

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, August 22, 2019 11:58 AM
To: christie@woodardproperties.com; Woodard, Keith
Cc: Werner, Jeffrey B
Subject: BAR Action - August 20, 2019 - 108 West South Street

August 22, 2019

Certificate of Appropriateness

BAR 19-08-01
108 West South Street
Tax Parcel 280101000
West South Street LLC, Owner/Christie Haskin (Woodard Properties), Applicant
Elevation/Façade Alterations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 20, 2019. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed façade alterations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application with the following modifications:

- **That new windows on the rear façade not come in contact with existing windows;**
- **That revised elevations come back for approval;**
- **The BAR recommends matching window color, but does not recommend the use of muntins in the new windows;**
- **The BAR recommends to reconsider the color of the downspouts in relation to the windows.**

Gastinger seconded. Approved (6-3 with Earnst, Miller, and Lahendro opposed).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1382

This certificate of appropriateness shall expire in 18 months (February 20, 2021), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

Having completed this month's cycle of BAR design review, the applicant may now remove the public notice sign placed at or near the building address. These signs are typically placed directly on an element at the application address, or placed on a light pole within close proximity of the building address.

If you have any questions, please contact Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Tim Lasley

--

Tim Lasley

Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)-970-3398

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 20, 2019**



Certificate of Appropriateness Application

BAR 19-08-01

108 West South Street

Tax Parcel 280101000

West South Street LLC, Owner/Christie Haskin (Woodard Properties), Applicant

Elevation/Façade Alterations



Background

Constructed between 1922 and 1923, the H. H. Hankins Warehouse II is a contributing structure within the Downtown ADC District. This two-story, three-bay building sits on a high foundation. The 1984 building survey indicates the side (west) elevation had seven irregular bay and the rear (south) elevation had three bays on the first level and four the second level. The elements that defined the bays—warehouse doors and windows—appear to have been lost over time. The four six-lite casement windows just below the roofline of rear façade have been retained. The historic survey is attached.

Prior BAR Actions

None.

Application

Applicant Submitted:

- Woodard Properties submittal dated July 24, 2019: Sheet 1, photos and narrative; Sheet 2, South Elevation; Sheet 3, West Elevation.
- Woodard Properties additional submittal dated August 13, 2019: Window cutsheet, and EFIS information.

North (fronting on South Street)

- Remove the non-historic awning and frame

West (side):

- Create two new openings at the rear of the west elevation and install new six over six double-hung windows, similar to existing, upper floor windows on north elevation. Color to “Hunter Green”
- Remove two trees due to roots and branches encroaching on the building.

South (facing railroad tracks):

- Install four six-lite double hung windows below the four existing windows. To be painted white.
- Install over existing stucco 3-inch EFIS. Color to match existing (cream color).

All windows will be Andersen 100 Series Single Hung Windows, painted “dark bronze”.

Discussion

Staff finds the proposed new windows on the rear and west façades are appropriate. BAR should discuss the proposed colors.

Staff recommends that the existing stucco at the rear elevation be repaired in lieu of adding a 3-inch layer or material to the wall. Adding to the wall will require alterations to the trim and sills of the existing, historic windows.

Staff finds the tree removals appropriate in this instance due to the tree's close proximity to the building.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed façade alterations satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted...

(or with the following modifications/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed façade alterations do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and that for the following reasons the BAR denies the application as submitted...

Criteria, Standards, and Guidelines

Review Criteria Generally

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

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

Pertinent Standards for Review of Construction and Alterations include:

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

Pertinent Guidelines for Rehabilitations:

