

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	December 2, 2013
Action Required:	Approve revisions to the Architectural Design Control (ADC) Districts Design Guidelines: W Main Street ADC District Map (contributing/ non-contributing structures) as recommended by the Charlottesville Board of Architectural Review (BAR)
Presenter:	Mary Joy Scala, AICP, Preservation & Design Planner, City of Charlottesville
Staff Contacts:	Jim Tolbert, Director, Neighborhood Development Services
Title:	Revisions to the Architectural Design Control (ADC) Districts Design Guidelines, Chapter I, <i>Introduction</i> (W Main Street ADC District Map)

Background:

The current ADC Districts Design Guidelines were adopted by City Council on September 17, 2012 as part of a required 5-year update.

In anticipation of a new W Main Street streetscape plan (to be prepared by Rhodeside and Harwell) and due to increased focus on the development of this corridor, City Council should confirm which buildings deserve review before they can be demolished. Staff initiated these proposed changes to the W Main Street ADC District map, which incorrectly designates certain contributing and non-contributing structures. The current map was created in 1997 when West Main Street became an ADC district.

On September 17, 2013 the BAR recommended (7-1-1) for City Council's approval the attached revisions to the ADC Districts Design Guidelines, in Chapter I, *Introduction* (West Main Street ADC District map).

Discussion:

The definition of contributing structure is found in the Zoning Ordinance, and definitions of contributing and non-contributing buildings are found in the Design Guidelines (attachment). Some things to note:

1. The only difference in process between *contributing* and *non-contributing* structures is that *non-contributing* structures may be demolished without BAR approval. Otherwise, *contributing* and *non-contributing* structures follow the same design review process. For example, both require BAR review for exterior rehabilitations, additions, or new construction.

2. The West Main Street ADC District ends at 6th Street NW on the north side of West Main Street, and at 5th Street SW on the south side. From those streets east, the Downtown ADC District is in place, where all structures are considered to be *contributing*.

Community Engagement:

The following owners (of the seven properties to be changed to *contributing*) were notified of the proposed designations. To date, only Mark Green representing 1001 W Main Street has objected.

601 W Main (Shenanigans):	Main Street West, LLC
621-627 W Main (Horse ‘n’ Hound):	Paul’s Rental Properties, LLC
715-729 W Main (Mel’s Café):	Francis and Margaret Gibson, Tr
909 W Main (Islamic Study Center):	Main Street Associates, LLC
1001 W Main (Team Tire):	Harry D Jr and Ernestine C Knauf
1003 W Main (Under the Roof):	Studio House, LLC
1005 W Main (Stacey Hall):	The Rector and Visitors of University of VA

Alignment with City Council’s Vision and Priority Areas:

Approval of this agenda item aligns directly with Council’s vision for *Charlottesville Arts and Culture*. Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources.

Budgetary Impact:

This has no impact on the Budget.

Recommendation:

Staff recommends approval of the proposed revisions to the ADC Districts Design Guidelines, Chapter I *Introduction*, W Main Street ADC District Map (contributing/ non-contributing structures) as recommended by the Charlottesville Board of Architectural Review.

Alternatives:

City Council could approve the W Main Street ADC District Map with additional revisions, could defer approval if more discussion is needed, or could disapprove the proposed revisions.

Attachments:

1. Definition from Zoning Ordinance:

Contributing structure, as used within Article II, Division 2 (Historical Preservation and Architectural Design Control Overlay Districts) and Division 5 (Historic Conservation Overlay Districts), and when referring to a building or structure located within a Major Design Control District identified within [section 34-272](#) or within a Conservation District identified within [section 34-337](#) thereof, means a building or structure that, by location, design, setting, materials, workmanship, feeling or association adds to the district's sense of time and place and historical development.

Definitions from Design Guidelines, Chapter I, page 7:

Contributing buildings and sites are defined as those individual properties that are listed on or eligible for the National Register; listed by the City as individually designated structures; or by their design, age (over 50 years), and historic integrity meet generally agreed upon standards of contributing buildings in historic districts. Buildings of more recent construction whose form, materials, scale, and overall design relate to the remaining traditional character of the district, or that represent a unique or distinct architectural style, are also included in this category.

Non-contributing buildings and sites are those whose age (less than 50 years), design, scale, and materials do not relate to the remaining traditional character of the district. Also included are buildings whose age and original design might make them eligible for the Contributing category, but because of extensive alterations no longer retain their integrity; and those buildings whose advanced level of deterioration precludes their inclusion.

2. *Proposed W Main Street ADC District Map*

- The attached map indicates in red the buildings currently shown as *contributing* which are recommended to be shown as *non-contributing* due to their recent age of construction combined with their lack of architectural significance:
853 W Main Street (Republic Plaza – approved by BAR for demolition August 2013)
900 W Main Street (Hampton Inn with porte cochere)
1397 W Main Street (Boylan Heights)
- Buildings indicated in green are currently shown as *non-contributing* but are recommended to be shown as *contributing* due to their older age, architectural design, and/or relationship to the development of West Main Street. Detailed descriptions of these seven buildings are attached.
- All other buildings outlined in red (*non-contributing*) or indicated in blue (*contributing*) are correctly designated and are not recommended to be changed.

3. *Historic Survey data for seven properties proposed to be changed to contributing.*

<i>Page 1</i>	601 W Main (Shenanigans)
<i>Page 4</i>	621-627 W Main (Horse ‘n’ Hound)
<i>Page 8</i>	715-729 W Main (Mel’s Café)
<i>Page 13</i>	909 W Main (Islamic Study Center)
<i>Page 15</i>	1001 W Main (Team Tire)
<i>Page 20</i>	1003 W Main (Under the Roof)
<i>Page 22</i>	1005 W Main (Stacey Hall)

RESOLUTION
TO AMEND THE IDENTIFICATION OF CONTRIBUTING STRUCTURES
LOCATED WITHIN THE WEST MAIN STREET ARCHITECTURAL
DESIGN CONTROL DISTRICT

WHEREAS, the City has created a major architectural design control district known as the West Main Street Architectural Design Control District (“West Main Street ADC”) the limits of which are shown on the city’s zoning map; and

WHEREAS, within the West Main Street ADC certain properties are identified as “contributing structures” and approval of the City’s Board of Architectural Review is required prior to demolition of a contributing structure; and

WHEREAS, the contributing structures within the West Main Street ADC are shown on a map included within Chapter I (*Introduction*) of the City’s Architectural Design Control District Design Guidelines, adopted September 17, 2012 (“2012 Design Guidelines”); and

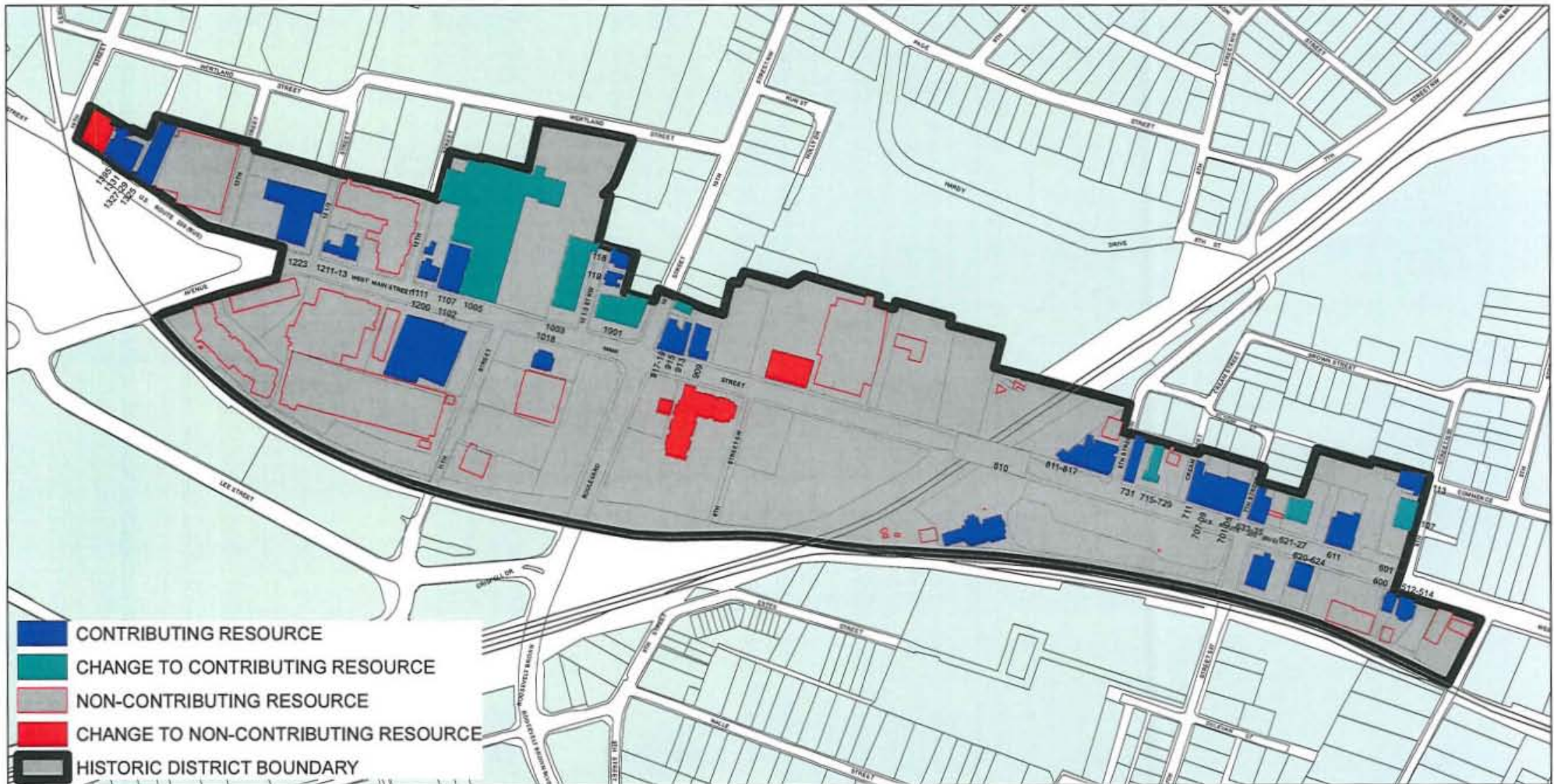
WHEREAS, upon the recommendation of the City’s Board of Architectural Review, and upon consideration of research and information reported to City Council along with the BAR’s recommendation, the City Council desires to remove the “contributing structure” status from some properties within the West Main Street ADC, and to assign to other properties within the West Main Street ADC the status of “*contributing structure*”; now, therefore

