY AT ONE TIME.

208 IS ASSOCIATED WITH WHIT PARKER, A MAN OF COLOR BORN CIRCA 1880. THE PARKER FAMILY OWNED AND OCCUPIED THE HOUSE FROM 1902 TO 1979. IN THE 1930s, THE CENSUS SHOWS THE PARKERS, STILL IN OCCUPATION, RENTED TO TWO MALE BOARDERS.

BOTH LEE AND PARKER WERE IDENTIFIED AS FOR-HIRE TRANSFER MEN OR DRAYMEN IN THE 1930 CENSUS, INDICATING THEY WORKED AS LABORERS WHO MOVED OR TRANSPORTED GOODS AND MATERIALS SHORT DISTANCES, OFTEN FROM A RAILWAY STATION TO A WAREHOUSE OR BUSINESS. THEIR WIVES WERE BOTH HOMEMAKERS.

A PERMANENT ON-SITE MARKER WILL RECOGNIZE THE BUILDER AND THESE LONG-TIME FAMILY RESIDENTS WHO LIVED IN THESE HOUSES.

CHARACTER-DEFINING HISTORIC FEATURES TO RETAIN

OVERALL FORM
- SIDE-BY-SIDE, SIMILARLY SCALED AND ARTICULATED VERNACULAR, 2-STORY RED BRICK MASONRY HOUSES WITH PAINTED WOOD TRIM
  - 204: DOUBLE-PILE (TWO-ROOM DEPTH, INCLUDING REAR "ELL" BRICK WING)
  - 208: SINGLE-PILE (ONE ROOM DEPTH) + WOOD CLAPBOARD SOUTH ADDITION
- PRIMARY FACADES GENERALLY ALIGNED, FACING 7TH STREET SW

STRUCTURE & EXTERIOR WALL APPEARANCE
- SOLID RED BRICK BEARING WALLS
  - DISTINCT FROM TYPICAL WOOD-FRAMED STRUCTURES OF THE SAME PERIOD
- AMERICAN-WITH-FLEMISH BOND BRICK PATTERN
  - 204: 7-COURSE PATTERN ON THE PRIMARY FACADE; 7 & 9-COURSE PATTERN ON THE OTHER SIDES AND WING
  - 208: 7-COURSE PATTERN ON THE PRIMARY FACADE; 8-COURSE PATTERN ON THE OTHER SIDES

FOUNDATION
- RAISED BRICK, STARTING FROM BELOW GRADE
- SPLIT-LEVELS ADAPT TO THE SLOPING GRADE

ROOF
- LOW-SLOPE ROOF FORM WITH FRONT-FACING EAVES
- OVERHANGING EAVES WITH A TYPICAL BOXED RAFTER AND SIMPLE WOOD CORNICE & RAKE BOARDS
- CHIMNEYS
  - 204: NOT VISIBLE FROM EXTERIOR
  - 208: INTERIOR END BRICK CHIMNEY AT GABLE END

FRONT FACADE OPENINGS (WINDOWS, DOORS)
- FIRST FLOOR: TWO-BAY WIDTH (PRIMARY ENTRY DOOR AND ONE WINDOW)
- SECOND FLOOR: ONE UPPER WINDOW ALIGNED WITH FIRST FLOOR WINDOW
- PRIMARY ENTRANCE: SINGLE HALF-LITE WOOD DOOR W/ 2-LITE TRANSOM ABOVE
- WINDOWS: DOUBLE-HUNG WOOD SASH (6-OVER-6 PANES) WITH TRADITIONAL SLIM PROPORTIONS

FRONT PORCH
- 204: TWO-BAY PORCH
  - SQUARE POSTS
  - EXPOSED RAFTER TAILS
  - SHED-ROOF
- 208: FULL-WIDTH PORCH
  - SQUARE POSTS WITH T-SHAPE, 3-RAIL HORIZONTAL BALUSTRADE
  - SHED-ROOF WITH STANDING SEAM METAL ROOF

PROJECT GOALS

HONOR HISTORICAL CONTEXT – RETAIN THE SCALE, FORM, CHARACTER-DEFINING FEATURES AND STREET PRESENCE OF THE HISTORIC HOUSES (INDIVIDUALLY PROTECTED PROPERTIES) AS CONTRIBUTING STRUCTURES WITHIN THE NEIGHBORHOOD FABRIC.

APPLY REHABILITATION STANDARDS – USE THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND THE CITY'S DESIGN GUIDELINES TO PLAN TECHNICALLY SOUND METHODS OF REPAIR AND REHABILITATION.

- ENABLE ADAPTIVE REUSE – REHABILITATE THE BUILDINGS TO A FUNCTIONAL, EFFICIENT USE FOR NEW OCCUPANCY WHILE PRESERVING THE CHARACTER-DEFINING HISTORIC FEATURES.
- ENSURE STABILIZATION AND ESTABLISH RANGE OF TREATMENT APPROACHES--STABILIZING AND REPAIRING HISTORIC FEATURES; IF DETERIORATION REQUIRES REPLACEMENT, USE IN-KIND REPLACEMENT TO MATCH THE ORIGINAL.
- PLAN FOR APPROPRIATE TREATMENTS TO CHARACTER-DEFINING FEATURES (REFER TO THE LIST ABOVE). APPLY THE HIGHEST STANDARDS TO THE STREET FACADE.

BALANCE COST AND HISTORIC INTEGRITY – MAKE COST-EFFECTIVE CHOICES THAT MAINTAIN AUTHENTICITY: PRIORITIZE TREATMENT OF HIGHLY VISIBLE HISTORIC ELEMENTS, AND FAVOR REPAIR OVER REPLACEMENT WHEREVER FEASIBLE WHEN ADAPTING THE STRUCTURES FOR CONTEMPORARY USE.

DEFINITIONS

HISTORIC PRESERVATION
ACCORDING TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (NPS, 2017), "HISTORIC PRESERVATION" REFERS TO THE BROAD NATIONAL PROGRAM, WHILE "PRESERVATION" IS ONE OF FOUR TECHNICAL TREATMENTS—PRESERVATION, REHABILITATION, RESTORATION, AND RECONSTRUCTION—APPLIED TO HISTORIC PROPERTIES.

PRESERVATION
"THE ACT OR PROCESS OF APPLYING MEASURES NECESSARY TO SUSTAIN THE EXISTING FORM, INTEGRITY, AND MATERIALS OF AN HISTORIC PROPERTY. WORK, INCLUDING PRELIMINARY MEASURES TO PROTECT AND STABILIZE THE PROPERTY, GENERALLY FOCUSES UPON THE ONGOING MAINTENANCE AND REPAIR OF HISTORIC MATERIALS AND FEATURES RATHER THAN EXTENSIVE REPLACEMENT AND NEW CONSTRUCTION."

REHABILITATION
"THE PROCESS OF RETURNING A PROPERTY TO A STATE OF UTILITY, THROUGH REPAIR, ALTERATIONS, AND ADDITIONS, WHICH MAKES POSSIBLE AN EFFICIENT CONTEMPORARY USE WHILE PRESERVING THOSE PORTIONS AND FEATURES OF THE PROPERTY WHICH ARE SIGNIFICANT TO ITS HISTORIC, ARCHITECTURAL, AND CULTURAL VALUES."

MAINTENANCE / STABILIZATION
MAINTENANCE IS THE ROUTINE, PREVENTIVE CARE OF HISTORIC MATERIALS TO SLOW DETERIORATION.
STABILIZATION IS "THE ACT OR PROCESS OF APPLYING MEASURES DESIGNED TO RE-ESTABLISH A WEATHER-RESISTANT ENCLOSURE AND THE STRUCTURAL STABILITY OF AN UNSAFE, DAMAGED, OR DETERIORATED PROPERTY WHILE MAINTAINING ITS EXISTING FORM."

IN-KIND REPLACEMENT
"THE REPLACEMENT OF HISTORIC FABRIC WITH NEW MATERIAL THAT MATCHES THE HISTORIC DETAIL, CONFIGURATION, APPEARANCE, AND FABRIC AS CLOSELY AS POSSIBLE, IN ORDER TO REPLICATE THE VISUAL QUALITIES AND, WHERE FEASIBLE, THE MATERIAL PROPERTIES OF THE ORIGINAL."

REPAIR
A WORK METHOD WITHIN A TREATMENT: THE ACT OF FIXING OR MENDING DETERIORATED MATERIALS OR FEATURES. IN ALL CASES, REPAIR IS PRIORITIZED OVER REPLACEMENT; REPLACEMENT IS CONSIDERED ONLY WHEN DETERIORATION IS TOO SEVERE FOR FEASIBLE REPAIR.

QUOTATIONS ABOVE FROM *SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.*

GENERAL REHABILITATION GUIDELINES

APPLY TO ALL APPLICABLE EXTERIOR CONDITIONS @ 204 & 208 7TH ST. SW.

UNLESS NOTED BY ASTERISK (*), ALL GUIDELINES SELECTED FROM:
CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES, CH. 4 — *APPROVED BY CITY COUNCIL, SEPTEMBER 17, 2012*
BASED UPON THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

DEMOLITION
A. *VERIFY WITH STRUCTURAL DWGS & ENGINEER BEFORE REMOVAL OF ANY STRUCTURAL BUILDING MATERIALS/MEMBERS.
B. *VERIFY WITH MEP DWGS & ENGINEER BEFORE REMOVAL OF ANY MECHANICAL, ELECTRICAL, PLUMBING EQUIPMENT OR MATERIALS.
C. *CAREFULLY REMOVE ALL MATERIALS/EQUIPMENT TO BE REPLACED. PATCH EXPOSED AREA AND HOLES, AS REQUIRED BY APPLICABLE WORK NOTES OR DETAILS.
D. *SALVAGE ALL ORIGINAL BUILDING ELEMENTS WITH POTENTIAL TO BE STABILIZED FOR FUTURE RE-USE AS REPLACEMENT ELEMENTS OR PARTS. STORE ELEMENTS IN A PROTECTED ENVIRONMENT.
E. UNBLOCK WINDOWS AND DOORS AND RESTORE WINDOWS AND FRAMES IF MISSING.

FACADE
A. REMOVE ANY INAPPROPRIATE MATERIALS, SIGNS, OR CANOPIES COVERING THE FACADE.
B. RETAIN ALL ELEMENTS, MATERIALS, AND FEATURES THAT ARE ORIGINAL TO THE BUILDING (OR ARE CONTEXTUAL HISTORIC REMODELINGS), AND REPAIR THEM AS NECESSARY.
C. RESTORE AS MANY ORIGINAL ELEMENTS AS POSSIBLE, PARTICULARLY ORIGINAL MATERIALS, WINDOWS, DECORATIVE DETAILS, AND THE CORNICE.

WINDOWS
A. RETAIN ORIGINAL WINDOWS WHENEVER POSSIBLE.
B. UNCOVER AND REPAIR ANY COVERED OR BLOCKED-IN WINDOWS, AND REINSTALL WINDOWS WHERE THEY HAVE BEEN INFILLED.
C. REPAIR ORIGINAL WINDOWS BY PATCHING, SPLICING, CONSOLIDATING OR OTHERWISE REINFORCING THE MATERIAL.
D. REPLACE COMPONENTS OF A HISTORIC WINDOW ONLY WHEN THOSE COMPONENTS ARE BEYOND REPAIR, AND MATCH THE ORIGINALS.
E. REPLACE ENTIRE WINDOWS ONLY IF THEY ARE MISSING OR ARE COMPLETELY BEYOND REPAIR.
F. IF A WINDOW ON THE PRIMARY FAÇADE MUST BE REPLACED, USE A MATCHING HISTORIC WINDOW FROM A SECONDARY ELEVATION.
G. AVOID CHANGING THE NUMBER, LOCATION, SIZE, OR GLAZING PATTERN OF WINDOWS.
H. USE REPLACEMENT WINDOWS WITH TRUE DIVIDED LIGHTS OR FIXED MUNTINS WITH INTERNAL SPACERS.
I. VINYL WINDOWS ARE DISCOURAGED; FALSE MUNTINS AND REMOVABLE GRILLES SHOULD NOT BE USED.
J. STORM WINDOWS SHOULD MATCH THE SIZE AND SHAPE OF THE EXISTING SASH, AND AVOID ALUMINUM-COLORED SASH.

ENTRANCES, PORCHES, AND DOORS
A. RETAIN THE ORIGINAL FORM AND DETAILS OF PORCHES, INCLUDING OUTLINE, ROOF HEIGHT, AND PITCH.
B. INSPECT PORCHES AND ENTRANCES FOR DETERIORATION AND CORRECT CONDITIONS.
C. REPAIR DAMAGED PORCH OR ENTRANCE ELEMENTS IN PLACE, MATCHING ORIGINAL DETAILS.
D. REPLACE AN ENTIRE PORCH ONLY IF IT IS TOO DETERIORATED TO REPAIR OR IS COMPLETELY MISSING.
E. DO NOT REMOVE OR RADICALLY CHANGE ENTRANCES AND PORCHES THAT DEFINE THE BUILDING'S HISTORIC CHARACTER.
F. MAINTAIN THE ORIGINAL SIZE AND SHAPE OF DOOR OPENINGS.
G. RETAIN TRANSOM WINDOWS AND SIDELIGHTS.
H. WHEN POSSIBLE, REUSE HARDWARE AND LOCKS.
I. WHEN INSTALLING STORM OR SCREEN DOORS, ENSURE COMPATIBILITY WITH THE EXISTING DOOR AND AVOID ALUMINUM COLORS.

