



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no.
Negative no(s). 4 : 5067

SURVEY FORM

Historic name	Common name
County/Town/City	
Street address or route number	
USGS Quad	Date or period
Original owner	Architect/builder/craftsmen
Original use	
Present owner	Source of name
Present owner address	Source of date
	Stories
Present use	Foundation and wall const'n
Acreage	
	Roof type

State condition of structure and environs

State potential threats to structure

Note any archaeological interest

Should be investigated for possible register potential? yes ____ no ☒

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

CONCRETE OVER BRICK; 2 STORIES; SHED ROOF;
3 BAYS; COMMERCIAL VERNACULAR; C. 1900; FOUR
CEMENT PLASTERS DIVIDE BUILDING INTO 3 BAYS;
ENTRANCE FAR RIGHT BAY;



ils, families, events, etc., associated with the property.)

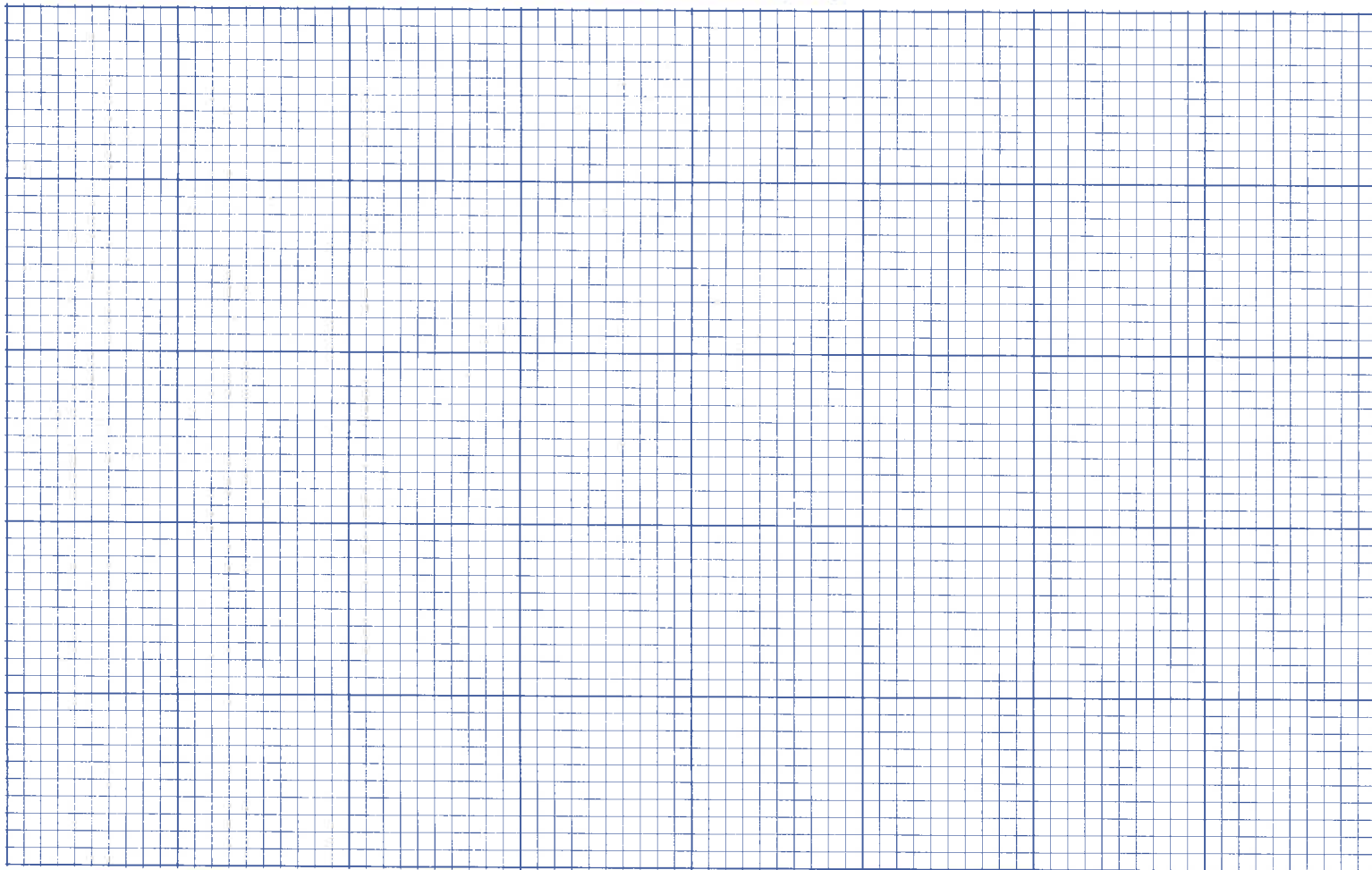
Sources and bibliography

Published sources (Books, articles, etc., with bibliographic data.)

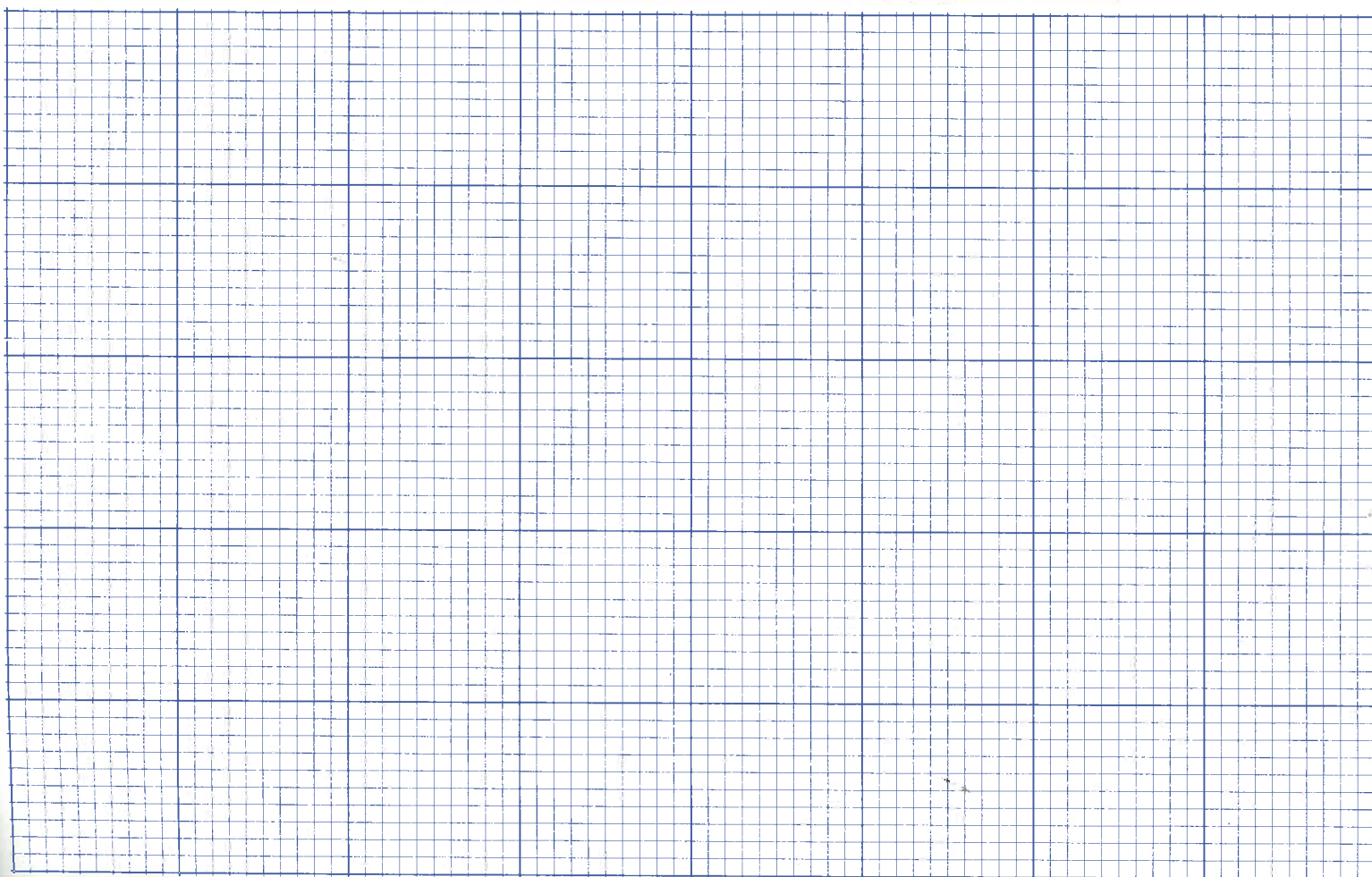
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder

