

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
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Woolen Mills Village Historic District  
Charlottesville, Virginia

Section 7 (Inventory) Page 21

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**1702 East Market Street 002-1260-0060**

*Other DHR-ID:*

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, 1887**

July 2009: This house is a two-story, two-bay frame house with a recessed west bay. The house contains a full-width, shed-roofed, screened-in front porch with replacement posts, sawn knee braces, and brackets that match those beneath the eaves of the hipped roof on the building's façade. The entrance is located in the recessed west bay. The house has 2/2 double-hung windows symmetrically distributed in each of the façade's other bays. Clad in weatherboard with a brick interior chimney, the house has a significant, one-story, hipped-roof addition attached to its southwest corner.

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

**1703 East Market Street 002-1260-0061**

*Other DHR-ID:*

*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, 1958**

July 2009: A mirror image of 1705 East Market Street next door, this one-story, two-bay Cape Cod has a side-gabled roof and is sheathed with asbestos siding. The front-gabled and screened-in porch in the façade's west bay shelters the front door with its three top glass panes and a single 2/2 double-hung aluminum window with horizontal panels to its west. Another 2/2 window is located in the east bay. Both windows have inoperable wooden shutters. The roof is covered in asphalt shingles and is marked by a brick interior chimney. The east elevation of the house contains a side porch with metal balustrade and an aluminum awning.

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

**1704-1706 East Market Street 002-1260-0063**

*Other DHR-ID:*

*Primary Resource Information:* **Multiple Dwelling, Stories 2.00, Style: Other, ca 1995**

July 2009: This multiple dwelling is a two-story, four-bay frame duplex with a side gabled roof punctuated by several skylights. The house has a mirrored façade: one unit mirrors the other. Each half of the façade is two bays, with a door in the outside bay and a slightly projecting pair of 6/6 double-hung windows covered by a shallow shed roof in the interior bay. The entrance bays have a single door and are covered by a one-story, shed-roofed porch with simple wooden posts, steps, and balustrades. Each of the second story bays is occupied by a single 6/6 window with inoperable shutters. The roof is covered in asphalt shingles.

*Individual Resource Status:* **Multiple Dwelling** **Non-Contributing** *Total:* 1

**1705 East Market Street 002-1260-0062**

*Other DHR-ID:*

*Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, 1958**

July 2009: In preparation for the Woolen Mills Village Historic District proposed in July-August 2009, all previously surveyed resources were re-evaluated and their records updated. A mirror image of 1703 East Market Street next door, this one-story, two-bay Cape Cod has a side-gabled roof and is sheathed with asbestos siding. The front-gabled porch in the façade's east bay shelters the front door with its three top glass panes and a single 3/1 double-hung window with vertical mullions. Another 2/2 window is located in the east bay. Both windows have inoperable wooden shutters. The roof is covered in asphalt shingles and is marked by a brick interior chimney.

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

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July 2009: This house is a two-bay, two-story, frame house with a hipped roof and a brick English basement on a brick foundation. The house contains regularly placed 2/2 double-hung windows with inoperable wooden shutters. A one-story, two-bay, hipped-roof front porch shades a window in the east bay and the door with its single-light, rectangular transom in the west bay. It is supported by four freestanding and one engaged turned posts and has a low balustrade with turned spindles. The house has a one-story, one-bay, shed-roofed addition attached to the west elevation. It features a pair of 2/2 double-hung windows, also flanked by inoperable shutters.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Privy***Contributing** *Total:* 1**1708-1710 East Market Street 002-1260-0065***Other DHR-ID:**Primary Resource Information: Multiple Dwelling, Stories 2.00, Style: Other, ca 1995*

July 2009: This multiple dwelling is a two-story, four-bay, side-gabled duplex. The separate entrances to the two units are located in the two central bays of the first floor and are flanked by single 6/6 double-hung windows in the side bays. A shed-roofed porch with simple wooden posts, balustrades, and steps shades the westernmost bays. Each of the four second story bays has a single window and all windows are flanked by inoperable wooden shutters. The roof is covered in asphalt shingles and is punctuated by several sidelights.

*Individual Resource Status: Multiple Dwelling***Non-Contributing** *Total:* 1**1709 East Market Street 002-1260-0066***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1889*

July 2009: This house is a two-bay, two-story dwelling with a side-passage plan and an irregular footprint. The hipped roof is covered in standing-seam metal and marked by cornice brackets. A flat-roofed, full-width, one-story porch with brackets and supported by 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. Both the roof and the porch are covered in standing-seam metal and the west bay has a slightly peaked hip of its own. The house has been restored recently and its weatherboard siding repaired. It has a full English basement.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1**1712 East Market Street 002-1260-0067***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1891*

July 2009: This house is a three-bay, two-story, frame, hipped-roof dwelling. It has a full-width, one-story, hipped-roof, rebuilt front porch with simple square wood posts and square spindled railings. The easternmost bay of the first floor contains a single 2/2 double-hung window, while a door is located in the adjoining bay, roughly in the center of the building. The two easternmost bays of the second story each have a single 2/2 window as well. The western bay of the second story is recessed and contains a single 6/6 double-hung window on the second story. It is the only window on the façade without shutters.

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

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July 2009: This house is a two-bay, brick house covered by a steeply pitched hipped roof. The western bay is recessed and covered by a hipped roof front porch and an additional aluminum awning. It shades a pair of 1/1 double-hung windows and the door located in the west elevation of the façade's eastern bay. The east bay of the façade also contains a pair of 1/1 double-hung windows. An exterior, brick chimney is attached to the east side of the house. The house is largely hidden from the street by tall bushes.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Shed***Contributing** *Total:* 1**1715 East Market Street 002-1260-0069***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, post 1967*

July 2009: This house is a one-story, four-bay, ranch-style dwelling with a combination of brick veneer and composition siding. It is identical to 1717 East Market Street next door. The house has a side-gabled roof covered in asphalt shingles. The façade features a single 2/2 double-hung aluminum window with horizontal panes in the two eastern bays and the west bay and a single door in the second bay from the western edge of the house. The two western bays are sheltered by a slight, unsupported extension of the roof and accessed via a concrete patio. The house has a concrete block English basement and the side gables are marked by modestly decorated barge boards.

*Individual Resource Status: Single Dwelling***Non-Contributing** *Total:* 1**1717 East Market Street 002-1260-0070***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 1.00, Style: Other, post 1967*

July 2009: This house is a one-story, four-bay, ranch-style dwelling with a combination of brick veneer and composition siding. It is identical to 1715 East Market Street next door. The house has a side-gabled roof covered in asphalt shingles. The façade features a single 2/2 double-hung aluminum window with horizontal panes in the two eastern bays and the west bay and a single door in the second bay from the western edge of the house. The two western bays are sheltered by a slight, unsupported extension of the roof and accessed via a concrete patio. The house has a concrete block English basement and the side gables are marked by modestly decorated barge boards.

*Individual Resource Status: Single Dwelling***Non-Contributing** *Total:* 1**1718 East Market Street 002-1260-0071***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1897*

July 2009: This house is a two-bay, two-story, side-passage plan, stuccoed dwelling with a hipped roof and an English basement. The house has a full-width front porch on a revised concrete block foundation. The porch features two engaged and three freestanding turned posts, scalloped knee braces, and a later square spindle balustrade. It is accessed by a flight of concrete steps with metal railings. There is a two-light transom over the front entrance in the façade's west bay. Each of the façade's other bays has a single 2/2 double-hung window, symmetrically distributed. The house has a deep frieze board and a later treated wood deck with a fence railing against a projecting bay on the east side of the house.

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

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July 2009: This aluminum framed, single-story, four-bay modified trailer home is elevated off the ground with a concrete block foundation. The house has a side-gabled roof and irregular fenestration. The gabled front porch has thin metal columns, is accessed from a set of stairs on its east side, and shades the façade's eastern bay with a single door and a 2/2 double-hung window with horizontal panes. The house is covered in vinyl siding, three interior flues are visible, and the roof is covered in asphalt shingles.

