

**CITY OF CHARLOTTESVILLE**  
**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT SERVICES**  
**STAFF REPORT**



**APPLICATION FOR REZONING OF PROPERTY**

**PLANNING COMMISSION AND CITY COUNCIL  
JOINT PUBLIC HEARING**

**DATE OF HEARING: Wednesday November 9, 2016**  
**APPLICATION NUMBERS: ZT16-00003 and ZM16-0000A**

**Project Planner:** Mary Joy Scala

**Date of Staff Report:** November 9, 2016

**Applicant:** Woolen Mills Neighborhood Association (John Frazee, Chair)

**Current Property Owner:** Multiple

**Application Information**

**Property Street Address:** Multiple addresses on East Market Street, Chesapeake Street, Leake Lane, 18<sup>th</sup> Street NE, Franklin Street, Steephill Street, Riverside Avenue

**Tax Map/Parcel Numbers:** Multiple

Tax Map 28, Parcel 555 (part of RR R/W)

Tax Map 55A, Parcels 88, 89.1, 89.2, 89.3, 90, 92, 93, 106, 107, 108, 109, 115, 115.1, 115.2, 116, 117, 118, 120, 121, 122, 122.1, 123, 124, 124.1, 125, 128, 130, 130.1, 131, 134, 135, 136, 137, 138, 139, 140, 141, 143, 144, 145, 146, 148, 149, 150.

Tax Map 56, Parcels 40, 40A, 40.1, 40.2, 40.3, 40.4, 40.4AA, 41, 107, 108, 109, 109A, 110, 111, 112, 113, 114, 114.1, 114.2, 114.3, 114.4, 114.5, 115, 115.1, 116, 116.1, 116.2, 117, 118, 119, 119A, 119.1, 119.2, 119.3, 119.4, 120, 121, 122, 123, 123.1, 124.

**Total Square Footage/Acreage Site:** Approximately 81 acres

**Comprehensive Plan (Land Use Plan) Designation:** Low Density Residential; Park or Preserved Open Space (Riverview Cemetery)

**Current Zoning Classification:** R-1(S) - Residential Single Family (Small Lot); R-2 - Residential Two Family; PUD – Planned Unit Development; IPP – Individually Protected Property.

**Applicant's Request**

The applicant, Woolen Mills Neighborhood Association, is seeking a rezoning to add a Historic Conservation overlay district to all the City properties that were included within the boundaries of the Woolen Mills Village National Register district (Virginia Landmarks Register 12-17-2009 and National Register of Historic Places 4-12-2010) (Note: The National Register District also included Albemarle County properties at the end of East Market Street). In addition, the neighborhood has proposed, and staff and BAR are recommending, inclusion of two additional currently vacant properties, to insure that any new construction would be compatible with the other properties in the district.

## Vicinity Map



## **Standard of Review**

City council may, from time to time, designate properties and areas for inclusion within a *Historic Conservation Overlay District*. Any such designation must follow the process for an amendment to the city's zoning ordinance and zoning map, including a public hearing and notification. City council shall consider the recommendations of the Planning Commission and the Board of Architectural Review (BAR) regarding criteria found in Section 34-336(c) as to the proposed designation.

The Planning Commission must make an advisory recommendation to the City Council. Council may amend the zoning district classification of this property upon finding that the proposed amendment would serve the interests of “*public necessity, convenience, general welfare, or good zoning practice.*” To advise Council as to whether those interests would be served, the Planning Commission should inquire as follows: **(1)** The initial inquiry should be whether the *existing* zoning of the property is reasonable; **(2)** the Commission should then evaluate whether the *proposed* zoning classification is reasonable. One factor relevant to the reasonableness of a particular zoning district classification is whether that classification is consistent with the City’s Comprehensive Plan designation for the property. Other relevant factors include: the existing use and character of the subject property and adjacent properties; suitability of the property for various uses; zoning classification(s) of adjacent properties; the intent and purposes of the proposed zoning district classification; trends of growth and change (including, without limitation, recent patterns of development of other circumstances which may have changed since the current zoning classification was originally enacted).

## **Executive Summary**

The applicant, Woolen Mills Neighborhood Association, is seeking a rezoning to add a Historic Conservation overlay district to eighty-six parcels currently zoned R-1(S), R-2, PUD, and IPP Overlay. The underlying zoning would not change. The Planning Commission is being asked to make a recommendation to City Council regarding the proposed designation.

Fifty-two of the seventy-two primary structures, the earliest (Pireus Store) dating from 1847, are proposed to be designated “contributing;” and twenty primary structures are proposed to be designated “non-contributing.” Non-contributing structures include three homes from the 1960’s; three from the 1970’s; two from the 1980’s; five from the 1990’s, including four single family attached; three from the 2000’s; and four from the 2010’s, including three multi-family structures built by JABA behind the Timberlake house. In addition, certain outbuildings and structures are proposed to be designated either “contributing” (including the CSX RR bridge/stone abutments on Franklin Street dated 1878), or “non-contributing.” There are ten vacant parcels included in the district, and also Riverview Cemetery. The cemetery itself and two small structures located there are “contributing.”

The intent of the *Historic Conservation Overlay District* is to (1) identify and preserve buildings, structures and areas; (2) to protect a neighborhood’s scale and character; and (3) to document and promote an understanding of a neighborhood’s social history.

The following is intended to be a summary of the effects of a *historic conservation district*:

- All *new structures* require design review by the BAR.
- An *addition* requires BAR approval if: (1) located on a corner lot; (2) located on the front or side of a building; (3) equal to or greater than 50% total gross floor area of the building; OR (4) exceeding the height or width of existing building.
- *Demolition* of all or part of a “contributing” structure requires BAR approval if:  
(1) The proposed demolition is located in whole or part to the front or side of the building  
OR (2) is equal to or greater than 33% of the total gross floor area of the building.

The Woolen Mills Neighborhood Association is the third neighborhood association to request this type of historic designation for a portion of the neighborhood. Martha Jefferson was the first in 2010, followed by Venable Neighborhood Association in 2014.

## **Project Review**

### **Overall Analysis**

#### **1. Proposed Use of the Property.**

The proposed use of the properties will not change with the historic district designation. Included within the proposed district boundaries are mostly single family dwellings; including four single-family attached dwellings; four duplexes; three multi-family dwellings; one church; a cemetery; a RR bridge; and ten vacant parcels. The historic designation would require that certain demolitions, new construction and additions would become subject to BAR review.

#### **2. Zoning History**

The structures in the district were built between 1847- 2010, with most built before 1920. The zoning of the area over the years has remained fairly consistent. On the 1958 zoning map, this area was not yet annexed. Woolen Mills neighborhood east of Leake Lane was annexed in 1963. The 1991 zoning map showed R-1A and R-2 zoning. The 2003 zoning map showed R-1S and R-2 zoning. The four IPP’s were in place by 2003; but the Timberlake PUD was not added until 2010.

#### **3. Character and Use of Adjacent Properties**

The character of this section of Woolen Mills is more rural than urban, due to the consistently low density development, front yard setbacks, wooded landscape, and lack of sidewalks. The railroad tracks conceal the view to the south, and the river creates a dead-end, preventing through-traffic on East Market and Chesapeake Streets.

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>
North	Single family residential	R-2; R-1S; PUD
East	Single family residential; park; historic industrial buildings	R-1S; Park Overlay; PUD; County
South	Industrial uses	M-1; County
West	Single Family residential	R-1S

**4. Reasonableness/Appropriateness of Current Zoning**

The current R-1S, R-2, PUD and IPP zoning is reasonable, appropriate, and consistent with the character of the area. However, some of the adjacent zoning, land uses, and proposed land uses are quite different from single family, and could be perceived as creating pressure to change to the character of the area.

**5. Reasonableness/Appropriateness of Proposed Zoning**

The proposed Historic Conservation overlay district designation is an *overlay* zoning district, meaning it would add preservation and design review regulations, but the current underlying zoning designations would not change. The proposed Historic Conservation overlay district would be reasonable and appropriate as a method to further protect the character and integrity of the area.

**6. Consistency with Comprehensive Plan**

The Comprehensive Plan Land Use Plan for this area recommends Low Density Residential except the Riverview Cemetery is designated for Park or Protected Open Space.

The Historic Preservation and Urban Design Chapter, Goal 6, includes:

*6.1 As requested by specific neighborhoods or when otherwise appropriate, consider additional neighborhoods or areas for designation as local historic districts (either Architectural Design Control Districts or Historic Conservation Districts) based on architectural and historic survey results.*

*6.7 Consider portions of the Woolen Mills neighborhood for Historic Conservation District designation.*

Therefore, the proposed district is consistent with the Comprehensive Plan.

**7. Potential Uses of the Property**

The potential uses of the properties will not change with the historic district designation. The underlying zoning district designations would remain the same.

**Criteria to Establish a Historic Conservation District:**

The following criteria found in Section 34-336(c) shall be addressed by both the Planning Commission and the BAR when making recommendations. Staff's assessment of the criteria is as follows:

(1) The age of buildings and structures;

**The period of significance is 1847-1962, with the majority of buildings constructed before 1920.**

(2) Whether the buildings, structures and areas are listed on the Virginia Landmarks Register or the National Register of Historic Places, or are eligible to be listed on such registers;

**The entire proposed district, except two vacant parcels, is currently listed on the Virginia Landmarks Register (12-17-2009) and on the National Register of Historic Places (4-12-2010).**

(3) Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest;

**The village's domestic buildings showcase a range of architectural styles from Gothic Revival to Craftsman/Bungalow. The resources retain a high degree of integrity and give the historic district the feel of a late-19<sup>th</sup> century industrial village.**

(4) Whether the buildings, structures or areas are associated with an historic person or event or with a renowned architect or master craftsman, or have special public value because of notable features relating to the cultural or artistic heritage of the Charlottesville community;

**The National Register District areas of significance include: Architecture, Industry, and Social History.**

(5) Whether the buildings, structures or areas are part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exists a number of buildings or structures separated geographically but linked by association or history; and

**The Woolen Mills Village has been central to the City of Charlottesville's history since the opening of a milling operation there in 1829. As a company mill town, the brick and frame dwellings in a range of styles built during the mid-19<sup>th</sup> century through the early 20<sup>th</sup> century have come to define the village. As a home for generations of families working in the Mills, the village developed into a stable neighborhood and was annexed in 1968.**

(6) Whether the buildings, structures or areas, when viewed together, possess a distinctive character and quality or historic significance.

**The Woolen Mills Village possesses a distinctive character and historic significance. The village displayed many of the features typical of southern mill towns – company-owned housing, a company store, a chapel. The residential portion feels far more rural than the more urban or suburban areas of Charlottesville developed in the same period. The proximity of the river, the railroad and the remaining 20<sup>th</sup> century mill buildings at the end of East Market Street are tangible reminders of the area's industrial beginnings.**

**Public Comments Received:** Sixteen written correspondences were received, and are attached.

### **Staff Recommendation:**

On September 20, 2016 the BAR recommended (9-0) that City Council should designate the Woolen Mills Village Historic Conservation District with the boundary and "contributing structures" as recommended by staff; and

The BAR defines the architectural character-defining features of the proposed Woolen Mills Village Historic Conservation District as outlined in the letter dated September 13, 2016 (attachment 4).

[NOTE: Section 34-336 (b) requires that the BAR define character-defining features that would be referenced and reinforced when applying the design guidelines; and Section 34-338 (b) requires

that, before an area is designated as a historic conservation district, structures that may qualify for designation as an Individually Protected Property (IPP) shall be identified. However, this petition is for a historic conservation district designation only – no additional IPP’s are being proposed at this time.]

The Planning Commission should recommend, based on the criteria found in Section 34-336(c), that it is appropriate to designate this part of the Woolen Mills Neighborhood as a *Historic Conservation Overlay District*. The BAR and staff recommend that it is appropriate, based on the above criteria.

As part of their motion, the Planning Commission should also confirm the referenced list of parcels within the proposed district boundary, and the contributing/non-contributing properties. The BAR and staff recommend the boundary and the contributing buildings as shown on the attached map, and as submitted by the applicant.

**Suggested Motions:**

1. “I move to recommend that City Council approve this petition, including ZT16-00003 and ZM16-0000A, to rezone the properties included on the attached list of parcels, and as shown on the attached map, by adding a *Historic Conservation Overlay District* designation as requested, on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare or good zoning practice, and would meet the historic criteria of Sec 34-336(c). Further, I recommend that the contributing properties are the same as described on the attached map.” (OR)
2. “I move to recommend that City Council deny this petition to rezone properties by adding a *Historic Conservation Overlay District* designation.”

**Attachments:**

1. Zoning text amendment ZT16-00003 - Actual language
2. Zoning map amendment ZM16-0000A - Tax map parcels to be rezoned
3. WMNA list of character-defining features dated September 13, 2016
4. Written comments from the public
5. BAR staff report – September 20, 2016
- 
6. WMNA rezoning request email from Bill Emory
7. Historic Survey prepared by Lydia Brandt

## **ATTACHMENTS – Woolen Mills Village Historic Conservation Overlay District**

### **1. Zoning Text Amendment ZT16-00003 - Actual language**

#### **ARTICLE II. OVERLAY DISTRICTS**

Sec. 34-337. Conservation districts.