CLAIRE WITCH

LVA

Date

MAY 1980

Architectural And Historic Survey



Identification

STREET ADDRESS: 108 West South Street
 MAP & PARCEL: 28-101
 CENSUS TRACT AND BLOCK: -
 PRESENT ZONING: B-4
 ORIGINAL OWNER: H. H. Hankins
 ORIGINAL USE: Warehouse
 PRESENT USE: Warehouse
 PRESENT OWNER: James M. Marshall
 ADDRESS: 108 West South Street
 Charlottesville, VA 22901

HISTORIC NAME: H. H. Hankins Warehouse II
 DATE / PERIOD: 1922-23
 STYLE: No Identifiable Style
 HEIGHT (to cornice) OR STORIES: 2 stories
 DIMENSIONS AND LAND AREA: 40' x 116.2' (4648 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1984
 SOURCES: City Records
 Sanborn Map Co. - 1920, 1929 City Directories
 Ch'ville Historic Landmarks Commission Surveys
 James M. Marshall

ARCHITECTURAL DESCRIPTION

This rather stark warehouse is two storeys tall and three bays wide. Set on a high foundation, wall construction is of tile faced with white stucco on the facade and west side. The bays are recessed between piers. At the first level, the western bay contains a door and a double-sash, 6-over-6 light window, both with plain trim. The door's transom has been replaced with a panel. In the center bay, a similar arrangement replaces the original warehouse door. There is a garage door in the eastern bay. At the second level there is an 8-over-8 light window with a 4-light rectangular transom in the center bay and 6-over-6 light windows in the side bays, their tops level with the top of the transom in the center bay. A shed roof slopes to the rear behind a plain parapet. The western elevation is seven irregular bays long. There are 6-over-6 light windows at both levels in the first two bays. The rear elevation is three bays wide at the first level and four at the second. The warehouse door in the center bay at the first level has been closed, as has the window in the western bay. Windows at both levels are 6-light casement.

HISTORICAL DESCRIPTION

In 1922, H. H. Hankins, a dealer in hay, grain and feed, sold his warehouse at 106 West South Street to John P. Sneed and purchased from him the lot west of it (City DB 40-337 & 376). Tax records show that his new warehouse was completed before 1924. Soon afterwards, Hankins purchased Covington & Peyton's china and glassware shop, and in 1927 he sold the warehouse to W. O. Watson (DB 46-241). Frank C. Burnley bought it from Watson's estate in 1932 (DB 75-330) and sold it in 1937 to Willard and Alice Winkler (DB 288-288). Riverside Land Trust bought it in 1979 (DB 401-433) and sold it to James M. Marshall the next year (DB 408-723). The building has had many occupants over the past sixty years.

28-101✓

40x116.2 (48 48) #512
B-4

108 W. South St

(same add)

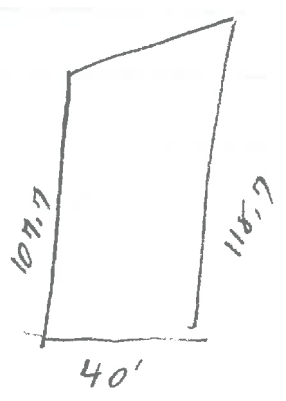
- | | | | |
|---------|---|------|---------------|
| 408-723 | Jamer M. Marshall | 1980 | plat 408-725- |
| 401-433 | G. Everett King & Jack Baylor, Trustees | | |
| | for Riverside Land Trust | 1979 | |
| 288-288 | Willard C. & Alice F. Winkler | 1967 | |
| 75-330 | Frank C. Burnley | 1932 | plat 75-332 |
| | | | " 28-193 |

