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## 2017 ARCHITECTURAL SURVEY OF CHARLOTTESVILLE'S STRATEGIC INVESTMENT AREA [PHASE I]

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This survey was conducted September - December 2017 by Madeleine D. Hawks  
for the City of Charlottesville Neighborhood Development Services

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The research in this survey was completed using a number of sources. The historic building survey work already completed for the City created an excellent foundation. I also used Sanborn Fire Insurance Maps, City Directories, U. S. census re-

cords, local news publications, and building record archives kept by the City Assessor's office. The Holsinger Collection provided helpful clues as well. Gary Smith, of the Buckingham Branch, provided historical information about the railroad bridges.



## 2017 ARCHITECTURAL SURVEY OF CHARLOTTESVILLE'S STRATEGIC INVESTMENT AREA [PHASE I]

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The aim of this survey is to document the current and historical features that define Phase I of the Strategic Investment Area (SIA) in Charlottesville, Virginia as of December, 2017. Phase I of the SIA roughly includes properties fronting the CSX railroad tracks on the North side, 6th Street SE and Avon Street on the East side, Ridge Street and 1st Street South on the west side, extending through the IX property down to Elliott Street on the South side. This area is traditionally defined by its relationship to the railroad and currently contains many commercial and industrial buildings that used to serve everyday functions for the city (including storage and shipping, farm supplies, building supplies, and lumber). While many of the original warehouses have been demolished, the industrial fabric of the district remains, even as the neighborhood continues to evolve. In addition to warehouses and office buildings, the district also now includes a significant amount of residential buildings, an art park, and multiple parking lots.

### *Periods of Significance:*

#### **Garrett Street Neighborhood | 1825 - 1967**

Garrett Street and the surrounding “Garrett Street” neighborhood were named for Alexander Garrett, whose 117-acre agricultural estate, Oak Hill, was located here beginning in the early 1800s. Garrett had the eight-room, two-story brick Oak Hill house constructed 1825 at roughly the intersection of what is now Garrett Street and 2nd Street SE (now Friendship Court).



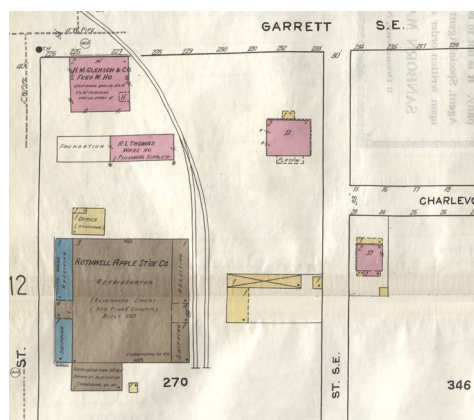
*Holsinger Collection, photograph of the Parr Warehouse (foreground) showing the Oak Hill house, May, 1916*

Garrett was a friend and advisor to Thomas Jefferson and even helped advise Jefferson on the construction of the University of Virginia. The University of Virginia’s Garrett Hall (constructed in 1909) was named for him. Originally serving as

a dining hall for students, it now is the home to the Frank Batten School of Leadership and Public Policy.

In addition to buying and selling real estate close to Charlottesville and advising Jefferson on the construction of the University of Virginia, Alexander Garrett was a Clerk of the County Court for Albemarle County from 1818 until 1831. By the late 1850s, Garrett's property had already been subdivided and land had been sold off in smaller parcels, as the city pushed farther out from Court Square and the downtown area. Garrett died in 1860 and his estate was further subdivided by his family to pay debts and support his family. Oakwood Cemetery was also established as a city cemetery in the early 1860s from 14 of the original acres from Garrett's estate. The home, however, continued to be in the Garrett family until about the turn of the century.

1920 Sanborn Fire Insurance map showing the Oak Hill house (just south of the "Garrett" label on this map); note the railroad spur to the eastern side of the nearby Rutwell apple storage warehouse.



By the early 1900s, the neighborhood around Oak Hill had become much more urbanized. The C&O railroad, just a block away, was active with shipments for the new warehouses that were being constructed along South Street and Garrett Street. Around this time, H. M. Gleason converted the former home into a feed warehouse.

In the early 1920s, John E. Shepherd and R. L.

McElroy bought the warehouse and turned it into an invention laboratory. Their business, the Cold Steam Corporation, produced a range of new inventions that included a cement gun (construction tool for applying cement to a wall), a fire-smothering blanket, and a chemical dairy cows eat so their milk tastes less like onion grass. Bellmead Development Corp. also used the building as a warehouse until 1952, when the house was demolished.

However, warehouses and industrial buildings were certainly not the only buildings in the Garrett Street neighborhood. When Garrett's land was subdivided in the mid-1800s, the new parcels were slowly populated with simple frame houses, particularly along Garrett Street and the North-South cross streets. The Garrett Street area was made up of mostly single family homes on Garrett, Diggs, Dice, Oak, Ware, 2nd, 4th, 5th, and 6th Streets SE.

Unlike the other neighborhoods developing north of the railroad lines, many of these homes were owned and occupied by African American families.

### Wertenbaker Subdivision | 1884 - 1921

In 1856, Thomas Jefferson Wertenbaker had a large home built by James Wood on the outskirts of downtown Charlottesville, not far from the 1825 Oak Hill house. Today, this house (now the South Street Inn) is located at 200 West South Street. In 1884, after Thomas Wertenbaker's death, the property was subdivided and lots were sold to be developed into homes and commercial spaces along South Street. At that time, the house still had a large property with a substantial vegetable garden, hen house, and additional dwellings that were likely homes for those who had been enslaved by the occupants of the property.

By the early 1900s, the Wertenbaker house was operating as a large boarding house, which was not uncommon of homes in the city at the time. Apartment buildings were not yet popular, particularly in

small cities like Charlottesville. Other single-family houses, built for and occupied by middle class white families, began to fill in West South Street, west of the Wertenbaker house. To the eastern side, South Street became an ideal location for a growing warehouse district.

### **Warehouse District | 1890s - 1980s**

The C&O railroad tracks influenced the shape and development of the warehouse district in Charlottesville. Warehouses, storage facilities, shipping facilities, and wholesale grocers began populating this area to serve a growing city. Charles King & Son Co. (a wholesale grocery distributor) is the oldest warehouse still standing in the district, dating to 1897. The Michie Grocery Co. was constructed in 1899 and Brown Milling Company in 1902. Other warehouses followed, first along South Street, then on Garrett and 2nd Street SE. Several of these have since been demolished, including the Better Living Company operation (Avon Street, 1896) and Charlottesville Ice Company (E. South Street, late 1800s).

The Ix Silk Mill was built in 1928 and continued to expand between Elliott Avenue and Monticello Avenue until it closed in 1999. Matacia Fruit Company was constructed on 2nd Street SE in the same time period.

Another wave of warehouses were constructed from the 1950s until the 1980s: Standard Produce Co. (1951), Noland (1965), Ferguson (1981).

### **Red Light District | c. 1860s - 1949**

As the area south of the railroad tracks began populating with houses and warehouses, several brothels (also known as “bawdy houses”, houses of “ill-fame”, or houses of “ill-repute”) were also constructed in the area. According to historian Daniel Bluestone, many of the prostitutes who worked at Marguerite’s brothel were white and tar-

geted a middle- and upper-class clientèle, though the surrounding neighborhood was primarily working class African American families.

Although they operated illegally, the presence and location of these brothels was no secret to local citizens. Clients of these brothels included both prominent businessmen in Charlottesville and University students, who were known to ride the trolley from the University to visit the brothels downtown.



*Holinger Collection photo of Marguerite's brothel at 303 5th Street SE, undated (c. late 1920s). Note the proximity to the Norcross Transfer building on northern side.*

The most well-known among locals is Marguerite’s, which was located at 303 5th Street SE (now the location of the parking lot for Norcross Station apartments). Marguerite de Crescioli was the madame of this brothel from 1922 until she closed the operation in 1949, shortly before her death. The building itself, which de Crescioli purchased from another madame (Annie Williams), was a Jeffersonian brick, two-story house constructed in 1861.

One familiar local legend refers to the demolition of Marguerite’s, which took place in November of 1972. A *Daily Progress* retrospective article from 2017 notes that approximately \$8,000 (in \$100 bills, \$5 silver certificates, and a “pot of coins”) was found buried in a small box underneath the foundation. Citizens scavenged the site, pocketing what they were able to find in the rubble. The article further mentions that “local banks reported an



unusually large number of small deposits of dirty, old money” after the demolition was complete.

Raids on brothels were not uncommon in the early 1900s. Bluestone notes that during a particularly successful 1912 raid, police arrested 25 women on charges of prostitution in eight different brothels, including Annie William’s brothel on 5th Street SE.

### **Urban Renewal | 1967 - 1990s**

In 1967, residents of the city of Charlottesville voted on a referendum to approve the purchase and demolition of buildings in the Garrett Street neighborhood. The language used to describe homes in this district at the time was “slums”, though the buildings included a mix of commercial, industrial, and working class residential buildings. Photographs from the survey completed at the time show the deterioration that had occurred on many of the homes, which appear to have been inexpensively made, old frame construction, often on brick pier foundations. Nearly all residential buildings in this district were owned or occupied by African American families. Based on the photographs, some of the homes appear to have been about 100 years old when Urban Renewal took place and many homes were recorded as not being outfitted for indoor bathrooms or running water.

This large-scale demolition project leveled a large portion of what is now Phase I of the Strategic Investment Area. The land clearance dramatically altered the scale and connectivity of the neighborhood and explains the large parcels of underutilized space that still remain close to the center of the city. Monticello Avenue, for example, was a completely new boulevard that carved up smaller streets and neighborhoods. Although the Garrett Street Urban Renewal was happening in the same time period as the Vinegar Hill land clearance, this site seems to have garnered less public attention. 2017, the year of this survey, is the 50th anniversary

of the demolition of those homes.

As a result of this land clearance, four public housing sites and the Mollie Mitche Infant Center were built. The Charlottesville Redevelopment and Housing Authority (CRHA) took on ownership of the large lot that became Garrett Square (built in 1978; now Friendship Court) and a smaller lot that is now the 6th Street housing development (1981). Both of these became public housing apartments for low-income residents, including families that had previously lived in homes in the Garrett Street neighborhood before Urban Renewal.



*Holsinger Collection, photograph of Garrett Street, looking west in April, 1915 (now the site of Friendship Court).*

### **Reuse and Revival | 1980 - present**

In 1979, Charles King & Son, the oldest warehouse in the district and the oldest surviving wholesale grocer in Virginia, closed its operations. However, this building also became the first in the district to be adaptively reused, kicking off a trend of reuse and revival in the area south of downtown following Urban Renewal.

In 1982, the Charles King & Son building opened again, revealing significant renovations that followed the Department of Interior’s standards for rehabilitation to preserve historic integrity. The newly retro-fitted, mixed-use building set a precedent that began transforming what is now Phase I of the Strategic Investment Area. The Albemarle Grocery Co. warehouse, the South Street Inn, and the Michie Grocery Co. all followed suit in the

1980s. In the 1990s, South Street Brewery, the Matatia Fruit Company, and the C&O Depot were renovated as well. In recent years, the Ix building, the Glass building, and Gleason's have also been renovated and converted into vibrant, mixed-use buildings.

There continue to be modern industrial and warehouse uses in the district. These include Standard Produce Company (the longest, continually operated warehouse in the district), Noland, Ferguson, National Optronics, and a newer Tinkersmiths makers space at the Ix.

Breweries have also become a fixture of the district, which now includes three brewing operations: South Street Brewery, Champion Brewery, and Three Notch'd Brewery.

Several important original buildings that shaped and defined this district have been demolished and redeveloped. However, there are 19 buildings constructed over the past 150 years that have survived the boom and decline of the railroad, the destruction of Urban Renewal, and the redevelopment of the nearby Downtown Mall. They lend character to the area and suggest its dynamic history. The existing jewels that define this district (both in architectural form and in continued or historic use) include the following properties:

### **South Street**

- Michie Grocery Co.
- Albemarle Grocery
- South Street Brewery
- South Street Inn

### **Water Street**

- Charles King & Sons Co. Grocery
- C&O Depot

### **Garrett Street**

- Standard Produce Co.
- Gleason's

### **Elliott Avenue**

- Ix Silk Mill

### **Ridge Street**

- Fire Station
- Bailey-Parrott-Fowler House
- Gold Key Realty
- Food Master
- Noland Company

### **2nd Street SE**

- Glass Building (not historic)
- Matatia Fruit Company

### **4th Street SE**

- Norcross Station

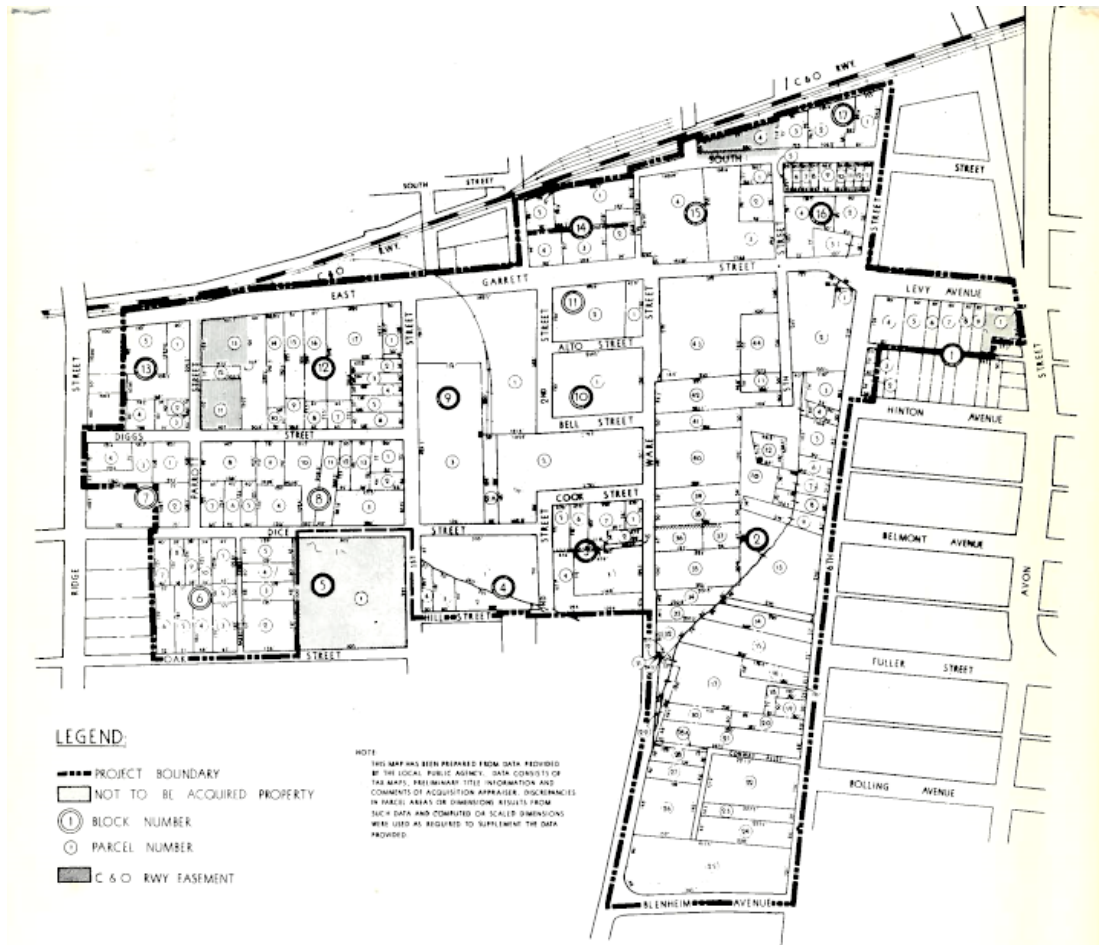
### **Avon Street**

- Brown Milling Company
- Community Bikes

# 1968 MAP OF URBAN RENEWAL

This 1968 map shows the street pattern and housing at the time of Urban Renewal. The area bounded by dark black lines was almost completely demolished, with the exception of the Norcross build-

ing at the corner of South and 4th Streets. Note that Monticello Avenue currently connects at Ridge Street approximately where Diggs Street was and at Avon Street approximately where Fuller Street was.



*map and photos from Charlottesville Neighborhood Development Services records*



Photo 4: Three family house on 6th St.; rental.



Photo 8: Looking east down Diggs St.



Photo 6: South St.- open sewage below laundry



Photo 2: Backyards of rental housing facing 6th



## NOTABLE PEOPLE OF THE STRATEGIC INVESTMENT AREA

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Many people have contributed to the character and history of the neighborhood over the past nearly 200 years. The people listed with short bios below are just a few of those people who shaped this place over time. This not a comprehensive list of key people, but a snapshot of a few names that ap-

peared multiple times in the research. Because this neighborhood was also occupied by many working class families (mostly African American) who were displaced during Urban Renewal, we unfortunately don't have as much written history to draw from to tell their stories.



1913, Holsinger Collection

### James W. Burgess

220 W. South Street (residence)

James Burgess, a carpenter and woodworker, bought a parcel of land in 1884 from the Wertenbaker estate on W. South Street. Burgess built a large house with decorative Italianate details that year for his wife, Emma, and his young family. However, the Burgess family only lived on South Street for a few years before moving to a new house on Ridge Street with their son and newborn daughter in 1888.

### Martha Curd Payne Carroll, daughter, Roberta, & son, Eugene

200 W. South St. (South Street Inn), 208 W. South St. (residence) 220 W. South St. (residence)

Martha Carroll (b. circa 1832) and her husband (Maj. Andrew Carroll, a lumber dealer) and family were familiar faces in the South Street area in the late 1800s and early 1900s. In addition to running a boarding house at 200 W. South Street, Martha invested in several other properties on the same street throughout the 1880s. In 1880, Martha was keeping the old Wertenbaker house as a boarding house and renting one of the rooms to Robert Valentine and his family. Valentine was the president of the Woolen Mills and would eventually become a real estate investor of properties on South Street. Carroll later bought 220 South Street as well and owned it from 1888 until her death. Her son, Eugene, and his wife, Nannie, bought it from her estate. In 1901, Eugene and Nannie Carroll also purchased 208 South Street, where they lived with boarders. Carroll's daughter, Roberta, and her husband, Charles Walker, also invested in real estate on South Street by purchasing the boarding house at 200 W. South Street in 1897.



1914, Holsinger Collection

### Charles & Lucy Carter

226 W. South Street

Charles D. Carter (b. 1848) was the superintendent of the water and sewer works for the City of Charlottesville around the turn of the century. Lucy and Charles lived with their family in a brick home at 210 2nd Street SW, but purchased an investment property at 226 W. South Street in 1884, which they rented to tenants. Lucy is pictured above with one of her grandchildren.

**Marguiretta L. Baccigalluppocrescioli or Marguerite de Crescioli**

*303 5th Street SE ("Marguerite's" brothel - demolished 1972)*

The spelling of Marguerite's name varies widely, but according to the 1940 census, she was born in 1897 in Canada and was of "Indian" race. For several decades, she kept a well-known brothel located at 303 5th Street SE, which was demolished in 1972 during Urban Renewal (now replaced by the Norcross Station parking lot). According to Daniel Bluestone's research, Marguerite took over the elegant, Jeffersonian brick brothel home from another madame, Annie Williams, in 1922. In 1940, Marguerite told the census taker that she was trained as a nurse and her occupation was recorded as renting "rooms for the night". In 1947, a few years before her death and two years before she closed her brothel operation, the City Directory lists Marguiretta B-Crescioli's in the "white" section of the directory, though no occupation is listed. Juicy local lore surrounds her name, including the discovery of cash in the rubble of the building demolition, and multiple police raids. The brothel was allegedly popular among upper class white men in Charlottesville, including UVa students in the first half of the 20th century.

**Jennie Green Donaldson**

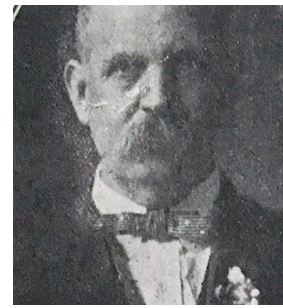
*200 W. South St. (South Street Inn), 303 5th Street SE (Marguerite's)*

"Blind Jennie" Donaldson (b. 1906) grew up on 15th Street with her mother, Martha Green, who worked as a cook at a boarding house. According to local historian Blair Hawkins, Jennie and her husband, Joseph, an African American couple, purchased Marguerite's brothel house on 5th Street SE after Marguerite's death in 1951. They converted the former brothel into a home for the elderly. In the 1970s, they purchased the 200 W. South Street boarding house and operated it (while living next door) until Jennie's death in 1984.

**James N. Fleming**

*304 Ridge Street (Gold Key Realty), 308 Ridge Street (Food Master)*

James Fleming (b. 1929) was an African American Charlottesville native who, like his uncle, Vassar Tarry, made money from real estate investments. In addition to two properties that he developed on Ridge Street in the 1960s, Fleming also owned property in the Rose Hill neighborhood.



*c. 1906, Daily Progress*

**Henry M. Gleason**

*126 Garrett Street (Gleason's)*

Henry Morris Gleason and his father founded H. M. Gleason & Co. (Gleason's) at 401 East Main Street in 1871 as a retail and wholesale grocery business, livery stable, and farm machinery and implements shop. By 1925, Henry's sons, J. Emmett and Hope W. Gleason, had taken over the family farm supply business and moved to the Garrett Street location later that year. After World War II, Hope Gleason, Jr. (H. M. Gleason's grandson) ran the family business, which continued to expand into appliances and other household items. Various members of the Gleason family owned real estate throughout the Strategic Investment Area, including houses and commercial property on South Street and Garrett Street.

## Henley Hutchinson Hankins

106 & 108 W. South Street

H. H. “Bun” Hankins, (b. 1865) grew up in a large farming family on the Eastern Shore of Virginia, but climbed the social and economic ladder in Charlottesville by running several businesses and buying and selling real estate. In the 1920s, Hankins also served as VP of the National Bank and Trust.

By about 1912, Hankins had opened a hay and feed store on E. Water Street, which would prove a fortuitous business decision. In 1917, he moved the operation to W. South Street, where he had arranged for a sizeable new Romanesque warehouse to be constructed. As the business grew, so did his need for more warehouse space. Hankins purchased the property next door and expanded the operation. By the late 1920s, he had transitioned his business to selling china, glassware and furniture from a shop on Vinegar Hill. He would later work as a real estate agent through the 1940s. Henley and his wife, Hertha O. F. Hankins, raised their family on Grove Avenue in Charlottesville.



1913, Holsinger Collection

## Victoria & Frank Higgins

208 W. South St. (residence)

Frank and Victoria Higgins bought the house at 208 W. South Street in 1921. Their two young children grew up in the house and members of their family continued to own the home for 60 years, until 1981. Frank owned a Cash & Carry Grocery in the 1920s and 1930s, which his son-in-law later helped him run.

## Frank J. Ix, Jr.

201-239 Elliott Avenue (Ix textile mill)

Frank Ix, Jr., (b. 1898) according to local legend, lost the coin toss with his brother that brought him and his family’s textile business from New York to Charlottesville in 1928. Ix bought 17 acres of land west of Belmont and had a mill constructed there that would manufacture millions of yards of silk, nylon, and other fabrics for the next 70 years. Although the original mill has been demolished, the remaining industrial buildings on that site are now home to a mix of businesses including a taco restaurant, several gyms, a coworking space, as well as a church. The site is also now home to a sculpture-filled Art Park and the location of many community events.