B. Facades and Storefronts

Over time, commercial buildings are altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as

attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

- 1) Conduct pictorial research to determine the design of the original building or early changes.
- 2) Conduct exploratory demolition to determine what original fabric remains and its condition.
- 3) Remove any inappropriate materials, signs, or canopies covering the façade.
- 4) Retain all elements, materials, and features that are original to the building or are contextual remodelings, and repair as necessary.
- 5) Restore as many original elements as possible, particularly the materials, windows, decorative details, and cornice.
- 6) When designing new building elements, base the design on the “Typical elements of a commercial façade and storefront” (see drawing next page).
- 7) Reconstruct missing or original elements, such as cornices, windows, and storefronts, if documentation is available.
- 8) Design new elements that respect the character, materials, and design of the building, yet are distinguished from the original building.
- 9) Depending on the existing building’s age, originality of the design and architectural significance, in some cases there may be an opportunity to create a more contemporary façade design when undertaking a renovation project.
- 10) Avoid using materials that are incompatible with the building or within the specific districts, including textured wood siding, vinyl or aluminum siding, and pressure-treated wood,
- 11) Avoid introducing inappropriate architectural elements where they never previously existed.

C. Windows

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building’s particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.

- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
- 19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
- 20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
- 21) The size of the shutters should result in their covering the window opening when closed.
- 22) Avoid shutters on composite or bay windows.
- 23) If using awnings, ensure that they align with the opening being covered.
- 24) Use awning colors that are compatible with the colors of the building.

L. Rear of Buildings

The area behind commercial buildings is often forgotten and neglected. This area may be a utilitarian space for deliveries and storage of discarded goods. However, in some cases the rear of the building may provide the opportunity for a secondary entrance, particularly if oriented to a public alley. The appearance of the back area then becomes important to the commercial district and to the individual business. Customers may be provided with direct access from any parking area behind the building. In these cases, the back entrance becomes a secondary entrance to the store and is the first contact the customer makes with the business.

- 1) Meet all handicapped accessibility requirements.
- 2) Consolidate and screen mechanical and utility equipment in one location when possible.
- 3) Consider adding planters or a small planting area to enhance and highlight the rear entrance, and create an adequate maintenance schedule for them.
- 4) Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance.
- 5) Note building and ADA codes when and if changing dimensions or design of entrance.
- 6) Windows define the character and scale of the original façade and should not be altered.
- 7) If it is necessary to replace a window, follow the guidelines for windows earlier in this chapter.
- 8) If installation of storm windows is necessary, follow the guidelines for windows earlier in this chapter.
- 9) Remove any blocked-in windows and restore windows and frames if missing.
- 10) Security grates should be unobtrusive and compatible with the building.
- 11) Avoid chain-link fencing.
- 12) If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen, and maintain the character of the original window's appearance from the exterior.
- 13) Ensure that the design of the lighting relates to the historic character of the building.
- 14) Consider installing signs and awnings that are appropriate for the scale and style of the building.
- 15) Design and select systems and hardware to minimize impact on the historic fabric of the building.
- 16) Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.

- 17) Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building codes while retaining their historic character.



VIRGINIA
HISTORIC LANDMARKS COMMISSION

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

SURVEY FORM

Historic name		Common name	
County/Town/City		MOOREFIELD BATTERY ; PARTS	
Street address or route number		108 SOUTH ST.	
USGS Quad	CIVILLE / EAST	Date or period	
Original owner		Architect/builder/craftsmen	
Original use		Source of name	
Present owner		Source of date	
Present owner address		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.)

