

## **Watkins, Robert**

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**From:** Watkins, Robert  
**Sent:** Thursday, February 20, 2020 12:12 PM  
**To:** Christie Haskin  
**Cc:** Werner, Jeffrey B  
**Subject:** February BAR Action - 108-110 West South Street

### **Certificate of Appropriateness Application**

BAR 20-02-01  
108 – 110 West South Street  
Tax Parcel 280101000  
West South Street, LLC, Owner;  
Christie Haskin, Woodard Properties, Applicant  
Tree Removal

Dear Christie,

Please find below the action taken for the above-referenced project at last night's Board of Architectural Review meeting:

**Breck Gastinger moved having considered the standards set forth within the City Code, including the City Design Guidelines for Site Design, I move to find that the proposed tree removals 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 following recommendation:**

- **That the applicant work with the adjacent landowner and come back to the BAR at a future date with a landscape plan that addresses the loss of vegetation and recommends the replacement of at least four trees on the site, two of which should be from Charlottesville's Master Tree List for Large and Medium Deciduous Trees.**

**Jody Lahendro seconded. Approved (6-0).**

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902  
(434) 970-3398

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
February 19, 2020**



**Certificate of Appropriateness Application**

BAR 20-02-01

108 – 110 West South Street; Tax Parcel 280101000

West South Street, LLC, Owner;

Christie Haskin, Woodard Properties, Applicant

Tree Removal



**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.

**Prior BAR Actions**

(See appendix)

**Application**

- Applicant submittal: CoA application with attached photos and aerial view (one page, dated January 27, 2020), letter from owner of 200 West South Street (one page, undated), John Jeffers, Certified Arborist letter (one page, dated January 23, 2020, John Jeffers, Certified Arborist letter (one page, undated).

Request for CoA to remove two maple trees straddling the parcel line between 108-110 W South Street and 200 W South Street. (Note: The submitted arborist letter addresses only the maple tree at the street. Identified as tree #4 in the applicant's submittal.)

## **Discussion**

In addition to the applicant's submittal, please review staff photos of the subject trees in the appendix of this staff report. (The submittal indicates two trees—identified as #2 and #3—that are to be removed per BAR review in August 2019.)

Should the BAR decide to approve the proposed tree removal, the board might consider recommending the planting of new trees and recommended and appropriate species from the City's Master Tree List.

Additionally, the BAR may consider separate actions for each tree.

## **Suggested Motions**

**Approval:** Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed tree removal satisfies 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 modification to the west and east, lower level elevations 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 Site Design:**

#### **B. Plantings**

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

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.

### **Appendix**

#### **Prior BAR Reviews**

August 2019 – BAR approved proposed façade alterations, including new windows, tree removal, and the installation of EFIS.

October 15, 2019 – BAR approved exterior door and window, 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.

December 17, 2019 – BAR approved exterior door and window alterations.

Appendix:

Staff Site Visit Photos, February 7, 2020



Figure 1: Oblique view, facing southwest, of tree subject to removal. 108-110 West South Street to left.

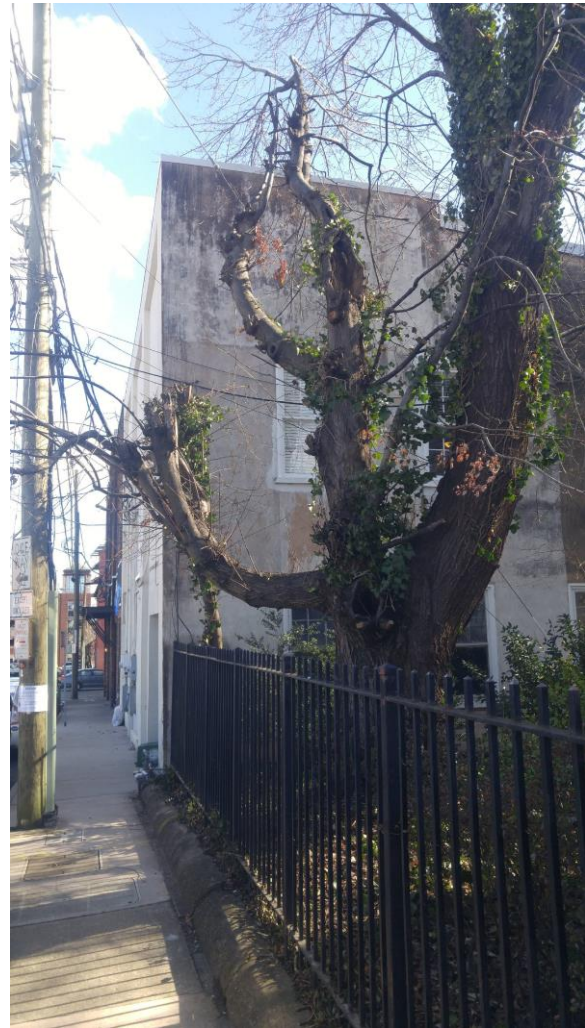


Figure 2: View, facing east, of tree subject to removal. 108-110 West South Street beyond.

