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ST **REPORT FOR THE WEST MAIN STREET CORRIDOR
AND
PROPOSAL FOR LOCAL DESIGNATION**

prepared by

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ABSTRACT AND ACKNOWLEDGEMENTS

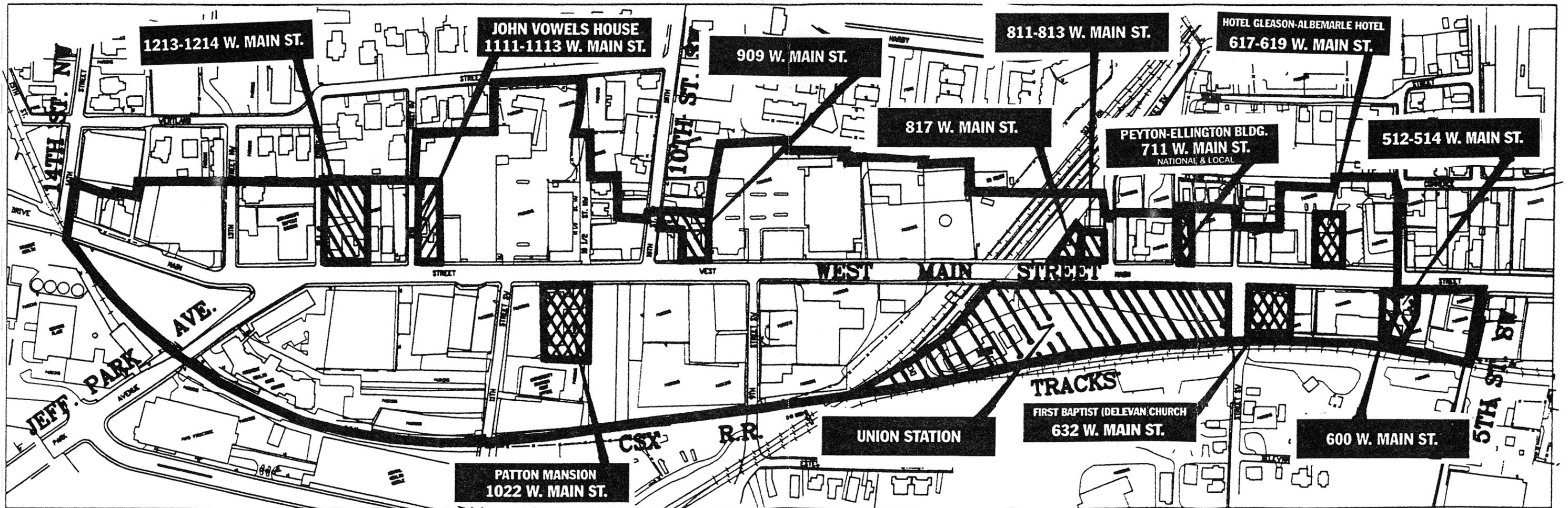
This report on the historic resources of the West Main Street project area (Fig. 1) in Charlottesville, Virginia, is one product of a historic resource survey conducted in 1996 for the City of Charlottesville Department of Community Development by the firm of J. Daniel Pezzoni, Preservation Consultant, based in Roanoke, Virginia, and architectural historian Susan E. Smead of Charlottesville, Virginia. The report presents the findings of architectural survey work in the project area, and provides historic and architectural contexts in support of a recommendation that the area be considered for local design control district designation. Sixty-one resources in an area of approximately sixty acres were surveyed or resurveyed as a result of this project.

A number of individuals assisted the consultant. Fred Boger, Jim Herndon, Satyendra Singh Huja, Alice Pool, and Alice Washington of the City of Charlottesville Department of Community Development and Ann Andrus, Elizabeth Lipford, and Margaret Peters of the Virginia Department of Historic Resources provided the consultant with guidance throughout the project. Margaret O'Brien of the Albemarle County Historical Society and architectural historian Susan Smead also provided assistance. In addition, the author relied heavily upon the prior research of historian Eugenia Bibb and architectural historian Richard Thomson.

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WEST MAIN STREET CORRIDOR PROPOSED ARCHITECTURAL DESIGN CONTROL DISTRICT



 National Register of Historic Places and/or the Virginia Landmarks Register

 Local Register of Historic Places

CHARLOTTEVILLE DEPARTMENT OF COMMUNITY DEVELOPMENT



1" = 250'

INTRODUCTION AND RESEARCH DESIGN

In February 1996, the City of Charlottesville Department of Community Development contracted with the firm of J. Daniel Pezzoni, Preservation Consultant to conduct a survey of historic and architectural resources located in the West Main Street corridor in Charlottesville, Virginia, a project area of approximately sixty acres. The City of Charlottesville, a Certified Local Government, sponsored the survey using its own funds and federal matching funds administered by the Virginia Department of Historic Resources (DHR). A draft report on the corridor was prepared by the consultant, Dan Pezzoni, in February 1996 based on a preliminary examination of the physical fabric and documentary record of the corridor, and field work followed in February and March 1996. Field work consisted of the photography of historic resources (defined here as resources dating to 1946 or earlier) as well as later resources and the noting of pertinent architectural information. The consultant entered the information gathered during field work into a database management software provided by the DHR known as Integrated Preservation Software (IPS). In May 1996, the consultant prepared a final report that provides historic and architectural contexts in support of a recommendation that the corridor be considered for local design control district designation. This report was revised and resubmitted in July 1996.