*Individual Resource Status: Single Dwelling***Non-Contributing** *Total:* 1*Individual Resource Status: Shed***Non-Contributing** *Total:* 2**1808 East Market Street 002-1260-0103***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1997*

July 2009: This two-story, four-bay house stands tall on an English basement and is covered with vinyl siding. From the street, the porch dominates the view of the house. It is slightly wider than the rest of the façade and is supported by square wooden posts. A wooden staircase on the west side of the façade leads up to the front porch. The house is covered by a front gable roof with asphalt shingles. A smaller gable is situated to the left of the main gable. This two-bay section projects from the façade. The main entrance is located under the house's main gable. An additional entrance is located on the west side of the house. The house has aluminum 6/1 double-hung windows.

*Individual Resource Status: Single Dwelling***Non-Contributing** *Total:* 1**1809 East Market Street 002-1260-0073***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1887*

July 2009: The house consists of two parts: a two-story, three-bay, hipped-roof, frame, vernacular I-house sitting right on East Market Street and a two-story, hipped-roof section attached to the north elevation. The rear section raised on a high English basement. The façade's central bay features a cross gable and the front door with its five-light transom and four-light sidelights. Each of the façade's other bays has a symmetrically distributed 4/1 double-hung window with vertical mullions. The cross gable has a boxed cornice, while the house has a wide frieze board, and a pair of interior brick chimneys. There is a two-bay porch on the rear elevation raised on brick piers to be level with the first floor of the house.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1*Individual Resource Status: Chicken House/Poultry House* **Non-Contributing** *Total:* 1**1810 East Market Street 002-1260-0074***Other DHR-ID:**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1885*

July 2009: This house has two principal sections: the front-gabled, one-story, four-bay, original wing built into the hill and the front-gabled, two-story addition attached to its north elevation. The original building is frame and has an English basement that has been filled in with concrete block in places. The façade has irregular fenestration, with modern, single-pane windows. The large addition is currently under construction, with portions of the west elevation open to the elements. It is covered in weatherboard and has a single stove chimney flue. The building's footprint is L-shaped.

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

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July 2009: This two-story, two-bay, side-hall-plan, frame house has a front-gabled roof and frame construction. The north bay features the gable with a circular vent in the pediment. The main entrance is located in the south bay and is surmounted by a two-light rectangular transom. All of the other bays of the façade have single 6/6 double-hung windows. The two-bay, hipped-roof front porch has three square posts and shades most of the façade's first floor. A two-story, one-bay, shed-roofed addition with an exterior brick chimney and 6/6 double-hung windows is attached to the south elevation.

*Individual Resource Status: Single Dwelling***Contributing** *Total:* 1**1819 East Market Street 104-0237***Other DHR-ID: 002-1260-0003**Primary Resource Information: Church/Chapel, Stories 2.00, Style: Victorian, Folk, ca 1887*

July 2009: Built in the Carpenter Gothic style, this one-story frame chapel was built in two phases. The original block is a front-gabled building with a vestibule attached to the nave. It rests on a high brick and stone English basement. Its roof is covered in standing-seam metal. The shallow frame vestibule projects from the central bay of the façade and features a high-pitched, gabled roof. The double doors have a pointed arch window above. An octagonal bell tower abuts the vestibule. It has three tiers and a cross-shaped finial. The Sunday School addition is a side-gabled block attached to the west elevation of the original chapel. It has a cross-gabled entrance vestibule with double doors and a pointed arch above that roughly matches the main entrance. Three pointed windows with shutters are located on the south-facing façade and west elevation, with an additional four on the north elevation. These windows match the windows of the older section. The frame addition is covered in weatherboard siding has rests on a six-course American bond foundation.

*Individual Resource Status: Church/Chapel***Contributing** *Total:* 1**1900 East Market Street 002-1260-0001***Other DHR-ID:**Primary Resource Information: Power Plant, Stories 2.00, Style: Commercial Style, ca 1900*

July 2009: This two-story building is built into the hill and features a tall brick smokestack to the west. While both stories and the English basement are visible from East Market Street, only the second story is visible from Pireus Row above. The first story and the basement are constructed of poured concrete, while the upper story is brick. The flat roof has brick parapets on the sides, a cistern, and a skylight with glazed metal windows. The building has a four-bay façade on East Market Street, with each bay of the two floors containing a large, glazed, industrial metal window.

*Individual Resource Status: Power Plant***Contributing** *Total:* 1*Individual Resource Status: Other***Contributing** *Total:* 1**1901 East Market Street 104-5093***Other DHR-ID: 002-1260-0004**Primary Resource Information: Store, Stories 2.00, Style: Gothic Revival, ca 1847*

July 2009: The Pireus Store is rectangular in form with the narrower, gable-end fronting on East Market Street. Actually two stories in height, only one story shows on Market Street because of the sharp ground rise. The façade is two bays in width (door and a window, side hall and one room) and the store is two rooms deep. Construction is brick laid in Flemish bond on the façade (but only partially into the gable) and laid in five course American bond elsewhere. A single story porch covers the Market Street façade. The roof has been recovered in slate shingles. A substantial two-and-a-half-story addition, meanwhile, has been added to the east elevation. Built of brick laid in Common bond,

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the addition has a side-gabled roof set a few feet higher than the original block. The addition has a prominent cross-gable that approximates the pitch and width of the original block's front gable.

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

**1906 East Market Street 002-1260-0008***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.00, Style: Other, 1887**

July 2009: Set on a random rubble foundation, this side-gabled, frame dwelling stands one-story in height and four bays wide with one of the bays being an addition on the west elevation. It is clad with weatherboard siding and contains 6/6 double-hung windows, which are supported with square-edged wood sills. The door in the second bay from the eastern edge of the house is sheltered by a shed-roofed porch and flanked to the west by a window. The roof has overhanging boxed eaves, is covered in asphalt shingles, and features a small square window in the eastern elevation's gable. The one-bay, side-gabled addition on the northwest elevation has an inset porch with square wood posts that shelters a single window.

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

**1907 East Market Street 002-1260-0006***Other DHR-ID:**Primary Resource Information:* **Multiple Dwelling, Stories 1.50, Style: Gothic Revival, ca 1847**

July 2009: One-and-a-half stories in height with a full English basement, this brick Gothic Revival-style duplex features a rectangular-shaped footprint. This dwelling is constructed in a eight-course American bond. A one-story porch supported by turned posts covers the full-width of the façade and extends past the side elevations by almost a full bay on each side. These side portions have balustrades with turned spindles. The porch has scalloped knee braces and turned posts. The first story is four bays wide, with each side of the house containing a wood door topped by a jack arch in the outside bay flanked by a single 6/6 window with square-edged wood sills in the inside bays. The house is capped with a side-gable, slate-shingle roof with two steep cross gables on the façade. A shed-roofed, one-story, brick wing stretches across the full-width of the rear elevation on a random rubble foundation. A second-story, frame addition and a screened-in porch have been attached to the rear elevation.

<i>Individual Resource Status:</i> <b>Multiple Dwelling</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Shed</b>	<b>Non-Contributing</b>	<i>Total:</i>	2

**1909 East Market Street 002-1260-0020***Other DHR-ID:**Primary Resource Information:* **Multiple Dwelling, Stories 1.50, Style: Gothic Revival, ca 1847**

July 2009: One-and-a-half stories in height with a full English basement, this brick Gothic Revival-style duplex features a rectangular-shaped footprint. This dwelling is constructed in a eight-course American bond. A one-story porch supported by turned posts covers the full-width of the façade and extends past the side elevations by almost a full bay on each side. These side portions have metal balustrades. The porch has scalloped knee braces and turned posts. The first story is four bays wide, with each side of the house containing a wood door topped by a jack arch in the outside bay flanked by a single 6/6 window with square-edged wood sills in the inside bays. The house is capped with a side-gable, slate-shingle roof with two steep cross gables on the façade. A shed-roofed, one-story, brick wing

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stretches across the full-width of the rear elevation on a random rubble foundation. A shed-roofed, two-story, one-bay sunroom addition has been added to the east elevation and is visible from the street.