CORNICE, TRIM & FLASHING
A. KEEP THE CORNICE SEALED AND ANCHORED; MAINTAIN GUTTER SYSTEM AND FLASHING.
B. REPAIR RATHER THAN REPLACE THE CORNICE.
C. MATCH MATERIALS, DECORATIVE DETAILS, AND PROFILES OF THE EXISTING ORIGINAL CORNICE.
D. DO NOT WRAP OR COVER A CORNICE WITH VINYL OR ALUMINUM.

FOUNDATION / MASONRY WALLS / CHIMNEYS
A. REPOINT OR REBUILD DETERIORATED PORCH BASE WITH ORIGINAL MATERIALS.
B. RESPECT SIZE, TEXTURE, COLOR, AND PATTERN OF MASONRY UNITS WHEN REPAIRING OR REPLACING MASONRY FEATURES.
C. DUPLICATE MORTAR STRENGTH, COMPOSITION, COLOR, AND TEXTURE WHEN REPOINTING MASONRY.
D. DO NOT USE MORTAR STRONGER THAN THE ORIGINAL MASONRY.
E. DO NOT REPOINT WITH SYNTHETIC CAULKING COMPOUND.
F. DO NOT PAINT UNPAINTED MASONRY.
G. ENSURE WATER DRAINS AWAY FROM THE BASE OF WALLS; INSTALL DRAIN TILES OR DAMP-PROOFING WHERE NECESSARY.
H. REPAIR CRACKS TO PREVENT STRUCTURAL AND MOISTURE PROBLEMS.
I. CAULK MASONRY AND WINDOW JOINTS TO PREVENT WATER INFILTRATION.
J. CLEAN MASONRY ONLY WHEN NECESSARY AND WITH THE GENTLEST MEANS POSSIBLE.
K. REPAIR DAMAGED MASONRY FEATURES BY PATCHING OR REPLACING TO MATCH THE ORIGINAL.

ROOF, GUTTERS & DOWNSPOUTS
A. MATCH ORIGINAL ROOF MATERIALS WHEN REPLACING.
B. WHEN REPLACING STANDING SEAM METAL ROOFS, MATCH ORIGINAL SEAM WIDTH AND HEIGHT.
C. AVOID COMMERCIAL RIDGE CAPS OR VENTS ON RESIDENTIAL STRUCTURES.
D. MAINTAIN ORIGINAL ROOF PITCH AND CONFIGURATION.
E. DO NOT ADD VISIBLE NEW ELEMENTS ON PRIMARY ELEVATIONS.
F. REPAIR LEAKING ROOFS, GUTTERS, AND DOWNSPOUTS; SECURE LOOSE FLASHING.

SURFACES: WOOD / METAL
A. REPAIR ROTTED OR MISSING SECTIONS RATHER THAN REPLACING ENTIRE ELEMENTS.
B. USE EPOXIES TO PATCH OR CONSOLIDATE PARTS.
C. MATCH EXISTING MATERIALS AND DETAILS.
D. REPLACE WOOD ELEMENTS ONLY WHEN ROTTED BEYOND REPAIR.
E. DO NOT SUBSTITUTE VINYL FOR WOOD TRIM OR RAILING.
F. BASE RECONSTRUCTIONS ON PICTORIAL OR PHYSICAL EVIDENCE FROM THE ACTUAL BUILDING.

FINISHES: PAINT & COATINGS
A. DO NOT REMOVE PAINT ON WOOD TRIM OR ARCHITECTURAL DETAILS.
B. DO NOT PAINT UNPAINTED MASONRY.
C. CHOOSE PAINT COLORS THAT BLEND WITH THE STREET AND AVOID BRIGHT, OBTRUSIVE COLORS.

ELEMENTS OBSCURED FROM STREET VIEW
A. MEET ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS.
B. CONSOLIDATE AND SCREEN MECHANICAL/UTILITY EQUIPMENT.
C. RETAIN OR REPLACE DOORS WITH COMPATIBLE HISTORIC DESIGNS.
D. RETAIN ORIGINAL WINDOW CONFIGURATIONS; APPLY SAME RULES AS FOR WINDOWS ABOVE.
E. ENSURE LIGHTING, SIGNAGE, AND FENCING ARE COMPATIBLE WITH HISTORIC CHARACTER.

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN DYGNORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

LCD ACQUISITIONS, LLC
316 Oconee Street, Athens, GA 30601
678.835.2674

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NOT FOR CONSTRUCTION

MITCHELL / MATTHEWS ARCHITECTS
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B.A.R. SUPPLEMENTAL DRAWINGS

THE MARK AT CHARLOTTESVILLE
202 7th Street S.W.
Charlottesville, VA

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DO NOT SCALE DRAWINGS

IPP REHABILITATION
GENERAL NOTES
& KEY PLAN

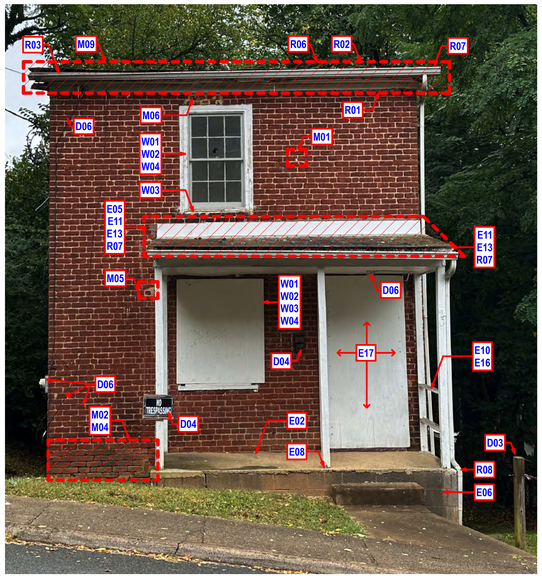
PROJECT 2509
DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-370



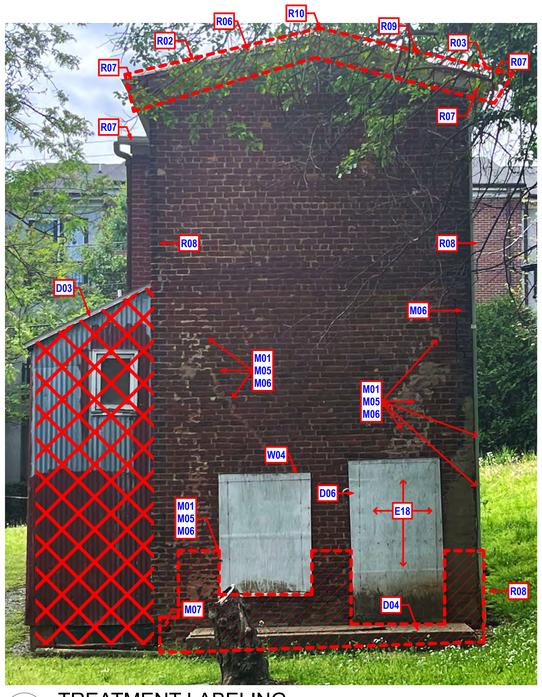
3 SK-371

TREATMENT LABELING

4 SK-371

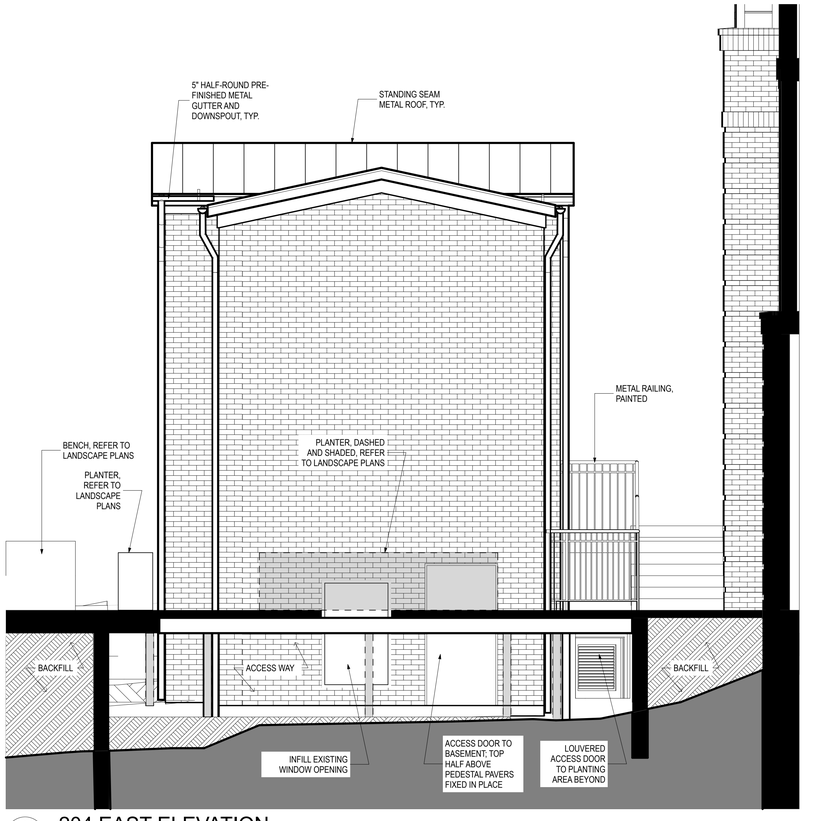
204 WEST ELEVATION

SCALE: 3/8" = 1'-0"



1 SK-371

TREATMENT LABELING



2 SK-371

204 EAST ELEVATION

SCALE: 3/8" = 1'-0"

LEGEND - REHABILITATION KEYNOTES

D DEMOLITION AND SITE PREPARATION

REFER TO PROJECT MANUAL REGARDING:
- UTILITY DISCONNECTION VERIFICATION
- ACCESS FOR EMERGENCY EGRESS AND SERVICE DURING DEMOLITION AND SITE PREP.
- HAZARDOUS MATERIALS
- RECYCLED MATERIALS
- SORTING, SALVAGING AND/OR DISPOSAL OF MATERIALS
- SITE PREPARATION AND PROTECTION

GENERAL DEMOLITION NOTES

REMOVE ALL EXISTING MATERIAL TO BE REPLACED. PATCH HOLES FROM FORMER WALL PENETRATIONS. CONSULT WITH STRUCTURAL ENGINEER AND ARCHITECT BEFORE DEMOLITION OF ALL POTENTIAL LOAD-BEARING ELEMENTS.

SALVAGED ITEMS

01. DOCUMENT HISTORIC COMPONENTS REMOVED (DOORS, WINDOWS, BRICK UNITS, HARDWARE).
02. STORE SALVAGED ITEMS IN DRY, SECURE, CLEARLY LABELED STORAGE; PRIORITIZE REUSE OF SALVAGED FABRIC FOR IN-KIND REPAIRS.

BUILDING SPECIFIC REMOVALS

03. 204 7TH STREET SW:
- REMOVE SIDE ADDITION AND CONCRETE SLAB BENEATH.
- REMOVE BASEMENT ENTRY CONCRETE PAD AT EAST SIDE.
- REMOVE WINDOW SCREENS.
- REMOVE YARD POSTS AND CHAIN.

04. 208 7TH STREET SW:
- REMOVE LEAN-TO ADDITION AND SLAB.
- REMOVE FREESTANDING SHED AND SLAB.
- REMOVE NON-HISTORIC SHUTTERS, SIGNAGE, MAILBOXES.
- REMOVE PAINTED WOOD PICKET FENCING.
- REMOVE EXTERIOR WINDOW SCREENS.

UTILITIES – REMOVING AND LOCATING

05. REMOVE ABANDONED GAS METER AND LINES; CAP ENDS IN ACCORDANCE WITH CIVIL DRAWINGS AND UTILITY STANDARDS.
06. REMOVE ELECTRICAL AND TELECOM EQUIPMENT AND CONDUIT ONLY AFTER CONFIRMING SERVICE IS DISCONNECTED.
07. REMOVE EXISTING HVAC EQUIPMENT AND CONDUIT.
- LOCATE NEW MEP EQUIP & CONDUIT SCREENED FROM STREET VIEW. SCREEN OR BURY LINES WHERE FEASIBLE. COORDINATE WITH CIVIL & MEP.

08. REMOVE PLUMBING LINES AND VENT/EXHAUST STACKS, ONLY AFTER CONFIRMING SERVICE IS DISCONNECTED.

M MASONRY & FOUNDATION

PROTECT AND MAINTAIN ORIGINAL MATERIAL

01. CLEAN MASONRY USING GENTLEST MEANS. AVOID SANDBLASTING, GRINDING, OR HARSH CHEMICAL CLEANING.
- REMOVE OVERPAINT & GRAFFITI FROM MASONRY WALLS.
- ADDRESS ACTIVE BIOLOGICAL GROWTH (MILDEW, MOSS, IVY ROOTLETS), CAREFUL TO AVOID SUBSTRATE DAMAGE.
- RETAIN ORIGINAL BRICK DETAILING.