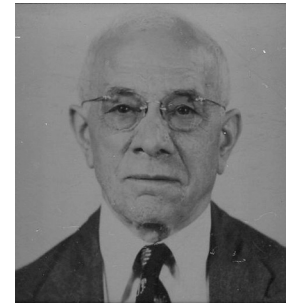


photo from the Matacia Family

## Agostino Matacia

210 2nd Street SE (Matacia Fruit Co.)

Agostino “Gus” Matacia (b. 1871) immigrated to America from Sicily in 1884. The Matacia family eventually arrived in Charlottesville in the early 1900s, where Matacia opened his wholesale fruit company, first on Main Street, then on 2nd Street SE. Matacia Fruit Company, a family business that Gus shared with his sons, sold their fruits to UVA and local restaurants and even secured a contract to feed WPA workers constructing Skyline Drive in the 1930s.

## William J. Parrott

204 Ridge Street (Parrott Cottage)

In 1863, William Parrott (b. circa 1825) purchased a Ridge Street cottage that would become his family’s home for the next three decades. Parrott was a judge and also the proprietor of the Parrott’s Hotel near Court Square (also known as the Parrott House, the Central Hotel and Farish Hotel).





1914, Holsinger Collection

## Hollis Rinehart

100 W. South St. (Albemarle Grocery Co.), 200 W. South St. (South Street Inn), 214 W. South Street (residence)

Hollis Rinehart (b. 1871) was a railroad engineer and contractor who lived with his wife, Lena, and family in Albemarle County at the Kenridge/Colridge Estate. In the 1920s, according to the census and City Directories, Rinehart also served as president of the National Bank of Charlottesville. He was a prominent business man in Charlottesville and was involved with the real estate scene in the downtown area, particularly along South Street. In 1916, he purchased several boarding houses (200 W. South St. and 214 W. South Street), a residence (208 W. South Street), and developed the Albemarle Grocery Co. (100 W. South Street). He sold all these holdings in 1921.

## Vasser R. Tarry

304 & 308 Ridge Street (Gold Key Realty & Food Master)

Vassar Tarry (b. 1904) owned property on Ridge Street in the mid-20th century. He sold his property to his nephew, James Fleming, who built the Gold Key Realty building and Food Master. Tarry was an African American (sometimes listed as “mulatto” on census records) contractor who owned and developed property throughout Virginia. He grew up working as a farm laborer with his father, Massie Tarry, in White Hall.

According to an article by Michael Marshall of the *Crozet Gazette*, Tarry also owned a hotel in Waynesboro and a store, dance pavilion, and overnight cabins near White Hall, which he rented to African American tourists traveling between Charlottesville and Shenandoah National Park.



2013, photo by author

## Roulhac Toledano

100 W. South St. (Pink Warehouse)

Roulhac and Ben Toledano renovated the old Albemarle Grocery Co. into a mixed-use apartment building beginning in 1984. At the time, an abandoned warehouse on W. South Street was an unusual choice for residential living, but the building has since become a vibrant residential community for creatives. According to Toledano, she selected the pink color in the 1980s both to add cheerfulness to South Street and to visually transform the dilapidated warehouse into a safe and proper residence. Toledano still occupies a well-appointed penthouse apartment in the building.

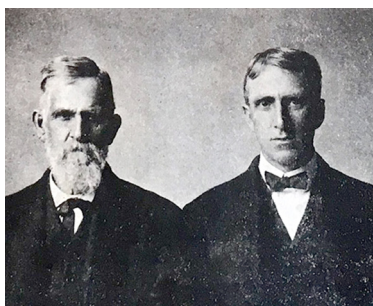


1919, Holsinger Collection

### Robert Poore Valentine

100 E. South St. (Michie Grocery), 200 W. South St. (South Street Inn)

Robert (b. 1852) Valentine was the president of the Woolen Mills and lived with his wife, Ida, and their family on High Street. In addition to running the Woolen Mills, Valentine dabbled in real estate investment. In 1884, he purchased the home and property at 200 W. South Street, which he owned until 1897. In 1899, he purchased the Michie Grocery building at 100 E. South Street.



c. 1906, Daily Progress

### Robert Vandegrift & Samuel Fitch

214 W. South St. (residence), 218 W. South Street

Robert Carson Vandegrift (b. 1832) and John Samuel Fitch (b. 1866) were partners in a contracting and building firm, Vandegrift & Fitch, in the late 1800s. Their office was located at 326 W. Main Street. They purchased property on W. South Street and constructed two single family homes there in 1884, just after the Wertenbaker property had been subdivided and South Street was starting to develop. Vandegrift & Fitch is responsible for other notable structures in the city and county, including the extension to the public school building, the Southern Railway depot, and the YMCA building at UVa.



1913, Holsinger Collection

### Charles H. Walker

200 W. South St. (South St. Inn), 204 W. South St. (residence), 208 W. South St. (residence), 220 W. South St. (residence)

Charles (b. 1846) and Roberta Walker purchased multiple investment properties on South Street at the turn of the 20th century. They bought 200 and 204 W. South Street in 1897 and 220 W. South Street in 1898. In 1899, Charles Walker had houses constructed at 204 and 208 W. South Street. Walker sold 208 W. South to his in-laws, Eugene and Nannie Carroll, in 1901. The Walkers lived as boarders in the house, which was managed by Mollie Gooch. Walker later served as City Treasurer (1910 census).

# CHARLOTTESVILLE STRATEGIC INVESTMENT AREA STYLE GUIDE

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The Strategic Investment Area of Charlottesville is characterized by a few stylistic themes that repeat across buildings of different styles and construction dates. The following elements are some

of those common architectural cues that give the district a sense of place. These images are intended to illustrate examples of these elements, but not to mark every instance of the style throughout.

## PILASTERS

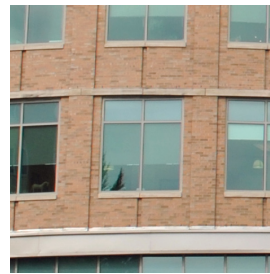
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*100 W. South Street*



*400 E. Water Street*



*455 2nd Street SE*



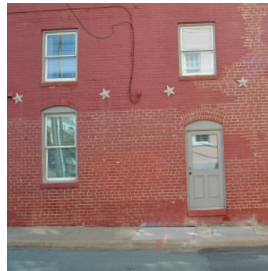
*126 Garrett Street*

## BRICK CONSTRUCTION OR CLADDING

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*400-426 Garrett Street*



*100 E. South Street*



*308 Ridge Street*



*211 Ridge Street*

## METAL CLADDING

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*505 Garrett Street*



*522 2nd Street SE*



*307 Ridge Street*



*313 2nd Street SE*

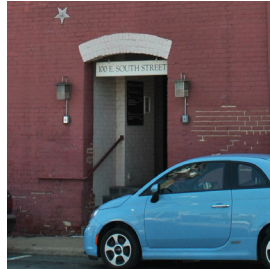


## THREE COURSE SEGMENTED ARCHES

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400 E. Water Street



100 E. South Street



401 Water Street E. (adjacent to SLA)



115 4th Street SE. (adjacent to SLA)

## SERVICE/GARAGE STYLE OPENINGS

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310 2nd Street SE



522 2nd Street SE



100 W. South Street



405 Avon Street

## MODERN STYLE

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304 Ridge Street



307 Ridge Street



308 Ridge Street



211 Ridge Street

# SOUTH STREET



## EAST SOUTH STREET

100 | Michie Grocery Co. / Wells Fargo building

## WEST SOUTH STREET

100 | Albemarle Grocery / Pink Warehouse

106 | South Street Brewery

108-110 | store

200 | South Street Inn

204 | South Street Inn

208 | residence

214 | residence

218 | residence

220-222 | office

226 | residence



## 100 EAST SOUTH STREET

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**Street Address:** 100 East South Street

**Parcel ID:** 280104000

**Primary Resource:** *Office Building* | Michie Grocery Co., Charlottesville Hardware Co., Charlottesville Supply, Wells Fargo Building

**Date:** 1899, c. 1915, c. 1946

**Style:** Vernacular

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### Site Description:

This resource is located on the south side of East South Street between South 1st Street 2nd Street SE. The front (north) side of the building faces a public parking lot and the rear (south) side of the building faces the CSX railroad tracks. The building facade adjoins the sidewalk on South Street (with

no yard), while the rear of the building has a small grass yard bordering the railroad tracks.

### Primary Resource Description:

This three-story, painted brick office building stands on a high foundation with a stepped water table. The low-pitched shed roof slopes down towards the northern elevation. The building has a triangular footprint that conforms to the shape of the railroad tracks running roughly east-west behind it.

The building's foundation and walls are both made of brick, laid in five-course American bond. There are cast iron star plates for tie rods on the second and third levels. Before the third story was added,

the building had stepped parapet gables with corbelled cornice stops.

The rectangular tower in the center of the building contains an elevator shaft, which is flush with the northern facade and projects above the roof line. The front (north) elevation has six irregularly spaced bays, many of which contain windows that replaced original warehouse doors or windows. On the first level, this facade includes one central front door in a recessed, open bay with a segmented arch opening. The office building's sign, "Wells Fargo Advisors" is affixed to the second floor of the front of the building, to the left of the front entrance.

The facade has an assortment of window sizes and types. The first floor has two one-over-one single windows and one one-over-one double window to the east of the front entrance; it is unlikely any of these are original. To the west of the front entrance, there is one double one-over-one window and a single one-over-one window on the first floor.

The eastern portion of the building has a one-story addition made of cinder block and sided with brick in a stretcher bond. On this facade, which is six bays wide, there is a warehouse door, a standard size door, and four small windows. The rear of this addition contains a warehouse door facing the railroad tracks and there are two windows on the eastern elevation.

### Historical Description:

According to Eugenia Bibb's 1984 survey, an 1896 fire at this site burned the two buildings (one frame house and one two-story brick warehouse - the original Charles King & Son Co.) that had been built at this site only four years before. In 1899, R. P. Valentine, the owner, had this two-story brick warehouse built to replace the one that burned. In 1915, a third story was added to the building, followed by the 1946 addition of the one-story eastern wing.



V/A Historic Landmarks Commission  
Survey, Margaret Davis, April 1980



During the time Valentine owned the property, the building was operating as the Michie Grocery Company, a wholesale grocery supply. The grocery operation had been relocated from the corner of 5th and Market Streets to this location in 1906.

In 1929, the Charlottesville Hardware Supply Company bought the property. They used the building as a hardware warehouse until the 1930s, when they housed their plumbing division (Charlottesville Supply Co.) in the warehouse. That business remained until 1975, when Triple Net purchased the building. In 1981, Triple Net sold it to M. Jack Rinehart, Jr. and Bruce H. Rinehart. It was renovated in the 1980s and continues to be used as offices. Keith Woodard is the current owner.





*Holinger Collection, January 1917*

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Because of its lack of symmetry on what is now considered the front of the building (the north elevation), Bibb suggested that it was probably intended to be viewed from the railroad side (the South). However, based on historic photos, it appears that the 1st Street entrance (western elevation) was considered the primary entrance for the store, with warehouse doors for carriages on the northern side and railroad access on the southern side. Today, the 1st Street entrance is considered a side door to the building (as shown in modern photos).

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## 100 WEST SOUTH STREET

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**Street Address:** 100 West South Street

**Parcel ID:** 280102000

**Primary Resource:** *Mixed Use Apartment and Office Building* | Pink Warehouse, Albemarle Grocery Co. Warehouse

**Date:** 1916

**Style:** Colonial Revival

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### Site Description:

This resource is located on the south side of West South Street on the western corner of South 1st Street. The front (north) side of the building faces a public parking lot and the rear (south) side of the building faces the CSX railroad tracks. The building facade is fronted by a small row of car park-

ing spots, while the rear of the building has a small grass yard bordering the railroad tracks.

### Primary Resource Description:

This three-and-a-half-story with basement, painted stucco mixed-use building stands on a raised masonry foundation and is covered by a flat roof. The style is vernacular with Colonial Revival influence, evident in the pilastered piers and classical cornice. Similar to the neighboring building at 100 E. South Street, this building has a nearly triangular footprint that mirrors the slope of the railroad tracks to the rear of the building. The pilasters create major divisions separating the bays on the facade. There are two metal cornices are near the roof line and above

the third story windows. A large entablature on a parapet wall surrounding the top of all elevations disguises a small half-story addition centrally located on the roof.

The first story of the front (north) elevation has a shallow shed roof porch with large wooden brackets that covers four entrances: one single door (to the residential area) with a concrete staircase on the left and three entrances with double wooden doors to the right, which go to offices on the first floor. The far eastern bay has a one-over-one window. The windows on the upper levels are original. Each of the four bays contains a pair of two double-hung, six-over-six windows.

The rear elevation is four bays wide, but is not divided by pilasters. On the first story, the western bay contains a window and a wooden double door to a small loading platform. The two central bays have two windows and the eastern bay contains one window. On the second story, there are three windows in the first bay, a single door and window with a metal fire escape in the second bay, two windows in the third bay, and a single window in the fourth bay. On the third story, there are three windows in the first three bays and a pair of windows in the fourth bay.

The eastern elevation has six single, one-over-one wooden windows on the first floor and five single six-over-six wooden windows on both the second and third floors.

### Historical Description:

The Albemarle Grocery Co. building, constructed in 1916 for Hollis Rinehart, originally served a rural customer base, with farmers coming in to town to purchase farm supplies like grain or even chickens. Because it was located centrally next to the railroad, the building had easy access to shipments and was able to serve customers shopping in Charlottesville.



*Holsinger Collection, August 1916*



*V/A Historic Landmarks Commission Survey, Margaret Davis, April 1980*



In 1929, the Albemarle Grocery Co. and the Michie Grocery Co. merged, creating the new Albemarle-Michie Company. The new company took over both this building and the neighboring building at 106 W. South Street. For 30 years, until 1959, the Albemarle-Michie Company operated both 100 and 106 W. South Street as warehouses, at which point the Chesapeake and Ohio (C&O) Railway purchased the buildings to use as their offices.

When Eugenia Bibb surveyed South Street for a National Register nomination in 1984, the Albemarle Grocery Co. warehouse was in a state of disrepair. Bibb made few notes of the appearance of the building and dismissed its ability to contribute

to the district.

Shortly after the survey was complete, the building was completely renovated and the appearance improved. Today, the building is an excellent example of mixed-use, adaptive reuse of a warehouse building in a downtown district. When Ben and Roulhac Toledano purchased and began renovating the building in the early 1980s, it was an early part of a major transformation of South Street from a neglected area to a vibrant downtown hub.

The Pink Warehouse, as it is commonly known today, was popularized by the Dave Matthews Band song “Warehouse”, written in 1994. The building, since its renovation into apartments by the Toledanos, has had an informal reputation as an affordable, quirky home for artists and musicians, and other creatives. The interior space still retains a warehouse feel, particularly the tall ceilings and large wooden support posts that are still visible throughout. The first floor currently houses offices and meeting rooms.

The architecture of the building largely remains as it was built in 1916 as an attractive, functional warehouse. In form and function, the building continues to be a noted landmark in the downtown landscape.



*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*



## 106 WEST SOUTH STREET

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**Street Address:** 106 West South Street

**Parcel ID:** 280102100

**Primary Resource:** *Mixed Use Commercial Building*  
| C&O Warehouse, H. H. Hankins Warehouse

**Date:** 1916

**Style:** Vernacular / Romanesque

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces a parking lot and the rear (south) side of the building faces the CSX railroad tracks. The building has no setback from South Street, but is adjacent to the sidewalk.

### Primary Resource Description:

This two-story, five-bay brick warehouse building is a handsome vernacular structure with Romanesque details. The brick is seven-course American bond, with brick pilasters flanking the three main bays and at the corners of the facade. Pilasters create major divisions separating the three sections of the facade. Corbel brackets (in a Romanesque style) project out from the facade, flush with the pilasters. A parapet wall, which projects higher over the central bay, hides the flat roof behind it. Of the warehouses on South Street, the H. H. Hankins Warehouse has the most classic architectural look with its symmetry and decorative brickwork.

Windows on the first and second floors are six-

over-six double-hung sash. On the first level, the two western-most bays contain a window and the entrance door with a six-pane transom light above. The central and eastern bays contain garage door sized openings with two wooden, eight-over-eight windows above wooden panels in each opening. The first story of the front (north) elevation is covered by a shallow shed roof porch with large brackets, above which there is a prominent, building-wide sign painted onto the brick that reads “South Street”, with a small neon “Brewery” sign affixed to the lower right corner.

A small brick addition on the western side of the building fills in the space between the warehouse and the neighboring building (108 W. South Street). This was likely added after construction.

The rear of the building, which faces the railroad tracks, retains a loading dock that was used when the warehouse was served by trains. The small windows on the first story have segmented arch lintels.

The H. H. Hankins building is one of a few in Charlottesville that still showcases painted brick signs that advertised for previous businesses. The South Street Brewery sign on the front of the building (in the same painted brick tradition) covers the old “AL CO FOODS” sign that used to be painted on the brick between the floors. The rear of the building used to be painted with “H. H. HANKINS HAY, GRAIN and FEED, Inc. PRICE IS RIGHT” and “PILSBURY, MELROSE, WHITE STAR, FLOUR”. The H. H. Hankins sign is still slightly visible, but most of the paint has since worn off or covered with equipment for the South Street Brewery. Barely visible on the rear elevation are the remnants of a painted sign for “H. H. Hankins Hay, Grain and Feed, inc. PRICE IS RIGHT”.

### Historical Description:

In early 1916, A. P. Walker sold this parcel to Henley H. Hankins, with an agreement that a future build-



*Holsinger Collection, January 1917*

ing would have a party wall with the future building at 100 W. South Street. The warehouse was built in 1917 and operated as the H. H. Hankins warehouse for about 12 years. In 1929, after the merging of the Albemarle Grocery Co. and the Michie Grocery Co., the new Albemarle-Michie Company bought this building to expand their operation. The Albemarle-Michie Company operated both 100 and 106 W. South Street as warehouses until 1959, when the Chesapeake and Ohio (C&O) Railway purchased the building to use as their offices.

Like the neighboring Michie Grocery and Albemarle Grocery Co. Warehouse, the H. H. Hankins Warehouse originally sold bulk agricultural wares. Its central, downtown location next to the railroad gave easy access to incoming shipments. Today, the upstairs still contain a mix of offices while the first floor is operated as South Street Brewery.

*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*



## 108-110 WEST SOUTH STREET

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**Street Address:** 108-110 West South Street

**Parcel ID:** 280100000

**Primary Resource:** *Mixed Use* | H. H. Hankins Warehouse II, Moorefield Battery and Parts, Standard Produce Co.

**Date:** 1923

**Style:** Colonial Revival

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces a public parking lot and the rear (south) side of the building faces the CSX railroad tracks. The building has no setback and is built directly to the sidewalk.

### Primary Resource Description:

This two-story, Colonial Revival mixed-use building is stucco over brick construction with a shed roof. The style is commercial vernacular with Colonial Revival influence from the cement pilaster piers, which divide the building into three bays. The cornice is plain and square, matching the pilasters.

The building is divided into residential apartments upstairs and a commercial space (A Woven Life) on the first floor. There is a fabric awning between the two stories that extends between the two exterior pilasters across the whole facade.

The first floor has a large fixed casement window in the far left bay (six-by-six), which replaced a garage door from a previous use of the building. The cen-

tral bay contains the entrance door to the upstairs apartments. The far right bay has the main entrance to the commercial space on the first floor. This bay is recessed and includes an angled bay window that projects into the recessed bay on the western side. There is a glass and wood divided light door at the back of the recessed bay that enters into the commercial space.

The second story has a single window in each bay. The left and right bays have six-over-six double hung sash windows. The central bay has an eight-over-eight double-hung sash window with a four-light fixed transom.

### Historical Description:

According to Eugenia Bibb's 1984 survey, this warehouse was built for Henley Hankins in 1923 as a hay, grain, and feed warehouse. It replaced a warehouse on this site that Hankins had already been using for his feed store. Hankins had sold his neighboring warehouse (106 W. South Street) two years before. Four years after having it constructed, Hankins sold this warehouse to W. O. Watson in 1927. It was later owned by Frank C. Burnley (1932-1937), then Willard and Alice Winkler (1937-1979), then Riverside Land Trust (1979-1980). James M. Marshall purchased the property in 1980 and continues to own the building.

The City Directories show that in addition to being a hay, grain, and feed store throughout the 1920s, this building was also owned by Standard Produce Company in the 1920s and 1930s. In the 1940s, the building had become Nehi Bottling Co. By 1970, the building was operated as Moorefield Battery & Parts, which continued into the 1980s. Today, the first floor is occupied by A Woven Life, a collectibles store.



*VA Historic Landmarks Commission  
Survey, Claire Welch, May, 1980*



*Undated photograph of the facade from  
the City Assessor website (c. early 2000s)*



*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*



## 200 WEST SOUTH STREET

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**Street Address:** 200 West South Street

**Parcel ID:** 280100000

**Primary Resource:** *Bed & Breakfast* | South Street Inn, Thomas Jefferson Wertenbaker House

**Date:** 1856

**Style:** Greek Revival

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces the dead-end of 2nd Street SW and the rear (south) side of the building faces the CSX railroad tracks. The building is set back from South Street with a wrought iron fence and large hedges lining the sidewalk.

### Primary Resource Description:

This two-and-a-half-story Greek Revival house is of brick stretcher bond on a high basement. The standing seam metal roof is hipped, with a shed roof dormer on the top floor and a hipped roof covering the central window on the second floor. The house is three bays wide with a one-story flat roof veranda, which covers the first story facade and wraps around three sides of the building. Brick pilasters project from the facade, separating the three bays and supporting decorative Colonial Revival entablature. There are two symmetrical interior chimneys.

The front porch is supported by brick piers and

reached by a central wooden staircase with decorative railings. There are double Greek Revival columns on either side of the staircase, with matching single Greek Revival columns supporting the roof around the rest of the porch, connected with a wooden balustrade. In between each of the single columns on the porch is an ornamental pillar on the balustrade.

The windows on the left and right bays on the first two stories are two-over-two double-hung sash windows. The central bay of the second story has a two-over-two light window flanked by a pair of side lights. This window is covered by a hipped roof and decorative, spindled eaves and brackets in a Queen Anne style. The two other windows on the second floor are topped with large flat arches. There is a dormer opening in the roof that contains a pair of narrow, four-by-four, vertical windows.

### Historical Description:

According to historical research completed for the South Street Inn, the house was built in 1856 for Thomas Jefferson Wertenbaker by local builder James Wood. Wertenbaker was the son of the University of Virginia's first librarian, William Wertenbaker. The Wertenbakers lived in the home for several decades, until Thomas Wertenbaker's death in the 1880s, when the property was subdivided.

Martha Payne Curd Carroll and her husband (Maj. Andrew Carroll, a lumber dealer) and family lived in the house by 1880. At that time, Martha was operating the home as a boarding house. The Carrolls rented one of the rooms to Robert P. Valentine and his family. Valentine was the president of the Woolen Mills and would eventually become a real estate investor of properties on South Street.