The following areas have been determined by city council to meet the criteria for designation as a conservation district, the limits of which are shown on the city's zoning map:

- (1) The Martha Jefferson Historic Conservation District: City Council has designated only certain buildings within this overlay district as "contributing structures." Those contributing structures are identified on a map included within the conservation district design guidelines, a copy of which is available within the department of neighborhood development services.
- (2) The Rugby Road Historic Conservation District: City Council has designated only certain buildings within this overlay district as "contributing structures." Those contributing structures are identified on a map included within the conservation district design guidelines, a copy of which is available within the department of neighborhood development services.
- (3) The Woolen Mills Village Historic Conservation District: City Council has designated only certain buildings within this overlay district as "contributing structures." Those contributing structures are identified on a map included within the conservation district design guidelines, a copy of which is available within the department of neighborhood development services.

### **2. Zoning map amendment ZM16-0000A - Tax map parcels to be rezoned**

Tax Map 28, Parcel 555 (part of RR R/W).

Tax Map 55A, Parcels 88, 89.1, 89.2, 89.3, 90, 92, 93, 106, 107, 108, 109, 115, 115.1, 115.2, 116, 117, 118, 120, 121, 122, 122.1, 123, 124, 124.1, 125, 128, 130, 130.1, 131, 134, 135, 136, 137, 138, 139, 140, 141, 143, 144, 145, 146, 148, 149, 150.

Tax Map 56, Parcels 40, 40A, 40.1, 40.2, 40.3, 40.4, 40.4AA, 41, 107, 108, 109, 109A, 110, 111, 112, 113, 114, 114.1, 114.2, 114.3, 114.4, 114.5, 115, 115.1, 116, 116.1, 116.2, 117, 118, 119, 119A, 119.1, 119.2, 119.3, 119.4, 120, 121, 122, 123, 123.1, 124.



### **3. WMNA list of character-defining features dated September 13, 2016**

September 13, 2016

Dear Mary Joy,

The Woolen Mills Neighborhood Board met last night and voted to approve the following architectural character defining features of the proposed Woolen Mills Village conservation district as suggested in Charlottesville Municipal Code Section 34-336-b

1. Encourage one-story front porches
2. Encourage garages to be located in the rear yards
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors]
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted]
5. Encourage standing seam metal roofs
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees]
7. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

The WMNA Board remains open to considering additional suggestions submitted by the ad hoc subcommittee charged with assembling this list.

Thanks for all your work!

Bill Emory  
WMNA Secretary

cc: John Frazee, Mary Wolf, Fred Wolf

#### **4. Written comments from the public**

Dear BAR, Planning Commission and City Council,

My name is John Frazee, and I am Chair of the Woolen Mills Neighborhood Association. The WMNA is the applicant in a matter before you this fall, the Woolen Mills Village Conservation District.

On behalf of the neighborhood I'd like to express our deep appreciation for your creation of the "Historic Conservation District" overlay legislation in the Charlottesville Municipal Code. While our neighborhood was recognized by the State and Federal governments in 2010 for the significance of its cultural landscape, we are interested in tools to stave off impulsive demolitions and help encourage quality in new development.

We feel that the landscape and built fabric of the Woolen Mills has much to share with the larger community about what it meant to be a working class Virginian/American in the years of following the Civil War. The Charlottesville Woolen Mills represented an early bloom of industrial activity in the postwar south. Residents of this neighborhood produced a product which earned national accolades for its quality. Uniform cloth produced here was worn by attendees of West Point and Tuskegee University, by Pullman Porters and by the US Navy. Guards at the 1893 World's Columbian Exposition wore cloth woven by the waterpower of the Rivanna River.

The Woolen Mills community, stable and productive for over a century, took a hit with the closure of the mill and subsequent exodus of its young people, in search of work, in the 1960's. But the neighborhood is steadily building back. We are a mixed income neighborhood, we are home to a large section of the City's riverfront, we sit at the base of a world heritage site, walking distance from downtown. We are a tight knit, old growth, humble, vernacular architecture community.

The 60 acre portion of the Woolen Mills under consideration for a zoning overlay was largely built before the advent of automobile in Charlottesville. We hope, through careful planning, to retain our community character and to remain a keystone between downtown and Monticello.

Please support our application for a Historic Conservation District zoning overlay.

Sincerely

John Frazee

Katherine E. Slaughter  
1503 Short 18<sup>th</sup> Street  
Charlottesville, Va. 22902  
434-971-5813 [kes1961@ntelos.net](mailto:kes1961@ntelos.net)

September 11, 2016

To: Charlottesville Board of Architectural Review, Charlottesville Planning Commission and Charlottesville City Council\

Re: Conservation District for Woolen Mills Neighborhood

I hope that you will support designating the Woolen Mills as a Historic Conservation District. This neighborhood, of which I am a resident, has such a rich history, and many of the buildings and sites reflect this – including the Rivanna River, Riverview Cemetery and the Woolen Mills Chapel. Many of the homes are also representative of both the managers of the historic Woolen Mills and some of the workers – some of the oldest homes in the Mills are located in the County. Because the area overlaps the city-county line, it would be wonderful if the city and county could discuss their mutual interest in the area.

Beginning in the 1980s, the Virginia Department of Historic Resources as well as the National Register of Historic Places began to recognize the concept of historic resources broadened beyond architecturally significant buildings or buildings of historically famous incidents or people to include representative examples from many historic periods, including industrial plants, worker housing, military buildings, barns, schools, battlefields, roads, bridges, and designed landscapes.

In the Woolen Mills, strong neighborhood support exists for being designated as a Historic Conservation District. In May the WMNA mailed ballots to the 68 owners of the 80 parcels which would be affected by a proposed overlay. In the two weeks that followed, 72% (49) of the owners responded. Three voted “no”, forty-six voted “yes”. (I note that I am not an owner in the affected overlay district).

The 2013 Comprehensive Plan also suggests consideration of portions of the Woolen Mills neighborhood for designation (See Chapter Seven, “Historic Preservation and Urban Design” goal 6.7.)

I hope you will support the designation of the Woolen Mills Neighborhood.

**From:** John Diven [mailto:littlediv3@gmail.com]  
**Sent:** Monday, September 12, 2016 8:28 AM  
**To:** Scala, Mary Joy  
**Cc:** Emory, Bill  
**Subject:** The Woolen Mills

Dear BAR, Planning Commission, and Council,

My name is John R. Diven. I have been living at 214 18<sup>th</sup> Street N.E. for the last 14 years. My neighborhood is very important to me. I have raised my two sons here and consider my home in the Woolen Mills as an essential element of the great quality of my life that I have shared with them.

I am writing to secure your support for our application for a Historic Conservation District zoning overlay. Please help us preserve the character and unique history of our neighborhood.

Thanks for seriously considering this request.

Sincerely,

J.D.

-----Original Message-----

From: Beverly Wann [mailto:bevwann@gmail.com]  
Sent: Monday, September 12, 2016 9:17 PM  
To: Scala, Mary Joy  
Subject: Woolen Mills Neighborhood

Hello. I live on Chesapeake Street in the Woolen Mills neighborhood. I am very much in favor of designating our neighborhood a Historic Conservation District. It contains a unique history related to the river and mill, and has a character not found in any other corner of the City. The designation will ensure careful, thoughtful growth that will preserve the beauty of the past while accommodating the needs of the future.

Thank you, Bev Wann

Robert R. Gibson  
1803 Chesapeake Street  
Charlottesville, Va. 22902  
434-295-4947 bob.gibson@virginia.edu

September 12, 2016

Dear Charlottesville City Council, BAR and Planning Commission,

My name is Bob Gibson, and I am a 34-year resident of the Woolen Mills Neighborhood. I write to support formal city designation of the Woolen Mills Village Conservation District.

I hope that you will support designating the Woolen Mills as a Historic Conservation District. Our historic neighborhood does have a rich history along the Rivanna River. We have great old buildings and sites, including the Woolen Mills Chapel and the scenic Riverview Cemetery.

For too long, the city has turned its back on and neglected the Rivanna, which is the most scenic natural feature of our neighborhood and is only recently being fully recognized as a great community resource. I do hope you will add to the neighborhood's recognition and support the designation of the Woolen Mills Neighborhood. Thank you!

Best,

Bob Gibson  
1803 Chesapeake Street

**From:** Jason Ivey [mailto:jay.ivey@gmail.com]  
**Sent:** Tuesday, September 13, 2016 9:45 AM  
**To:** Scala, Mary Joy  
**Subject:** Woolen Mills Village Historic District

Ms. Scala,

We are writing in response to a letter we received from you dated 9/6/2016 about the Woolen Mills Proposed Historic District. We will be out of town on business and unable to attend the meeting scheduled for 9/20/2016. My wife and I live at 1808 East Market St.

We want our comment to be heard in that we do not want our property to be included in the gerrymandered proposed map of properties of this intrusive "historic" district and disagree with this concept 100%. We believe there are numerous properties within this map that would be better off as vacant land or redeveloped verses the current structures.

We believe this proposal is lacking transparency and looks gerrymandered. This appears to be an intrusion and attempt to stunt the growth and property values of our neighborhood. We support all of the recent additions and improvements we have ongoing in the neighborhood. Where are the results of the vote that was taken on this matter? What were the results? We do not want our property or neighborhood to be constrained by BAR.

We want to know why the property owned by CSX and rented by Buckingham Branch Railroad next door to us has not been included in this rigged map? Please keep us informed as this proposal develops.

Best,

Jason & Sachi Ivey

310.804.2910 (c)  
202.415.1823 (vm)

424.299.0047 (c)

<http://www.imdb.com/name/nm1577677/>

\*\*\* This e-mail is intended for the recipient indicated above. It may be confidential or protected from disclosure. If you have received this e-mail in error, please advise by return e-mail to [jay.ivey@gmail.com](mailto:jay.ivey@gmail.com) and please destroy this e-mail. \*\*\*

**From:** Carol Hunt [mailto:chunt1@embarqmail.com]  
**Sent:** Tuesday, September 13, 2016 11:22 AM  
**To:** Scala, Mary Joy  
**Subject:** Woolen Mills Historic District becoming Conservation District

Dear Ms. Scala,

I am writing to express my support for the Woolen Mills Historic District becoming a Conservation District. I would like to ask the BAR and the Planning Commission to approve this request on the part of the residents of the historic district. Woolen Mills is a beautiful old neighborhood that is constantly being threatened by redevelopment and light industrial needs. We must do everything we can to preserve its unique character and harmonious architecture. Thank you for anything you can do to facilitate this request.

Sincerely,  
Carol Hunt, Woolen Mills Neighborhood Association Member

-----Original Message-----

From: Alexander, John A. (jaa9n) [mailto:jaa9n@eservices.virginia.edu]

Sent: Wednesday, September 14, 2016 11:01 AM

To: Scala, Mary Joy

Cc: Alexander, John A. (jaa9n)

Subject: Support for Woolen Mills neighborhood as the City's third "Historic Conservation District" (CV)

Dear Ms. Scala,

I strongly support the zoning text amendment to designate sixty acres of the Woolen Mills neighborhood as the City's third "Historic Conservation District" (CV). I have lived in the Woolen Mills Neighborhood since the early 1980s and am an enthusiastic neighbor, active in the neighborhood association. Of the many things I love about the neighborhood, its strong sense of place, which in my opinion has been retained even as it has grown more dense. I also greatly enjoy the sense of vernacular design that emerges in the neighborhood and welcome this CV designation as a way that we might support, nurture and preserve that sense of place as we continue to grow and become more dense.

Best regards,

John

John Alexander

Associate Director, SHANTI

Sciences, Humanities, and Arts

Network of Technological Initiatives

PO Box 400600

Alderman Library, Rm 323

University of Virginia

<http://shanti.virginia.edu/>

ph. 434.243.6619

fx. 434.982.2363

Chair, General Faculty Council

<http://faculty.virginia.edu/jalexander/>

Research:

Reflective Writing and Making Meaning:

<http://bit.ly/MakingMeaningofGettingAway>

Poor People's Campaign Oral History:

<http://bit.ly/ResurrectionCityResearch>



**From:** Katie [mailto:katie@chesterandhound.com]  
**Sent:** Thursday, September 15, 2016 9:45 AM  
**To:** Scala, Mary Joy  
**Subject:** Woolen Mills Neighborhood: , Historic Conservation District

Dear BAR Planning Commission and Council,

I'm writing in support of designating sixty acres of the Woolen Mills neighborhood as Charlottesville's third "Historic Conservation District" (CV).

