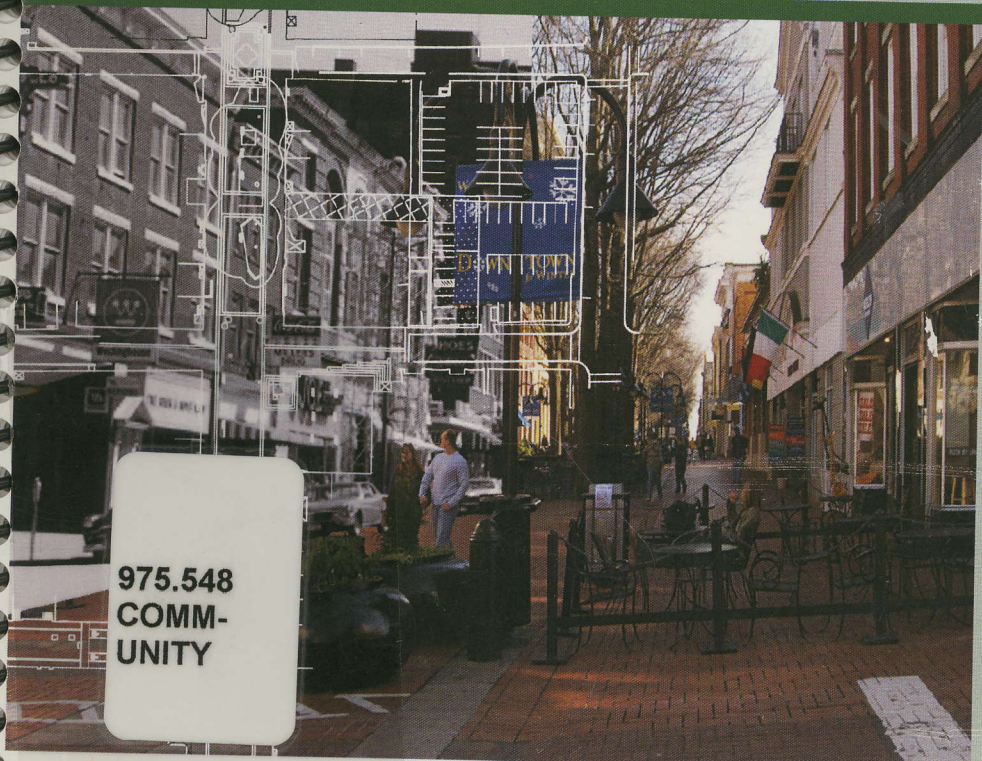


# More than a Mall

## A Guide to Historic Downtown Charlottesville



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UNITY

COMMUNITY HISTORY WORKSHOP  
UNIVERSITY OF VIRGINIA  
SCHOOL OF ARCHITECTURE

PUBLISHED BY THE  
Albemarle Charlottesville  
Historical Society  
WITH THE SUPPORT OF THE  
City of Charlottesville  
2010

 ALBEMARLE CHARLOTTESVILLE  
Historical Society



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The preparation of this guide to Charlottesville's Downtown Mall began nearly two years ago as part of Professor Daniel Bluestone's "Community History Workshop". With the assistance of Professor Bluestone and the City of Charlottesville, I am pleased to present this guide published by the Albemarle Charlottesville Historical Society.

Many people have contributed to the success of this guide. Along with the participants in the 2008-2009 Community History Workshop, I would like to thank Mark Beliles, Rick Bickhart, Helena Devereux, Nancey Bridston Hocking, Margaret M. O'Bryant and Mary Joy Scala for their review of the guide's content to insure historical and grammatical accuracy. Also a big thank you to Garth Anderson and Sarita Herman, two of the students responsible for the guide, for their continued help to me long after their class was over. Of course this entire project would not have been possible without the support of Professor Bluestone.

Steven G. Meeks  
President  
Albemarle Charlottesville Historical Society  
2010



ALBEMARLE CHARLOTTESVILLE  
Historical Society



# More Than a Mall

## *A Guide to Historic Downtown Charlottesville*

Community History Workshop 2008-2009  
University of Virginia School of Architecture

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Jackson Madison  
Regional Library  
Charlottesville, Virginia



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## Introduction

In a region known historically for the University of Virginia and Monticello, Downtown Charlottesville predates both sites. Charlottesville's core originated in 1762 when the Virginia General Assembly designated it as the seat of Albemarle County, the place where court and public business would be transacted. The town's original fifty acres were divided into a simple grid of 28 one-acre blocks bounded by 33-foot wide north-south streets and 66-foot wide east-west streets. The courthouse occupied a 2-acre block on the high ground at the northern edge of the original town. Even though the structures built in the downtown have changed significantly from the 18th century to the present, the historic pattern of buildings and their relationship to the existing blocks and streets persists and contributes to the downtown's intimate scale and well-defined sense of place.

With Albemarle County's court and public business centered in Charlottesville, the town's founders knew that some people would settle here permanently and others would visit to transact public and private business. The first notable center was Court Square, where people gathered for court days, and the blocks facing the square were developed intensely in the decades immediately after the city's founding. Two- and three-story buildings, built of both brick and wood, mixed residential and commercial space around the Square.

In the early nineteenth century, the densest grouping of shops and residences shifted from Court Square to Main Street, the course of the regional Three Notched Road that connected Richmond to western Virginia. Here, Charlottesville's urban form departed from the region's historic pattern of detached suburban and rural building. The pervasive presence of party walls — those walls shared in common between adjacent buildings — distinguished Charlottesville from its surroundings. Along Main Street, commercial developers typically constructed their buildings on their front property lines. By transacting party wall agreements with owners of adjacent properties and sharing the cost of walls between buildings, they pushed their buildings' sidewalls all the way to the side property lines. As a result, people could walk from one corner to the other of many Main Street blocks without seeing any open space between the buildings. The social, political, and economic gathering of the town found its corollary in the dense party wall urbanism of Main Street. The buildings were narrow, generally between twenty and thirty feet, and their owners protected their substantial investments by using brick rather than wood.

Main Street today is filled with two- and three-story brick buildings designed by both architects and builders and generally dating from 1880 to 1930. Nearly all of the buildings combined ground



## Historic Downtown Charlottesville

story retail with upstairs space for offices or residences; the mixed-use pattern of these buildings provided vitality to a town center where people came to conduct public business, shop, worship in numerous churches, attend theaters (in later years, movies), and participate in fraternal and civic organizations. Built in 1919-1920, the eight-story National Bank Building, at the corner of East Main and 2nd Streets, even provided the downtown with a cosmopolitan accent of skyscraper urbanism. At the same time, Paul Goodloe McIntire donated to the city Lee and Jackson Parks, featuring their equestrian statues. Downtown Charlottesville provided the hub for the concentrated life of the city and region.

Charlottesville's downtown maintained its economic and social position during the Great Depression and the Second World War. There was little new building, but many merchants adopted new materials to modernize their storefronts. When regional building resumed in the 1950s, automobiles increasingly undercut the viability of urban density and the vitality of Charlottesville's downtown. Barracks Road Shopping Center opened in 1959, followed by Fashion Square Mall in 1980, promising city and suburban residents free and easy parking and placing downtown at a competitive disadvantage. Downtown merchants and city officials responded with several initiatives, building municipal parking lots and

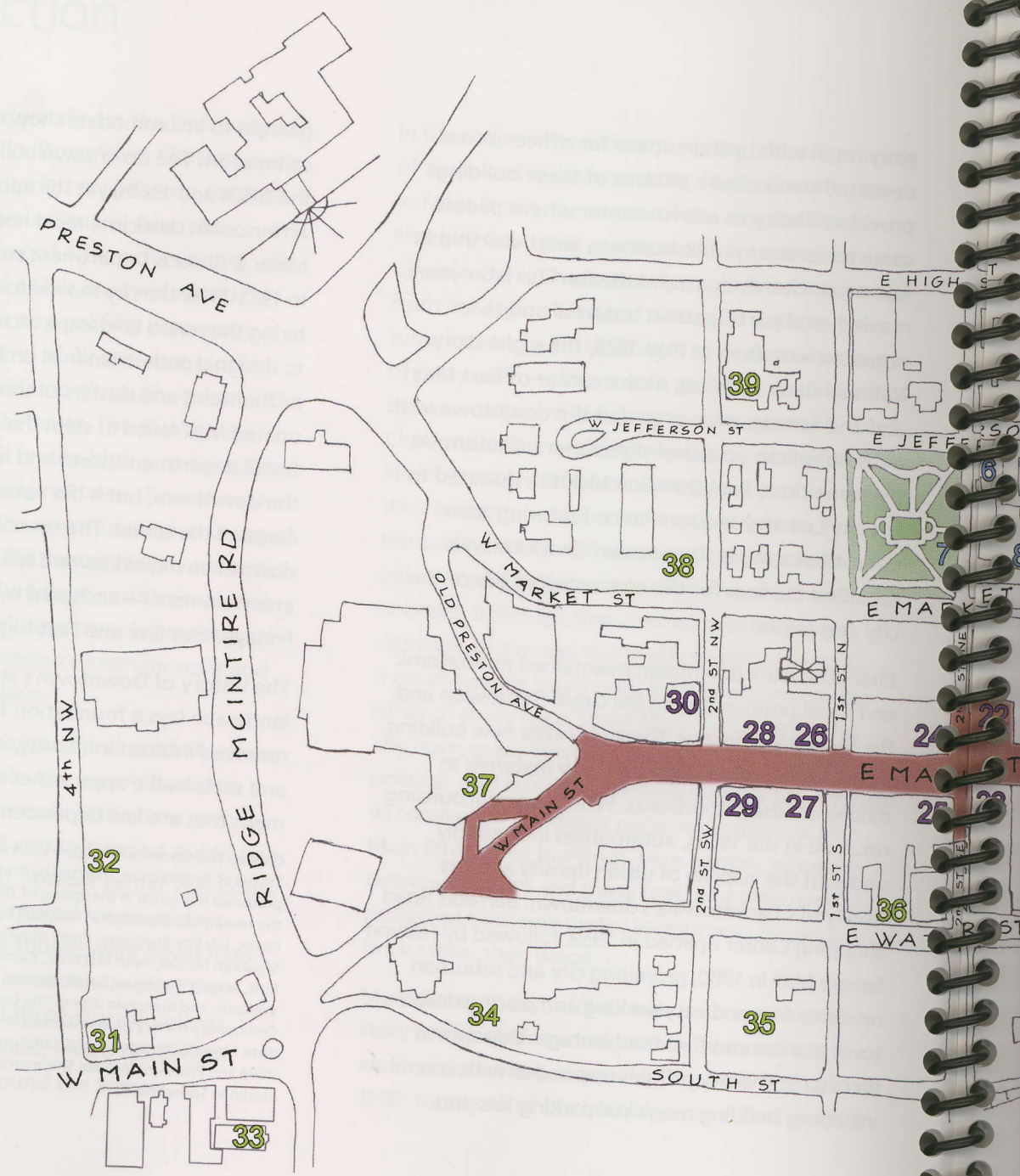
garages to accommodate shoppers, visitors, and commuters. The downtown built modern buildings in the 1950s and 1960s, yet still appropriated elements of Jeffersonian classicism, most notably in the high rise Miller & Rhoads Department store building of 1956. In 1973-1976, the city moved forward dramatically by hiring the noted landscape architect Lawrence Halprin to design a pedestrian mall on Main Street. Despite its fountains and clusters of trees and seating, the updated Mall failed to stem the departure of traditional department stores and retail shops from the downtown, but it did reassert the historic significance of the center. The economic function of the downtown moved toward specialty retail, dining, and entertainment — anchored by civic gatherings like Fridays After Five and First Night Virginia.

The history of Downtown's storied architecture and landscape lays a foundation for the 21st century's renewed interest in density, community gathering, and sustainable approaches to regional development that are less dependent upon the automobile.