Eugenia Bibb's deed research reveals that Valentine purchased an acre of property, including this home in 1894 and continued to live in the home with his family. In 1897, Valentine sold this prop-



*Eugenia Bibb's 1894 sketch of the house and lot as it appeared when it was sold to Charles Walker in 1897*



*Holinger Collection, August 1913*



erty to Charles H. Walker and his wife, Roberta (daughter of Martha Carroll). At the time of sale, the property included an alley to the west of the house (now a gravel driveway entrance for the Inn), a large garden (now the location of the dwelling at 204 W. South Street), a backhouse and cabin (possibly former dwellings for enslaved people), and a henhouse. The land was split into two parcels in 1899 and two homes were built to the West.

By the turn of the century, although Charles and Roberta still lived in the home, it was operating as a boarding house, managed by James and Mollie Gooch. At the time of the census in June of 1900, a total of 21 people were residents of the board-

ing house, including the Gooches, the Walkers, and four servants. Residents ranged in ages from six year-old Constance Leachman to 72 year-old Peggy Parrish.

Several years later, in 1904, the City Directory lists Rev. Harvey Seaman and his wife, Lucy W. Seaman as living in the home. Lucy Seaman managed the boarding house at the time, which she continued to do for the next two decades. In 1921, Hollis Rinehart, who had purchased the property in 1916, officially sold the house to Ms. L. W. Seaman. Lucy's son, Stacey, and her daughter, Geraldine, continued to operate the home as a boarding house through the 1940s.

The house was still operating as a boarding house in 1984, when it was purchased from "Blind Jennie" Donaldson, an African American woman. Jennie grew up on 15th Street with her mother, Martha Green. In 1920, Martha is listed as a cook at a boarding house on the census. According to local resident Blair Hawkins, Jennie Donaldson and her husband, Joseph, purchased Marguerite's brothel house on 5th Street SE after Marguerite's death in the 1950s and operated the former brothel as a home for the elderly. After that building was demolished in 1972, they purchased this boarding house (200 W. South) and continued to operate it as a boarding house until Jennie's death in 1984.

The house was remodeled significantly in the 1980s and opened as the South Street Inn in 1986. Brendan and Jenny Clancy took over ownership of the property in January, 1995 and continue to operate the inn.



## 204 WEST SOUTH STREET

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**Street Address:** 204 West South Street

**Parcel ID:** 280099000

**Primary Resource:** *Bed & Breakfast* | South Street Inn

**Date:** c. 1899

**Style:** Queen Anne / Vernacular

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces a public parking lot and the rear (south) side of the building faces the CSX railroad tracks. The building is set back from South Street with a wrought iron fence and large hedges lining the sidewalk. This house is now operated as part of

the South Street Inn. It is separated from the main South Street Inn building (200 W. South Street) by a gravel driveway.

### Primary Resource Description:

This two-and-a-half-story Queen Anne house is frame construction on brick foundation with horizontal clapboard siding. The roof line is pitched with intersecting gables, with the northernmost gable facing South Street. The gables have exposed rafter ends. The house is three bays wide with a one-story shed roof porch that covers two of the western bays of the facade. The entrance is through the central bay of the house. The windows are two-over-two double-hung sash with a unique two-light



fixed window in the front gable (facing the street). There is a central, interior chimney.

An L-shaped veranda wraps the facade. The posts are bracketed Eastlake style with a Colonial Revival balustrade. The house has decorative woodwork in a Queen Anne style, particularly on the eaves of the front porch (which have a sunburst corner bracket) and the peak of the front-facing gable. The woodwork includes turned spindles and saw-cut brackets.

The entrance is through a Victorian style wood and glass door with sidelights, corner lights, and a transom light.

### **Historical Description:**

According to Eugenia Bibb's deed research, Robert Valentine sold this property to Charles Walker in 1897. It had been subdivided from the Wertenbaker estate in the 1880s. Walker had the house built circa 1899.

In 1911, James H. and Ibra Montague purchased the house and moved in with their family. In 1914, according to the City Directory, J. H. Montague was the Vice President of Jefferson Garage, Inc. and owner of J. H. Montague furniture store. The Montagues sold the property to Hollis Rinehart in 1916, who sold it to Lucy Seaman (along with 200 W. South Street) in 1921.

By 1927, Etta Rice Pugh (widow of Edward Pugh, a railroad conductor) owned the home and lived there with her children and a boarder. Sadie R. Briggs purchased the house in 1949 from Etta Pugh's estate. Sadie Briggs died in 1950, leaving the property to her two children (Clara and Robert), who sold the home to Thomas Franklin Carrier in 1952. Carrier and his family rented out the home as two apartments in the 1950s through the 1960s. Lee H. Hoff, Jr. and his estate owned the home until 1978, when they sold it to C. C. Gibson. Today, the property is owned by the South Street Inn,

which purchased the property in 1985. It has been operating as part of the Inn since the mid-1980s.



*VA Historic Landmarks Commission  
Survey, Margaret Davis, April 1980*

*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*

## 208 WEST SOUTH STREET

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**Street Address:** 208 West South Street

**Parcel ID:** 280098000

**Primary Resource:** *Dwelling* | Carroll-Higgins House

**Date:** c. 1899

**Style:** Queen Anne / Vernacular

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces South Street and the rear side of the building faces the CSX railroad tracks. The building is set back from South Street with a low picket fence and hedges lining the sidewalk.

### Primary Resource Description:

This two-and-a-half-story Queen Anne house is frame construction on a high brick foundation with horizontal clapboard (weatherboard) siding. The roof is a steep front-end gable, with a Palladian window in the gable. The house is two bays wide with a one-story hipped roof veranda that runs the width of the first story of the facade. The entrance is through the eastern bay of the house. The windows are two-over-two double-hung sash.

The veranda has a turned spindle frieze along the top with Colonial Revival posts supporting the roof. There is also a small side porch on the eastern side of the house. It has a hipped metal roof and matching spindle frieze. It is raised from ground

level and supported by brick piers.

The home is separated into two apartments, with the lower apartment entrance through the front porch and the upper entrance through a door on the eastern elevation. There is a false gable end on the second story of the eastern side of the house, above the small porch entrance. The gable has a round window.

### Historical Description:

According to Eugenia Bibb's research, the Carroll-Higgins House was built for Charles H. Walker in 1899. Eugene L. and Nannie L. Carroll (Walker's in-laws) purchased the house and property from Walker in 1901. The Carrolls sold the house to H. L. and M. E. Baptistt, who sold the home to Hollis and Lena T. Rinehart in 1916.

Frank and Victoria Higgins purchased the home from the Rineharts in 1921. Frank and Victoria and their two children had been living on nearby South 2nd Street the year before. Once they moved in to this house, members of the Higgins family continued to own the home for 60 years, until 1981.

In the City Directory, Frank W. Higgins owned a Cash & Carry Grocery in the 1920s and 1930s. According to the 1930 census, Frank and Victoria Higgins lived in the home with their young son as well as their adult daughter and her family. Their son-in-law, Harry Yoe, worked with Frank at his Cash & Carry Grocery. By 1940, the Higgins family had moved out of the home and had begun renting it out as apartments, which is how it remains today. The South Street Apartments, LLC purchased the house in 2003 and continue to operate the apartment building.



VA Historic Landmarks Commission  
Survey, Claire Welch, May 1980



*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*



## 214 WEST SOUTH STREET

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**Street Address:** 214 West South Street

**Parcel ID:** 280097000

**Primary Resource:** *Dwelling* | Vandegrift-Burnley House

**Date:** c. 1884

**Style:** Vernacular

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces South Street and the rear side of the building faces the CSX railroad tracks. The building is set back from South Street with a low picket fence and a front garden.

### Primary Resource Description:

This two story house is frame construction on a brick foundation with horizontal clapboard (weatherboard) siding. The roof is a front-end gable standing seam metal roof. The house is two bays wide with a one-story, L-shaped hipped roof veranda, which wraps the front gable.

The veranda has exposed rafter ends and a plain frieze. The posts are tapering turned posts. There is a Colonial Revival balustrade.

The entrance is through the eastern bay of the facade. The front door is wood and glass with a fixed three-light transom. The windows in the gable end are each pairs of narrow one-over-one lights. The window in the eastern bay (second floor) is a wood-

en six-over-six double hung light. The windows have operable wooden shutters. There is a central interior brick chimney.

The first story has a small, single bay, single-story addition on the eastern side with a hipped roof that mimics the front porch roof line.

### **Historical Description:**

According to Eugenia Bibb's research of property deeds and City Directories, Robert C. Vandegrift and John Samuel Fitch, partners in a contracting and building firm, Vandegrift & Fitch, purchased two parcels of property in the spring of 1884. They combined the parcels (one from French A. and Lillie L. Balthis and the other from Thomas and Louise Keller) and shortly thereafter constructed this house on the property.

The Flannagan sisters (Mary, Sallie, and Alice) later owned the building, operating it as a boarding house until Alice Flannagan sold it in 1916 to Hollis Rinehart.

The Burnley family owned the home for the longest continuous period. Members of the Burnley family owned and lived in the home from the 1920s until the 1970s. William Samuel Burnley, a lawyer, and his wife, Lula Payne, bought the house and property from Hollis and Lena T. Rinehart in July of 1921.

J. Nat Burnley inherited the home from the estate of his parents in 1948 and continued to live there, with tenants occupying the other apartment. Margaret Burnley owned the home from 1964 until 1976, when she sold it out of the family to Carmen S. Clements and Lillian Mathlin. In 1981, Mathlin and Clements sold the house to William Craig, Jr., who sold the property to Martha L. Gleason in 1983. At the time, Gleason lived on nearby 2nd Street SW and rented the house to tenants. After Martha's death in 2007, the house was left to Brent W. Nelson in her will.



*This property was surveyed in depth by Eugenia Bibb in 1980; for more information, please refer to her survey.*

## 218 WEST SOUTH STREET

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**Street Address:** 218 West South Street

**Parcel ID:** 280096000

**Primary Resource:** *Dwelling* | Vandegrift-Poin-dexter House

**Date:** c. 1884

**Style:** Vernacular

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces South Street and the rear side of the building faces the CSX railroad tracks. The property is set down and back from South Street with a wrought iron fence and a front garden. The grade change at the sidewalk creates a step down into the yard.

### Primary Resource Description:

This two-story house is frame construction on a brick foundation with a full basement. The house is covered in horizontal clapboard (weatherboard) siding. The basic shape is a mirror image of 214 W. South Street, though modifications have been made to the exterior. The roof is a front-end gable standing seam metal roof. The house is three bays wide with a one-story shed roof porch. An L-shaped veranda wraps the front gable. The porch has plain columns, dentils along the cornice, and a wooden spindle balustrade. The house has a centered, interior brick chimney.

The entrance is through the western-most bay of the house. The front door is wood with a fixed light



transom and sidelights. The window in the gable end on the first floor is a two-over-two (vertical) double-hung sash. The majority of the remaining windows are two-over-two lights like the first floor front elevation. The window on the second floor of the gable end is a narrow pair of one-over-one lights. There is a decorative round vent in the gable.

There is a bay window addition that projects from the first floor on the eastern side of the house with a detailed frieze in lieu of a window on the northern side and a dentil cornice that matches the porch. This eastern elevation also has a centered gable in the roof line with decorative vent in the gable that matches the one of the front elevation.

### Historical Description:

According to Eugenia Bibb's research of property deeds and City Directories, Robert C. Vandegrift of the contracting and building firm, Vandegrift & Fitch, purchased this property in 1884, along with the neighboring property at 214 W. South Street. Shortly thereafter, they constructed this house on the property.

Frank W. Poindexter owned the house in the 1920s and 1930s. During that time, Frank was the pharmacist and proprietor of Poindexter's Pharmacy on West Main Street. In 1930, the census indicates that an elderly Frank Poindexter had a live-in servant, Lillian Fincham, who helped care for him and the home. Helen Gleason purchased the house in 1937 after Frank Poindexter's death. Gleason then sold the home to M. E. and J. S. Roberts, who sold the house to George Gilmer and John Graves - all in the same year (1937).

When Gilmer and Graves defaulted on the mortgage, the house was sold at auction back to the Gleason family (J. Emmett Gleason) in 1943. C. E. Morris bought the house from Gleason later that year.

The DiFiore family operated the house as two

apartments throughout the 1960s, 1970s, and 1980s. Franklin and Mary Gilliam purchased the house from Gino DiFiore in 1991.



V/A Historic Landmarks Commission  
Survey, Claire Welch, May 1980



*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*

## 220-222 WEST SOUTH STREET

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**Street Address:** 220-222 West South Street

**Parcel ID:** 280095000

**Primary Resource:** *Office* | Burgess-Brooks House, Blue Moon Fund

**Date:** c. 1884

**Style:** Vernacular / Italianate

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces South Street and the rear side of the building faces the CSX railroad tracks. The property is set down and back from South Street with a large hedge along the sidewalk. The grade change at the sidewalk creates a step down into the front yard.

### Primary Resource Description:

This two-story house is frame construction on brick foundation with horizontal clapboard (weatherboard) siding. The house sits on a full basement. The roof is a side-end gable standing seam metal roof, with a false front-end gable centered on the facade. The house is three bays wide with a one-story, one-bay truncated hip roof porch, which covers the entrance. There are two symmetrical interior chimneys that come out on either side of the central front-facing gable.

The entrance, located in the central bay, is a vernacular Italianate style. The front door is modern; it is stained wood with a wooden cut-out grass design creating privacy in the glass.

The porch has decorative brackets and a boxed cornice with wide cornice board. The porch is supported by square piers with sawn brackets that form arches in each bay.

The windows are two-over-two double-hung sash with bracketed window heads. The central window on the second story has a gable window head that reflects the false gable above. There is a decorative pierced vent in the gable of the facade.

There is a rear two-story addition with a gable roof that looks out onto a landscaped patio. A wooden boardwalk leads to the parking area at the edge of the backyard. There is an elaborate covered parking area with solar panels and charging stations for electric cars at the rear of the yard, facing the railroad tracks.

### Historical Description:

According to Eugenia Bibb's research, Benjamin and Katherine Pace sold this lot on W. South Street to James W. Burgess in May of 1884. Burgess, a carpenter and wood pattern maker, built the house that year and lived in the home with his young family for the next few years. Burgess's craft is evident in the wood details on the home.

In 1888, James and Emma Burgess sold the home to James H. Baker and moved to a new house on Ridge Street with their son and newborn daughter. Baker sold the house to Martha Curd Payne Carroll later that year. At the time, she also owned 200 South Street, which she was operating as a boarding house. In 1894, Eugene L. Carroll bought the property from the estate of his mother, Martha Carroll. Eugene and Nannie N. Carroll sold the home to his sister and brother-in-law, Roberta and Charles Walker, in 1898.

The Walkers sold the property to R. R. Case in 1902. R. R. and M. C. Case sold the house to Frank G. Brooks in 1904. Frank, a mail clerk for the railroad, and his wife, Nannie, lived in the home with

their family in the first two decades of the 1900s. After Frank died, Nannie continued to live in the house through the mid-1930s.

While Nannie was living in the house, it was split into two apartments and rented to tenants. Frank and Nannie's son, Louis Arthur Brooks (a railroad engineer and a doorman for the Jefferson Theatre), continued to live in the home for several decades after his mother's death.

According to the 1953 City Directory, Louis Brooks and Roy L. Sandy lived in one of the apartments and Mrs. Mary Hammond lived in the other.

In the 1960s and 1970s, Edward Hammond lived in one apartment and Bessie B. Brooks (Louis's sister; a nurse at the hospital) lived in the other. At the time of Eugenia Bibb's survey of the property, the house was split into five apartments. The house underwent significant renova-



*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*



## 226 WEST SOUTH STREET

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**Street Address:** 226 West South Street

**Parcel ID:** 280094000

**Primary Resource:** *Dwelling* | Carter-Manley House

**Date:** c. 1884

**Style:** Vernacular / Colonial Revival

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### Site Description:

This resource is located on the south side of West South Street. The front (north) side of the building faces South Street and the rear side of the building faces the CSX railroad tracks. The property is set down and back from South Street with a large hedge along the sidewalk. The grade change at the sidewalk creates a step down into the front yard.

### Primary Resource Description:

This two-story house is frame construction on a high brick foundation with horizontal clapboard (weatherboard) siding. The house is three bays wide with a one-story hipped roof veranda, which covers all three bays. The roof is a side-end gable standing seam metal roof, with a front-end gable L on the eastern bay. There are two interior chimneys; one centered over the forward-facing gable and the other is centered between the western bays.

The porch has Colonial Revival details like dentil molding and colonial columns on the veranda. There is a wide cornice with decorative brackets under the second story roof eaves and a decorative pierced vent in the forward-facing gable.

The entrance is through the central bay. The front door is glass and wood with side lights and a fixed transom. The windows are two-over-two (vertical) double-hung sash, except for the central and eastern bays on the second story. Those two bays each have narrow pairs of one-over-one double-hung sash windows.

### Historical Description:

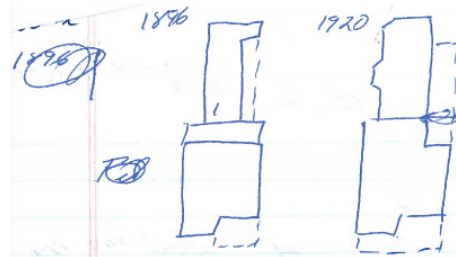
According to Eugenia Bibb's 1984 research, this house was constructed for Charles D. Carter in 1884. Carter, the superintendent of the city water and sewer works, owned the property along with his wife, Lucy. The Carter family never occupied this house, but lived on nearby 2nd Street SW and kept this home as a rental income.

William Henry Watson and Columbia Mallory "Lummie" Watson bought the house in 1902 from the Carter family and lived at that address until 1918. The Watsons shared their home with Lummie's mother and brother and rented out a room to boarders. William worked as a manager for the O. K. bakery and, later, as a grocery store salesman. Amos E. Harrison, a telephone operator for the Southern Railway, and his wife, Bertha, bought the home from the Watsons in 1921 and lived there until the late 1940s.

Sadie Manley, a widowed seamstress who lived on Ridge Street, purchased the home from Amos Harrison's estate in 1949 and continued to own it until the 1980s. It was during Manley's ownership that the house was enlarged and divided into apartments and rented to tenants. By 1962, according to the Charlottesville City Directory, the single family home was divided into five apartments. This same year, a "What Not Shop" was located in the building as well.

Thomas and Elaine Newell purchased the house from Manley in 1981 and sold it two years later to Walter and Barbara Pilkey. J. O. Phoenix, LLC pur-

chased the property from the Pilkey estate in 1983 and continues to own the rental property.



Building plan rough sketch by  
Eugenia Bibb, 1984.



*This property was surveyed in depth by Eugenia Bibb in 1984; for more information, please refer to her survey.*





# WATER STREET

## EAST WATER STREET

400 | Charles King & Sons Grocery Co.

410 | Charles King & Sons Grocery Co.

600 | C&O Depot



## 400 EAST WATER STREET

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**Street Address:** 400 E. Water Street

**Parcel ID:** 280060200

**Primary Resource:** *Commercial* | Chas. King & Sons Company building

**Date:** 1916

**Style:** Vernacular

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### Site Description:

This resource is located on the southwestern corner of the intersection of Water Street and 4th Street SE. The property is made up of three connected former warehouse buildings that are built to the corner (no set back), with a paved parking lot in the rear. The southern edge of the property is bordered by the CSX railroad. On the eastern side,

the building connects to the neighboring building and courtyard space at 410 E. Water Street.

### Primary Resource Description:

This resource is made up of three connected buildings of a former grocery warehouse. The eastern and western buildings follow the style of the oldest part of the Charles King & Sons Co. warehouse complex, which is located next door at 410 E. Water Street. These buildings repeat the themes of five-course American bond brick construction, stepped parapets, and three-bay facades divided by brick pilasters. Painted across the top of the first story of the eastern-most building is a faded black and white sign that reads: "Chas. King & Son Co.,

Inc. Wholesale Grocers”.

The western-most section, formerly a horse stable for delivery horses, is a two-story brick building with seven course American bond. It has a low pitched shed roof and a corbelled brick water table. Like the other facades on the property, this building has a stepped parapet, though it is a simpler and smaller version. The central bay has a two-story recessed entrance with two doors in the recessed area on the first story and two casement windows in the second story. The other two bays contain one two-light window per bay on each level. Those windows have two-course segmented arch lintels.

The central facade on this property is also three bays wide, but it is only one story tall with a flat roof. Where there used to be large garage doors (one per bay), there are now two large plate glass windows on the western two bays and a large plate glass window, a small plate glass window, and a glass door on the eastern bay. The windows of the two right bays have the three-course brick segmented arch lintels.

The eastern-most facade is the tallest of the three sections. It repeats the theme of a stepped parapet, which is more ornate in this section, and a corbelled brick water table. The first story has a large three-light plate glass window that fills out a garage door shaped opening. There are evenly-spaced single windows in each of the other bays on the first and second floor of the facade. The windows are two-light openings. The lintels on the doors and windows are three-course segmented arch brick.

## Historical Description:

These connected buildings are part of the Charles King & Son Co., Inc. grocery warehouses, which includes the neighboring building at 410 E. Water Street. This portion is actually comprised of three additions to the original 1897 building next door.

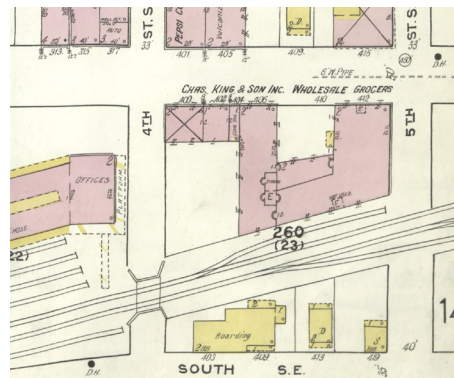
The western-most part of the building, at the corner of Water and 4th Streets, is the oldest section on this lot. According to Eugenia Bibb’s 1977 sur-



vey, this portion of the warehouse property was added in two parts. The first part was purchased from real estate investor James Irvine in 1907. In 1911, Charles King & Son Co. further expanded into a property purchased from E. W. Moss and W. A. Marshall. After the second purchase, the business then owned the whole block on Water Street between 4th Street SE and 5th Street SE (now closed). Both of these lots had existing buildings that were removed after purchase.

The 1907 property addition included a stable for the delivery horses used by the grocery business. During World War I, the business did well. In 1916, King & Co. constructed this new building, which created the large, horseshoe-shaped warehouse complex that remains today, now divided into two properties at 400 and 410 E. Water Street.

For more information about the history of this property, see the historical description for 410 E. Water Street.



1920 Sanborn Map showing the Charles King & Sons Co. Inc. building - the same footprint remains today, though 5th Street SE is now closed south of Water Street.



Eugenia Bibb, August 1974 (note the garage doors on the central portion of the building).

*This property was surveyed in depth by Eugenia Bibb in 1977; for more information, please refer to her survey.*



## 410 EAST WATER STREET

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**Street Address:** 410 E. Water Street

**Parcel ID:** 2800601A0

**Primary Resource:** *Commercial* | Chas. King & Sons Company building

**Date:** 1897

**Style:** Vernacular

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### Site Description:

This resource is located on the south side of Water Street between 4th Street SE and the dead end of 5th Street SE. The building takes up the majority of the lot; it's bordered by the Water Street sidewalk (no setback) and the CSX railroad tracks to the front and rear. On the western side, one projecting portion of the building adjoins the neighboring

building (400 E. Water Street), creating a courtyard space between the buildings that faces Water Street. This courtyard is paved with brick and landscaped with planters containing trees and shrubs. A metal fence with an open entrance extends between the buildings creating a border to the Water Street sidewalk and enclosing the courtyard.