CONTEXT

Summary

Charlottesville's West Main Street has played a central role in the economic and social life of the city since the early nineteenth century, when the street became the principal connection between the town center and the University of Virginia. Earlier still, the corridor formed a segment of the Three Notched Road, an important route linking the Virginia Tidewater and Piedmont to the Shenandoah Valley and points west. In 1850, West Main became a destination in its own right when the Virginia Central Railroad laid its tracks parallel with the street and established a depot. During the boom years of the late nineteenth century, retail and hotel development centered on the depot area, and West Main rivaled the city's downtown business district. Automobile-oriented businesses added another component to the street's economy beginning in the 1910s, and by 1940 twenty-one dealerships and service stations had located in the corridor. West Main also emerged as the institutional core of Charlottesville's African-American community, with two of the city's three leading black Baptist churches located in the corridor, and the city's historic black high school, Jefferson High, located nearby. These developments, and the growth of a small university-oriented residential neighborhood on the 1100 and 1200 blocks during the 1820s, are important aspects of Charlottesville's community development through time. West Main Street's impressive collection of historic buildings, from Federal-style townhouses to towered Victorian churches and stylish commercial emporiums, comprise an architectural whole of considerable distinction.

Historic Overview

Charlottesville's West Main Street corridor forms a part of an important eighteenth-century Virginia transportation route, the "Three Notched Road," that connected Richmond and the Tidewater to the Shenandoah Valley and points west. The establishment of the town of Charlottesville along this road in 1762 probably resulted in limited development activity in the corridor during the latter half of the century. Work began on the construction of the University of Virginia in 1817, with completion of the original campus by 1827, transforming what had been a pastoral highway into the principal connection between the new school and the town.

James Dinsmore, an Irish house-joiner recruited by Thomas Jefferson to work on the latter's many projects, was among the first to exploit the development potential created by the corridor's enhanced status. In 1818, soon after work on the university had commenced, Dinsmore purchased thirteen lots comprising thirty-five and a quarter acres between the present 10th and 14th streets. Over the following decade, Dinsmore and others built several stylish brick townhouses, including the Heiskell-McKennie House (1211 W. Main; 104-18) and the John Vowles House (1111 W. Main; 104-40). Today these two houses and possibly elements of two other early dwellings represent the principal surviving fragment of the small residential and commercial neighborhood that coalesced on the periphery of the university during the antebellum

period.¹ Concurrently, development of a less concentrated character occurred along the length of the corridor, and includes the construction of the Patton House (1022 W. Main; 104-226) and the original front section of the Jeffries-Preddy House (909 W. Main; 104-319).

A second phase of development commenced in 1850 when the Virginia Central Railroad laid its tracks parallel and a block south of West Main. By 1855 the line had begun construction on a branch to Lynchburg, which split off from the 1850 right-of-way near the 800 block. With the completion of a third line in 1881, the Rapidan Railway, which extended northward from the junction of the earlier lines, West Main became the focus of considerable industrial and commercial activity.² A statewide surge in development added momentum to the local boom, and by the 1890s the corridor was lined with one or more of the following businesses: agricultural machinery works, barber shops, billiard parlors, boarding houses, churches, coal and lumber yards, clothing stores, dry goods emporiums, groceries, harness shops, hotels, livery stables, meat markets, paint stores, pharmacies, photography studios, restaurants, saloons, sawmills, and warehouses. Most of these enterprises located on the blocks to the east of the railroad, towards the downtown, whereas the blocks between the railroad and the university remained largely residential.³

With its proximity to Union Station (810 W. Main; 104-231), built in 1885 by the C&O Railroad (successor to the Virginia Central), the West Main corridor naturally grew to become Charlottesville's principal hotel district. The antebellum Delevan Hotel was followed by the Hotel Gleason, established in 1889 and later renamed the Albemarle Hotel (611-619 W. Main; 104-220); the Clermont Hotel, which formerly stood at 801 W. Main; and the Queen Charlotte Hotel, which formerly stood on the 900 block of West Main.⁴ By the early twentieth century, West Main had established itself as an important commercial corridor rivaling the downtown business district, nurtured by traffic to and from the railroad station, the university, and the downtown. The laying of horse-car tracks in 1887 and electric streetcar tracks in 1894-95 facilitated this traffic, adding by the early years of the twentieth century 1,500,000 streetcar

¹ A deed dating to 1824 for a lot no. 11 in this development contains an early set-back requirement intended to foster architectural regularity along West Main Street. The deed required that the purchaser not erect a building "nearer the north side of said road than the south east corner of the building on Lot No. 9 (the John Vowles House at 1111 W. Main)" (Albemarle County Deed Book 25, p. 42).

² Smead, "Phase II;" Historic Resources," 8.11; and Toledano, Roulhac, "Past Meets Future on West Main," *Observer*, April 23 through 29, 1992.

³ "Gray's map;" Sanborn maps, 1891 and 1896; and Rabin et al, "West Main Street," 29.

⁴ "Historic Resources," 8.11; Hebllich and Walters, *Holsinger's Charlottesville*, 65 and 69; Rabin et al, "West Main Street," 186; and Sanborn maps, 1913 and 1920.

passengers annually to the flow.⁵

West Main and its immediate surroundings also developed as the institutional core of Charlottesville's African-American community. At the close of the Civil War, blacks withdrew from the town's white First Baptist Church and soon formed two Baptist congregations, Mount Zion and Delevan. Delevan Baptist Church, also known as First Baptist, completed its present church building at 632 West Main in 1883 (104-214). The church was later joined by Ebenezer Baptist Church at 113 6th Street NW (104-301), built in 1894 and remodeled in 1908. Jefferson High School, Charlottesville's black high school, occupied a frame building on the corner of Commerce and 4th streets in 1902. In 1927 the school completed a brick facility that forms the southern end of the present building (now known as Burnley-Moran Elementary School, located just outside the project area).