**Credits:** The Community History Workshop at the University of Virginia's School of Architecture, directed by Professor Daniel Bluestone, produced this guide in the Spring of 2009. The research expanded upon the research undertaken in Fall 2008 by Garth Anderson, Alexandra Costic, Lily Fox-Bruguere, Emily Gigerich, Sarita Herman, Johanna Kahn, Maureen McGee, Ryan McEnroe, Katherine Miller, Jesús Najjar, Alison Ross, Jessica Terdeman, Sarah Thomas, Laura Voisin George, Callie Williams, and Xiangnan Xiong. The Downtown Charlottesville Community History project worked in collaboration with Professor Beth Meyer's Downtown Mall landscape architecture studio in Fall 2008 and Professor William Sherman's Downtown Density architecture studio in Spring 2009.

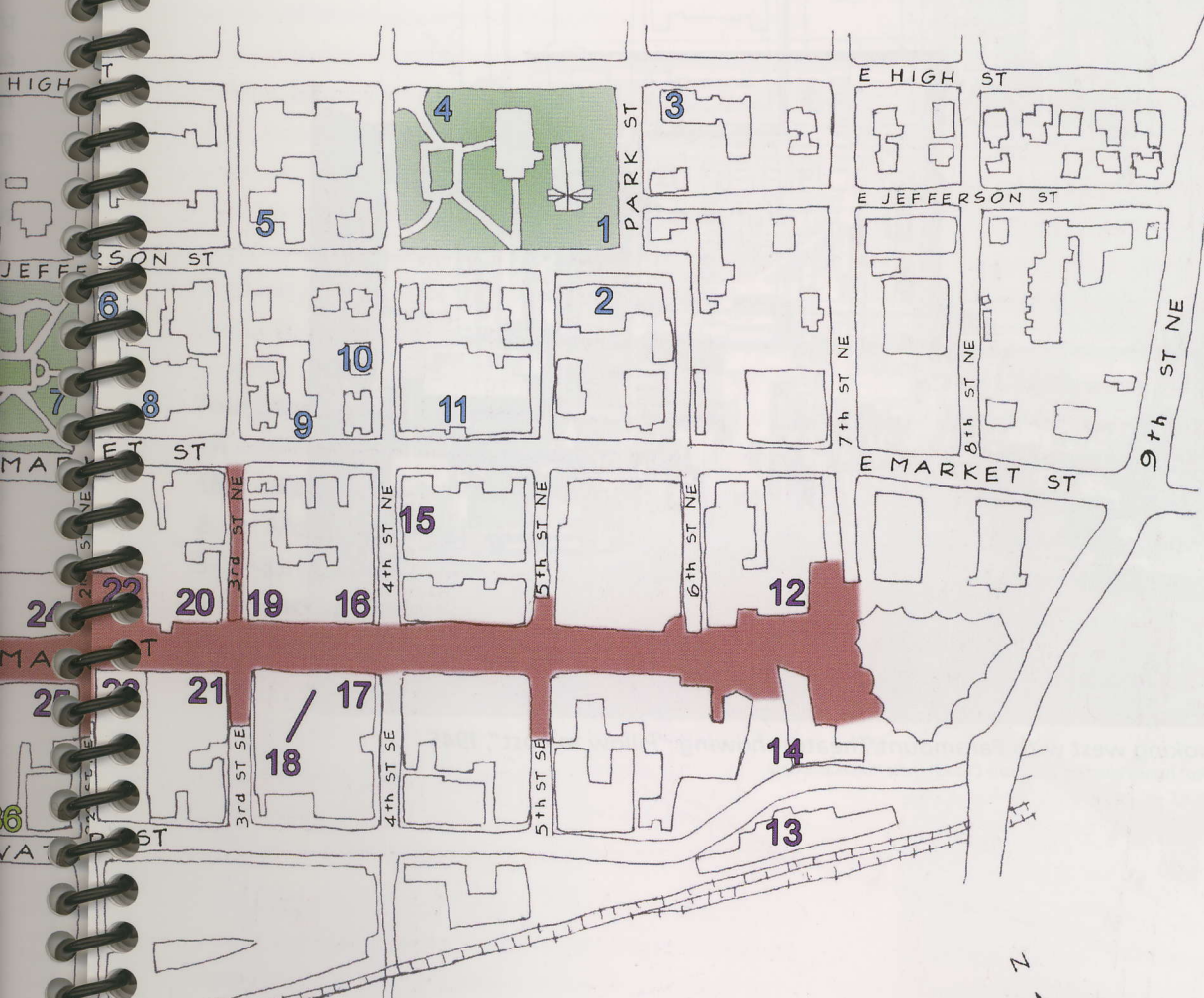


# Introduction

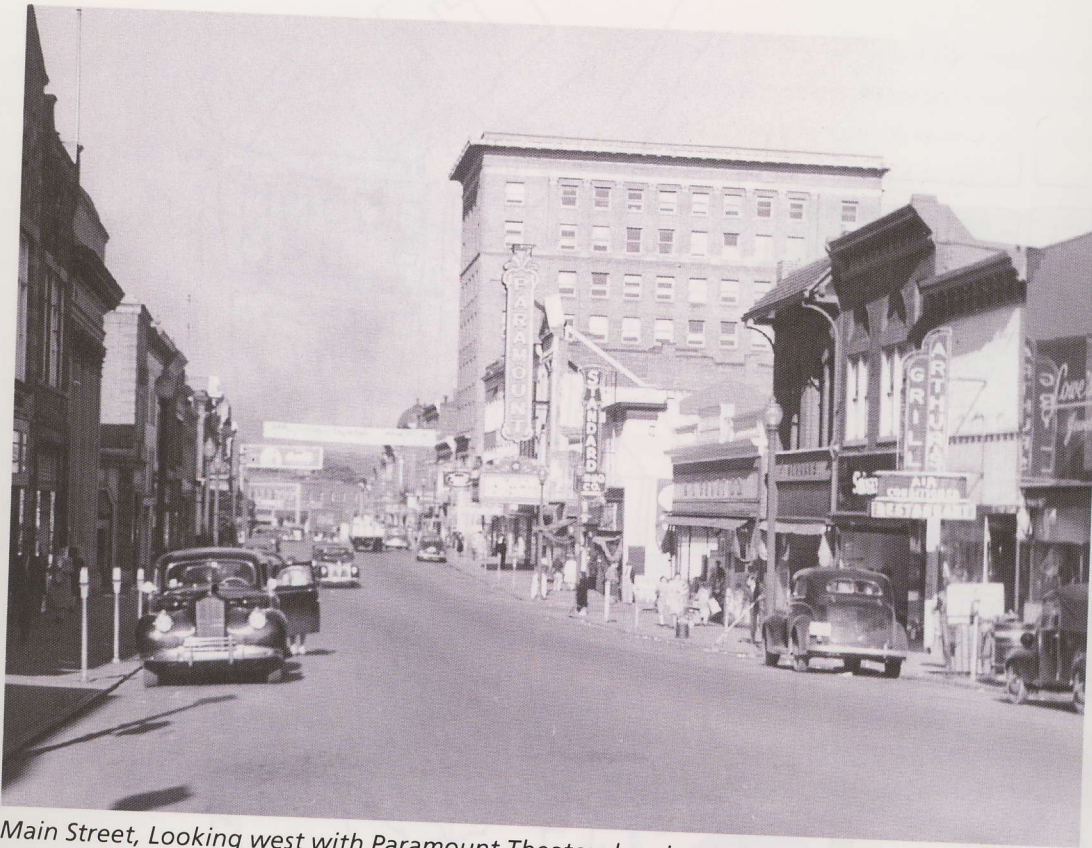




# Tour One: Historic Downtown Charlottesville





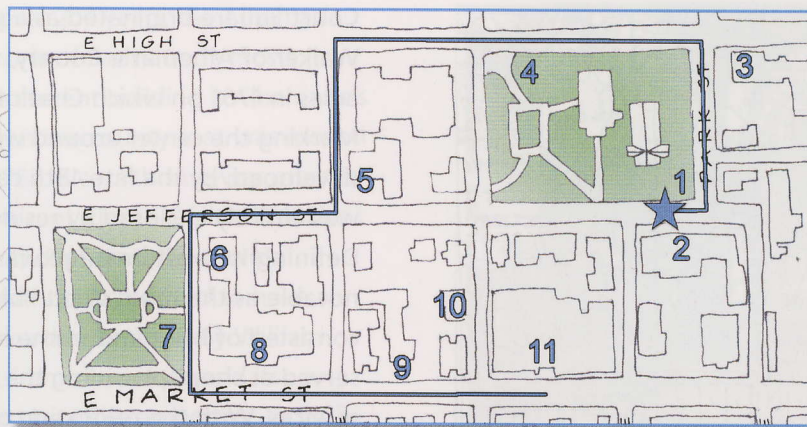


Main Street, Looking west with Paramount Theater showing "Pillow to Post", 1945  
Image from the Russell "Rip" Payne Collection, Albemarle Charlottesville Historical Society

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1B A  
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# Tour One: Starting at Charlottesville's Core



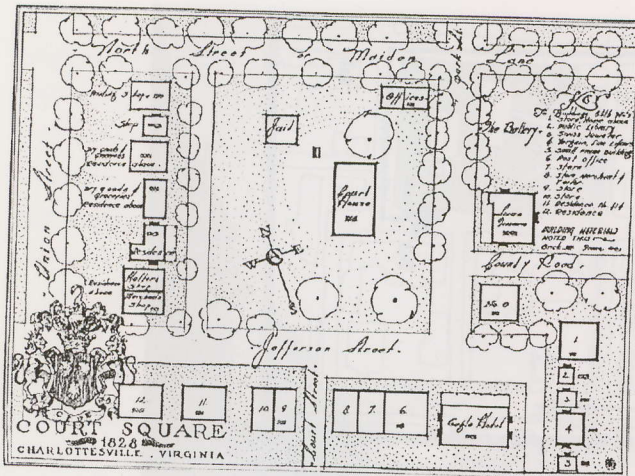
## Tour Sites:

- |    |                              |    |  |
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| 4  | Jackson Park                 | 10 | Massie-Wills House                           |
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# 1A | Court Square

Between E. High & Jefferson Streets



*Court Square, 1828*

Image from book *Early Charlottesville: Recollections of James Alexander*

Court Square originated as a gift from Dr. Thomas Walker of Albemarle County, who donated 1,000 acres in 1761 on which Charlottesville was laid out. Marking the center around which the town developed, by the late 18th century, Court Square was entirely enclosed by residences and shops. Defining its western edge was McKee's Row, notable as the town's first "block." This block consisted of brick and frame houses that also served as shops providing the town's essential services. With the relocation of the courthouse to the square's eastern edge, Court Square became Charlottesville's civic, religious, and commercial hub. Forming the grounds of the courthouse, Court Square was the site of public punishment where the pillory, stocks and whipping post stood. With the opening of the University of Virginia in 1819, which brought an increase in traffic to the south of Court Square, the town's commercial and residential development expanded to Main Street. By the 1840s, Main Street became Charlottesville's new commercial center.



# Albemarle County Courthouse | 1B

510 E. Jefferson Street

In continuous use for over 200 years, the Albemarle County Courthouse is one of the nation's most historic of its kind. The current building is Albemarle's third courthouse. When the county seat was moved to Charlottesville in 1762, a courthouse was erected near the site of the present Clerk's Office. This site was county property and marked the town's northern boundary. Although reputed to have a portico, the second courthouse, built by William Campell, was a slight frame structure and its construction proved to be only temporary. In 1803, a new courthouse was built which now forms the north and rear wings of the present building. A Gothic Revival-style south entrance with octagonal stair towers was added in 1859. The portico and columns that distinguish the south façade today were added after the Civil War. The original north wing long served as the town's public building and the four Protestant churches of the community used it in rotation. Thomas Jefferson referred to it as "the common temple," and was accustomed to attending worship here along with Madison and Monroe, making it the only courthouse nationwide to be used regularly by three early American presidents contemporaneously.