Moorefield Auto Parts warehouse

2-3, 0 Base.

con blk found, stucco^{on tile} walls, built up shed roof
built 1920, cheap constr

1962 - re-roof
wooden beam



Sanborn —

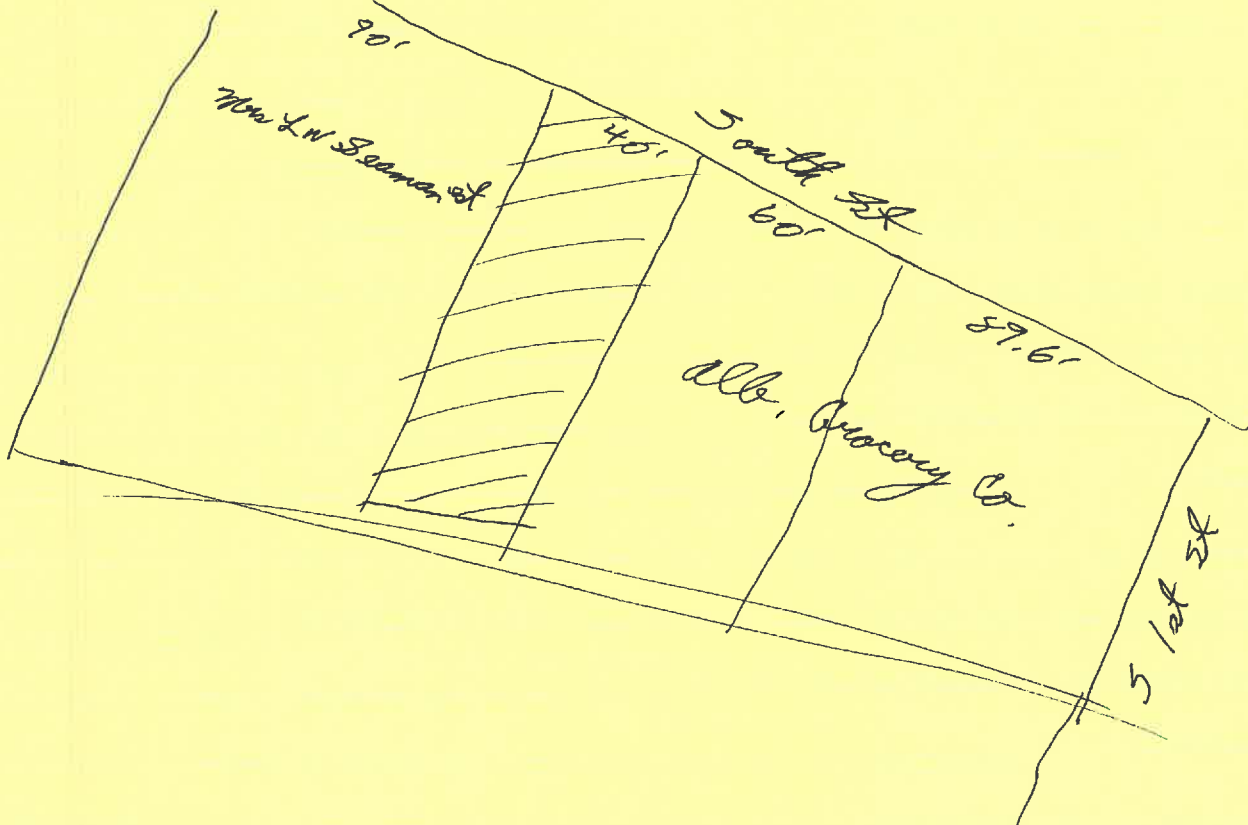
- 1907 - whole block a wood & coal yard
- 1920 - frame stable or shed
- 1929 - present form

