

## **Watkins, Robert**

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**From:** Watkins, Robert  
**Sent:** Wednesday, October 16, 2019 4:29 PM  
**To:** 'Christie Haskin'  
**Cc:** Werner, Jeffrey B  
**Subject:** October BAR Action - 108-110 West South Street

### **Certificate of Appropriateness Application**

BAR 19-10-04

108 – 110 West South Street

Tax Parcel 280101000

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

Exterior door and window alterations

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 15, 2019. The following action was taken:

**BAR Member Carl 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 exterior door and window 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, with the submitted sheet to amend the front elevation, with the requirement that the light fixtures be full cut-off, dimmable, and color temperature to not exceed 3000 Kelvin, that the fixture and lamp be fully compliant with the City's light regulations, and that the applicant will resubmit cut sheets for the windows, doors, and light fixtures.**

**Justin Sarafin seconded. Approved (5-1, Melanie Miller opposed).**

This certificate of appropriateness shall expire in 18 months (April 15, 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. (See City Code Section 34-280. Validity of certificates of appropriateness.)

Sincerely,  
Robert Watkins

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 15, 2019**



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**Background**

*Year Built:* ca. 1922 – 1923

*District:* Downtown ADC

*Status:* Contributing

The former H. H. Hankins Warehouse is a two-story, three-bay building and is clad in stucco. Piers divide the bays on the north elevation. The fenestration has been considerably altered on all elevations to accommodate different tenants and uses. Evident on the building's south and west elevations, historic warehouse doors and windows have been removed and new openings created. (The historic survey is attached).

**Prior BAR Actions**

August 20, 2019 – (BAR 19-08-01) BAR approved proposed façade alterations, including new windows, tree removal, and the installation of EFIS.

**Application**

Applicant Submitted:

- Applicant submittal dated September 24, 2019: scope of proposed work (pg. 2), elevation drawings of proposed work (pages 3 – 5)

Request for CoA to alter fenestration on north, west, and south elevations and repair stucco. Applicant proposes to improve exterior architectural character and increase the amount of natural light that reaches the interior. On the primary (north) elevation, new glazed wood doors would be added in all three bays with signage installed above each. On the west elevation, several windows would be added or altered. Most notably, the elevation's four Palladian openings would

be replaced with windows and a two-leaf door. On the south elevation, facing the train tracks, four new windows would be added on the first floor. The BAR previously approved four single-lite windows on an upper floor.

### **Discussion**

This submittal expands on the drawings reviewed at the August 2019 BAR meeting. Given that the windows and doors have been considerably altered and do not contribute to the building's historic character, staff finds that the proposed new windows and doors on all elevations are appropriate. For the proposed signage, the BAR review is for the concept only, as signs require a separate sign permit.

### **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 exterior door and window 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 exterior door and window 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	
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.)



# 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 James M. Marshall  
 Sanborn Map Co. - 1920, 1929 City Directories  
 Ch'ville Historic Landmarks Commission Surveys

## 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. Snead 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.



# 108 - 110 W South St

## Proposal

Make changes to the Front, Rear and Western facade of the building.

Redefine the original 3 warehouse bays

Increase the amount of natural light

Repair and paint stucco

## Front North Facade

Create double door entrances on left and right sides

Add lighting and signage

Center the entry door of 108 W. South St

Existing electric meters and exposed conduits to be painted and repositioned as needed fo accommodate door relocation