In the early 19th century, the courthouse was the only voting place in the county. It was remodeled and "restored" in 1938, giving the south façade its current brick elevation — a colonial style it never had previously.



*Albemarle County Courthouse, 2009*



*Albemarle County Courthouse, Early 20th Century*  
Image from UVA Holsinger Collection



## 2 Monticello Hotel

516 E. Jefferson Street



*Monticello Hotel, 1940s*  
Image from Albemarle Charlottesville Historical Society



*Monticello Hotel, 2009*

Opening in 1926, the Monticello Hotel is a nine-story brick building with white trim and semi-circular windows. 1,135 people took part in a subscription, totaling \$500,000, for the hotel's construction with the hope of bringing tourists from Monticello to the downtown. Architect William Van Allen, who later designed the Chrysler Building in New York City, was interviewed, but Lynchburg architects Stanhope Johnson and Ray O. Brannan's Jeffersonian Revival design was selected instead. Their design was inspired by "traditions handed down from the time of Jefferson... the great designer of an older day, whose memory it is our pleasure to keep green." In the form of a stylized column, the hotel's limestone foundation is the column's base; the red bricks act as the shaft and the sophisticated cornice doubles as the column's entablature.

Modern facilities in the hotel's sub-basement included cold storage, a pressing shop, a manicure parlor, and a barber shop. With 165 rooms and a staff of 60, tourists and a diverse mix of conventioners used the hotel. It was converted into condominiums in the 1970s.

Its annex, known as the Farish House, housed hotel servants and staff. Constructed in 1854, it was a hub of businessmen, lawyers, and travelers before the construction of the hotel.



# Levy Opera House | 3

380 Park Street

The Charlottesville Town Hall was completed in 1852 as designed by either Robert Mills or George Wilson Spooner, Jr. Constructed in the Greek Revival Style with a three bay front and frontal gable, the interior served as an auditorium with seating for 800 people. During the mid-nineteenth century, the Town Hall was used to host a wide variety of events, including concerts, lectures and even university functions. In 1887, the building was purchased by Jefferson Monroe Levy, then owner of Monticello, who redesigned the building as an Opera House and reduced the seating capacity to 500 people.

The Levy Opera House hosted many local and national talents from its reopening in 1888 until its closure in 1912. During the period from 1896-1907, the Levy Opera House also competed with the newly opened Jefferson Auditorium on Main Street. In 1914 the building was again adapted for a new use, this time as an apartment complex. During more recent years, the building housed the Parkview Apartments. In 1981, another adaptation of the structure was undertaken by architect Henderson Heyward, which transformed the building into an office complex.



*Levy Opera House Reconstruction*

*Image from Albemarle Charlottesville Historical Society*



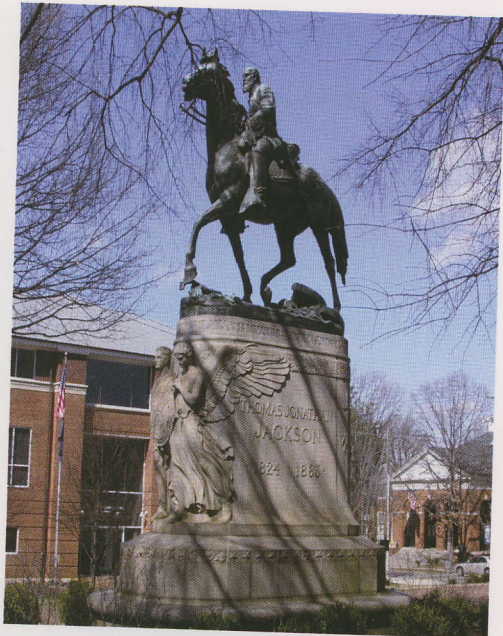
*Levy Opera House as Apartments, c.1971*

*Image from Albemarle Charlottesville Historical Society*



## 4 Jackson Park

400 E. Jefferson Street



*Stonewall Jackson Statue, 2008*



*McKee Row, c.1900*  
Image from Albemarle Charlottesville Historical Society

Jackson Park is part of the block we now call Court Square. Until 1919, this area was a separate block. Referred to as the McKee Block, it was an early commercial area. Paul Goodloe McIntire, a city native who made his fortunes in the Chicago and New York stock exchanges, returned home and sought to improve his birthplace. The City Beautiful movement was a national reform to reduce urban decay and raise the moral and civic virtue of its inhabitants. Public sculptures were encouraged as a means to raise this civic ideal. The razed buildings of McKee Row and a dirt alley were covered with several feet of soil and the park was laid out by architect Walter Dabney Blair. The foundations of the eastern edge of the buildings still sit below the statue.

McIntire hired New York sculptor Charles Keck to produce a statue of Thomas Jonathan "Stonewall" Jackson. Keck had been classically trained, was an assistant to Augustus Saint-Gaudens, and studied at the American Academy in Rome. He produced one of the finest equestrian statues in America. The allegorical figures on the base represent bravery and sorrow, which help to provide visitors with a deeper understanding of the complex history of this southern community. Keck also studied Virginia horsemanship and used McIntire's favorite horse as a model for Little Sorrel, Jackson's mount. At the statue's dedication on October 19, 1921, over 5,000 people marched through the streets and gathered to watch the unveiling by Jackson's great-great-granddaughter.



## Beth Israel Synagogue | 5

301 E. Jefferson Street

The Beth Israel Synagogue was founded in 1882 by a small, yet prominent group of Jewish families in Charlottesville and the surrounding county. The first Beth Israel Synagogue structure was located at the corner of Market and Second Street NE. In 1904, that site was purchased by the federal government for \$10,000 and the congregation purchased a lot on the corner of Jefferson and Third Street NE, a block to the northeast. After disassembling the building, the structure was rebuilt on its present site.

The Beth Israel Synagogue that stands today is a conspicuous religious structure at the corner of Jefferson and Third Street NE. It is topped by an ornamental overhang and finials. The façade is punctuated by four large arched windows, reminiscent of the Gothic Revival style. The sanctuary's main portal is raised above ground level and accessible by an impressive flight of stairs. The current structure was significantly restored in 1949 after a fire destroyed much of the roof and interior. Luckily, the Torah scrolls were rescued by Harry O'Mansky and Isaac Walters. While the building was under repair, the congregation was allowed to gather in the open spaces above Harry O'Mansky's The Young Men's Shop, as well as the local Catholic Church. In 1987, a wing to accommodate a religious school was added to the historic structure. This wing was expanded again and new chapel offices were constructed in 1996.



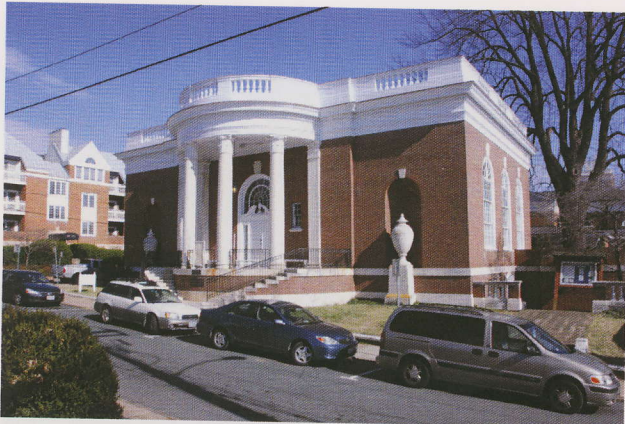
*Beth Israel Synagogue, c. 1917*

Image from Holsinger Collection, University of Virginia

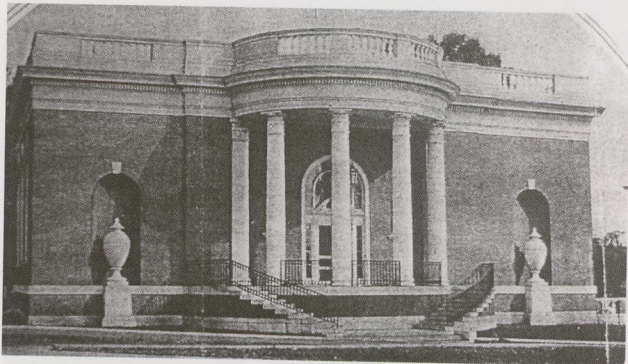


## 6 | Albemarle Charlottesville Historical Society

200 Second Street, NE



*Albemarle Charlottesville Historical Society, 2009*



*McIntire Library, 1920s*

*Image from Albemarle Charlottesville Historical Society*

The Albemarle Charlottesville Historical Society is located in the former Charlottesville Public Library (also known as the McIntire Library). The cornerstone of the library was laid in November 1919 and the library opened on May 30, 1921. A gift of Paul Goodloe McIntire, it was the first modern public library in Charlottesville other than a public subscription library in the early 19th century. Besides the building, McIntire also donated the furniture and the initial collection of 5,000 books.

This striking civic building displays curving marble steps that lead up to a semi-circular portico and an ornamented central entrance. In moving up the stairs, the eyes are drawn to a pair of urns on large piers highlighted by matching niches. These urns stand as metaphors for the essence of a library — a container of man's knowledge. As you enter the building and cross the central lobby, the rear entrance is a semi-circular recess which echoes the front entrance. The Beaux Arts design was conceived by New York architect Walter Dabney Blair, who was a Virginia native like McIntire. Blair finished his architectural training in Paris at the Ecoles des Beaux Arts.

This structure served the city of Charlottesville as the main library until 1981, when library operations were moved around the corner to the larger former Post Office building on Market Street. The Historical Society moved into the building in 1994.



## Lee Park | 7

100 E. Market Street

Opened in 1918, Lee Park was bought by philanthropist Paul Goodloe McIntire in his first effort to improve his hometown through the addition of beautiful spaces. The site was originally occupied by the Southall-Venable House. McIntire planned for a statue of General Robert E. Lee on the site as a memorial to his parents. Due to complications during the sculpting process, the public had to wait six years after the opening of the park before the equestrian stature of Robert E. Lee was unveiled on May 21, 1924. Taking place during a Confederate reunion, the unveiling ceremony followed a parade through Charlottesville of 100 cadets from the Virginia Military Institute sporting Confederate colors. President Smith of Washington and Lee University and President Alderman of the University of Virginia both gave speeches. General Lee's three-year-old great-granddaughter pulled away a Confederate flag to unveil the statue to the public.

The park provided respite from the hectic atmosphere of nearby Main Street to daily users and through many musical presentations by the Charlottesville Municipal Band and other groups. The formal landscaped square was conveniently located directly across Second Street from two civic buildings, the McIntire Public Library and the Post Office, and served as an extension of these civic spaces.