The growing popularity of the automobile during the first half of the twentieth century altered West Main's composition and appearance. Between 1910 and 1931, the number of automobile-related businesses in the corridor increased from one to twelve. Automobile use led to the abandonment of the West Main streetcar line in 1935 and contributed to a decline in passenger train ridership, deemphasizing the depot as a business attraction. These factors, coupled with the shift of population and business to suburban areas or back to the downtown, set in motion a gradual decline in the corridor during the third quarter of the twentieth century. Some commercial development continued, most of it at the ends of the corridor, including the opening of the Sears Roebuck & Company store (1105 W. Main; 104-332) in 1957, a Howard Johnson hotel (1309 W. Main; 104-340) and the Centel facility on the 400 block in the 1960s (located outside the project area), and the Towers office and nursing home complex (now Piedmont Health Care Center, 1214 Jefferson Park Ave.; 104-337) in 1971, but otherwise construction slowed and many historic buildings were vacated or torn down. The last railroad hotel to close was the Albemarle (formerly the Hotel Gleason), which ceased operations in 1972. Vacancies were most acute at the eastern end of the corridor; the western end, located in close proximity to the university, fared better.⁶

Since the 1970s, West Main Street's prospects have improved. The city government and private property owners have joined together to designate properties in the corridor as local and national historic sites, and rehabilitation efforts have converted several historic buildings into popular eateries and retail establishments. Tax credit rehabilitations resulting from National Register listings have included the rehabilitation of the Albemarle Hotel (\$660,000) and the Peyton-Ellington Building (\$130,000; 104-228).⁷

⁵ Webb, "Charlottesville and Albemarle County, 221-223;" "Historic Resources," 8.11.

⁶ Rabin et al, "West Main Street," 30-41.

⁷ Wells, "Certified Historic Rehabilitation."

Architectural Description

The West Main Street corridor, located in the City of Charlottesville, Virginia, follows a ridge line connecting the city's historic center with the University of Virginia. The corridor is characterized by a wide range of building types, materials, and styles spanning all periods of the area's development. The earliest identified buildings date to the 1820s and include the Heiskell-McKennie House (1211 W. Main; 104-18; also known as the Livers Townhouse) and the John Vowles House (1111 W. Main; 104-40). These two-story brick houses represent the homes of middle-class merchants and tradesmen, and they are detailed in the popular Federal style of the early nineteenth century. The John Vowles House, for example, a side-passage-plan residence which was built for Vowles in 1824 by James Dinsmore, features an elaborate cornice with a floral motif, a decorative transom over the front entry, and (inside) architrave mantels that one architectural historian has described as the "best preserved mantelpieces in Charlottesville."⁸ The house's companion at 1113 West Main, which dates to 1839, is accompanied by a two-story detached kitchen, one of the city's few surviving early domestic dependencies. Residential construction continued along the corridor into the early twentieth century.

Construction activity accelerated in the corridor during the 1880s and 1890s, a period of unprecedented expansion in Charlottesville. Notable among the corridor's post-bellum buildings are the Baptist churches associated with Charlottesville's African-American community: Ebenezer (113 6th NW; 104-301), Delevan or First Baptist (632 W. Main; 104-214), and Mount Zion (105 Ridge; located outside the project area). These are gable-fronted nave-plan buildings with front-elevation entry towers, stained-glass windows, decorative brick construction, and other architectural hallmarks of the last quarter of the nineteenth century.

Much of the corridor's commercial development clustered near the town's Union Station (810 W. Main; 104-231), a two-story brick building dating to 1885 with classical features such as quoining, a broad elliptical-arched window with keystone and impost accent blocks, and a Doric portico. The commercial blocks of the period are generally two-story brick buildings with parapetted shed roofs and, occasionally, relatively unaltered street-level storefronts and ornate storefront and parapet cornices. A particularly elaborate example is the 1893 Peyton-Ellington Building (711 W. Main; 104-228), which features an upper-story front with cast-metal colonettes and cornice, elements fabricated by an architectural metalworks located outside the area. Most of the corridor's once impressive complement of railroad hotels has been torn down, an exception being the Hotel Gleason (611-619 W. Main; 104-220), a four-story brick building constructed in phases between 1889 and 1914, with an unusual recessed colonnade at street level, classically framed recessed balconies above, and a variety of decorative window treatments. A notable commercial building, unfortunately recently demolished, was prolific Charlottesville

⁸ Henry, "John Vowles House;" Geoffrey Henry, quoted by Rachel Buchanan, "Main Street Homes Put On Register," *Charlottesville Daily Progress*, March 1989.

architect and preservationist Milton La Tour Grigg's office (910 W. Main), a convincing Colonial Revival building dating to 1934.⁹

Colonial Revival or classically-derived styling is evident in other buildings in the corridor. The 1914 Charlottesville & Albemarle Railway Company (300 W. Main; located outside the project area) office and powerhouse, as modified, features classical window surrounds and a richly detailed segmental-pedimented entry. The 1928 University Baptist Church (1223 W. Main; 104-338) is a temple-fronted design of architect Herbert L. Cain with stained-glass windows produced by the Tiffany and Payne-Spiers studios. The Charlottesville area's historic roots are reflected in the sculpture that anchors the two ends of the corridor: the monument to Lewis, Clark, and Sacajawea at the intersection of West Main and Ridge, and the equestrian statue of George Rogers Clark at the intersection of West Main and Jefferson Park Avenue (104-334).