City Directories

- 1924 H. H. Hankins (hay, grain, & feed) - 112 W. South St (cor. 2nd St)
- 1924, '29 Elmo M. Hammond (wholesale feed) } 112-114 W. South St. "
- Carter S. Townley (grain) } " " " "
- 1931 Standard Produce Co " " " "
- 1936 112-114 W. South St vacant
- 1940 " " not listed
- 1940, 1945 Nehi Bottling Co. - 108-110 W. South St "
- 1953 Langdon F. Hankins, mouse broker - 108 W " "
- 1962 Building Specialties, Inc - " " "
- 1970 Moorefield Battery & Parts - " " "

108 W. South St

75-330 Donald C. Stevens, spec. commix in chancery cause of
 2/2/1932 Lizzie N. Perkins et al vs David J Wood, adm est of
 W.O. Watson, et al → Frank & Burnley #4500
 lot of warehouse on S side South St
 same as 46-421



46-²⁴¹~~421~~ H. H. & Martha O. Hankins → W.O. Watson #2000
 2/15/1924 lot of bldgs & imple, 40' on ~~lot~~ South St
 w/ right to build to wall of bldg on east (DB 40-376), 1922
 same as 40-376

40-376 John P. & Nellie F. Sneed → H. H. Hankins #5000
 6/21/1922 lot of all rights & easements on South St
 adj on E lot Hankins → Sneed same date
 same as 33-140, 6/17/1919, fr Hollis Rinehart
 w/ right to build to west wall of Hankins → Sneed bldg

33-140

1920, 21, 23rd John P. Broad #108 40' lot 5 side South St 1000 + 0 = 1000
1923 " " #106 " 1500 + 4500 = 6000 ^{impt added} fr H H Hankins

1923 Hankins m l
1924 H H Hankins #108 40' N 1/4, 5 side South 1000 + 4000 = 5000
1925 W. O. Watson #108 " " " " " fr H H Hankins

^{Hankins}
∴ ~~Small~~ built 106 W. South St 1922
Hankins " 108 " 1922 or 1923

1916

46'

106 South

108 South

1916 (28-192) Walker

1916 (28-192) Walker

~~1916 (28-192) Walker~~

1916 (28-216) Hankins

1916 Rinehart

1922 (40-337) Sneed

1919 (33-140) Sneed

1930 (68-157) alb. Mink

1922 (40-376) Hankins

1924 (46-241) Watson

1932 (75-330) Burnley

1917 Hankins

Rinehart

1918

1919

1920

1921

1922

1923

1924

1925

Sneed

Sneed

Hankins

Watson

apts above

w side

7 bays, 6/6 wind each level

1st 2,

then irreg,
in spacing & size

also E behind 106
rear tile, 4-bay 2, 3-bay 1

4-l wind 2nd & E 1st, el w
warehouse door el cen

shed - 7 rear

Bay between matches neither.
on facade, 106 rear

2-5, 3 bay

high found

white stuccoed

bays recessed bet piers

1st level - irreg hgt

E - garage door

E & W - door & 6/6 wind pl train
door same hgt, but it has transom panel
& window to ^{level} top transom

C warped warehouse door, working
(steps for it)

2nd - 6/6 side bays

B 8/8 w/ 4-l transom C

(top transom + top window line)

pl parapet

#587

B-4

44' x 167' (7348)

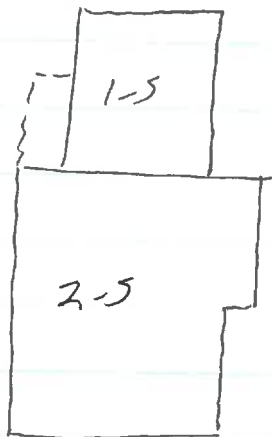
208 South St

201 W Main, #20

517-165	MCLMB Partnerships	1988	plat 436-863
432-634	505 St Ltd Partnerships	1982	
420-572	Ralph E Main, Jr, Trustee	1987	
	for Haden Boone Land Trust	1981	
WB 9-438	Frank Wheeler Higgins	1963	
90-386	Victoria Higgins	1936	
60-272	" "		2nd
37-397	Frank W. " "	1921	
	Hollis & Lena T. Rinschert		