*Southall-Venable House, 1918*

*Image from Holsinger Collection, University of Virginia*



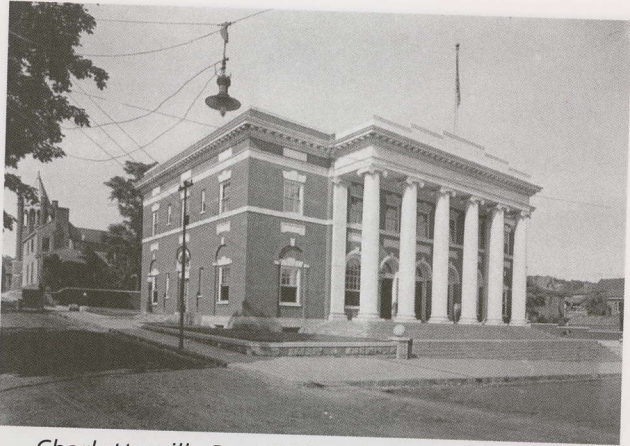
*Lee Park, 1925*

*Image from Holsinger Collection, University of Virginia*

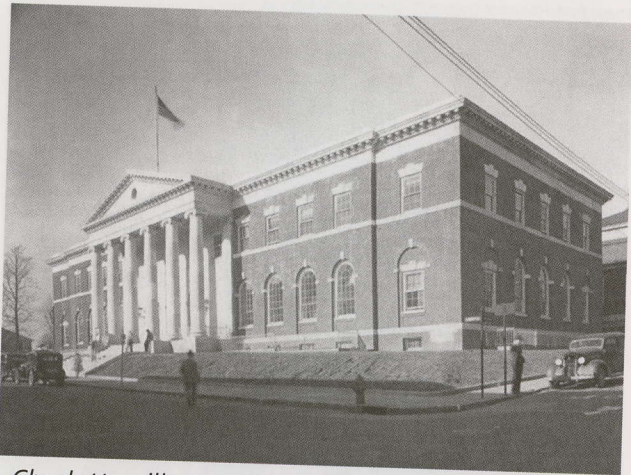


## 8 | Jefferson-Madison Regional Library

201 E. Market Street



*Charlottesville Post Office & Federal Building, 1915*  
Image from Holsinger Collection, University of Virginia



*Charlottesville Post Office & Federal Building, c.1940*  
Image from National Archives

The structure that is now used by the Jefferson-Madison Regional Library was originally built as the Charlottesville Post Office and Federal Building. This building, spanning an entire block along Market Street, is a formidable example of early 20th century Federal design. The neo-classical elements of the façade, including the elaborate portico, point to its importance as a civic monument in the downtown area. The central white portico and red brick exterior also echo local building aesthetics for a Jeffersonian style. The first Charlottesville Post Office building is actually still a part of this larger building. The seven bays to the far left are the remnants of the original structure as designed by Percy Ash in 1906.

In 1937, a large addition was designed and built by Louis A. Simon. The building maintained its initial symmetrical design and centralized entrance. The portico was rebuilt in much the same fashion by maintaining the ionic capitals and placing them four bays to the right. This structure continued to serve as the city's central Post Office and Federal Building until 1980. In that year, Albemarle County and the City of Charlottesville purchased the building and after an extensive renovation, it became the regional library headquarters. The collection was moved from the McIntire Library next door.



# DailyBo Hughes House | 9

307 E. Market Street

The Hughes House is a two-story Greek Revival structure with a raised basement. The house was first built in 1853 and first owned by Dr. John C. Hughes, for whom it served as both home and office. A pair of spiral staircases at each end of the raised front porch, since removed, provided access to the main floor from the street. While the Market Street elevation remains largely unchanged, the back of the house was extended in the early 20th century to accommodate a ballroom. Since 1977, the building has accommodated the Second Yard fabric and interior decoration store.



*Hughes House, late 19th century*

*Image from the Historic American Buildings Survey*



*Hughes House, 2009*

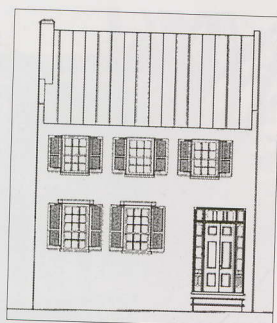


# 10 | Massie-Wills House Regional Library

211-215 E. Market Street



*Massie-Wills House, 2009*



*Massie House, front facade*  
Image from the Historic American Buildings Survey

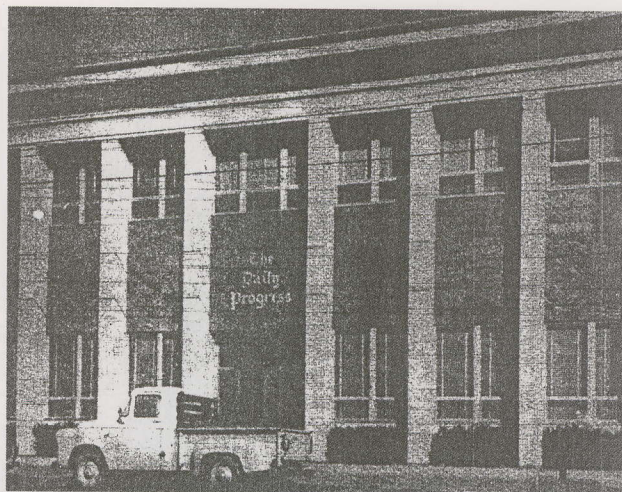
Built in 1830, the Massie-Wills House is one of the oldest brick residences in Charlottesville and an excellent example of the pure Federal style domestic architecture. By virtue of its simplicity and lack of elaborate ornament, the Federal style was well suited for intimate, moderately sized homes such as this. The house is a sophisticated architectural achievement, displaying elegance without pretension.

The house, named for Harden Massie who purchased lots 5 and 6 in 1828, is an example of a "tenant-in-common" house. What now appears to be a single two-story building set on a high basement was originally constructed as two separate structures. Harden Massie lived in 215 and rented out 211. Shortly after Frederick M. Wills purchased the property in 1868, the recessed section between the houses (now 213) was constructed, filling in the carriage passage. It is still possible to recognize several features that distinguish Massie's home from his more modest rental property, such as the glass side lights surrounding the front entrance, higher walls, wood shutters, and more substantial window trim. Both houses, nonetheless, display identical dentil molding at the eaves. The republican simplicity of the Massie-Wills House exemplifies the elegant but unostentatious tastes of early America.



Designed by local architects Stainback and Scribner, the Daily Progress building is an example of modern Jeffersonian Revivalism in downtown Charlottesville. It was a necessary new home of Charlottesville's local newspaper operations. Featuring the most modern equipment and publishing apparatus, it cost \$675,000 in construction and equipment costs alone. The newspaper stayed here until September 1984, when it moved to a 40,000 square foot facility outside of town on West Rio Road. This sleek, updated newspaper publishing house features red brick, white trim, and modern column features that surround its windows. The building's modern simplicity, unity of form, use of concrete, and the lack of orders on the columns speak to Jeffersonian modernism. The building is currently the home of CBS Collegiate Sports.

These modern Jeffersonian details are not surprising, given that William E. Stainback and Louis L. Scribner both graduated from the University of Virginia's architecture program. In the 1920s and 1930s, the University trained architects to design in the style of Jefferson, and Stainback and Scribner were certainly part of this tradition. Scribner was mayor of Charlottesville from 1961 to 1962, and President of the Virginia AIA chapter from 1949-1950.



*Daily Progress, 1956*  
Image from The Daily Progress



*CBS Collegiate Sports Building, 2009*

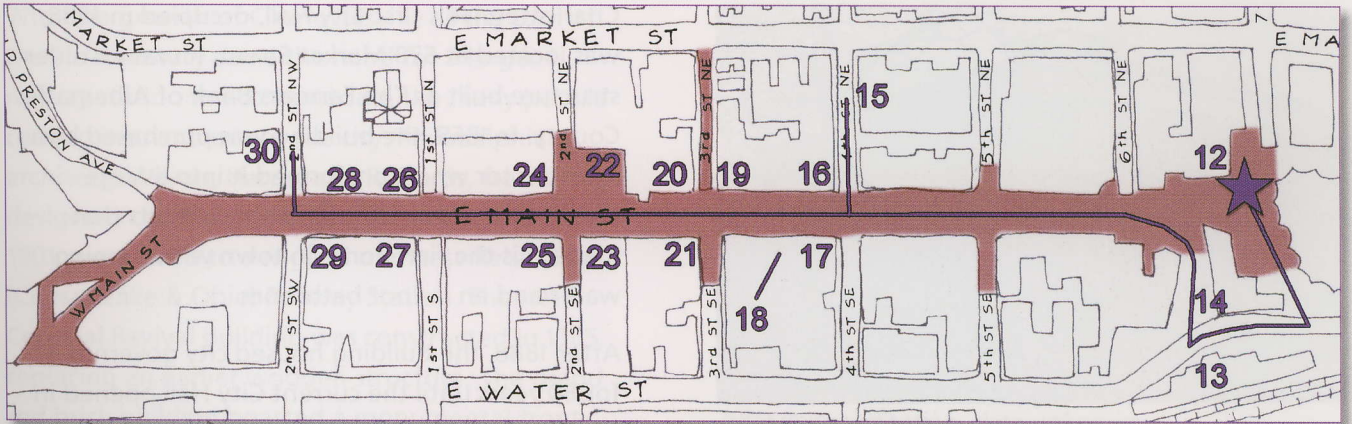




*New Charlottesville street lights on Main Street looking east, circa 1948*  
Image from the Russell "Rip" Payne Collection, Albemarle Charlottesville Historical Society



# Tour Two: The Mall – Downtown’s Centerpiece



## Tour Sites:

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| 13 | C&O Railway Station                | 23 | Landmark Hotel                        |
| 14 | C&O Railway Station Park           | 24 | National Bank of Charlottesville      |
| 15 | Tilman Buildings                   | 25 | Jefferson Theater                     |
| 16 | Miller & Rhoads Buildings          | 26 | The Leterman Company Department Store |
| 17 | Timberlake’s Drug Store            | 27 | The Terraces                          |
| 18 | Hardward Store and Milgraum Center | 28 | Miller’s                              |
| 19 | Oberdorfer Building                | 29 | The Leterman Company Department Store |
| 20 | The Paramount                      | 30 | Elks (IBPOEW) Rivanna Lodge No. 195   |
| 21 | Kaufman Building                   |    |                                       |





## 12 | Old & New City Halls

603 E. Market Street



*Old City Hall, 1950s*

*Image from the Albemarle Charlottesville Historical Society*



*New City Hall, 2009*

Charlottesville's first City Hall, occupied in 1888, was located at 520 Market Street. It was an older structure built as The Farmers Bank of Albemarle County. In 1865, the building was purchased by a local doctor who transformed it into a large residence and carried out improvements that made this the first home in town with running water and an indoor bathroom.

After 1888, the building housed city government for 80 years until the current City Hall opened in 1969 (603 E. Market Street). After this transfer, the entire block in which the old building was located was razed to make room for the existing Market Street Parking Garage. Today, the City Hall, which also contains the Police Department, occupies an entire city block. Its construction immediately preceded the 1970s redevelopment of the historic Main Street mall. It is a massive brick building which incorporates abstracted classical elements in white marble; this aesthetic treatment can be found in several post-modern buildings throughout the downtown. On the southeast corner of the building is a monument to local founding fathers James Madison, Thomas Jefferson, and James Monroe. Along with many significant improvements to the downtown in recent years, a green roof was installed on the City Hall in May 2008.

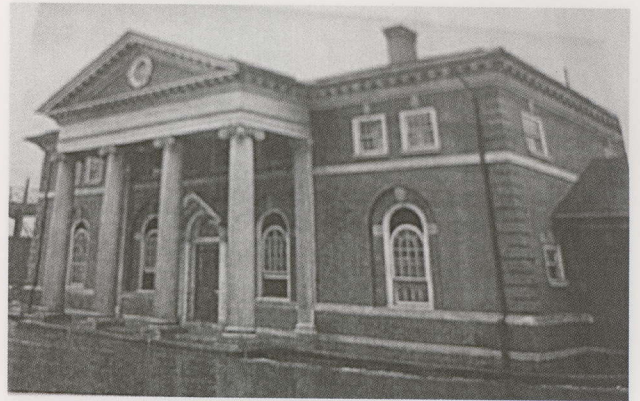


## C&O Railway Station | 13

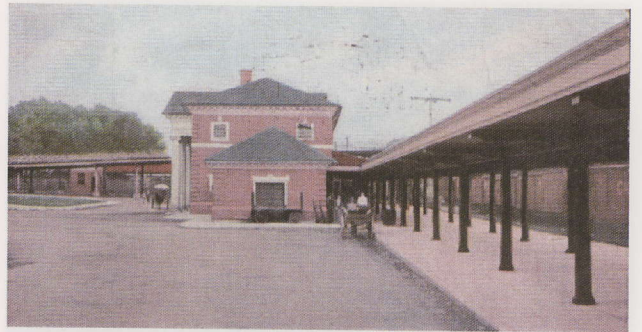
600 E. Water Street

With the growth of Charlottesville at the turn of the 20th century came the need for a larger railway station to accommodate the many people coming into and out of the city. Philadelphia architects Wilson, Harris, and Richards, fresh from designing the Richmond Main Street Station in 1901, were hired to design Charlottesville's C&O (Chesapeake & Ohio) Railway Station. The new Colonial Revival building was constructed in 1905, replacing an earlier wooden structure. The grand red brick building boasted a monumental front portico supported by massive white columns that served as an impressive gateway to the city's thriving downtown.