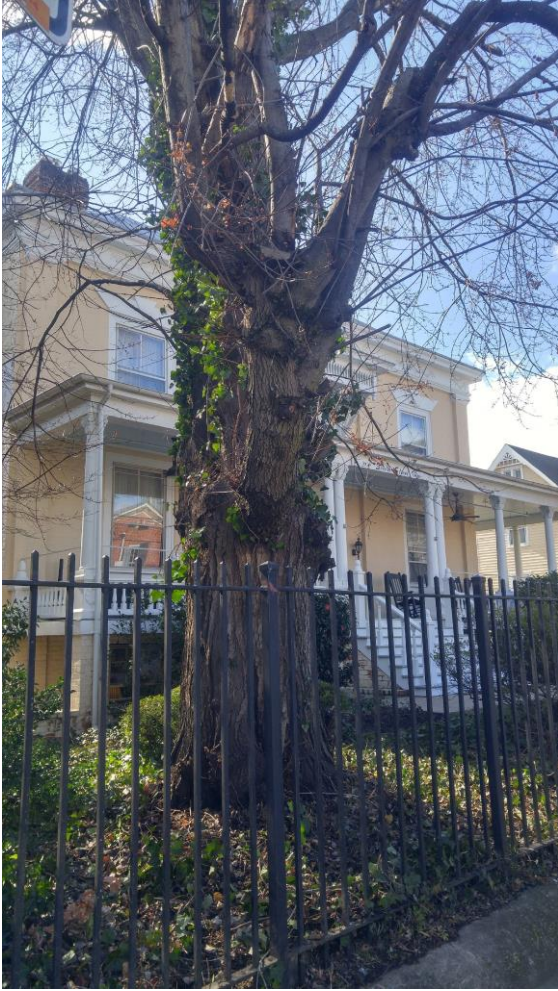


Figure 3: Oblique view, facing southwest, of tree subject to removal. 200 South Street Inn beyond.



Figure 4: Oblique view, facing southwest, of 108-110 West South Street.



Figure 5: View south towards 108-110 West South Street and tree subject to removal.



Figure 6: Oblique view, facing northwest, of subject property in context of neighboring buildings.



Figure 7: South elevation of 108-110 West South Street.

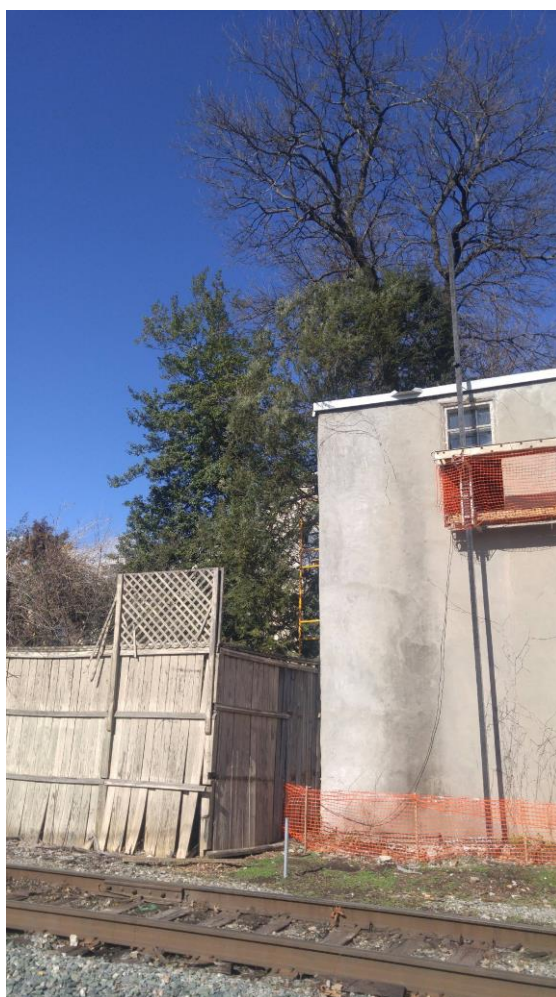


Figure 8: Oblique view, facing northwest, of trees at rear of subject property and neighboring property (200 South Street Inn).