### Primary Resource Description:

This building is a two-story brick industrial building with a five-course American bond. It has a low-pitched shed roof. The building sits on a full basement.

The facade is three bays wide with an additional four bays on the set back L on the western side.

Brick pilasters on the corners and middle of the facade divide it into the three bays. There is a simple cornice and stepped parapet wall (higher in the middle). The metal windows on the first story are six-over-six double-hung sash replacement windows with three course segmental arch window heads. The windows on the second story are six-light wide, horizontal windows in the side bays and a large, three-light horizontal window in the central bay.

The central bay of the first story contains the entrance door and a window, evenly spaced in the bay. The door is metal and glass with a fixed transom. The lintel is a three-course segmental arch like the windows of the first story.

A fading painted “Chas. King & Son Co., Inc. WHOLESALE GROCERS” sign extends between the edge pilasters above the first story of the facade. The sign is black with white text and border.

The L that projects west from the front facade has a similar design to the facade. It is two stories tall with corbelled brickwork as the entablature. The openings have three-course segmented arches. A brick and concrete ramp leads to the central entrance on the L, which has a pair of wood and glass doors. A fabric awning projects over the entrance.

### Historical Description:

Charles King founded a wholesale grocery company in Alexandria, Virginia in 1877. In 1890, King opened a new branch of the company in Charlottesville in a warehouse on South Street. By purchasing property in Charlottesville, King was able to expand his wholesale grocery company into a new market in central Virginia. However, that warehouse was destroyed by fire a few years later, in 1896.

According to Eugenia Bibb’s 1977 survey, Charles King had already purchased a house and lot at this location on the corner of Water Street and 5th

Street SE in October of 1895 (before the South Street fire) from George Perkins and Hattie S. Payne. A year after King purchased this property, a fire (started by a stray railroad spark that hit gunpowder stored in the building) burned the existing house to the ground. After this fire, King had this new warehouse constructed here in 1897; it was completed in 1898. The new warehouse created a



courtyard in the set back L shaped building where wagons and, later, trucks, would load up with groceries to deliver products to stores.

According to 1979 and 1980 *Daily Progress* articles about the building, Charles King & Sons Co., Inc.



sold a large variety of dry goods, including sugar, flour, coffee, spices, candy, and tobacco. Originally, groceries were delivered to local grocery stores by horse and wagon. For deliveries to surrounding counties, the goods would be shipped as freight on the railroad to local stations and then distributed by horse and wagon from the depot. The horses were originally housed in the stable next door on the corner of Water Street and 4th Street SE.

The team of traveling salesmen who worked for King & Sons would travel every weekday, leaving by train from Charlottesville. When they arrived at local stations for sales calls, they would rent a horse and visit local grocers, staying in rented rooms along the way.

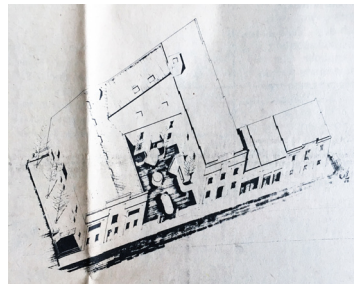
By the 1930s, Charles King & Son closed the Alexandria location, leaving the Charlottesville warehouse as the company headquarters.

After more than 100 years in business, the Charles King & Son Co. wholesale grocery closed its doors for the last time in the fall of 1979 and the building went on the market in 1980. When the business ended, it was Virginia's oldest surviving wholesale grocer, catering to small, independent grocers in Charlottesville and neighboring counties.

Architect William Prillaman and renovator Blake Caravati teamed up to repurpose the old warehouse for a new use. The 1980 renovations were inspired by the success of Richmond's Shockoe Slip warehouses and followed the Department of Interior's standards for rehabilitation to preserve historic integrity. The renovations were completed in April of 1982. The first new tenants in the space included a law firm, two brokerage firms, a travel agency, a restaurant, an insurance agency, a national executive search firm, an antiques dealer, an architect's office, and a realtor/architect partnership. Today the building is still a vibrant, mixed-use office building.



*Charlottesville Daily Progress advertisement for sale of the warehouse, February 16, 1980*



*Building sketch from Charlottesville Daily Progress article, June 1980*



*Building sketch from Daily Progress*



*Holsinger Collection, November 1916*



*Eugenia Bibbs, April 1987 (several years after the major rehabilitation project)*

*This property was surveyed in depth by Eugenia Bibb in 1977; for more information, please refer to her survey.*



## 600 EAST WATER STREET

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**Street Address:** 600 E. Water Street

**Parcel ID:** 530162100

**Primary Resource:** *Offices* | old C&O Depot

**Date:** c. 1905

**Style:** Neoclassical Revival

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### Site Description:

This resource is located on the south side of Water Street between the Belmont Bridge and the intersection of 5th Street SE. It is directly across Water Street from a small city park space and the Downtown Transit Station. The property is bordered on the southern side by the CSX railroad tracks. The lot is wide and narrow with a small parking lot on the eastern side and small, grassy yard on either

side of the train station's primary building facade.

### Primary Resource Description:

The C&O Depot building is comprised of a central Neoclassical Revival structure with a former passenger platform attached to the rear of the building that extends as wings on either side of the structure. The covered platform is now renovated into office space and is no longer open air.

The Depot itself is a two-story Flemish bond brick building with wood and stone trim. The building has a Palladian design, with central two-story block and symmetrical, one-story wings on either side. A heavy cornice with dentil details and large modillions wrap the building, strongly demonstrating the

Neoclassical style.

The two floors are separated by a stone string-course and rusticated brick quoins define the corners. A prominent, pedimented portico on the facade is supported by fluted, ionic columns. The front entrance, with its own pediment and elliptical fanlight, is located under the portico. On either side of the entrance are Doric columns, which support Doric entablature.

The central structure is five bays wide, with six additional bays in each of the wings on either side. Windows on the first story of the facade have rounded headings. These windows are 14-over-12 sash, wooden window. The windows on the second floor are smaller eight-over-eight double-hung sash. All the windows on the facade have a stone Greek key incorporated in brick lintels.

The former loading platform to the rear also has a hipped roof supported by cast-iron Tuscan columns. Modern renovations have filled in the space to create offices. The design of this space includes canted bay windows between each pair of columns that project from the plane of the columns.

### Historical Description:

According to Eugenia Bibb's research, the C&O Depot was built about 1905, replacing former train stations that previously served the Louisa Railroad (became the Virginia Central in 1850; now CSX railroad) as early as 1848. In 1865, when Union General Philip Sheridan and his troops occupied Charlottesville, they burned the existing depot to the ground. It was replaced some time after the war and remained in place until the early 1900s, when the current depot was constructed.

According to C&O Piedmont Subdivision historian Larry Daily, the peak of this station's traffic was the 1920s, when the depot had 13 trains stopping here each day. This building continued to serve as a passenger depot for Amtrak passengers through

1978. In early 1980, when Margaret Davis surveyed the structure, it was vacant, deteriorating, and had been vandalized.

In 1986, the C&O Railroad Corp. sold the property to the East Mall Redevelopment Corp. (DB487,



p.561). Significant renovations and restoration were completed in about 1990, transforming the Depot into an office building. This included the enclosure of the passenger platform.



1908 postcard showing the Belmont Bridge and nearby parks, from the collection of Piedmont Subdivision historian Larry Z. Daily



1974 view of the Depot - note that the Downtown Transit Station did not yet exist, photo by Eugenia Bibb



1974 view of the passenger platform, photo by Eugenia Bibb



Undated photo from the Belmont Bridge, probably 1980; photographer unknown



1987 view of the abandoned passenger platform, photo by Jim Carpenter for The Daily Progress

*This property was surveyed in depth by Eugenia Bibb in 1974 and again by Margaret Davis in 1980; for more information, please refer to their surveys.*





# GARRETT STREET

## GARRETT STREET

140 | Standard Produce Co.

126 | Gleason's

200 | Gleason building

400-426 | Friendship Court

505 | Ferguson Enterprises



## 126 GARRETT STREET

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**Street Address:** 126 Garrett Street

**Parcel ID:** 280111A00

**Primary Resource:** *Commercial* | Parr Warehouse, H. M. Gleason & Co., Nest Realty

**Date:** c. 1916

**Style:** Colonial Revival / Vernacular

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### Site Description:

This resource is located on the south side of Garrett Street, facing the intersection where First Street begins. The building meets a raised sidewalk (formerly a loading dock) with no setback. The building is four-sided, though the southeastern corner is obtuse, forming a facade that is narrower at Garrett Street than it is at the rear of the building. The

eastern side of the building borders a landscaped courtyard space that is shared with the newer Gleason high-rise building next door. There is a small paved parking area on the western side of the building.

### Primary Resource Description:

This two-story brick warehouse is vernacular in style with Colonial Revival details. It is five bays wide, with a two-bay addition on the same plane (to the West). It sits on a raised concrete foundation. The Colonial Revival influence comes from the brick pilastered piers and classical architrave. The architrave connects the top of the pilasters, with an undecorated brick frieze above it. The building

has a flat roof. The pilasters and much of the addition is painted brick in common bond. A modern standing seam metal shed roof with a wavy edge design forms a veranda with large brackets supporting it underneath.

Each of the bays between the pilasters on the first story contain triptych glass openings with fixed transoms and corner lights. The two end bays and the central bay of the main facade contain sets of double glass doors. The second story has one large, six-over-six double-hung sash window in each opening.

The western addition to the facade is two bays wide. The first story has a plate glass door and a window opening that matches the bays on the adjoining facade. The second story has two six-over-six double-hung sash windows in each of the bays. There is a vertical “Gleasons” sign hanging on the second story of the western-most corner of the addition.

The eastern elevation projects back from the facade at an obtuse angle that makes the building wider as it extends south, before turning back slightly towards the West to reach the southeastern corner of the building. This gives the building the appearance of five elevations rather than four.

The eastern elevation is five bays wide with plate glass (divided into four lights) separated by brick piers on the first story. Between the first and second story is a simple brick frieze with thin wooden trim. The second story has five irregularly spaced windows that are six-over-six lights.

### Historical Description:

J. J. Gleason and his son, Henry Morris Gleason founded H. M. Gleason & Co. (Gleason’s) at 401 East Main Street in 1871 as a retail and wholesale grocery business, livery stable, and farm machinery and implements shop. In 1913, Henry’s son, J. Emmett Gleason, became a joint owner, followed by

his brother Hope W. Gleason in 1919. The family farm supply business moved to this Garrett Street location later that year to take over the Parr wholesale/retail feed and grocery store, which already existed on this site in 1916. According to the census, William James Parr had been a feed store merchant in Charlottesville since at least 1910.

Hope and J. Emmett Gleason took over the business from their father in 1925; they continued to own and operate Gleason’s until 1945. Before the





end of World War II, the business expanded into a larger space on Garrett Street, taking over the adjoining Southern Baking Co. building. With more space, Gleason's began to sell home appliances, including televisions, refrigerators, washers and dryers, and air conditioners.

When Hope Gleason died in 1947, his son, Hope Gleason, Jr., took over his portion of the business and continued to run Gleason's with his uncle. The business continued to thrive throughout the 1980s. After nearly 100 years at that location, in 2007, Gleason's was substantially renovated to be used as mixed-use offices. At that time, a rear warehouse (c. 1900) portion of the building was removed to make room for the new Gleason building that is adjacent to this site. Today the anchor tenant is Nest Realty, which occupies much of the former show room space.



*Charlottesville Daily Progress, 1986*



*Ruth Ferree for The Charlottesville Observer, July, 1982*



*Holsinger Collection, undated photo*



*Holsinger Collection, Parr Warehouse, May, 1916 (note Oak Hill in the background). This was before the addition to the west side.*

## 140 GARRETT STREET

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**Street Address:** 140 Garrett Street

**Parcel ID:** 280131000

**Primary Resource:** *Commercial* | Standard Produce Co. Warehouse

**Date:** 1951

**Style:** Modern Industrial / Vernacular

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### Site Description:

This resource is located on the south side of Garrett Street, at the corner with Gleason Street. The front of the property has a small paved parking area and loading dock. There is a low brick wall that projects from the front of the building and connects with the eastern side of the property at the sidewalk. The rear of the property is surrounded

by a chain link fence and contains a parking area for Standard Produce Co. delivery trucks.

### Primary Resource Description:

This one-story brick and concrete block warehouse is a modern industrial design with clean lines and simple finishes. It is nine bays wide with a flat roof. The facade is one story tall at Garrett Street, though a full English basement is visible on the other elevations as the property slopes down in the rear. The facade of the building, which is brick, is one bay deep, with an office on the northeastern corner of the building and loading docks that open into the warehouse in the other bays. Behind the brick front section is a painted concrete block warehouse.

The shape of the facade is dog-trot style with two projecting corner bays and a recessed central loading dock that stretches between them. The loading dock is covered by a flat roof with exposed metal beams underneath. The cornice of this porch roof is wide and painted with a sign for “Standard Produce Co., Inc.”. There is a brick interior end chimney on the eastern side of the building.

The office door is on the western side of the projecting bay. The windows in the office bay of the facade are 24-light metal casement windows. There are two windows on the facade, one window on the eastern bay of the office, and one window on the office’s western bay.

The facade has a fabric awning in a steep shed style on the eastern bay. The awning projects out from the building and wraps from the northeastern corner around the western side of the office.

The eastern elevation is all painted concrete block except for the office bay. There are four metal louvered window openings near the Garrett Street facade (including one in the brick office bay).

The rear, warehouse portion of the building is concrete block, painted white. On the upper portion of the southern elevation of the warehouse is a large painted sign for “Standard Produce Co.”. There are two windows in the upper portion of the two western bays of the rear elevation.

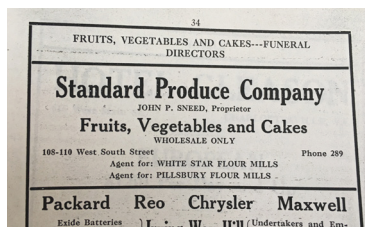
## Historical Description:

Standard Produce Company was founded in 1910 in Charlottesville and sold wholesale fruits, vegetables, and cakes. The first location was at 620 W. Main Street. John P. Sneed was the proprietor of Standard Produce Company from its founding through the early 1930s. In the late 1920s, the business relocated to the former H. H. Hankins warehouse at 108 W. South Street.

In 1950, Standard Produce Company purchased



*Photograph of original Standard Produce building on West Main Street; Holinger Collection, 1917*



*Charlottesville City Directory ad for Standard Produce Co.*



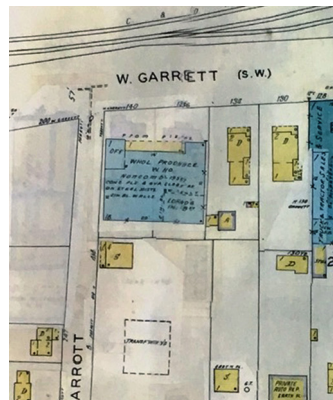
this property from Estill and Violet Chaplin, who had lived in a house at this location. Estill and his son, Jason, were engineers with Inland Service Corp. The current building was constructed by 1951. A cold storage addition was made in 1993.

Robert Ballard currently owns Standard Produce Company. Ballard's father, William Ballard, started at Standard Produce during World War II as a truck driver. He worked his way up in the company, serving (at different times) as a vice president, treasurer, and secretary for in the 1940s, 1950s, and 1960s.

Standard Produce Co. is the longest continuously operating industry in the Strategic Investment Area. It has been located within the district for nearly 100 years and in Charlottesville for almost 110. The business has been at the current location on Garrett Street since 1951.



*Hope House children on the dock at Standard Produce Co., photographed by Ancheson Hench, 1969*



*Standard Produce Warehouse, 1959 Sanborn Map*

## 200 GARRETT STREET

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**Street Address:** 200 Garrett Street

**Parcel ID:** 280111000

**Primary Resource:** *Mixed Use* | Gleason Building

**Date:**

**Style:** Vernacular

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### Site Description:

This building is located on the southern side of Garrett Street at the intersection with 2nd Street SE. It is an L-shaped building that wraps the adjoining parcel (126 Garrett Street). There is a raised courtyard entrance with a concrete staircase along Garrett Street. A ramp curves from the western side to the courtyard as well, with a rounded brick planter between the ramp and the adjoining prop-

erty. Vehicular access to a parking deck connected to this building is located on the eastern side of the parcel, on the other side of the adjoining building (126 Garrett).

The rear of the property adjoins a parking deck for the ACAC development. On the western side is a surface parking lot for ACAC, which is below grade from this property.

### Primary Resource Description:

The Gleason building is a modern, high-rise, mixed-use building. It is six stories tall, L-shaped, and clad in brick with black metal details. The building has an interior parking garage. The top three stories of the building are set back from Garrett and 2nd Streets,

giving the illusion of less mass to pedestrians. The building has an English basement, which is visible on 2nd Street SE, where the property slopes down towards the South.

Several decorative dark glazed brick bands wrap the building horizontally and a thicker dark glazed brick band is located near the roof line. A large square brick column with a metal “G” is located inside the courtyard, connecting to the building near the entrance to the condominiums. An external, brick elevator or stair tower is located just east of the vehicular entrance to the parking garage.

There are two glass door entrances to facade on the sidewalk along Garrett Street and two larger glass entrances to the raised courtyard. These all have boxed metal cornices. The pedestrian-level portion of the Garrett Street facade (on the eastern side) has large plate glass windows also covered with boxed metal cornices. There is a basement level entrance located centrally on the eastern elevation, also topped with a boxed cornice.

The windows are a mix of four-light and six-light plate glass with metal surrounds. Many of the windows are connected with metal panels between the stories. In several instances, the top three bays are recessed, forming balconies from those condos. The balconies have metal and glass railings.

### Historical Description:

This property was owned by H. M. Gleason Co. in the late 20th century. Audrey Virginia #1 LLC purchased the property in 2001 from Gleason’s (DB 811, p. 99). OPRE Gleason’s Acquisition, LLC bought the property in 2005 (DB 1049, p. 615). In 2007, the existing Gleason’s warehouse (c. 1900) on this site was demolished. Construction on the new Gleason building began immediately and was complete in 2008. Today the property is owned by The Gleason Condo Unit Owners’ Association, Inc. (DB 2017, p. 774).



Rear view of Gleason's warehouse from 2nd Street SE; photo from City Assessor's website, circa 2007



## 400-426 GARRETT STREET

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**Street Address:** 400-426 Garrett Street

**Parcel ID:** 280118000

**Primary Resource:** *Residential* | Friendship Court, Garrett Square

**Date:** 1978

**Style:** Vernacular

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### Site Description:

Friendship Court is a multi-family housing development operated by Piedmont Housing Alliance. It is located on a large block that is bounded by Garrett Street, Monticello Avenue, 6th Street SE, and 2nd Street SE. The residential buildings are clustered loosely around a public space, centered more on the western side of the property. The residen-

tial area is gated with high metal fencing. The eastern portion of the property has more open space, which is mostly grass yard.

There is also a large community garden, operated by the Urban Agriculture Collective of Charlottesville, located on a portion of the southeastern corner of the property. The eastern side of the property also contains a playground, basketball court, and a community center building.

There are vehicular entrances to Friendship Court from 2nd Street SE and Monticello Avenue. There is an additional pedestrian entrance on Garrett Street.

## Primary Resource Description:

Friendship Court is an housing complex made up of 150 residential units spread out over 21 buildings, with an additional building that is used a community center.

The residential units are attached, with several units per building, in groupings of two. Each building is two stories tall with a side-end gable roof. The buildings are frame construction and have a mix of brick, vinyl, and composite siding. The gable ends are clad in vinyl on the second stories, with brick cladding on the first level.

A single unit is two stories tall and two bays wide. The front facade of each contains a vinyl door on the first floor, with utility space in the same bay of the second story. The other bay has a three-light horizontal window on each story. Brick cladding separates and defines the bays vertically, which are clad in a stucco material. The units are paired in sets of two, each mirroring its neighbor.

## Historical Description:

Garrett Square was constructed in 1978 on land cleared by the Charlottesville Redevelopment and Housing Authority as part of Charlottesville's Urban Renewal in 1967. In the 1960s, this neighborhood was known as "Garrett Street", named for Alexander Garrett, whose large estate, Oak Hill (c. 1825), made up a large part of what would become this neighborhood. Oak Hill was built by Garrett in the early 1800s and was used as a residence until the early 20th century. Until it was demolished in 1952, Oak Hill also served industrial uses, including an invention laboratory (called the Cold Steam Corporation) and a warehouse (for the Bellmead Development Corp.).

For roughly a century, the Garrett Street area was made up of mostly single family homes on small lots along Garrett, Diggs, Dice, Oak, Ware, and 2nd Streets. Many of these homes were owned and oc-



*Aerial photograph of Friendship Court, circa 2016, by Jack Looney*



*UACC garden, June 2013; photograph from Urban Agriculture Collective of Charlottesville*



*Holsinger Collection, Garrett Street (what would now be the corner of 6th and Garrett, looking west), April, 1915*

cupied by African American families. 2017, the year of this survey, is the 50th anniversary of the demolition of those homes.

In 2002, Piedmont Housing Alliance partnered with the National Housing Trust to purchase Garrett Square. As part of the renovations they conducted after purchase, PHA also changed the name of the property to Friendship Court.



## 505 GARRETT STREET

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**Street Address:** 505 Garrett Street

**Parcel ID:** 280245000

**Primary Resource:** *Commercial* | Ferguson Enterprises

**Date:** 1981

**Style:** Vernacular

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### Site Description:

This resource is located on the north side of Garrett Street, at the corner with 6th Street SE. The Ferguson Enterprises building is situated close to the western edge of the property and surrounded by a small asphalt parking lot that extends from the western boundary past the building to the eastern edge of the property. There are two flag poles on

the western side of the facade in a landscaped area next to the building. The rear loading dock and paved parking area is disguised from Garrett and Sixth Streets by tall hedges.

### Primary Resource Description:

The Ferguson Enterprises building is a one-story frame construction office and warehouse building. The building's facade is broken by a one-story projecting pavilion on the eastern half. The main entrance and the office are located in this projecting pavilion. The warehouse and commercial space are located in this taller portion of the building, which is situated behind this small projecting pavilion.



The facade has an oversized, square metal cornice with vertical seams, which repeats on both the projecting office pavilion and the larger warehouse portion of the building. On the warehouse, the cornice is further exaggerated in scale with the larger massing and higher roof line. The building is covered by a flat roof.

The taller portion of the building, set back from the offices, contains the warehouse, loading dock, and a retail store for plumbing, lighting, and HVAC products. This portion of the building is clad in metal siding. There is a large cutout sign for “Ferguson Enterprises, Inc.” affixed to the upper left corner of the facade’s cornice.

The entrance of the building is defined by two vertical brick stacks that make north-south planes the depth of the projecting pavilion. These stacks extend above the roof line of the facade. Another brick stack is located at the eastern end of the facade, marking the building’s edge. The entrance door is glass with fixed transom and sidelights. The remaining bays in the facade are plate glass with a dark tint and dark metal surrounds.