BE IT RESOLVED by the Council of the City of Charlottesville that the Contributing Structures Map included within Chapter I of the 2012 Design Guidelines for the West Main Street ADC shall be revised as follows:

1. The following properties shall be removed from those identified on the Contributing Structures Map as *contributing structures*: 853 West Main Street; 900 West Main Street; and 1397 West Main Street. Hereafter, these three properties shall be considered *non-contributing*; and
2. The following properties shall be added to those identified on the Contributing Structures Map as being *contributing*: 601 West Main Street; 621-627 West Main Street; 715-729 West Main Street; 909 West Main Street; 1001 West Main Street; 1003 West Main Street; and 1005 West Main Street.
3. The Contributing Structures Map shall be revised to reference a revision date, which revision date shall be the date on which this resolution is approved.

Except for those properties specifically referenced above, all other properties depicted within the Contributing Structures Map approved September 17, 2012 for the West Main Street ADC shall continue to have the status indicated on the September 17, 2012 Contributing Structures Map, and shall be shown on the revised Contributing Structures Map as having that same status.

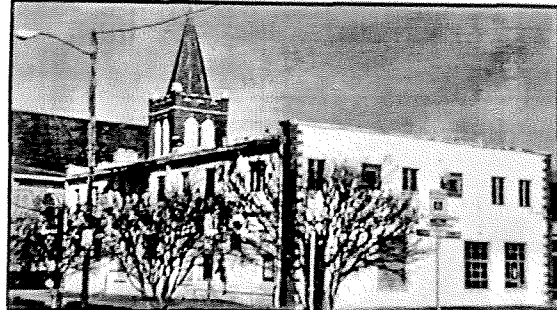
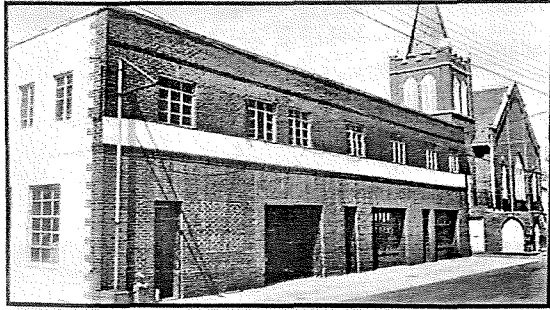
WEST MAIN STREET ARCHITECTURAL DESIGN CONTROL DISTRICT Charlottesville, Virginia



NEIGHBORHOOD DEVELOPMENT SERVICES
AUGUST 21, 2013

0 70 140 280 420 560 Feet

West Main Street *non-contributing* structures recommended to be shown as *contributing*



601 West Main Street/ 107 6th St NW
Common Name: Shenanigans; formerly C&R Auto
Date built: c.1946

Tax Map/Parcel: 320171000
Current Owner: Main Street West, LLC
Current Use: Leased to Shenanigans and others

See attached survey by Eugenia Bibb, Spring 1995, and plat dated 1959.

- c. 1946: The concrete block service station was built with three apartments above.
- 1951: A 1 story, concrete and stucco building added in front of the mechanic shop. The building was described as a "filling station": Cummins Radiator and Seat Cover Shop
- 1963: The filling station was remodeled into University Cleaners. The building had a metal roof and concrete floors covered in tile.
- 1977: University Cleaners was demolished (currently a parking lot on the West Main Street side of the building).

STREET ADDRESS: 107 Sixth Street, NW
MAP & PARCEL: 32-171
FILE NUMBER: 692
PRESENT ZONING: B-3
ORIGINAL OWNER:
ORIGINAL USE:
PRESENT USE:
PRESENT OWNER: Wade L. Crawford
ADDRESS: Route 4, Box 100
Charlottesville, VA 22903

(601 West Main Street)
formerly C & R Auto

HISTORIC NAME:

DATE/PERIOD:

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 Stories

DIMENSIONS AND LAND AREA: 76' x 175' (12.625 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1995

SOURCES: City Records

Sanborn Map Co. - 1896, 1920, 1929-57

Pictorial History of Ch'ville and University of Virginia

Charlottesville

ARCHITECTURAL DESCRIPTION

^{this}
The walls of ~~the~~ 2-storey brick building are constructed of cinderblock with brick corner piers and a brick-veneered facade on Sixth Street. There is a corbelled brick stringcourse between the stories and another projecting course of brick at second storey windowsill level. On the facade, the area between these two bands is plastered and probably once held a painted sign. Behind a plain parapet set off by a shallow brick architrave, a nearly flat metal roof slopes to the west. On the eastern (Sixth Street) facade, there are seven openings at each level, but they are irregularly spaced, each level independent of the other. At the first storey level, there are three entrance doors with transoms, three garage doors, and one window (infilled). At the second storey level, there are seven 12-light industrial-sash windows. The rest of the building exhibits a variety of window forms, including industrial sash, easement, double-sash, and glass brick. A small entrance at the western end of the southern elevation gives access to a staircase to the second storey apartments.

casement

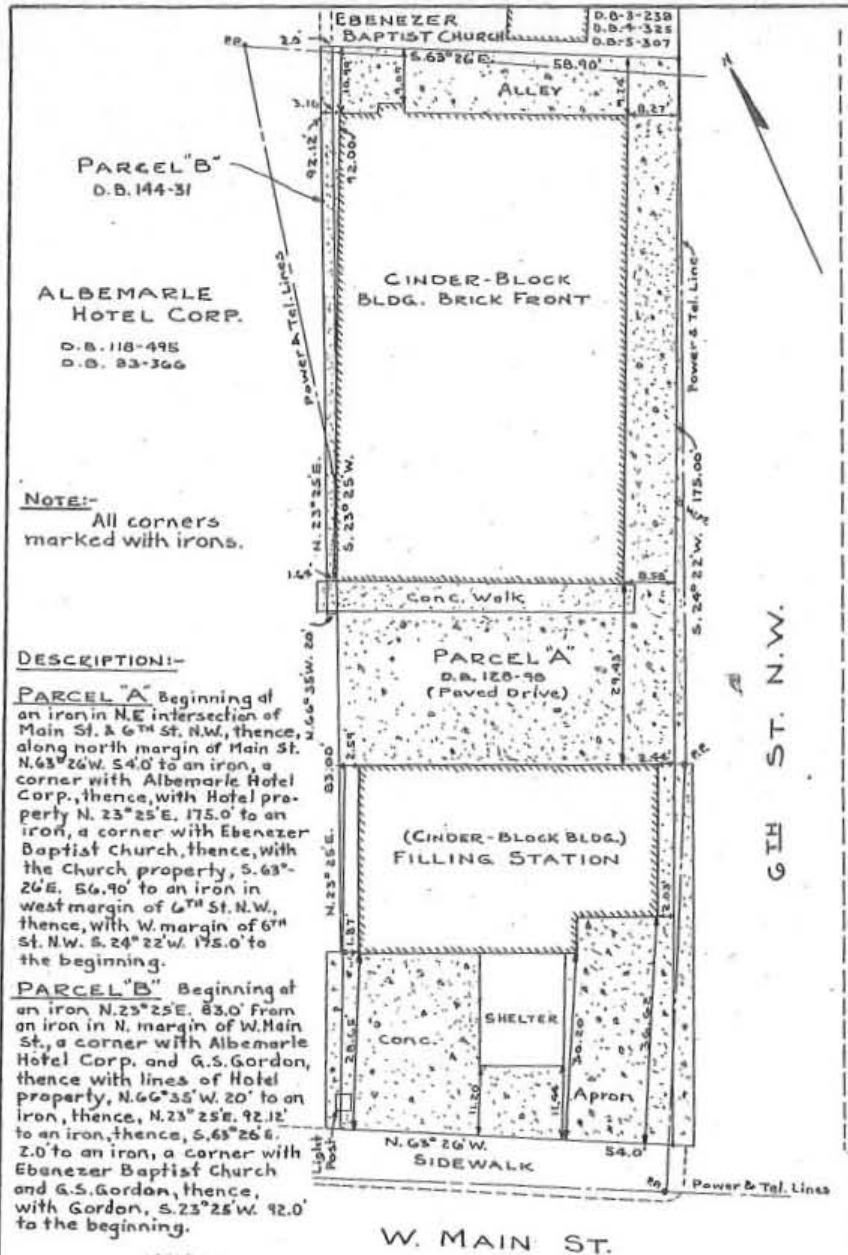
HISTORICAL DESCRIPTION

This lot was the site of the Jefferson Opera House, which was built in 1896 and burned in 1906. It was a tall 2-storey brick building with the auditorium on the second story, above a billiard parlor and a saloon. The lot stood vacant for awhile after the fire before this building and a service station on the West Main Street end of the lot ~~was~~ built, ⁱⁿ probably ⁱ the early 1930's. Mrs. Emily Hewson Michie had purchased the property in 1926, and she and her family owned it for twenty years (City DB 53-409, 128-98). This building has had a variety of uses, mostly automotive-related. At one tie, there ~~were~~ ^{time} three apartments at the second storey level. The service station was remodeled in 1963 for use as a dry cleaning plant and then was demolished in 1977, the same year that the property was purchased by Wade L. Crawford (DB 390-179, 403-424).