In the nineteenth century, the Woolen Mills neighborhood area grew up around the Woolen Mills, providing housing for the Mill workers. These are not the grand houses of the Mill owners, but the humble houses of the laborers. That does not make the character and scale of this neighborhood any less worthy of protection.

To preserve only the neighborhoods with clear examples of idolized architectural styles is to partake in revisionist history. Perhaps your dream home looks significantly different than mine, perhaps your lifestyle values different amenities; neither is more valid than the other.

The Woolen Mills is a tightly-woven, mixed- income community with a fierce sense of neighborhood pride. Its character, texture and human scale drew us here and keep us here. We urge you to see its beauty and understand its value through our eyes. Please support designating the Woolen Mills neighborhood as Charlottesville's third "Historic Conservation District".

Best,

Katie Chester

1812 East Market Street

Charlottesville, VA 22902



School of Visual Art and Design

September 14, 2016

Dear members of the Charlottesville Board of Architectural Review,

I strongly support the recognition of the Woolen Mills Village as a Historic Conservation District in the city of Charlottesville. As the author of the 2010 survey and National Register of Historic Places/Virginia Landmark Register nomination of the neighborhood, I know its vernacular buildings and fascinating stories well. The designation of Historic Conservation District will protect the character and integrity of this place, as central to the early development of Charlottesville as the University of Virginia.

Woolen Mills Village is unique to Charlottesville's built landscape and deserving of this special recognition. Unlike the current Martha Jefferson Historic Conservation District, most of the buildings in the Village are older and humbler. Its designation would be a step forward for the protection of buildings representative of vernacular styles and forms and those associated with the working classes. As a relatively complete village (with church, industrial buildings, a cemetery, and private residences), the Woolen Mills also offers more diversified building types than the current Rugby Road District and a collection of buildings and landscapes that is as interwoven with the fabric of Charlottesville as it is independent of it. In comparison with other late nineteenth-century industrial villages nationwide, the Woolen Mills Village is a superb example.

The Woolen Mills Village retains the physical evidence of multiple generations of families working and living alongside one another, expanding and improving upon their homesteads as they gained status and stability. This is a collection of buildings that people have chosen to care about over several centuries. The current efforts to recognize it signal that love and care for the place has not dissipated. Charlottesville is lucky to have such a neighborhood and such neighbors.

Thank you for considering the Woolen Mills as Charlottesville's next Historic Conservation District.

Sincerely,

Lydia Mattice Brandt, PhD  
Assistant Professor, University of South Carolina

From: **Preservation Piedmont** <preservationpiedmont@gmail.com>

Date: Wed, Sep 14, 2016 at 9:30 AM

Subject: Designation of Woolen Mills Neighborhood

To: Mary Joy Scala <mjscala@gmail.com>, Justin Sarafin City BAR <justin.sarafin@alumni.virginia.edu>, Carl Schwarz City BAR <caschwarz83@gmail.com>, Whit Graves City BAR <Whit@evergreenbuilds.com>, "Chair Melanie Miller City BAR Chair, Historic Resources Committee, Co-Chair" <melanie@houseofmillers.com>, Laura Knott City BAR <lknott@chg-inc.com>, kkeesecker@brw-architects.com, Emma Earnst <earnst.emma@gmail.com>, Stephen Balut <sbalut@hotmail.com>, Tim Mohr City BAR <tmohr@tmdarch.com>

To Chairperson Miller and members of the Charlottesville Architecture Review Board,

Preservation Piedmont, our local historic preservation organization, urges the BAR to support the local designation of the Woolen Mills neighborhood as a Historic Conservation District. Much of this neighborhood is on the Virginia Landmarks Register and the National Register of Historic Places.

Sec. 34-271 (1) of the Zoning Ordinance states that the City seeks to "preserve and protect buildings, structures and properties which serve as important visible reminders of the historic, cultural, and architectural or archaeological heritage of this city...".

Thank you for protecting this important neighborhood.

Jean Hiatt

Preservation Piedmont

Preservation Piedmont | P.O. Box 2803 | Charlottesville, VA | 22902

**From:** Robin Hanes [mailto:marchhanes@gmail.com]

**Sent:** Thursday, September 15, 2016 8:55 PM

**To:** Balut, Stephen; Earnst, Emma; Graves, Whit; Keesecker, Kurt - 2nd address; Knott, Laura; Miller, Melanie; Mohr, Tim; Sarafin, Justin; Schwarz, Carl; Planning Commission; Council; Scala, Mary Joy; Mess, Camie

**Subject:** Woolen Mills Historic Conservation Overlay

Dear BAR, Council and Planning Commission,

I renovated a home built in 1895 in the Woolen Mills. While we redesigned it for comfort and fun, I love being responsible for history. Keeping an old house's bones and cladding is an environmentally sustainable practice. My house has complemented the character of our neighborhood for 120 plus years, a neighborhood full of history and social diversity.

Please help us retain our structure and personality, help us encourage well thought-out future projects. Let us remain a cherished place where a flourishing new generation will want to stay.

Sincerely,

Robin Hanes  
1709 East Market Street  
Charlottesville, Virginia, 22902

**From:** Jim Benedict [mailto:jimbenedict94@gmail.com]

**Sent:** Saturday, September 17, 2016 11:15 AM

**To:** Scala, Mary Joy

**Subject:** writing to you in support of the Wollen Mills Historic application

To whom it may concern.

My wife and Myself - Kate and James Benedict-Burke are residents of the city and Wollen Mills neighborhood and reside at 1607 E market st.

We have lived here 22 years in the city.

Please include our names in support of the Wollen Mills Historic Conservation District.

We strongly support this designation. *A Historic Conservation District is intended to protect the character and scale of a historic neighborhood.*

*Respectfully.*

--

Jim and Kate Benedict-Burke.  
Charlottesville, Va.  
cell 434 249 2158

**From:** Lucia Stanton [mailto:cstanton1811@gmail.com]  
**Sent:** Monday, September 19, 2016 3:08 PM  
**To:** Scala, Mary Joy; Mess, Camie  
**Subject:** BAR meeting and Woolen Mills CV

To members of the:  
Charlottesville Board of Architectural Review  
Charlottesville City Planning Commission  
Charlottesville City Council

I am writing to express my wholehearted support for the Woolen Mills Village Historic Conservation District. This unique and evocative area needs every protective measure available to prevent the loss of its historic features and its distinctive character.

On a personal note, although I live in the county and am not a Woolen Mills resident, I usually take out-of-town visitors to two places, Monticello and the Woolen Mills area. And my grown daughter makes a pilgrimage to the Woolen Mills every time she returns to town. I say this only to stress how special a place it is.

I hope you will support every possible measure to protect this neighborhood, a treasure for us all.

Your sincerely,

Lucia (Cinder) Stanton  
Shannon Senior Historian Emerita (Monticello)  
Coordinator, Central Virginia History Researchers

Dear BAR, Planning Commission and City Council,

My husband and I moved to Charlottesville twenty-five years ago. Over those many years we have experienced some exciting and some unwelcome, drastic changes to the city. Early on we became involved in our neighborhood association and appreciated the sense of community and connection to place that was being nurtured. I am proud that we were instrumental in the designation of the Martha Jefferson Historic District on the Virginia Landmarks Register and the National Register, and that we became the first designated Historic Conservation District in the city.

I am writing to urge you to approve the creation of the Woolen Mills Historic Conservation District. As you know, the guidelines are modest and not onerously restrictive, with the intent to protect the scale and character of the neighborhood. At a time when new development is burgeoning, it is more important than ever to treasure the unique and diverse corners of the city that still reflect its history and character. I believe it is important for city officials to respect the wishes of its residents and the integrity of all the city's neighborhoods.

Please support the application for the Woolen Mills Historic Conservation District zoning overlay.

Sincerely,

Ellen Casey Wagner  
841 Locust Avenue  
Charlottesville, VA 22902

p.s. please note that while I am on the city's Historic Resources Committee and the board of Preservation Piedmont, I am writing to express my personal view as a longtime city resident.

**From:** bettyontube1 . [mailto:dominickdesigns@gmail.com]  
**Sent:** Thursday, September 22, 2016 9:55 AM  
**To:** Scala, Mary Joy  
**Subject:** Woolen mills preservation

Good morning , I am writing you in support of the proposed tract in the woolen mills for conservation. I moved to my 100 or so year old home on the corner of Franklin in 2003. I have managed to hang in here in spite of so many obstacles but absolutely support this proposal. As a musician and a wedding florist I have met many people and am always warmed by the response I get when saying I live in the woolen mills. This community and these homes are a special part of Charlottesville.

I have spent these 13 years raising greenery and flowers for my business Secret Gardens and have no objection to the proposal. You might remember the kiosk days ! Never knew back then what the wedding industry would bring to Charlottesville ,but when I invite a bride here for a consult they are in awe of the charm....Rock walks, old mature trees, an English basement with its original stone floor and claw foot tub...shed with tin roof....still smelled of corn when we bought !!

In case you don't know there's a ghost story about this house in the Charlottesville /albemarle ghost stories paperbacks ..."evil in the English basement "....an herbalist who lived here in the 70's wrote the piece .....

Thanks for your consideration !

## 5. BAR staff report – September 20, 2016

### CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW STAFF REPORT September 20, 2016



#### **Recommendation**

Establishment of Woolen Mills Village Historic Conservation District  
Woolen Mills Neighborhood Association, Applicant

---

#### **Background**

The *historic conservation district* ordinance was adopted on March 16, 2009 to create a second, less stringent type of local (regulatory) historic district that would provide an alternative to the existing *historic preservation and architectural design control (ADC) district*. The intent of a *historic conservation district* is to protect historic buildings from unwarranted demolition, and to require a basic level of design review for new structures and additions.

The first designation of this type was the Martha Jefferson Neighborhood Historic Conservation District, requested by the Martha Jefferson Neighborhood Association (MJNA), approved by City Council in 2010. The Rugby Road Historic Conservation District, requested by the Venable Neighborhood Association in 2014, was the second. Woolen Mills Village would be the third. The City also has eight ADC districts.

July 12, 2016 – the Planning Commission initiated a proposed amendment to the city’s zoning ordinance and map, to wit: amending Article II, Division 5, Section 34-337 to add “Woolen Mills” as a Historic Conservation Overlay District; and amending the city’s zoning map to add Woolen Mills Historic Conservation District as an overlay district zoning designation;”

#### **What it means to be designated as a Historic Conservation District**

The *historic conservation district* designation was originally devised to protect the character and scale of the more modest historic Charlottesville neighborhoods that were facing increased development and tear-downs. The designation requires review by the Board of Architectural Review (BAR) of all new structures, and certain additions and demolitions, *all of which have the potential to change the character of the historic neighborhood*. Otherwise, the intent is to minimize requirements on residents who may want to rehabilitate their homes.

A *historic conservation district* is different from an *ADC district* in three main respects:

- (1) Unlike in an *ADC District*, where review is required of all exterior changes to existing buildings, in a *historic conservation district* BAR approval is only required for certain additions and demolitions;
- (2) The *historic conservation district* guidelines are short and simple; and
- (3) The residents of a *historic conservation district* are asked to help identify neighborhood features to be preserved.

The guidelines and ordinance are attached; the following is intended to be a summary of the effects of a *historic conservation district*:

- All new structures require design review by the BAR.



- An *addition* requires BAR approval if: (1) located on a corner lot; (2) located on the front or side of a building; (3) equal to or greater than 50% total gross floor area of the building; OR (4) exceeding the height or width of existing building.
- *Demolition* of all or part of a “contributing” structure requires BAR approval if:  
(2) The proposed demolition is located in whole or part to the front or side of the building OR (2) is equal to or greater than 33% of the total gross floor area of the building.

In addition,

- Staff would interpret changing siding or roof material that is visible from the public right-of-way to be a demolition requiring BAR approval.
- Removal or replacement of windows and doors within existing openings is not considered a demolition.
- The *historic conservation district* ordinance does not address subdivisions.
- Special use permit applications within the district would require a BAR recommendation.
- The appeals process is the same as for an *ADC District*.

### **Standard of Review**

City Council may, by ordinance, from time to time, designate properties and areas for inclusion within a *historic conservation district*. Any such designation must follow the process for an amendment to the city's zoning ordinance and zoning map, including a public hearing and notification.

Prior to the adoption of any such ordinance, the BAR shall define, taking into consideration information that may be provided by neighborhood residents, the architectural character-defining features of the proposed district. Those features would be referenced and reinforced when applying the district design guidelines.

Before an area is designated as a *historic conservation district*, each structure shall be determined to be either “contributing” or “non-contributing.” Each of the structures that may qualify for designation as an Individually Protected Property (IPP) under Section 34-273 within that area shall be identified.

Prior to the adoption of any such ordinance, City Council shall consider the recommendations of the Planning Commission and the BAR as to the proposed designation.