*Photograph by The Charlottesville Observer, July, 1982*





# MONTICELLO AVENUE

## MONTICELLO AVENUE

105 | residences

III | ACAC fitness center



## 105 MONTICELLO AVENUE

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**Street Address:** 105 Monticello Avenue

**Parcel ID:** 2801284A0

**Primary Resource:** *Mixed-Use* | Monticello Avenue Partners building

**Date:** 2006

**Style:** Vernacular

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### Site Description:

This mixed-use building is located on the northern side of Monticello Avenue on the block between 2nd Street SE and Gleason Street. Behind the building is a parking lot shared with adjacent buildings in the complex. The building is constructed with no setback along Monticello Avenue.

### Primary Resource Description:

This is a modern vernacular, mixed-use condominium and office building. It is four stories tall along Monticello Avenue, though only three stories are visible on the northern side due to the connected parking garage.

The Monticello Avenue facade is five symmetrical bays with a shorter entrance bay on the eastern side. The first level is a medium grey stone block with lighter stone block on the three upper stories. The openings are a mix of unique, metal divided-light plate glass on the first three floors and triple sets of two-over-two double-hung sash windows in each bay on the fourth story.



The entrance is a glass and metal door covered by a flat-roofed metal awning. On the second floor of the entrance bay, a three-part plate glass window is set in a projecting colorful stucco surround.

The northern elevation is seven bays wide and three stories tall, divided symmetrically into three sections. The first level of the facade is open, with piers supporting the upper levels. The openings are for parking spaces. The two eastern and western sections (each two bays) of the top two floors contain sets of three double-hung, two-over-two windows. The central section has three recessed balconies on each level.



### **Historical Description:**

These offices and condominiums were constructed as part of the ACAC complex in 2006. In 2004, Phil Wendel, the founder and CEO of ACAC, purchased and demolished the Ivy Industries facility located here in order to redevelop the property. Ivy Industries, a wood molding manufacturing business, had been located along Monticello Avenue between Gleason Street and 2nd Street SE. The Ivy Industries facility was constructed in 1982 on property cleared as part of Charlottesville's Urban Renewal. Prior to Urban Renewal, there were single family homes on this site.

## III MONTICELLO AVENUE

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**Street Address:** 111 Monticello Avenue  
**Parcel ID:** 2801284A0  
**Primary Resource:** Commercial | *ACAC*  
**Date:** 2006  
**Style:** Vernacular

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### Site Description:

This resource is located on Monticello Avenue, at the intersection with Gleason Street. The building's primary facade is oriented towards a joint parking lot on the inside of the block (facing east). There is a large paved parking lot along Garrett Street, which is surrounded by a chain link metal fence. Along Monticello Avenue there is a grade change from the street, which is situated below the level of

the first story of the building. The hilly space between the sidewalk and the building is landscaped with shrubs and groundcover. An ACAC sign and flag pole are situated near the pedestrian entrance (via concrete staircase) on the southeastern corner of the property. On Gleason Street, there is a outdoor children's play area surrounded by a metal fence.

### Primary Resource Description:

The ACAC fitness center is a vernacular, two-and-a-half story, seven bay stucco and glass building. The building has a flat roof, with a rooftop lap pool located on the northern side of the building.

The primary facade (on the eastern side of the building) is broken by a cantilevered second story projecting pavilion, which is supported by metal posts with stone cladding. The four bays of the projecting pavilion are divided by pilasters. Each of those bays contains a large, six-light window. The entrance is located in the northern-most bay. It is covered by a flat-roofed portico. The door is sliding glass with plate glass sidelights.



The southern elevation, along Monticello Avenue, is 10 bays wide with a one-story spa addition that extends along Gleason Street. The 10 bays are divided by stucco pilasters, with single, six-light plate glass windows centered in each bay of the first story. On the second story, there are five-light, vertical windows centered on either side of each pilaster (two per bay).



The northern elevation, which faces a large customer parking lot, is punctuated by only a double glass door in the eastern corner and two small window openings. There are a few small design details that break up this otherwise expansive, bland facade (likely intended to have a building constructed next to it).



### Historical Description:

This ACAC building was constructed in 2006. In 2004, Phil Wendel, the founder and CEO of ACAC, purchased and demolished the Ivy Industries facility located here in order to redevelop the property as an ACAC fitness center. Ivy Industries, a wood molding manufacturing business, had been located along Monticello Avenue between Gleason Street and 2nd Street SE. The Ivy Industries facility was constructed in 1982 on property cleared as part of Charlottesville's Urban Renewal. Ivy Industries purchased the property from Charlottesville Redevelopment and Housing Authority. Prior to Urban Renewal, there were single family homes on this site.



*Undated (c. 1916) Holsinger Collection photograph showing homes on South 1st Street from the intersection of Garrett Street (near present location of this building).*





# ELLIOTT AVENUE

## ELLIOTT AVENUE

201 - 239 | Ix complex



## 201 - 239 ELLIOTT AVENUE

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**Street Address:** 201-239 Elliott Avenue

**Parcel ID:** 280208000

**Primary Resource:** Commercial | *Ix Property*

**Date:** 1928

**Style:** Vernacular Industrial

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### Site Description:

This resource is located on the north side of Elliott Avenue, between 1st Street South and 2nd Street SE. On the western side, the property is bordered by the Hebrew Cemetery and residential properties that front 1st Street South. On the northern side, the property is bordered by the Three Notch'd Brewery building and the Ix Art Park, both of which used to be part of this parcel. Originally, this

building was part of a larger industrial complex that connected all the way to the Three Notch'd Brewery building - all operating as one large textile mill from the 1920s until the 1990s.

The eastern side of the property has an entrance and asphalt parking lot at Blenheim Avenue. 2nd Street SE snakes through the property, connecting it to Monticello Avenue on the northern side and Elliott Avenue on the southern side. There is also an entrance from 1st Street South.

Between Elliott Avenue and the building is a grassy front yard with a ditch near the street, then an asphalt parking lot, which extends along the width of the facade. An alley runs behind the building on the western side.

Piedmont Master Gardeners built and maintains a small, hilly rock garden in the southeast portion of the property, between the building and the eastern parking lot. The building is attractively landscaped, particularly adjacent to the eastern facade.

### Primary Resource Description:

The Ix building is a sprawling industrial building that has been rehabilitated into a mixed use commercial and office building. The one-story building has an L-shaped footprint with several small open-air courtyards in the interior. It has been expanded by multiple additions over the years to accommodate a growing textile demand.

The Elliott Avenue facade is divided into three sections, each with different businesses. A concrete loading dock runs the width of the facade. The eastern-most section is occupied by local TV networks and is four bays wide with a metal shed awning covering three of the bays. The window openings are square plate-glass and the door is glass. Cut-out metal signs for the station names “WVAW” and “WCAV” sit on the top of the metal awning. The facade is clad in a vertical metal siding with a large panel cut out to reveal brick in common bond that extends about two-thirds of the way to

the roof line. The eastern window is located on the right side of that brick portion of the facade. The remainder of the facade is painted concrete block with several large service door openings, one of which has a long ramp leading to it. An entrance to the Aireco section of the facade (western side) has a large, rounded metal awning. The Aireco section also has three pairs of four-light windows set in former service bays. The windows are topped by steel I beams.

The western side of the building (along the alley) is one-story tall, common bond brick. It is punctuated with windows and doors leading to offices for multiple businesses and nonprofits. The openings are topped with steel I-beams.





A very simple colonnade with thin metal columns wraps from the northwestern corner across the northern elevation and partway around the eastern elevation. The northern elevation is comprised of slightly projecting plate glass bays with large rectangular tile as a water table. In between the bays are entrance doors set in stucco walls. An open-air entrance to an interior courtyard is located on this elevation.

A large outdoor patio for a restaurant located in the northeastern corner of the building (Brazos Tacos) is adjacent to that space. It is landscaped with mature evergreen trees.



The eastern elevation continues the simple colonnade and plate glass and tile water table design for the first few bays. The remainder of this elevation has a mix of styles for different storefronts, all united by an open, raised concrete walking path. In order to access these businesses, there are concrete staircases at each entrance as well as two ramps on the northern and southern ends of this facade.

Entrances and window openings towards the Elliott Avenue side of this elevation are topped with the same metal I beams seen on other elevations. The Portico Church entrance and the Studio Ix



coworking space both have entrances covered by metal awnings.

### Historical Description:

Frank Ix, Jr. brought his family's textile business from New York to Charlottesville in 1928. Ix bought 17 acres of land west of Belmont, which would become the site for his mill and its 120 looms. Eventually, the production would grow to 1,100 looms and 1,400 employees, many of whom lived in walking distance of the mill, some in homes that the Ix family had built. Nearby Rayon Street is even named for its connection with the textile mill.

The Wilson Co. were the local contractors chosen to build the original two-and-a-half story brick Ix factory. The building was completed in 1928 and manufacturing began in 1929. The City of Charlottesville paved Elliott Street around the time of construction in order to better serve the mill. Until that time, the street had never been paved.

During World War II, women made up about half the factory employees. After the war, the Ix Company oversaw construction of dozens of houses



in Belmont that they rented or sold to employees. Starting the in 1940s, the company also offered no-interest loans to employees for any education purposes. Although the company was progressive in some ways, few people of color worked at the mill before Civil Rights. However, in the second half of the 20th century, the minority employee population grew. In 1999, at the time the mill closed, minorities made up about 30% of the employees.

Frank Ix & Sons, Inc. expanded their mill operation multiple times. Much of it was added before 1966, though, according to city assessor records, they did add additional manufacturing space in 1973.

In May, 1999, the Ix firm filed for Chapter 11 bankruptcy and the business officially closed in November of 1999. When it closed, the mill had been the city's oldest employer, continuously operating for 70 years.

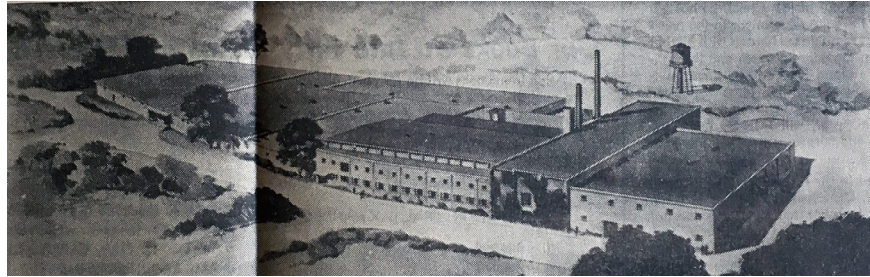
In 2001, Frank Ix & Sons, Inc. sold their property to Monticello Associates, LLC (DB 782, p. 430) (cur-



rent owners). Significant renovations took place between 2001 and 2004. In 2010, the original 1928 mill was demolished. Another wave of remodeling of this building has taken place between 2013 and 2017. The Art Park was established in 2014 and a native plant garden created along Pollock's Branch (in the property northeast of the building).



*Photograph of Ix demolition in 2010, Dave McNair for the Hook*



*View of the Ix complex from a 1966 Daily Progress advertisement; note that current Ix building is the one-story building on the left side of this rendering*

*Photograph of the Ix complex in 2002, unknown photographer; from the website Healing Charlottesville on OOCities.org*



The Ix & Sons textile mill produced “greige goods”, which are unfinished fabrics that are dyed and sewn at other locations. Although the mill started with silk production, the Ix company soon switched to synthetic fiber products, which had become more in demand. One of the mill’s most notable products was a heavy-duty rip-stop nylon material used for World War II parachutes. New synthetic materials, developed in coordination with DuPont, made the trans-Atlantic journey in better shape than fragile silk. However, the factory produced more than just parachute fabric - its reams of white silks and lycra were used nationally to make many different types of products, including high-end technical fabrics, swim-suits, backpacks, and tarps. At the height of its success, the Ix mill was the largest employer in Charlottesville and produced as many as 1,000,000 yards of fabric a week.





## RIDGE STREET

100 | Midway Manor  
203 | Fire Station  
204 | Bailey-Parrott-Fowler Cottage  
211 | Salvation Army  
214 | Fuller-Bailey House (residence)  
218 | Monticello Ridge Crossing ALF

300 | Don's Florist & Gifts  
304 | Gold Key Realty building  
307 | Noland Company  
308 | Food Master building



## 100 RIDGE STREET

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**Street Address:** 100 Ridge Street

**Parcel ID:** 280093000

**Primary Resource:** *Dwelling* | Midway Manor

**Date:** 1981

**Style:** Vernacular

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### Site Description:

This resource is located on the east side of Ridge Street at the corner of Ridge Street and South Street. The primary facade of the building faces east towards a parking lot off South Street and the rear side of the building faces Ridge Street. The property is set back from South Street with a parking lot and. On the Ridge Street side of the property is a tree-scaped greenspace. Due to a grade

change on the property, the Ridge Street side of the property is elevated from the sidewalk by a few feet, and is bordered by a concrete wall.

### Primary Resource Description:

This L-shaped, five story apartment building is brick clad in a common bond. The primary facade (facing the parking lot off South Street) is 14 bays wide. The facade is broken by a sawtooth design, which creates three additional bays that jut out at an angle from the facade. The entrance is located under a portico with a flat roof and rectangular brick columns. There is a glass, one-story, three-bay room off the southeastern corner of the facade.

The bays are evenly spaced across the facade, with each bay containing one window. The bays alternate between single one-over-one windows and larger, two-light picture windows. The facade's third bay from the southeast corner has a column of fixed pane horizontal windows on each story. The corners of the building have small brick-clad balconies on each floor.

### Historical Description:

Midway Manor was constructed in 1981 as apartments for elderly and disabled residents, which are subsidized by the Section 8 program. It was constructed at the former location of Midway High School (a segregated school for white students).

According to Charlottesville School Board records, "Midway Grammar and High School" had been built about 100 years earlier. The city purchased the land from the Maupin family in 1882 to build one of the city's first public schools. The school originally offered public instruction to white grade school, middle school, and high school students, though it became a high school later as the population expanded and other schools were built, beginning in 1916. The school was demolished in April of 1972.



*Holsinger Collection, 1912 photograph of Midway School, northwest corner of property*



*Holsinger Collection, 1917 photograph of Midway School*



*Holsinger Collection, 1918 photograph of Midway School during a "peace celebration" for Armistice Day*



*Demolition of Midway School in April of 1972, photograph by Edwin Roseberry*



## 203 RIDGE STREET

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**Street Address:** 203 Ridge Street

**Parcel ID:** 290022000

**Primary Resource:** *Fire Station*

**Date:** 1959

**Style:** Vernacular / Modern

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### Site Description:

This resource is located on the western side of Ridge Street between the Salvation Army and the C&O Railroad tracks. The majority of the property is paved with asphalt to allow a generous clearance for fire trucks to maneuver. The firehouse is built on the southern edge of the property and there is a brick fire training tower on the northwestern corner of the lot (nearer to the train tracks). There is a

narrow grassy yard between the entrance and Ridge Street fronting the southern bay of the building with a sidewalk leading to the entrance. In the yard is a replica Liberty Bell and a flag pole.

### Primary Resource Description:

This brick fire station is built in the modern style; two stories tall and four bays wide with a flat roof and a plain stone cornice. The southern-most bay has a shallow projecting pavilion with a low-pitched front-end gable (a later addition). The brick is running stretcher bond.

The left (southern) bay of the facade contains the entrance door, which is plate glass and aluminum with large plate glass sidelights and transom. The

second story of this bay contains a window that is recessed into the projecting bay, in the same plane with the rest of the facade. This window, which matches the other windows on the facade, is original and pre-dates the entrance pavilion addition. The recessed opening reveals a standing seam copper shed roof that covers the first story. The top of the opening (above the window) has a plain stone lintel. The cornice on this projecting pavilion is also copper.

The remaining three bays of the facade are identical and evenly spaced. On the first floor of each bay is a large garage door opening for a firetruck. Each has stone surrounds and stone block that connects each of the three openings. Each of the three bays on the second story of the main facade contains one five-part, fifteen light window with a metal frame. Like the first story, these openings are connected with stone surrounds.

The northern elevation of the building has two windows on the first story and a band of windows on the second story that create a similar effect to the horizontal window openings of the second story of the front facade. All the windows are trimmed with stone block surrounds. The second story windows also have stone spacers between them, connecting them in a horizontal band.

The rear, two-story L to the firehouse contains four additional bays, each identical. On the first story, each bay contains a garage door for trucks. On the second story, each bay has one 15-light window with stone sill that matches the windows on the primary facade.

### **Secondary Resource Description:**

Behind the firehouse is a four-and-a-half story (56') brick fire training tower. The first story has a garage door on the front facade (facing Ridge Street). The remaining three levels of the front facade have doors connected by a metal fire escape. The other

elevations contain window openings on each story. The top of the structure has a decorative brick cut-out parapet on all four sides.



### **Historical Description:**

The Charlottesville fire company was founded in 1885. This fire station replaced the circa 1906 fire station that was located on Water Street near the intersection of Main Street. The brick Water Street station, like the one before it, was built for horse-drawn carriages and included a hay loft and stables. Although the fleet switched from horses to trucks in 1919, the Water Street station continued to be Charlottesville's only fire house for 40 more years.

In March of 1957, the City of Charlottesville purchased two homes at this site from Emma Harlan (DB 197, p. 420). After purchasing the properties, the city demolished the buildings (a two-story frame house with garage and a smaller two-story home) and combined the lots in order to build this station.

The fire station was designed in the modern style by local architect Milton Grigg and constructed in



1959. The design was meant to incorporate larger and more comfortable space for the firefighters. It was remodeled in 1996 and two underground fuel tanks were added in 1998.

Today, this station is one of three fire stations in the city and serves the following neighborhoods: Belmont, Woolen Mills, Martha Jefferson, Ridge Street, North Downtown, Johnson Village, and Fifeville.

This fire station houses two fire engines, two fire trucks and a Battalion Chief Truck, as well as the city's 1929 Seagrave Pumper No. 2. It is also the location of the city's Fleet Maintenance Shop.




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This copper and steel Liberty Bell reproduction is located in the front yard of the firehouse, near the entrance to the building.

It was given to "The People of Virginia...as an inspirational symbol of the United States Savings Bonds Independence Drive." The bell was made to be an identical replica (in "dimensions and tone") to the Philadelphia Liberty Bell. It is one of 53 bells cast in France in 1950 and given to the United States government by major American copper and metal companies.

In the summer of 1950, this bell was displayed in spots across Virginia.

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*Architectural rendering of the proposed fire station by Milton Grigg, circa 1957*



*Holsinger Collection, undated photograph of the Water Street Fire Station, before this Ridge Street fire station was constructed (c. 1920s).*

## 204 RIDGE STREET

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**Street Address:** 204 Ridge Street

**Parcel ID:** 280143000

**Primary Resource:** *Office* | Bailey-Parrott-Fowler Cottage

**Date:** 1862

**Style:** Gothic Revival

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### Site Description:

This resource is located on the east side of Ridge Street between South Street and Monticello Avenue. It is bordered on the north side by the dead-end of Garrett Street and the CSX railroad. At this location, Ridge Street is above grade, so the house is set down from the street level. There is a small parking area behind the house that is accessible by

Garrett Street.

### Primary Resource Description:

This Gothic house is one-story tall with an English basement. The roof is side-end gable with a false front-end gable centered on the facade, both of which are covered with asphalt shingles. There is a covered veranda with a standing seam metal shed roof on the facade that runs the width of the house. There are two symmetrical interior chimneys with corbelled caps and a third interior end chimney in the rear of the house. The walls are clad in rusticated wood boards.

The English basement is fully above ground at the rear of the house, though the front yard has been

raised partially to nearly meet Ridge Street. The basement is five- and seven-course American bond, though an addition to the Southeast corner of the basement has weatherboard cladding.

The 1870s addition on the northeast corner has an almost flat shed roof. A later 1923 addition in the southeastern corner has a metal shed roof to match the porch. This sunporch or sleeping porch addition is two stories tall with a basement level room that was recently enclosed. There is now a glass divided light door on the lower level of the southeastern facade that opens from that addition to the rear yard.

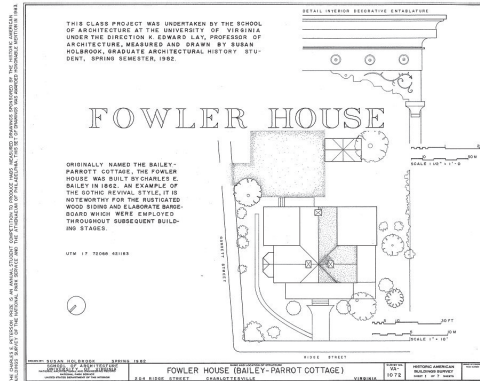
The house has projecting eaves and a boxed cornice. The gables (both the front and side) have undulating sawn woodwork with pendant loops in the corners and a central pendant in the peak of the gable. The main entrance is in the central bay of the facade. The wooden door and narrow, recessed sidelights are covered by a four-light rectangular transom.

The main windows are six-over-six double-hung sash. A shallow, semi-octagonal bay window is located on the northeastern (1870s) elevation; possibly a post-construction addition. At the main level of the house, this bay has four narrow, single-light double-hung sash windows. At the basement level, the bay has a single six-over-one window and two narrow four-over-four windows. There is a metal hip roof and a small central gable on this bay addition with bracketed boxed cornice and dentil details.

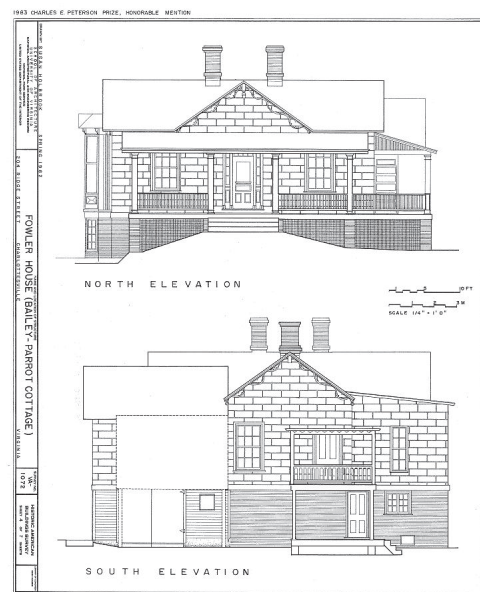
The 1923 veranda that extends across the front of the house and around the southwestern side connects to a pavilion addition on the southeastern corner. The veranda has Tuscan style wooden columns, which support the steep metal shed roof covering the front and side, while the southwest corner is uncovered. A wooden balustrade surrounds the whole veranda, including the covered

portion of the porch.

There is a smaller, two-story back porch with square posts and a sawn balustrade, covered by a metal shed roof. The roof has a scalloped barge board detail in the eave. An exterior quarter-turn staircase with matching balustrade connects the two levels of the porch.



*Historic American Buildings Survey, led by Susan Smead, 1994*



*Historic American Buildings Survey, led by Susan Smead, 1994; note: there are changes to the exterior since this survey.*

## Historical Description:

The Bailey-Parrott-Fowler Cottage is already a contributing structure to the Ridge Street Historic District and is recognized as a local historic landmark.

According to Eugenia Bibb's 1984 survey, Charles



E. Bailey had this house built in 1862, before officially purchasing the home and outbuilding(s) in December of that year from Patrick Martin and Spotswood Keller. Keller and Martin who owned the property as part of a 19 acre tract of land bordered by Ridge Street and the railroad. Bailey sold the home and one acre lot to Grafton Spurrier within the month of his purchase. In 1863, William J. Parrott purchased the home from Spurrier, after which time the house became known locally as the Parrott Cottage. Later additions, including the bay window, were likely added by Parrott and appear on an 1877 map of the property.