Additional Records: City DB 229-378, 314-366, 353-236, 381-206.

601 W. Main St. / 107 6th St. NW
Formerly C+R Auto

32-171 P.S.



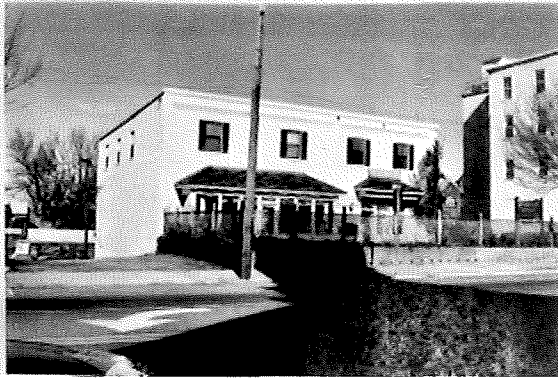
PLAT OF LOT ON W. MAIN ST. & 6TH ST. N.W.
CHARLOTTESVILLE, VA.

FOR
G. S. GORDON

Scale 1"=20'	O. R. RANDOLPH ENGINEER	Date 12-7-59
	CHARLOTTESVILLE, VA.	Rev.
	DWG. No. 2203	

CERTIFIED TO BE A CORRECT PLAT

[Signature]



621-627 West Main Street
Common Name: Horse 'n' Hound; formerly Blue Bird Café,
Gaslight Restaurant, Phillips 66 gas station
Date built: 1935 and 1981

Tax Map/Parcel: 320165100
Owner: Paul's Rental properties, LLC
Current Use: leased to Horse 'n' Hound Restaurant and others
DHR File No. 104-304

See attached survey by Eugenia Bibb, Spring 1995, and plat dated 1961.

-
- 1935: Phillips "66" Station building was constructed at 625 W. Main Street (Automotive Parts). The one story building was brick with a concrete block foundation, a flat roof, and concrete floors.
 - 1969: A car crash caused damage to the mechanic shop, which required repairs.
 - 1971: Phillips 66 building was gutted.
 - 1981: Charles Hurt applied to remodel the "shell" of 625 W. Main Street into a restaurant.
 - 1982: Gaslight Restaurant remodel was completed by Charles Hurt. The building included 4 new upstairs apartments.

STREET ADDRESS: 621-627 West Main Street
MAP & PARCEL: 32-165.1
FILE NUMBER: 694
PRESENT ZONING: B-3
ORIGINAL OWNER: W. A. Rinehart, Trustee
ORIGINAL USE: Service Station
PRESENT USE: Restaurant and Apartments
PRESENT OWNER: Albemarle Hotel Ltd. Partnership
ADDRESS: P. O. Box 8147
Charlottesville, VA 22906

HISTORIC NAME:
DATE/PERIOD: 1935 and 1981
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 90' x 129' (11,610 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1995
SOURCES: City Records
Sanborn Map Co. - 1896, 1920, 1929-57
Pictorial History of Ch'ville and U. Va.
1996 Special Edition of The Daily Progress

ARCHITECTURAL DESCRIPTION

This automotive building has been completely remodeled for use as a restaurant and has had a second storey added for use as apartments. In its present form, it is two stories tall and two bays wide. Wall construction is of brick, laid in 7-course American bond in the original building and in stretcher bond in the second story addition. The walls are painted cream. Projecting brick piers divide the facade into two unequal bays. The wider western bay has been bumped out at the first story level. The addition has a wooden shingled hipped roof with boxed cornice and plain frieze, and a band of all single-paned windows extends all around the addition. In the eastern bay, a wooden-shingled, hipped-roof hood shelters an entrance door and two tall windows. At the new second story level of the facade are four single-light, double-sash windows with louvered shutters, evenly spaced across the facade without regard to the positions of the piers. A brick architrave marks off a plain frieze on the parapet. A central entrance with shingled hood on the eastern elevation provides access to the second story apartments. There are also three high windows at the first story level. All first story window openings on the rear and western elevation have been infilled. Second story windows on the rear and both side elevations are irregularly spaced and match those on the facade, except they lack shutters. The eastern portion of the building extends farther to the rear than the western portion. There is a small recessed entrance in the ell. A brick-walled brick terrance fills the front yard. Perennials and small evergreens are planted in the wall and along the foundation on the facade and eastern elevation.

This

of the facade

of the eastern elevation

HISTORICAL DESCRIPTION

This building is on the side of A. D. Payne's Livery Stable. Probably built before 1877, that imposing 2-story brick building was three bays wide with arched openings. Sometime between 1906 and 1920, the main building was replaced with a large brick building for automobile sales and repair. Dealers for such long-gone automobiles as Reo and Hudson occupied the building in the 1920's and early 1930's. The stable on the rear of the lot was retained. In 1935, W. A. Rinehart, acting as trustee for a group of investors, purchased the property (City DB 85-164) and replaced the existing buildings with the present one. It was used as a service station for nearly half a century before Charles W. Hurt, who had purchased it in 1970 (DB 321-269, 422-858 & 859) completely remodeled it and added a second story in 1981 at the time that the Hotel Albemarle next door was rehabilitated.

CITY PLANNING COMMISSION

OWNER'S APPROVAL

I CERTIFY THIS PLAT TO BE CORRECT AND ACCURATE.

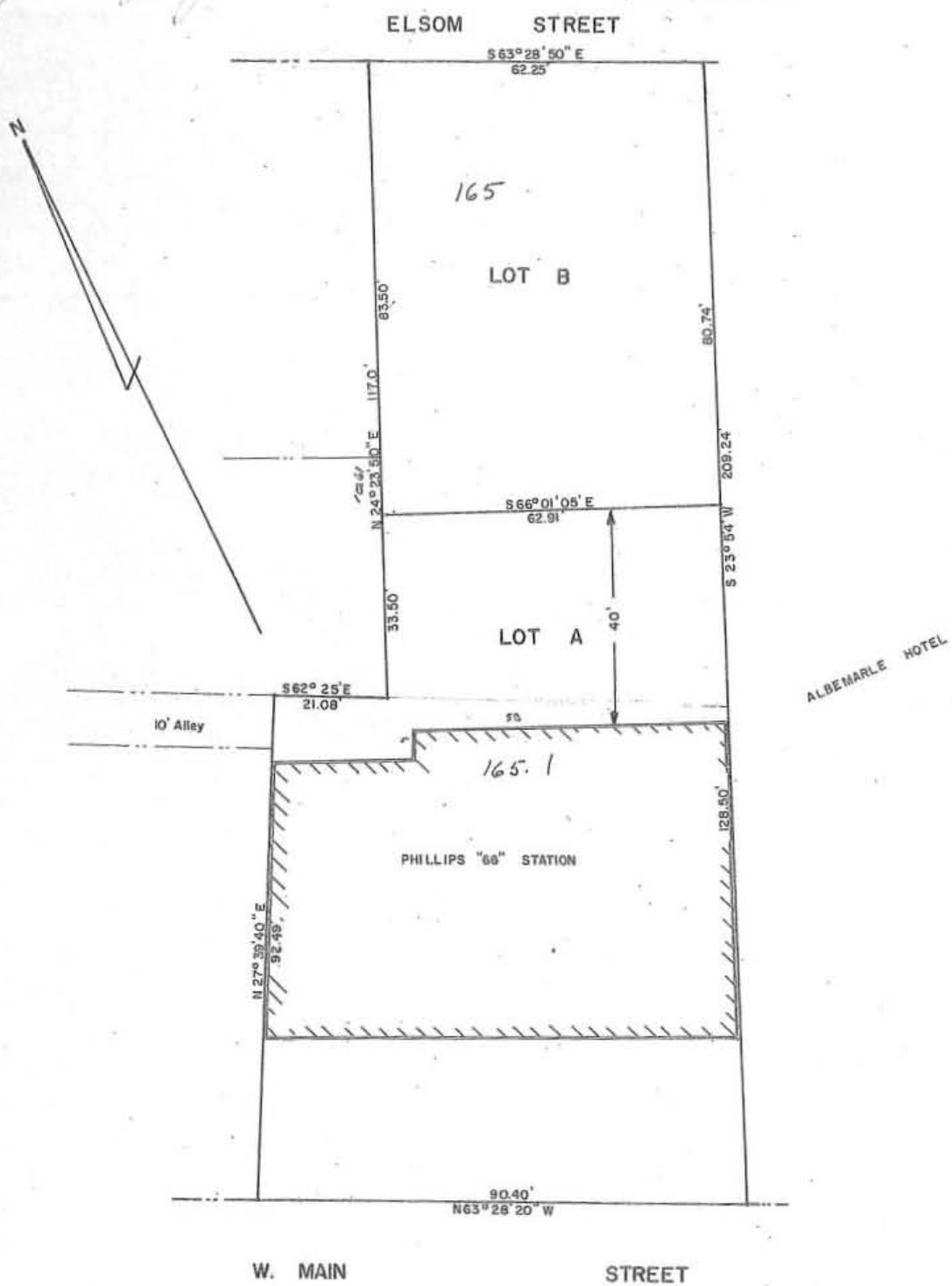
621-627
West Main St.
Horse n Hound

CHAIRMAN
SECRETARY
DATE *Approved July 1961*

THIS PLAT IS MADE WITH THE CONSENT OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