### **Application**

The boundary of the *historic conservation district*, as proposed by Woolen Mills Neighborhood Association, includes all properties that were included within the boundaries of the Woolen Mills Village National Register district, and that are located within the City. (The National Register District extended into Albemarle County at the end of East Market Street). In addition, staff is recommending inclusion of two additional currently vacant properties, to insure that any new construction would be compatible with the other properties in the district.

There are approximately 80 parcels in the proposed district, most of which (approximately 52) contain “contributing” primary structures. In addition, certain outbuildings would be designated as contributing, as shown on the attached map. There are currently four Individually Protected Properties (IPP) in the area: Timberlake–Branham House, Woolen Mills Chapel, Pireus Store, and House at Pireus. No additional structures are recommended to be designated as an IPP.

The proposed *historic conservation district* designation is an *overlay* zoning district, meaning it would add regulations, but the current underlying zoning designations would not change. All properties in the proposed district are zoned R-1S Residential, except part of Riverview Cemetery is zoned R-2 Residential, and Timberlake Place is zoned PUD (Planned Unit Development).

### **Criteria to Establish a Historic Conservation District**

The following criteria found in Section 34-336(c) shall be addressed by both the Planning Commission and the BAR when making recommendations. Staff's assessment of the criteria is as follows:

- (1) The age of buildings and structures;

**The period of significance is 1847-1962, with the majority of buildings constructed before 1920.**

- (2) Whether the buildings, structures and areas are listed on the Virginia Landmarks Register or the National Register of Historic Places, or are eligible to be listed on such registers;

**The entire proposed district, except two vacant parcels, is currently listed on the Virginia Landmarks Register (12-17-2009) and on the National Register of Historic Places (4-12-2010).**

- (3) Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest;

**The village's domestic buildings showcase a range of architectural styles from Gothic Revival to Craftsman/Bungalow. The resources retain a high degree of integrity and give the historic district the feel of a late-19<sup>th</sup> century industrial village.**

- (4) Whether the buildings, structures or areas are associated with an historic person or event or with a renowned architect or master craftsman, or have special public value because of notable features relating to the cultural or artistic heritage of the Charlottesville community;

**The National Register District areas of significance include: Architecture, Industry, and Social History.**

- (5) Whether the buildings, structures or areas are part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exists a number of buildings or structures separated geographically but linked by association or history; and

**The Woolen Mills Village has been central to the City of Charlottesville's history since the opening of a milling operation there in 1829. As a company mill town, the brick and frame dwellings in a range of styles built during the mid-19<sup>th</sup> century through the early 20<sup>th</sup> century have come to define the village. As a home for generations of families working in the Mills, the village developed into a stable neighborhood and was annexed in 1968.**

- (6) Whether the buildings, structures or areas, when viewed together, possess a distinctive character and quality or historic significance.

**The Woolen Mills Village possesses a distinctive character and historic significance. The village displayed many of the features typical of southern mill towns – company-owned housing, a company store, a chapel. The residential portion feels far more rural than the more urban or suburban areas of Charlottesville developed in the same period. The proximity of the river, the railroad and the remaining 20<sup>th</sup> century mill buildings at the end of East Market Street are tangible reminders of the area’s industrial beginnings.**

### **Discussion and Recommendations**

1. The BAR should decide, based on the above criteria, whether it is appropriate to designate the Woolen Mills Village as a *historic conservation district*. Staff recommends that it is appropriate based on the criteria.
2. The BAR should confirm the proposed district boundary and the “contributing/non-contributing” properties. Staff recommends the National Register boundary, with the addition of two vacant parcels shown in red on the attached map dated July 2016. (ATTACHMENT #2) Staff recommends “contributing structures” as proposed on National Register map, City portion (ATTACHMENT # 3).
3. The BAR should confirm staff’s recommendation that no additional Individually Protected Properties (IPP) are proposed.
4. The BAR should define, taking into consideration information that has been provided by neighborhood residents, the architectural character-defining features of the proposed conservation district. See September 13, 2016 letter (ATTACHMENT #1)

### **Suggested Motion**

Having considered the criteria set forth within the City Code, I move to recommend that City Council should designate the Woolen Mills Village Historic Conservation District with the boundary and “contributing structures” as recommended by staff; and

The BAR defines the architectural character-defining features of the proposed Woolen Mills Historic Conservation District as follows....

### **ATTACHMENTS:**

- ~~1. September 13, 2016 letter describing architectural character-defining features.~~
- ~~2. Map dated July 2016 showing proposed boundary~~
- ~~3. National Register map showing contributing/noncontributing structures (yellow dots indicate City/County boundary)~~
- ~~4. May 30, 2016 letter from bill Emory requesting district designation with attachments B & C. (Attachment A was emailed)~~
- ~~5. Letters received by citizens~~

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name WOOLEN MILLS VILLAGE HISTORIC DISTRICT

other names/site number 002-1260

**2. Location**

street & number Area includes parts of Chesapeake, Franklin, Steephill, 18<sup>th</sup> NE, and East Market Streets and Riverside Avenue in the City of Charlottesville; and parts of Pireus Row and Marchant and East Market Streets in Albemarle County.

not for publication N/A

city or town Charlottesville vicinity N/A

state Virginia code VA county Independent City, Albemarle County code 540, 003

zip code 22902

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide X locally. (       See continuation sheet for additional comments.)

Signature of certifying official

Date

Virginia Department of Historic Resources

State or Federal Agency or Tribal government

In my opinion, the property        meets        does not meet the National Register criteria. (       See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

       entered in the National Register

       See continuation sheet.

       determined eligible for the National Register

       See continuation sheet.

       determined not eligible for the National Register

       removed from the National Register

       other (explain):       

Signature of the Keeper       

Date of Action

## 5. Classification

**Ownership of Property** (Check as many boxes as apply)

☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property** (Check only one box)

☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

Contributing	Noncontributing	
<u>94</u>	<u>61</u>	buildings
<u>4</u>	<u>0</u>	sites
<u>5</u>	<u>3</u>	structures
<u>1</u>	<u>1</u>	objects
<u>104</u>	<u>65</u>	Total

**Number of contributing resources previously listed in the National Register** 4

**Name of related multiple property listing** (Enter "N/A" if property is not part of a multiple property listing.) Charlottesville, Virginia, MRA

## 6. Function or Use

**Historic Functions** (Enter categories from instructions)

Cat:	Sub:
<u>Domestic</u>	<u>Single Dwelling</u>
<u>Domestic</u>	<u>Multiple Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Funerary</u>	<u>Cemetery</u>
<u>Commerce/Trade</u>	<u>Department Store</u>
<u>Commerce/Trade</u>	<u>Warehouse</u>
<u>Education</u>	<u>School</u>
<u>Industry</u>	<u>Manufacturing Facility</u>
<u>Industry</u>	<u>Waterworks</u>
<u>Transportation</u>	<u>Rail-Related</u>
<u>Religion</u>	<u>Religious Facility</u>

**Current Functions** (Enter categories from instructions)

Cat:	Sub:
<u>Domestic</u>	<u>Single Dwelling</u>
<u>Domestic</u>	<u>Multiple Dwelling</u>
<u>Domestic</u>	<u>Secondary Structure</u>
<u>Funerary</u>	<u>Cemetery</u>
<u>Commerce/Trade</u>	<u>Warehouse</u>
<u>Industry</u>	<u>Waterworks</u>
<u>Transportation</u>	<u>Rail-Related</u>
<u>Religion</u>	<u>Religious Facility</u>

## 7. Description

**Architectural Classification** (Enter categories from instructions)

Mid-19<sup>th</sup> Century: Gothic Revival  
Late Victorian  
Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Colonial Revival

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals: Bungalow/Craftsman  
No Style

**Materials** (Enter categories from instructions)

foundation brick; concrete; stone; concrete block; other  
roof metal; asphalt  
walls brick; wood; weatherboard; stucco; synthetic; vinyl; other: concrete block  
other wood; brick; metal

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

=====

**8. Statement of Significance**

=====

**Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ X A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

Architecture  
Industry  
Social History

**Period of Significance** 1847-1962

**Significant Dates** 1847: construction of first employee dwellings by the Woolen Mills that survive on site  
1868: incorporation of the Charlottesville Woolen Mills, Inc.  
1870: construction of stone dam  
1885-7: platting and initial sales of Farish and Brennan farms to Woolen Mills employees  
1892: founding of Riverview Cemetery  
1962: closing of the Charlottesville Woolen Mills

**Significant Person** (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Unknown.

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

=====

**9. Major Bibliographical References**

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: Virginia Department of Historic Resources

=====

**10. Geographical Data**

=====

**Acreage of Property** 80.40

**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting Northing	Zone Easting Northing	Zone Easting Northing	Zone Easting Northing
1	2	3	4

X See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

=====

**11. Form Prepared By**

=====

name/title Lydia Mattice Brandt, Architectural Historian

organization N/A date August 27, 2009

street & number 1322 Chesapeake Street telephone 646.263.1434

city or town Charlottesville state VA zip code 22902

=====

**Additional Documentation**

=====

Submit the following items with the completed form:

Continuation Sheets

- Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.
- Photographs** Representative black and white photographs of the property.
- Additional items** (Check with the SHPO or FPO for any additional items)

=====

**Property Owner**

=====

(Complete this item at the request of the SHPO or FPO.)

name Lydia Mattice Brandt, Architectural Historian

street & number 1322 Chesapeake Street telephone 646.263.1434

city or town Charlottesville state VA zip code 22902

=====

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the National Register of Historic Places, National Park Service, 1849 C St., NW, Washington, DC 20240.



**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Woolen Mills Village Historic District  
Charlottesville, Virginia**

**Section**   7   **Page**   1  

**7. SUMMARY DESCRIPTION**

=====

The Woolen Mills Village Historic District is located at the eastern end of East Market Street, one of the main thoroughfares passing through the City of Charlottesville's historic downtown area. The District is largely located within the City of Charlottesville proper, with the very easternmost portion located in the County of Albemarle. Founded as a mill village in the early 19<sup>th</sup> century to take advantage of the waterpower generated by Moore's Creek and the Rivanna River, the Woolen Mills Village Historic District is now almost exclusively residential. It retains a high degree of architectural integrity across its 80.40 acres. Of the 69 contributing primary resources in the district (including 4 previously listed on the National Register of Historic Places as part of a Multiple Resource Area nomination passed in 1982): approximately 57 were built as single or multiple dwellings (with 1 converted in the early 20<sup>th</sup> century into a schoolhouse); 4 as industrial resources (including a dam); 3 as general stores; 2 as transportation resources; 1 as a chapel; and 1 as a cemetery. There are 16 non-contributing primary resources in the district, including approximately 14 single or multiple dwellings and 1 commercial warehouse. There are 84 secondary resources, including garages, sheds, wells, and chicken coops. 35 of these are contributing, while 49 are non-contributing. The majority of the buildings in the district were built before 1920, though the period of significance encompasses the years 1847 through 1962.

**DETAILED DESCRIPTION**

The Woolen Mills Village District is largely focused along East Market Street, which acts as a spine for the residential portion before taking a sharp turn south to follow Moore's Creek where it meets the Rivanna River at the District's eastern boundary. The gentle curve of the CSX railroad tracks, introduced to this part of Charlottesville in the 1850s, marks the southern boundary of the District. The western boundaries are defined by Leake Lane on the south side of East Market Street and 18<sup>th</sup> Street NE on the north side of East Market Street, excluding a 1930s development of land that was formerly used as a golf course. The district is largely defined to the north by the back lot lines of houses fronting on the north side of East Market Street; most of the lots on the south side of Chesapeake Street were developed after the period of significance. Riverview Cemetery and a smattering of houses built within the period of significance on the eastern end of Chesapeake Street define the northeast boundaries of the District.

The varying topography of the neighborhood dramatizes views and creates distinct sections within the community, both dividing and shielding the industrial buildings at the end of East Market Street from the residential development further west. East Market Street remains straight and a consistent thirty-five feet wide from the western edge of the District until it begins to curve and narrow at the intersection of Marchant Street to go around a hill. The industrial buildings on this narrowed portion of East Market Street are located directly on the narrowed road, perched almost precariously on the side of the hill. The railroad bridge, replacing a trestle burned in the Civil War and again in an 1882 fire, crosses over East Market Street right where it bends southeast in a strikingly acute angle to follow Moore's Creek. This bend, further dramatized by the height of the railroad bridge, leads to the large industrial buildings constructed by the Charlottesville Woolen Mills in the 1920s-30s on the same site as previous mills dating back to the 1830s. The hill to the northwest of the mill complex further shields it from view.

Growing out of large lots platted in the 1880s, the residential portion of the District west of the bend in East Market Street feels far more rural than the more urban or suburban areas of Charlottesville developed in the same period. The

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Woolen Mills Village Historic District  
Charlottesville, Virginia**

**Section**   7   **Page**   2  

=====

only hints of the industrial development to the east are a water tower and smokestack located on the hill. Houses on the western end of the south side of East Market Street sit on top of a ridge that climaxes with 2000 Marchant Street (DHR# 002-1260-0014), the substantial home of the Charlottesville Woolen Mills's longtime superintendent and president, Henry Clay Marchant, and Pireus Row. As East Market Street moves east towards Marchant Street and Pireus Row and the railroad rises north to meet it, lot sizes decrease and houses are built into the ridge itself. The driveway for 1702, 1704-06, 1708-10, and 1712 East Market Street (DHR# 002-1260-0063, -0065, -0067), for example, is cut into the side of the ridge, while 1718 East Market Street (DHR# 002-1260-0071) has an English basement on its north-facing façade.