Beginning in the 1920s, West Main Street's retail and service economy reoriented to the automobile, and a number of dealerships, service stations, and rental agencies were constructed. The largest of these to survive is Charlottesville Motors Inc. (856 W. Main; 104-318), a sprawling complex of concrete show rooms and repair garages that attained its final form about 1940 and includes a curving ramp to a roof-top parking deck. Catering to a student clientele was University Drive-It-Yourself (1200 W. Main; 104-331), a large false-fronted garage now concealed behind a post-World War II front. Retail shops continued to be built in the corridor, including the 1937 Cushman Building (1107 W. Main; 104-333), one of the city's few surviving Art Deco buildings.

Later twentieth-century construction includes car dealerships and garages and relatively plain commercial blocks. Several later buildings stand out for their architectural character. The International Style Sears Roebuck & Co. store (1105 W. Main; 104-332), built in 1957, has window-walls behind a minimalist colonnade of black steel piers, and Mel's Cafe (715 W. Main; 104-309) features a playful folded and cantilevered roof. A trend of recent years has been the adaptive reuse of historic buildings, with most of this activity respectful of historic exterior features.

⁹ Lasala, "Life and Career of Milton La Tour Grigg," 65.



Fig. 2: John Vowles House, 1111-13 W. Main.



Fig. 3: Ebenezer Baptist Church, 113 6th St. NW.



Fig. 4: Peyton-Ellington Building, 711 W. W. Main St.



Fig. 5: Carter Building I, 701-05 W. Main St. (on right), and Carter Building II, 707-09 W. Main St. (on left).

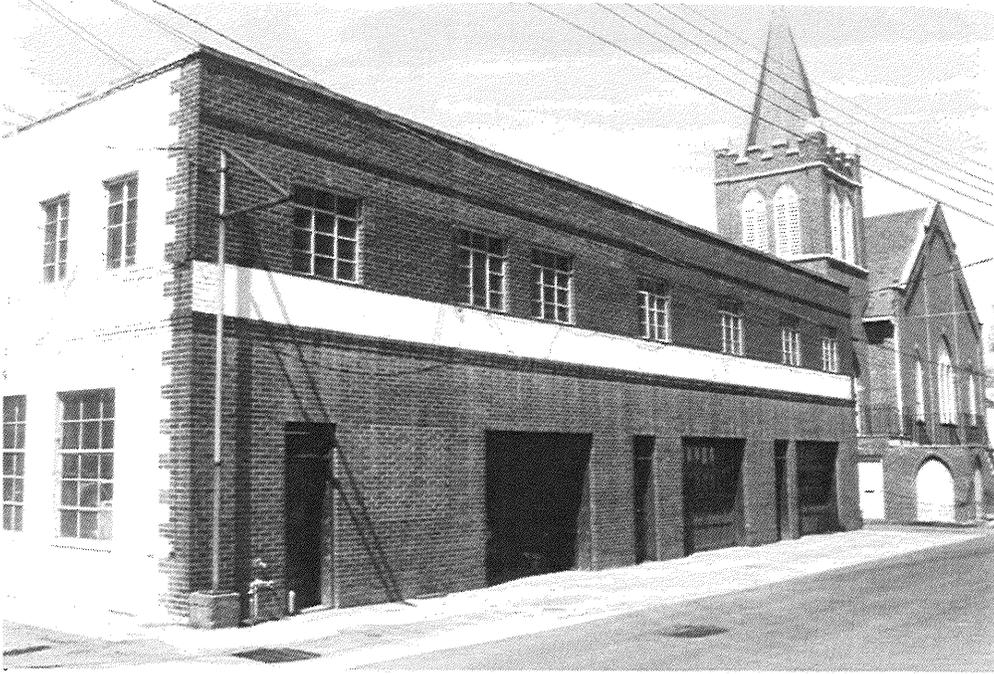


Fig. 6: C & R Auto Service, 513 W. Main St., with Ebenezer Baptist Church behind.

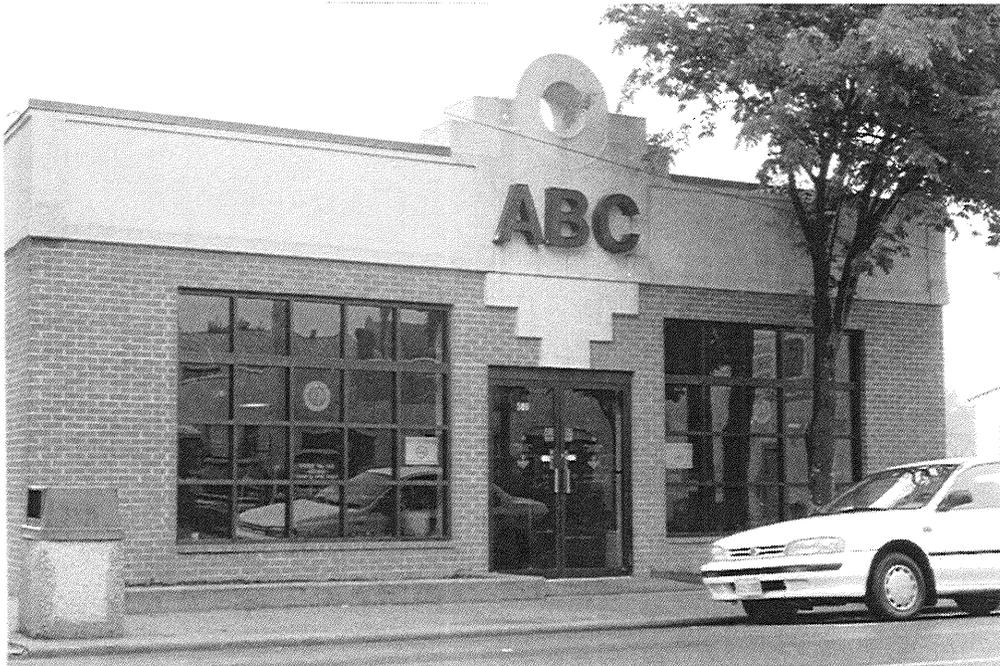


Fig. 7: ABC Store, 500 W. Main St.