Parrott was a judge and also the proprietor of the Parrott's Hotel near Court Square (also known as the Parrott House, the Central Hotel and Farish Hotel). He lived in this house with his family for about 30 years.

In 1894, after Parrott's death, his heirs sold the home to David W. Fowler and his wife, Alice. For the next 74 years, the Fowler family lived in the home. David Fowler was the Commissioner of the Revenue for the City of Charlottesville.

The Fowlers also modified the house during their time there. In 1923, they added a small wing in the southeastern corner of the home and replaced the existing porch on the facade with a new veranda.

By 1940, David's son, Joshua Fowler and his wife, Abbie, were living in the home. Joshua, like his father, was the Commissioner of Revenue for the city. In 1968, Abbie Fowler sold the property out of the Fowler family to Edmund Teeter, who turned it into a rental property. The adjacent railroad bridge was later replaced and Ridge Street widened, which changed the level of the yard in relationship to the road.

Today the house is used as an office building for a title company. Despite its age, modern use as a rented office property, and changing landscape around it, the Bailey-Parrott-Fowler Cottage has



*Ann C. Huppert, January 1994*

maintained its original fabric and character.

The Bailey-Parrott-Fowler Cottage is one of very few remaining Gothic Revival homes in Charlottesville. The unique identifying details remain prominent, particularly the rounded sawnwork in the gables and the bay window with Gothic Revival details.

*This property was surveyed in depth by Eugenia Bibb in 1984 and Susan Smead in 1994; for more information, please refer to their surveys.*

## 211 RIDGE STREET

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**Street Address:** 211 Ridge Street

**Parcel ID:** 29002900

**Primary Resource:** *The Salvation Army Corps*

**Date:** 1965

**Style:** Vernacular

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### Site Description:

This resource is located on the western side of Ridge Street near the junction with Monticello Avenue. It is bordered on the West by 4th Street SW, on the North by a fire station, and on the South by Noland Bath and Idea Center. The property has a driveway entrance on the northern side that leads to an asphalt parking lot in the northwestern corner. The Salvation Army property includes two

buildings that face Ridge Street.

### Primary Resource Description:

The primary Salvation Army chapel building is a two-story vernacular structure with a front end gable. The gable is two bays wide and two stories tall on the left, sloping steeply on the right to a one-story bay. The roof line creates a generous projecting eave. The building is brick clad with common stretcher bond. The facade is two bays wide, with openings only in the northern bay. The front end of the gable has a centered painted wood panel that spans both stories up to the roof. There is a large cross affixed to the central panel on the second story. The northern-most bay of the extended



gable-end is recessed and framed by brick walls that extend towards Ridge Street to flush with the facade. This bay contains a pair of glass doors surrounded by large plate glass openings. At the second story of this bay is a triptych painted wood panel that complements the vertical elements in the southern bay of the facade.

There is a one-story, one-bay projecting L that extends with a shallow side-end gable from the northeastern corner of the building. This part of the building has a blank brick facade along Ridge Street and a two-bay entrance on the northern elevation. The left bay on the northern elevation contains a pair of glass doors and is covered by a small porch with wooden support posts and asphalt shingle roof.

The windows on the remaining elevations are a unique, four-light windows on the first story and similar three-light openings on the second story. Below each window is a painted wooden panel.

### Secondary Resource Description:

The secondary structure is a dormitory building, located directly behind and connected to the chapel. This building echoes the gable shape of the primary structure, though it rises slightly taller. This building is also two stories tall, nine bays long and clad in brick. The windows match the openings on the chapel building.

### Tertiary Resource Description:

The third structure is located behind the other two buildings, with several feet between the second and third building. This building is also clad in common bond brick and has a gable roof that complements the other two buildings, though it is the shortest of the three. This building is 11 bays long and three bays wide with a central chimney. The windows are two-light sliding openings.

### Historical Description:

In August of 1959, the Salvation Army purchased property from the G. Benton Patterson Estate, which included a two-story wood frame house (DB 242, p. 401). In July of 1963, the Salvation Army purchased an additional parcel from the Patterson Estate, which enabled them to combine the parcels, demolish the structures, and begin constructing a new chapel at that site.

The chapel was completed in 1965. In 1986, a new dormitory and dining building was added. In 1992, the Salvation Army added a third, two-story building with basement. The Salvation Army still owns and operates this property as a chapel, dormitory, dining hall, and administrative offices.



*Holsinger Collection, photo of the Salvation Army Thanksgiving dinner at a previous location, 1916*



## 214 RIDGE STREET

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**Street Address:** 214 Ridge Street

**Parcel ID:** 280144000

**Primary Resource:** *Dwelling* | Fuller-Bailey House

**Date:** 1892

**Style:** Victorian / Vernacular

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### Site Description:

This resource is located on the eastern side of Ridge Street between the CSX railroad tracks and Monticello Avenue. There is a paved asphalt driveway entrance to the rear of the building on the southern side of the house.

### Primary Resource Description:

This two-story vernacular Victorian house is frame construction with vinyl siding and a short brick foundation. The house is two bays wide with a front-end gable roof. The facade has a projecting end pavilion for the southern-most bay, which also has a front-end gable roof. There is a two-story, side-end gable bay that projects on the southern side of the house and a two-story rear wing. There are two interior brick chimneys. The roof is covered with asphalt shingles.

There is a boxed cornice with subtle sawn brackets at the gable corners. The attic vents for both front-facing gables are rectangular with a triangular top that follows the shape of the gable.

A low hipped-roof veranda extends past the entrance bay of the first floor and wraps partway around the northern side elevation. The porch has a boxed cornice as well as a spindle frieze, which is supported by Victorian posts and sawn brackets in a sunburst style. The veranda has a simple balustrade.

The entrance is in the northern bay of the facade, through a wood and glass door with fixed transom. The windows are two-over-two double-hung sash lights, though the two windows in the southern bay of the facade are pairs of narrow one-over-one lights.

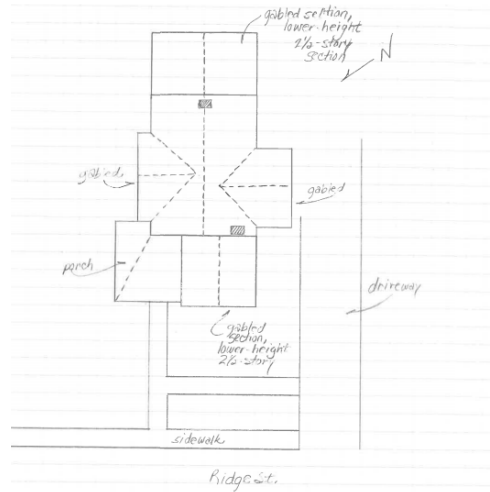
### Historical Description:

The Fuller-Bailey house is already a contributing structure to the Ridge Street Historic District.

This house was built in 1892, after George W. Fuller purchased the property from William J. Parrott, who owned the neighboring house (the Bailey-Parrott-Fowler cottage). George and Orianna Fuller lived here in a full house with their three birth children, an adopted daughter, a niece and nephew, and George's mother.

In 1910, Mary P. Bailey Martin, a young widowed mother, purchased the home from the Fuller family, who had moved to West Virginia in 1900. Martin lived here for about 20 years with her mother (Susan M. Garrett Bailey), sisters, and children.

Martin's sister, Edna H. Bailey, purchased the home after Martin's death. Edna and another sister, Katie Bailey, continued to live in the home until 1967. Subsequent owners have used the house as a rental home, at times being split into as many as six apartments. Today it is owned by Dennis and Christine Vrooman, who purchased the property in 2010 (DB 2010, p. 3078). It is still operated as a multi-family home.



Sketched plan of the property by Susan Smead, 1994



Ann C. Huppert, January 1994



Undated photo of the rear of the house, probably from the 1978 survey.

*This property was surveyed in depth by Eugenia Bibb in 1978; for more information, please refer to her survey.*



## 218 RIDGE STREET

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**Street Address:** 218 Ridge Street

**Parcel ID:** 280146000

**Primary Resource:** *Residential* | Monticello-Ridge Crossing ALF

**Date:** 1983

**Style:** Ranch

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### Site Description:

This resource is located on the northeast corner of the intersection of Ridge Street and Monticello Avenue. The house is set back from Ridge Street with a shallow yard. The property is landscaped with shrubs along Ridge Street. A notable feature of the property are a matching pair of painted wooden handicap accessible ramps that sweep up towards

the edges of the facade to a set of entrances. There is a small rear paved parking lot on the eastern side of the building, accessed via Monticello Avenue.

### Primary Resource Description:

This building is a two-story ranch house with a side-end gable roof. An English basement is accessed at ground level from the back of the building (the site slopes down to the East). The building has a two-story projecting L that extends from the north end towards the East (the rear of the building). This appears to be a later addition to the house.

The building has a mix of brick cladding (the facade and the rear L) and horizontal aluminum siding (south and rear). The building has an exterior



end brick chimney.

The facade is eight bays wide, irregularly spaced, with three entrance doors and five windows. The central entrance is via a small raised, uncovered, brick-clad porch. There is a round metal railing on both sides of the entrance stairs and around the porch. The main entrance door is vinyl and glass, with vinyl sidelights. The two entrances on the north and south ends of the facade are matching vinyl doors, both of which are accessed via wooden ramps.

The rear L is two stories tall, brick clad, with a gabled roof. The addition is four bays wide from west to east.

Windows are six-over-six double-hung sash on the main building and vertical, single pane sliding windows on the rear L. There are non-utilitarian, narrow shutters affixed to the sides of all first story windows on the main building.



## 300 RIDGE STREET

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**Street Address:** 300 Ridge Street

**Parcel ID:** 280151000

**Primary Resource:** *Commercial* | Don's Florist & Gifts

**Date:** 1995

**Style:** Neocolonial

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### Site Description:

This resource is located on the southeast corner of the intersection of Ridge Street and Monticello Avenue. The property has a customer parking lot on the Ridge Street side of the building that is accessed from Monticello Avenue. There is a small rear parking lot on the eastern side of the building, also accessed via Monticello Avenue. There is

a brick wall that connects to the Southwest corner of the building and wraps partially around the customer parking lot.

### Primary Resource Description:

Don's Florist & Gifts store is a one-story Neocolonial building with a pyramidal roof. There are false gables on the northern and western elevations. The building is clad in common bond brick.

The commonly used entrance on the western facade is facing the customer parking lot Ridge Street. However, the Monticello Avenue elevation also has an entrance with a raised, covered porch. The Ridge Street facade is three bays wide; the central bay and false gable are slightly recessed from



the rest of the facade.

A small concrete ramp leads to a central glass and metal entrance, which is covered by a quarter-round fabric awning. Two vertical plate glass windows are also located in the central bay, on either side of the entrance. The two end bays on the Ridge Street facade have large, square plate glass store windows with brick sills.

The Monticello Avenue elevation is five bays wide with a centered false gable, which extends from the building to make a small covered porch. The porch is raised from street level with a brick staircase. The false gable is supported by two thin, Neocolonial wooden columns. There is a wrought iron balustrade, which continues as a railing down the brick staircase. The central bay has a double glass door (matching the Ridge Street elevation). The remaining bays contain large, square plate glass windows that also match the windows on Ridge Street. The three central bays are slightly recessed from the corner bays.



## 304 RIDGE STREET

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**Street Address:** 304 Ridge Street

**Parcel ID:** 280152000

**Primary Resource:** Commercial | *Gold Key Realty, Inc., Scotty Rock's Twisted Ink*

**Date:** 1962

**Style:** Vernacular / Modern Commercial

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### Site Description:

This resource is located on the eastern side of Ridge Street between Monticello Avenue and Dice Street. The front of the property has a small grass yard, divided by a sidewalk that leads to the front entrance. There is a small rear grassy yard with a clothesline.

### Primary Resource Description:

This resource is a brick commercial building constructed in a Modern design with a flat roof. Due to the slope of Ridge Street, this building appears to be one story on the facade, but the rear of the building reveals a full English basement with an apartment located on the basement level. The brick bond is running stretchers. There is a interior end chimney on the northern side of the building.

The facade is symmetrical; three bays wide with two windows and a central door. The windows are sliding vertical, metal-frame, plate glass windows. The windows have brick sills and simple brickwork surrounds.

The flat roof has a large overhang on the front of

the building, which is supported by oversized metal brackets in a scrollwork pattern.

The building's facade has attached, shallow brick boxes that serve as planters. There is a matching small, square brick planter in the southwest corner of the front yard that contains an evergreen shrub and a sign post. The business sign is framed in decorative scrollwork that matches the brackets on the building facade.

The rear of the building is three bays wide with windows in the left and right bay on both stories and a central door on the first story. The door is covered with a simple metal awning.

### Historical Description:

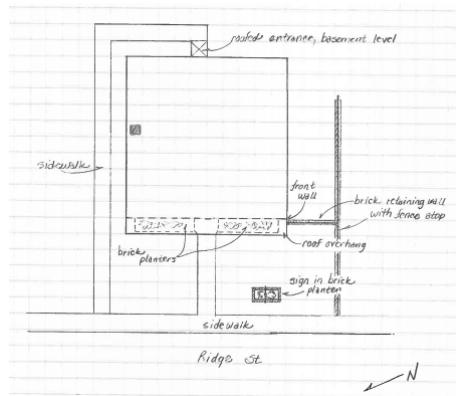
The Gold Key Realty building is already a contributing structure to the Ridge Street Historic District.

According to Susan Smead's deed research, James N. Fleming purchased this empty lot from his uncle, Vassar R. Tarry, in 1962. This building was constructed that year as an office building on a lot that had already been vacant. James Fleming was a Charlottesville native who, like his uncle, Tarry, made money from real estate investments. In addition to this property on Ridge Street, Fleming also owned property in the Rose Hill neighborhood.

Fleming owned the building until 2004, when his estate was dispersed and this lot was combined with the neighboring parcel at 308 Ridge Street. In the 1990s, it served as the Gold Key Realty office. In the 21st century, the building has housed multiple tattoo shops, including its current occupant: Scotty Rock's Twisted Ink.



Gold Key Realty building, November 1993; photo by Susan Smead



Gold Key Realty building plan, January 1994 by Susan Smead

*This property was surveyed by Susan Smead in 1993; for more information, please refer to her survey.*



## 307 RIDGE STREET

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**Street Address:** 307 Ridge Street

**Parcel ID:** 290030000

**Primary Resource:** *Commercial* | Noland Bath & Idea Center

**Date:** c. 1970

**Style:** Vernacular / Modern Commercial

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### Site Description:

This resource is located on the northwest corner of the intersection of Ridge Street and Dice Street. The front of the property has a paved parking lot accessed from the intersection of Monticello Avenue. The building is built adjacent to the sidewalk on Dice Street (with no setback) and nearly to the rear boundary of the property on 4th Street SW.

The paved parking area is L-shaped and wraps from the facade of the building around to the northern side, where there are truck bays for loading into the building. A chain link metal fence with simple landscaping partially separates the rear service area from the showroom and parking lot in the front of the parcel.

### Primary Resource Description:

Noland Bath and Idea Center is a vernacular commercial showroom and warehouse. Although the building lacks a particular recognized style, it is reminiscent of common commercial structures of the mid-to-late 20th century. The building is one story tall, steel construction, clad primarily in verti-

cal, wide-corrogated aluminum on a concrete block foundation. The facade is made of a one-story pavilion with a lower roof height that runs the width of the building. This pavilion has a veranda that wraps the southwest corner of the building. Both the veranda and the main building have a flat roof. The veranda has large, decorative cut-out aluminum panels below the corrugated metal frieze, which are hung between by simple square posts.

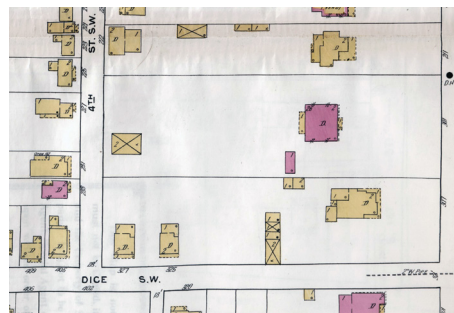
The projecting pavilion has mainly plate glass openings on the southern side of the facade, underneath the veranda. The remaining bays have a mix of plate glass and metal painted panels. The entrance is through a glass door with fixed sidelights.

The northern elevation is clad in metal and contains two metal doors in a customer service area. On the western side of this elevation are four service doors for loading and unloading trucks. These bays are covered by a flat metal awning with plain posts.

### Historical Description:

The Noland Bath & Idea Center was designed by local architecture firm Stainback & Scribner. It was constructed in 1969-1970 in the modern style. In 1990, the rear addition was added. The addition was designed by the architecture firm Dale Hamilton & Associates.

In order to construct this building, Noland purchased several residential parcels and combined them, demolishing the existing buildings in 1969. The properties were owned by several families, including the Shumates, the Goinses. Yancey Bark and Lumber, Inc. also owned a property here that had a two-story brick home with a metal roof, although they had already demolished that house in 1964.



1920 Sanborn Insurance Map showing the location of the homes that were on the site of this property in the 1960s when Noland purchased the lots.

## 308 RIDGE STREET

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**Street Address:** 308 Ridge Street

**Parcel ID:** 280152000

**Primary Resource:** *Commercial* | Food Master

**Date:** 1967

**Style:** Vernacular / Modern Commercial

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### Site Description:

This resource is located on the northeast corner of the intersection of Ridge Street and Dice Street. The front of the property has a paved parking lot accessed from Ridge Street. The building is built adjacent to the sidewalk on Dice Street (with no setback). The property slopes down from Ridge Street, revealing a second level on the southern side and rear of the building. There is a small parking

lot behind the building, which is accessed via Dice Street.

### Primary Resource Description:

The Food Master building is a two-story modern commercial building with a convenience store on the main level and additional businesses on the lower level (English basement). These businesses have entrances on the southern facade along Dice Street. The building is brick clad with running bond and has a flat roof. The brick of the Ridge Street facade has been painted, while the building's other sides are unpainted brick. There is a brick exterior end chimney on the northern side of the building.



The building has an entrance just left of center on the facade with an aluminum and glass door. To the right side of the door is a large, four-light, horizontal plate glass window with metal frames and a brick sill. The bay to the left of the door is blank. There is a wide, horizontal commercial sign affixed to the top center of the facade, just below a plain metal cornice.

There is a large metal signpost with a three-part commercial sign in the front right corner of the parking lot on Ridge Street.

### Historical Description:

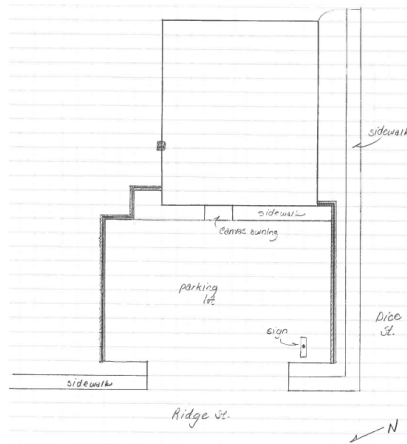
According to Susan Smead's research, the Food Master convenience store was built on the site of what previously was the William Brown House (c. 1873). The William Brown house had been a two-story weatherboarded Virginia I-house. The Brown family was African American (alternatively listed as "mulatto" and "black" on census records), though their house was located in the predominantly white portion of Ridge Street, close to the downtown business district. The 1880 census lists William L. and Harriet Brown as well as their children and Harriet's mother, Sarah Marshall, living here. William is listed as a barber at that time.

When Vassar R. Tarry, an African American real estate developer with Ideal Realty, purchased the home in 1959, the Brown family moved out and their house was demolished the following year. Tarry sold a half interest in the property as well as the neighboring property (304 Ridge Street) to his nephew, James N. Fleming, in 1962. The current building was constructed several years later, in 1967.

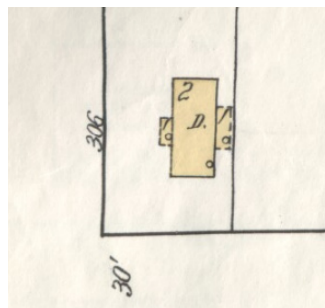
This building is architecturally typical of the late 1960s, though the accommodation of the site to include additional commercial spaces at the base-level is a unique feature for the time period. Although it is dissimilar from many of the other



*Food Master building, November 1993; photo by Susan Smead*



*Food Master building plan, January 1994 by Susan Smead*



*Brown family house (306 Ridge Street) at the corner of Ridge and Dine, Sanborn Insurance Map, 1929*

buildings that are located on Ridge Street and was not considered significant in Smead's 1993 Ridge Street survey, it fits architecturally (in style, time period, and use) with other buildings in the Strategic Investment Area.

*This property was surveyed by Susan Smead in 1993; for more information, please refer to her survey.*



# 2ND STREET SE

## 2ND STREET SE

310 | Mataria Fruit Co.

313 | Glass Building

333 | Treehouse building

455 | Map IV, LLC building

522 | Three Notch'd Brewery



## 310 2ND STREET SE

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**Street Address:** 310 2nd Street SE

**Parcel ID:** 280105000

**Primary Resource:** *Mixed-Use Commercial* |  
Downtown Design Center, Matacia Fruit Co.  
Building

**Date:** 1927

**Style:** Vernacular

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### Site Description:

This building is located on the west side of 2nd Street SE, directly south of the CSX railroad tracks. The property extends south to Garrett Street, between the corners of 2nd Street SE and South 1st Street. The building is surrounded by an asphalt paved parking lot on the south and east sides. The

western side of the property is built to the sidewalk (with no setback) and the northern side adjoins the railroad property. Traditionally, the original facade addresses 2nd Street SE, though today the building is split into a variety of uses, entrances for which are located on Garrett Street and South 1st Street as well.

### Primary Resource Description:

This one-story warehouse is a long, narrow building constructed from reinforced concrete and brick. It is vernacular in style and situated adjacent to the CSX railroad tracks between 2nd Street SE to S. 1st Street. The building has a brick foundation that is five- and four-course American bond along



the foundation and seven-course American bond for the first story. It has a tiled parapet and a flat roof. The style is vernacular.

The 2nd Street facade is made up of ten bays, nine of which are divided by flush metal piers. The southernmost bay is a projecting pavilion (formerly the warehouse office). The nine remaining bays were formerly a loading dock. The concrete loading dock portion is covered with a steep corrugated metal awning that extends from the edge of the projecting office to the northeastern corner of the building. The awning is supported by large metal trusses. The trusses provide a vertical space to hang exterior signs for the businesses located inside.

The fourth and seventh bays have glass double doors fitted into former warehouse door openings. Above them are six-light, metal sash windows. There are smaller glass doors in the second bay. A former door in the side of the projecting pavilion has been closed with brick. The third, fifth, and sixth bays contain six-light metal fixed-sash windows. The window in the eighth bay is a smaller four-light window. The ninth bay of the facade contains a 16-light metal frame window.

The projecting corner pavilion has a large metal casement window on the facade (five-by-seven lights). The other window in the office pavilion is located on the south side and is a nine-over-three metal casement window with a simple concrete sill. There is an interior end chimney on the southern side of the building.

The southern elevation is twelve bays wide and has six matching business entrances, including the bays of a cinder block addition on the western side of the building. Six of the bays contain glass double doors and small corrugated metal awnings that match the awning on the primary facade. The windows are a mix of four- and twelve-light metal casement windows.