A valley serves as a natural divide between the houses on the north side of East Market Street and the south side of Chesapeake Street. Created in part by a small creek that runs between the streets, this valley creates significant slopes that have allowed for English basements in a majority of the houses on the respective north and south sides of these two thoroughfares. The small valley has also created unique conditions for the few houses built between the two streets: the sites for 210 18<sup>th</sup> Street NE (DHR# 002-1260-0082), 313 Steephill Street (DHR# 002-1260-0081), and 203 and 202 Riverside Avenue (DHR# 002-1260-0005, -0080) are nestled in between the two slopes and streets, creating relatively private lots that are quite different from the hilltop buildings just a block away.

Another hill rises from the north side of Chesapeake Street. The crest of the hill was developed into Riverview Cemetery in the 1890s, taking advantage of the views southeast to Montalto and northwest to the bend of the Rivanna River. Burials within the cemetery are concentrated on the south side along Chesapeake Street and on the crest, where the earliest graves are located. The river bluff along the bend in the Rivanna remains undeveloped.

**INDUSTRIAL RESOURCES**

The industrial resources in the District are relatively recent, though they are literally built on the foundations of previous mills. Very little survives of the 19<sup>th</sup>-century factories. Destroyed by multiple fires or demolished to make way for newer and more modern buildings, these resources are largely understood only through photographs. The foundation of the four-story factory built directly onto Moore's Creek after the 1883 fire is an exception: it can be seen beneath the parking lot of the present mills from across the creek. Stone foundations of other buildings are visible beneath the current mill building.

The majority of the surviving mill buildings are of brick and concrete and were built in two principal phases: ca. 1900 and in the 1920s-30s. The warehouse at 1900 East Market Street (DHR# 002-1260-0001), the Riverside Shop next to the current mill buildings, and the power station with smokestack on East Market Street were built at the turn of the century. They are solidly built, brick buildings. While the warehouse and the Riverside Shop have smaller windows and bays (signifying their uses as auxiliary rather than production structures), the powerhouse has large, metal, glazed industrial windows. The water tower and stone building on the mill parcel also appear on the Sanborn maps for this era. They were surely accompanied by other secondary features that were demolished after the Mills closed in the 1960s.

The surviving mill buildings at the end of East Market Street were built in the 1920s-30s on approximately the same site as the previous mill buildings. Because they relied entirely on electric (rather than hydraulic) power and used

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Woolen Mills Village Historic District  
Charlottesville, Virginia**

**Section**   7   **Page**   3  

=====

ground (rather than river) transportation, these buildings are set farther back from the river and creek to allow for a large parking lot and road access from both Broadway Avenue and East Market Street. The two side buildings were constructed first in the 1920s for weaving and finishing. The main factory was replaced in the 1930s by the present brick structure and accompanying one-story dye house (now used primarily as a loading dock). Built of brick and concrete with large industrial windows and saw-tooth roofs, these buildings were not as architecturally distinctive as the 19<sup>th</sup>-century mills that came before them, but they were larger and organized production more efficiently. When the buildings were sold in the 1960s, they were emptied of all mill equipment and machinery.

Other historic secondary resources, including the now-ruined dam and the railroad bridge, accompany the industrial complex and further signify this area's industrial heritage. The dam that was removed in 2007 was built in 1870. All that remains are large stone blocks on either side of the Rivanna River. This stone dam replaced an earlier system of locks and a timber crib construction dam built in 1829 to facilitate transportation along the river. These dams helped to power the mills on the site until the Charlottesville Woolen Mills began to rely entirely on electric power in the early 20<sup>th</sup> century.

The 20th-century mill buildings largely remain intact. The mill complex at Moore's Creek remains a single parcel, including a number of secondary resources. Because the complex has been and continues to be operated as a hub for a moving company, the loading docks continue to be employed, the main mill buildings are used for storage, and the smaller buildings are largely vacant. The power plant is in a ruined state, while the warehouse at 1900 East Market Street (DHR# 002-1260-0001) has been broken up into condominiums. The industrial area of the Woolen Mills Village, once its heart and center, is now largely silent.

**DOMESTIC RESOURCES**

Most of the sizes of domestic lots in the Woolen Mills Village historic district are relatively deep, with houses maintaining a relatively consistent distance from the street. Because of the valley between Chesapeake and East Market Street, houses on the southeast end of Chesapeake Street and on East Market Street east of Steephill Street are especially close to the street. Although individual property owners subdivided the lots from larger parcels, the street-frontage is relatively consistent for houses east of Riverside Avenue, especially on the north side of East Market Street. Lots on Chesapeake Street and those perched on the ridge on the south side of East Market Street tend to be somewhat larger. There are exceptions to these generalizations. The house at 1809 East Market Street (DHR # 002-1260-0073) was built in two stages, the second addition sitting almost on the street. Its lot retains its original one-acre as platted and sold in 1887 in addition to a portion to the north. The house at 1700 Chesapeake Street (DHR# 002-1260-0086), meanwhile, sits on the original lot sold to William J. Lucado in 1901 for \$150. He was the caretaker for Riverview Cemetery and built the first part of 1700 Chesapeake Street (DHR# 002-1260-0086) on the lot that same year. The lots on Pireus Row, Marchant Street, and east of Riverside Avenue on East Market Street are the most irregular. Because the Charlottesville Woolen Mills (and its predecessors) owned and developed this land for over a century, individual parcels were not determined until they sold the buildings in the 1950s-60s. The result is polygonal-shaped, irregular lots.

Even before the 1868 incorporation of the Charlottesville Woolen Mills, the company built housing for its workers out of necessity. The factory was too far from Charlottesville to walk to and the land surrounding the Mills was either

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Woolen Mills Village Historic District  
Charlottesville, Virginia

Section 7 Page 4

=====

private farmland (then part of The Farm with its house on East Jefferson Street) or owned by the Mills. As was common in company towns, the Mills built duplexes in order to maximize the number of employees (and their families) that could live in a given building. The roughly identical, elaborately detailed, two-unit, American bond brick, Gothic Revival dwellings at 1907, 1909, and 1911 East Market Street (DHR# 002-1260-0006, -0020, -0021) were most likely built as part of an upgrade of the mill village in the 1840s. The high-pitched gable roofs and delicately carved bargeboards are typical of the style popularized by Alexander Jackson Downing and disseminated via picturesque pattern books in this period. Sanborn Maps suggest an additional multi-unit dwelling was built as part of this series of worker's housing.<sup>1</sup> This building was later demolished, making the three duplexes the only surviving dwellings of the village's pre-Civil War period. The Pireus Tavern at 1901 East Market Street (DHR# 002-1260-0004) was also most likely built and operated as a company store in this phase. Its façade is laid in Flemish Bond, while its side and rear elevations in five-course American bond are more akin to the eight-course of the three duplexes. It is possible that because 1901 East Market Street (DHR# 002-1260-0004) was constructed as a public building, its façade utilized the more refined brickwork than the workers' dwellings built at the same time. This series of buildings was later called "under the hill," while Pireus Row and the houses on the south side of East Market Street were described as being "on the hill."

As the business grew after the Civil War and became the prosperous Charlottesville Woolen Mills, additional housing became necessary. It is most likely that the five houses on Pireus Row were built in the 1870s, oriented to the Central Virginia Railroad lines just to the north. While 2016 and 2002 Pireus Row (DHR# 0002-1260-0025, -0028) are single dwellings, 2008, 2014, and 2020 Pireus Row (DHR# 0002-1260-0027, -0026, -0024) are all duplexes. The duplexes at 2014 and 2008 Pireus Row (DHR# 002-1260-0026, -0027) are nearly identical; built on random rubble foundations, both buildings relegate the two separate entrances to the outer bays, creating an impression of two distinct residences. While 2016 Pireus Row's (DHR# 002-1260-0025) shed-roof and square footprint are unique for the period and the building is difficult to date, it is highly likely that this dwelling or another on its site was built in this period. The duplex at 2020 Pireus Row (DHR# 002-1260-0024) is an L-shaped building located at the end of the ridge. If the trees around the building were not so large, the building would look almost directly down onto the factory itself. Judging from the size of the building and its circulation elements (multiple "front" doors, a two-story exterior stair in the rear), it was most likely built as a duplex as well. The Pireus Row houses are vernacular, with some Victorian details.

The Charlottesville Woolen Mills also built a house for its superintendent and eventual president: Henry Clay Marchant. The most substantial domestic building in the Woolen Mills Village Historic District, the frame Marchant House at 2000 Marchant Street (DHR# 002-1260-0014) commands an impressive view from its hilltop site. The central, three-bay main block was most likely built first. The prominent cross-gable recalls the brick duplexes "below the hill." The mansard-roofed and front-gabled side wings were most likely added in the following few decades. Its two-story detached kitchen was most likely built simultaneously with the house, and is where Marchant employed an African American female cook in the 1880s. The kitchen was located on the first floor, with an apartment above.

As farmland adjoining the Mills became available in the 1880s and the Charlottesville Woolen Mills was busy upgrading and adding to their industrial complex at the end of East Market Street, individuals – mostly employees of the mill – began to build houses on both sides of East Market Street and on the south side of Chesapeake Street. Out of the twenty-seven dwellings built between 1885 and 1900, only five were constructed by the Charlottesville Woolen

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Woolen Mills Village Historic District  
Charlottesville, Virginia**

**Section** 7 **Page** 5

=====

Mills as company housing. Unlike the houses built by the Mills in the preceding decades, these dwellings were for single families. While the north side of East Market Street and the south side of Chesapeake were only platted between 18<sup>th</sup> Street NE and Riverside Avenue (the rest remained farmland), the south side of East Market Street was platted into large lots well beyond 18<sup>th</sup> Street NE. The residential development between 1885 and the 1920s, therefore, extended further west on the south side of East Market Street than the north. An additional six houses were built in the District between 1900 and 1920.

These houses built between 1885 and 1920 represent a limited group of similar vernacular styles. Their ubiquitous front porches most often feature Colonial Revival details such as simplified Doric columns and squared posts with chamfers or the carved bargeboards, turned posts, and knee braces of the Late Victorian vernacular. They were most likely built by the same local builders and the designs chosen from pattern books. Most are of relatively modest size; none rivals the Marchant House. The few houses built by the Charlottesville Woolen Mills are indistinguishable from the privately constructed houses built in this period; the Mills most likely employed the same builders and used plans from the same sources as their employees.

Houses with square or irregular footprints, side-passage plans, front porches, and hipped or complex gabled roofs are the dominant dwelling type of single dwellings built in the 1885-1920 period. Roughly half of the houses built in these years are variations on this type. Some have irregular footprints created by recessed entrance bays. The house at 1709 East Market Street (DHR# 002-1260-0066), for example, is a two-bay, two-story, hipped-roof dwelling with a side-passage plan and an irregular footprint. A flat-roofed, full-width, one-story porch with brackets and lambs tongue chamfered posts shades a single 2/2 double-hung window in the west bay and the door in the recessed east bay. The two second-story bays each have a single 2/2 window. Built in 1889-96 by Archibald Blair, the building has been recently restored and brackets have been returned to the cornice underneath the overhanging eaves. The house at 1606 East Market Street (DHR# 002-1260-0045), built by Mill employees MC and Bettie Harlow in 1916-17, is an outstanding hipped-roof, brick example of this type with a recessed entrance bay. The brick is laid in Flemish bond with glazed headers on all elevations and features a gabled wing on the west that reads as an additional bay from the north-facing façade.

The District also includes a collection of I-houses. Seven frame I-houses were built between 1885 and 1900. Most have side-gabled roofs with a central cross-gable. The houses at 1809 East Market Street (DHR# 002-1260-0073) and 1729 Chesapeake Street (DHR# 002-1260-0088) most likely started out as side-passage dwellings, but were enlarged in the early 20<sup>th</sup> century. Their facades were amended, adopting the appearance of the vernacular I-house. The Timberlake-Branham House at 1512 East Market Street (DHR# 002-1260-0037) is one of the most striking of this series of early buildings. Built ca. 1886 by James E. Timberlake, a foreman at the Charlottesville Woolen Mills, the house occupies an extensive hilltop site that Timberlake himself never subdivided. Its two-story, three-bay, single-pile original block has a distinctive two-story semi-octagonal addition at the eastern end built sometime in the early 20<sup>th</sup> century.<sup>2</sup> The house at 313 Steephill Street (DHR# 002-1260-0081), built as worker's housing by the Woolen Mills ca. 1897, is another variation on the I-house. It has a hipped-roof and two prominent cross-gables. The gables' prominent boxed cornices and returns are reminiscent of the Marchant House at 2000 Marchant Street (DHR# 002-1260-0014).