SURVEY FINDINGS

Survey of the West Main Street project area resulted in the recording of sixty-one primary historic and non-historic resources. Of these, thirty-eight (62%) are classified as historic resources; that is, they date or appear to date to the year 1946 or before. The remaining twenty-three resources (38%) date or appear to date to after 1946. The tables below list these resources in order of decreasing age.

Properties Fifty Years of Age or Over in 1996

<u>VDHR #</u>	<u>TAX PAR.</u>	<u>ADDRESS</u>	<u>YEAR</u>
104-0040	10-55	1111 W. Main St.	1824
104-0018	10-59	1211 W. Main St.	1826
104-0226	10-66	1022 W. Main St.	1850 ca
104-0319	31-168	909 W. Main St.	1858
104-0299	29-6	600 W. Main St.	1873
104-0314	32-148	817 W. Main St.	1882
104-0214	29-1	632 W. Main St.	1883
104-0313	32-148	811 W. Main St.	1884
104-0298	29-7	512 W. Main St.	1884
104-0231	30-2	810 W. Main St.	1885
104-0324	10-47	110 10-1/2 St. NW	1890 ca
104-0325	10-46	118 10-1/2 St. NW	1890 ca
104-0228	32-153	711 W. Main St.	1893
104-0310	32-150	731 W. Main St.	1896
104-0335	10-57	1203 W. Main St.	1900 ca
104-0336	10-58	1205 W. Main St.	1900 ca
104-0358	10-44	120 10th St. NW	1900 ca
104-0301	32-170	113 6th St. NW	1908
104-0220	32-167	611 W. Main St.	1912-14
104-0346	32-162	635 W. Main St.	1913
104-0303	29-2	620 W. Main St.	1915
104-0305	32-163	635 W. Main St.	1918
104-0334	---	13XX W. Main St.	1921
104-0306	32-157	701 W. Main St.	1922
104-0339	10-21	110 13th St. NW	1924
104-0307	32-156	707 W. Main St.	1925 ca
104-0342	10-7	1327 W. Main St.	1925
104-0331	10-63	1200 W. Main St.	1925 ca
104-0344	10-5	1395 W. Main St.	1926 ca
104-0338	10-20	1223 W. Main St.	1928-29

104-0321	31-165 & 166	915	W. Main St.	1930	ca
104-0320	31-167	913	W. Main St.	1930	ca
104-0322	31-168	1XX	W. Main St.	1934	ca
104-0318	31-3 to 31-7	856	W. Main St.	1935	ca
104-0323	10-50	1001	W. Main St.	1936	
104-0333	10-54	1107	W. Main St.	1937	
104-0341	10-8	1325	W. Main St.	1937-38	
104-0304	32-165.1	625	W. Main St.	1940	ca

Properties Under Fifty Years of Age in 1996

<u>VDHR #</u>	<u>TAX PAR.</u>	<u>ADDRESS</u>	<u>YEAR</u>	
104-0330	10-64	1106 W. Main St.	1947	
104-0326	10-51	1017 W. Main St.	1948	
104-0327	10-69	1002 W. Main St.	1950	
104-0311	32-147	103 8th Street, NW	1950	ca
104-0348	10-63	1202 W. Main St.	1950	ca
104-0302	32-171	107 6th St. NW	1950	ca
104-0329	10-80	120 11th St. SW	1950	ca
104-0332	10-53	1105 W. Main St.	1957	
104-0343	10-6	1331 W. Main St.	1960	
104-0349	10-45	1XX 10th St. NW	1960	ca
104-0309	32-151	715 W. Main St.	1960	ca
104-0328	10-68	118 11th St. SW	1965	
104-0340	10-16	1309 W. Main St.	1966	
104-0300	29-3	616 W. Main St.	1970	ca
104-0337	10-82 & -83	1214 Jefferson Park	1970	
104-0347	31-170	853 W. Main St.	1970	ca
104-0345	10-4	1397 W. Main St.	1972	
104-0308	32-151	713 W. Main St.	1980	ca
104-0316	31-175	843 W. Main St.	1980	ca
104-0315	31-184	8XX W. Main St.	1980	ca
104-0312	32-149	801 W. Main St.	1984	
104-0317	31-170	855 W. Main St.	1987-88	
104-0297	29-10	500 W. Main St.	1989	

The project area comprises a rich mix of resource types, a result of West Main Street's complex development history. The twelve single-family dwellings reflect the corridor's early status as a residential street. The twenty-nine commercial buildings--the largest resource group--reflect the corridor's transformation into a commercial link between the downtown and the university. The five service stations date to the early-twentieth-century ascendancy of automobile transportation.

The table below lists the resource types represented in the project area with the number of occurrences. (The total number of occurrences exceeds twenty-seven, since the table enumerates both primary and secondary resources.)