<i>Individual Resource Status:</i> <b>Multiple 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

**1911 East Market Street 002-1260-0021***Other DHR-ID:**Primary Resource Information:* **Multiple Dwelling, Stories 1.50, Style: Gothic Revival, ca 1847**

July 2009: One-and-a-half stories in height with a full English basement, this brick Gothic Revival-style duplex features a rectangular-shaped footprint. This dwelling is constructed in a eight-course American bond. A one-story porch supported by turned posts covers the full-width of the façade and extends past the side elevations by almost a full bay on each side. The porch has intermittent balustrades, scalloped knee braces, and turned posts. The first story is four bays wide, with each side of the house containing a wood door topped by a jack arch in the outside bay flanked by a single 6/6 window with square-edged wood sills in the inside bays. The house is capped with a side-gable, slate-shingle roof with two steep cross gables on the façade. A shed-roofed, one-story, brick wing stretches across the full-width of the rear elevation on a random rubble foundation. A one-story, frame, flat-roofed addition has been added to the northwest corner of the house.

<i>Individual Resource Status:</i> <b>Multiple 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

**1915 East Market Street 002-1260-0002***Other DHR-ID:**Primary Resource Information:* **Warehouse, Stories 4.00, Style: Commercial Style, ca 1900**

July 2009: The building is built into the hill, stands three stories in height, and was constructed in three phases. The first block has four bays on its north elevation and is constructed of brick laid in five-course American bond. The header coarse alternates headers and stretchers. This portion of the building contains a 6/6 double-hung, wood window in each bay. This block is capped with a hipped roof and has an internal brick chimney and the first floor has been altered. The first, two-bay, three-story, brick addition is attached to the east side of this original block and is set on a random coursed ashlar foundation with raised joints. This block is illuminated with 6/6 wood windows in each bay except for the third floor's west bay. The second addition is attached to the east elevation, three stories, one-bay, and constructed of brick laid in six-course American bond. It has a flat roof and contains two large open doorways on the first story, a set of three 6/6 windows on the second story, and a single, 15/15, round-headed window on the third story with a segmental arch above. The entire building is built into the bank side. The main entrance is located in the original block's west elevation and the building's lobby features a significant exposed rock outcropping.

<i>Individual Resource Status:</i> <b>Warehouse</b>	<b>Contributing</b>	<i>Total:</i>	1
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**2100 East Market Street 002-1260-0007***Other DHR-ID:**Primary Resource Information:* **Workshop, Stories 2.00, Style: Commercial Style, ca 1930**

July 2009: The facility that stands today as the Charlottesville Woolen Mills is a series of connected buildings along the bend of Moore's Creek. The main building is a four-story, four-bay, brick building laid in American bond built into the ridge. The bays are recessed and feature large, metal, three-part industrial glazed windows with concrete sills on the second, third, and fourth floors. The building has a high basement level on the south elevation, beneath which the stone foundation of previous mill buildings are visible. "Charlottesville Woolen Mills" is painted in large block letters along the top of the building on the east side. Attached to the main block by a one-story, brick wing are two

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two-story, four-bay, brick and concrete buildings. The northern building formerly housed the weaving department, while the southern building was the finishing building. The buildings are made of poured concrete on the first story and brick laid in five-course American bond on the second story. The first floors have smaller glazed windows and garage-style doors, while the second stories have large glazed windows that match those of the main building.

<i>Individual Resource Status:</i> <b>Shed</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Factory</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Workshop</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Water Tower</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Wall</b>	<b>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Foundation</b>	<b>Contributing</b>	<i>Total:</i>	1

**Franklin Street***Primary Resource Information:* **Bridge, 1878***Other DHR-ID:*

July 2009: The single span bridge consists of a single track that runs over two piers of rough cut stone, roughly 2' by 4' blocks with cement mortar in between and a concrete cap just under the train tracks. The two piers of stone are situated on either side of Franklin Street. A plaque located just under the tracks reads "Virginia Bridge and Iron Company, Roanoke, VA, 1918." There is some graffiti on both sides on the bridge. One of the bridge's blocks is dated 1878.

<i>Individual Resource Status:</i> <b>Bridge</b>	<b>Contributing</b>	<i>Total:</i>	1
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**123 Franklin Street 002-1260-0096***Other DHR-ID:**Primary Resource Information:* **Store, Stories 2.00, Style: Other, 1955**

July 2009: Originally built as a store, this building now serves as a residential duplex. It is a two-story, three bay, stuccoed, two-unit dwelling built of concrete block. The house's front gable roof is covered with asphalt shingles and has an interior brick chimney. Most of the first floor of the façade is shaded by a one-story, shed-roofed porch with simple wooden posts and a balustrade with square spindles. The door is located in the façade's central bay and is flanked by a pair of windows on either side. The upstairs unit is accessed on the north elevation by a concrete stair with a metal handrail leading to an elevated, shed-roofed porch built in concrete block.

<i>Individual Resource Status:</i> <b>Store</b>	<b>Contributing</b>	<i>Total:</i>	1
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**Leake Lane****102 Leake Lane 002-1260-0097***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, ca 2006**

July 2009: This two-story, three-bay house with an asymmetrical façade is covered in vinyl siding. The roof is a complex gable with a returned cornice, cross gables on the two southern bays, and a side gable on the larger northern bay. The main entrance is in the central bay and is covered by a one-bay, shed roof with turned eaves. The façade's two side bays each contain a set of paired 6/6 double-hung windows, while the central bay has a 6/6 window with a fanlight on the second floor and the front door with sidelights on the first. The garage is attached to the north side of the house and has a single opening and prominent cross gable.

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

**106 Leake Lane 002-1260-0098**

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 1.50, Style: Craftsman, 1924**

July 2009: This three-bay, 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 are covered with standing-seam metal and have turned and overhanging eaves. One stuccoed chimney emerges from the center of the roof and one brick exterior chimney punctures the roof on the north side of the house. A set of three windows sits in the north bay, while a door is in the central bay, and a large, single window is in the south bay.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Shed**

Contributing Total: 1

Individual Resource Status: **Outbuilding, Domestic**

Contributing Total: 1

**Marchant Street****2000 Marchant Street 002-1260-0014**

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 2.50, Style: Gothic Revival, post 1871**

July 2009: Converted into an apartment building in the 1950s, the largest residence in the District has maintained much of its original appearance. The frame building with weatherboard siding is raised on a solid brick foundation that has been covered with stucco and scored to look like ashlar masonry. The original hipped-roof block is rectangular shaped and a two-story, tower-like addition with a mansard roof was built on the southeast elevation. A front-gabled block was added on the opposite elevation. Two-and-a-half stories in height, the main block is three bays wide with a central entry and 8/8 double-hung windows on the first story and 6/6 double-hung windows on the second story. Sheltering the front entrance and western bay of the main block is a half-hipped roof porch supported with paneled posts and pilasters and square spindles in the balustrade. The porch terminates against the projecting, western gabled addition. This block is capped with a hipped tin roof and features a center cross gable on the façade and two interior brick corbeled chimneys. The gable contains a pair of 1/1 wood pointed-arch windows and a diamond-shaped louvered window in between. The front-gabled addition projects from the west elevation and is one bay wide with 2/2 windows with boxed cornices and returns. The tower-like addition on the northwest elevation has a mansard roof, is also one bay wide.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

Individual Resource Status: **Shed**

Non-Contributing Total: 1

Individual Resource Status: **Kitchen**

Contributing Total: 1

**2010 Marchant Street 002-1260-0029**

Other DHR-ID:

Primary Resource Information: **Commercial Building, Stories 1.00, Style: Other, ca 1990**

July 2009: This large, one-story, front-gabled, concrete block commercial storage building has two large doors that encompass almost the entire façade. The gable is filled in with wood and an external concrete block chimney is attached at the northeast corner of the building.

Individual Resource Status: **Commercial Building**

Non-Contributing Total: 1

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## Pireus Row

## 2002 Pireus Row 002-1260-0028

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Victorian, Folk, post 1871**

July 2009: This side-gabled, two-story, three-bay dwelling is clad in weatherboard siding and sits on a brick foundation. A full-width, shed-roofed, one-story porch is supported by chamfered posts with curved knee braces and a balustrade with square spindles. The entrance is located in the west bay with a wood panel-and-lights door illuminated above by a one-light, rectangular transom. Each of the façade's other bays has a single 6/6 wood window with molded surrounds. The central bay is marked by a cross-gable with overhanging eaves, a boxed cornice, and a centrally-located, circular decorative feature. The rear elevation has a one-story, shed-roofed addition.