This passenger terminal was closed in 1982 after rail service ended. Decay set in following the station's closure until Sprigg Lane, a local development group, remodeled and restored the building in the early 1990s. Many of the original ornamental elements were restored and replicated, including the exterior portico capitals, which were replaced with more durable resin replicas. Adaptive reuse gave the historic railway station new life as an office building.



*C&O Railway Station, date unknown*

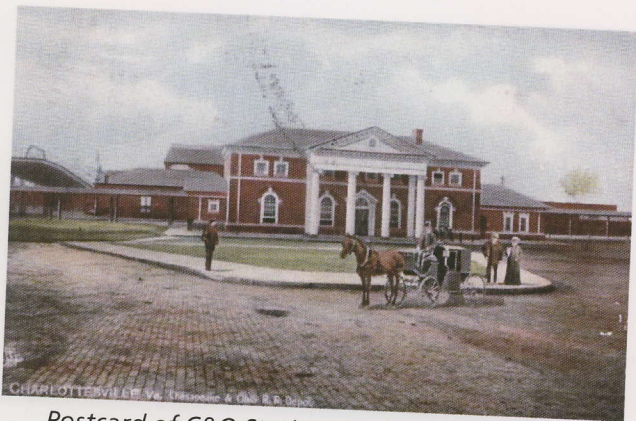


*C&O Railway Station, postcard, 1908*



## 14 | C&O Railway Station Park

E. Water Street



*Postcard of C&O Station showing the park, c.1907.*



*Downtown Charlottesville looking west, 1951, with C&O Park and Old Belmont Bridge.*

As Charlottesville's grand new railway station was built to face the city's downtown, a civic gateway in the form of a small, triangular park was installed to orchestrate passenger arrival into the city. In 1903, in order to make way for a proper entrance, the C&O (Chesapeake & Ohio) Company purchased several properties at the station's doorstep and the attending structures were subsequently demolished. Photographs of the new park reveal a simple, elegant lawn surrounded by small shrubs.

Over fifty years after its installation, the C&O Railway Station Park gave way to the requirements of the automobile. On May 6, 1957, the Charlottesville City Council approved a new four-lane Belmont Bridge to replace the two-lane steel bridge built in 1905, crossing the C&O Railway tracks near the downtown station. The new bridge accommodated the increasing traffic between downtown and the Belmont neighborhood. The on-ramp to the new Belmont Bridge then took the place of the park. Thus, the orchestrated and monumental forms that once greeted train passengers were replaced by more utilitarian forms. This area experienced another large change in recent years with the construction of the Pavilion and Transit Center, continuing the site's long tradition as a place provided for the use of the public.



## Tilman Buildings | 15

108, 110 & 112/114 Fourth Street N.E.

Unified in its external architecture, this group of buildings was actually built in 1884 by two different property owners. By developing the sites together, they created a more harmonious and monumental elevation in comparison to neighboring structures, while at the same time dispersing financial risk.

Despite the distinction of different proprietors, the buildings display harmonious and identical façade details. The three glass storefronts with central doorways exhibit the same entrance scheme on the ground floor. Above, the cornice employs the same corbel detail across the length of the buildings. The arched windows in the second story are identical in size and number on the individual façades (street access to the upstairs created a fourth bay in one of the lots). In 1912, Nannie Tilman purchased all three buildings which occupy close to one-third of the block's overall elevation.



*Fourth Street N.E., 1940s*

*Image from the Russell "Rip" Payne Collection, Albemarle Charlottesville Historical Society*



*Today features boutique shops with offices above*



## 16 Miller & Rhoads Building

323 E. Main Street



*Store Opening, 1956*

*Image from the Russell "Rip" Payne Collection, Albemarle Charlottesville Historical Society*



*Currently used as offices and restaurant, 2009*

The present building, constructed in 1956, was a collaboration by Richmond architects Carneal & Johnston and Miller & Rhoads, a regional department store chain headquartered in Richmond. An example of modernized Jeffersonian Revival architecture, the design includes a great expanse of red brick contrasted by white trim and Doric columns flanking the Main Street entrance, and the distinctive bulls-eye windows also seen in some of Charlottesville's oldest buildings. The patio on an upper floor has a serpentine brick wall, similar to those at the University of Virginia. The large window on the front façade was considered to be an outstanding modern feature because it spanned three stories and provided natural light. The expanse of glass on the Fourth Street façade was added in the early 2000s and serves as an overhang for the side entrance.

When the building was first constructed, Charlottesville was believed to be too small a city to support a suburban shopping mall, but the Barracks Road Shopping Center opened soon after in 1959. In 1980, Miller & Rhoads relocated to the then-new Fashion Square Mall.

Until the 1980s, many of Miller & Rhoads' advertisements relied heavily on Charlottesville's allegiance to Thomas Jefferson by featuring Monticello and the Rotunda at the University of Virginia, two of Jefferson's most famous designs.



## Timberlake's Drug Store | 17

322 East Main Street

Timberlake's Drug Store occupies a building that was originally constructed as the People's National Bank in 1896. After a 1909 fire damaged the mansard roof and third floor of the bank building, it was restored as a bank office of reduced height. Marshall Timberlake, owner and proprietor of Timberlake's Drug Company, purchased the structure in 1917 when People's National Bank vacated the space for its new building on the corner of 3rd and Main.

Constituting an early 20th-century example of adaptive reuse, Timberlake adapted the former bank's monumental building for his drugstore. Although the exterior of the building was subsequently modernized to reflect the contemporary styles in display design, the interior grandeur of the bank's central lobby was retained. As a result, the bank décor lent an air of prestige to an otherwise ordinary site of business. The building's exterior was remodeled again in 1950, but this time the façade was rebuilt to approximate its original appearance rather than updating it for display purposes. In 2002-2004, an additional floor was added onto the roof for use as apartments, thus returning something of the stature of the original building. Timberlake's continues to be a popular diner and drugstore.



*Timberlake's Drug Store, 1918*

*Image from Holsinger Collection, University of Virginia*



*Interior of Timberlake's Drug Store, 1917*

*Image from Holsinger Collection, University of Virginia*

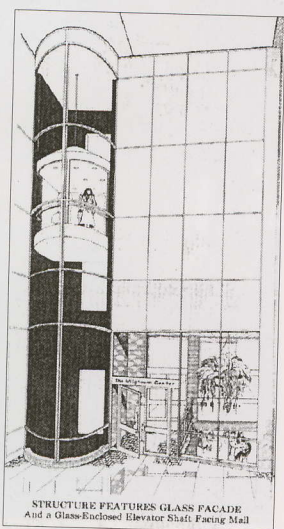


## 18 | Hardware Store and Milgraum Center

316 & 310 E. Main Street



Hardware Store and Milgraum Center



The Milgraum Center, 1982

Image from *The Daily Progress*, July 22, 1982

The Charlottesville Hardware Store Building (1909) and the Milgraum Building (1982) are two contrasting structures that share the throbback business strategy: they stretch the entire length of the block between Main and Water Streets.

The Hardware Store was in business for over a century selling construction items and household necessities. The Main Street façade features large windows with elaborate surrounds, ornate brickwork, pilasters, and an impressive storefront awning. The Water Street façade is simple and functional, with large windows that double as doorways for hauling large goods arriving by train.

Next door, the Milgraum Center was immediately labeled as a "Futuristic" building because of its angled entrance to the mall and its entirely glass façade. The building was meant to be a focal point on Main Street. Many thought its construction set a dangerous precedent on the Mall. Frances Walton wrote in *The Daily Progress*, "Assuming that one reason the mall was built where it is was the nostalgia and ambience of its old commercial buildings, think what would result if every owner decided to make his building a focal point." In 1985, the Board of Architectural Review was set up in Charlottesville to address growing concerns about architectural changes to the downtown. However controversial, this building is a statement of 20th-century architectural style Main Street.



## Oberdorfer Building | 19

301 E. Main Street

This was once the location of Oberdorfer's Dry Goods and Ladies' Ready-To-Wear which opened to the public in 1888. It occupied a three-story brick building that existed on this site before 1886. Buildings such as this one that occupied prominent corner lots on Main Street often displayed large painted advertisements on the exterior walls that essentially functioned as billboards. The Oberdorfer family business operated at this location for nearly 50 years.

In 1917, the building was significantly expanded and modernized to exhibit a sleek new façade. It was purchased in 1934 by W.T. Grant, a national chain of five-and-dime stores interested primarily in high volume sales. Since rental accommodations for offices or apartments presented both liability and fire hazards that the chains sought to avoid, the building was lowered to one story, thus departing from the earlier pattern of Main Street's mixed use and density. Today one can see the arched windows from the 1917 renovation along Third Street NE, but the building's present condition reflects little else of its historic character.



1916

Image from Holsinger Collection, University of Virginia



1917

Image from Holsinger Collection, University of Virginia

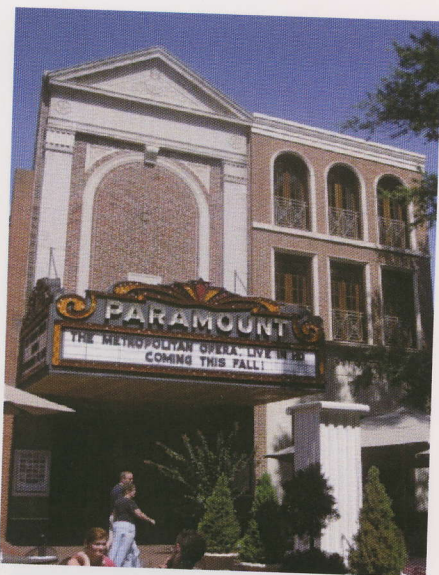


Today

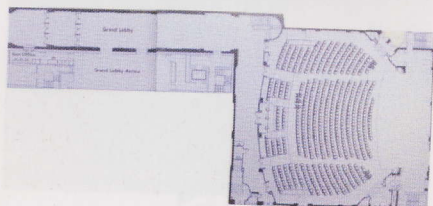


# 20 | The Paramount Theater

215 E. Main Street



The Paramount,  
1931



Plan of the  
Paramount,  
1931

Image from Paramount  
Theater Inc.

Designed by the architecture firm Rapp & Rapp, The Paramount opened in Charlottesville on November 27, 1931. The theater embodied the name "movie palace," attracting patrons with its exaggerated brick and concrete Classical-revival façade and fashionable marquee as well as rich interior decoration. The building has a unique plan, taking only a narrow façade on Main Street but 5 bays on Market Street and 6 bays on Third Street. As it was built at the height of segregation, the building included a separate entrance and lobby on Third Street for African American patrons, who were restricted to balcony seating. This entrance can still be seen today. The grand lobby of The Paramount served an important role for organized and incidental gathering downtown. During World War II, the lobby was the site of Charlottesville's war bond sales along with many other public activities. In the '60s and '70s, the advent of television caused a slump in theater business and the lobby was used as a dress shop until 1974 when the theater closed. In 1992, the building was purchased by a non-profit organization which restored the building and re-opened it in 2004 for use as a live entertainment venue.