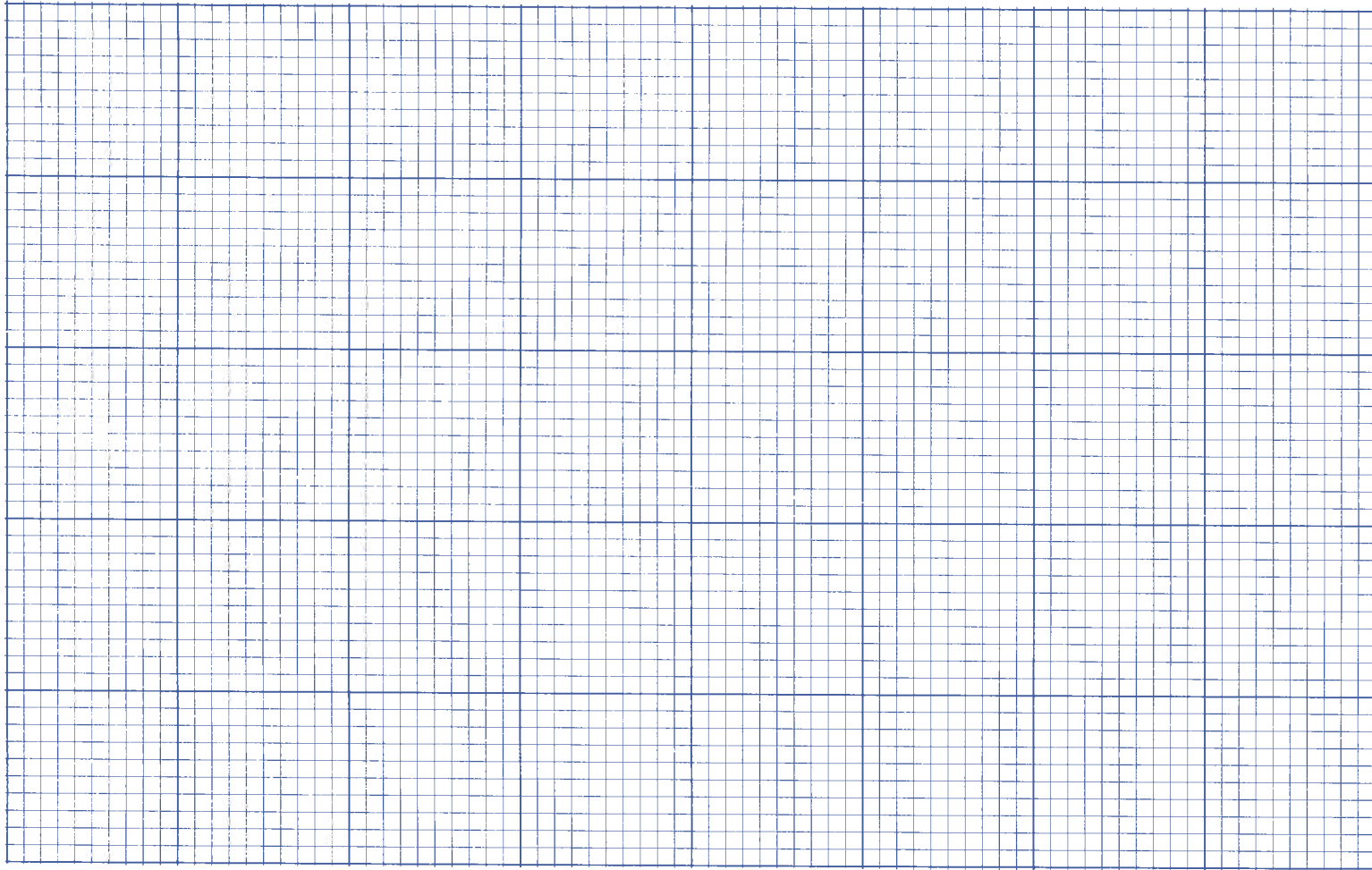
Sources and bibliography

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

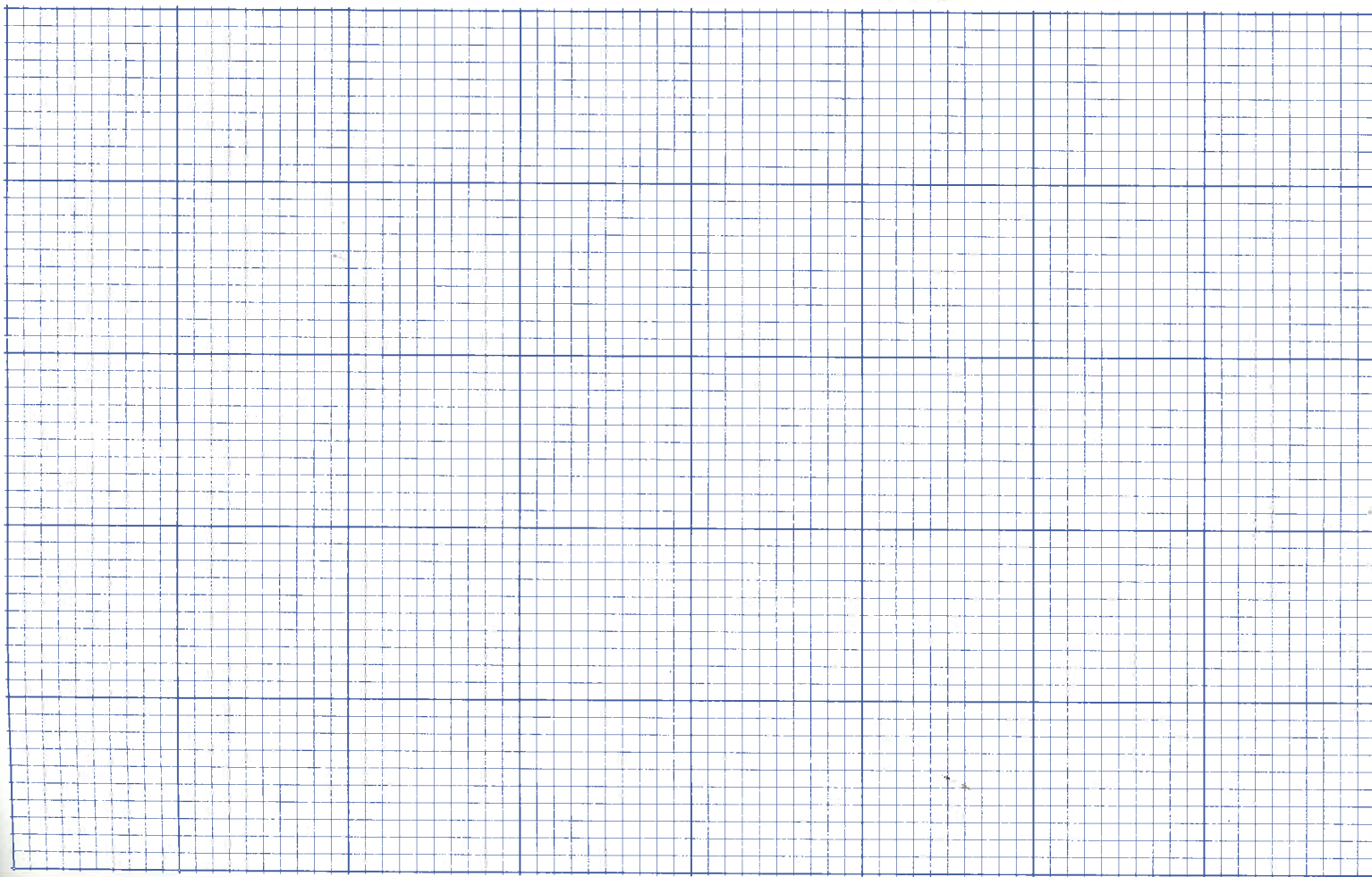
Primary sources (Manuscript documentary or graphic materials; give location.)

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 (46 48) #512
B-4

108 W. South St

(same add)

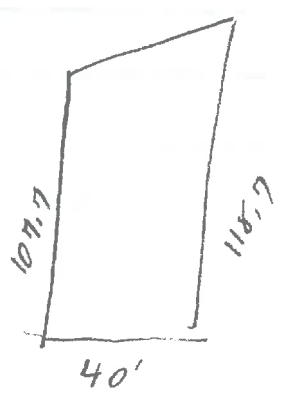
- | | | | |
|---------|---|------|--------------|
| 408-723 | Jamer M. Marshall | 1980 | plat 408-725 |
| 401-433 | G. Everett King & Jack Baylor, Trustees | | |
| | for Riverside Land Trust | 1979 | |
| 288-288 | Willard C. & Alice F. Winkler | 1967 | |
| 75-330 | Frank C. Burnley | 1932 | plat 75-332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