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

## 2008 Pireus Row 002-1260-0027

Other DHR-ID:

Primary Resource Information: **Multiple Dwelling, Stories 2.00, Style: Colonial Revival, post 1871**

July 2009: Set on a stuccoed, random rubble foundation, this two-story duplex has a rectangular-shaped footprint. Clad with vinyl siding, this multiple dwelling features three bays. The façade has two single-leaf doors, one for each unit, each flanked by a window in the two outside bays. Each entry has a shed-roof porch covering the end bay and supported by chamfered posts, a carved and extended knee brace, and a metal balustrade. Each of the second-story bays has a single 1/1 double-hung window. Rising above the standing-seam metal, hipped roof is one central-interior brick chimney. Two separate shed-roof additions are attached to either side of the rear elevation.

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

## 2014 Pireus Row 002-1260-0026

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, post 1871**

July 2009: Set on a stuccoed random rubble foundation, this two-story, three-bay, stuccoed duplex has a rectangular-shaped footprint. The façade contains two single-leaf doors, one on each end bay, each flanked by a single 1/1 double-hung window. Each entry has a shed-roof porch supported with chamfered posts, carved and extended knee braces, and a metal balustrade. A one-story, shed-roofed and stuccoed addition stretches across the full width of the rear elevation.

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

## 2016 Pireus Row 002-1260-0025

Other DHR-ID:

Primary Resource Information: **Single Dwelling, Stories 1.00, Style: Other, post 1871**

July 2009: This simple and unusual house is one story in height, stands on a random rubble foundation, and is clad with asbestos shingle siding. Three bays wide on its east-facing façade, this dwelling features a rectangular-shaped footprint and is capped with a steeply pitched shed roof. The house contains 6/6 double-hung windows with square-edged wood sills and a single-leaf panel-and-light wood door in the central bay of the façade. Sheltering the façade's central bay is a shed-roof porch supported by metal posts and balustrades. An additional shed-roofed porch stands on the south elevation and is also supported with metal posts.

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<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>	2
<i>Individual Resource Status:</i> <b>Chicken House/Poultry House</b>	<b>Non-Contributing</b>	<i>Total:</i>	1

**2020 Pireus Row 002-1260-0024***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 1.50, Style: Other, post 1871**

July 2009: This duplex has an L-shaped footprint created by the intersection of a projecting front-gabled wing and a long, side gabled wing that runs from east to west. The entire house is clad with weatherboard siding. The house sits on a Common bond brick and random rubble foundation. Each of the side bays of the three-bay, long wing has a door flanked by a 6/6 double-hung window. The west bay of the long wing is sheltered with a shed-roofed porch supported by chamfered posts on stone piers. Also sheltered by this porch is a single-leaf door on the east elevation of the front-gabled wing. The roof is sheathed in standing-seam metal and features overhanging eaves and a boxed cornice. The façade of the long wing is adorned with a single gabled dormer. The front-gabled wing has an additional cross gable on 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>Contributing</b>	<i>Total:</i>	1
<i>Individual Resource Status:</i> <b>Well/Well House</b>	<b>Non-Contributing</b>	<i>Total:</i>	1

**Riverside Avenue****202 Riverside Avenue 104-0384***Other DHR-ID:* **002-1260-0005***Primary Resource Information:* **Single Dwelling, Stories 1.50, Style: Other, ca 1890**

July 2009: This house consists of three principal frame and weatherboarded sections, each with distinctive mansard roofs covered with standing-seam metal. The three-bay, one-and-a-half-story mansard roof original block is the central section of the building. Its central entrance bay is accessed by a one-bay, one-story, frame porch with a shed roof, chamfered posts, a balustrade with square spindles, and metal handrails on either side of its two concrete steps. The southern, one-bay, one-and-a-half-story addition has a mansard roof that matches the original, with a single 6/6 window with operable shutters on the façade, an undecorated bargeboard, and overhanging eaves. The one-and-a-half-story, one-bay northern addition is connected to the original block by a slightly recessed, one-bay, one-story hallway with a mansard roof set back from the original block and northern addition. The northern addition has an English basement.

<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

**203 Riverside Avenue 002-1260-0080***Other DHR-ID:**Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Other, ca 1891**

July 2009: This two-story, four-bay, frame house has two front-gabled sections attached by a flat-roofed, two-story entrance bay and a one-story addition on the northern side. The two gables have corner boards and extended eaves and the northern gabled bay projects from the two bays to its south. The front door is located in the second bay from the south and has a stoop with a shed-roof. Each of the façade's other bays features a double-hung window, except for the second story above the entranceway, which has a pair of 6/6 double-hung windows, and the southern gabled bay,

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which has a square garage-door-like opening on the first floor. A more substantial porch shades the second gabled bay to the north. All roofs are covered in standing-seam metal and the house is covered in weatherboard siding.

Individual Resource Status:	Single Dwelling	Contributing	Total:	1
Individual Resource Status:	Shed	Non-Contributing	Total:	1

Steephill Street

313 Steephill Street 002-1260-0081 Other DHR-ID:

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, ca 1897  
July 2009: This house is a two-story, three-bay, frame dwelling with a hipped roof and two prominent cross gables. The façade features boxed cornices and returns in each of the cross-gabled side bays. The front entrance is located in the middle bay. The house has an altered, two-bay, shed-roofed front porch on the northern side of the façade that has one original, squared column with inset panels and a molded base and cap. The front door is located under this original portion of the porch, surmounted by a pointed arch and framed on each side by three sidelights. Each of the façade’s other bays has a 1/1 double-hung replacement window with pointed arch trim. The house is covered in weatherboard and sits on a high brick foundation. The roof is covered in asphalt shingles.

Individual Resource Status:	Single Dwelling	Contributing	Total:	1
Individual Resource Status:	Shed	Non-Contributing	Total:	2
Individual Resource Status:	Shed	Contributing	Total:	1

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**8. SUMMARY STATEMENT OF SIGNIFICANCE**

The Woolen Mills Village has been central to the City of Charlottesville's history since the opening of a milling operation there in 1829. Positioned at the foot of Monticello Mountain where the Rivanna River meets the mouth of Moore's Creek, the Charlottesville Woolen Mills developed throughout the 19<sup>th</sup> century to become one of the City's and the region's most noteworthy industries and a major producer of cloth for uniforms from the late 19<sup>th</sup> century through the 1950s. As a mill company town, the village's architecture and development illustrate characteristics both typical of and unusual for a company town. With few of the early factory buildings remaining due to fires and reconstruction, however, the brick mill buildings of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and the brick and frame dwellings in a range of styles built during the mid-19<sup>th</sup> through the early 20<sup>th</sup> centuries for or by mill employees, 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 by the City of Charlottesville in 1968. The District's period of significance – 1847-1962 – begins with the date of the earliest company-built housing, encompasses the construction of the private dwellings by employees, and ends with the closing of the Mills.

**Justification of Criteria**

The Woolen Mills Village Historic District is locally significant under Criterion A in the areas of industry and social history. Begun as an early 19<sup>th</sup> century producer of textiles, the company grew into one of the nation's leaders in the production of cloth for uniforms by the late 19<sup>th</sup> century. As a company town, the village displayed many of the features typical of southern mill towns – company-owned housing, a company store, and a chapel provided by patriarchal mill management – but the village's development was also characterized by aspects not generally found in mill towns. In the late 19<sup>th</sup> century, when adjacent land was subdivided and offered for sale, mill workers bought lots and built their own houses near their places of employment. The Mills employed entire families of workers in its various departments and multiple generations of families found employment there, with some members working their way up to management positions, creating stability both in the Mills and in the village. The Woolen Mills Village Historic District is also locally significant under Criterion C in the area of architecture. The village's mill buildings exhibit both late-19<sup>th</sup>- and early-20<sup>th</sup>-century industrial architectural styles and its domestic buildings showcase a range of architectural styles popular at the time of construction 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.