02. MAINTAIN AND INSTALL PROPER DRAINAGE
- ENSURE NO STANDING WATER AT HORIZONTAL SURFACES.
- EVALUATE EXISTING WATERPROOFING; DO NOT APPLY IMPERMEABLE WATERPROOF OR SILICONE COATINGS THAT TRAP MOISTURE.
- INSTALL EFFECTIVE FOUNDATION DRAINAGE TO MANAGE SUBSURFACE MOISTURE INFILTRATION, IF REQUIRED.
- REPAIR AND MAINTAIN SHEET-METAL FLASHING AND COUNTER-FLASHING AT ROOF INTERSECTIONS (COORDINATE WITH ROOF, CORNICE, GUTTERS & DOWNSPOUT NOTES, THIS PAGE).

03. FIT VERMIN- AND INSECT-PROOF STAINLESS-STEEL SCREENS AT ACCESS WAY DOORS, VENTS AND PIPE PENETRATIONS; CONSULT W/ ARCHITECT TO ENSURE VISUAL COMPATIBILITY WITH HISTORIC CHARACTER.

STABILIZATION & REPAIR OF ORIGINAL MATERIAL

04. PATCH SPALLED OR DAMAGED BRICK WITH SOUND MASONRY UNITS, ENSURING TEXTURE, SIZE, AND COLOR COMPATIBILITY.
05. RAKE OUT DETERIORATED OR INAPPROPRIATE PRIOR MORTARS; REPOINT USING LIME-BASED MORTAR TO MATCH HISTORIC IN COLOR, TOOLING, STRENGTH, AND PERMEABILITY.
06. REPAIR CRACKS BY STITCHING OR COMPATIBLE GROUT INJECTION WHERE REQUIRED, AFTER STRUCTURAL DETERIORATION AND SOURCES OF MOISTURE INTRUSION ARE IDENTIFIED AND CORRECTED IN CONSULTATION WITH ARCHITECT OR ENGINEER.

REPLACEMENT

07. WHERE MASONRY UNITS ARE MISSING OR BEYOND STABILIZATION OR REPAIR, REPLACE ONLY THE MISSING OR DAMAGED BRICK WITH SALVAGED OR NEW BRICK MATCHING ORIGINAL IN DIMENSION, HARDNESS, POROSITY, COLOR, AND FINISH.

CHIMNEY DECOMMISSIONING

08. SEAL AND VENT FLUES OF CHIMNEYS TAKEN OUT OF SERVICE TO PREVENT MOISTURE INTRUSION AND CONCEALED HAZARDS; CAP UNUSED CHIMNEYS WITH MASONRY OR SHEET-METAL COVERS DESIGNED TO SHED WATER WHILE RETAINING ORIGINAL PROFILE.
09. AT 204 CONFIRM CHIMNEY REMOVAL BELOW ROOFLINE.
- VERIFY FLUES PROPERLY CLOSED AND VENTED.
- STABILIZE AND DOCUMENT REMAINING INTERIOR FIREBOX.
- RECORD CONDITION FOR ARCHIVAL DOCUMENTATION.

S SURFACES: WOOD / METAL

PROTECT AND MAINTAIN

01. MAINTAIN PROPER DRAINAGE AT ROOFS, CORNICES, AND GUTTERS TO PREVENT WATER INFILTRATION.
02. CLEAN WOOD AND METAL SURFACES GENTLY; AVOID ABRASIVE METHODS THAT DAMAGE HISTORIC FABRIC .
03. RETAIN AND PROTECT EXISTING COATINGS WHERE SOUND.
04. PREPARE DETERIORATED PAINTED SURFACES FOR REPAINT:
- REMOVE UNUSED FASTENERS AND FILL HOLES.
- SCRAPE LOOSE PAINT ONLY TO THE NEXT SOUND LAYER; DO NOT STRIP TO BARE WOOD OR METAL.
- REMOVE RUST STAINING; SPOT PRIME AS REQD.

STABILIZATION & REPAIR

05. REPAIR WOOD FEATURES BY RE-FASTENING, PATCHING, PIECING-IN, CONSOLIDATING, OR REINFORCING USING RECOGNIZED REHABILITATION METHODS.
06. REPAIR RUSTED OR DETERIORATED METAL WITH COMPATIBLE FASTENERS (STAINLESS STEEL, BRASS, OR BRONZE).
07. FILL LOCALIZED HOLES OR INSECT DAMAGE IN WOOD TRIM USING DUTCHMAN REPAIRS OR EPOXY PATCHES.
08. REPLACE IN-KIND ONLY THE DETERIORATED PORTION OF A FEATURE (E.G., SECTION OF SIDING, MOLDING, OR CORNICE).

REPLACEMENT

09. REPLACE ENTIRE WOOD FEATURES (E.G., SIDING, BALUSTRADES, CORNICES, BOXED RAFTERS/EAVES) ONLY WHEN REPAIR IS UNFEASIBLE. USE SURVIVING PHYSICAL EVIDENCE AS A MODEL FOR FORM, PROFILE, AND DETAILING.
10. REPLACE RUSTED OR FAILED METAL COMPONENTS BEYOND REPAIR USING COMPATIBLE FASTENERS AND PROFILES.
11. CONSULT ARCHITECT IF REPLACEMENT WITH THE SAME MATERIAL IS NOT TECHNICALLY OR ECONOMICALLY FEASIBLE TO CONSIDER COMPATIBLE SUBSTITUTE MATERIAL THAT MATCHES THE HISTORIC IN DESIGN, COLOR, TEXTURE, AND VISUAL PROPERTIES.

W WINDOWS & VENTS

01. ROUTINE MAINTENANCE OF ORIGINAL MATERIAL
- REMOVE ALL FAILED CAULK AND SEALANT; REPLACE WITH SPECIFIED SEALANT.
- REMOVE FLAKING OR DETERIORATED PAINT; PREPARE SURFACES BEFORE PRIME, AND REPAINT.
- REGLAZE SASH GLAZING WHERE COMPOUND IS MISSING OR DETERIORATED.
- REMOVE AND REPLACE BROKEN GLASS PANES.
- INSPECT AND SERVICE INTERIOR SASHES AND LOCKING HARDWARE FOR FULL OPERABILITY.
- * INTERIOR CASINGS AND TRIM MAY BE STABILIZED ONLY; FINAL TREATMENT MAY BE LIMITED TO A WHITE-BOX CONDITION SUITABLE FOR FUTURE TENANT FIT-OUT.

02. STRUCTURAL STABILIZATION & REPAIR OF ORIGINAL MATERIAL
- REFER TO STRUCTURAL FOR REPAIR OF WOOD LINTEL ASSEMBLY (HORIZONTAL AND VERTICAL MEMBERS) AND SECURE CONNECTION TO WALL; COORDINATE WITH TREATMENT OF BRICK MASONRY AND MORTAR JOINT CRACKS; REPOSITION LINTEL ASSEMBLY WITHIN WALL OPENING AS REQUIRED.
- REPAIR EACH WINDOW UNIT ELEMENT (FRAMES, RAILS, SILLS, SASHES, ETC) W/ DUTCHMEN OR EPOXY CONSOLIDANTS; SLOPE PATCHED SURFACES FOR WATER RUN-OFF.
- WATERPROOF AND CONSOLIDATE PARTIALLY DECAYED WOOD USING FUNGICIDE, LINSEED OIL, AND EPOXY PATCHING COMPOUNDS. REFER TO WOOD SECTION.

03. SPLICES & PARTS REPLACEMENT
- REPLACE DETERIORATED WOOD PARTS IN-KIND, INCLUDING RAILS, MUNTINS, OR SILLS; SPLICE NEW WOOD TO RETAIN MAXIMUM ORIGINAL FABRIC.
- ENGAGE MILLWORK FOR CUSTOM REPRODUCTION OF MISSING OR DAMAGED PARTS WHEN STABILIZATION OR EPOXY REPAIR IS NOT SUFFICIENT. THIS OPTION IS RESERVED FOR ELEMENTS WITH HIGH IMPACT CONTRIBUTION TO HISTORIC INTEGRITY. CONSULT WITH ARCHITECT.

04. WEATHERIZATION
- INSTALL STORM WINDOWS MATCHING SASH SIZE AND SHAPE; FINISH COLOR TO MATCH SASH AND FRAME.
- PROVIDE WEATHERSTRIPPING AT EXISTING SASH MEETING RAILS, JAMBS, AND SILLS TO IMPROVE ENERGY PERFORMANCE.

05. WHOLE ELEMENT OR UNIT REPLACEMENT
- CONSIDER ONLY WHEN REPAIR AND STABILIZATION ARE DEMONSTRABLY INFEASIBLE.
- EXISTING CONDITIONS SHALL BE DOCUMENTED PRIOR TO REMOVAL, WITH JUSTIFICATION PROVIDED FOR WHY REPAIR WAS NOT ACHIEVABLE.
- REUSE SALVAGED UNITS AND WINDOW ELEMENTS FROM LESS VISIBLE ELEVATIONS, IF REQUIRED, FOR REPLACEMENT OF STREET-FACING UNITS OR OTHER LOCATIONS OF HIGH CHARACTER-DEFINING IMPACT.
- REPLACEMENTS MUST REPLICATE THE APPEARANCE OF THE ORIGINAL UNIT; SALVAGED MATERIAL SHALL BE REUSED WHERE FEASIBLE.
- REPLACEMENT UNITS OR ELEMENTS MUST MATCH THE ORIGINAL SIZE, PROPORTION, MUNTIN PROFILE, WOOD SPECIES, AND GLAZING PATTERN.
- USE REPLACEMENT WINDOWS WITH TRUE DIVIDED LIGHTS OR SIMULATED DIVIDED LITES WITH INTERNAL SPACERS.
- VINYL WINDOWS ARE DISCOURAGED; FALSE MUNTINS AND REMOVABLE GRILLES SHOULD NOT BE USED.

06. FORMER WALL OPENING TO BE BLOCKED
- OPENING TO BE BLOCKED WITH MASONRY OR PAINTED WOOD PANELING, DETAILED TO CONTRAST APPROPRIATELY WITH ADJACENT HISTORIC FABRIC.

R ROOF, CORNICE, GUTTERS & DOWNSPOUTS

PROTECT AND MAINTAIN

01. REPAIR CORNICES AND RAKEBOARDS: REATTACH TO WALL AND SEAL GAPS.
02. REPAIR BOXED RAFTERS AND EAVES.

STABILIZATION & REPAIR

03. STABILIZE ROOF JOISTS PER STRUCTURAL ENGINEER
- RETAIN AND REPAIR EXPOSED RAFTER TAILS, BEAMS, AND BOARD SHEATHING.

04. INSTALL SHEET-METAL FLASHING AND COUNTER-FLASHING AT ROOF-TO-CHIMNEY INTERSECTIONS (COORDINATE WITH MASONRY & FOUNDATION NOTES, THIS PAGE, REFER TO SECTION ON CHIMNEY DECOMMISSIONING).
05. REPAIR AND SECURE TRANSITION FLASHING FROM PORCH ROOF HALF-GABLE TO ADJACENT ROOF AT 208 7TH ST SW.

REPLACEMENT

06. REPLACE ALL COMPOSITION SHINGLES WITH STANDING SEAM METAL ROOF (MECHANICAL LOCK) OVER REPAIRED BOARD SHEATHING W/ COMPATIBLE METAL FLASHING AND DRIP EDGES AT ALL ROOF EDGES--COLOR MATCH ALL VISIBLE METAL ROOFING COMPONENTS.
- MATCH APPROXIMATE APPEARANCE OF 208 EXISTING PORCH ROOF: DOUBLE-LOCKED SEAMS APPROX 1"-2"H, SPACED 10"-16"W; ROLLED DOUBLE-MUNCH @ RIDGES.
- PROVIDE SNOW GUARDS—COLOR TO MATCH METAL ROOF.
- LOCATE ALL NEW PENETRATIONS TO BE HIDDEN FROM STREET VIEW; FLASH W/ METAL—COLOR TO MATCH ROOF.

07. INSTALL / REPLACE GUTTERS AND DOWNSPOUTS WITH ½-ROUND PRE-PAINTED SHEET-METAL COMPATIBLE WITH ROOFING, BRICK AND ALL FASTENERS.
08. DOWNSPOUT / RAINWATER LEADER (RWL): REFER TO CIVIL.
- SURFACE—EXTEND AWAY FROM BUILDING / FOUNDATION.
- SUBSURFACE—TIE INTO STORMWATER MANAGEMENT SYSTEM.

09. INSTALL NEW LOW PROFILE SOLAR ATTIC EXHAUST FAN (LOW SLOPE ROOFS) & FLASHING AT ROOF LOCATION NOT VISIBLE FROM THE STREET.