2-5, base, 7 rooms

1-fam

brick found, wood siding, metal gable
old, cheap constrCarroll-Higgins House
1899

City Dir

1947-48 rented

1940 "

1936 vacant

1931, '27 Frank W. Higgins (Carl & Larry Bro)

1914-15 Baptist ch

1953 * rented

1962 '70 2 tenants

1985 Solter

Sanborn - as now 1920

208 South St

- 37-397 Hollis & Lena T. Rinehart ~~to~~ Frank W & Victoria Higgins #6350
 4/13/21 lot w/ dwelling house & impts on S side South St
 bet. ~~Case~~ Flannagan lot on W & Montague on E
 same as 28-157
- 28-157 HL & ME Baptist → Hollis Rinehart #4,600
 1/27/16 lot on S side South St
 same as 24-24, 1912, fr EL & Nannie L Carroll w/ impts
 " 12-260, 1901, CH Walker → Carroll #750
 43' ~~lot~~ lot bet Case & Payne
 see DB 8-335, 1897, RP Valentine → CH Walker

Tax

1901	CH Walker	208 South	400 + 1500 = 1900	600 400 1500 600 Payne
1900	"	"	" " "	600 Payne to pay
"	"	204 "	" " "	EL Carroll to pay

2-5, 2-bay, double side

high brick found, ^{5' 2" m} front yard filled in
weatherboarded walls, gray w/ buff trim

steep gable roof (gable on facade), 55 m,
proj eaves & wings, boxed cornice w/ returns,
wide cornice band, Phila gutters

central gable cent E side &
gable over proj bay at rear of W side

cent chin

wind tall, 1/1, pl trim, 2 ht, cornice on facade
- triple-sash w bay facade
Palladian wind w cartouche in gable on facade
circular " " 1/4 " " " on sides
basement shorter 1/1

1-5 verandah covers facade

med 55 m, ^{hip, Phila} boxed cornice, spindle fringe, Col Rev
posts & bal (front only)

ent E bay - 1 1/2 horiz panels, 1-2 transoms

2-5 wing covers W 3/4 rear, matches,
but 6/6 wind, lowered vent in gable

sm back porch in SE corner, partially set
into rear wing, matching verandah

28-97 ✓

#588 13-4
52X185.3 (9636)

214 South 5th

309-B 2nd St NW

463-302	Martha L. Gleason	1985	plat 5-36
419-612	Wm E Craig, Jr.	1981	
373-263	Conan S. Crenata & Lillian M. Mathlin	1976 ↓	
WB 10-237	Margaret B. Burnley	1964	"
142-104	J. Nat.	"	"

2-5, base, 6 rooms

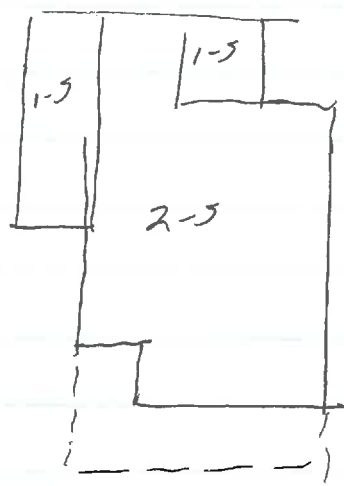
2-aprt

brick found, wood siding, metal gable
built 1910 / "old"

Vandergrift
~~Hazel~~ - Burnley House
1921-1976

55 yrs

c. 1884



City Dir

1947-48 ^{31, 27} Lula Burnley (wid Sam) - 214 South
1940, ³⁶ W. Samuel Burnley (lawyer) +
1906-07, ¹⁴ F. Lannagane - boarding house