Seven one-story houses were built in the 1885-1920 period as well. Most have side-gabled roofs and are located on

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Woolen Mills Village Historic District  
Charlottesville, Virginia**

**Section** 7 **Page** 6

=====

hillside lots that allow for full English basements. The house at 1730 Chesapeake Street (DHR# 002-1260-0089) is one of the few brick buildings built in this period. Constructed as worker's housing by the Charlottesville Woolen Mills ca. 1897, it is a one-story, three-bay, side-gabled house with an English basement perched on the south side of Chesapeake Street.

While the Charlottesville Woolen Mills did not provide housing for all of the new workers living in the village in the 1880s and 1890s, they did provide a number of amenities. Dating to 1887, the Woolen Mills Chapel was the first auxiliary structure built to support the social lives of the workers. Although the small chapel was constructed via private subscription, the land was donated by the Mills and the building is located "below the hill," extending the row of mill buildings begun with the pre-Civil War company store and three brick dwellings (1901, 1907, 1909, and 1911 East Market Street, DHR# 002-1260-0004, -0006, -0020, -0021). Built in the Carpenter Gothic style also popularized in the mid-19<sup>th</sup> century by A.J. Downing, the chapel is also on a direct sight line with the Marchant House up on the hill. The addition on the west elevation was built in 1908 to serve the growing Sunday school. In 1902, the Charlottesville Woolen Mills purchased 1701 East Market Street (DHR# 002-1260-0059) and converted it into a schoolhouse. The building had been built as a house by Charles F. and Maggie Fausler in 1888-89. It was also later amended to serve the growing number of schoolchildren.

The Woolen Mills Village never again saw a boom of residential building like the 1885-1900 period. Only seven houses were built between 1920 and 1940, mostly in vernacular variations of the Craftsman Bungalow style. The house at 106 Leake Lane (DHR# 002-1260-0098) is perhaps the District's supreme example of the Craftsman Bungalow. The one-and-a-half-story house features a dramatic, high-pitched side-gabled roof and a cross-gabled front porch that covers over half of the façade. The entire house is clad with stucco and the roof and both gables have turned eaves. The window and door details are especially reminiscent of Craftsman Bungalows. The house at 1506 East Market Street (DHR#002-1260-0033) is an example of the hipped-roof version of this building type constructed as late as the 1950s in the neighborhood. It is a one-and-a-half-story frame dwelling with a full-width porch and a front-gabled dormer with three small casement windows. The house at 1803 Chesapeake Street (DHR# 002-1260-0091), meanwhile, is the District's only foursquare. Built in 1926-27 by ET and VE Berry, it has a hipped-roof and Colonial Revival details.

Only three houses were built in the District in the 1940s. Like the houses built from 1920 through 1940, these houses are smaller than those built in the late 19<sup>th</sup> century and first decades of the 20<sup>th</sup> century. Although some of the houses built from in the 1920-40 period have concrete block foundations, the three 1940s houses mark the introduction of block as the primary building material. The house at 1504 East Market Street (DHR# 002-1260-0032) is a concrete block, three-bay, one-and-a-half-story, side-gabled dwelling with a hipped-roof and dormers. Built in 1942-43, the full-width portico features Colonial Revival details.

The five houses built in the 1950s and early 1960s are largely one-story Cape Cods, even smaller than those houses built in the preceding decades. The houses at 1703 and 1705 East Market Street (DHR# 002-1260-0061, -0062) are mirror images of one another. Built in 1958-60 by JL Lively, Jr. and Joyce Lively, these one-story, two-bay, side-gabled houses each have a front-gabled porch sheltering the entrance bay.

The 1950s also introduced what became the dominant type of non-contributing building in the district: the ranch

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

**Woolen Mills Village Historic District  
Charlottesville, Virginia**

**Section**   7   **Page**   7  

=====

house. The ranch house at 1603 East Market Street (DHR# 002-1260-0044), built by Roy Baltimore ca. 1977, is typical of this type. Built into the rise on the north side of East Market Street, this one-story, side-gabled brick house has a full English basement. The four bays of the façade feature a pair of windows, two single windows, and a single door and stoop located roughly in the center of the building.

While all of the houses built in the 1885-1959 period were single-family dwellings, the District does have a handful of non-contributing duplexes built after the period of significance. The buildings at 1731 and 1733 Chesapeake Street (DHR# 002-1260-0105, -0106) and 1704-06 and 1708-10 East Market Street (DHR# 002-1260-0063, -0065) are two-unit dwellings. Most non-contributing dwellings – including the duplexes on East Market Street – have inoperable shutters, porches, or other features in common with the late 19<sup>th</sup> and early 20<sup>th</sup>-century houses, though they were clearly built after the period of significance.

A majority of the houses in the District maintain a high degree of integrity and some have been lovingly restored or thoughtfully amended. The house at 1729 Chesapeake Street (DHR# 002-1260-0088) is a two-story, side-gabled, three-bay, weatherboard I-house with a full-width front porch. A one-and-a-half story, side-gabled, two-bay addition has been built recently on the west side elevation. It is sympathetic with the main block and connected with a bathroom hyphen that has a single window. The addition has two shuttered 1/1 windows and a cross-gable with a round window that echoes the small central cross-gable of the main block. The house at 1901 East Market Street (DHR# 002-1260-0004) has a two-and-a-half-story addition on the east side of the house that doubles the size of the house. The front gable of the brick addition mimics that of the original block to the west. Alterations such as replacement windows and siding are common throughout the district.

There are a number of outbuildings in the District, many of which were erected during the 1885-1920 period. The small frame outbuilding behind 1606 East Market Street (DHR# 002-1260-0045), for example, most likely dates to the construction of the house in 1916-17. The front-gabled, single-story shed is covered with a corrugated metal roof (most likely a replacement) and sits on a solid, brick foundation. A single door is located on the north/house-facing façade and a six-panel casement window is located on the east elevation. The house at 1610 East Market Street (DHR# 002-1260-0048) has a substantial, frame, two-story barn associated with it. Mill supervisor Warren S. Graves most likely built the barn when he built the house between 1886 and 1900. The wood-framed barn is covered with board and batten siding and is raised on a series of short brick piers. It is likely that it was used to store corn, grains, or other types of food that needed to be kept dry and away from animals. Because of the relatively rural nature of the District, it is likely that in the late 19<sup>th</sup> century there were more of these larger types of agricultural outbuildings that have since been demolished.

Recently-erected, pre-fabricated metal sheds supplement both contributing and non-contributing resources. Garages are not as common as sheds, though some houses have metal or cinderblock buildings constructed both before and after the period of significance. There are also a handful of non-contributing outbuildings that have been built recently to emulate historic structures. The house at 1907 East Market Street (DHR#002-1260-0006) has a new wood-frame shed that sits on a brick and wood post foundation and mimics a privy. Its side-gable roof is covered with wooden shingles and it has a casement window on its east elevation.

Most of the resources in the Woolen Mills Village are in good condition. There are few entirely modern buildings to

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Woolen Mills Village Historic District  
Charlottesville, Virginia

Section   7   Page   8  

=====

detract from the feeling of a late 19<sup>th</sup>- and early 20<sup>th</sup>-century mill village. Since the Mills ceased to operate in the early 1960s, the village has become almost entirely residential.

**ENDNOTES**

---

<sup>1</sup> Sanborn Fire Insurance Company, Map, City of Charlottesville (1902), sheet 14.  
<sup>2</sup> Sanborn Fire Insurance Company, Map, City of Charlottesville (1920), sheet 33.



United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 9**WOOLEN MILLS VILLAGE HISTORIC DISTRICT INVENTORY****18th Street, NE****208 18th Street, NE 002-1260-0109***Other DHR-ID:**Primary Resource Information:* **Shed, Stories 1.00, Style: Other, ca 2000**

July 2009: A small, one-story, one-room, shed-roofed frame shed is located in the northeast corner of the lot. It has a single door on its west-facing façade.

*Individual Resource Status:* **Shed****Non-Contributing Total:** 1*Individual Resource Status:* **Well/Well House****Non-Contributing Total:** 1**210 18th Street, NE 002-1260-0082***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1890**

July 2009: This is a three-bay, two-story, frame house with an English basement and a raised, hipped-roofed front porch that stretches across the northern two bays of the first floor. The house features new siding, railing, and posts. The house has regularly placed 4/4 double-hung windows. There is a side gabled roof covered in asphalt shingles with one exterior side chimney that is framed in on the southern elevation. Stairs lead to the central bay of the raised porch. The front door has a single-light, rectangular transom. Several additions extend in the rear.

*Individual Resource Status:* **Single Dwelling****Contributing Total:** 1*Individual Resource Status:* **Shed****Non-Contributing Total:** 2**214 18th Street, NE 002-1260-0083***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1897**

July 2009: This house is a two-story, two-bay, stucco-clad dwelling with an English basement accessible from below the front porch. While the main block of the house is single-pile with a side gable roof clad in standing-seam metal, a cross-gabled wing attached to the east elevation is flush with the north elevation, a porch on the building's northeast corner, and a sunroom on the south side of the first floor. A three-bay porch stretches across the entire façade with posts, inset panels, and melding and square spindles. There is a stuccoed interior chimney, cornice returns, and overhang eaves. Its windows are 2/2 double-hung and are regularly distributed.

*Individual Resource Status:* **Single Dwelling****Contributing Total:** 1*Individual Resource Status:* **Garage****Non-Contributing Total:** 1**Chesapeake Street****1504 Chesapeake Street 002-1260-0085***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.50, Style: Colonial Revival, 1942**

July 2009: The house is a concrete block, three-bay, one-and-a-half-story dwelling with a hipped-roof, ground level portico and a side-gabled roof. The portico extends to almost the full length of the façade and is supported by four simplified Doric columns with a plain entablature. An exterior brick chimney is attached to the west side of the house. Two gabled dormers line the roof on both the front and the rear elevations. The door is in the central bay, while each of the side bays features a single 4/ 1 double-hung window with vertical mullions. The house has a single-room sunroom with a side-gabled roof and boxed cornice attached to the southwest corner.

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 10

=====

*Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1**1700 Chesapeake Street 002-1260-0086***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, 1901**

July 2009: This single story, stucco-clad house has two main sections with several small additions. The main (most likely probably original) block has a side-gabled, standing-seam metal roof and a central brick interior chimney. The west elevation has a single door and a 6/6 double-hung window. A one-story, side-gabled addition was built attached to the north elevation and extends westward. It has two 6/6 double-hung windows and a shed-roofed porch stretches across the entire southern elevation, shading the entrance in the main block as well. A more modern addition is attached to the southern elevation of the main block.

*Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1**1701 Chesapeake Street 002-1260-0087***Other DHR-ID:**Primary Resource Information:* **Cemetery, 1892**

July 2009: Riverview Cemetery is laid out in a six-part grid with three roughly equal rectangular areas separated by asphalt roads on either side of a north-south axis. The north-south axis continues past the grid to the north and loops back south, where it parallels the exterior of the grid and ends at Short 18th Street in an informal entranceway. The edges of the grid are rounded and the roads are without curbs and relatively narrow, serving vehicular traffic without being over-scaled for pedestrians. The main entrance is on Chesapeake Street, where the north-south axis of the main grid is flanked on either side by stone pylons that terminate the low stone and random rubble retaining walls that line the cemetery's south edge along the street. Small groups or pairs of trees (mainly cypress) and bushes (mainly boxwoods) are planted throughout the cemetery, mostly in grid arrangements. Graves are distributed in rough rows, with a few family plots surrounded by low marble curbs. Most grave markers are modest and some have footstones. A handful feature small obelisks or sculptures of angels or Jesus Christ. Recent graves are interspersed with others dating as far back as the 1890s. The oldest graves are clustered in the northwest corner of the cemetery beneath a series of trees and along a concrete sidewalk leading to the Jessup Mausoleum at the crest of the hill. A small pet cemetery is located in the southeast portion of the cemetery's grid. Two large sheds shelter maintenance vehicles on the eastern edge of the cemetery, while two brick offices and an additional mausoleum are located on the main north-south axis. A large, multi-family mausoleum is located just to the northeast of the Lewis graves and Jessup Mausoleum.