**HISTORICAL BACKGROUND**

All of the land within the Woolen Mills Village Historic District was once part of a 19,000-acre land grant presented to Nicholas Lewis in 1735 and known in the 19<sup>th</sup> century as "The Farm." This parcel lay along the Rivanna River between Moore's Creek and Meadow Creek to the north. The Rivanna River was difficult to navigate in the late 18<sup>th</sup>-century, leading the Virginia State General Assembly to charter the Rivanna Company in 1806 to improve the river with new systems of locks, dams, and canals. William Meriwether,<sup>3</sup> then the owner of "The Farm" (two resources of the plantation are still standing and located at 1201 East Jefferson Street) served on the company's board of directors and later owned shares and served as president of its successor, the Rivanna Navigation Company.<sup>4</sup> The improvement

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of the Rivanna River was profitable to Meriwether; with the river easier to navigate, he could develop the portion of his land where Moore's Creek met the Rivanna to take advantage of passing vessels or to harness the water power created by new dams. Already operating a sawmill and three carding machines,<sup>5</sup> Meriwether built a dam for the Rivanna Navigation Company on the river just north of the mouth of Moore's Creek in 1829. Called the "Pireus Dam" or "Meriwether Dam," this dam of timber crib construction was the antecedent for that which survives in ruinous condition on the same site today.<sup>6</sup> Although the Meriwether family sold the plantation house for The Farm in the 1830s,<sup>7</sup> William Meriwether continued to develop the site called by this time the "Port of Pireus." By 1840, he was leasing a portion of the operation to Robert S. Jones and James S. Crewdson, who aimed to turn the operation into a textile mill by building a canal from the dam and using an enclosed water wheel to generate power.<sup>8</sup> Although none of the buildings associated with this initial phase of development survive, they were built on the same site as the current factory. The business created by Crewdson and Jones, meanwhile, was the antecedent of the modern Charlottesville Woolen Mills.<sup>9</sup>

Like most textile milling operations in the antebellum South, this early venture was owned by a small partnership, was located in an isolated area, and made rough cloth.<sup>10</sup> While Crewdson and Jones retained their lease on the mills and owned the textile-processing machinery within them, Meriwether sold 150-acres of The Farm to Thomas L. Farish in 1846, including the Pireus tract and its buildings.<sup>11</sup> Soon after, Thomas L. Farish sold half of his interest in the thirteen-acre industrial tract to his father, prominent Baptist minister William P. Farish.<sup>12</sup> The Farishes formed an uncharted company with Henry W. Jones (presumably a relative of Robert S. Jones then in possession of the milling machinery at Pireus) named Farish, Jones and Company, with each of the three men retaining an equal one-third interest.<sup>13</sup> After providing initial capital, William P. Farish sold his portion of the business to his son-in-law, John T. Randolph.<sup>14</sup> Jones was named superintendent and manager of the mills. He lived in a mill-owned house that was most likely the two-story brick structure that occupied the modern-day corner of Riverside Avenue and Chesapeake Street and was demolished sometime in the mid-20<sup>th</sup> century.<sup>15</sup> Thomas L. Farish, meanwhile, was the company's treasurer, salesman, bookkeeper, and the manager of the company dry-goods store.<sup>16</sup> This store most likely operated out of 1901 East Market Street (still standing and occupied today as a single-family dwelling, DHR# 002-1260-0004), making it possible that the building was constructed for this purpose circa 1847.<sup>17</sup> The store probably operated via a part-cash, part-script pay system that was common to mills of this period.<sup>18</sup> Because of the relative isolation of the mill site and following the typical relationship of mills with their workers, the business provided housing and opportunities to purchase necessary goods.<sup>19</sup> The mills' twenty-eight employees most likely lived in mill-owned housing clustered against the mills along the east end of East Market Street. It is likely that the company built the three brick duplexes, 1907, 1909, and 1911 East Market Street (DHR# 002-1260-006, -0020, -0021), to house workers soon after forming in 1846 (in addition to others now demolished). The business faced considerable obstacles in the 1850s; capital was short and production was down, making it unlikely that the mills underwent such a significant building campaign in the years approaching the Civil War.

The business was known locally as the "Charlottesville Factory" when local dry-goods merchant John Adams Marchant purchased it and all of its associated buildings in 1852.<sup>20</sup> Despite the more stable leadership of a single individual and the addition in 1858 of a new line of the Central Virginia Railroad passing directly south and adjacent to Pireus, that facilitated the transportation of raw materials to the site as well as the shipment of products created by the business's wool and cotton processing equipment and saw, grist, and plaster mills,<sup>21</sup> the Woolen Mills faced hard times in the 1850s that would persist into the 1860s. Heavy rains broke the original Pireus Dam in 1852 and over the

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next eight years, Marchant had to sell shares in the business, mortgage the factory complex, and re-organize the operation as the joint-stock Charlottesville Manufacturing Company to stay afloat and pay for the dam's repair.<sup>22</sup> Marchant was forced to curtail a considerable portion of the mills' operation and by 1862 he had only fifteen employees occupied primarily in producing material for the Confederate army.<sup>23</sup> During the Civil War, Marchant managed to purchase back most of the shares in the company and in 1864, he sold the business and factory complex at Pireus to his son, Henry Clay Marchant, for \$17,000.<sup>24</sup> Just as his father had been struck with a bout of bad luck within a year of purchasing the mills at Pireus, Henry Clay Marchant watched from Carter's Mountain as the main factory building burned in 1865.<sup>25</sup> General George A. Custer's troops set fire to the wood ties carrying the railroad track across the bridge passing "practically over the roof of the factory" and the building caught fire from falling debris.<sup>26</sup> Marchant then decided to rebuild the complex focusing entirely on textiles. Northern mills were booming and there was a need for wool cloth in the South. After visiting Philadelphia to find new investors and to purchase machinery, Marchant himself paid for a new three-story brick building (now demolished).<sup>27</sup> In order to expand production, he gave up personal control of the company shortly thereafter and led the way for the chartering of the Charlottesville Woolen Mills, a stock company officially formed on December 18, 1868 "to manufacture woolen goods."<sup>28</sup>

Like many small southern mills of the period,<sup>29</sup> local investors funded the new company. A corporate board was formed with Marchant acting as the superintendent, and following the 1875 death of the mill's first president, Thomas Jefferson Randolph, Marchant was elected the mill's president as well.<sup>30</sup> Despite the new corporate structure and Marchant's dogged determination for the business's success, the 1870s were a turbulent time for the Charlottesville Woolen Mills. Operations were stalled after an 1870 flood and a break in the dam race and production faced a depressed market with the nation-wide financial panic of 1873.<sup>31</sup> With only twenty employees in 1868,<sup>32</sup> the Mills survived these potential disasters because they sold only common stock, often deferred paying dividends, bought only small amounts of raw material, drew their capital from a limited area, and continued to produce the coarser goods then in demand.<sup>33</sup> Marchant was credited with bringing the company through the financial storm and helping it to prosper over the next decade.<sup>34</sup> A new stone dam, the ruins of which survive, finally replaced the remnants of the 1829 Pireus Dam in 1870. This facilitated navigation on the river and improved the reliability of the power supply until alternative power sources replaced it in the coming decades.<sup>35</sup> By the later 1870s, the Mills began to produce a greater diversity of cloth (although not finished clothing) in higher qualities and their products were sold directly in small orders to buyers from Alabama to Indiana.<sup>36</sup> By 1881, the mill employed sixty people, with forty-five living in seven mill-owned tenements with their families.<sup>37</sup> The mill-provided housing supplemented workers' low wages.<sup>38</sup> The 1881 corporate minutes state: "The property of a manufacturing Company must ultimately rest on the efficiency and fidelity of its labor. It must be impaired by whatever impairs the comfort and morale of its operatives. It must be promoted by whatever promotes their self respect [sic], elevates their character, and cultivates local attachments and the home feeling."<sup>39</sup> The seven worker's tenements included the brick duplexes at 1907, 1909, and 1911 East Market Street (DHR# 002-1260-006, -0020, -0021) built before the Civil War and newly-built dwellings on Pireus Row.<sup>40</sup> The Mills acquired the land that now includes Pireus Row in 1870-72 and most likely began to build on it soon after.<sup>41</sup> A "manager's house" listed along with the worker's housing in the 1881 minutes most likely refers to 2020 Pireus Avenue. The dwellings still standing at 2002, 2008, 2014, and 2016 Pireus Row (DHR# 002-1260-0028, -0027, -0026, -0025) were probably also built in this period, along with an additional four-unit duplex that was demolished sometime in the mid-20<sup>th</sup> century.<sup>42</sup> Marchant's house, 2000 Marchant Avenue (DHR# 002-1260-0014), was also standing by 1881. It is called "the president's house" in the minutes and Marchant, his wife, seven children, and an