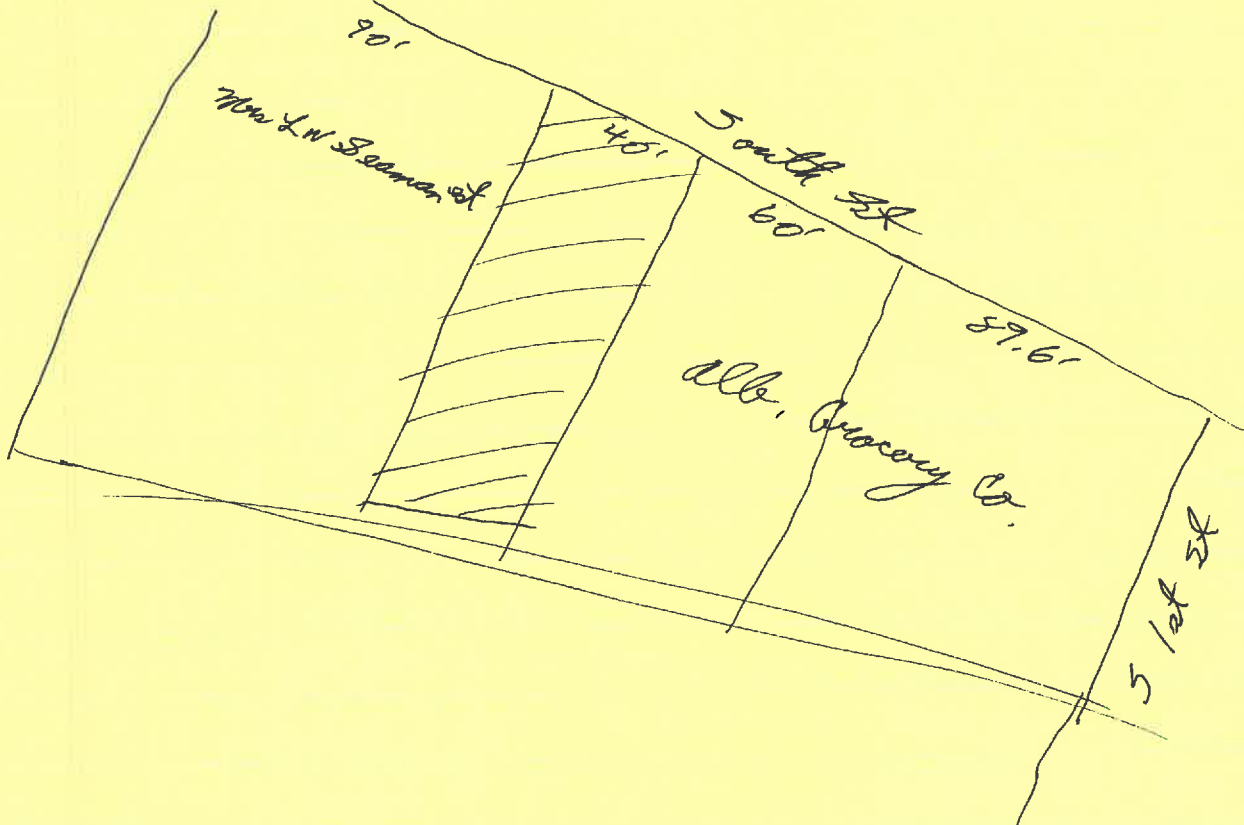
- 1907 - whole block a wood & coal yard
- 1920 - frame stable or shed
- 1929 - present form

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-~~421~~²⁴¹ H. H. & Martha O. Hankins → W.O. Watson #2000
 2/15/1924 lot of bldgs & impk, 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 trim
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)

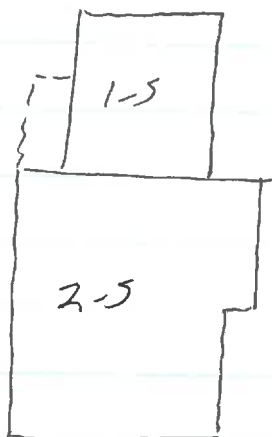
208 South St

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	1981	
	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
"	"	204 "	" " "	to pay
				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, pt 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. Clements & Lillian M. Mathelin	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
~~Harrell~~ - 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
1910 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, " TS Keller
one = " 84-285, " " FA Balthus
" One there 3 lots there are 4 done 00' - 0' "