LIGHTNING PROTECTION

10. RETAIN/DOCUMENT ANY HISTORIC LIGHTNING PROTECTION COMPONENTS; SUPPLEMENT WITH MODERN CONCEALED SYSTEM.
- PROVIDE AIR TERMINALS (LIGHTNING RODS) AT RIDGE ENDS AND CHIMNEYS, LOW-PROFILE AND MINIMALLY VISIBLE.
- CONNECT WITH STRANDED COPPER/BRONZE CONDUCTORS ROUTED ALONG RIDGES TO BE HIDDEN FROM STREET VIEW.
- PROVIDE CONDUCTORS DOWN TO GROUND RODS, DRIVEN DISTANCE BELOW GRADE PER CIVIL.
- BOND METAL ELEMENTS INCLUDING GUTTERS/DOWNSPOUTS TO SYSTEM.

E ENTRANCES, DOORS, PORCHES

PROTECT AND MAINTAIN

01. CLEAN PORCH WOODWORK PER SURFACES: WOOD / METAL NOTES, THIS PAGE.
02. CLEAN PORCH TOPPING SLAB (204); TREAT WITH MILDEW-CONTROL; APPLY CLEAR, SLIP-RESISTANT COMMERCIAL-GRADE SEALANT.
03. RETAIN FRONT DOOR AND 2-LITE TRANSOM (208).
- CLEAN AND OIL HARDWARE; REMOVE DEADBOLT.
- REFER TO SURFACES: WOOD / METAL NOTES, THIS PAGE, FOR PREP NOTES.
- INSTALL WEATHERSTRIPPING.

04. SCRAPE AND PATCH BASEMENT ACCESS DOOR
- INSTALL DEADBOLT W/ INTERIOR THUMBTURN, DULL SHEEN.
- REFER TO SURFACES: WOOD / METAL NOTES, THIS PAGE, FOR PREP NOTES.
- ENSURE VERMIN- AND INSECT-PROOF SEAL WHEN CLOSED.

STABILIZATION & REPAIR

05. REPAIR PORCH ROOF & FLASHING.
- RETAIN AND REPAIR EXPOSED RAFTER TAILS, BEAMS, AND BOARD SHEATHING.
- INSTALL HALF-ROUND GUTTERS AND DOWNSPOUTS/ RAINWATER LEADERS (RWL) PER ROOF, CORNICE, GUTTERS & DOWNSPOUTS NOTES, THIS PAGE.

06. REPAIR AND PARGE EXPOSED CMU BLOCK BASE.
07. REPAIR PORCH WOOD FLOOR JOISTS AND SKIRT TRIM.
08. REPAIR AND STABILIZE PORCH PIERS.
- RE-PLUMB AS REQUIRED; SECURING HEAD AND BASE CONNECTIONS; REPAIR WOOD DETERIORATION WITH EPOXY OR DUTCHMAN.

09. REPAIR BUCKLED PORCH FLOORBOARDS WITH TONGUE-AND-GROOVE BOARDS TO MATCH.
10. REPAIR PORCH RAILINGS.
- REMOVE VERTICAL BALUSTERS.
- REATTACH HORIZONTAL T-RAILINGS; REPAIR ENDS WITH EPOXY.

11. REPAIR PORCH HALF-GABLE SIDING; PREP, PRIME, AND PAINT ALL EXPOSED SURFACES.

REPLACEMENT

12. REPLACE PORCH FLOORING, FRAMING, OR TRIM ONLY WHERE REPAIR IS NOT FEASIBLE. MATCH MATERIAL, DIMENSION, AND FINISH OF ORIGINAL ELEMENTS.
13. REPLACE PORCH ROOF COMPONENTS WHERE MISSING OR BEYOND REPAIR.
- EXPOSED RAFTER TAILS.
- 5" HALF-ROUND GUTTER AND DOWNSPOUT.
- STANDING SEAM METAL ROOF—REFER TO ROOF, CORNICE, GUTTERS & DOWNSPOUTS NOTES, THIS PAGE.

14. REBUILD MISSING CMU BLOCK BASE; PARGE EXPOSED FACE TO MATCH ADJACENT FINISH.
15. REPLACE NON-HISTORIC STANDOFF BASES WITH BASES TO MATCH WOOD PIERS ABOVE.
16. INSTALL HORIZONTAL T-RAILINGS TO MATCH 208 7TH ST SW, MATCHING WOOD SPECIES, DIMENSIONS, DETAIL, FINISH.
17. INSTALL NEW SOLID WOOD FRONT DOOR WITH HALF-LITE, COMPATIBLE WITH CHARACTER-DEFINING PRIMARY ELEVATIONS, MATCHING PROPORTIONS AND DETAILS OF 208 FRONT DOOR TO THE GREATEST EXTENT POSSIBLE. CONSULT WITH ARCHITECT.
18. INSTALL BASEMENT VERMIN- AND INSECT-PROOF ACCESS PANELS WITH INTERIOR THUMB-TURN DEADBOLT LOCKS. MATCH BOARD-AND-BATTEN DETAILING OF PORCH SIDE ENTRY TO 208 SOUTH ADDITION.
19. INSTALL LOCKING ACCESS DOORS TO GRADE-LEVEL EXTERIOR PERIMETER ACCESS WAY AROUND EACH HISTORIC STRUCTURE. ACCESS WAY PANELS SHALL BE VENTILATED WITH ROBUST INSECT AND RODENT SCREENING. PANELS SHALL BE DURABLE OF COMPATIBLE DESIGN APPROVED BY ARCHITECT.

F FINISHES / SEALANTS

01. PROTECT AND MAINTAIN
- REMOVE FLAKING OR DETERIORATED PAINT BY HAND SCRAPING AND LIGHT WIRE BRUSHING. AVOID DESTRUCTIVE METHODS SUCH AS SANDBLASTING OR ROTARY SANDING.
- PRIME AND REPAINT WOOD SURFACES USING BREATHABLE, HISTORICALLY APPROPRIATE COATINGS.
- TREAT WOODWORK WITH MILDEWCIDE BEFORE REPAINTING; ADD A MILDEW INHIBITOR TO FINISH COATS.
- MATCH EXISTING PAINT COLORS WHERE DOCUMENTED.
- APPLY APPROPRIATE SEALANTS AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS. INSTALL BACKER RODS AS REQUIRED. USE SEALANT TYPES COMPATIBLE WITH ADJACENT MATERIALS).

02. STABILIZATION & REPAIR
- SPOT-PRIME EXPOSED SURFACES AFTER SCRAPING, ENSURING ADHESION OF NEW COATINGS.
- CUT OUT FAILED CAULKING; INSTALL NEW BACKER RODS AND COMPATIBLE ELASTOMERIC SEALANTS AT WOOD-TO-MASONRY, WOOD-TO-METAL, AND MASONRY-TO-METAL JOINTS.
- REPAIR ISOLATED PAINT FAILURES OR SURFACE STAINING BEFORE FULL RECOATING.
- WHERE GRAFFITI OR OVERPAINT OCCURS ON MASONRY, REMOVE PROMPTLY USING THE GENTLEST EFFECTIVE MEANS; AVOID HARSH ABRASIVES OR STRONG ACIDS

03. APPLICATION & COLORS

PAINT TO BE SELECTED FROM A RANGE OF MANUFACTURERS.
- **WOOD SURFACES:** REPAINT ALL EXPOSED WOOD SURFACES — COLORS OF CHARACTER-DEFINING HISTORIC FEATURES AS FOLLOWS:
  - WOOD SIDING, TRIM: WHITE, SIM TO EXIST.
  - ACCESS PANELS: WHITE, SIM TO EXIST.
  - ACCESS WAY DOORS: DARK COLOR, SIM TO 208 FRONT DOOR.
- **METAL ROOF AND ALL ROOF COMPONENTS:**
  - RED COLOR SIMILAR TO EXISTING PORCH ROOF.
- **MODERN ALTERATIONS**

REFER TO DRAWINGS FOR COMPATIBLE MATERIALS AND FINISHES.

SHEET NOTES

GENERAL

1. **"204"** REFERENCES 204 7TH STREET SW HISTORIC STRUCTURE.
2. **"208"** REFERENCES 208 7TH STREET SW HISTORIC STRUCTURE.
3. REFER TO GENERAL NOTES AND SPECIFICATIONS.
4. REHABILITATION TREATMENT WORK NOTES REFER TO TYPICAL CONDITIONS THAT EXIST THROUGHOUT BOTH BUILDINGS. **APPLY NOTES TO ALL SIMILAR EXTERIOR CONDITIONS.** CONTACT ARCHITECT FOR ANY ITEMS REQUIRING CLARIFICATION.
5. DRAWN ELEVATIONS ARE ILLUSTRATIVE ONLY TO SHOW RELATIVE SIZES AND GENERAL CHARACTER ARTICULATION. ALL MEASUREMENTS AND CONDITIONS TO BE VERIFIED AND FINALIZED IN THE FIELD.

GRAPHIC LEGEND

X## TYPICAL TREATMENT AREA & KEYNOTE: X REFERS TO THE LETTER DESIGNATIONS IN THE REHABILITATION NOTES.

D## DEMOLITION AREA & KEYNOTE

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN DYGMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

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REHABILITATION
204 7TH ST SW
WEST (FRONT)
& EAST (REAR)

PROJECT 2509
DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

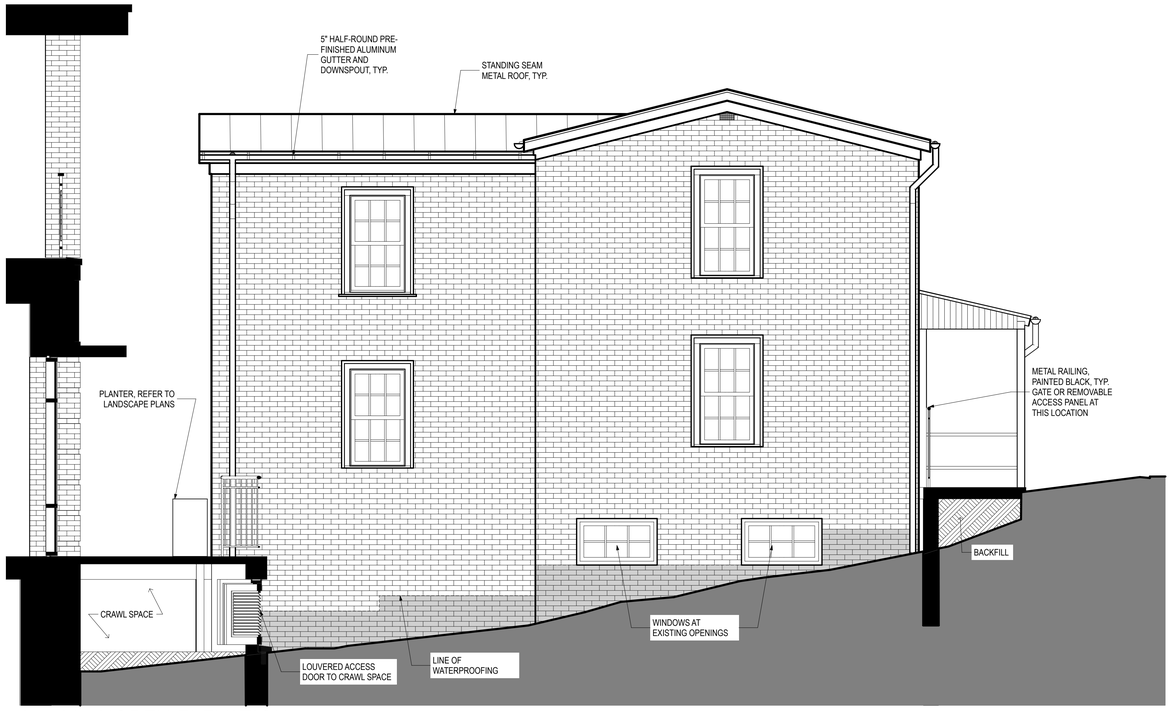
SK-371

4 SK-372 TREATMENT LABELING

5 SK-372 204 SOUTH ELEVATION

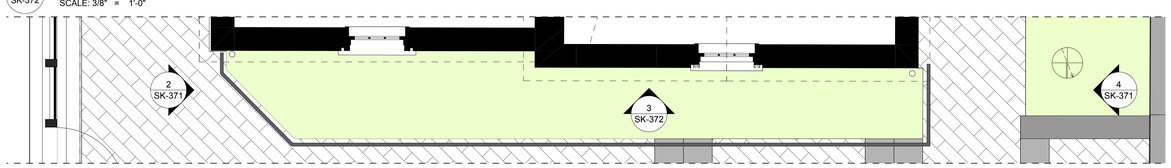
SCALE: 3/8" = 1'-0"

2 SK-372 TREATMENT LABELING



3 SK-372 204 NORTH ELEVATION

SCALE: 3/8" = 1'-0"



1 SK-372 204 PARTIAL SITE PLAN AT NORTH ELEVATION

SCALE: 3/8" = 1'-0"

SHEET NOTES

GENERAL

1. **"204"** REFERENCES 204 7TH STREET SW HISTORIC STRUCTURE.
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MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

LCD ACQUISITIONS, LLC
315 Oconee Street, Athens, GA 30601
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REHABILITATION
204 7TH ST SW
NORTH & SOUTH