William W. Stevenson
OWNER

Aubrey Huffman
ENGINEER



PLAT SHOWING
SUBDIVISION OF PROPERTY LYING
WEST OF AND ADJACENT TO ALBEMARLE
HOTEL ON WEST MAIN AND ELSOM STREETS
SHOWN AS LOTS A AND B

1" = 20' CHARLOTTESVILLE, VIRGINIA JULY, 1961

B. AUBREY HUFFMAN

ENGINEER

Recorded MS 227 P. 500

Revised 8-22-61



715-729 West Main Street
 Common Name: Mel's Café; formerly Duck Inn, 1 Hr. "Martinizing" Cleaners
 Date built: 1962

Tax Map/Parcel: 320151000
 Current Owner: Francis and Margaret Gibson, Tr
 Current Use: leased to Mel's Café

See attached survey by Eugenia Bibb, Spring 1995; photos of 1 Hr. "Martinizing" Cleaners and sign; and site drawing dated 1969.

- 1954: Mayo Crutchfield (the owner of 717-721 W. Main Street) installed new show windows to an existing brick furniture store.
- Crutchfield's Colonial House (furniture store) – burned and demolished in 1960. The furniture store was a brick building with metal roof. A Saturday morning fire, started on the second floor of the building, gutted the second floor and left water damage in the entire first floor.
- 1960: Permit to demolish the building at 713 W. Main Street (adjacent to the remains of the furniture store) was granted to Paul Bloch.
- 1962: "1 Hour Martinizing" Dry Cleaning building was built by Charles Hurt (for Paul Bloch) at 729 W. Main. The building was 1 story tall with a cinder block and concrete foundation and cinder block walls. The glass front had metal sashes. The flat roof had bar joists and there was a noticeable canopy overhang. Next door, at 715 W. Main, was the Harper Motors Used Car sales office. This building was frame with a metal exterior and two rooms. Off the rear was a 13'x20' aluminum carport.
- 1973: Pace's Used Cars added a metal garage with concrete floor where the carport had been on Harper Motors.
- 1979: 3 garage doors and 1 regular door were added to the building (a restaurant – could be Pie in the Sky? Duck Inn?).
- 1995: Added partition and paneling to existing building (by this time it was Mel's Café).

STREET ADDRESS: 715-729 West Main Street
 MAP & PARCEL: 32-151
 FILE NUMBER: 695
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Paul J. Block
 ORIGINAL USE: Offices; Dry Cleaning Plant
 PRESENT USE: Offices; Diner
 PRESENT OWNER: Francis O. & Margaret H. Gibson
 ADDRESS: 1409 Melbourne Road
 Charlottesville, VA 22901
 HISTORIC NAME: The Duck Inn Lot
 DATE/PERIOD: 1962-63
 STYLE: No Identifiable Style
 HEIGHT (to cornice) OR STORIES: One Story (both buildings)
 DIMENSIONS AND LAND AREA: 118.6' x 120' (15,756 sq. ft.)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920
The Daily Progress - 1/25/60
Holsinger's Charlottesville
Pictorial History of Ch'ville and University of Virginia

store room

ARCHITECTURAL DESCRIPTION

Built to house a dry-cleaning plant, the building at 729 West Main Street has been occupied by a series of diners for the past two decades. The rear portion of the building is used by the used car dealership that occupies the rest of the lot. The one-storey, flat-roofed building is constructed of cinderblock, painted yellow with brown and dark red trim. There are two garage doors and an industrial-sash window on the eastern elevation and one garage door, an entrance door, and three small, square windows on the western elevation. A glass-walled store room is applied to the front of this generic cinderblock building. It has a central entrance. The ends of its low-pitched gable roof rise at the same angle, giving it the form of a "W".

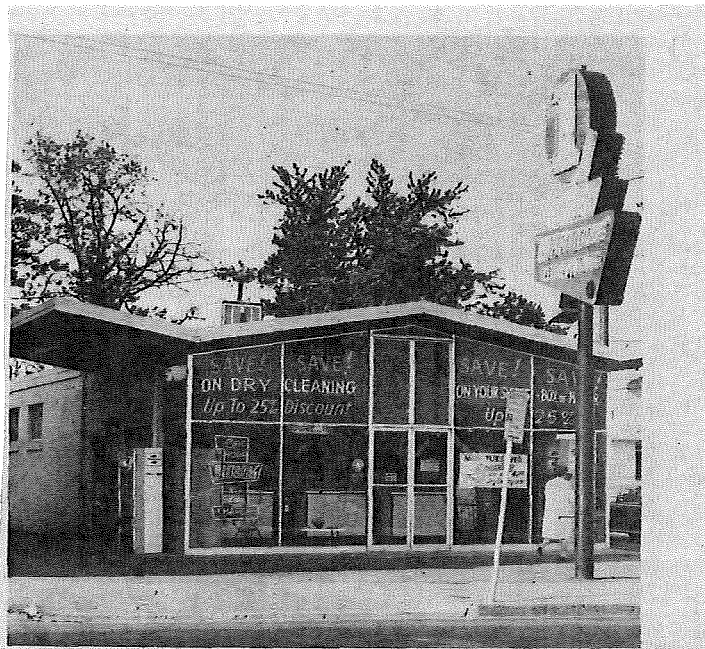
The office for the used car lot is a one-storey rectangular building clad in vertical aluminum siding. It has a flat roof that projects beyond the walls. The facade is three bays wide, with a central entrance and two fixed-sash windows, ~~all with aluminum siding~~. A very nearly flat shed-roofed addition covers the rear elevation. The entire lot is paved.

HISTORICAL DESCRIPTION

~~1890's~~ Jan. 23, 1960

This wide lot was the site of a row of 2-story brick store buildings probably built in the early 1890's. Rufus Holsinger's photographic studio occupied the second story of one of them. Mayor-Blackburn-Crutchfield's furniture store occupied most of the row from the 1940's until it was destroyed by a spectacular fire on 1/23/60. The owner, Paul J. Block (City DB 180-284, 221-436) rented the lot to Harper Motors, Inc., for the used car lot. That firm built the small office in 1962. The cleaning plant/diner was built in 1962-63. Francis O. & Margaret H. Gibson bought the property in 1976 (DB 380-280).

Additional Records: City DB 137-65, 332-216.