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African American cook are listed in the 1880 census as living there, next-door to other Woolen Mills employees.<sup>43</sup> The 1880 census also reveals that the households of Woolen Mills employees were large, consisting of anywhere from five to ten individuals, and often including boarders and/or grown children and their spouses. Thirty-six-year old widow Lucy Bragg, her five children, five boarders, and a cook lived together in a mill-owned home in 1880. Bragg ran the house, occasionally worked at the mill,<sup>44</sup> and was assisted by eighteen-year old African American female cook Angie Henderson. Three of Bragg's children and all five of her boarders worked in the Woolen Mills. This group included her nineteen-year old daughters, Victoria and EW Bragg, and her twelve-year old son, Henry. The three boarders were all female and between the ages of seventeen and thirty-six.<sup>45</sup> Though the Bragg household hosted a relatively high number of boarders, it was typical of the Charlottesville Woolen Mills Village and southern textile mills in general in this period. Young children like Henry often accompanied their parents to work in the Mills and the 1880 census lists seven people under the age of eighteen working at the Mills.<sup>46</sup> In addition to their boarders, the Bragg family provided a number of female employees for the mill. Many young, single women had to support themselves in the South after the Civil War; an entire generation of eligible bachelors had been killed during the fighting and many families had lost all financial means to support their unmarried daughters.<sup>47</sup> The Braggs, their boarders (and all of the other people listed as working in the Mills in the 1880 census for that matter) were also white and Virginia-born. These demographics followed regional trends: labor forces were largely local and because mills employed higher percentages of white female laborers than other industries, mill managers often deferred from hiring African American employees (especially men).<sup>48</sup> By supporting and housing entire households, the Charlottesville Woolen Mills began to create a village community entirely dependent on the survival of the business at hand.

The growing stability of the community and the business was soon faced with another obstacle: a fire destroyed Marchant's main factory building on January 10, 1882. Although the houses of the mill workers were not damaged by the conflagration, the local newspaper declared about the indirect effect of the fire on the workers: "Many of them are heads of family, dependent on their daily labor for support, and the distress and embarrassment which they must experience is perhaps the saddest result of the catastrophe."<sup>49</sup> The 115+ people dependent upon the Mills were allowed to remain in company housing during the subsequent rebuilding and many worked on the construction;<sup>50</sup> the workforce was obviously too valuable for the company to lose. The brick building, machinery, and merchandise lost in the blaze were largely covered by insurance.<sup>51</sup> The railroad trestle over Moore's Creek was also destroyed, dating the present trestle to after the fire. Within weeks, the board of the Charlottesville Woolen Mills decided not only to rebuild, but also to use the fire as an opportunity to expand and modernize the operation.<sup>52</sup> A new four-story brick building with a prominent tower was constructed on the site of the old mills by local architect and builder George W. Spooner and the factory was in production just a year after the fire. Run by a fifty-inch turbine wheel and complete with an elevator and sprinkler system, the new factory was three times the size of the previous structure. Once again, credit was given to Marchant. The local newspaper lauded: "The revival of this manufacturing establishment in our midst, with productive facilities so greatly enlarged, is a gratification to our people, and that result is largely due to the active and energetic efforts of H. C. Marchant...He has tided it over many rough places, and we trust that by the aid of his associates in the directory [sic], he will be able to carry it on to a future of unprecedented prosperity."<sup>53</sup>

While the Charlottesville Woolen Mills largely followed the pattern of other Southern textile mills in the 1870s by providing housing, a company store, and employing entire families,<sup>54</sup> many mill workers also owned land privately and built their own houses in the village. Two large tracts of land adjacent to the Mills became available between 1884 and 1887 and the subdivision and sale of these tracts allowed many mill workers to purchase property and build



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their own houses. The timing was perfect: the newly expanded and modernized mills were in need of new workers, yet the company was stretched financially and most likely could not accompany their expansion with the construction of additional worker's housing. The promise of employment and the possibility of home ownership, meanwhile, attracted many families to the growing village to provide the necessary work force. Unlike most southern textile mills (especially those that processed cotton), the Charlottesville Woolen Mills did not own the dwelling places of all of its employees. This loose relationship between the livelihoods and homesteads of mill employees created a rare form of a "company town" in which home ownership was the norm.

A company town settlement is described as a place where the a single business owned everything and "residents had no say in local affairs, no investment in real estate, and ultimately no long-term affection for the place in which they lived and worked."<sup>55</sup> In company towns, mills used eviction from company housing as a punishment for bad behavior ranging from poor work performance to drinking,<sup>56</sup> controlled and isolated their employees through company-run schools and churches, and shaped a hierarchy that extended from the factory into everyday life. The results were frequent labor unrest and workers who moved their families from mill to mill seeking better conditions.<sup>57</sup> The Charlottesville Woolen Mills, meanwhile, housed only some of its employees, making it impossible for them to use the large-scale strategies that most company towns relied on to control workers and their production. Between 1885 and 1900, twenty-six new houses were built in the Woolen Mills Village. The Charlottesville Woolen Mills built only four of those houses. The vast majority of the other twenty-two houses were built by people working at the factory. The introduction of modest, privately owned housing stock ensured that the employees of the Charlottesville Woolen Mills had options outside of mill-owned housing after 1885. The combination of steady work and home ownership facilitated the growth of a remarkably stable community.

Like many other Albemarle County farms then being subdivided,<sup>58</sup> both of the pieces of land that became available to Woolen Mills employees between 1884 and 1887 were originally part of The Farm. The first belonged to B. H. Brennan, who came to Charlottesville after the Civil War with his brother, Frederick. They opened one of Charlottesville's four private banks in the 1870s and even invested in the Charlottesville Woolen Mills.<sup>59</sup> In 1878, B. H. Brennan purchased 102 acres from Thomas L. Farish for \$10,200 to expand his 717-acre farm, Carlton, just south of the railroad tracks at the foot of Monticello Mountain.<sup>60</sup> The land bordered the Charlottesville Woolen Mills to the east, East Market Street (then Woolen Mills Road) to the north, and the railroad to the south. By 1884, however, the bank had failed and the Brennan brothers signed the land (along with other assets) over to trustees for liquidation "as speedily as possible."<sup>61</sup> The portion of the land Brennan had purchased from Farish in 1878 against the railroad tracks was platted in June 1885 into lots along East Market Street that ranged in size from three-quarters-of-an-acre to six-acres.<sup>62</sup> The plat also included two new roads that connected East Market Street to the other side of the railroad tracks, including what is now known as Franklin Street. The second piece of land that became available was still owned by the Farish family in the early 1880s. After a chancery suit among the children of Thomas L. Farish (most likely to divide the land after his death in 1885), the land between present-day 18<sup>th</sup> Street NE to the west, Chesapeake Street to the north, Riverside Avenue to the east, and East Market Street to the south was platted into lots ranging in size from three-quarters-of-an-acre to one acre and sold by trustees beginning in 1887.<sup>63</sup> The plat also suggested (but did not name) four new roads: Chesapeake Street, Riverside Avenue, Riverview Avenue, and Steephill Street. The western edge of the plat became 18<sup>th</sup> Street NE. The fact that these two subdivisions of The Farm were created in order to liquidate assets surely prompted their quick (and often cheap) sale. Adjacent to the Mills at the east end of East Market Street, these subdivisions now constitute the majority of the Woolen Mills Village Historic District.

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Those already working at the Mills were some of the first to buy and develop the newly available property. Virginia Starkes purchased the four-acre lot 10 of the Brennan plat in 1886 for \$500.<sup>64</sup> Her husband, Jason Starkes, had worked at the Mills since before the Civil War and the family had most likely lived in company housing. She built the side-passage, frame house at 1604 East Market Street (DHR# 002-1260-0030) in 1890.<sup>65</sup> Warren S. Graves, who had worked at the Mills since the 1880s,<sup>66</sup> built the two-story frame I-house at 1610 East Market Street (DHR# 002-1260, 0048) between 1886 and 1900 after buying lot 1 of the Brennan land for \$200.<sup>67</sup> Because of the loss of the 1890 census, it is difficult to track many of those who built or owned homes in the 1880s and 1890s. Oral history and the 1900 and 1910 census rolls confirm, however, that the population of the Woolen Mills Village consisted almost entirely of mill employees.<sup>68</sup> It is therefore reasonable to assume that the vast majority of the individuals who built the twenty-two houses between 1886 and 1900 were people who worked at the mill.