5-33-
7/24/1894 D Harmon & B Perkins, under 1893 deed of Grant
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 Balthus
- four houses on these 3 lots

ACDB French A. & Lillie L Balthus → 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
(i. 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 Balthus, 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
(i. 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

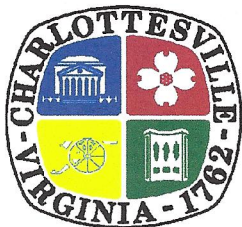
3-apt

(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



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 West South Street LLC (contract purchaser) Applicant Name Christie Haskin, Woodard Properties
Project Name/Description 108 W. South Street -- Rear Elevation Changes Parcel Number 280100000
Project Property Address 108 W. South Street

Applicant Information

Address: 100 W. South Street, Charlottesville, VA 22902

Email: christie@woodardproperties.com

Phone: (W) 434-971-8860 (C) 757-647-3303

Property Owner Information (if not applicant)

Address: West South Street LLC (contract purchaser)
224 14th Street, Charlottesville, VA 22903

Email: keith@woodardproperties.com

Phone: (W) 434-971-8860 (C) 434-989-6732

Do you intend to apply for Federal or State Tax Credits
for this project? No

Signature of Applicant

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

Christie Haskin 7/23/19
Signature Date

Christie Haskin 7-23-2019
Print Name Date

Property Owner Permission (if not applicant)

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

Keith O. Woodard 7/23/19
Signature Date

Keith O. Woodard -- West South Street LLC 7-23-2019
Print Name Date

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

Adding windows and EFIS system to rear facade. Adding window to rear of North facade (side of building).
Removing trees along North side of building.

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

Drawings showing existing elevations and proposed changes along rear facade and North facade.
Photos of building facade and trees.

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Proposal:

- Remove awning from front of building
- Paint exterior windows and sills on the southern rear facade white
- Enlarge glazing on the rear facade
- Add EFIS to exterior of rear facade
- Add glazing to the western facade
- Remove trees on western side

108 W South Street

Charlottesville, VA 22902
July 23, 2019



Remove awning from front of building



Paint exterior windows and sills
Enlarge glazing on the southern facade
Add EFIS (Color match existing)
See Pg 2



Add glazing to the western facade
See Pg 3

Previous Image



Previous facade (early 2000's)