## Western Facade

Redesign large openings and entry

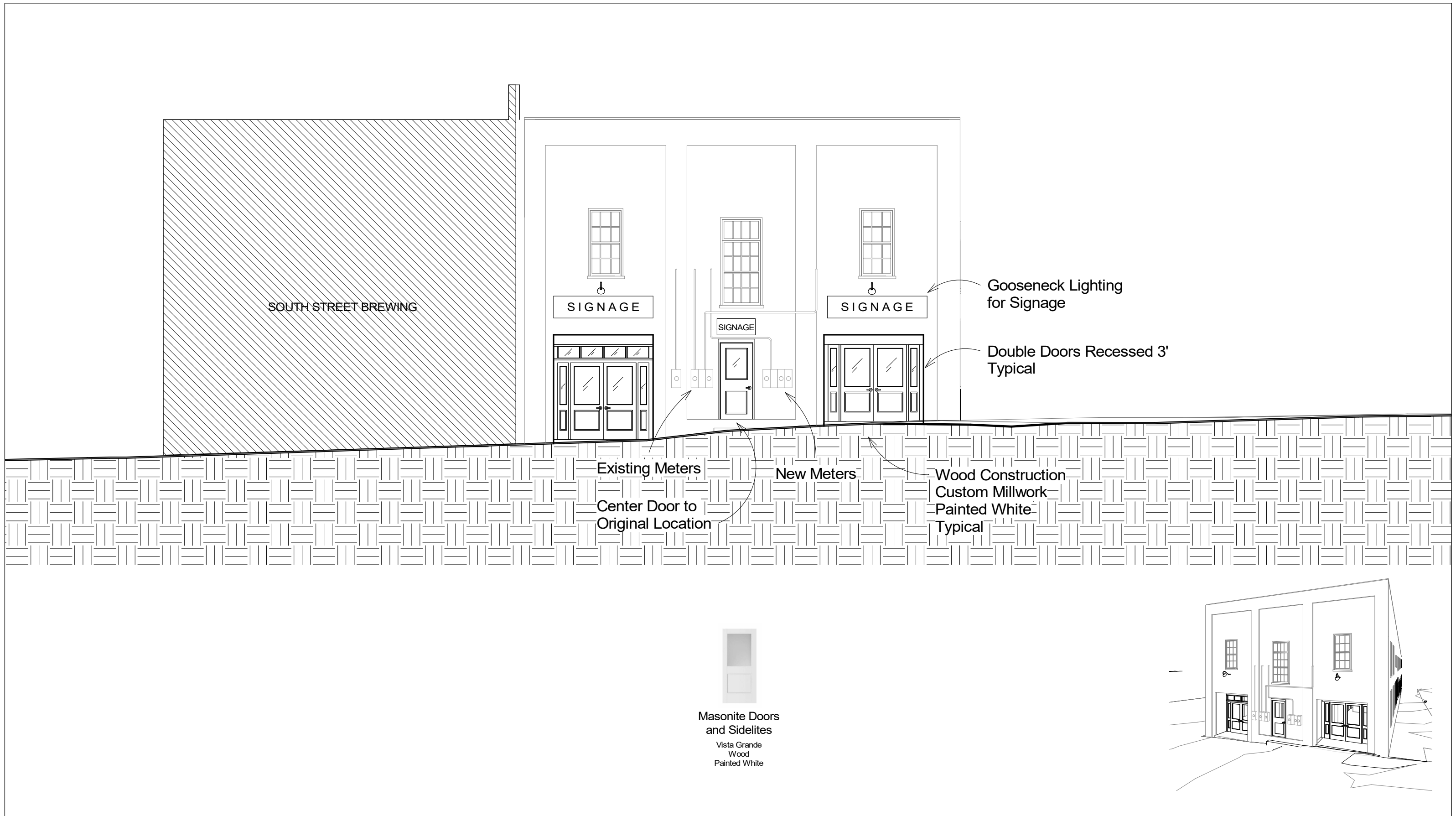
Create more openings on ground level

## Rear Southern Facade

Create Openings on ground level to allow more natural light



Current Image



110 W South St