Progress photo by Mike Miller

719 WEST MAIN STREET
Fast, efficient one hour dry cleaning service 32-151



12-3-69

32-151

Paul J. Bloch

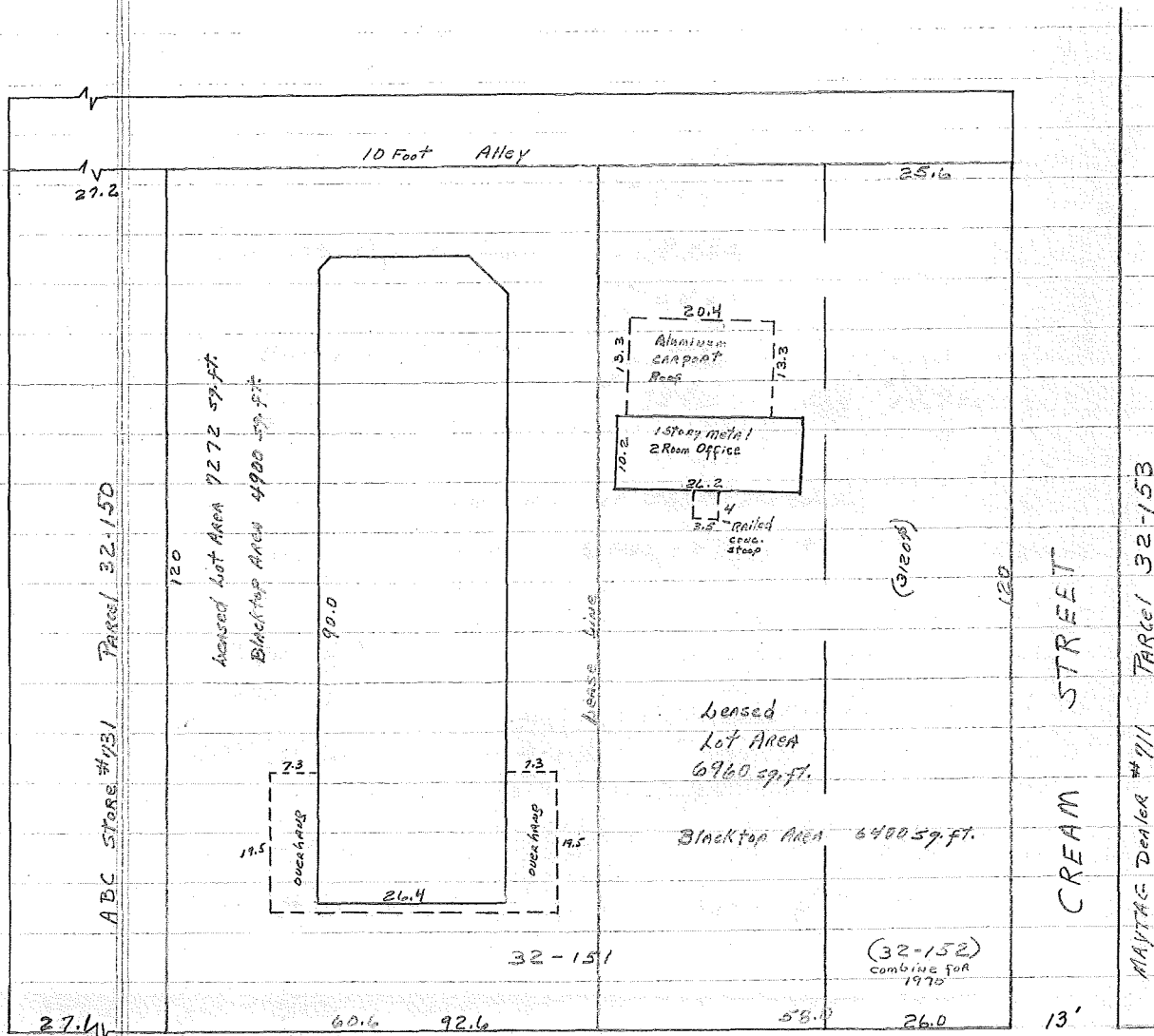
Combine Parcel 32-152 with 32-151 for 1970

#729 W. Main Street - One Hour Martinizing Cleaners - Built 1962-63.

Leased 10 years for \$390 per month with 2-year options at \$390 per month plus an increase equivalent to the increase in cost of living.

#717 W. Main Street - Harper Motors Co., Used Car Sales Office

Land lease only - 58 feet X 120 feet. From Oct. 1963 to Oct. 1967 at \$150 per month plus 3 year renewal to Oct. 1970 at \$150 per month.





909 West Main Street (rear building)
Common Name: Islamic Study Center; formerly Basic Cycles
Date built: Probably shortly after 1934

Tax Map/Parcel: 310168000
Owner: Main Street Associates, LLC
Currently leased to: Islamic Study Center

Architectural Description:

Two story brick and stucco building. Steel windows; aluminum storefront.

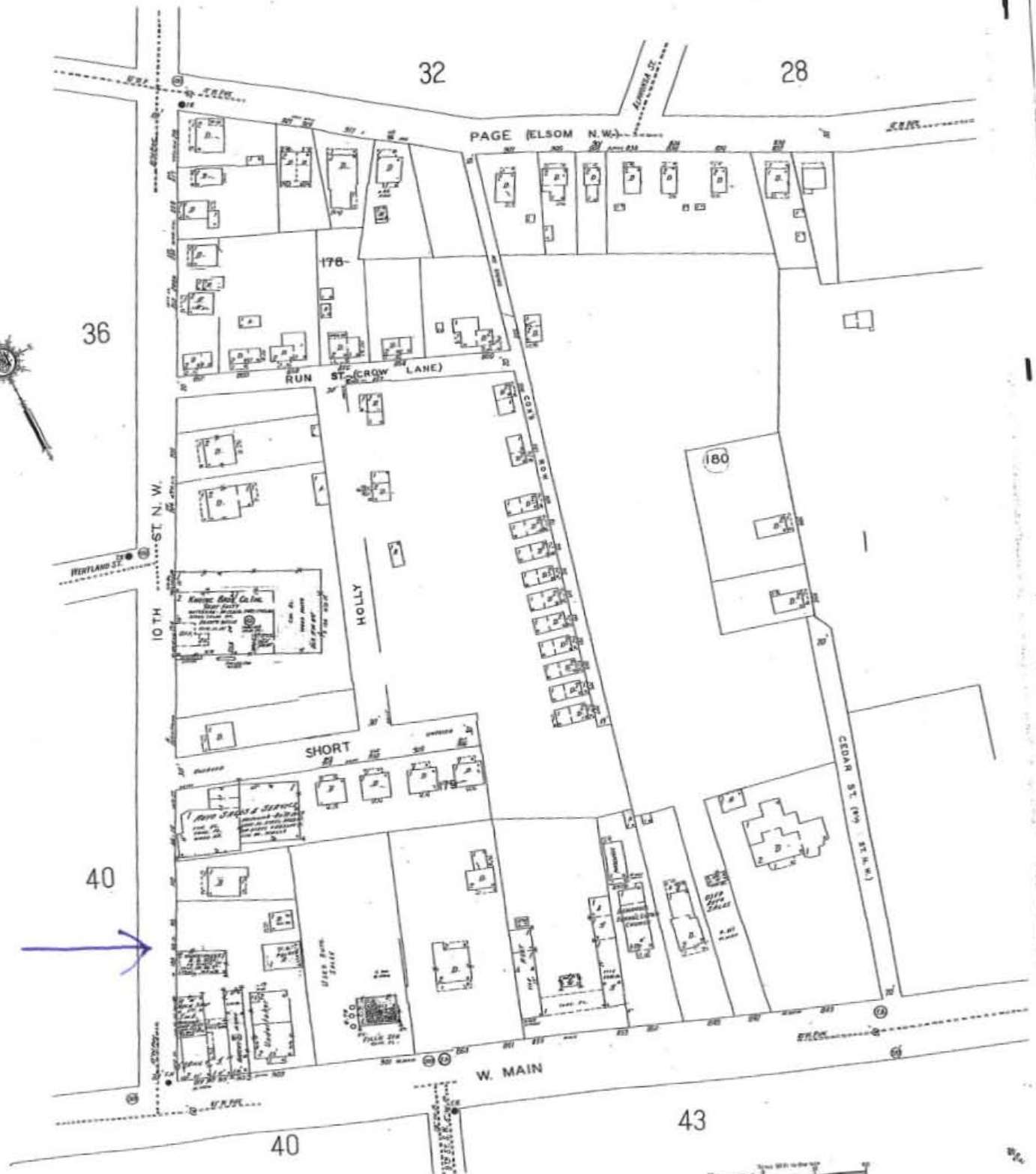
Historic Description:

The main structure was built as a home for William Jeffries in 1858. In 1934 the property was purchased by Willis R. Preddy for use as the Preddy Funeral Home. The new owner doubled the size of the building by extending it to the rear, and also constructed a garage behind the house, and this warehouse on the 100 block of 10th Street NW.

- 1934: Willis and Arlene Preddy built the brick funeral home. The building is 2 stories tall with 11 rooms and a metal roof. The interior has wood floors and plaster walls. Two rear buildings were added: a 1 story brick building and a concrete block garage.
- 1984: Adjacent Parcel X was added to the Preddy property after the death of Willis and Arlene.

41

(8-27)



41



1001 West Main Street
 Common Name: Team Tire; formerly Knauf's Auto Service; Albemarle Gas and Oil
 Date built: 1920's; 1936

Tax Map/Parcel: 100050000
 Current Owner: Harry D Jr. and Ernestine c Knauf
 Current Use: leased to UVA

See attached (oral history) survey by Daniel Pezzoni (1996); 1980 photos; plan dated 1966; 1972 newspaper article.

-
- Pre: 1953: A 1 Story, 5 Room service station built by Albemarle Oil and Gas Co. The building is cinderblock foundation with brick and stucco walls. The floor is concrete and the front is "all porcelain with overhang."
 - 1953: Albemarle Oil and Gas Co. hired the architect M. L. Tinnies (?) to add steel beam supports to existing concrete floor. The building was used for car sales at the time.
 - 1965: Charlottesville Oil Co. made general alterations to the existing service station.
 - c. 1970s: Knauf's Auto Service Co. Harry Knauf started as a mechanic at Woods Garage in 1946 (616 W. Main Street).
 - 1989: The three underground gasoline storage tanks were removed from the site.
 - 1995: A portion of "Don's Florist" at 1001 W. Main Street was demolished as part of a "highway take."