## Kaufman Building | 21

222 E. Main Street

Moses Kaufman and sons built the Kaufman Building in 1883 as a dry goods store and residence. The two-story red brick building had a simple Classical Revival façade. In 1915, Louise Zimmerman, a milliner, lived on the second floor. At some point during the mid-20th century the Kaufmans remodeled the façade — updating it in the Renaissance Revival style, reducing the number of upper story windows from four to three, enlarging the central window and adding an open pediment above it.

The Kaufman family owned the building until 1963 when it was sold to the Williams family. In 1976, the Williams Pentagram Corporation opened the Williams Corner Bookstore here. In the 1980s, the family renovated the upstairs for use as their residence. While renovating his basement in 1989, Michael Williams discovered that his building had an important connection to the history of housing in Charlottesville. He uncovered the foundations of the home of Nancy West, who was the wealthiest non-white citizen of Charlottesville in 1850, largely due to her landholdings. West was a free black woman, and the common-law wife of the Jewish businessman David Isaacs, with whom she had seven children. Her daughter Julia married Eston Hemings, the son of Sally Hemings. Though the store was taken over by the Virginia National Bank in 1998, the upstairs is still maintained as a residence.



*Kaufman Clothing, 1915*  
Image from Holsinger Collection, University of Virginia



*On the Downtown Mall*  
Image from The Virginia National Bank, 1998

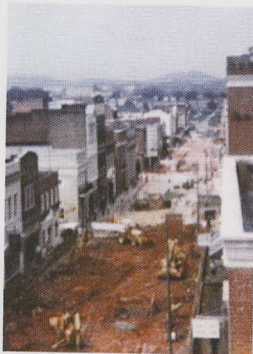


## 22 | Pedestrian Mall

Downtown Main Street



*Halprin Designed Fountain*  
Image from Dave McNair (The Hook)



*Mall Construction*  
Image from the Albemarle  
Charlottesville Historical Society

Downtown Charlottesville was historically a center for commerce, civic business, and social gathering, but the area began to decline in the 1960s and 70s due to the increased suburbanization of the city. Businesses left the downtown for bigger retail spaces and easy accessibility provided by shopping centers like Barracks Road Shopping Center, opened in 1959. In 1976, the city hired landscape architect Lawrence Halprin to evaluate and redesign the space in hope of revitalization. Halprin held community workshops with residents to establish the wants and needs of the city. His design was centered around the creation of a pedestrian mall for eight blocks of downtown. By removing vehicular traffic, Halprin hoped to create a public space that would facilitate shopping, dining, entertainment and socialization. Halprin's plan included residential spaces and accommodations for a variety of activities. The combination of a brick walkway and shady trees provided a piazza-like setting which was ideal for casual shopping and outdoor dining. Halprin also designed several granite fountains, intended as gathering spaces on the Mall. Today the Mall has undergone some changes — including replacement of its original brick paving with new bricks laid in sand rather than mortar. Despite these changes, the Mall itself remains an important place for socializing, entertainment, and shopping.



## Landmark Hotel | 23

200 E. Main Street

The Landmark Hotel is an example of modern development incorporating an older façade. Designed by Hornberger & Worstell, Inc. as a 100-room, nine-story luxury hotel with a five-star restaurant, bar, and rooftop terrace, the hotel originally included the 1966 granite façade of the Central Fidelity Bank (most recently known as the Boxer Learning Center). This design tried to combine the low profile of a nostalgic past with a modern tower.

At the time of construction, the Board of Architectural Review felt that the 1966 bank's shell was architecturally worthy of preservation and still structurally sound, and approved the design as long as it would incorporate the original façade and the 12-foot setback from Main Street to maintain the height and character of the mall. The placement of the main entrance on Water Street would divert attention to the height away from the mall and allow for easy car access.

During demolition and construction, the façade was determined to be structurally unstable. After much debate, the BAR decided to allow the developers to tear down the façade as long as all possible attempts were made to preserve the granite and it was replaced in kind. Due to the recession, development of the Landmark Hotel has stopped, but the debate and the benefits of original materials versus replicated ones is still a preservation issue.



*Boxer Learning Center, 2006*

*Image from C-VILLE Weekly, May 9-15, 2006*

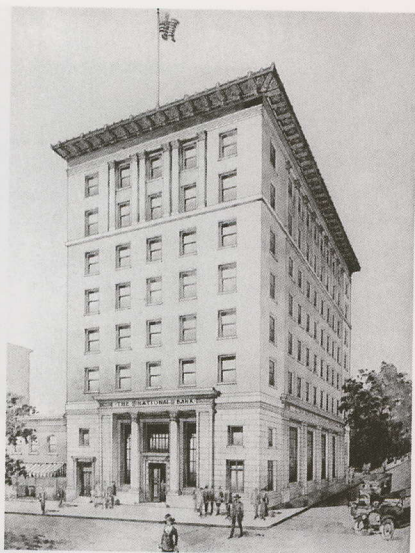


*The Landmark Hotel, 2008*

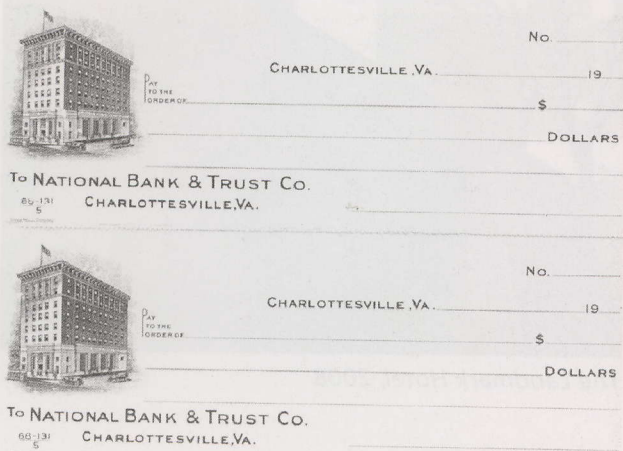


# 24 | National Bank of Charlottesville

123 E. Main Street



*National Bank of Charlottesville, 1919*  
Image from Holsinger Collection, University of Virginia



*National Bank of Charlottesville checks*  
Image from Collection of Albemarle Charlottesville Historical Society

For early 20th-century banks, the strategy for success is physically manifested in their architecture. Competition inherent in commerce can be seen in the architectural dialogue between the National Bank of Charlottesville (1919) which is now Wachovia Bank, and People's National Bank (1914) across the street which is now known as the Timberlake Building.

The skyscraper form of the National Bank of Charlottesville was the first in the city and was meant to out-do the monumental classical architecture of its chief business rival — People's National Bank. This Charlottesville "skyscraper" building was designed by Washington, D.C. architects Marsh & Peter. The strategic position of the bank on a corner and the monumental scale of its architecture made a bold statement to passers-by. Inside, the immense two-story lobby still features generous marble and mahogany as well as an enormous walk-in vault. Customers would want to do business and be seen in the prominent downtown building. The image of the bank resonated so strongly in Charlottesville that it was used in advertisements, letterhead and checks to express the bank's business values. Originally, the upper stories were rented to businesses and professionals, including dentists and doctors. The bank enjoyed great success and in 1957 installed a drive-up teller. Today, the alley behind the bank is an interesting vestige of the type of development from the early 20th century.

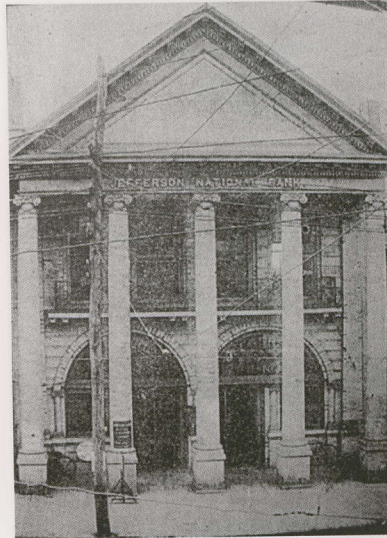


# Jefferson Theater | 25

110 E. Main Street

The Jefferson Theater had its height of popularity at the beginning of the film industry. The building was originally the Jefferson National Bank building — a gray brick, two-story, Greek-revival structure with five ionic columns and terra cotta trim. It became a theater in 1913. In January 1915, a patron's cigar set the theater on fire and the auditorium was consumed. The fire was followed by an even more ambitious renewal of the building — more seats were added and the most advanced equipment was installed.

The new building was built of red brick with four engaged columns of concrete and a large cornice; it appears today much as it was. The opulent Classical-revival style of the building was meant to evoke Hollywood glamour. Although the Jefferson was the most popular informal gathering spot for people in Charlottesville for over a decade, by the late 1920s, it had lost its leading place to a new theater, the Paramount. In the latter half of the 20th century, the building served as a venue for both live performances and movies. Today, it is slowly undergoing restoration for continued use as a theater and performance space.



*Jefferson National Bank, 1906*  
Image from the Albemarle Charlottesville Historical Society



*Jefferson Theater, 2009*



## 26 | The Leterman Company Department Store

101-109 W. Main Street



Leterman Department Store Building, 2009



The Leterman Company Department Store, 1906

Image from the Albemarle Charlottesville Historical Society

Simon Leterman and his sons built this Renaissance Revival building for the Leterman Company department store in 1899. The store was a family effort — consolidating the separate locations and business interests of the family. Designed and built by William T. Vandergrift, it featured two cupolas and distinctive second floor display windows. The building contained 50,000 square feet of floor space and the latest in lighting and heating technology. Leterman's was the "undisputed leader" of dry goods — selling clothing, carpets, toilet articles, and fancy goods. In 1911, the eastern end of the building was sold to the Jefferson National Bank. A new façade was constructed and the cupolas removed when the building was subdivided, but the upper display windows remained in the central bays.

After the construction of the pedestrian mall (1979), the building was purchased and remodeled by Bill and Marianne Ellwood and Mitchell Van Yahres. The focus of this remodel was to provide three large luxury condos on the mall. The project architect, Joseph Bosserman, now lives in one of these. The condos marked the beginning of a rejuvenation of housing in downtown Charlottesville. The two story windows now provide ample daylighting in the condominiums. Though no longer one 50,000 square-foot emporium, parts of the Leterman Company department store remain recognizable today.



## The Terraces | 27

100 W. Main Street

The Terraces is a 1997 modern Italianate remodel of a 1949 brick structure. The site of the Terraces has a history of mixed use. In 1828, the business and residence of Isaac Raphael occupied the site. James Perley's furniture store and casket sales occupied the lot from 1882 to 1923. Perley made his residence upstairs. In 1923, Perley sold the building to prominent real-estate developer named Hollis Rinehart. Around 1949, Rinehart demolished Perley's structure in favor of a smaller, one-story shop, following a national trend to reduce property tax and eliminate the liability associated with upstairs residences. Department stores occupied the lot until 1997 when Oliver Kuttner purchased and redeveloped the building. Reusing the lower brick levels in his design, Kuttner contributed to the sustainability of the building by maintaining the embodied energy of the existing structure and adding upper story residences made out of concrete.

The name of the building, based on the terraced apartments of the upper floors, brings to mind Mall designer Lawrence Halprin's plan for housing in Charlottesville. Halprin was interested in terraced apartments surrounding the Mall. He envisioned a sustainable pedestrian neighborhood where the citizens of downtown Charlottesville could carry out all of their daily business without the use of a car.