PROJECT 2509
DATE 2025-11-18

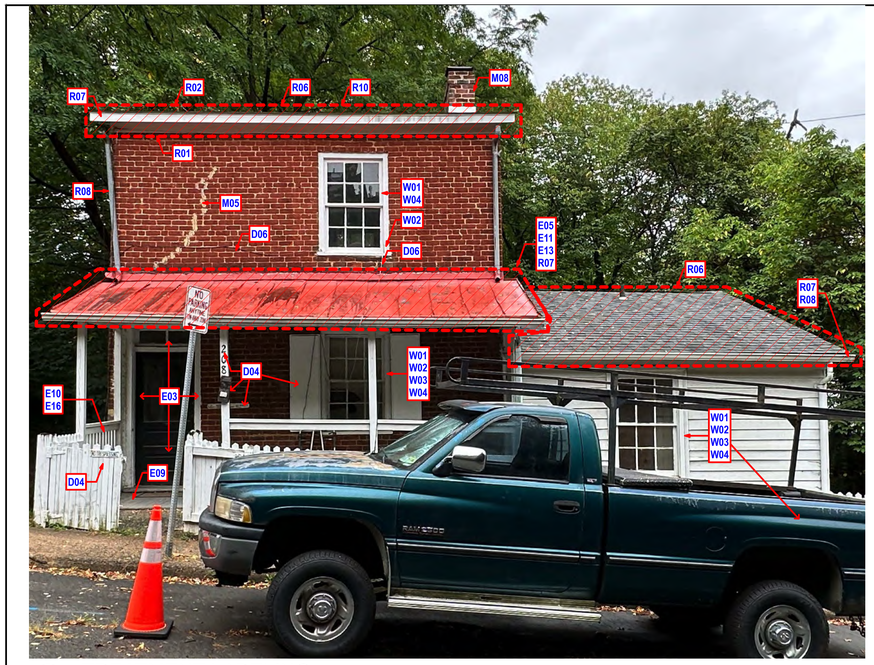
REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-372

The Mark 2509_Tax Map 5_ 2025-11-18 Mitchell Matthews Architects & Planners



5 SK-373

TREATMENT LABELING

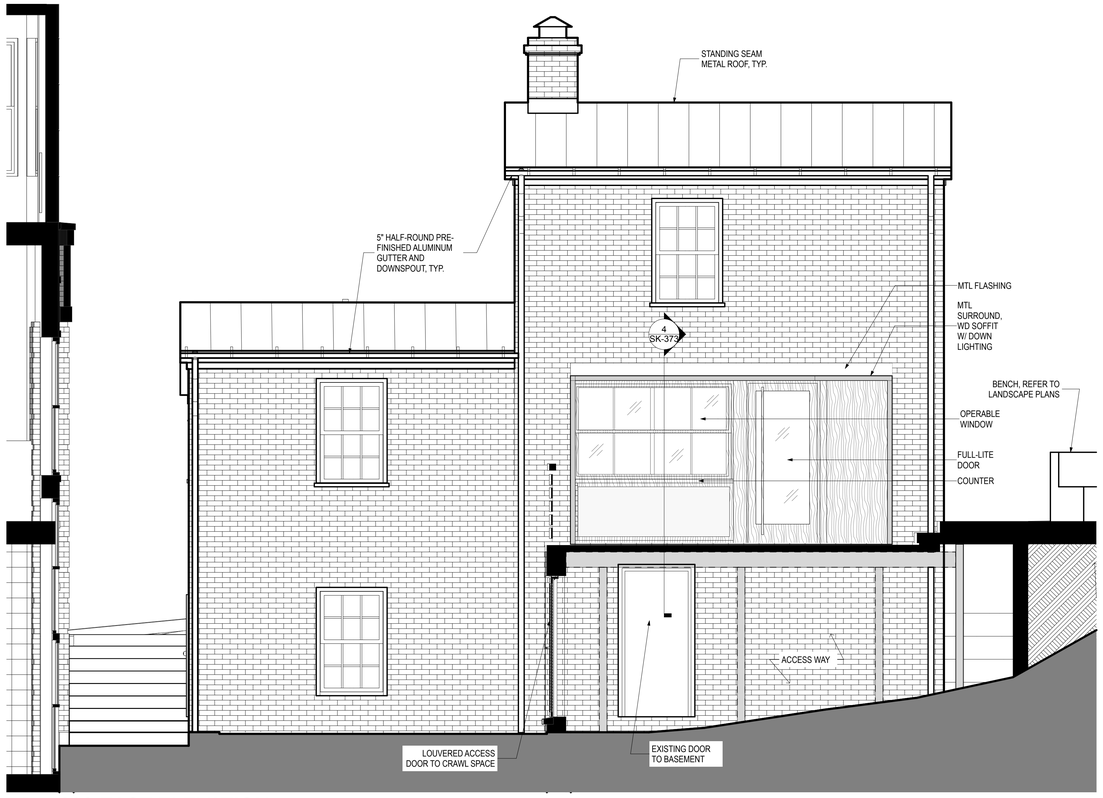
6 SK-373

208 WEST ELEVATION

SCALE: 3/8" = 1'-0"

2 SK-373

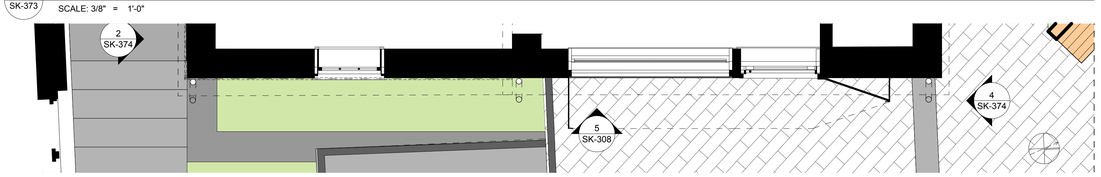
TREATMENT LABELING



3 SK-373

208 EAST ELEVATION

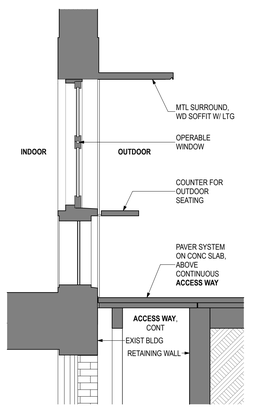
SCALE: 3/8" = 1'-0"



1 SK-373

204 PARTIAL SITE PLAN

SCALE: 3/8" = 1'-0"



4 SK-373

WALL SECTION

SCALE: 1/2" = 1'-0"

SHEET NOTES

GENERAL

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GRAPHIC LEGEND

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D## DEMOLITION AREA & KEYNOTE

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

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REHABILITATION
208 7TH ST SW
WEST (FRONT)
& EAST (REAR)

PROJECT 2509
DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-373

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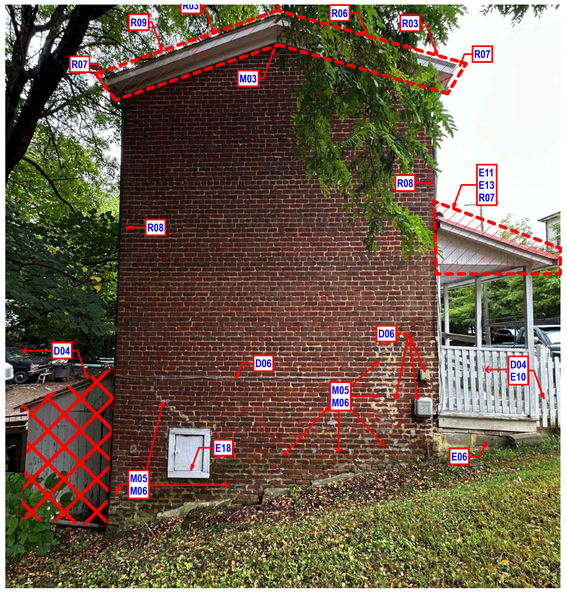
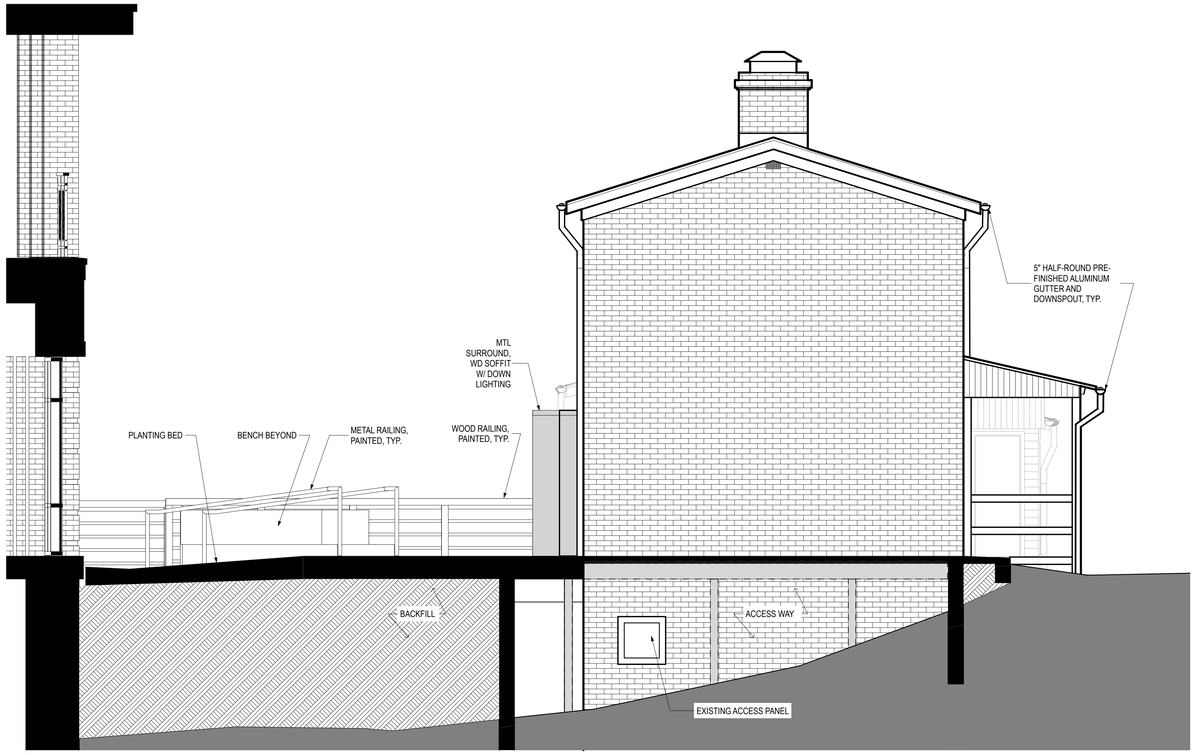