Resource Types

<u>Number</u>	<u>Resource Type</u>
3	Church
29	Commercial Building
1	Communication Facil.
1	Depot
1	Factory
3	Garage
2	Hotel/Inn
1	Kitchen
1	Nursing Home
1	Office/Office Bldg.
3	Other
1	Post Office
1	Ruins
3	Sculpture
5	Service Station
1	Shed
12	Single Dwelling
1	Theatre
2	Warehouse

The historic resources in the project area are associated primarily with three historic themes or contexts identified by the Virginia Department of Historic Resources: Architecture/Community Planning, Commerce/Trade, and Domestic. Other themes represented include Ethnicity/Immigration, Funerary, Industry/Processing/Extraction, Recreation/Arts, Religion, and Transportation/Communication.

EVALUATION AND RECOMMENDATIONS

Evaluation

This section of the report evaluates the West Main Street corridor in terms of its eligibility for local district designation. Local historic or design control designation is enabled by the Charlottesville Historic Preservation Ordinance of the city code. The intent of the ordinance is to:

- 1) Promote the general welfare through the preservation and protection of historic landmarks, sites, areas and places, and any other buildings, structures or property which serve as important visible reminders of the history or the cultural and architectural heritage of this city, the Commonwealth of Virginia or this nation;
- 2) Protect against destruction of or encroachment upon historic areas;
- 3) Ensure that new development or the alteration of properties protected by this article is architecturally compatible with the design control districts created by this article; and
- 4) Create a plan for preservation and enhancement of Charlottesville's cultural and historic resources.

Two major design control districts and ninety-seven minor districts (most corresponding to individual parcels) are listed in the ordinance as adopted on June 3, 1991 and amended in subsequent years. Recommendations as to the designation of additional districts are made by the city board of architectural review and the planning commission to the city council. The board of architectural review utilizes the following criteria when making recommendations regarding the addition or removal of properties from a design control district or the designation of properties as landmarks (italicized titles added):

- 1) *Significance*. The historic, architectural or cultural significance, if any, of the structure or site and whether it has been listed on the National Register of Historic Places or the Virginia Landmarks Register;
- 2) *Association*. The association of the structure or site with an historic person or event or with a renowned architect or master craftsman;
- 3) *Condition*. The overall condition and aesthetic quality of the site or structure and whether it is or would be an integral part of an existing design control district;

4) *Age*. The age of the structure;¹⁰

5) *Reproducibility*. Whether the structure is of such old or unusual design, texture and material that it can be reproduced only with great difficulty, if at all;

6) *Integrity*. The degree to which the original distinguishing character, qualities or materials of a structure have been retained; and

7) *Uniqueness*. Whether the structure or any of its features represents an infrequent or the first or last remaining example of a particular detail or type of architecture in the city.

Based on these criteria, the West Main Street project area appears to meet the requirements for local designation, as enumerated below:

1) *Significance*. National Register of Historic Places sites in the corridor are Delevan (First) Baptist Church (632 W. Main), the Hotel Gleason (611-619 W. Main), the Patton House (1022 W. Main), the Peyton-Ellington Building (711 W. Main), and the John Vowles House (1111-13 W. Main). National Register designation is pending for the George Rogers Clark Sculpture (1300 block W. Main). Numerous sites located in the corridor have been given minor design control district designation by the City of Charlottesville. These are the properties at 512-14, 600, 617-19, 632, 711, 811-13, 817, 909, 1111-13, and 1211 West Main Street. Two additional properties that have received local designation--1022 and 1213-14 West Main Street--are no longer standing. The project area as a whole possesses historic, architectural and cultural significance, as demonstrated in the body of the report.

2) *Association*. James Dinsmore, an Irish house-joiner recruited by Thomas Jefferson to work on the latter's many projects, including buildings at the University of Virginia, is responsible for the construction of one or more buildings in the project area. The corridor illustrates several trends in the historic development of Charlottesville, including the growth of the University of Virginia, and the effect of railroad and automobile transportation on the development of the city.

3) *Condition*. The overall condition of the project area may be considered good, in that there are few abandoned buildings and most properties are well maintained. Several properties may be considered to possess "aesthetic quality" in an academic or high-style sense of the term as outstanding examples of Federal, Greek Revival, Late Victorian, Colonial Revival, Art Deco, and International Style domestic, commercial, and

¹⁰ For the purposes of this report, the National Register of Historic Places meanings for words not defined in the code will be used, including the fifty-year age requirement.

ecclesiastical design;

4) *Age*. A majority of the properties in the project area (62%) are older than fifty years in age (the "cut off" for contributing status in national and state register designation). Some sections of the corridor consist primarily of modern (post-1946) construction or vacant lots, namely the 800 and 1000 blocks;

5) *Reproducibility*. The historic resources of the project area are of such old or unusual design, texture and material that it is highly unlikely that a given resource would be reproduced should it be lost. The reasons for this have to do with modern taste, economics, modern code restrictions, modern functional requirements, availability of materials, expertise of modern builders and craftsmen, and the virtual impossibility of reproducing the natural patina and evidence of usage that historic buildings acquire over time;

6) *Integrity*. Many properties in the project area retain their historic distinguishing character, qualities or materials, ie., they retain a high degree of integrity;

7) *Uniqueness*. This criterion is more difficult to assess, owing to the incomplete state of survey in the City of Charlottesville. Most buildings are of a style and method of construction that are found elsewhere in the city, but when considered in the broader sense of building type and historic function and association, buildings and areas such as Delevan (First Baptist) and Ebenezer Baptist churches, Union Station, the Hotel Gleason, and the small residential area associated with the early development of the University of Virginia represent rare, unique, or otherwise significant resources.