BAR Submission

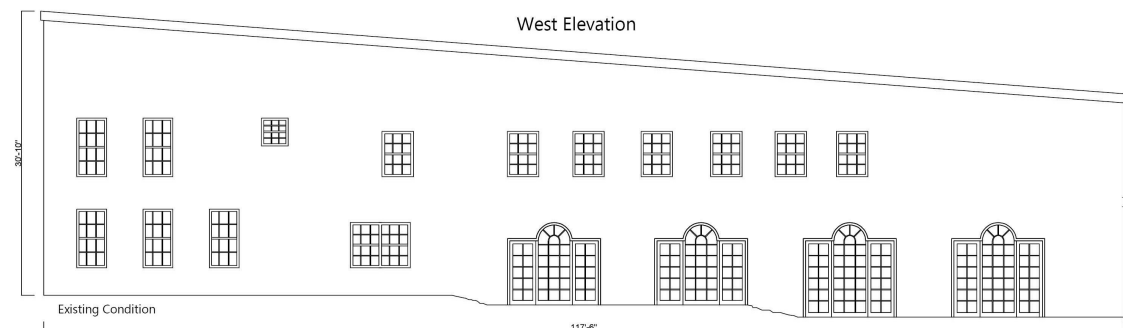
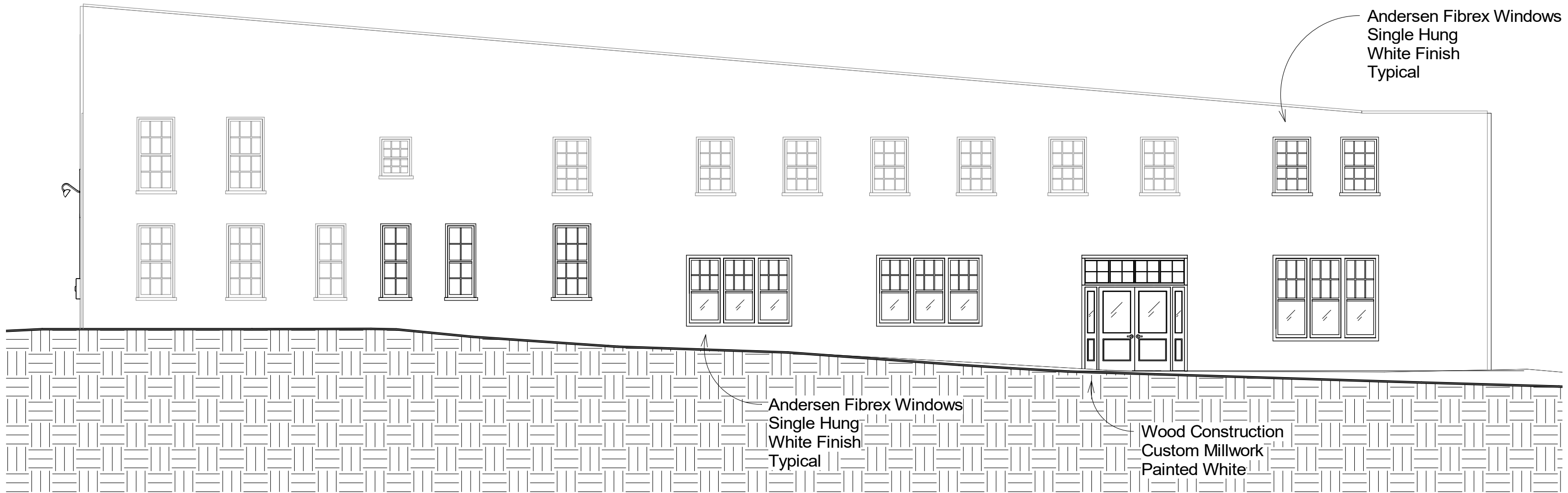


North Elevation

Scale 1/8" = 1'-0"

A 101

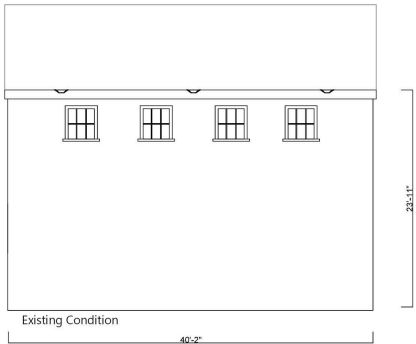
10/08/2019



Existing Condition



South Elevation



Existing Condition