Remove trees on western side

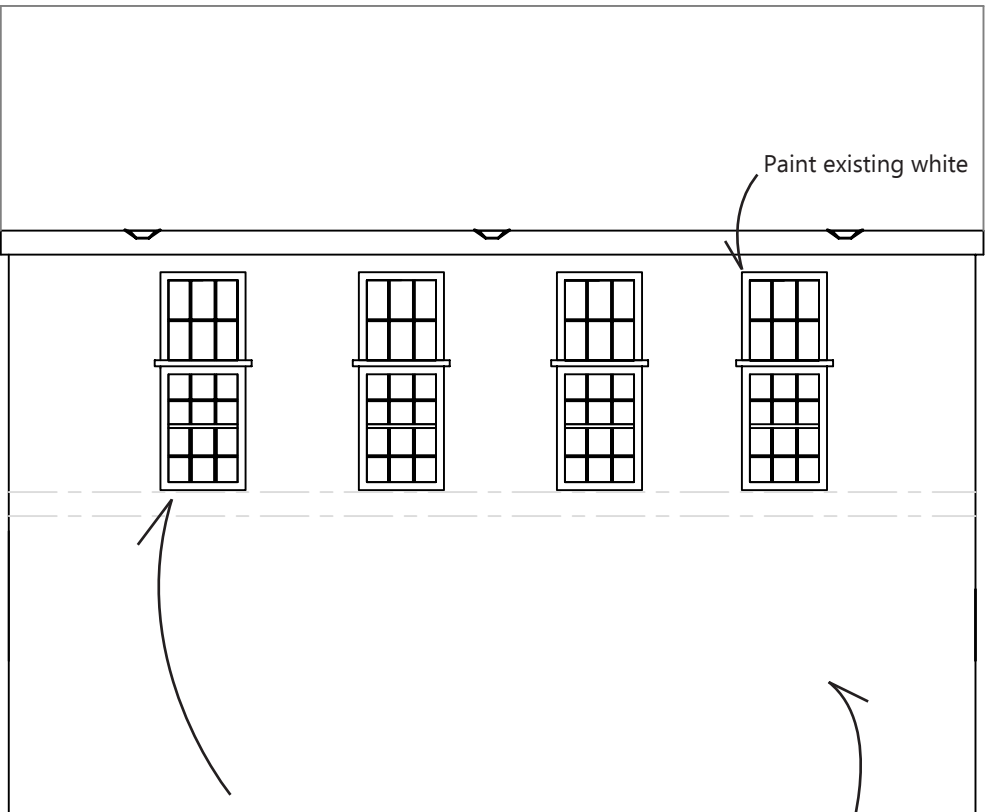
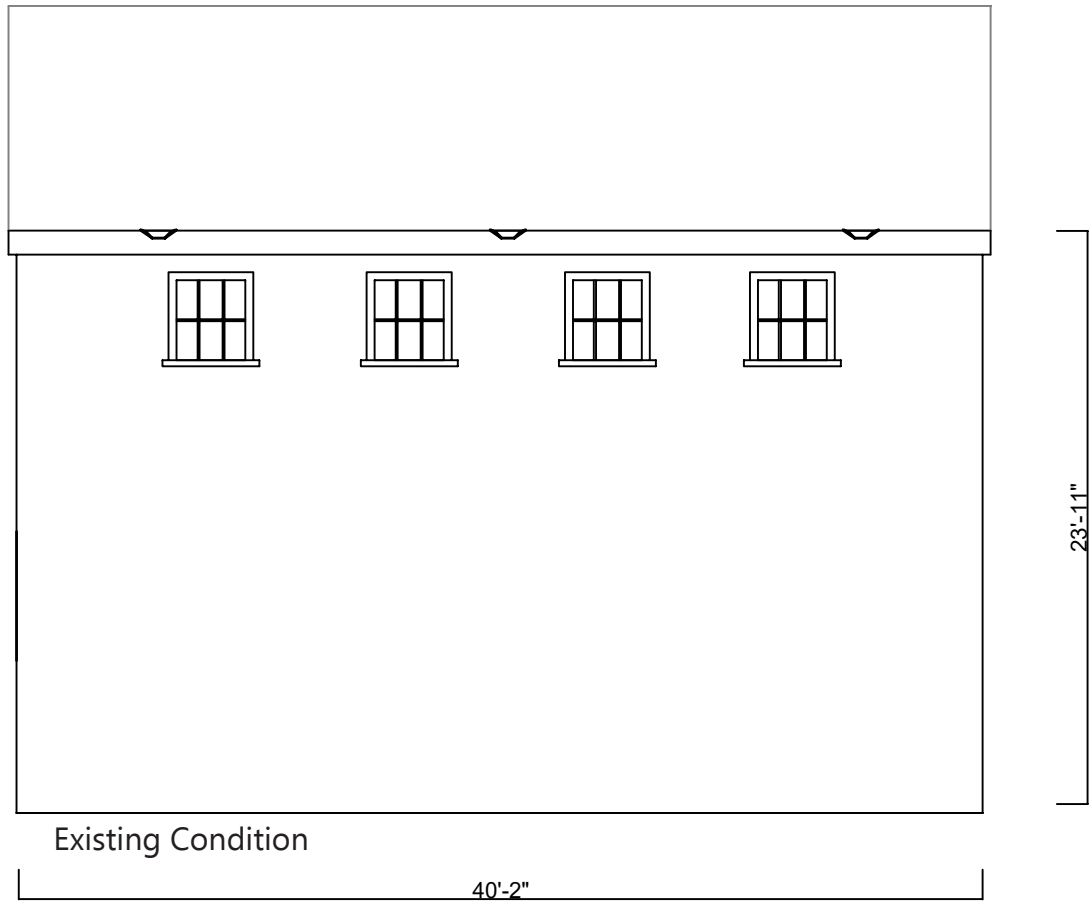