Recommendations

As stated above, the West Main Street corridor appears to meet the requirements for designation as a City of Charlottesville design control district. It is the recommendation of this report that this designation be pursued as a means of furthering the preservation mission of the City of Charlottesville.

Local and state-wide organizations that provide historic information and preservation assistance to Charlottesville's citizens include the following:

City of Charlottesville Department of Community Development
City Hall, PO Box 911, Charlottesville, VA 22902-0911
(804) 971-3182 FAX: (804) 971-9523

Preservation Piedmont
PO Box 2803, Charlottesville, VA 22902

(804) 974-7705

Albemarle County Historical Society
200 2nd St. NE, Charlottesville, VA 22902
(804) 296-1492

Virginia Department of Historic Resources (DHR)
221 Governor St., Richmond, VA 23219
(804) 786-3143 FAX: (804) 225-4261

Preservation Alliance of Virginia (PAV)
PO Box 1407, Staunton, VA 24401
(540) 886-4362 FAX: (540) 886-4543



Fig. 8: West Main Street. View looking west of 600 block on north side of street with Hotel Gleason, 611-619 W. Main St., on right.



Fig. 9: West Main Street. View looking west of 700 and 800 blocks on north side of street with Shapero Building, 731 W. Main St. (on right), and the Starr Hill Building, 801 W. Main St. (in center).



Fig. 10: West Main Street. View looking east of 1000, 900, and 800 blocks on north side of street with Gleason's Market, 1017 W. Main St. (on left), and Republic Plaza, 855 W. Main St. (on right in distance).



Fig. 11: West Main Street. View looking east of 1000, 900, and 800 blocks on south side of street showing areas of past and recent demolition.



Fig. 12: West Main Street. View looking east of 1200 and 1100 blocks on the north side of the street with the Heiskell-McKennie House, 1211 W. Main St. (on left).

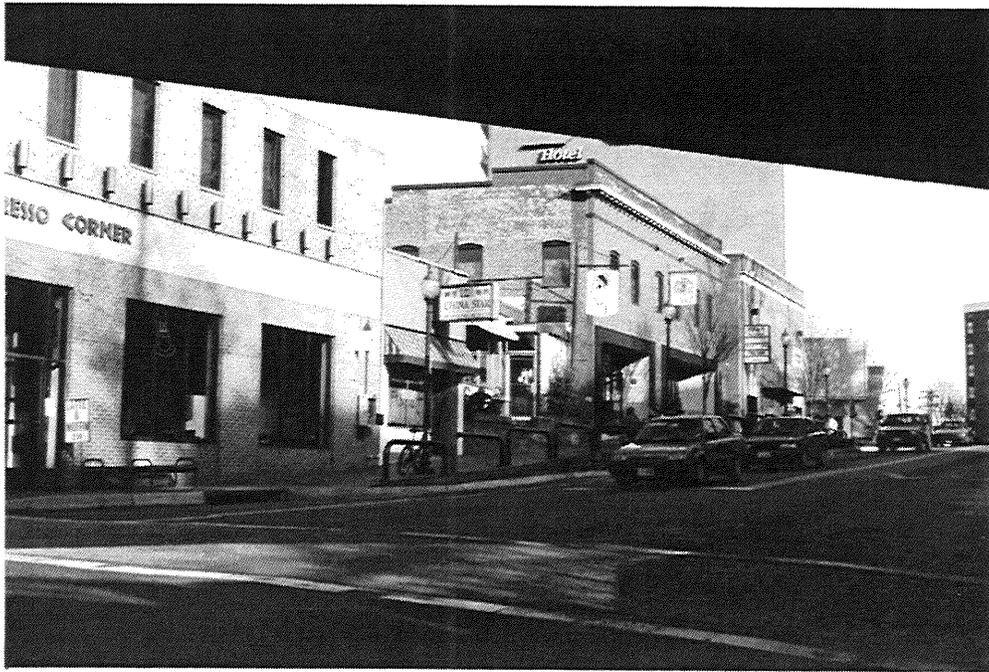


Fig. 13: West Main Street. View looking east of the 1300 block on the north side of the street from under the C&O University Avenue bridge at 14th street.