Some of the early owners of the large lots subdivided the plots and sold parcels to family members. It was common in southern mill towns for people to move to join family members already working in the factories.<sup>69</sup> After purchasing lots 8 and 9 of the Farish land from Henry Bragg in 1889, Archibald Blair built 1709 East Market Street (DHR# 002-1260-0066).<sup>70</sup> In 1896, he sold the westernmost portion of the lot to his brother, Edward, for \$200 and Edward built 1707 East Market Street (DHR# 002-1260-0064) next door soon thereafter.<sup>71</sup> With side-hall plans and hipped roofs, these frame houses are very similar.

Others sold or gave portions of their lots to their children. Martha S. Burgess purchased lots 3 and 4 of the Brennan plat in 1885-86.<sup>72</sup> She built the frame side-hall plan house with an irregular footprint at 1702 East Market Street (DHR# 002-1260-0060) in 1887-88 and lived there with her children.<sup>73</sup> Burgess sold lot 4 to her daughter, Mrs. Willie Ann Krickbaum, and her husband, John G. Krickbaum, in 1891 for \$75 and they built the frame house at 1712 East Market Street (DHR# 002-1260-0067) in the 1890s.<sup>74</sup> The house is almost identical to that built by Willie Krickbaum's mother at 1702 East Market Street (DHR# 002-1260-0060) to the east just a few years earlier. Krickbaum was a filer at the Woolen Mills and by 1910, their fifteen-year old daughter, Eva, was working as a bookkeeper in the Woolen Mills as well. In 1897, the Krickbaums sold the eastern portion of their lot to Willie Krickbaum's sister, Virginia A. Johnson, and her husband, JF Johnson, for \$23.<sup>75</sup> By 1910, Johnson and Krickbaum were working together in the weaving department of the Woolen Mills.<sup>76</sup> The Johnsons built 1718 East Market Street (DHR# 002-1260-0071) – another frame side-hall plan very similar to the houses built by Virginia Johnson's sister and mother to the west – between 1897 and 1900.<sup>77</sup> Sometime in the 1890s, the Burgess daughters, their husbands, and their mother built a store directly on the road at 1622 East Market Street (DHR# 002-1260-0058), which mother Martha Burgess presumably ran as competition for the Woolen Mills company store.<sup>78</sup> The building still stands and has since been converted into a duplex. In 1912, the Johnsons sold their house at 1718 East Market (DHR# 002-1260-0071) and purchased and moved into Virginia Johnson's mother's house at 1712 East Market Street (DHR# 002-1260-0067).<sup>79</sup> They took care of their Martha Burgess until their children, JW and Ethel HA Garisson, took over in 1947.<sup>80</sup>

The Charlottesville Woolen Mills purchased very little of the Brennan and Farish land in these years. With many employees building and buying their own houses and the company's finances caught up in rebuilding and modernizing the factory, the Mills had no need or capital to buy and develop such large tracts of land. The houses the Mills did build in this period varied in size and style. The dwellings at 1730 Chesapeake Street (DHR# 002-1260-

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0089), 202 and 203 Riverside Avenue (DHR# 002-1260-0005, -0080), 313 Steephill Street (DHR# 002-1260-0081), and 1601 or 1607 East Market Street (DHR# 002-1260-0042, -0046) were all built by the Mills between 1890 and 1897 and are indistinguishable from houses built independently by mill employees in the same period.<sup>81</sup> Like most mills, the Charlottesville Woolen Mills followed local vernacular styles and used local labor, most likely the same people who were busy constructing the private homes in the village at the same time. These most likely included village residents and carpenters Nat Leake, George Baltimore, and Henry Spicer. The houses are typically two-story, frame, and feature Late Victorian details on their one-story front porches. Unlike most northern mill villages based on model town plans, the reliance on local building traditions and materials was more typical of textile mill settlements in the South. Northern company towns were most often designed according to architects' designs, while the smaller southern mill towns usually featured factory buildings based on northern prototypes and single-family worker's housing based on the local vernacular.<sup>82</sup>

The rush of building in the village in the 1880s-90s did not go unnoticed. A local newspaper declared in 1887: "from the number of new buildings that are now being built and in contemplation, we shouldn't wonder if Pyreus [sic] doesn't ask for articles of incorporation in the near future and set up the town business for herself."<sup>83</sup> Because so much of the construction was done privately, the buildings and their relationships to one another and the street were far more varied than typical company towns built entirely by a mill.<sup>84</sup> Because the Brennan and Farish plots were initially platted into large lots that individuals then parceled out to others, lot sizes in the district vary considerably. People built houses close to the road and typically subdivided lots from north to south, allowing for long, deep tracts that provided plenty of space for keeping farm animals and large vegetable gardens. Development happened primarily along the east end of East Market Street, closest to the Mills. The few houses built on Chesapeake Street were most often the result of someone purchasing two lots back-to-back and building on both the northern (Chesapeake Street-fronting) and the southern (East Market Street-fronting) lots. Because Chesapeake Street was only an unnamed country road in the late 19<sup>th</sup> century, development only clustered on the south side of this street's east end, closest to the Mills. For example, John B. Spencer, listed in 1900 as a laborer whose twenty-eight-year old daughter worked in the mill, purchased the back-to-back lots 4 and 5 of the Farish land in 1887 for \$275.<sup>85</sup> He built the one-story, frame house at 1800 Chesapeake Street (DHR# 002-1260-0090) on the northern lot 5 and the two-story, frame 1809 East Market Street (DHR# 002-1260-0073) on the southern lot 4 between 1887 and 1893.<sup>86</sup> Spencer lived in 1809 East Market Street (DHR# 002-1260-0073) and his son, Woolen Mills weaver James A. Spencer, purchased 1800 Chesapeake Street (DHR# 002-1260-0090) soon thereafter.<sup>87</sup> The exception to this pattern is the two-story, stuccoed 214 18<sup>th</sup> Street (DHR# 002-1260-0083), built further west on Chesapeake Street between 1897 and 1900 by G. E. McDaniel after he purchased the northern portion of lot 17 of the Farish land.<sup>88</sup> McDaniel most likely found this an attractive lot because it was on the corner of two new roads – 18<sup>th</sup> and Chesapeake Streets – suggested by the Farish plat.

Between 1882 and 1906, the Mills had doubled their work force for a total of 150 employees.<sup>89</sup> The growth of the village and the influx of new employees quickly necessitated amenities such as a schoolhouse and chapel that had not been needed in the Mills' leaner decades. In 1886, a local newspaper article reported: "At the Woolen Mills there has been recently erected a building which will be used as a school-house, and on Sunday as a place for religious meetings. There has already been organized a Sunday-school, which holds its sessions in the afternoon...There is a large community there to be benefited by active religious work."<sup>90</sup> It is unclear where this building was located or if it still stands. The same newspaper reported a year later that meetings held in a small, one-room building had led to "the

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conversion of upwards of fifty souls.” The article goes on to claim: “it is no unusual thing to see sixty to seventy-five persons congregated there after the labors of the day...the whole community at that place were more or less brought under permanent religious influences.”<sup>91</sup> This movement, coupled with a growing population and the availability of land, led to the construction of the Woolen Mills Chapel at 1819 East Market Street (DHR# 002-1260-0003). The Carpenter Gothic building was built on a small corner lot donated by the mill, paid for by public subscription, enthusiastically endorsed by the devout mill president Henry Clay Marchant, and in use by Christmas 1887.<sup>92</sup> Additional funds were raised over the next two years as the larger community joined the effort to finish the building. The *Charlottesville Chronicle* asked for donations, claiming “we believe there are good people who would esteem it a privilege to assist these people in a work so obviously important and desirable,”<sup>93</sup> while the Farish family hosted a fundraiser on their lawn featuring a performance by the Woolen Mills choir.<sup>94</sup> Because most village residents continued to belong to churches in Charlottesville, the Woolen Mills Chapel was non-denominational and services and Sunday school were held in the late afternoon so that people could worship elsewhere on Sunday mornings.<sup>95</sup> Like most religious buildings and organizations in mill towns, the foremen of the Mills conducted the Sunday school.<sup>96</sup> To make more room for the growing Sunday School, an addition was made in 1908.<sup>97</sup>