The western elevation is three bays wide. The left bay has a step up to the plain door entrance. The two other bays have large garage door style window openings. In the frieze is a fading painted sign for Matacia Fruit Co.



The northern elevation, which faces the CSX railroad tracks, has seven metal casement windows. Four of the windows are grouped near the front (2nd Street) facade and three are grouped on the center of the northern elevation. This elevation also has a mural of the Rivanna River Watershed by Kaki Dimock (Charlottesville Mural Project, November 2013), which is located on the wall of the cinder block addition.

### Historical Description:

According to Eugenia Bibb's research, the Matacia Fruit Co. building was constructed in 1927. Matacia Fruit Co. was a family business that occupied this

space until 1973, when the business closed and they sold the building to Hope Gleason, Jr.

Agostino “Gus” Matacia brought the Matacia Fruit Company to Charlottesville in the early 1900s. Matacia had immigrated from Sicily to America, where he met his wife, Rosalina (“Rosa”), and started a family. He operated the business with his sons throughout the first three-quarters of the 20th century. In 1910, before this facility was constructed, their fruit warehouse was located at 301 Main Street.

Matacia Fruit Company sold wholesale fruit (specializing in bananas) to major Charlottesville restaurants as well as the UVa dining facilities. In the 1930s, Matacia Fruit Co. even secured a contract to feed WPA workers constructing Skyline Drive. The business operated successfully at this location for nearly 50 years.

The building was significantly renovated in 2002. Today, the Matacia Fruit Co. building has been adaptively reused as shops, an architecture firm office, and a pilates studio.



*1972 aerial photograph by Ed Roseberry, showing the southern facade of the Matacia building*



*This property was surveyed by Eugenia Bibb in 1985; for more information, please refer to her survey.*



## 313 SECOND STREET SE

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**Street Address:** 313 2nd Street SE

**Parcel ID:** 280113000

**Primary Resource:** *Mixed-Use Commercial* | Glass Building

**Date:** 1981

**Style:** Vernacular

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### Site Description:

This building is located on the eastern side of 2nd Street SE, directly south of the CSX railroad tracks. There is a small paved customer parking area between the building and 2nd Street. An outdoor eating patio is located on the northern side of the parking lot, adjacent to a restaurant space (recently vacant).

The rear of the building has additional businesses, which are accessed via a larger paved parking lot off Garrett Street (shared with neighboring building at 333 2nd Street SE). Behind the rear parking lot is a stone wall and a set of steps that connect the upper lot to an additional lower parking lot along 4th Street SE.

A free-standing metal welded Glass Building sign (including smaller signs for current tenants) is located adjacent to the vehicular entrance on Garrett Street.

### Primary Resource Description:

The Glass Building is a side gable metal, glass, and brick building in a vernacular industrial style. The

building is one-and-a-half stories tall and covered with a standing seam metal roof.

The 2nd Street facade is four bays wide. Each bay is defined by metal supports that separate large glass windows, which extend from a brick foundation to the roof line. The window openings are metal frame divided lights. There are five entrance doors on the facade, which lead to a variety of businesses located within the building. Two large signs are affixed to the building near the roof; one for Paradox Pastry and one for Bluegrass Grill and Bakery.

The northern elevation is clad partially in the original metal, though many panels have also been replaced with large metal and glass divided-light windows. A small metal balcony, supported by a single metal column, extends near the gable peak. There is a colorful mural by Andre Shank (installed in 2017 for the Tom Tom Founders Festival) on the western corner of this elevation.

The southern, six-bay elevation is brick on the first story, with glass and metal windows on the half story above. A one-and-a-half story brick and glass addition projects from the center of the gable end on this elevation. The western two bays (left to right) contain a single door and a three-part opening that includes a door with two large divided-light windows. The addition has an open-air, over-sized service door style opening that contains a concrete ramp on the interior of the building. The western bay of the projecting addition (enclosed in brick) contains a three-part entrance with a glass and metal door and windows. The eastern bay of this addition contains a metal “Glass Building” sign and metal door. The sixth bay on this elevation is flush with the original building. It is comprised of divided-light metal and glass windows on the top half with brick cladding below. A dumpster is located in the recessed space on this side of the southern elevation. It is disguised by a brick wall.

The eastern elevation is four bays wide and mostly

made of divided-light metal windows. There are business entrances in three of the bays. Each door is accessed via a raised wooden stoop and small staircase. The two southern entrances are covered by fabric awnings.

A narrow portion of the building projects further east at the northern edge of the rear parking lot. This portion of the building completes the extension of the gable roof (making the northern elevation nearly symmetrical). The projecting portion is





also brick, metal and glass like the rest of the building. It contains two metal and glass entrance doors and a large metal service door. There is a custom, geometric metal slat awning that extends as a sun shade above this portion of the building.

### Historical Description:

The Glass Building is a modified Butler Building, which is a brand of pre-engineered metal buildings constructed by the Butler Manufacturing Company beginning in 1939. The building was constructed in 1981 to be used by Rothwell Distributing Company. Paul, Robert, and James Archer (known as the Archer Partnership) purchased the building in 1984 from Inland Service Corp. (DB 451, p. 383). The Archer Partnership sold the property to Oliver Kuttner and Lisa Murphy of M. T. E., LLC in March of 2000 (DB 777, p. 512).

Under M. T. E.'s ownership, the building has been renovated and expanded. It was during this time that the owners replaced large sections of the metal building with custom-made large glass windows and the property became known as "The Glass Building". M. T. E. also added the staircase and retaining walls dividing the rear parking lots as well as significant landscaping.

Although the property was zoned for industrial use when the building was constructed, the property is now mixed use, with tenants including The Bluegrass Grill & Bakery, Paradox Pastry, Charlottesville Tango, and Speak! Language Center.

This property was part of the 1960s-1970s Urban Renewal of Charlottesville called the "Garrett Street Project". Charlottesville Redevelopment and Housing Authority owned the property when it was sold to Inland Service Corp. in September of 1980 (DB 416, p. 403). At that time, the parcel was still divided by an old 3 1/2 Street, which no longer exists. The property had been used in the 20th century as Charlottesville Ice Company, which delivered



large blocks of ice for refrigeration to homes and businesses, first by horse and wagon and later by trucks.

Although The Glass Building is not yet 50 years old, it has been a vibrant example of mixed-use revival of a former industrial area close to downtown Charlottesville. The style of the building and material choice is unusual and distinctive, making the building appear older than it is and indicating an ongoing evolution. Paradox Pastry and the Bluegrass Grill & Bakery are two anchor tenants that have made the building an informal local landmark in recent years.

## 333 SECOND STREET SE

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**Street Address:** 333 2nd Street SE / 201 Garrett Street

**Parcel ID:** 280113000

**Primary Resource:** Mixed-Use Commercial | *The Treehouse*

**Date:** 2016

**Style:** Vernacular

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### Site Description:

This building is located on the eastern side of 2nd Street SE, at the corner of Garrett Street. The parcel includes neighboring structures in the block, but this building is a stand alone structure located on the southwestern corner of the property. The building is constructed without a setback on Gar-

rett Street, but does have a small landscaped yard between the building and the street on 2nd Street SE that is bound by a simple metal railing. There is a paved parking lot behind the building, which is accessed from Garrett Street. The first story entrance (to a restaurant) has a stone-paved patio. To the northern side of the building is a outdoor eating area, which consists of a wooden deck that wraps a large existing oak tree.

### Primary Resource Description:

This three-and-a-half-story, irregularly shaped commercial building has a striking vernacular design. The building is clad in stucco panels, which are painted in a light blue/green color. The build-



ing has a flat roof. A metal balcony surrounds the perimeter of the top half-story, creating a rooftop balcony.

The “Treehouse” name for the building references the wabi-sabi design of the structure and its placement among existing mature Oak Trees. The first story is occupied by Sultan Kebab restaurant, while the remaining stories are a mix of offices and residential units.

Each of the facades is broken with setbacks on different levels, creating a distinct appearance. The bays are irregularly spaced throughout the building. The facades are punctuated by many large metal and glass industrial windows in a variety of shapes. Many of the window openings are 16-light, metal and glass industrial style casement windows, though there are some smaller, simpler windows made of plate glass.

The primary facade, along 2nd Street, is five bays wide. On the first story, the northern corner is clipped, creating a void in that bay. This space creates the main entrance to Sultan Kebab restaurant. The two walls that make that concave corner each have a glass and metal door, which is surrounded by metal, divided-light glass window openings. The third story is also clipped on both corners, leaving space for a balcony on each corner, both of which are surrounded by a glass and metal railing.

There is a large metal external staircase on the rear of the building, which connects to balconies on each level.

### **Historical Description:**

The Treehouse was constructed in 2016 for Oliver Kuttner. Kuttner worked with architect Gate Pratt, of Limehouse Architects to design the building. It's part of the same parcel as the neighboring Glass Building. For more information about the history of this property, see the historical description for 313 2nd Street SE.





## 455 SECOND STREET SE

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**Street Address:** 455 2nd Street SE

**Parcel ID:** 280128B00

**Primary Resource:** *Offices* | Map IV, LLC Building

**Date:** 2008

**Style:** Postmodern

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### Site Description:

This resource is located on the corner of 2nd Street SE and Monticello Avenue. The property line and building shape follow the curve of the road where 2nd Street has a right turn lane on the corner of the lot. The building takes up most of the parcel, with a small landscaped setback along the facade facing Monticello Avenue and 2nd Street SE. A parking

garage located on the adjacent parcel borders the building on the western (rear) side.

### Primary Resource Description:

This office building is a five-story postmodern design with neoclassical influence. It is brick and glass with a curved facade that matches the curve of the lot. The facade is four stories tall and one bay deep, wrapping a taller tower behind it that rises one story taller. The building has a flat roof. The undecorated, defined frieze and brick pilasters are a nod to the neoclassical style, which is visible in nearby historic buildings, particularly in the warehouses on South Street.

The first story of the facade has two-over-one di-

vided light plate glass openings that wrap the curve of the building from the southern edge to the central (main) entrance bay. They continue again from there and go to the edge of the northern elevation. A wide cornice tops the row of windows of the first story and runs the width of the facade.

The main entrance is comprised of a double glass door in the central bay on the 2nd Street facade. The bay is slightly recessed from the rest of the facade. Square metal columns extend beside the door to the entablature above. A concrete staircase connects the sidewalk to the door while a concrete ramp with metal railing leads to the entrance from the northern side. Two other double doors, which are flush with the facade, are located at additional entrances on either side of the primary entrance.

The second, third, and fourth stories of the facade are identical. The bays are divided by brick pilasters and the stories are divided by a thin, continuous band of stone, which sits directly above the windows. Each of these levels contains one plate glass window in each bay that is divided into four lights (two larger on the bottom and two smaller on the top). There is a plain brick frieze at the top of the facade with a simple stone cornice.

The taller portion of the building is set back one bay from the facade. This portion of the building is five stories tall and mostly covered in plate glass divided light openings. Because this part of the building is connected to the adjacent parking garage, only the top three floors are visible on the exterior. These floors of the western facade are divided in three vertical sections, with plate glass windows on the two end thirds and a brick-clad section in the center third.

The central, brick-clad section of the western facade contains one window on each of the three upper floors. Like the 2nd Street facade, these windows are separated by brick pilasters and have a continuous running stone band above each window



row. Additional stone trim creates an undecorated brick frieze above the windows on the fifth story.



## 522 2ND STREET SE

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**Street Address:** 522 2nd Street SE

**Parcel ID:** 280208100

**Primary Resource:** *Commercial / Industrial / Mixed Use* | Ix Warehouse, Three Notch'd Brewery, Ix Art Park

**Date:** 1973

**Style:** Vernacular / Industrial

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### Site Description:

This resource is located on the eastern side of 2nd Street SE at the intersection with Monticello Avenue. The property is made up of a warehouse that serves as a brewery and tasting room as well as a makers space. Adjacent to the warehouse are the ruins of part of the Ix silk mill and an open area

used as the Ix Art Park. The brewery has an outdoor seating area on Monticello Avenue. There is a loading dock and parking area along 2nd Street SE. The rear of the building is now an art park, which includes a large concrete slab foundation left over from the Ix Silk Mill that creates a dynamic open space used for community events. The property is home to a rotating assortment of public art including sculptures and other installations.

The northeastern corner of the property is mostly a grassy hillside, which drops down from the street at a steep slope. Pollock's Branch cuts through the property, creating a wetlands area, particularly in the low bowl-shaped land south of the building. A large metal "IX" is located in the northwestern

corner of the property. Behind it is a colorful metal and stained glass “Art Park” sign.

### Primary Resource Description:

The warehouse is a simple side-end gable industrial building. It is clad in metal panels and has a standing seam metal roof. Due to the property’s slope, the building is tucked down from Monticello Avenue on the front. It is one story tall with a full raised basement level accessible only on the rear elevation.

A tall addition extends from the center of the Monticello Avenue facade, dividing it into three sections. This addition was recently constructed to accommodate the large brewing tanks for the current occupant: Three Notch’d Brewery.

The public brewery entrance is on the eastern third of the facade. This portion is three bays wide with each bay containing a large metal and glass double door with fixed light surrounds. There is a standing seam metal awning that extends over an outdoor bar located centrally over this patio.

The projecting pavilion in the central third of the facade is one bay wide and has two large windows that meet at the northeastern corner. Those openings are four-by-five metal and glass casement windows.

The western third of the facade has one large nine-by-four metal and glass casement window, which currently displays the beer production inside the warehouse. A large, blank wall on the right side has a mural painted with a sign for Three Notch’d Brewery.

The eastern elevation of the building is broken by two small openings - a central square window and a glass and metal double door to the brewery, which is accessed via a small wooden staircase and uncovered porch. A sign for “Three Notch’d” is painted above the door.

The western elevation is five bays wide, though the





original warehouse is only four bays wide. A large service door is located in the northern bay addition. The other four bays include three service bays (along a loading dock) and a regular entrance door. The loading dock is covered with a shed roof awning. There is a large brewing tank located outside the building on the northwestern corner.

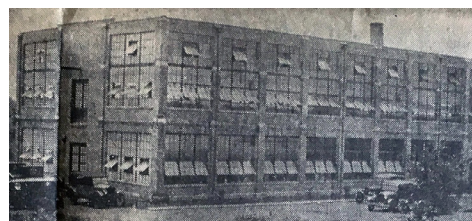
### Historical Description:

Monticello Associates purchased this property in 2001 from Frank Ix & Sons, Inc. The warehouse was constructed circa 1973 as an extension of the sprawling Ix textile mill. At the time, the area where the remaining concrete slab foundation is now located was the 1928 brick silk mill building. The mill closed in 1999 and that building was demolished in 2010.

The Art Park and Tinkersmiths makers space (on the first level of the warehouse) were added in 2014. In 2017, renovations were complete for the Three Notch'd Brewery space.



*Holsinger Collection, undated photo of the former Ix mill addition at this site (circa 1930).*



*View of the 1928 Ix building from a 1966 Daily Progress advertisement*





## 4TH STREET SE

300 | Norcross Transfer & Storage building / Michie

Grocery Co. warehouse

310 - 322 | Norcross Station Apartments



## 300 4TH STREET SE

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**Street Address:** 300 4th Street SE

**Parcel ID:** 280060100

**Primary Resource:** *Residential Apartment Building* | Norcross Transfer & Storage building, Michie Grocery Co.

**Date:** 1924

**Style:** Vernacular

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### Site Description:

This resource is located on the eastern side of 4th Street SE between the CSX Railroad tracks and the new Norcross Station Apartments. Although the address is 4th Street SE, the building is oriented towards the South, facing inside the block rather than to the street. The building and surrounding lot are

wedge shaped, following the edge created by the railroad tracks. Because of the railroad tracks, the property is narrowest on the west side and widens towards the eastern side. The southern side of the property has a paved driveway, which is used as an entrance to the shared parking lot on the adjacent property (Norcross Station Apartments). Between the driveway and the building is a landscaped pedestrian area. A brick sign and metal fence in the southwest corner of the lot disguise the utility boxes.

### Primary Resource Description:

The Norcross Station building is four stories tall with a flat roof. It is a vernacular brick (five-course

American bond) warehouse with subtle architectural detail. The building is a narrow wedge shape that extends across the full parcel between what used to be 5th Street SE (now closed) and 4th Street SE. The first story is the tallest, while the other three stories are evenly spaced, but shorter.

The front facade is 15 bays wide, two bays deep on the west side, and three bays deep on the eastern side. The first story has six evenly spaced, two-over-two double-hung wooden sash windows in the first seven bays. The sixth bay contains a door with a double course brick segmented arch. There are four entrances into first floor apartments on the facade (in the eighth, ninth, eleventh, and twelfth bays). Each of these entrances has aluminum and glass doors with large, fixed four-light sidelights and a fixed transom that covers both the door and the sidelights.

In the 13th bay, there is a main entrance to the upstairs apartment units. Leading to this entrance is a poured concrete staircase with a central metal railing. The door is covered by a standing seam metal shed roof. There is a metal mailbox on the right and side of the entrance.

The top three stories contain single, identically spaced, matching windows in each bay. These windows are large, twelve-light industrial windows with steel frames with concrete sills. The windows have a hinged four-light section that props open for ventilation. On the third and fourth floors, the bays are recessed slightly from the facade, creating faux pilasters flush with the rest of the facade, which divide the bays. The top of the bays are capped with bands of vertical stretchers. There is a plain parapet with terra cotta roof tiles as the edge of the roof.

On the rear (northern) elevation, the first story is hidden behind the raised railroad tracks next to the building. The top three stories are visible and contain a mix of original and replacement windows. The replacement windows have been fitted into



former garage door openings and have large concrete sills. The original windows, like those on other facades, are twelve light industrial windows with metal frames. A covered metal fire escape connects a column of doors on each of the top three stories.

Several painted signs remain on the building. On the rear, there are large painted signs for “Norcross Transfer Station, Inc.” and “Security Storage”. These fill in the width of several blank bays on the



third and fourth stories. Another painted sign is located in the frieze of the eastern end of the building is for “Charlottesville Warehouse Corp.” The facade of the building has large, overlapping painted signs for “Charlottesville Warehouse Corp.” and “Taylor Transfer & Storage”.

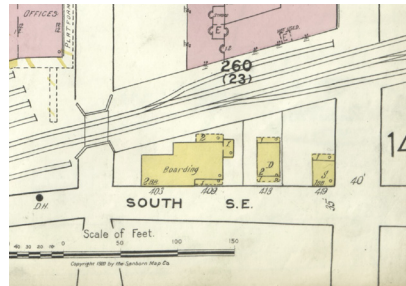
### Historical Description:

According to Eugenia Bibb’s 1984 building survey, the Michie Grocery Co. warehouse was constructed in 1924. James P. Michie had purchased the three lots that made up this block between 4th and 5th Streets SE earlier that year and demolished the existing two story frame “tenements” that were located on site. One of the buildings had been owned by Mamie Farwell, a single African American woman, who continued to live by herself on nearby 5th Street SE. Through the 1960s, the address for this building was South Street.

Once the existing buildings were demolished, Michie combined the properties into one large parcel on which he had the warehouse built. Michie Grocery Co., which at the time was conducting business from their buildings at 100 - 106 W. South Street, used this new building as their warehouse until about 1950.

After the Michie Grocery Company sold the building, it became a warehouse for a number of different businesses before it was renovated into dwelling units in 2004. The building has been used for furniture storage businesses such as Taylor Transfer and Storage (1950s), Charlottesville Warehousing Company (1960s), and Security Storage & Van Lines (c. 1970s-1980s).

The Norcross Station building was remodeled into 32 upscale apartments in 2004 under the direction of Hunter E. Craig and William D. Dittmar, Jr.



1920 Sanborn Map showing this property before the Norcross Station building was constructed. Note the street pattern with South Street roughly where the parking lot entrance is now located.



Photograph of Charlottesville Warehouse Corp. by Margaret Davis, March 1980.

## 310 - 322 4TH STREET SE

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**Street Address:** 310 - 322 4th Street SE

**Parcel ID:** 280244000

**Resource:** *Residential Apartment Buildings* | Norcross Station Apartments

**Date:** 2005, 2009

**Style:** Vernacular

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### Site Description:

This property is located on the eastern side of 4th Street SE and along the northern side of Garrett Street. It is comprised of a pair of rectangular apartment buildings oriented along the streets with a large paved resident parking area on the inside of the block between them. A small landscaped yard is located between the building and the street.

The corner of the lot at the intersection of Garrett Street and 4th Street contains utility equipment behind a tall metal fence and shrubs.

### Primary Resource Description:

The building along 4th Street SE is a long rectangular, four-story building. It is clad in common brick bond with simple corbelled brick details above the third story windows and above and below the fourth story windows. The roof is flat with a brick parapet.

The facade is symmetrically divided into five sections with three-part glass towers between each section. The glass towers contain the staircases and hallways for each apartment entrance. The win-



dows in the brick sections are pairs of one-over-one, double-hung sash. The windows on the fourth story are slightly shorter than the rest of the building's window openings.

### Secondary Resource Description:

The building along Garrett Street is also a rectangular, four-story building, though the design is slightly different. It is clad in brick on the first three levels and stuccoed on the fourth story. The third story features a false parapet design in the brick.

Like the 4th Street building, this building's facade is symmetrically divided into four sections with three-part glass towers between each section. The glass towers contain the staircases and hallways for each apartment entrance. The windows are two-over-two, double-hung sash.

### Historical Description:

This property was cleared as part of Urban Renewal in 1972. The eastern edge of the parking lot was the location of 5th Street SE (now closed). In the 19th and 20th centuries, there was a locally-famous brothel located at 303 5th Street, on this site. Compared with other working class frame houses in the area, the Jeffersonian brick brothel stood out. Annie Williams was the brothel's madame in the early 1900s, but the house is known locally as Marguerite's, for Marguieretta B-Crescioli, who bought the operation from Williams and was the madame of this brothel until it closed in 1949.

Jennie and Joseph Donaldson, an African American couple, purchased Marguerite's brothel house after Marguerite's death in the 1950s and operated the former brothel as a home for the elderly for the next 20 years. In 1972, after a demolition crew had taken down the structure, curious citizens combed the property for cash, antiques, and other treasure from its brothel days.

Between 1972 and 2004, this property was cleared



and vacant. After the adjacent Norcross Station building was remodeled into apartments in 2004, Hunter E. Craig and William D. Dittmar, Jr. had these apartments constructed to complete the development. The 4th Street building was completed in 2005 and the Garrett Street building was completed in 2009. This property is currently owned by BHN, LLC. They purchased it in 2013 from South Street LLC (DB 2013, p. 1952).



*Photo of citizens looking for "treasure" in the rubble of Marguerite's, November 1972; photo from the Daily Progress*



*June 1969 photo of Marguerite's house at 303 5th Street SE; note Norcross building in the background, photo by Atcheson Hensch*





## 6TH STREET SE

715 | 6th Street public housing development



## 715 6TH STREET SE

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**Street Address:** 715 6th Street SE

**Parcel ID:** 270019000

**Primary Resource:** *Residential (Public Housing)*

**Date:** 1981

**Style:** Vernacular

is surrounded by a chain link fence on three of the sides. The vehicular entrance is on 6th Street SE, but there is also a pedestrian entrance on Monticello Avenue.