*The Terraces, Mall side, 1997*



*The Terraces, detail of terraced rooftops, Water Street Side, 1997*



## 28 | Miller's

111 W. Main Street



*Miller's Restaurant, 2008*

Miller's Drug Store was a prosperous downtown business during the first half of the twentieth century. The building was constructed in the late nineteenth century and served a variety of commercial purposes before becoming Miller's Drug Store between 1896 and 1902. As Charlottesville gradually became more suburbanized, businesses like Miller's Drug Store began to either move out of downtown or close their doors. Miller's went out of business in 1968.

In 1976, the City of Charlottesville decided to change much of Main Street into a pedestrian mall, providing a good setting for large amounts of outdoor dining. Miller's, opened in 1981, was one of the first restaurants on the newly designed mall and also one of the first to stay open past the late afternoon. Restaurants play a large role in downtown nightlife, and Miller's has become a downtown institution. The current building combines two very different eras in the history of Charlottesville's downtown. The façade still has a sign that reads "Miller's Drug Store," and its founder, Steve Tharp, made an effort to restore the interior to reflect the building's past as a drug store.



## Men's Shop | 29

118 W. Main Street

Today, the corner of West Main and Second Street is the home of Christian's Pizza. This three-story brick building is still known for one of its longest tenants, the Young Men's Shop. Harry O'Mansky ran this shop on the first floor from 1931 until the 1980s.

Even though O'Mansky was known for his reluctance to change, he modernized his storefront to imitate the popular styles of the 1930s seen on Main Street in places like Leggett's Department Store, just across the street. He incorporated black and white glass panels and aluminum framing. He replaced the previous flat elevation with two recessed entrances complete with display windows for ample show space to entice customers into the store. The vertical white strips of glass dividing the display cases created an illusion of height. Bold colors were used to create images of future prosperity during the depression. O'Mansky was confident that Main Street was the place to have a successful business, even after the opening of Barracks Road Shopping Center in 1959 and Fashion Square Mall in 1980.



*The Young Men's Shop, 1980*



*Leggett's Department Store, 1938*  
Image from Holsinger Collection, University of Virginia



## 30 | Elks (IBPOEW) Rivanna Lodge No. 195

115 Second Street NW



*The understated entrance. The left door leads to the hall used for many public events.*



*Approach from Main Street*

Charlottesville's black Elks Lodge — officially known as the Improved Benevolent Protective Order of the Elks of the World, Rivanna Lodge No. 195 — was established in Charlottesville in 1914 and was located on bustling Commerce Street in the Vinegar Hill neighborhood. The Elks purchased a plot of land on Second Street NW that belonged to a member, and in 1947, they constructed a new brick building; the builder was a member and a brick mason who owned his own construction company. At one time, this building featured a restaurant and hosted dances for the African American community; thus, it was a center for African American entertainment and recreation in Charlottesville. Although the Elks Lodge never functioned as a hotel, it facilitated the search for accommodations for visiting African American celebrities during the segregation era.

Charlottesville is home to a number of fraternal orders. The Elks Lodge, like the existing Masonic Lodge at 425 E. Main Street and Odd Fellows Hall at 116 Fourth Street NE, presents an understated façade and entrances typical of private fraternal organizations.



# Tour Three: Vinegar Hill Remnants of a Lost Neighborhood



**Charlottesville Main Street Parade, September 24, 1917**  
*Image from Holsinger Collection, University of Virginia*



30 | Elks (IBPOEW) Rivanna Lodge No. 195  
115 Second Street NW

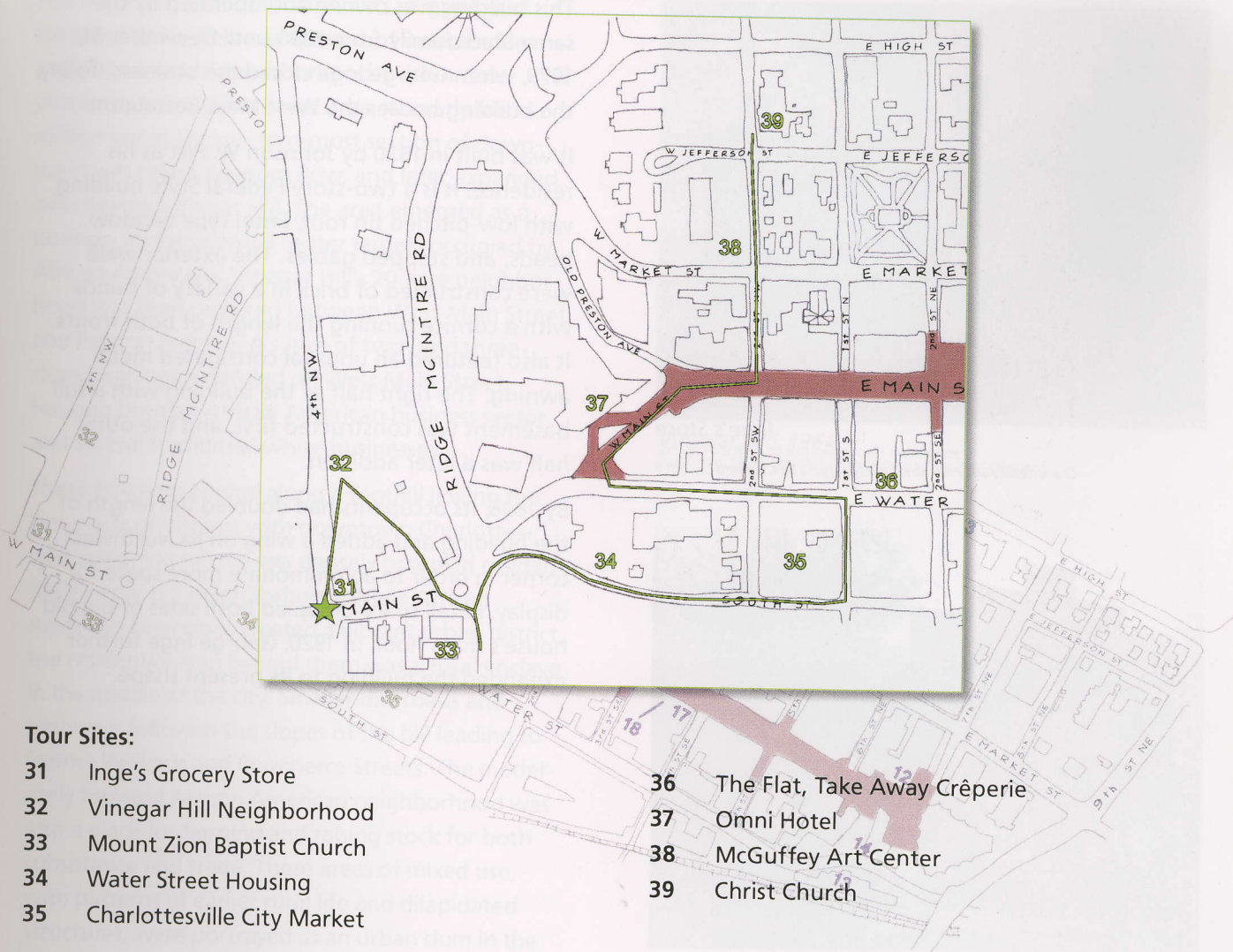


*Snowstorm on Main Street looking east from Third Street*  
Image from the Russell "Rip" Payne Collection, Albemarle Charlottesville Historical Society

Approach from Main Street



## Tour Three: Vinegar Hill Remnants of a Lost Neighborhood



### Tour Sites:

- |    |                             |    |                              |
|----|-----------------------------|----|------------------------------|
| 31 | Inge's Grocery Store        | 36 | The Flat, Take Away Crêperie |
| 32 | Vinegar Hill Neighborhood   | 37 | Omni Hotel                   |
| 33 | Mount Zion Baptist Church   | 38 | McGuffey Art Center          |
| 34 | Water Street Housing        | 39 | Christ Church                |
| 35 | Charlottesville City Market |    |                              |



## 31 | Inge's Grocery Store

331-333 W. Main Street



*Inge's Store*

*Image from The Architecture of Jefferson Country: Charlottesville and Albemarle County, Virginia by K. Edward Lay, 2000*



*West Main Restaurant*

This building was owned and operated by the same black family from 1890 until December 31, 1979, when George Inge closed the business. Today, the building houses the West Main Restaurant.

It was built in 1820 by Johnson W. Pitt as his residence. It is a two-story Federal Style building with low-pitched tin roof, lintel type window heads, and stepped gables. The exterior walls were constructed of brick in a variety of bonds with a cornice running the length of both fronts. It also featured an unusual corrugated metal awning. The right half of the building with a full basement was constructed first, and the other half was a later addition.

By 1896, its occupants had doubled the length of the building and added a wing on its Northwest corner in order to accommodate more space for display. Retail space occupied both sides of the old house's main floor. In 1920, George Inge further expanded the building to its present shape.

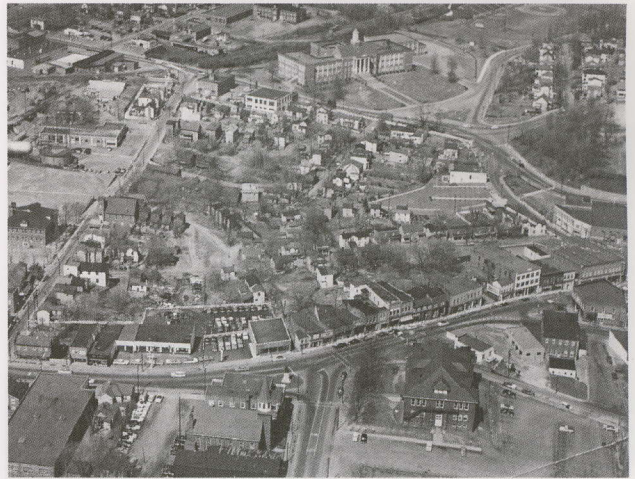


## Vinegar Hill | 32

W. Main Street

The hilly terrain of Charlottesville's original grid contributed to the development of independent and disconnected neighborhoods within close proximity to the downtown area. An early Irish settlement at the western-most section of downtown was called Random Row, and later expanded over nearby Vinegar Hill. The area emerged as a business and residential center largely occupied by African Americans. Vinegar Hill's 20-acre neighborhood was then centered between West Main Street and Preston Avenue. A series of two- and three-story buildings extended on West Main Street, housing both an African American business sector and several traditional white businesses.

These buildings curved along a foothill linking the University of Virginia with downtown Charlottesville, screening off the less densely occupied residential Vinegar Hill neighborhood. While African American businesses created a vibrant urban district, the residential area behind them was a rural enclave in the middle of the city. Smaller dirt roads and pathways followed the slopes of the hill leading to former Williams and Commerce Streets. The moderately forested African American neighborhood was also a place for farming and raising stock for both subsistence and trade. These areas of mixed use, with patterns of earlier rural life and dilapidated structures, were portrayed as an urban slum in the 1950s, leading to the razing of most of the residential and business areas in the 1960s. Today, although a group of modern buildings populates the slope of the earlier neighborhood, the area retains a few significant African American landmarks.



*Vinegar Hill, 1964*

*Image from Charlottesville's Redevelopment Housing Authority*



*Vinegar Hill, 2009*



## 33 | Mount Zion Baptist Church

105 Ridge Street



*Mount Zion First African Baptist Church*



*Renovated sanctuary as after school community center*

Organized in 1867 as Mount Zion First African Baptist Church, the congregation was composed mostly of African American former members of Charlottesville's First Baptist Church.

The present Romanesque Revival brick building was erected in 1883-84, replacing a smaller wooden church. At that time, this was a residential area for prominent black businessmen and merchants known as the Vinegar Hill district. Designed by local architect George Wallace Spooner and brick mason George A. Sinclair, the Mt. Zion Baptist Church is an example of late 19th-century Virginia brick vernacular construction.

Fronting Ridge Street, a brick tower rises past the metal gable roof to an octagonal drum and a spire with a large finial. The steeple and stained glass windows were added in the 1890s. The church was listed on the National Register of Historic Places in 1992.