*Individual Resource Status:* **Office/Office Building.** **Contributing** *Total:* 1*Individual Resource Status:* **Office/Office Building.** **Non-Contributing** *Total:* 1*Individual Resource Status:* **Mausoleum** **Contributing** *Total:* 1*Individual Resource Status:* **Mausoleum** **Non-Contributing** *Total:* 2*Individual Resource Status:* **Cemetery** **Contributing** *Total:* 1*Individual Resource Status:* **Shed** **Non-Contributing** *Total:* 2**1729 Chesapeake Street 002-1260-0088***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1899**

July 2009: This house is a two-story, side-gabled, three-bay, vernacular I-house covered with weatherboard. The central cross gable features a small circular window and is filled with wooden shingles. There is one exterior chimney attached to the east elevation and one internal brick chimney in the original block. A porch shades most of the first

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 11

floor and has a hipped roof. It is supported by four free-standing and two engaged turned posts with knee braces. There is a 2/2 sash window in each bay of the façade except for the central bay, which features the double door with a simple architrave. The porch has a balustrade with square posts and is approached by a series of wooden steps. There is a one-and-a-half story, side-gabled, two-bay addition attached to the west elevation.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Other</b>	<b>Non-Contributing</b>	<i>Total:</i>	1

**1730 Chesapeake Street 002-1260-0089***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, ca 1897**

July 2009: This house is a three-bay, one-story brick house with a side-gabled roof and an English basement. A common-bond brick addition is attached to the southwest corner of the building. The original brick building was laid in seven-course American bond. A porch stretches across the main block's two western bays and extends to cover a carport and run flush with the western elevation of the addition. It is covered in standing-seam metal. The main entrance is in the original building's central bay. The main block has a single door in the central bay and a single 2/2 double-hung window in each of the side bays with segmented two-course arches above them. There are exposed rafter tails visible under the asphalt-shingle-covered roof with overhanging eaves.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>	<i>Total:</i>	1

**1731 Chesapeake Street 002-1260-0105***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, ca 1970**

July 2009: This two story duplex is symmetrical, with two dwelling units that are mirror images of each other. This is a frame building with a brick veneer. The side gable asphalt roof has a portion in the front that dives down almost vertically to cover most of the second story facade and form a shallow roof for the porch. There are two paired sets of 1/1 aluminum windows on each floor. The porch has metal railings and no posts. The entrances for both units open onto the porch and each is accessed by its own set of concrete stairs.

<i>Individual Resource Status:</i> <b>Multiple Dwelling</b>	<b>Non-Contributing</b>	<i>Total:</i>	1
---	-------------------------	---------------	---

**1733 Chesapeake Street 002-1260-0106***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, ca 1970**

July 2009: This single-story, front-gabled, duplex sits on a concrete block English basement. There are two entrances up to the raised first floor, one on the east corner facing the street, the other on the west elevation near to the street. The frame building is clad in a material similar to particle board, giving an appearance similar to wood but showing signs of wear. There are no windows on the south-facing facade, facing the street. A concrete block stoop with a metal railing leads to the west entrance, while a wooden staircase leads to the south entrance.

<i>Individual Resource Status:</i> <b>Multiple Dwelling</b>	<b>Non-Contributing</b>	<i>Total:</i>	1
---	-------------------------	---------------	---

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 12**1800 Chesapeake Street 002-1260-0090***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, 1887*

July 2009: This house is a three-bay, one-story, side-gabled house with an English basement that has been substantially altered, making it difficult to date by eye. A rear addition appears to date from the 1940s-50s. The original portion has also been clad in asbestos siding and has an asphalt shingle roof as well. The original foundation has been stuccoed over. A porch with a shed roof and square wooden posts stands over a cement platform at grade in the central bay. Each of the two side bays has a single 2/2 aluminum window.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Barn</b>	<b>Contributing</b>	<i>Total:</i>	1

**1803 Chesapeake Street 002-1260-0091***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.50, Style: Colonial Revival, 1926*

July 2009: This two story, two-bay house combines Arts and Crafts and Colonial Revival details. The house is brick laid in Common bond with a four square layout, an English basement, and a hipped roof. The porch stretches across the entire first floor and has a simple balustrate with square spindles. It is supported by tapered, bungalow style posts raised on brick plinths. The door is located in the west bay and marked by an eight-light transom and five-light sidelights. A three-part window is in the first floor's east bay, while a single window is in each of the second-story's bays. There is a two-story, side-gabled, one-bay addition off of the west side of the house. The main block of the house has a hipped-roof dormer with a pair of casement windows.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>	<i>Total:</i>	2
<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>	<i>Total:</i>	1

**1803.5 Chesapeake Street 002-1260-0092***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, 1959*

July 2009: This four-bay, single-story house has a concrete block foundation, is covered with a side-gabled roof, and fronted with a two-bay, single-story front-gabled porch with decorative iron porch supports and railing shading the westernmost two bays. The house contains regular fenestration with three 2/2 double-hung windows marked by wooden shutters and lintels. The door is located in the second bay from the western edge of the house.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>	<i>Total:</i>	1

**1804 Chesapeake Street 002-1260-0093***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Victorian, Folk, 1906*

July 2009: This two-story, three-bay single pile house with Victorian vernacular details is covered by an asphalt shingle, side-gabled roof. The frame house is clad in weatherboard with 2/2 double-hung windows in the façade's two side bays. The house has a full width front porch supported by four freestanding and two engaged turned posts with knee braces and covered by a standing-seam metal shed roof. An exterior, brick chimney is located on the west elevation. There is a single story addition to the rear.

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 13

=====

*Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1**1805 Chesapeake Street 002-1260-0094***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, 1931**

July 2009: This frame, one-and-a-half-story, three bay house contains a full width front porch, is covered by a hipped roof, and has a central shed roof dormer with two windows. Four simplified Doric columns support the porch with a picket-fence-like balustrade. The roof of the porch is an extension of the building's low, hipped roof.

The house has a brick foundation and is covered in synthetic siding that mimics wood. A single 6/6 double-hung window is in the west bay, a single door in the central bay, and a pair of 6/6 windows in the eastern bay. The porch is approached by four wooden steps and the roof is covered in asphalt shingles.

*Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1*Individual Resource Status:* **Shed** **Non-Contributing** *Total:* 1**East Market Street***Primary Resource Information:* **Dam, 1870***Other DHR-ID:*

July 2009: The downstream face of the dam was constructed of courses of large blocks of rock or quarry-faced stone. Four courses of stone are visible above the water line now in late summer. The dam was partially removed resulting as part of a Memorandum of Agreement in March 2007. The dam's original abutments on both riverbanks were left in place—the original head race and lock system. A 50 ft. section of the dam was left in place for purposes of historical interpretation. These ruins consist of large cut stones.

*Individual Resource Status:* **Dam** **Contributing** *Total:* 1*Primary Resource Information:* **Bridge, 1865***Other DHR-ID:*

July 2009: The railroad bridge is a 200-foot-long iron bridge across Moore's Creek where it meets the Rivanna River. It is a single span bridge with a wooden walkway on the northern side. The walkway has a simple wooden balustrade. The trestle is supported by large ashlar masonry pillars.

*Individual Resource Status:* **Bridge** **Contributing** *Total:* 1**1502 East Market Street 002-1260-0031***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.50, Style: Other, 1951**

July 2009: This house is a one-and-a-half-story, three-bay dwelling sitting on a concrete block foundation with a crawl space. The front entrance is in the central bay and is accessed through a front porch that extends almost the full length of the façade. The shed-roofed front has a balustrade of square spindles that continues along the brick stairs leading to the front door in the central bay. The porch is supported by four square posts with abstracted Doric capitals. Two gabled dormers puncture the side-gabled roof and an exterior brick chimney stands at the west side of the house. The first floor features paired, 6/6 double-hung, vinyl windows in each of the two side bays, while the dormers have 1/1 windows.

*Individual Resource Status:* **Single Dwelling** **Contributing** *Total:* 1*Individual Resource Status:* **Garage** **Contributing** *Total:* 1

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 14**1504 East Market Street 002-1260-0032***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.50, Style: Craftsman, 1922*

July 2009: This house is a one-and-a-half-story, three bay frame structure with a full width front porch sheltered by the main hipped roof. The front porch features thin, simplified Doric columns and railings with square spindles. The house has an asymmetrical facade with an off-center entrance and a single 6/1 double-hung window in each of the two side bays. Above the front porch is a central, front-gabled dormer with a three-part, simplified and squared Palladian window. Two internal brick chimneys, one towards the front and one towards the rear, mark the house's hipped roof and the building rests on a brick foundation.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Shed***Non-Contributing** *Total:* 2**1506 East Market Street 002-1260-0033***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.50, Style: Craftsman, 1922*

July 2009: This house is a one-and-a-half-story, three bay frame structure with a full width front porch sheltered by the main hipped roof. The front porch features thin, simplified Doric columns and railings with square spindles. The house has an asymmetrical facade with an off-center entrance and a single 6/1 double-hung window in each of the two side bays. Above the front porch is a central, front-gabled dormer with a three-part, simplified and squared Palladian window. Two internal brick chimneys, one towards the front and one towards the rear, mark the house's hipped roof and the building rests on a brick foundation.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Shed***Non-Contributing** *Total:* 2**1510 East Market Street 002-1260-0035***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, 1949*

July 2009: This house is a single story house with two parts joined roughly flush at their respective east-west elevations. Each of the two parts has a side gabled roof clad in asphalt shingles. The entrance is on the smaller part to the east, accessible through a screened-in porch. The main part of the building has two bays and the eastern bay has a set of two 6/6 double-hung windows, while the west has a single 6/6 window. The house's other windows are also 6/6 double-hung. A brick interior chimney rises out of the center of the larger portion.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Shed***Non-Contributing** *Total:* 1**1512 East Market Street 002-1260-0037***Other DHR-ID: 104-0232**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1886*

July 2009: This two-story, three-bay, single-pile, weatherboarded house set on a low brick foundation is a somewhat elongated I-house. There is a two-story semi-octagonal addition with a side-gabled roof at the eastern end and a series of one-story additions at the southwest rear corner. The roof is covered with standing-seam metal and has projecting eaves and verges and shaped rafter ends behind corner fascia, with returns in the central cross gable only. There is an interior capped chimney on each side of the central hall. Windows are 6/6 double-hung with plain trim. The one-story, one-bay central entrance porch has a low-pitched hipped roof, chamfered square pillars with simple knee braces, and a simple balustrade of square spindles. The rear elevation is covered by a one-story back porch with a concrete floor and a nearly flat roof. The addition nearest the main house matches it in most details and was probably the

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Woolen Mills Village Historic District  
Charlottesville, Virginia

Section 7 (Inventory) Page 15

=====

kitchen or servants' quarters. The house was rehabilitated in 1989 and adapted for use as an adult care center. A complex of one-story wings at the southwest corner was replaced with the present wing with its gabled roof, 1/1 windows, and multiple entrances.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i>	1

**1516 East Market Street 002-1260-0040** *Other DHR-ID:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1916**

July 2009: This house is a two-story, two-bay, brick structure with a side passage, double-pile layout. The house has a hipped roof with a central cross gable with returns and a boxed cornice. The house has regular fenestration with a single 2/2 double-hung window with a jack arch lintel in each of the two second-story bays and a 2/2 window in the east bay of the first-story. Its elevated, hipped-roof porch is raised on concrete block and has a poured concrete floor. It stretches almost the full length of the façade and features turned posts and a replaced railing of square spindles.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i>	1

**1600 East Market Street 002-1260-0041** *Other DHR-ID:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1917**

July 2009: This is a two-story, two-bay, side-passage plan frame house with a brick basement. The side-gabled roof has a central cross gable with a boxed cornice and returns and a square ventilated opening. A rectangular paneled transom stands over the front door in the eastern bay. A hipped-roof porch shades most of the 1st story, raised on a solid concrete block foundation and approached by a series of wooden steps. The porch features turned posts and balustrades with delicate ornamental knee braces. Each of the other three bays of the façade has a single 2/2 double-hung window and the upper floor's windows have shutters. A series of additions are attached to the back of the building, raised on concrete block foundations.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>	<i>Total:</i>	1

**1601 East Market Street 002-1260-0042** *Other DHR-ID:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1891**

July 2009: This frame house has two bays, a side-gabled roof, two stories, and a side-passage plan. A hipped-roof front porch covers most of the façade's first story. It has a poured concrete floor, square wooden posts with sawn knee braces and block bases. The door is located in the east bay and has a single-light, rectangular transom, while single 2/2 double-hung windows are located in the façade's other 3 bays. The house rests on a brick English basement and its roof is covered in standing-seam metal. The basement in the rear of the house has been enclosed by concrete block walls in between the brick pylons that support the back of the house.

<i>Individual Resource Status:</i> <b>Single Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Garage</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Well/Well House</b>	<b>Non-Contributing</b>	<i>Total:</i>	1

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 16**1602 East Market Street 002-1260-0043***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, ca 1947*

July 2009: This house is a one-story, three-bay, front-gabled, concrete block dwelling with a one-bay, gabled stoop in the center of the façade shading the house's main entrance. The house has a metal, standing-seam roof and an interior brick chimney. Each of the two side bays of the façade has a single 6/6 double-hung window.