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### Site Description:

This resource is located on the western side of 6th Street SE between Monticello Avenue and Blenheim Avenue. It is bordered by the Ix Art Park on the western side. The property is made up of 24 residential units spread across four buildings, which are oriented in a horseshoe shape, with a central green space and parking lot in the middle. Each of the four buildings contains six units. The property

### Primary Resource Description:

This residential development is made up of four identical multi-family dwelling units. Each of the buildings is two stories tall and 12 bays wide. The facade of each is broken by small setbacks that add dimension to the block of units.

The buildings are cement block construction with common bond brick cladding on the first story and a painted stucco on the upper level. The roof is standing seam metal side end gable. Each indi-



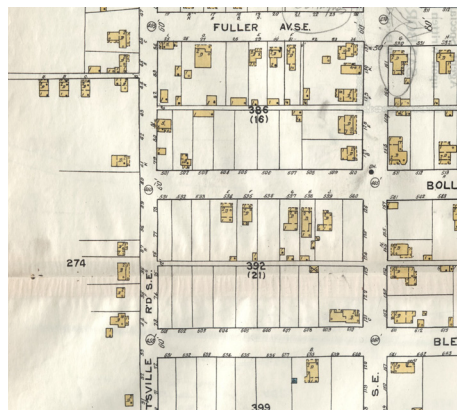
vidual dwelling unit is two bays wide with a front door in one bay and a pair of one-over-one windows in the other bay of the first floor. The upper level contains two of the same paired one-over-one windows. Each of the units has a small backyard surrounded by a tall metal paneled fence.

The property is operated by the Charlottesville Redevelopment and Housing Authority (CRHA) as public housing. There is also a building on the southern side of the property that is used as a police substation.

In the southwest corner of the property is a playground and asphalt basketball courts, which are surrounded by a tall chain link fence.

### Historical Description:

This public housing property was part of the Urban Renewal that took place in Charlottesville in the 1970s. Before these buildings were constructed in the spring of 1981, residential buildings that were located here (along Old Scottsville Road and an unnamed alley) were acquired and demolished. A portion of this property was also owned by the Ix textile mill until 1973, when it was deeded to the Charlottesville Redevelopment and Housing Authority for the “Garrett Street Project”.



1920 Sanborn Map showing the area that is now the 6th Street complex; west of Old Scottsville Road (now 6th Street SE). Fuller Avenue is roughly where Monticello Avenue is now located.





## AVON STREET

100 | National Optromics

110 | Inova Solutions

201 | Barbie's Burrito Barn building

215 | Brown Milling Co.

310 | Nunley building / Champion Brewery

405 | Community Bikes building



## 100 AVON STREET

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**Street Address:** 100 Avon Street

**Parcel ID:** 580289100

**Primary Resource:** *Offices* | National Optronics

**Date:** 1994

**Style:** Vernacular

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### Site Description:

This resource is located at the dead-end of Avon Street, which forms a cul-de-sac on the western side of the property. The building faces the CSX railroad tracks, which are located on the northern side of the property. There is a parking lot in the front of the building, which connects with a parking area and loading dock on the eastern side of the building. The property is landscaped on all sides

with hedges and trees. There is a flag pole located centrally in the parking lot, opposite the building's entrance.

### Primary Resource Description:

The National Optronics building is a two-story office building with brick cladding and a flat roof. There is a false front-end gable on the facade with a standing seam metal roof. The facade steps back symmetrically from the central gable. The central gable bay projects forms a slightly projecting pavilion with a large plate glass divided light window, which follows the peak of the gable. Brick pilasters extend to the roof line, forming the sides of this projecting pavilion. There are unique metal gutters

that project near the roof line from each corner made by the step-backs of the building's facade. The building has a metal cornice. The entrance is through glass double doors with fixed plate glass sidelights and transom.

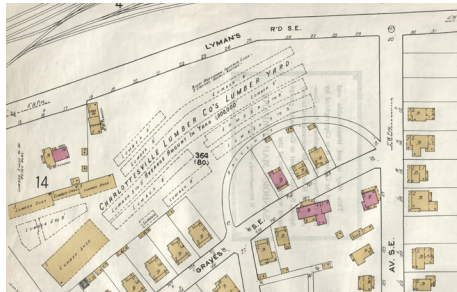
The building is 15 bays wide. There is a receiving door in the western bay of the facade. The remaining bays on the first story contain identically-spaced window openings, which are two-light, one-over-one plate glass with metal sashes. The window openings have a course of vertical brick above them serving as a flat arch.

The second story of the facade has a band of plate glass windows that extends east and west from the central bay on both sides. This band of windows wraps around both the eastern and western elevations as well. Underneath this band of windows is a thin stone block sill, which also runs continuously, wrapping the other sides of the building. Above this row of windows is two running courses of vertical brick stretchers.

The eastern elevation has service door loading dock entrances for shipping and receiving on the first story. The western elevation is nine bays wide and repeats the same window pattern of the primary facade.

### Historical Description:

This office building was constructed on the former site of the lumber yard for Charlottesville Lumber Company, which was located here throughout the 20th century.



1920 Sanborn Map showing Charlottesville Lumber Company lumber yard



## 110 AVON STREET

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**Street Address:** 110 Avon Street

**Parcel ID:** 580289000

**Primary Resource:** *Offices* | Inova Solutions

**Date:** 1998

**Style:** Vernacular

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### Site Description:

This resource is located towards the northern end of Avon Street on the eastern side of the Belmont Bridge. The building faces northeast with light landscaping on all sides and a large parking lot on the southeastern side. The property is across Avon Street from the CSX railroad tracks. In addition to the Avon Street entrance, there is an additional vehicular entrance on the southwestern side of the

property, which meets the dead-end of Monticello Road.

### Primary Resource Description:

The Inova Solutions building is a new vernacular, brick-clad, L-shaped office building. It is three stories tall with a flat roof and a raised foundation. The building has a metal cornice with decorative brick work creating a simple entablature. A two-course row of vertical stretchers appear above the second story of the building. There are large, cantilevered, metal-clad design elements with metal truss supports that project from both the Avon Street facade and the eastern elevation. There is a metal parapet in the center of the roof that con-

tains HVAC equipment.

The Avon Street facade is five bays wide. There is a large concrete balcony that projects from this facade with a galvanized steel balustrade. The windows are primarily eight-light horizontal plate glass openings; one in each bay. The central bay of the facade contains a smaller, three-light horizontal plate glass window.

The eastern elevation has a recessed central bay with a plate glass, divided light window. There is a single, square, plate glass window in the southern bay of the third story. The cantilevered, angled metal overhang projects above the first story entrance. The entrance is a double glass door with fixed sidelights and transom.

The southern facade is L-shaped, with a pavilion that extends south from the building. In the crook of the L, a curved pavilion projects out, extending across the angle made by the two buildings. On the first story, this round portion contains a series of plate glass windows connected by metal surrounds. On the second floor, the roof of that rounded part of the building creates an open air balcony with metal balustrade. There is a recessed entrance bay on the eastern side of the elevation with a metal overhang inside the recessed area. The windows are plate glass openings, except for the corner bays of the second and third stories, which contain nine-by-three glass block openings.

On the southwest corner, a brick wall extends from the building to contain garbage equipment. There is a service entrance and loading dock that projects from the western elevation.

### Historical Description:

This office building was constructed on the former site of the lumber yard for Charlottesville Lumber Company, which was located here throughout the 20th century.



*Aerial photograph of the Charlottesville Lumber Co. lumber yard, 1991, Daily Progress*



## 201 AVON STREET

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**Street Address:** 201 Avon Street

**Parcel ID:** 580001000

**Primary Resource:** *Commercial* | Taylor Coal Company, Andrews Warehouse, Barbie's Burrito Barn

**Date:** 1942

**Style:** Vernacular

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### Site Description:

This resource is located where Avon Street starts to curve underneath the Belmont Bridge. The property is situated on the western side of Avon Street between the Brown Milling Co. building and the railroad tracks. The building is small and located in the far southeastern corner of the lot, with a paved

parking area beside and behind it. There is a small front yard, which is currently used as outdoor seating for the restaurant.

### Primary Resource Description:

This building is a small, one-story side-gable vernacular structure. The building is cinder block veneered with stone. It is three bays wide and one bay deep. There is a central brick chimney.

The southern bay of the facade contains a set of three double-hung sash windows. The entrance door and a small window are in the central bay. The northern bay is blank, though it does have a small sign for "Barbie's Burrito Barn" set into the stone cladding. There is also a metal donkey sign affixed

to the exterior of the building's northern bay.

The northern and southern elevations are clad in a vertical wood siding. There is a small rear covered porch with a shed roof that extends from the center of the eastern elevation.

### **Historical Description:**

This building was constructed as an office in 1942 for James E. Irvine, Jr.. In the 1940 census, Irvine was listed as a real estate salesman and had an office near Court Square.

Lindsay A. Taylor purchased the property from the Irvine estate in the 1940s (DB 136, p. 167). Taylor worked for the Taylor Coal Company as a coal dealer and used this building as his office.

According to records at the City Assessor's office, there was a 10-ton American weighing scale located under a carport connected to this building in the 1970s. At the time the property was known as "L. I. J. B. Andrews Warehouse" lot. In 1994, two 5,000 gallon and one 2,000 gallon oil tanks were added to this property.

In 1995, Lindsay Taylor's estate sold this property to Josh Goldschmidt of the Coal Company Land Trust. In 1996, this was the office for a used car sales lot. In 1999, Lewis LLC purchased the property from the Coal Company Land trust. In recent years, this has been an office for Lethal Wrecker Service. Barbie's Burrito Barn currently occupies the space (since 2016), which has been converted to a small restaurant.





## 215 AVON STREET

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**Street Address:** 215 Avon Street

**Parcel ID:** 580002000

**Primary Resource:** *Mixed Use* | Brown Milling Company, Beck-Cohen

**Date:** 1902

**Style:** Vernacular

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### Site Description:

This property is located on Avon Street at the corner with South Street. It is tucked down from the Belmont Bridge, which crosses in front of the property to the East. There is a grassy front yard between the building and Avon Street. The rear of the property contains a gravel parking area that is

currently used to park Beck Cohen service trucks. The parking lot is surrounded by a chain link metal fence.

### Primary Resource Description:

The Brown Milling Company building is three-and-a-half stories tall vernacular industrial building. The building has two one-story wings that flank the northern and southern sides. According to Eugenia Bibb's 1982 survey, this area replaced loading platforms. These wings have shed roofs.

The bulk of the building is frame construction and still clad in original corrugated iron on the upper stories and a rear first floor addition. The first story is stuccoed on the facade and sides. The roof is

gambrel with gambrel end returns and covered in corrugated metal. There are skylights on the southern side. There is a brick side end chimney on the southern side of the first story and a centrally-located interior brick chimney that rises the full three-and-a-half stories. The building has a full basement with large (approximately 6') rock foundation walls.

The Avon Street facade five bays wide, including a small projecting bay on the northern side. The openings are, from left to right: a square plate glass window, a three-by-four industrial divided-light window, an entrance door to the first level, a plate glass window and glass door to the upper levels, and a door in the projecting bay. The first level entrance door is covered by a small metal shed awning. The second story has a single six-over-six double hung sash window on the right-hand side. On the third level, there are two six-over-six windows, spaced widely, with a wooden or metal "Beck-Cohen" sign affixed between them. In the loft level, there are three windows: two six-over-six double hung sash with a single triple hung six-light window sash between them.

There is a one-story brick, shed-roofed boiler room on the southern side. Its Avon Street facade is two bays wide with a door and window. The South Street elevation is four bays wide and includes a door, two windows, and a service door.

A one-story shed-roofed wing is located on the western side of the building. This was the former fuel house and the remains of a small railroad spur are still visible.

### Historical Description:

According to Eugenia Bibb's deed research, G. M. Brown, L. W. Graves, and Marion Jeffries purchased this property in 1901 and had a flour mill constructed here by 1902. M. B. Browning bought out Jeffries's share of the business later that year. When this mill opened for production, it was



known as Brown Graves and Co. Flour Mill. However, in 1904, the name was changed to Brown Milling Company when Graves sold his share of the business. City Directory advertisements from the early 1900s mention Brown Milling Co.'s "quality first flour" called "Monticello Pride."

According to Sanborn Fire Insurance Maps of the mill, this coal-fueled facility produced 100 bushels of flour and 800 bushels of meal every 24 hours



in 1907. At that time, oil lanterns and open lamps were used for lighting. The building was heated by steam and two barrels of water with two fire pails per floor provided fire protection. A one-story frame cooper (barrel-making) shop, no longer standing, was located on the property at the corner of 6th Street and South Street. The 1920 Sanborn Map notes that a night watchman made hourly rounds on the building. By that time, electric lights had also been added to the facility.

Brown Milling Co. sold the building to T. C. Ritchie in 1942 (DB 111, p. 282). The mill business likely shut down during World War II. Frank L. Wood, Jr. purchased the mill property in 1979 from the Ritchie family. By that time, it was already converted into offices and one space was being rented as an upholstery shop by “Mr. Winkler”.

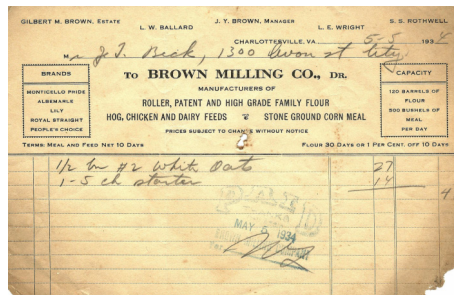
Willco Properties purchased the building in 1991 from Dorothy Wood, the wife of Frank Wood, Jr. In 1996, the building was renovated for Willco Properties and Guy Cohen by Jim Beck (contractor). Willco Properties still owns the building. The first floor is used as offices for HVAC contractor Beck Cohen. The upstairs has a mix of artist studios, and even in the past decade has included very simple residential apartments.



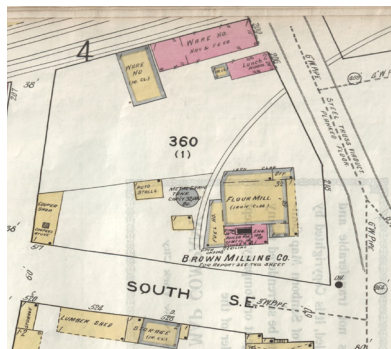
1916 photograph of Brown Milling Company, Holsinger Collection.



Undated photograph of Brown Milling Co., from Eugenia Bibb's 1982 survey (photographer unknown).



1934 receipt from Brown Milling Co., from Eugenia Bibb's 1982 survey (origin unknown).



1920 Sanborn Fire Insurance Map of Brown Milling Company

*This property was surveyed as part of the North Downtown ADC District; for more information, please refer to that survey.*

## 310 AVON STREET

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**Street Address:** 310 Avon St., 324 6th St. SE

**Parcel ID:** 580123000

**Primary Resource:** *Commercial / Medical / Industrial* | Richard & Julia Nunley building, Champion Brewing Company, Downtown Family Practice, James River ASAP

**Date:** 1984

**Style:** Vernacular

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### Site Description:

This resource takes up a full block of Garrett Street between Avon Street and 6th Street SE. The back of the property faces E. South Street. The building is situated on the western side of the parcel, with a large paved parking lot on the southern

side, a grassy open lot on the eastern side, and a smaller parking lot and outdoor seating area on the northern side. The main facade is located on Garrett Street (though the address is 310 Avon Street). However, due to the property's slope, the western side has a basement level entrance that is at the street level (324 6th Street SE). The parking lot in front of the building is raised to flatten out into a level plane; it is accessed via the southeastern corner of the property. The rear parking lot has an entrance via E. South Street.

In 2015, during the Tom Tom Founders Festival, Richmond-based artist Mickael Broth painted the "Road Worn" mural on the retaining wall that wraps the corner of the property at 6th Street SE



and Garrett Street.

### Primary Resource Description:

The building is two stories tall with a full English basement. There are two main facades and each has its own address. The primary facade, which faces Garrett Street, is addressed 310 Avon Street. The secondary facade, which is in the basement level and faces 6th Street SE, is addressed 324 6th Street SE. The two main floors upper stories medical offices and the basement level contains a brewery and bar.

The primary (Garrett Street) facade is six bays wide, with a one-story, four bay addition to the western side of the building. The eastern-most bay is recessed slightly from the facade. The building is clad in running bond brick and has a flat roof.

The bays of the facade are divided vertically by brick pilasters, which meets corbelled brick detailing just below the roof line. With the exception of the entrance doors, each bay on both stories contains one evenly-spaced window. The windows are vertical, sliding one-by-one lights with metal sashes. The windows are framed with header-end brickwork that continues vertically past the horizontal edges of each window, creating a rectangular frame that connects the windows of both floors vertically. The main entrance is through the central bay of the first floor of the facade. It is a glass door with sidelights.

The eastern bay of the facade is recessed, though it repeats the style of the corner pilaster and single window above an entrance door. The entrance is covered by a standing seam metal shed roof.

The one-story western portion of the building on the blends stylistically with the rest of the facade. Its four bays are divided by brick pilasters. There is a slightly recessed entrance door in the second bay from the left. The other three bays contain two-light windows.



The western (6th Street) facade is two stories tall, including the English basement. This facade is currently used by Champion Brewing Company. This facade matches the Garrett Street facade stylistically, repeating the brick pilasters and corbelled brickwork.

From left to right, the bays include two two-light plate glass windows, a double glass door, two more two-light plate glass windows, and another glass double door. The farthest right bay on the basement level is narrower than the others and contains a metal vent. The upper story of the 6th Street SE facade does not have any openings.

### Historical Description:

This location was the former site of a large lumber mill operation. According to a 2010 *Hook* article, it was first developed for that use in 1891, when Enterprise Mills and Construction Co. purchased the block and built their mill. In 1896, L. W. Graves and W. C. Graves purchased the property. Three years earlier, they had founded Charlottesville Lumber Company and this site suited their needs perfectly to supply lumber (by horse and buggy) to nearby construction projects.

Charlottesville Lumber Co. was responsible for the construction of several notable local buildings, including McGuffery School, McIntire Library, First Baptist Church, First Methodist Church, University Hospital, and Peabody Hall at the University of Virginia. In 1969, Charlottesville Lumber Co. changed their name to “Better Living, Inc.,” which continues to operate as a building supply company, though they moved operations to Route 29 North in 1981.

The current building was constructed for Richard and Julia Nunley (owners of Better Living) in 1984.



1917 photograph of Charlottesville Lumber Company, as seen from Avon Street looking south; Holsinger Collection.



1915 photograph of Garrett Street looking east, with Charlottesville Lumber on the left; Holsinger Collection.



1962 Charlottesville City Directory advertisement for Charlottesville Lumber Company

*This property was surveyed in depth by Eugenia Bibb in 1982; for more information, please refer to her survey.*



1920 Sanborn Map showing the former use of the property as Charlottesville Lumber Co.



2009 photograph of Better Living shortly before demolition; photo by Dave McNair.



December 2009 photograph of Better Living building during demolition; photo by Mary Hunter.

The 116 year-old Better Living building, unprotected by the Architectural Design Control district, was demolished in December of 2009 by Parham Construction Company. The demolition was controversial to local preservationists because of its status as a familiar local landmark and the refusal of the owners to allow surveys and documentation of the structure before demolition. According to a 2010 *Hook* article, Preservation Piedmont did manage to document the exterior of the building as part of their Document Before Demolish program.

## 405 AVON STREET

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**Street Address:** 405 Avon Street

**Parcel ID:** 580114000

**Primary Resource:** *Mixed Use* | Filling Station, Community Bikes & Urban Agriculture Collective of Charlottesville

**Date:** Vernacular

**Style:** 1950

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### Site Description:

This resource is located on the southwestern corner of the intersection of Avon Street and Levy Avenue. The building faces Avon Street with a paved parking lot in between the building and the street.

### Primary Resource Description:

The Community Bikes building is a one-story, gable end building clad in stretcher bond brick. The facade includes four garage-style service openings with operable overhead doors in the four southern bays. The northern bay of the facade has the entrance door and a plate glass window, which is covered with metal bars. A fabric shed shaped awning covers the entrance door and window.

### Historical Description:

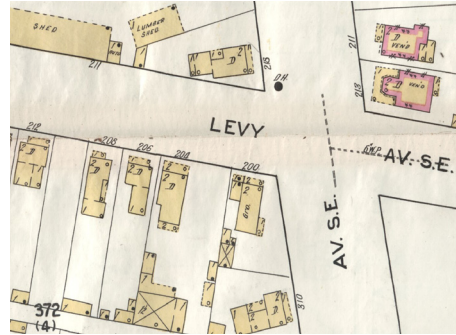
According to the 2016 Belmont neighborhood survey, this 1950 building replaced Azia Azar's corner grocery, which was a familiar grocery store at this location from approximately 1902 through at least



1929. It was an excellent commercial location for its proximity to the Garrett Street neighborhood, the Belmont Neighborhood, and the Charlottesville Lumber Co. across the street.

The present building was constructed as a filling station circa 1950, though it may incorporate some original building components from the 1902 structure. Today, this building serves as a shared workspace and sales shop for Community Bikes (a used bicycle nonprofit) and as a potting shed and storage facility for the Urban Agriculture Collective of Charlottesville, which maintains community gardens throughout the Strategic Investment Area.

This property was surveyed in 2016 as part of the Belmont neighborhood survey and has been considered a contributing resource to the Belmont Neighborhood Historic District, related to the theme of commerce. In use, location, and style, this building fits in with the other resources in the Strategic Investment Area as well.



1920 Sanborn Fire Insurance Map showing the location of the 1902 grocery store at this site (pre-dating the existing building).

## UNDER CONSTRUCTION

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**Street Address:** 550 E. Water Street

**Parcel ID:** 530162300

“550 Water Street” condominiums

*Developer:* Core Realty; *Architect:* FORM-  
WORK; *Construction:* Martin Horn



**Street Address:** 201 Monticello Avenue

**Parcel ID:** 280130000

“Home2Suites by Hilton” hotel

*Developer:* Baywood Hotels



## RAILROAD RELATED STRUCTURES

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### **Union Street/4th Street Bridge**

**Location:** CSX railroad & 4th Street SE

**Build Date:** 1911, 1970

**Description:** The first railroad bridge over Union Street (now Fourth Street) was constructed in 1883. This bridge, constructed by the Phoenix Bridge Co., replaced that bridge in 1911. The bridge was again reconstructed in 1970, though portions of the 1911 bridge were retained.





### **Old Belmont Bridge | Graffiti Wall**

**Location:** Avon and East South Streets

**Build Date:** 1905 - 1961 (approx.)

**Description:** This steel bridge over the railroad tracks connected the Belmont neighborhood with downtown in 1905. The downtown side of the bridge ended at the C&O Passenger Station and there was a public park located in front of the bridge entrance. Today, that park is the site of the Downtown Transit station.

Although the original bridge was replaced in 1961, this portion of the concrete wall support remains in tact. It is designated by the City as a graffiti wall, where graffiti artists regularly take turns painting new designs.



### **Railroad Buildings**

**Location:** Avon Street and CSX tracks

**Build Date:** unknown

**Description:** There are three small buildings located at the curve of Avon Street, where it turns to go under the current (1961) Belmont Bridge. These buildings serve the Buckingham Branch of the CSX railroad as offices and storage. The two western buildings include a pre-fabricated trailer and a small concrete block building with a flat roof. The eastern building is a corrugated metal shed with a standing seam metal gable roof.