3 SK-374

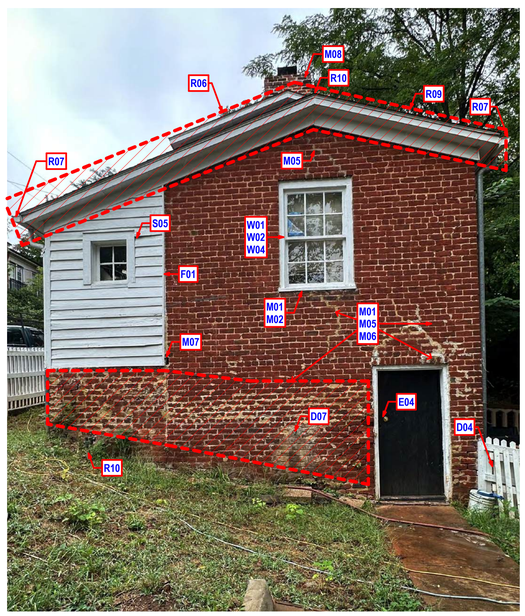
TREATMENT LABELING



4 SK-374

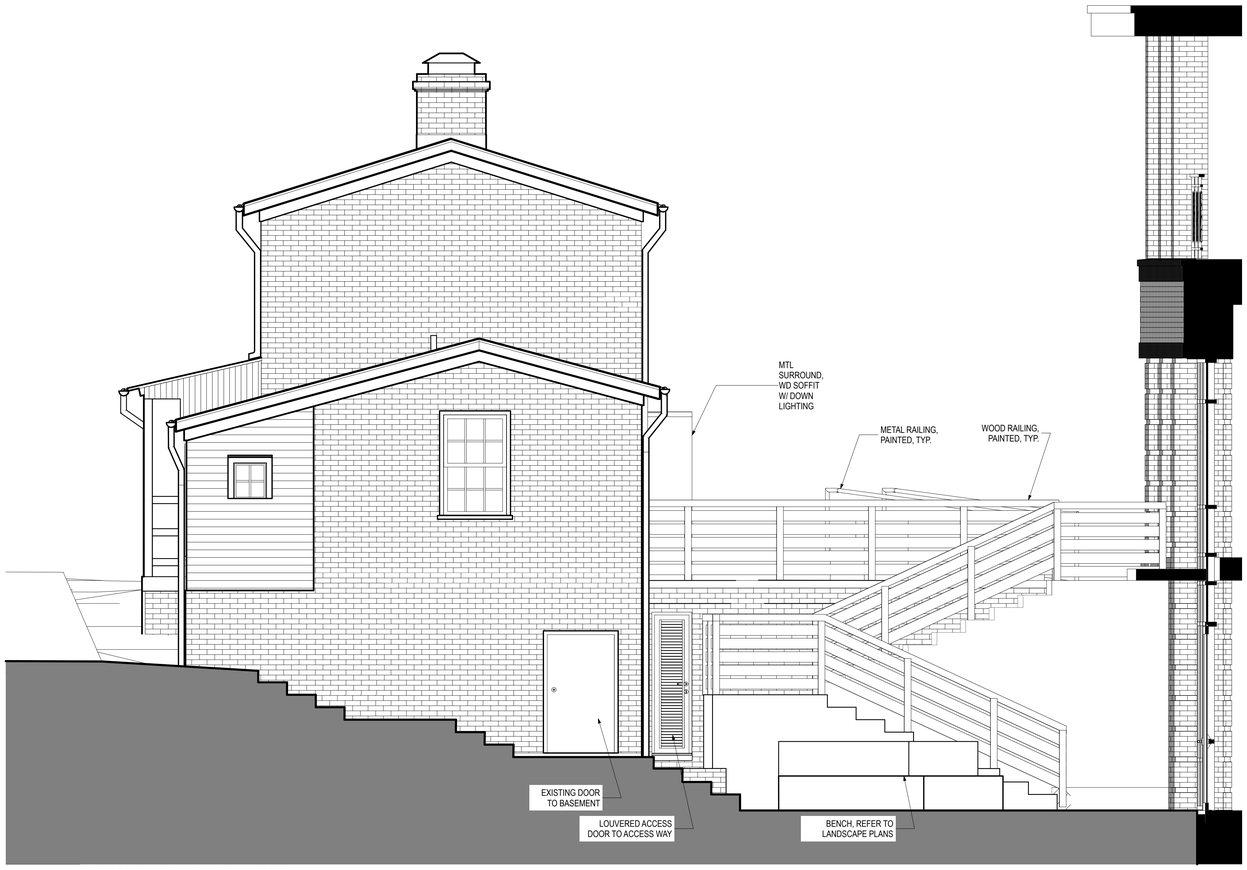
208 NORTH ELEVATION

SCALE: 3/8" = 1'-0"



1 SK-374

TREATMENT LABELING



2 SK-374

208 SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

SHEET NOTES

GENERAL

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6. REFER TO SHEET SK-371 FOR KEYED NOTES.

GRAPHIC LEGEND

X## TYPICAL TREATMENT AREA & KEYNOTE; X REFERS TO THE LETTER DESIGNATIONS IN THE ABOVE NOTES.

D## DEMOLITION AREA & KEYNOTE

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Tel : 434-979-7550 Fax : 434-979-5220

LCD ACQUISITIONS, LLC
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REHABILITATION
208 7TH ST SW
NORTH &
SOUTH

PROJECT 2509
DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-374

MATERIAL CUTSHEETS

THE MARK, CHARLOTTESVILLE

202 7TH STREET SW

CHARLOTTESVILLE, VA

MATERIAL & PRODUCT CUTSHEETS	
SHEET NO.	SHEET NAME
SK-380	MATERIAL CUTSHEETS COVERSHEET
SK-381	MATERIAL CUTSHEETS

October 21, 2025

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN SYCAMORES LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

LCD ACQUISITIONS, LLC

315 Oconee Street, Athens, GA 30601
678.835.2674

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MATERIAL CUTSHEETS COVERSHEET

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-380

File Name: 2509_The Mark_c...
Plot Date: 11 January 19, 2026 at 1:49

FIBER CEMENT SIDING - LAP

① ② ③

Classic style. State-of-the-art performance.

Combining the appearance and workability of wood with the durability of specially formulated fiber cement, Allura Lap Siding not only looks great but lasts considerably longer than traditional exterior wall cladding or vinyl siding.

DESIGNER'S CORNER

Our Traditional Cedar texture features a deep, realistic wood grain appearance for an unbeatable classic style, while the Smooth texture creates a cleaner, modern aesthetic. You can even customize your design utilizing our extensive range of widths. No matter the style, Allura Lap Siding has got yours covered.

LAP SIDING*

Thickness	Width	Length	Exposure
¾"	5¼"	12'	4"
¾"	6¼"	12'	5"
¾"	7¼"	12'	6"
¾"	8¼"	12'	7"
¾"	9¼"	12'	8"
¾"	12"	12'	10¾"

* 5¼" min. overlap with all Lap Siding. Check market availability, as products may vary.

FIBER CEMENT SIDING - PANEL

④ ⑤

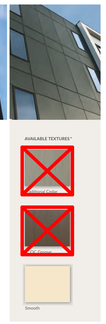
Versatility that spans traditional to contemporary.

Designed for everything from sidewalls to overhead accents, Allura Panel Siding adds beautifully versatile – and exceedingly durable – distinction to your next project.

TECHNICAL SPECIFICATIONS

Thickness	Width	Length
¼"	4'	8'
¼"	4'	9'
¼"	4'	10'
¼"	4'	12'

* Check market availability, as products may vary.



FIBER CEMENT - TRIM

Tie it all together.

Thanks to our special fiber cement formulation, Allura Trim has all the advantages of wood and none of the hassles. It looks like wood yet is incredibly durable. It won't rot, warp or splinter and is designed to significantly outperform wood in every way. Best of all, there is no need for special tools on the job site. Our Trim can be cut with the same saw blades and installed with the same tools normally used for wood products. Who bother with wood? Trim provides the look and long-lasting protection you need to bring your home that all-important finishing touch.

TRIM FEATURES

- Available in reversible Cedar/Smooth board for added versatility
- 15-year limited warranty

DESIGNER'S CORNER

Nothing brings the look of your home together quite like Allura Trim. Its clean lines, exceptional durability and paintability provide the ultimate in beauty and versatility. Allura Trim is the perfect finishing touch.

Nominal Width*

Size	Thickness	2"	3"	4"	5"	6"	8"	10"	12"
1x	¾"		●		●		●		●
4/4	¾"	●	●	●	●	●	●	●	●
5/4	1"	●	●	●	●	●	●	●	●
8/4	1¾"			●		●			

All available in 12-ft. lengths

* Check market availability, as products may vary.

FIBER CEMENT - WARRANTY

allura
Raising the Material Difference.

Allura Lap, Allura Panel, Allura Shake, Allura Shake Select, and Allura Soffit
30-Year Transferable Limited Product Warranty

1. WARRANTY COVERAGE Plycem USA LLC a.k.a. Allura ("Allura") warrants, for a period of thirty (30) years from the date of purchase (the "Limited Warranty Period") of Allura's Fiber Cement Allura Lap, Allura Panel, Allura Shake, and Allura Soffit products (each, the "Product") for installation within the continental U.S. (except Alaska) and Canada (except Yukon Territory, Northwest Territories, Nunavut, Newfoundland and Labrador), that such purchased Product, when manufactured complies with ASTM C1186, will resist damage caused by hail or termite attacks, and is free from manufacturing defects in material and workmanship (collectively, the "Limited Warranty"). This Limited Warranty extends only to: (i) the first retail purchaser of the Product; (ii) the first owner of the structure to which the Product is applied; and (iii) the final transferee of the structure to which Product is applied (each a "Covered Person").

2. ALLURA'S OBLIGATIONS. If, during the Limited Warranty Period, the Product is determined not to meet the terms of the Limited Warranty because it was not manufactured in compliance with ASTM C1186, was not resistant to damage caused by hail or termite attacks, or was not free from manufacturing defects in material and workmanship (a "Warranty Defect"), Allura, at its sole discretion, will repair or replace the defective portion of the Product, or (b) reimburse the Covered Person for up to twice the original retail cost of the defective portion of the Product. After the 30th year of the Limited Warranty Period, this Limited Warranty will expire and shall no longer be applicable. If the original retail cost cannot be established by the Covered Person to Allura's reasonable satisfaction, the retail cost of the defective portion of the Product shall be determined by Allura in its sole and reasonable discretion. Allura's replacement or refund of the defective portion of the Product or reimbursement pursuant to Section 2 of this Limited Warranty is the sole and exclusive remedy for Allura and Allura's products (each, the "Product") for installation within the continental U.S. (except Alaska) and Canada (except Yukon Territory, Northwest Territories, Nunavut, Newfoundland and Labrador), that such purchased Product, when manufactured complies with ASTM C1186, will resist damage caused by hail or termite attacks, and is free from manufacturing defects in material and workmanship (a "Warranty Defect"). **ALLURA WILL NOT REFUND OR PAY ANY COSTS OR EXPENSES ASSOCIATED WITH REMOVAL OF ANY ACCESSORY MATERIALS. IF ALLURA CHOOSES TO PROVIDE REPLACEMENT PIECES OF THE DEFECTIVE PORTION OF THE PRODUCT, UNLESS OTHERWISE REQUIRED BY APPLICABLE LAW, THE LIMITED WARRANTY PERIOD FOR THE REPLACEMENT PRODUCT SHALL BE THE SHORTER OF THE LIMITED WARRANTY PERIOD FOR THE ORIGINAL PRODUCT OR THE LENGTH OF ANY REMAINING WARRANTY PERIOD UNDER THE LIMITED WARRANTY OF THE REPLACED PRODUCT.**

3. CONDITIONS PRECEDENT. Warranty coverage under this Limited Warranty shall be subject to the following terms and conditions (collectively, the "Conditions Precedent"):

(a) A claimant under this Limited Warranty must provide proof to Allura that such claimant is a Covered Person as defined in Section 1 above.

(b) The Product must be stored according to the manufacturer's instructions at all times between purchase and installation. Installing Products that are damaged, including shrinkage or efflorescence, none of which are covered under the terms of this Limited Warranty.

(c) The Product must be installed according to Allura's then current installation instructions and must comply with all building codes adopted by federal, state, local governments, or government agencies applicable to the installation. Failure to

3114 W. Greens Rd. Suite 300 | Houston, TX 77067 | 1 844 4 ALLURA | warranties@alluraworks.com | AlluraUSA.com

PAINT - WARRANTY

102.02A

A-100®
Exterior Latex Flat
A06-Series

SHERWIN-WILLIAMS.

CHARACTERISTICS

A-100 Exterior Latex is a quality exterior flat. This product is recommended for use on aluminum, vinyl and wood siding, hardboard, stucco, concrete, concrete masonry, and wood down to a surface and air temperature of 35°F.

Color: Most Colors

Coverage: 250-400 sq. ft. per gallon (6.1-9.8 sq. m. per 3.7 litre-ltr)

Drying Time @ 50% RH:
@35-40°F **@40°F+**
Touch: 2 hours 1 hour
Recoat: 24-48 hours 4 hours
Drying and recoat times are temperature, humidity, and film thickness dependent.

Finish:
0.5 units @ 60°

Tinting with CCE only:
Base: ac, pac
Extra White: 6000
Deep Base: 6
Ultradeep Base: 16 to 1 Shot/Color

Extra White ADB06301
Will tint to any color.
V.O.C (less water and exempt solvents)
Less than 50 grams per litre, 0.42 lbs. per gallon
As per 40 CFR 59.406
Volume Solids: 36.0%
Weight Solids: 52.2%
Weight per Gallon: 10.85 lbs.
Flash Point: N.A.
Vehicle Type: 100% Acrylic
Shelf Life: 36 months, unopened
WVP Perms (US): 18.10 grains/(ft² H Hg)

COMPLIANCE

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2010	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
GPS-NOX® Certified	Yes
MPI Manufacturer Inventory	Yes
MPI	#'s #15

APPLICATION

When the air temperature is at 35°F (1.7°C) and rising, allow paint to dry for 24 hours prior to low water film on surface, and maintain temperature are above 35°F (1.7°C) and at least 5°F (3°C) above the dew point. Do not apply if snow is expected within 12 hours.

Do not apply at all or surface temperatures below 35°F (1.7°C). Surface temperatures above 90°F may drop below 35°F (1.7°C) within 48 hours. No induction needed.

Brush:
Use a high-quality synthetic brush such as Purdy® Clearcut.

Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover such as Purdy® White Dove.

For specific brushes and rollers, please refer to the Sherwin-Williams Guide on sherwin-williams.com.

Spray - Airless:
Tip Pressure
Tip 2000 psi
015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated mechanically or manually before use.

Mildew Resistant
This coating contains agents which inhibit the growth of mildew on the surface of the coating film.

SPECIFICATIONS

Standard latex primers cannot be used below 50°F (10°C) or above 100°F (37.7°C). See Sherwin-Williams Tech Bulletin for proper application techniques.

Aluminum & Aluminum Siding/ Galvanized Steel:
1 coat Latex Primer/Sealer Latex.