In 2005, the Mt. Zion Baptist Church congregation moved to a new location south of downtown due to the lack of parking at the Ridge Street site. The open basement area was renovated into the Music Resource Center, featuring studio-quality rehearsal and recording spaces. The pews have been removed from the former sanctuary, and are used for after-school programs.



## Water Street Housing | 34

100-300 W. Water Street

In the second half of the 19th century, the quiet neighborhood at the end of W. Water Street was anchored by the First Methodist Church. Their first sanctuary at Water and 1st Street dates to 1835; a larger church was later built in the 1860s at Water and SW 2nd Street. Water Street ended just west of the church until the late 1910s.

After the Civil War, brick warehouses and services such as blacksmith shops were located near the railroad tracks, but the area was predominately residential with substantial, yet modest, Victorian homes. After Charlottesville became a city, larger houses began to replace earlier homes.

After the opening of Water Street and the departure of the Methodist Church in 1924, automotive facilities began to move in nearby, and some of the larger residences were converted to multi-family apartments and boarding houses. In the late 1960s, two blocks of this neighborhood were cleared to create surface parking lots for the downtown shopping area on Main Street.

Many of the surviving buildings in this neighborhood, both residential and warehouse, are maintained today as professional offices, shops, and restaurants. The nine-story Lewis and Clark Square condos (mixed-use) were built at Main and Water Streets in 1989.



*Adaptively reused residences on South St.*



*1959 Charlottesville master plan projected increased residential density by 1980, but not in this area south of Main St.*



## 35 | Charlottesville City Market

Water and South Street Parking Lot



*Parking lot during the week*



*Saturday's City Market*

This parking lot stands in the middle of the historical downtown and is surrounded by a much denser urban environment. In the past, this area accommodated a variety of uses car repair, warehousing, grocery stores, and scattered residences similar to the ones facing Second Street SW.

Today, the parking lot transforms seasonally on Saturday mornings into a vibrant outdoor farmer's market. The City Market offers a place for farmers, gardeners, bakers, and craftspeople to sell their products to the public. All goods are homegrown, home baked, or homemade. The Holiday City Market is seasonal, offering handmade gifts and toys.



## The Flat, Take Away Crêperie | 36

111 E. Water Street

This unusual building fragment is an original two story ell from the rear of the Jefferson Theater, which was constructed in 1915. It was used as a storage room for the theater's stage. After this use it was a popcorn factory, and later became an apartment.

The crêperie has an opening facing Water Street, which acts as a serving window. It has a sloping side roof that extends to shelter an eating counter. The surrounding L-shaped area is a brick patio that functions as a dining area. An iron gate and two streetlights complete the take-out restaurant arrangement.



*The Water Street extension of the Jefferson Theater.*



## 37 | Omni Hotel

235 W. Main Street



*Principal façade on Main Street*



*Atrium*

In 1978, the Charlottesville Development Group study recommended that the six remaining acres of the Vinegar Hill urban renewal area be given top priority for development in its effort to stimulate business activity in the central business district. The initial plan called for the building of a large luxury hotel. The proposed development provoked a long controversy among the members of the business community and citizens. At issue was the question of whether the City should use public monies to subsidize the building of a luxury hotel. In order to assure hotel trade in the downtown area, the consultant's report argued, a conference center should be located nearby. This would require a new parking garage. Finally, in June 1981, the developers agreed to build the hotel, provided the City would commit to build the conference center and the accompanying parking garage. The Omni Hotel was completed in 1985 after the design of Smallwood, Reynolds, Stewart, Stewart, and Associates, Inc. Adapted onto the old street footprint, the hotel's mass follows the bifurcated path of the west end of Downtown's Mall. The interior features a seven-story glassed-in atrium providing light to interior hallways while keeping a street-wall on Main Street. It has 208 guest rooms and suites, and the 12,441 sf. conference center has 16 meeting rooms. The Hotel has just completed a \$50 million renovation.



## McGuffey Art Center | 38

201 Second Street NW

The McGuffey School was built in 1916 to relieve the overcrowding of elementary classes at nearby Midway School. Featuring large banks of windows in every classroom, its symmetrical design by the Norfolk firm of Finley Forbes Ferguson, Charles J. Calrow, and Harold H. Wrenn helped establish the Colonial Revival style for Charlottesville's schools. They later designed Venable Elementary School in 1924 and Jefferson High School in 1926.

The school was named for University of Virginia professor William Holmes McGuffey (1800-1873), who wrote the famous McGuffey Reader series. The school's location overlooking downtown is at the western edge of Charlottesville's original grid. Jefferson Street ends at the site, and Market Street also terminated at this point when McGuffey was built.

By the 1970s, many changes had taken place in Charlottesville's school districts, responding to decreased density in the downtown area and growth in outlying residential neighborhoods. McGuffey's educational facilities were considered outdated, and it was closed as a school in 1975. The building was renovated by the McGuffey Arts Association in partnership with the City, transforming the former classrooms into three stories of studios, gallery, and exhibit space. Re-opened as the McGuffey Art Center, the cooperatively-run facility houses spaces for artists whose studios are open to the public.



*Opening day at McGuffey Elementary School, 1916*  
Image from Albemarle Charlottesville Historical Society

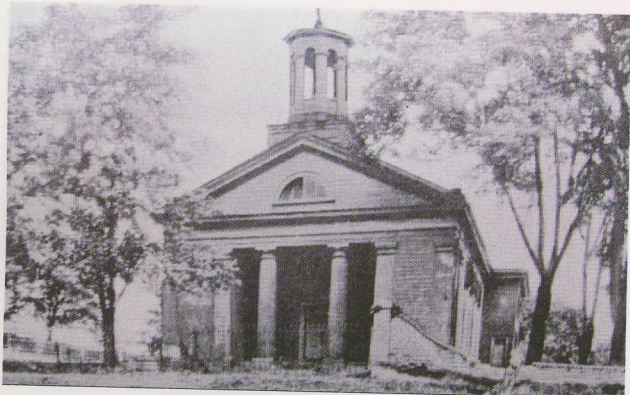


*McGuffey Art Center*



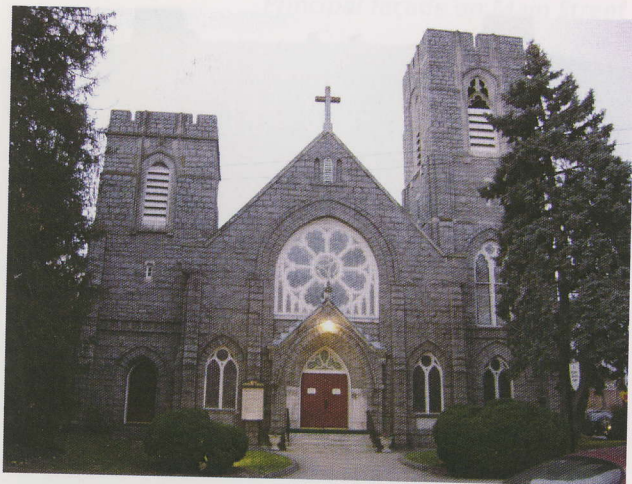
## 39 | Christ Church

120 W. High Street



1826 Christ Church, main entrance facing south

*Image from Fred T. Heblich and Mary Ann Elwood, Charlottesville and the University of Virginia: A Pictorial History (Norfolk, VA: The Donning Co, 1982)*



1895 Christ Church, main entrance facing north

Christ Church (Episcopal) was the first church built in Charlottesville. The wood-framed sanctuary was completed in 1826. Located on the same block as the current church and about four blocks west of Court Square, this Greek Revival building faced Jefferson Street across a brick-walled churchyard containing a few graves.

By the 1890s, Christ Church outgrew its existing facilities. In 1895, the cornerstone was laid for a new late Gothic Revival sanctuary of rusticated Richmond granite designed by the McDonald Brothers of Louisville, Kentucky. Part of the original foundation was reused for the new building. Reoriented to face residential High Street instead of downtown, the enlarged facility occupies most of the block, and the multiple levels of its design respond to the site's slope.

Due to financial setbacks, the work was delayed and the new sanctuary was not consecrated until 1905. The dedication of memorial windows designed by Tiffany Studios helped to raise funds. The church's towers, Sunday School annex, and parish hall were not completed until 1929, overseen by University of Virginia Professor of Architecture A. Lawrence Kocher.

Christ Church's cruciform nave features finely carved woodwork. Like many early churches, the sanctuary's hammer beamed ceiling is reminiscent of a ship's hull.

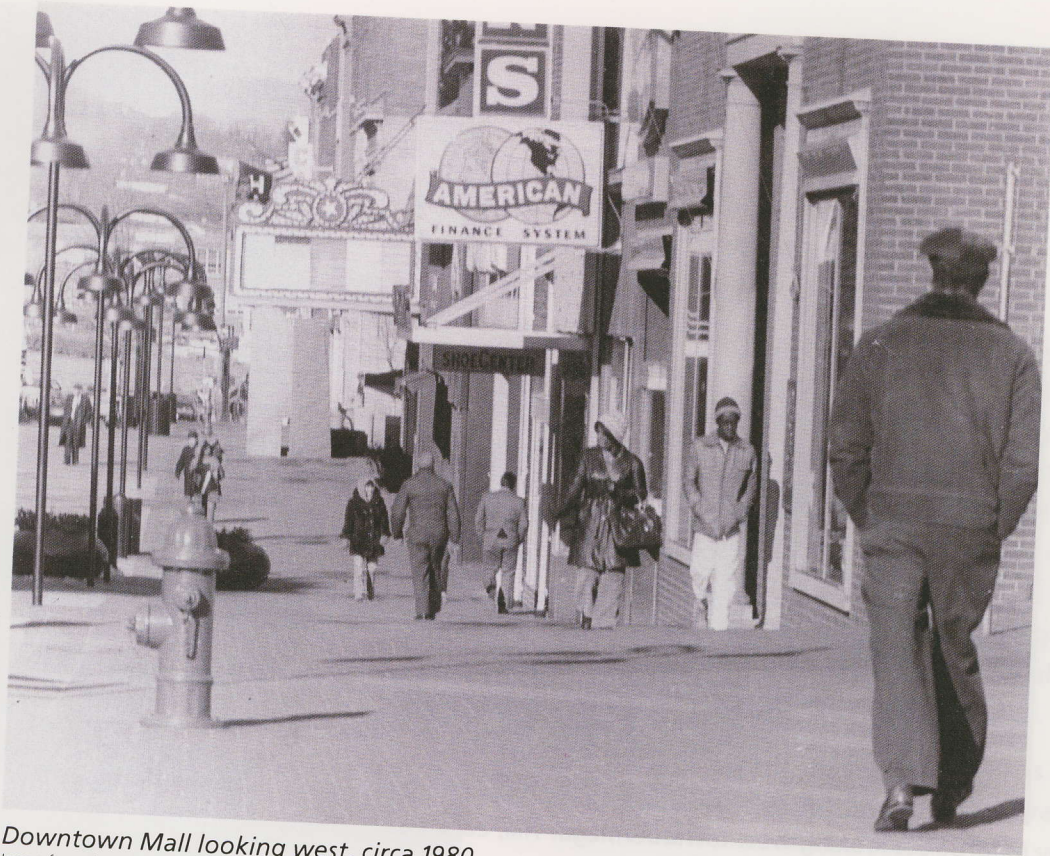




*Main Street looking west toward Vinegar Hill, early 20th Century*  
Image from Holsinger Collection, University of Virginia



39 | Christ Church in Downtown  
120 W. High Street



*Downtown Mall looking west, circa 1980*

*Image from the Russell "Rip" Payne Collection, Albemarle Charlottesville Historical Society*

*1893 Christ Church, main entrance facing north*





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