1953, ⁶² J. Nat Burnley - 4 2 tenants
1970 2 apts - rented

1895 John S. Fitch (successor to Vandegrift & Fitch),
contractor & builder, 14th NW 4th
~~431 3rd SW 14th NW 4th~~

214 South St

- 142-104 Byron S & Ella H Burnley, Wm S Jr & Va M Burnley,
10/23/1948 James H & Helen S Burnley → J. Nat Burnley, gift
lot on South St bet Higgins (formerly Valentine)
& Morris (formerly Vandergrift)
same as 38-210
W. Sam Burnley dec. intestate 3/25/42 & wife
dec. 10/7/48; left 4 sons
- 38-210 Hollis & Lena T Rinehart → W. Sam Burnley \$3400
7/5/1921 lot on S side South St (see plat DB 5-35)
same as 28-158
- 28-158 Miss Alice Flannagan → Hollis Rinehart \$3000
1/26/1916~~1916~~ lot on S. . .
same as DB 7-473, , FM Huyett → RR Case
" 17-17 , RR Case → Alice, Sallie, & Mary
Mary & Sallie died intestate Flannagan
- 17-17
~~7-473~~ RH & Minnie C. Case → Misses Mary, Sallie, & Alice
11/2/1903 Flannagan \$2200
house & lot on S. . . .
same as 7-483
- 7-483 FM & Nannie A Huyett → RR case \$700
2/23/1897~~1897~~ house & lot on South St now occupied by tenant
see 5-35
- 5-35 Daniel Harman & Geo Perkins, under 1893 deed of
7/27/1894 trust for RE Vandergrift (DB 4-261) →
~~12/20/1893~~ FM Huyett \$1500
house & lot
- 4-261 3 lots on South St
one part of A & DB 75-48, 1879, for J N Fry et al - on north side of
one = " 83-333, 1884, " T S Keller
one = " 84-285, " " F A Balthis
"One there 3 lots there are 4 done 00" "

5-33-
7/24/1894 D Harmon & B Perkins, under 1893 deed of trust
fr. R. C. Vandegrift (DB 4-261) → F. M. ^{Huggett} ~~W~~ ^{\$1500}
"house & lot on S side South St, now occupied by W
Boland as tenant"

4-261

3 lots on South St

- 1) part of ~~ACDB~~ ACDB 75-48, 1849, fr J N Fry et al - ^{on north} ~~side of~~ ^{street}
 - 2) ACDB 83-333, 1884, fr T S Keller
 - 3) " 84-285, " fr F A Balthis
- four houses on these 3 lots

ACDB French A. & Lillie L Balthis → R C Vandegrift \$1
84-285 52' ft lot on South St next to lot he recently bought
5/19/1884 fr Keller
same as 79-477, ¹⁸⁸² ~~1884~~, fr Geo A. Keen est. \$265
(∴ 218 South St)

83-333 Thos S & Louise Keller → R C Vandegrift \$325-
4/4/1884 same as 79-475, 1882, fr Geo A Keen est
5-2' lot, west of lot sold to Balthis, Tr
part of 1866 purchase fr Thos J Wertenbaker
begins 156' fr Midway property, 5-2' SE on
South St ∴ 4th 5-2' lot SE of Midway
(∴ 214 South St)

214 W South St

2-5, 2-bay, double pile

high found, front yard filled in
weatherboarded, buff w/ brown trim

actually 3-5 on low found (con-covered)
w/ fieldstone ^{& brick} retaining wall under porch,
which bridges well w/ pr windows in entth
(under others)

~~T~~ shaped

med gable roof, proj e & v, 55 m painted brown
add'l shallow gable cent w, boped cor
cent chim, stringcourse

windows ~~6/6~~ 6/6, ^{only} trim, shorter 2nd & base
pr narrow 1/1 caps at each level proj ell
on facade
nothing in gables

L-shaped veranda covers facade
med 55m hips, exposed rafter ends
pl frieze
tapering turned posts
col Red bal

ent E bay (in side plane of E ell)
door replaced
3-2 transom

2-fl dogleg stair w/ pl bal & heavy
turned newel

3-apt

(3)
2-5, nearly flat 55m roofed wing falls in
SE corner & extends some distance beyond;
basement set up shed-roofed hood

1-5, 55m, nearly flat shed roofed wing
flush w/ it covers ^{most of} w 2/3; chim & bet them

1-5, low-pitched 55m hipped-roofed wing
covers E side of 1st wing, built in 2 sections

all ~~the~~ have 6/6 w/ pl trim