Concrete Block, CMU, Split face Block:
1 coat Loxon Acrylic Block Surfacer
2 coats A-100 Exterior Latex

Brick, Stucco, Cement & Concrete:
1 coat Loxon Concrete & Masonry Primer*

Cement Composition Board:
1 coats Loxon Concrete & Masonry Primer*

Plywood:
1 coat Latex Exterior Latex Primer
2 coats A-100 Exterior Latex

Vinyl Siding:
2 coats A-100 Exterior Latex

Wood (Cedar, Redwood):
1 coat Latex Exterior Latex Primer
2 coats A-100 Exterior Latex

Wood Composition Board - Hardboard:
1 coat Latex Exterior Latex Primer/Sealer or if the substrate, apply 1 coat of Exterior Oil-based Primer/Sealer followed by:
2 coats A-100 Exterior Latex

*For large expanses of metal siding, like an surface, and material temperatures must be 65°F (18°C) or higher.

*Tint for use at temperatures under 50°F (10°C). See Tech Bulletin for proper application techniques.

*Tints and some acrids, such as retinol and cream, may require additional coats for proper hiding. For best results on these acrids, use a coat of Loxon Concrete & Masonry Primer.

Other primers may be appropriate.

When repainting a surface a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

continued on back

115.02

Loxon®
Concrete and Masonry Primer-Sealer
LX02W00500, Canada LA02WQ050 White

SHERWIN-WILLIAMS.

CHARACTERISTICS

Loxon Concrete & Masonry Primer-Sealer is a high-build, alkali resistant, 100% acrylic primer/sealer for effective adhesion to difficult surfaces requiring a high-performance primer. It is ideal for use on concrete and masonry and can be applied at a surface and air temperature of 40°F.

Loxon Concrete and Masonry Primer-Sealer is a high-build, alkali resistant, 100% acrylic primer/sealer for effective adhesion to difficult surfaces requiring a high-performance primer. It is ideal for use on above grade masonry surfaces for a long-lasting finish.

Ideally for masonry and concrete surfaces that are at least 28 days old.

Prevents harsh or subsequent coatings by alkalies in new concrete.

For use on these surfaces:
Concrete, Concrete Block, Brick, Stucco, EIFS (Exterior Insulation Finish System), Fiber Cement Siding, Wood, Hardboard, Primed surfaces

Finish: 0.10 units @ 60°
Color: White

Coverage:
Theoretical: 3.7-6.2
Practical: 2.7-4.6
Coverage: 250-320 sq. ft. per gallon
Coverage can process & rough stucco 60 square feet per gallon

Coverage on rough surfaces applied in two consecutive coats:
Theoretical: 2.7-4.6
Practical: 1.7-3.4
Coverage: 400-600 sq. ft. per gallon

Drying Schedule 77°F @ 50% RH
To touch: 2 hours
To recoat: 24 hours
*Drying and recoat times are temperature, humidity and film thickness dependent.

Tinting with CCE only:
For most topcoat color development, use the recommended tint bases and tint to the following: 1 oz per gallon of ColorCast Colorants can be used to achieve deep pastel colors. Do not exceed 4 oz per gallon.

Extra White LX02W00500
V.O.C. (less exempt solvents):
less than 50 grams per litre, 0.42 lbs. per gallon
Volume Solids: 36.0%
Weight Solids: 51.2%
Weight per Gallon: 10.85 lbs.
Flash Point: N.A.
Vehicle Type: Acrylic
Shelf Life: 36 months, unopened
74424

COMPLIANCE

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2010	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
GPS-NOX® Certified	Yes
MPI Product Lists Certified	Yes
APT	Yes

APPLICATION

Temperature:
Minimum 40°F
The following is a guide. Changes in pressure, humidity, and film thickness may affect these characteristics. Always purge spray equipment before use with listed thinner. Any deviations may affect performance. Refer to product environmental and application conditions.

Reduced: No reduction necessary
Airless Spray:
Pressure: 2000-2700 p.s.i.
Hose: 1/4 inch (minimum)
Brush: Use nylon/polyester brush such as Purdy®
Roller Cover: ¼ to ½" nap nap synthetic cover

Spray and back roll on porous & rough stucco to ensure adequate film build and to penetrate the surface.

For porous block, a coat of Loxon Acrylic Block Surfacer is required to achieve a uniform surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F (4.4°C) and rising, allow paint to dry for 24 hours prior to low water film on surface, and maintain temperature are above 40°F and at least 5°F (3°C) above the dew point. Do not apply if snow is expected within 48 hours.

Do not apply at all or surface temperatures below 40°F (4.4°C). Surface temperatures above may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sunlight or windy conditions with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

APPLICATION TIPS

Apply paint at the recommended film thickness and coverage rate. Avoid thin film by excessive application of coating. Rather, minimum recommended spreading rate may adversely affect the performance of the coating.

When spot priming or some surfaces, a non-uniform appearance of the final coat may result. Apply a full coat of primer to ensure a uniform and unstained areas. To avoid this, prime the entire surface for uniformity.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-cut, water-based epoxy, or solvent based epoxy coating as specified in this section.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation of the primer.

RECOMMENDED SYSTEMS

Concrete, Masonry, Cement:
1 coat Loxon Concrete & Masonry Primer
2 coats A-100 Exterior Latex

Stucco, Fiber Cement Siding, EIFS:
1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Recommended Architectural Topcoats:
A-100 Exterior Latex
Duration Exterior & Interior Home Interior
Emerald Exterior & Interior
ProMar 200 Exterior Latex
SuperPaint Exterior & Interior
ProClassic Interior
ProMar 200 Interior

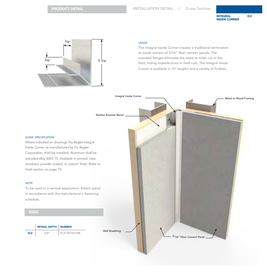
Recommended Industrial Topcoats:
Industrial Enamels
Kem Aqua Cryl Gloss
Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in industrial applications. Please contact us for recommendations for use in such areas that may be exposed to chemicals or a corrosive environment as the Loxon Concrete and Masonry Primer and topcoat system.

continued on back

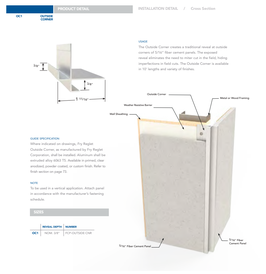
METAL REVEAL - INSIDE CORNER

④ ⑤



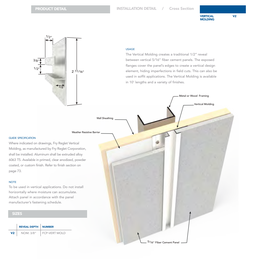
METAL REVEAL - OUTSIDE CORNER

④ ⑤



METAL REVEAL - VERTICAL MOULDING

④ ⑤



METAL REVEAL - HORIZONTAL MOULDING

④ ⑤

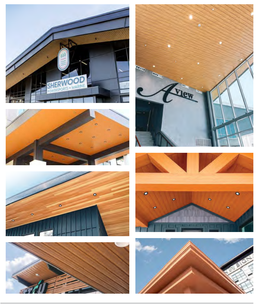
SOFFIT - VENTED AND SMOOTH

CUSTOM CUT V-GROOVE

THE LUX V-GROOVE, AVAILABLE IN BOTH 4" & 6", IS DESIGNED TO SNAP TOGETHER AND INSTALL EASILY, CREATING A BEAUTIFUL, BOLD AND EFFICIENT SIDING SYSTEM.

This siding product can be installed horizontally, vertically or in any application. The versatile 24 Gauge siding is durable enough to withstand the harshest of winters and lashed of summers and has been installed on countless siding projects ranging from small additions to residential projects to large scale commercial and multi-family siding projects.

CUSTOM CUT V-GROOVE RESOURCES
SCAN OR CLICK TO VIEW
DOWNLOADABLE COLORS, INSTALLATION GUIDES & MORE!



SOFFIT & FASCIA

ELEVATE YOUR EXTERIOR WITH LUX SOFFIT & FASCIA, CRAFTED FROM 34-GAUGE STEEL FOR UNMATCHED DURABILITY AND STYLE, AVAILABLE IN SMOOTH OR VENTED CONFIGURATIONS, OUR LOW-MAINTENANCE SYSTEM RESISTS WARPING, FADING, AND MOISTURE DAMAGE.

Additionally, our soffit is also available in the Double 7 style for more efficiency and savings. Choose from woodgrain, matte, and metallic finishes for a sleek, modern look that complements LUX siding and cladding.

SOFFIT & FASCIA RESOURCES
SCAN OR CLICK TO VIEW
DOWNLOADABLE COLORS, INSTALLATION GUIDES & MORE!

SOFFIT - WOOD CHOICES

KNOTTY WOODGRAINS

AVAILABLE IN THE FOLLOWING PRODUCTS

WOODGRAINS

TEXTURED, METALLIC & SOLID

AVAILABLE IN THE FOLLOWING PRODUCTS

Colours are batch sensitive. Colours in brochure are representative – refer to actual colour chips for most accurate colours. Colours subject to change due to availability.

SOFFIT - WARRANTY

LUX ARCHITECTURAL PRODUCTS INC.
40 Year Coating and 30 Year Product Limited Warranty

LUX
Leading Edge Architectural Products

1. LIMITED WARRANTY:

1.1 This Limited Warranty ("Warranty") is issued by LUX Architectural Products Inc. ("LUX"), to the customer identified on the fillable warranty form ("Warranty Form"), being the owner of the property where the Product is being installed ("Customer"). This Warranty applies to LUX cladding, soffit, trim and finishing products identified in Section 3 the "Products") and to the Kynar500 PVDF paint and coatings ("Coatings") applied to Products sold by LUX and installed in Canada, the continental United States including Alaska but excluding Hawaii, subject to the terms, conditions and limitations below.

1.2 LUX warrants that Products and Coatings will conform to the standards set out in Section 2 and Section 3 of this Warranty, subject to the terms, conditions and exclusions contained in this Warranty.

IMPORTANT:

1.3 To qualify for the Warranty, the Customer must complete the Warranty Form and submit it to LUX at the address indicated on the Warranty Form within 30 days of the completed installation of the Product.

1.4 The Warranty is conditional on the Customer submitting the Warranty Form to LUX within 30 days of Product installation and an LUX authorization signature, at the sole discretion of LUX, on the Warranty Form. Upon authorization by LUX, a fully executed copy of the Warranty Form will provided to the Customer. Ie Failure to submit the Warranty Form within a period of 30 days of Product installation will terminate eligibility for the Warranty. If the Product is not installed within 6 months from the date of purchase, the limited Warranty automatically becomes void.' The Customer shall provide LUX with reasonable proof of product installation on request from LUX.

2. COATING WARRANTY

2.1 This Warranty as it applies to Coatings is a "coating integrity" warranty only and does not cover events or environmental circumstances that LUX determines, in its absolute and sole discretion, negatively impact the performance of the Product on which the Coatings are applied.

2.2 Subject to the provisions of this Warranty, LUX warrants that for a period of 40 years from the date of purchase of the Product (the "Coating Warranty Period"), there will be:

a. No visible flaking, checking, cracking or peeling (loss of adhesion) of the Coating, except for such slight crazing on the clear coat as may occur on lightly roll-formed edges or break bends at the time of roll forming or other fabrication of pre-painted sheet or coil (without loss of adhesion of the film to the substrate in these areas) and which is accepted in the industry as standard. Such crazing on the clear coat shall not constitute a basis for a claim under this limited Warranty;

b. No chalking of the Coating in excess of 8d [8 Units] during years 1 through 20 of the Coating Warranty Period, and 8d [8 Units] during the years 21 through 40 of the Coating Warranty Period. Chalking is defined by [ASTM D4214 Method A] and [ASTM D659 Procedure] as the amount of chalk removed from the Coating;

c. No colour change of the Coating more than 5d [CIE ΔE Hunter dΔEcd units] during years 1 through 20, inclusive of the Coating Warranty Period, and 2d [CIE ΔHunter dΔEcd units] in years 21 through 40, inclusive of the Coating Warranty Period, calculated in accordance with [ASTM D2244]. Colour change shall be measured on the exposed Coating surface which has been cleaned of all, grease, chalk, oxidized film or other contaminants as per [ASTM D-3964]. The measurement of colour change shall be based on the original colour of the Coating as applied to the Product by the Customer. The original sample must follow the recommended storage parameters, including being stored indoors at temperatures below 30°C.LUX does not warrant that colour changes will be uniform, especially in situations where the surface are not typically exposed to sun, temperatures in excess of 30°C, or other elements.

d. Due to the bespoke nature and pigment limitations of creating any textured colours used in the Coatings, the Coatings are

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN OAKS DRIVE, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-9220

LCD ACQUISITIONS, LLC
316 Oconee Street, Athens, GA 30601
678.835.2674

CONSULTANTS

CIVIL ENGINEERS
###

LANDSCAPE ARCHITECT
###

STRUCTURAL ENGINEER
###

INTERIOR DESIGNERS
###

PME ENGINEERS
###

SPECIALTY CONSULTANTS
###

NOT FOR CONSTRUCTION

MITCHELL / MATTHEWS ARCHITECTS
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B.A.R. SUPPLEMENTAL DRAWINGS

THE MARK AT CHARLOTTESVILLE
202 7th Street S.W.
Charlottesville, VA

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DO NOT SCALE DRAWINGS

MATERIAL CUTSHEETS

PROJECT 2509
DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

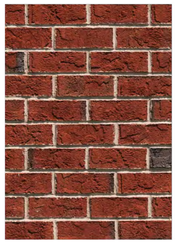
SK-381

File Name: 2509_The Mark_L
Last Saved: Tuesday, 11 March 26, 11:29:

BRICK - NEW CONSTRUCTION

7

Cape Cod



RED

Classic, all-American style.