STREET ADDRESS:	1001 West Main Street
MAP & PARCEL:	10-50
VDHR FILE NUMBER:	104-0323
CITY FILE NUMBER:	No Current City Card on File
PRESENT ZONING:	B-5
ORIGINAL OWNER:	None Listed
ORIGINAL USE:	Service Station
PRESENT USE:	Motor Vehicle
PRESENT OWNER:	Harry D. Jr., & Ernestine C. Knauf
ADDRESS:	2705 Northfields Road Charlottesville, VA 22901
HISTORIC NAME:	Albemarle Gas & Oil Company
DATE/PERIOD:	1936
STYLE:	No Style Listed
HEIGHT IN STORIES:	2.0
DIMENSIONS AND LAND AREA:	100' x 109' (10,924 sq. ft.)
CONDITION:	Good
SURVEYOR:	J. Daniel Pezzoni
DATE OF SURVEY:	1996
SOURCES:	Oral History

ARCHITECTURAL DESCRIPTION

This composite building consists of three sections. The earliest section, of indeterminate age, is the building's two-story northeast corner, and is of heavy frame and brick construction with a modern concrete-block and metal panel facing. The building's southeast corner was added as a service station, and it features aluminum-framed display windows and an awning. The west end is constructed of brick veneer over terra-cotta block and incorporates large industrial windows and a bowstring-truss roof from a former airplane hanger. This wing has several garage door bays and is faced with enameled metal panels.

STATEMENT OF SIGNIFICANCE

This building relates to the 20th-century automobile reorientation of West Main Street and as such contributes to the historic character of the street. Its earliest section is said by one informant to have formerly served as a dance hall with upstairs rooms to let, a business known as the Stagger Inn. The filling station that forms the southeast corner of the building was built in the 1920s and was later embedded into additions. A Mr. Rothwell acquired the property about 1936 and added the west end, into which he incorporated roof trusses and windows from a hanger at the defunct Foxfields Airport. The business was known at this time as the Albemarle Gas & Oil Company.

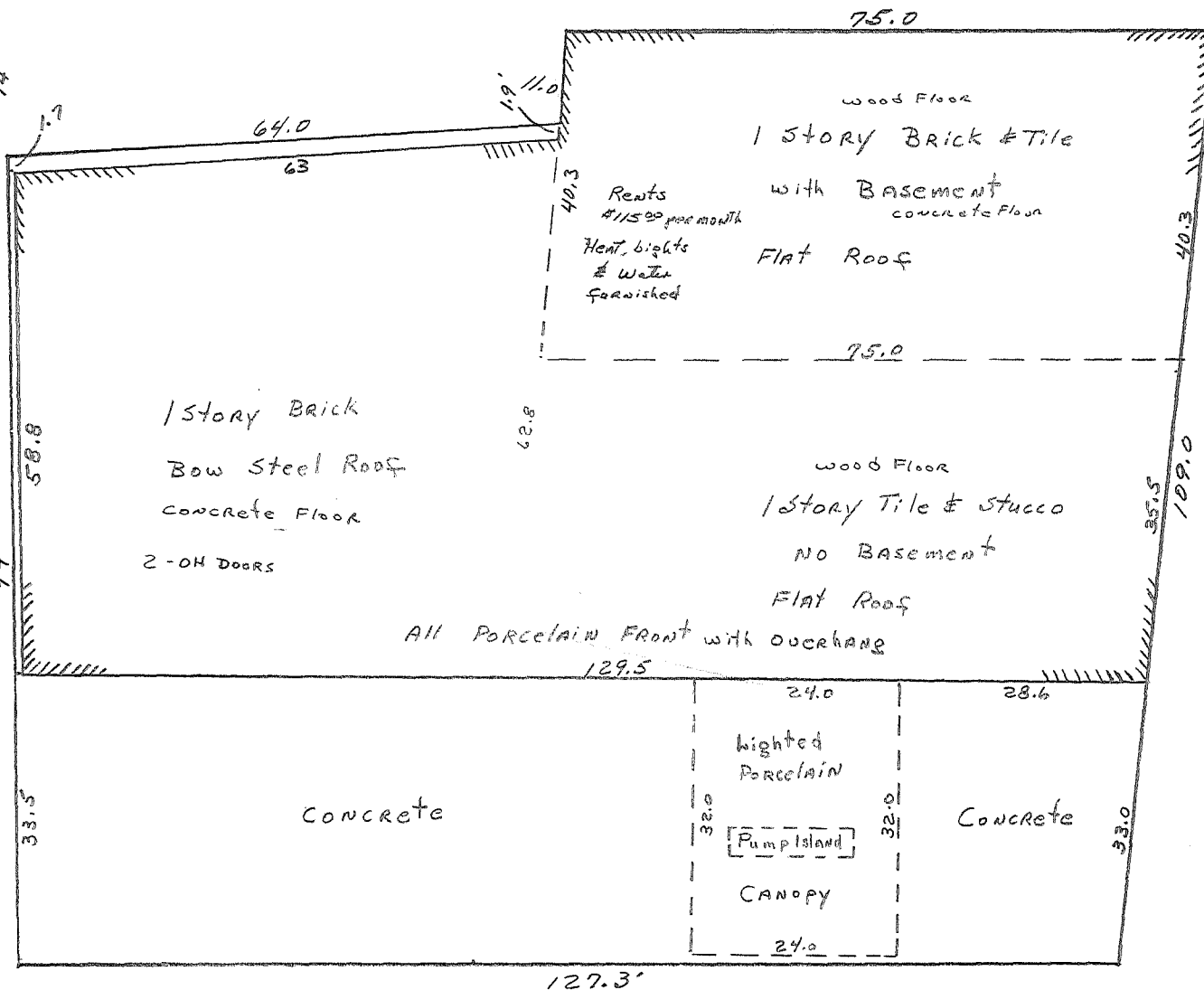


1001 E Main St.
February 1980 photos

10-50

Plot Plan of 1001 W Main Street

Scale 1" = 20'



West Main Street

Your Complete Auto Servicer

It's the time of year to have your car checked for the long winter ahead. One never knows what to expect from an automobile subjected to the harsh treatment meted out by bad driving conditions, cold and stormy winter weather and, in some cases, neglect.

The expert staff at Knauf's Auto Service of 1001 West Main St. is ready to serve you. Good drivers know that an ounce of prevention is worth a pound of cure. A winter tune-up, anti-freeze check, snow tires, wiper blades and diagnostic check of your car early in the season could save expensive towing bills and uncomfortable breakdowns on the road.

Knauf's is owned and operated by Harry and Errestine Knauf. "My wife and I work together

as a team to operate the business and provide our customers full service," said Knauf.

Qualified service personnel the secret to Knauf's success. Harry Knauf started his career in the automotive service business back in 1946 with Gene Wood's Garage here. From there he went to Advance Buick. Then he was employed by Paytin Pontiac-Cadillac as service manager.

The experience and training he received provided a firm base for his decision eight years ago to open a shop of his own.

"I started out at 616 West Main St. ten years ago. We moved to our present location five years ago," Knauf went on to say.

The shop employs a great group of mechanics known for their quality work throughout

Charlottesville. They are: Joseph Pace, service station manager; Larry Watson, service department manager; Tom Allen, mechanic; Ashby Arnette, mechanic; Nelson Sprouse, mechanic; Marshall Snyder, front-end mechanic; Herbert Lamb, general shop man and wrecker operator; James Starkes, lubrication man; Kelsey Lamb, body shop foreman; and George Swift, body man.

The Knauf's daughter, Mary, helps with general office work when she is home from Longwood College.

"We offer the residents of Charlottesville a complete automotive service center. We can work on all makes of cars. Our services includes: Air conditioning, overhauls, tune-

ups with the latest Sur diagnostic equipment, wrecker service, approved state inspections by four qualified inspectors, brake work, exhaust work, complete front-end work auto body repair and transmission service," said Knauf short of breath.

Knauf's carries a complete line of Gulf Automotive Products.

One indication of their success is the fact that many of their customers have had their cars serviced and repaired by Knauf's for years.

"We try to make them feel at home with us," said Errestine Knauf.

10-50



NOT JUST A SERVICE STATION

Knauf's Offers A Complete Service Center To Service And Repair Your Automobile When You Need It



1003 West Main Street

Common Name: Under the Roof; formerly P & J's Market; Gleason's Stop and Shop Supermarket

Date built: 1948

Tax Map/Parcel: 100051000

Current Owner: Studio House, LLC

Current Use: offices (leased to UVA)

Architectural description:

Simple, utilitarian supermarket building with large front display windows with fluted aluminum trim, attachments for former front awning, and rear loading dock. See plat dated 1994 attached.

The Sanborn Map describes the construction as: Cinder block, concrete floor, wood roof on steel trusses on steel columns. Stucco on wire lath on steel truss.

Historic Description:

Built in 1948 for Gleason's Market, it represents an early example of the supermarket form, and as such contributes to the historic commercial character of West Main Street. It was known later as P and J's Market. More recently it was occupied by Under the Roof furniture store.

- 1948: The 1 story tall, 3 room cinderblock and stucco building was constructed with a prominent glass front. It was known as Stop & Shop Supermarket (Romac Corp.) and owned by the Gleason family, who owned other grocery stores in town. The building had concrete and tile floors with 60' fronting West Main Street, 148' deep.
- 1953: A storage shed was added to the rear of the building (20'x30').

Following Deed • 622 pg. 306 Recorded 1/28/94.