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  
 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. 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.



## 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 Applicant Name Christie Haskin, Woodard Properties  
Project Name/Description 108 W. South Street -- Tree Removal Parcel Number 280101000  
Project Property Address 108-10 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  
224 14th Street, Charlottesville, VA 22903  
Email: anthony@woodardproperties.com  
Phone: (W) 434-971-8860 (C) 434-989-6739

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 1/24/2020  
Signature Date

Christie Haskin 1/24/2020  
Print Name Date

### Property Owner Permission (if not applicant)

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

Anthony Woodard 1/24/2020  
Signature Date

Anthony Woodard -- West South Street LLC 1/24/2020  
Print Name Date

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

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

Photos of tree location, Letter of approval from 200 W South St, Letter from arborist

### For Office Use Only

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

# 108 - 200 W. South Street Tree Removal



Project Site



1. Maple Tree  
New Request



2. Mulberry Tree  
Approved



3. Mulberry Tree  
Approved



4. Maple Tree  
New Request

200 SOUTH STREET A VIRGINIA INN PA  
Brendan Clancy  
200 W. South Street  
Charlottesville, VA 22902

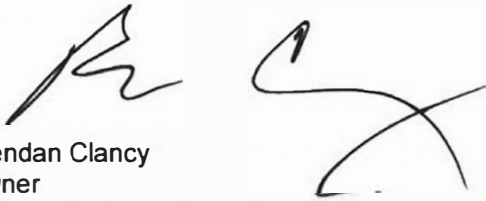
**RE: Tree Removal**

To Whom It May Concern,

I grant permission for removal of the following trees between 110 W. South Street and the building I own at 200 W. South Street. I also grant permission to the owners of 110 W. South Street to submit an application and present to the City's Board of Architectural Review for this purpose.

- 38" mulberry tree located on the side and very close to 110 W. South Street.
- 38" mulberry tree located at the right rear and very close to 110 W. South Street.
- Two smaller hemlock trees located at the right rear and very close to 110 W. South Street.
- Maple tree located towards front of property close to power pole and directly behind fence adjacent to sidewalk.

Sincerely,

A handwritten signature in black ink, appearing to be 'Brendan Clancy', with a stylized, cursive script.

Brendan Clancy  
Owner  
200 South Street A Virginia Inn PA



Big "O" Tree & Lawn Service, Inc.

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www.bigotree.com • bigotree1@gmail.com

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63 Flory Avenue  
Stuarts Draft, Va. 24477

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Chris Virgilio, Development Project Manager

Woodward Properties

224 14<sup>th</sup> St NW

Charlottesville, Va 22903

January 23, 2020

To Chris:

This letter is to address a tree at 100 W. South St. in Charlottesville. The tree is a mature Red Maple which has overgrown its location. The canopy has been compromised through regular improper pruning to maintain clearance for the overhead power lines. This pruning has caused extensive damage to the main scaffold limbs leaving areas of decay and excessive sucker growth. This pruning will necessarily need to be continued in the future because the tree will continue to grow into the power lines. This pruning has also created an unbalanced canopy with long, overextended limbs overhanging the neighboring property.

In addition, the tree has a large area of decay in the main stem and into the lower portion of main scaffold limbs. This decay has compromised the strength of the tree and may increase the risk of failure. The tree has very limited rooting area and with any potential future plans to excavate nearby will further infringe on the roots of the tree.

This tree has a limited life expectancy and, with the above mentioned issues, will continue to have extensive maintenance issues and reduction of aesthetic value.

Respectfully:

John Jeffers, ISA Certified Arborist MA 0099-A

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Chris Virgilio

200 South St Inn

Charlottesville, Va.

To Chris:

This is to report on the Silver Maple at the rear of the property at the privacy fence. This tree leans toward and over the railroad tracks and is covered with Baltic Ivy. The tree has an area of decay in the trunk caused by past damage from a large lead which was improperly removed in the past. This decay extends three feet tall and 18 inches wide with little response wood around the cavity.

Silver Maples have a weak response to decay and this decay will likely increase in the future. The ivy is also contributing to the advancement of the decay through holding increased moisture levels and roots accessing the decaying area. The ivy is also competing with the tree for sunlight and space.

In addition, the tree has limited soil space for its roots with competition from surrounding vegetation. All these factors are contributing the decline of the tree with an increased likelihood for failure.

Respectfully,

John Jeffers, ISA Certified Arborist MA-0099A

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