Inspired by the all-American style of a quaint, New England village, our Cape Cod brick offers a bold, red brick option with slight charcoal accents for a look that's classically elegant and down-to-earth. This sand-faced brick is perfectly suited for most building projects.

Brick Image: Engineer Size | Gray Mortar | Merry Oaks

Share

Where to Buy | View Brick in Person

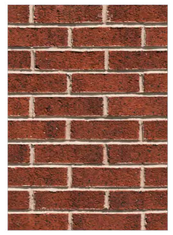
Available Sizes

Merry Oaks, NC

Closure	Special Production
Engineer	
Norman	Special Production
Utility	

Wadesboro, NC

BRICK - IF NEEDED FOR IPP'S



Coventry Ironspot

RED

Opulence for the everyman.

Subtle flecks of iron in dark blues and blacks provide a unique look and feel to our Coventry Ironspot architectural brick. From far away, this rich red Ironspot brick gives off an opulent, metallic-like appearance, making our special production Coventry Ironspot brick, as well as our other Ironspot bricks, the perfect exterior cladding option for a wide range of commercial projects.

Brick Image: Modular Size | Gray Mortar | Merry Oaks

Share

Where to Buy | View Brick in Person

Available Sizes

Merry Oaks, NC | Special Production

Closure	Special Production
Modular	Special Production
Norman	Special Production
Utility	Special Production

KAWNEER STOREFRONT

TRIFAB® VERSAGLAZE® FRAMING SYSTEMS PRE-GLAZE OPTION

Trifab® VersaGlaze® 451/451T Framing System family of product offerings now includes a pre-glaze option

Do More in Less Time with Trifab® Framing System's New Pre-Glaze Option

We have expanded our Trifab® VersaGlaze® 451/451T Framing System family of product offerings to now include a pre-glaze option for the existing center set screw spline assembly application. The new option is available on non-thermal, thermal and ultra-thermal frame types. Pre-glaze units can be completely fabricated and glazed in the shop, minimizing jobsite costs and enhancing field-installed quality.

Features of the Trifab® 451/451T Framing Systems and Trifab® 451UT Framing System pre-glaze option* include:

1. Trifab® 451/451T/451UT Framing Systems provide the right thermal performance for your project.
2. Tested solution enables shop fabrication and reduces field labor.
3. Vertical mullion with 1/4" reveal provides uniform aesthetics.
4. High-performance sill flashing and clip design reduces installation time.
5. Composite end jamb allows for ease of installation.

*For Trifab® 451/451T/451UT Framing Systems center set screw spline applications only.

The combination of screw spline construction with pre-glazing in the shop provides a high-performance, high-quality, durable framing system for your application to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited.

CAD Details

451/451T Framing Systems (Center Plane, Screw Spline)
451UT Framing System

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Technology Park/Atlanta
555 Guthridge Court
Norcross, GA 30092

770.449.5555 TEL www.kawneer.com

KAWNEER DOOR SYSTEM

KAWNEER

Thermally broken, medium stile entrance door system made of extruded aluminum.

1 Integral pressure fit, dual-durometer weather gasket creating an air, water and thermal seal of glass.

2 Concealed, offset hinges with adjustable screws. Hinges are mortised into door and frame for a flush appearance.

3 Optional offset pivot hardware with adjustable screws. Pivots are mortised into door and frame for a flush appearance without boring holes.

ECONOMY

Kawneer's bulb-neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, water leakage, sound transmission, condensation, heat and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherstripping. The bottom weathering member contains a flexible blade gasket to meet and contact the threshold, enhancing fire air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

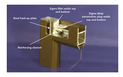
- Provides a narrow sightline in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

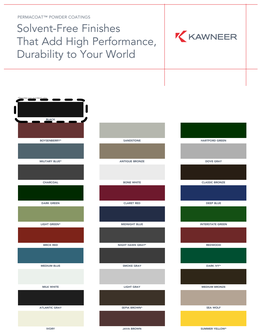
- Provides a medium sightline for applications such as schools, institutions and office buildings
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 8-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles measure 5-1/2", top rail 5", bottom rail measures 9-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

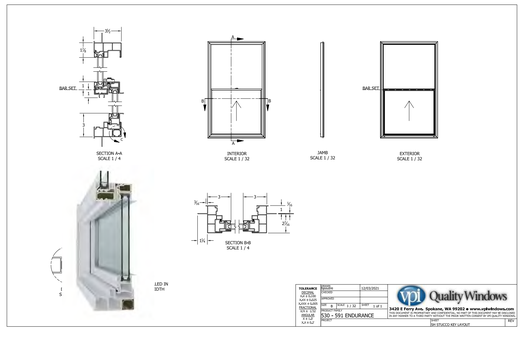


KAWNEER COLORS

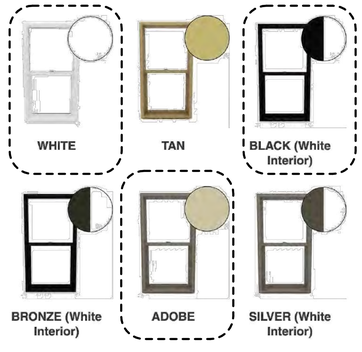


VPI WINDOWS - NEW CONSTRUCTION

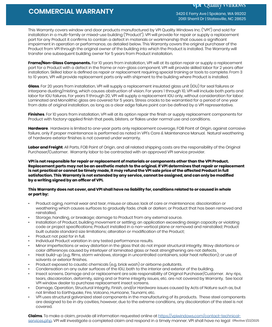
8



VPI WINDOWS - COLOR OPTIONS



VPI WINDOWS - WARRANTY



Vpi Quality Windows

COMMERCIAL WARRANTY

3420 E Ferry Ave | Spokane, WA 99202
1250 Ferry Dr | Danville, VA 24540

This Warranty covers window and door products manufactured by VPI Quality Windows Inc ("VPI") and sold for installation in a multi-family or mixed-use building ("Product"). VPI will provide for repair or supply a replacement Product, or any part thereof, which is found to be defective in materials or workmanship, and which results in impairment in operation or performance, as detailed below. This Warranty covers the original purchaser of the Product from VPI through the original owner of the building into which the Product is installed. The Warranty will transfer one subsequent building owner for 5 years from Product installation.

Frame/Non-Glass Components. For 10 years from installation, VPI will at its option repair or supply a replacement Product with factory-applied finish that peels, blisters, or flakes under normal use and conditions. For the first year from installation, defect labor is defined as repair or replacement requiring special training or tools to complete. From 2 to 10 years, VPI will provide replacement parts only with shipment to the building where Product is installed.

Glass. For 20 years from installation, VPI will supply a replacement insulated glass unit (IGU) for seal failures or interpane dusting/misting, which causes obstruction of vision. For years 1 through 10, VPI will include both parts and labor for IGU replacement. From years 11 to 20, VPI will provide replacement IGU parts only with shipment to the building. Laminated and laminated glass are covered for 5 years. Glass cracks to be warranted for a period of one year from date of original installation, so long as a clear edge failure point can be defined by a VPI representative.

Finishes. For 10 years from installation, VPI will at its option repair the finish or supply replacement components for Product with factory-applied finish that peels, blisters, or flakes under normal use and conditions.

Hardware. Hardware is limited to one-year parts only replacement coverage. FOB Point of Origin, against corrosive failure, only if proper maintenance is performed as noted in VPI's Care & Maintenance Manual. Natural weathering of hardware exterior finishes is not covered under warranty.

Labor and Freight. All Parts, FOB Point of Origin, and all related shipping costs are the responsibility of the Original Purchaser/Customer. Warranty labor to be contracted with an approved VPI service provider.

VPI is not responsible for repair or replacement of materials or components other than the VPI Product. Purchaser/Customer is solely responsible for selecting the Product and determining that the Product or component is not practical or cannot be timely made. It may refund the VPI sale price of the affected Product in full satisfaction. This Warranty is not extended by any service, cannot be assigned, and can only be modified by a writing signed by an officer of VPI.

This Warranty does not cover, and VPI shall have no liability for, conditions related to or caused in whole or part by:

- Product aging, normal wear and tear, misuse or abuse, lack of care or maintenance, discoloration or chalking which causes surfaces to gradually fade, chalk or darken, or Product that has been removed and reinstalled.
- Storage, handling, or breakage damage to Product from any external source.
- Product installation that does not meet VPI's installation instructions, engineering design capacity or wedding code or project specifications; Product installed in a non-vertical plane or removed and reinstalled; Product built outside standard size limitations; alteration or modification of the Product.
- Failure to follow VPI's Care & Maintenance Manual.
- Individual Product variation in any tested performance results.
- Minor imperfections or wavy distortion in the glass that do not impair structural integrity. Wavy distortions or roller wave patterns in the glass are inherent in the glass and are not considered to be defects.
- Heat built up (e.g. films, storm windows, storage in un-controlled containers, solar heat reflection) or use of solvents or exterior finishes.
- Exposure to corrosive fumes, chemicals (e.g. brick wash) or airborne pollutants.
- Condensation on any outer surfaces of the IGU, both to the interior and exterior of the building.
- Insect screens. Damage and or replacement are sole responsibility of Original Purchaser/Customer. Any rips, tears, damage to the screen frame, or damage to the window frame, sash, etc. are not covered by Warranty. See local VPI window dealer to purchase replacement insect screens.
- Damage, Operation, Structural Integrity, Finish, and/or Hardware issues caused by Acts of Nature such as, but not limited to, hail, wind, rain, flood, fire, earthquake, or lightning.
- VPI uses structural galvanized steel components in the manufacturing of its products. These steel components are designed to be in dry cavities, however, due to the extreme conditions, any discoloration of the steel is not covered.

Claims. To make a claim, provide all information requested online at https://vpiwindows.com/contact-technical-services/rma. VPI will investigate a completed claim and respond in a timely manner. VPI shall have no legal. Effective 01/2/2025

Vpi Quality Windows

COMMERCIAL WARRANTY

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1250 Ferry Dr | Danville, VA 24540

obligation unless it first receives proper notice of a claim within the coverage period and an opportunity to perform. VPI shall have no legal obligation unless it first receives proper notice of claim within the coverage period and an opportunity to perform through an approved VPI service provider.

Disclaimers/Exclusions. This Warranty is the sole and exclusive remedy with respect to VPI Product regardless of any other Warranty, express or implied, including any implied Warranty of merchantability or fitness for a particular purpose. No warranties or representations other than contained in this Warranty, ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY WITH RESPECT TO MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED. This Warranty gives you specific legal rights, and you may have other rights which vary from state to state. KNG: Some states do not allow the disclaimer of implied warranties or exclusion of incidental and consequential damages, so these disclaimers or exclusions may not apply to you. This Warranty gives you specific legal rights, and you may have other rights which vary from state to state.

VPI Service Department: (800) 634-1476
Info@vpiwindows.com

Project Name: Comments:

Project Address:

Project City, State, Zip:

Installation Date:

Dealer/Business purchased from:

Effective 01/2/2025

File Name: 2509_The Mark_A_v24
Date Saved: 11/18/2025 8:39:09 AM

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS
300 TWIN OAKS LN, CHARLOTTESVILLE, VA 22903
Tel : 434-979-7550 Fax : 434-979-5220

LCD ACQUISITIONS, LLC
315 Oconee Street, Athens, GA 30601
678.835.2674

CONSULTANTS

CIVIL ENGINEERS
###
###

LANDSCAPE ARCHITECT
###
###

STRUCTURAL ENGINEER
###
###

INTERIOR DESIGNERS
###
###

PME ENGINEERS
###
###

SPECIALTY CONSULTANTS
###
###

NOT FOR CONSTRUCTION

MITCHELL / MATTHEWS ARCHITECTS
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B.A.R. SUPPLEMENTAL DRAWINGS

THE MARK AT CHARLOTTESVILLE

202 7th Street S.W.
Charlottesville, VA

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DO NOT SCALE DRAWINGS

MATERIAL CUTSHEETS

PROJECT 2509

DATE 2025-11-18

REVISIONS

MARK	DATE	DESCRIPTION

SCHEMATIC DESIGN

SK-382

500 Court Square

SIZE DOESN'T EQUAL INCOMPATIBILITY

APPENDIX BAR Application The Mark Charlottesville 12 /16 / 2025

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

1115 Wertland Street

SIZE DOESN'T EQUAL INCOMPATIBILITY

APPENDIX **BAR Application** **The Mark Charlottesville** **12 /16 / 2025**

MITCHELL / MATTHEWS
ARCHITECTS & PLANNERS

Altamont Circle Apartments

SIZE DOESN'T EQUAL INCOMPATIBILITY