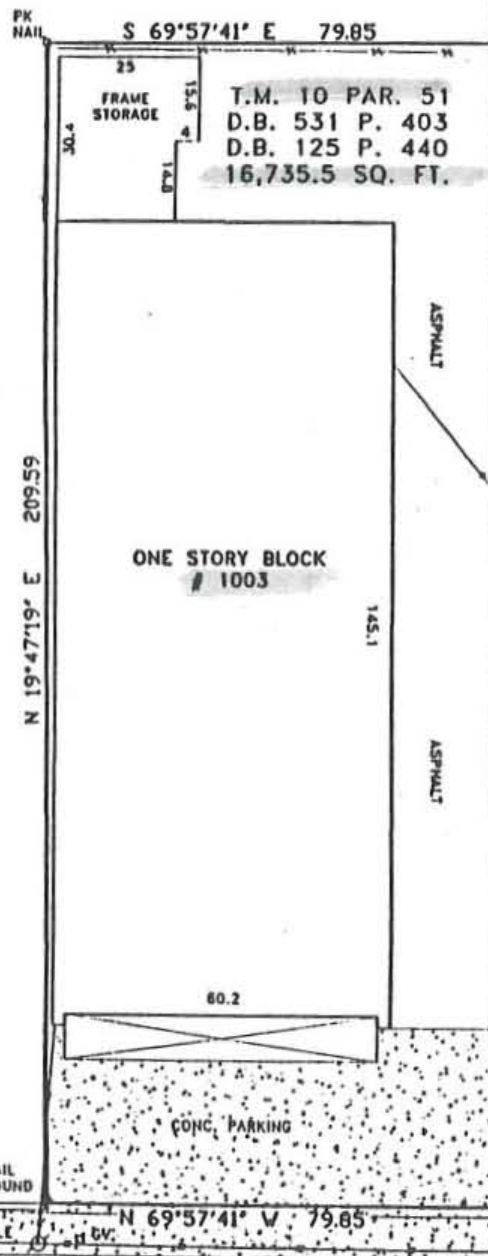
1003 W. Main

THIS CERTIFIES THAT ON 1/13/94 I SURVEYED THE PROPERTY SHOWN HEREON, AND THE TITLE LINES AND IMPROVEMENTS ARE AS SHOWN ON THIS PLAT. VA. CERT. NO. 1443

SUBJECT PROPERTY LIES WITHIN HUD FLOOD ZONE C.
(NOT A FLOOD HAZARD AREA)

BOOK 622 PAGE 309

T.M. 10 PAR. 53
RECTOR & VISITORS
OF U.VA.
D.B. 434 P. 47, 49(PLAT)



PLAT SHOWING PHYSICAL SURVEY

PARCEL 51 ON
TAX MAP 10 IN





1105 West Main Street
Common name: Stacey Hall; formerly Sears Roebuck
Architect: Stevens and Wilkinson, Atlanta, GA
Date built: 1957

Tax Map/Parcel: 100053000
Current Owner: Rector and Visitors UVA
Current Use: Stacey Hall (UVA)

See attached survey by Eugenia Bibb, Spring 1995; newspaper articles; photos of Cash Food Mart (still standing) and Griddle Restaurant that formerly occupied the site; and undated plan.

- 1930: The Griddle restaurant was built by Andrew Cushman. It was 1 story tall and had 4 rooms with brick walls and tile floors.
- 1957: The Griddle restaurant and office were demolished, but had been sitting vacant for several years.
- 1957- 1958: The Sears Roebuck store was constructed at 1105 W. Main Street. It is a reinforced concrete, brick clad building, designed by Stevens and Wilkinson (Atlanta, GA). The new store replaced the site of the Griddle restaurant, with the parking lot taking the site of the former Olivier Building to the east. The construction required a re-zoning of additional parcels that had fronted Wertland Street (formerly zoned for A-1 residential construction). The new building allowed Sears to consolidate their Charlottesville holdings including the department store at 212 West Main Street, a farm store on Water Street, a service station on Vinegar Hill, a warehouse on Water Street, and a building on Diggs Street. There was a drive-in restaurant located behind the Griddle restaurant, which was the proposed location of a service station in the Sears plan.
- 1981: Pepsi Bottling Company owned 1105 W. Main Street, which was leased to UVA Health Facilities. They installed interior office partitions and redid wiring for telephones and computers. They also added a handicap accessible restroom.

STREET ADDRESS: 1105 West Main Street
 MAP & PARCEL: 10-53
 FILE NUMBER: 708
 PRESENT ZONING: B-3
 ORIGINAL OWNER: Cushman Virginia Corporation
 ORIGINAL USE: Department Store
 PRESENT USE: Offices
 PRESENT OWNER: The Rectors & Visitors of U.Va.
 ADDRESS: P. O. Box 3726
 Charlottesville, VA 22903
 HISTORIC NAME: Sears Building/Stacey Hall
 DATE/PERIOD: 1957, 1982
 STYLE: International
 HEIGHT (to cornice) OR STORIES: One Story
 DIMENSIONS AND LAND AREA: 129,248 sq. ft. (3 acres)
 CONDITION: Good
 SURVEYOR: Bibb
 DATE OF SURVEY: Spring 1995
 SOURCES: City Records
 Sanborn Map Co. - 1896, 1920, 1929-57
 Ch'ville City Directories

ARCHITECTURAL DESCRIPTION

This International Style ^bBuilding has made the transition from department store to offices with few exterior alterations. It is oriented towards ^{the} the parking lot east of the building. Side and rear walls are veneered with brick laid in stretched bond, also walls of the automotive wing that extends to the east from the northern end of the building, making it L-shaped. ^A A plate glass curtain wall extends the entire length of the eastern facade of the main block and continues halfway along the southern (West Main Street) elevation. A gallery with metal piers supporting a flat roof with metal frieze extends along the eastern facade. Two recessed entrances are spaced along the eastern elevation, and there is another in the southern elevation of the automotive wing. Four garage doors in the automotive wing have been infilled with stucco and some with windows. The building has a built-up flat roof.

some

HISTORICAL DESCRIPTION

Several late 19th century ^{two} houses once stood on the three acres now occupied by this building and its parking lot. The ² 2-story brick house on the site of the present parking lot was apparently enlarged and converted into an office building known as the Oliver Building in the early 1920's. A 2-story wooden house on the site of the present building was replaced in the late 1930's with a one-story, gabled roofed, brick building that housed the Griddle restaurant. Both of these buildings, as well as at least one house on Wertland Street, were demolished in 1957, when Moe Andrew Cushman transferred ownership to his Cushman

Virginia Corporation (City DB 198-155, 199-499) and erected this building to house the Sears Roebuck Department Store. After Sears moved its store to Fashion Square Mall, the University of Virginia bought the property in 1982 (DB 434-47)) and remodeled it for use as business offices.

Additional References: City DB 257-144, 389-587.



THIS AERIAL PHOTOGRAPH shows property on the north side of West Main Street which is being considered in negotiations between Sears Roebuck & Company and the Cushman-Virginia Corporation for a proposed new store for Sears. —Air photo by Ralph Thompson.

Sears Negotiating For Big New Store Building On West Main St.

Sears Roebuck & Company is negotiating for the long-term lease of a new three-quarter million dollar store to be built in the 1100 block of West Main Street, it was learned today by The Daily Progress.

If the negotiations are successful, the store and its parking area will occupy nine parcels of land, three of which front approximately 275 feet on West Main. The proposed site is owned by the Cushman-Virginia Corporation.

The three parcels that front on West Main are now occupied by the Cash Food Mart, the building formerly occupied by Griddle Restau-

Other parcels extend north to Wertland Street where they front for approximately 240 feet.

Technical Obstacles

The northern portion of the irregularly shaped site extends westward to 12th Street NW where it fronts about 120 feet.

According to information received from several reliable sources, the transaction has not been finalized

but is contingent on four or five technical obstacles, the most significant of which is the problem that some of the parcels involved in the transaction are in an A-1 residential zone.

The Cushman firm was turned down last month on a request for a building permit for a \$600,000 store building on the site because part of the proposed building would extend beyond the business zone and into a residential zone.

Representatives of the firm are appearing before the Board of Zoning Appeals at 9:30 a.m. Thursday to request a variance from the zoning regulations to enable

Contributions To Santa Club Lagging

The Santa Claus Club opened the

—Air photo by Ralph Thompson.

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Sears

(Continued From Page 1)

total investment was estimated to be "in excess of \$1,000,000."

A schematic drawing accompanying the request for a building permit showed a building and parking area fronting only 210 feet on West Main and excluding the Cash Food Mart building from the proposed site. However, the land on which the food store stands is one of the nine parcels of land involved in the request for a variance to be presented Thursday to the Board of Zoning Appeals.

The drawing, prepared by the architectural firm of Stevens and Wilkinson of Atlanta, showed a structure fronting only 95 feet on West Main Street with about 115 feet devoted to driveways and parking space.

The store, according to the drawing, would be built on the site of the Griddle Restaurant and the parking lot would occupy the area on which the Olivier building now stands.

The building extends approximately 335 feet northward from Main toward Wertland Street.

Lots in the 1100 block of West Main Street are zoned for business for only 200 feet in depth. For the remaining 270 feet to Wertland Street, the land is zoned A-1 residential.

Valued At \$237,650

The appraised value of the nine parcels of land, as presently recorded in the office of the Board of Assessors, is \$237,650.

Sears Roebuck now leases five buildings in the downtown business district for its operations.

