

## I. INTRODUCTION

All cities contain areas, sites, or structures of architectural and/or historical interest or significance. Such structures and areas contribute to the particular uniqueness of each city and form an important part of that city's physical and cultural heritage which, if lost, cannot be replaced. The loss of its heritage deprives the city of its individuality. Unless means can be found to retain important structures and areas in urban areas, our communities face a future of historical and architectural sterility.

This does not mean that any building must be saved simply because it is old, nor that any site must be made into a park because it was once vaguely associated with some historic event. It does mean, however, that a community should make a thorough inventory of its resources and decide what of its unique cultural and historical past it wishes to preserve.

Any city grows and develops through time. This successive development of architectural preferences of each generation is of interest to following generations. The preservation of such heterogeneous development is an important heritage in adding a time dimension to the total character of an older city. Neighborhoods and areas often include structures that are not truly "significant" in either the historical or architectural sense, but where the whole is often greater than the sum of its parts, these structures collectively contribute to the visual character, continuity, and scale of the community and are thus worthy candidates for inclusion in preservation planning. The educational value of such architecturally varied neighborhoods is significant because they truly reflect the continued development of the city by various social-economic groups.

The purpose of this study, which was initiated by the Landmarks Commission of the City of Charlottesville, and conducted by the Department of Community Development, was to research and evaluate the historically and architecturally significant structures in the City of Charlottesville. Due to constraints of time and resources this study concentrates its efforts in the downtown historic district area and on some significant structures throughout the city. We hope that by accurately determining the date and history of each structure within the surveyed area, a permanent and up-to-date record of Charlottesville's architectural past has been established. This should prove informative to the community residents and aid visitors in their appreciation of our community. It is hoped that this effort will increase awareness and appreciation in the city's historical and architectural heritage.

Civic pride in the legacy of beauty and craftsmanship of the past as well as appreciation of earlier life styles will be fostered. And, most hopefully, residents of the community will develop an interest in preservation planning and actions and harmonious land use development for their community.

Any effective preservation planning depends on an inventory which defines the architectural and historical significance of an area. This survey was done to determine the merits of areas proposed as additions to the existing historic district.

Once the survey was underway, it became obvious that it should encompass a broader area than initially recommended. The areas of North First Street and Park Street, while not included in the original survey area, were found to be among the most valuable older neighborhoods within the city. Certain historical buildings are also scattered throughout the city with little or no functional or visual relationship to other historic buildings or areas. Some of these significant structures throughout the city were also surveyed and should be considered in preservation planning.

Each structure surveyed was photographed and its history was ascertained. City and county deed books, tax records, newspaper accounts, and local histories, and the residents themselves provided data on building dates, additions and/or alterations, as well as the activities of the early inhabitants. An objective stylistic analysis of each structure was also compiled by the trained surveyors. The compilation of such data provides an overall sketch of Charlottesville's existing cultural heritage and a working tool with which to determine future preservation policy. The data was entered on a standardized form which was designed to be as instructive and informative as possible for both the general public and city officials.

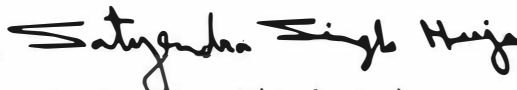
Information on each structure includes; street address, map and parcel number, census tract and block number, present owner and address, present use, original owner, original use, historic name, date or period, style, height to cornice and stories, present zoning, land area and dimensions, assessed value, architectural description, historical description, graphics, structural condition and sources.

As indicated above, each structure has a designation of style. In many cases one structure may have characteristics of more than one style where none of the characteristics is dominant even though the structure may have a variety of fine details. In these cases we have designated those structure as no identifiable style or vernacular.

## PREFACE

The idea for this Historic Landmarks Study started approximately two and one-half years ago. At that time, the intent of the study was to research the history and architectural character of thirty to forty structures within the old Historic District and important structures adjacent to that District. It was hoped that this research would provide a base of information from which possible extensions of the Historic District Boundaries could be analyzed. As the study proceeded, much community interest was expressed in expanding the scope of the study to include the majority of the historic structures within Charlottesville. Such an expanded study would serve as a basis for a new Historic District Ordinance, and would serve to increase the community's awareness of the City's architectural and historical heritage. It was also felt that a comprehensive study of this nature would also complement the City's Bicentennial efforts and would provide a resource document for people interested in the City's heritage.

Given the expanded scope of this study and the length of time involved, many different individuals and groups contributed towards its completion. I worked as the project coordinator for the study whereas four architectural history students provided the research assistance. William Charles Allen and Mary M. Shoemaker provided the research for structures in the historic district. Horner Davis and Dwight Young provided some of this research on the structures outside the Historic District. Professor Frederick Nichols provided assistance in definitions of architectural styles. Professor Edward Lay provided invaluable assistance in the review of the whole study in terms of its architectural components. Mrs. Velora Thomson provided valuable insights into the historical aspects of the study. The Planning Commission played a major role in the development of the Historic District Ordinance and the boundaries. The Landmark Commission spent numerous hours in reviewing the whole report. The North Downtown Association provided a significant impetus for printing of this report. Last, but not least, the Michie Company graciously offered its services to print this report free of charge as an indication of their interest in this community and historic preservation. I am personally thankful to all these people and many others who have assisted at various stages of preparation of this report. We hope that this will be a positive step towards a better understanding and thus better use and preservation of this community's architectural and historical heritage.



Satyendra Singh Huja  
Director of Planning  
Dept. of Community Development