Branches over roof



Roots Encroaching

South Elevation

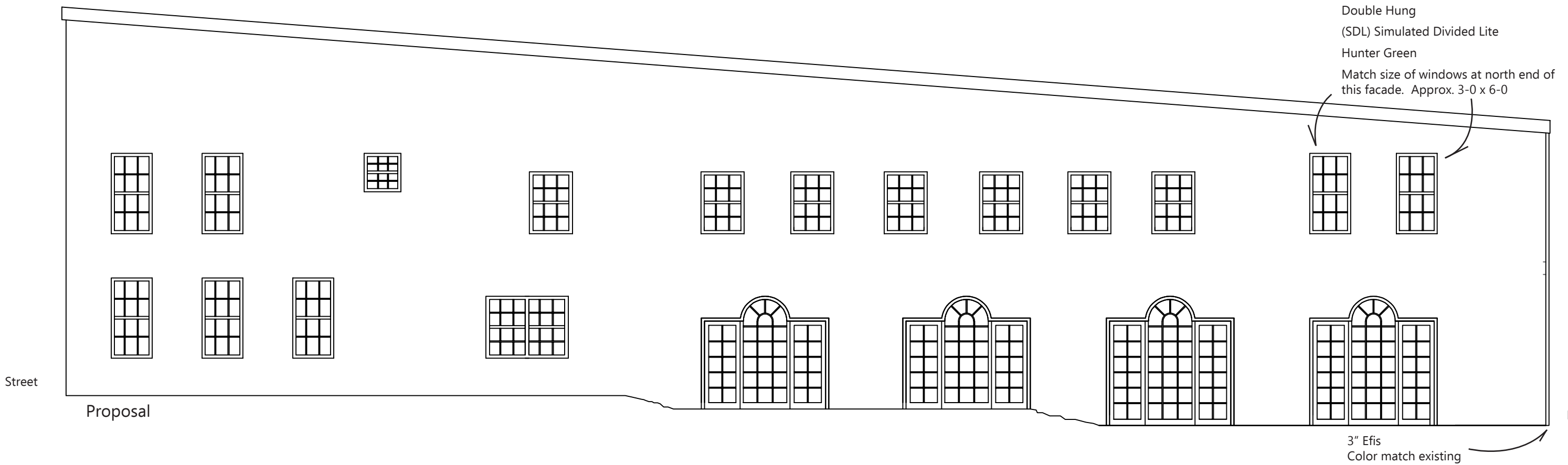


Proposal

Traditional Style Fibrex Anderson Trim
Double Hung
(SDL) Simulated Divided Lite
Hunter Green
Match width of existing windows
New windows Approx. 3'-0 x 4'-6

3" EFIS
Color match existing

West Elevation



July 23, 2019

1/8" = 1'-0"

108 W South Street

Street

Railroad

EIFS

- Color match existing facade
- Insulate the office space
- Preserve and celebrate the interior of the building
- Improve the quality of the exterior

Interior



Preserve and celebrate the interior

Exterior

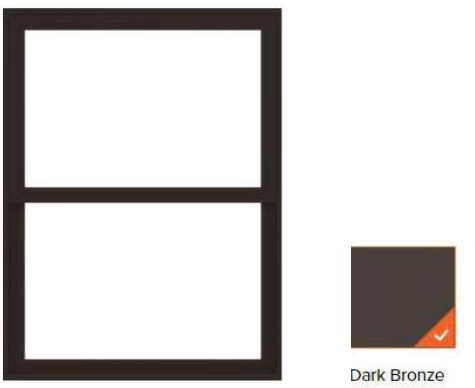


Improve the quality of the exterior

Andersen Windows

- 100 Series Single-Hung Window
- Fibrex Material
 - Low maintenance / long lasting
- 2'-10" w x 4'-0" h
 - Matches width and adds height
- No mullions
 - Emphasizes old and new windows

Exterior



Interior