The main store at 212 West Main has been leased to Leggett's Department Store when Sears' present lease expires in October, 1957, according to one of the Progress' informants. It is understood that Sears has the right to extend the lease for a short period if its new store is not ready for occupancy by October, 1957.

Sears also maintains a farm store on Water Street, a service station on Vinegar Hill, and warehouse space behind Saxton's Cleaners on Water Street and in another building on Diggs Street.

To Consolidate Operations

All of these operations, except the warehouse facilities, will be consolidated at the proposed new store on West Main according to the Progress' sources.

Detailed plans of the new store are not known, but one source reported to The Progress that it would probably be a one-story,

structure. The drawing prepared by the Atlanta architects showed the parking area extending from West Main all the way to Wertland Street with space to park more than 200 cars.

A service station was shown on the drawing in the approximate location of the vacant drive-in restaurant now standing in rear of the Griddle.

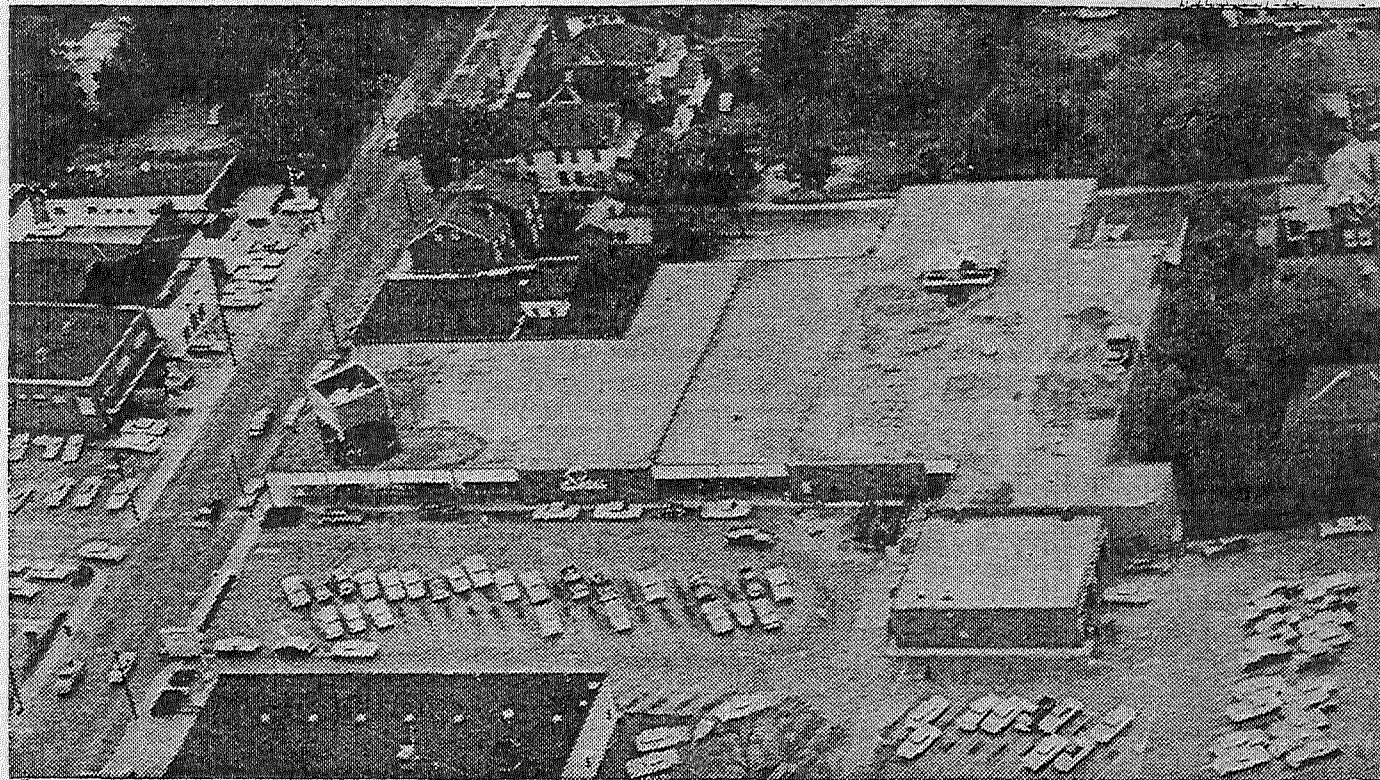
One source reported that the new store will contain parking area for about 200 cars and will have a super service station.

Contracts for the lease have already been signed here on behalf of the Cushman firm and are now in Atlanta, main office of Sears' southern territory, awaiting signatures by Sears officials.

GET THE AD-READING HABIT

Tuesday Afternoon, June 23, 1964

10-53
The Daily 



Sears Building Sold in \$1 Million Deal

The 60,000-square foot Sears Roebuck and Co. building and its three-acre site on West Main Street have changed hands in a \$1 million transaction handled by Thomas J. Chandler Jr. of Montague, Miller and Co. The Alderman-250 Corp., of which Chandler is

president and Claude A. Jessup is board chairman, bought the building from the Cushman-Virginia Corp., which built it in 1957 for lease to Sears. Sears will continue its operations there under lease from the new owners.

—Payne photo.

1105 West Main Street

Tax Map 10 Parcel 53

Current Owner: Rector and Visitors UVA (Stacey Hall)

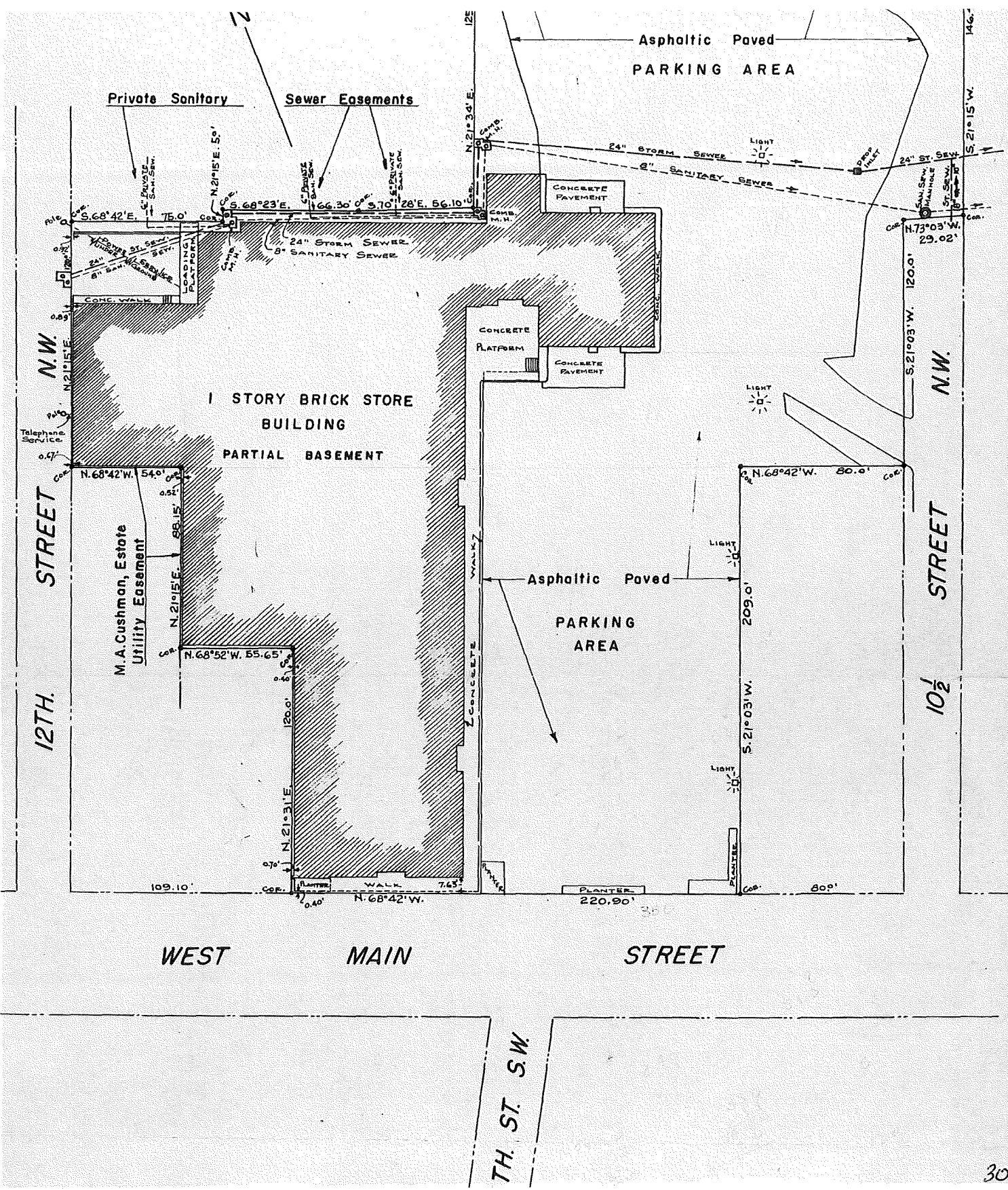
.....



Cash Food Mart (undated) 1107 West Main Street.



Griddle Restaurant (undated) 1103 West Main Street.



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