*Individual Resource Status: Single Dwelling* **Contributing** *Total:* 1**1603 East Market Street 002-1260-0044***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, ca 1977*

July 2009: This house is a one-story, four-bay, brick dwelling with a side-gabled roof. The entrance is in the third bay from the west and is slightly elevated from ground level by a series of stairs with a slender metal railing. An English basement is built into the house's sloping site. A pair of 1/1 double-hung windows is located in the façade's eastern bay, while the two eastern bays have single 2/2 double-hung windows.

*Individual Resource Status: Single Dwelling* **Non-Contributing** *Total:* 1*Individual Resource Status: Shed* **Non-Contributing** *Total:* 1**1604 East Market Street 002-1260-0030***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1890*

July 2009: This house is a two-story, two-bay, frame dwelling with an irregular footprint and a side passage plan. The house is covered in weatherboard siding and has a very low-pitched hipped roof. Its hipped roof front porch shades most of the façade's first floor and features knee braces, chamfered posts, and overhanging eaves. The façade features a single door in the recessed western bay and three symmetrically placed 2/2 double-hung windows in each of the façade's other bays. The main entrance is surmounted by a one-light transom. The rear portion of the house projects slightly on the western side and the rear elevation has an additional entrance and a small porch. The house rests on a brick foundation and has a brick interior chimney.

*Individual Resource Status: Single Dwelling* **Contributing** *Total:* 1*Individual Resource Status: Shed* **Non-Contributing** *Total:* 1**1606 East Market Street 002-1260-0045***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1917*

July 2009: This house is a brick dwelling with two stories, two bays, and a hipped roof. The eastern bay of the north-facing façade is recessed, while the west bay has a cross gable with a boxed cornice and returns. A front porch stretches across the entire first floor and has ornamented freestanding and engaged turned posts, carved knee braces, and a low balustrade with square spindles. The door is located in the recessed eastern bay and has a rectangular, single-light transom. Each of the façade's other bays has a single 1/1 double-hung window. The roof is covered in standing-seam and the brick is laid in Flemish bond with glazed brick headers. The eastern rear portion of the house projects eastward with one bay visible from the façade and a cross-gable with boxed cornice and returns.

*Individual Resource Status: Single Dwelling* **Contributing** *Total:* 1*Individual Resource Status: Shed* **Contributing** *Total:* 1*Individual Resource Status: Garage* **Contributing** *Total:* 1



United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 17**1607 East Market Street 002-1260-0046***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1891*

July 2009: This house is a two-story, two-bay house with an irregular footprint and a cross-gabled roof that features boxed cornices with returns. The projecting east bay contains a pointed ventilated opening in the front gable and single 1/1 double-hung windows on each floor. The ground-level porch wraps around the west side of the house to terminate against a hipped-roof addition projecting from the west elevation and is supported by unadorned posts. The porch is raised on a low wooden foundation and shelters a door with a single-light rectangular transom in the façade's west bay. The west bay's second story features a single 1/1 double-hung window. A modern, two-story gabled addition extends to the rear.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1**1609 East Market Street 002-1260-0047***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, ca 1885*

July 2009: This one-story, three-bay wood frame house with a side-gabled roof and a gabled front porch shading the entrance on the central bay rests on a brick foundation with an English basement. The porch is slightly elevated from the ground, is supported by four turned posts, and has a wooden balustrade with square spindles. The roof is covered in asphalt shingles. The façade has 1/1 double-hung vinyl windows located in its two side bays and two central, interior brick chimneys with corbelled caps. There is a shed-roofed addition on the rear elevation.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Shed***Non-Contributing** *Total:* 1**1610 East Market Street 002-1260-0048***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, ca 1886*

July 2009: The hipped-roof front porch extends the full length of the façade and contains turned posts, sawn knee braces, cornice trim, and a balustrade with turned spindles. There is a three-light transom over the door in the central bay. Each of the other bays of the façade has a single 4/4 double-hung window. A brick interior chimney emerges from the center of the roof and the house has an English basement. It is currently covered in aluminum siding. A flat-roofed breezeway connects the back of the house with a two-story frame barn.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Shed***Contributing** *Total:* 1*Individual Resource Status: Barn***Contributing** *Total:* 1**1611 East Market Street 002-1260-0049***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1911*

July 2009: This house is a two-story, two-bay, frame dwelling with a hipped roof. The house has a full-width porch with a spindle frieze, free-standing and engaged turned posts, and a hipped roof covered in standing-seam metal. The entrance is located in the east bay of the first floor, while each of the façade's other bays has a single 2/2 double-hung window. The house's roof is covered with asphalt shingles and its cornice features two levels of dentils. The house has a rear one-story projection and a two-story, side-gabled wing recessed from the façade on the east side. The recessed wing has two bays, with a 2/2 double-hung window in each, and a cornice that approximates the main block of the house.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 18Individual Resource Status: **Shed****Contributing** Total: 1**1612 East Market Street 002-1260-0050**

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Victorian, Folk, ca 1886**

July 2009: This house is a Victorian vernacular dwelling and is one of the more elaborate houses in the district. The house is a two-story, three-bay, frame and weatherboarded dwelling with a standing-seam metal, side-gabled roof with a central cross gable. The house has a wide, heavily bracketed cornice and five sets of paired, narrow windows are displayed across the façade with a sunray motif over the central window surmounted by a pointed arch lintel. The sunray motif is found in a small central cross-gable in the shed-roofed front porch. The house's main entrance is located off of a one-story, three-bay porch marked by a low balustrade with ornamental spindles and a quatrefoil frieze. The house has two, symmetrical central chimneys. The southeast corner of the house is marked by a recently-added, two-story hexagonal tower.

Individual Resource Status: **Single Dwelling****Contributing** Total: 1Individual Resource Status: **Shed****Non-Contributing** Total: 1**1613 East Market Street 002-1260-0051**

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 1.50, Style: Craftsman, 1935**

July 2009: The one-and-a-half-story, front-gabled Bungalow features brackets in the overhanging front gable. The one-story, hipped-roof, enclosed porch extends the full width of the front elevation on a concrete block foundation. The front porch has post supports and is enclosed with jalousy windows. It shades the off-center front door with its one-light transom and the 2/2 double-hung windows flanking the door. The roof is covered in standing-seam metal and punctuated by two brick interior chimneys.

Individual Resource Status: **Single Dwelling****Contributing** Total: 1**1614 East Market Street 002-1260-0052**

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, ca 2001**

July 2009: This two-bay, one-story, front-gabled, frame house has a recessed west bay shaded by a gable-roofed porch. This porch shades the entrance in the west elevation of the east bay and is supported by simple wooden posts and a wooden balustrade with square spindles. A single 2/2 window is located in the west bay and a three-part bay window is located in the east. Inoperable wooden shutters mark both windows. The roof is covered in asphalt shingles and is marked by a single, central brick interior chimney. The house rests on a concrete block foundation.

Individual Resource Status: **Single Dwelling****Non-Contributing** Total: 1Individual Resource Status: **Shed****Non-Contributing** Total: 1**1615 East Market Street 002-1260-0053**

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, ca 1895**

July 2009: This two-story, three-bay, side-gabled, frame I-house is covered in vinyl siding and sits atop a high brick basement. The house has an asphalt shingle, side-gabled roof with a steep central cross gable on the façade. The original, hipped-roof, one-story porch shades most of the first floor and is supported by four turned posts. The porch is raised above ground on brick piers and features a replacement balustrade. The front door is in the central bay, while the rest of the façade's bays feature single, 6/6 double-hung replacement windows. The house has one central, interior chimney. The rear elevation contains multiple additions.

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 19

Individual Resource Status: **Single Dwelling**  
Individual Resource Status: **Shed**

**Contributing** Total: 1  
**Non-Contributing** Total: 1

**1616 East Market Street 002-1260-0054***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, ca 1958**

July 2009: This one-story, three-bay, side-gabled dwelling sits on a concrete block foundation and has a central entry plan. The house's façade is marked by a gabled front porch that shades portions of the west and central bays. The main entrance to the house is in the central bay and is flanked on either side by single 1/1 double-hung windows. The rear elevation contains a simple one-bay porch providing an alternative entrance. The house contains one interior brick chimney and the roof is covered in asphalt shingles.

*Individual Resource Status:* **Single Dwelling****Contributing** Total: 1**1617 East Market Street 002-1260-0055***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, 1985**

July 2009: This house is a three-bay, one-story, stuccoed house with a side-gabled roof. The house has a full English basement and is accessed from the street by a bridge-like wooden walkway leading to the front door in the western bay from the sidewalk or a high concrete block landing with concrete steps that sits up against the façade. The door and a pair of 1/1 windows are located in the west bay, while single 1/1 windows are found in the central and east bays. All have inoperable shutters. The rear elevation contains an elevated and enclosed porch.

*Individual Resource Status:* **Single Dwelling****Non-Contributing** Total: 1**1618 East Market Street 002-1260-0056***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1895**

July 2009: This house is a two-story, three-bay, frame house covered with a front-gabled roof and raise on a brick English basement. The façade's front gable has a scalloped cornice and the roof is covered in standing-seam metal. The main body of the house is the two-story, two-bay, side-passage plan, front-gabled mass, while a one-story, one-bay, side-gabled wing is flush with the façade on its west side. The house has a full-width, three-bay front porch with square wood posts, scalloped knee braces, and a railing with ornate sawn work spindles. The front entrance is located in the central bay and has a three light transom and three-light sidelights. The façade contains single 2/2 double-hung windows in each of the other bays.

*Individual Resource Status:* **Single Dwelling****Contributing** Total: 1**1619 East Market Street 002-1260-0057***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, ca 1893**

July 2009: This house is a two-story, two-bay, cross-gabled, frame house with an irregular footprint created by a recessed eastern bay. The house's slender two bay frame emphasizes its verticality. The house's main entrance and one-story, one-bay front porch with replacement metal posts is located in the recessed east bay. The house contains double-hung 2/2 windows in each of the façade's other bays. One central, interior, brick chimney punctuates the gable crossing. Louvered attic vents are featured in each gable. The house sits on a painted brick foundation. A wooden, raised deck addition with an alternative entrance is found on the house's rear elevation.

*Individual Resource Status:* **Single Dwelling****Contributing** Total: 1

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETWoolen Mills Village Historic District  
Charlottesville, VirginiaSection 7 (Inventory) Page 20**1620 East Market Street 002-1260-108***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, ca 2008*

July 2009: This modern house consists of two main parts: a two-story, side-gabled main block and a one-story, flat-roofed wing. The main block is two bays and has exposed rafters. The wing projects slightly from the main block's north elevation, creating an L-shaped footprint for the building and a private entrance on the main block's west elevation. The wing has a balcony on the roof. The building is constructed of concrete, has large windows and sliding doors, and a wooden deck off the west entrance. A metal chimney is attached to the west elevation of the wing.

*Individual Resource Status: Single Dwelling***Non-Contributing** Total: 1**1622 East Market Street 002-1260-0058***Other DHR-ID:**Primary Resource Information: Store, Stories 2.00, Style: Other, ca 1900*

July 2009: This building is a two-story, three-bay, frame, multiple dwelling with a side-gabled, low pitch roof with overhanging eaves. The façade has an asymmetrical placement of five 2/2 horizontal pane, double-hung windows flanked by inoperable wooden shutters. The east bay of the façade features a pair of windows. The central front entrance is accessed by two concrete steps and is composed of three horizontal panels and three horizontal lights. The two-unit structure is built into the sloping site: a raised entrance to the second story unit is located on the east elevation.

*Individual Resource Status: Store***Contributing** Total: 1**1624 East Market Street 002-1260-0102***Other DHR-ID:**Primary Resource Information: Multiple Dwelling, Stories 2.00, Style: Other, ca 1988*

July 2009: This two-story, four-bay, side-gabled, frame, multi-unit dwelling is built into the hill, allowing for a garage and access to one unit on the ground level of the façade and an entrance on the second story for the upper level unit. The house's side gabled roof is covered with asphalt shingles, while the house is covered by a combination of vinyl siding and brick veneer. The two eastern bays of the façade are marked by an unpainted wooden porch on the second floor. A set of wooden stairs leads from ground level to the porch and the second story unit. Directly below the porch are a paneled, aluminum garage door and the entrance to the ground-floor unit. There are 6/6 double-hung windows on both stories and an interior, brick chimney on the northeast corner is encased in vinyl siding.

*Individual Resource Status: Multiple Dwelling***Non-Contributing** Total: 1**1701 East Market Street 002-1260-0059***Other DHR-ID:**Primary Resource Information: School, Stories 1.00, Style: Other, 1888*

July 2009: This house is a one-story, two-bay, dwelling with a double front gable. The wood frame house contains 2/2 double-hung windows on either side of a door and beneath a shallow, hipped-roof, ground level porch that shades most of the façade. The front door is surmounted by a three-light transom. Built on a high stuccoed foundation into the hill, an open English basement is located beneath the house. A cross gable located on the west elevation meets the eastern front gable in the center of the building with an interior brick chimney. The roof is covered in asphalt shingles and a modern, wooden deck has been added to the back of the building.

*Individual Resource Status: School***Contributing** Total: 1