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APPENDIX: INVENTORY LISTS

Numerical Inventory List

<u>VDHR #</u>	<u>PROPERTY NAME</u>	<u>USGS QUAD MAP</u>
104-0018	Heiskell-McKennie House (1211 W. Main St.) The Eighteen Seventeen	CHARLOTTESVILLEEAST
104-0040	Vowles, John, House (1111-13 W. Main St.)	CHARLOTTESVILLEEAST
104-0214	Delevan Baptist Church (632 W. Main St.) First Baptist Church	CHARLOTTESVILLEEAST
104-0220	Hotel Gleason (611-619 W. Main St.)	CHARLOTTESVILLEEAST
104-0226	Patton House (1022 W. Main St.) Central Fidelity Bank Colonial Office	CHARLOTTESVILLEEAST
104-0228	Peyton-Ellington Building (711 W. Main St.) J's Needful Things	CHARLOTTESVILLEEAST
104-0231	Union Station (810 W. Main St.)	CHARLOTTESVILLEEAST
104-0297	ABC Store (500 W. Main St.)	CHARLOTTESVILLEEAST
104-0298	Hartnagle-Perkins House (512-514 W. Main St.)	CHARLOTTESVILLEEAST
104-0299	Hawkins-Perry House (600 W. Main St.) Hair Doctors	CHARLOTTESVILLEEAST
104-0300	Morris Tire Service (616 W. Main St.)	CHARLOTTESVILLEEAST
104-0301	Ebenezer Baptist Church (113 6th St. NW)	CHARLOTTESVILLEEAST
104-0302	C & R Auto Service (513 W. Main St.)	CHARLOTTESVILLEEAST
104-0303	Holsinger Building (620-24 W. Main St.) First Baptist Educational Center	CHARLOTTESVILLEEAST
104-0304	Building (625 W. Main St.) Blue Bird Cafe	CHARLOTTESVILLEEAST
104-0305	Joseph Building (633 W. Main St.) Southern Culture Cafe & Restaurant	CHARLOTTESVILLEEAST
104-0306	Carter Building I (701-05 W. Main St.)	CHARLOTTESVILLEEAST
104-0307	Carter Building II (707-09 W. Main St.) Blue Ridge Brewing Co.	CHARLOTTESVILLEEAST
104-0308	Gibson's Radiator Service (713 W. Main St.)	CHARLOTTESVILLEEAST
104-0309	Mel's Cafe (715 W. Main St.)	CHARLOTTESVILLEEAST
104-0310	Shapero Building (731 W. Main St.) Carden Gibson, the Salon	CHARLOTTESVILLEEAST
104-0311	Building (103 8th St. NW)	CHARLOTTESVILLEEAST
104-0312	Starr Hill Building (801 W. Main St.)	CHARLOTTESVILLEEAST
104-0313	Balz Building II (811-13 W. Main St.)	CHARLOTTESVILLEEAST
104-0314	Balz Building I (817 W. Main St.) Kristina's West Main Street	CHARLOTTESVILLEEAST

104-0315	Tower (800 block W. Main St.)	CHARLOTTESVILLEEAST
104-0316	Roy Haney Motor Company (843 W. Main St.)	CHARLOTTESVILLEEAST
104-0317	Republic Plaza (855 W. Main St.)	CHARLOTTESVILLEEAST
104-0318	Charlottesville Motors Inc. (856 W. Main St.) Merchant's Tire & Auto Center	CHARLOTTESVILLEEAST
104-0319	Jeffries-Predy House (909 W. Main St.) PC Press, Inc.	CHARLOTTESVILLEEAST
104-0320	Hoddinott Motor Company (913 W. Main St.) Camera Center	CHARLOTTESVILLEEAST
104-0321	Giles-Bishop Building (915-19 W. Main St.) Charlottesville Office Machine Co.	CHARLOTTESVILLEEAST
104-0322	Predy Funeral Home Warehouse (1XX 10th)	CHARLOTTESVILLEEAST
104-0323	Albemarle Gas & Oil Company (1001 W. Main) Team Tires	CHARLOTTESVILLEEAST
104-0324	Moon-Henderson House (110 10-1/2 St. NW)	CHARLOTTESVILLEEAST
104-0325	Moon-Pleasants House (118 10-1/2 St. NW)	CHARLOTTESVILLEEAST
104-0326	Gleason's Market (1017 W. Main St.) Under The Roof	CHARLOTTESVILLEEAST
104-0327	Building (1002-06 W. Main St.) Papa John's Pizza	CHARLOTTESVILLEEAST
104-0328	University Station PO (118 11th St.)	CHARLOTTESVILLEEAST
104-0329	Southern Welding & Machine Co. (120 11th St.) Max Inc.	CHARLOTTESVILLEEAST
104-0330	Building (1106-12 W. Main St.) Sycamore House	CHARLOTTESVILLEEAST
104-0331	University Drive-It-Yourself (1200 W. Main) Kane Furniture	CHARLOTTESVILLEEAST
104-0332	Sears Roebuck & Company (1105 W. Main St.) Stacey Hall	CHARLOTTESVILLEEAST
104-0333	Cushman Building (1107 W. Main St.)	CHARLOTTESVILLEEAST
104-0334	George Rogers Clark Sculpture (13XX W. Main)	CHARLOTTESVILLEEAST
104-0335	Dinwiddie-Haden House (1203 W. Main St.) Book Bag Bookstore	CHARLOTTESVILLEEAST
104-0336	Dinwiddie-Hull House (1205 W. Main St.) Mountain Micro	CHARLOTTESVILLEEAST
104-0337	Piedmont Health Care (1214 Jefferson Park)	CHARLOTTESVILLEEAST
104-0338	University Baptist Church (1223 W. Main St.)	CHARLOTTESVILLEEAST
104-0339	Alexander House (110 13th St.) Alex Sawyer House	CHARLOTTESVILLEEAST
104-0340	Howard Johnson Hotel (1309 W. Main St.)	CHARLOTTESVILLEEAST
104-0341	University Theatre (1325 W. Main St.)	CHARLOTTESVILLEEAST
104-0342	Duke-Faulconer Building (1327-29 W. Main St.)	CHARLOTTESVILLEEAST

104-0343	Baja Bean Company Building (1331 W. Main St.)	CHARLOTTESVILLEEAST
104-0344	Cafe Europa Tucker Building (1395 W. Main St.)	CHARLOTTESVILLEEAST
104-0345	China Star Restaurant Building (1397 W. Main St.)	CHARLOTTESVILLEEAST
104-0346	Espresso Corner Shepherd-Holland Building (635 W. Main St.)	CHARLOTTESVILLEEAST
104-0347	Southern Culture Cafe & Restaurant Republic Plaza Annex (853 W. Main St.)	CHARLOTTESVILLEEAST
104-0348	Building (1202 W. Main St.) Northern Exposure Bar & Grill	CHARLOTTESVILLEEAST
104-0349	Garage (100 block 10th St. NW)	CHARLOTTESVILLEEAST
104-0358	House (120 10th St. NW)	CHARLOTTESVILLEEAST

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