Although the *Charlottesville Chronicle* made it clear that there was a schoolhouse in operation in the Woolen Mills Village in the 1880s, the location of such a building cannot be confirmed until 1902. In that year, the Mills purchased the small one-story house at 1701 East Market Street (DHR# 002-1260-0059), built by Charles F. Fausler in 1888-89.<sup>98</sup> The corporate minutes state: “The question of erecting a schoolhouse and providing for the...use of the children of the employees of this company...the stockholders being heartily in favor of the project.”<sup>99</sup> The schoolhouse was also a place for the mill management to gather and publicly announce changes in mill operation. By 1920, the Mills had turned the leadership of the school over to the County of Albemarle and it was considered a public elementary school.<sup>100</sup> The building operated as a school for at least another decade. By 1950, it was closed and returned to use its original (and current) use a private dwelling.<sup>101</sup>

The additions of a church and schoolhouse to the Woolen Mills Village in the late 19<sup>th</sup> century could be cited as examples of welfare capitalism,<sup>102</sup> a method that most mills used in this period to control company towns. Mills enlisted their workers in activities intended to encourage morality, pride in work and place, and to strengthen the dependence of employees on the mill.<sup>103</sup> Because the mills continued to own the entire town, their work was paternalistic and often filtered through an individual who interacted infrequently and like a “generous overlord” with employees.<sup>104</sup> The system depended on the employees being grateful, while acknowledging that the relationship was mutual: in order to maintain a productive work force, the mills had to give something back.<sup>105</sup> At the Charlottesville Woolen Mills, Henry Clay Marchant advised his employees: “Work, work, strive to excel. If an employe [sic], strive to faithfully and conscientiously discharge whatever duties you undertake, and make your services indispensable to your employer; and, above all, ask God’s guidance and help, that you may live a sober, unselfish, righteous, and useful life.”<sup>106</sup> This philosophy is clearly hierarchical and echoes other welfare capitalists of the period. Marchant also maintained a tight control over who could work at the Mills. An 1892 *Charlottesville Chronicle* claimed: “The management are very careful in looking up the antecedents of those who apply for work, and aim to employ only persons of good character, whether male or female.”<sup>107</sup> Such control (or the appearance of control) over the “character” of employees was typical of welfare capitalism as it made the mill management the judge of what was best for its workers, confirming the paternalistic approach. The continuance of a company store well into the 20<sup>th</sup> century,<sup>108</sup> the provision of health insurance for employees,<sup>109</sup> the contribution of land to build a chapel, and the purchase of a

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building for a schoolhouse are also all indicators that Marchant and the Mills were attempting to “control” the mill employees through seemingly generous gestures.

Yet other characteristics of the Mills and the village in this period suggest that what was at work was a much-modified welfare capitalism, making the Woolen Mills Village a unique version of a late-19<sup>th</sup>-century mill town. Marchant, for example, was far from a distant paternal figure. He lived in company housing as early as the late 1870s, next-door to his employees. While 2000 Marchant Avenue (DHR# 002-1260-0014) was the largest house in the village and sat high on a hill overlooking the chapel, Marchant was far more involved with the day-to-day business of the mill and lives of the employees than the typical mill president. When Marchant died suddenly in 1910, the Charlottesville newspaper called him a “patriot” and remarked: “Few men could have been removed from their active life whose loss would have been more serious to the community...There are many who bless the fact that he has lived among them.”<sup>110</sup> His pallbearers included Warren S. Graves and George Baltimore, both longtime employees of the Charlottesville Woolen Mills. Corporations also typically provided little opportunity for advancement, keeping tight control over management so that subordinates could not rise into supervisory positions.<sup>111</sup> Mill supervisors at the Charlottesville Woolen Mills, however, rose through the ranks and were not appointed by the mill’s corporate board from elsewhere. Henry Bragg, who began as a child mill hand in the 1880s, rose to superintendent of the Charlottesville Woolen Mills in 1924, for example.<sup>112</sup> Warren S. Graves, who had also worked at the Mills as early as the 1880s, was a carding foreman by 1910.<sup>113</sup> Perhaps it was the simple fact that workers had the option to purchase land and build or own a house that promoted not only Marchant’s unusual relationship with his employees, but also prevented paternalistic ideology from taking hold. If the majority of people owned their own houses rather than rented from their employer, they were free to build their own lives and, in some ways, were closer to being equal to those who owned the company itself. They were not dependent upon the mill like wards, but chose to live and work in the Woolen Mills Village. Marchant and the Mills, therefore, may have encouraged Christian behavior and helped to build the church and schoolhouse because they wanted to, not because they were trying to control their employees. The result was a community in which a relatively limited number of families – the Baltimores, Holloways, Harlows, Gianninis, and Spencers being some of the largest and most enduring – lived and worked for decades, ensuring that both the village and the Charlottesville Woolen Mills were stable and productive enterprises.

Some of the same factors that prevented typical welfare capitalism in the Woolen Mills Village also made the neighborhood a point of pride for nearby Charlottesville. Unlike many southern textile mill towns that were regarded by local townspeople as full of ignorant, filthy, and uncivilized people,<sup>114</sup> the Woolen Mills and its community were a point of pride for Charlottesville. The local Commonwealth’s Attorney claimed publicly of the village in 1892: “he knew of no community more conservative, sober, and moral.”<sup>115</sup> An 1889 announcement in the *Charlottesville Chronicle* praised the Woolen Mills Band in their report of a New Years concert: “This organization...has proven on various occasions its disposition to aid in cases where music is required, and in many ways to give pleasure to our citizens. They ought to be encouraged.”<sup>116</sup>

The proximity of the Woolen Mills Village to Charlottesville undoubtedly helped to shape the opinions of local townspeople; mill life was not so far away from town that it could appear foreign or entirely rural or backwards. By 1892, the *Charlottesville Chronicle* was recognizing the growth of the city eastward towards the Mills: “With the University at its western extremity it is probable that the whole growth of the city would be in that direction if no counteracting influences were brought to bear. As it is, however, the eastern extremity of the city and the Woolen

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Mills are fast becoming nearer together, the growth in this direction being nearly as rapid as the west.”<sup>117</sup> The city’s population grew from 2,838 in 1870 to 6,449 in 1900 and continued to rise steadily.<sup>118</sup> One of the earliest developments east of town near the Woolen Mills, Riverside Cemetery, occurred in this period thanks in part to Henry Clay Marchant. In 1892, the Charlottesville Land Company, a real estate venture that was successfully developing the Belmont neighborhood, purchased and platted a large portion of The Farm with the Rivanna River to the north, High Street and Meade Avenue to the west, East Market Street from Meade Avenue until 18<sup>th</sup> Street NE and Chesapeake Street from 18<sup>th</sup> to Riverside Avenue to the south (going around the Farish plat of 1886), and the river to the east.<sup>119</sup> This is the first time that the street names “Chesapeake Street” and “Franklin Street” appear. A large tract of land nestled in the bend of the Rivanna River was reserved in the plat and purchased the next year by the newly incorporated Riverview Cemetery Company for \$6,987 to be developed as a private cemetery.<sup>120</sup> The property was already serving as a graveyard: the Lewis family (original owners of The Farm and kin to the Meriwethers) had used the highest point of the tract as the burial plot for The Farm. The slate gravestones there belong to the 18<sup>th</sup> and early 19<sup>th</sup> centuries (including Nicholas Lewis), pre-dating the graves in the late-19<sup>th</sup>-century Riverview by more than a hundred years. Charlottesville’s public cemeteries, such as Maplewood Cemetery northeast of the courthouse, were crowded and close to the bustling downtown in the late-19<sup>th</sup> century. Riverview offered large, regular plots and dramatic views of the Rivanna River and the mountains. The original design for the cemetery’s layout was elaborate, featuring blocks of tightly-spaced lots closest to Chesapeake Street that slowly unraveled into serpentine drives as one moved north to the river.<sup>121</sup> The picturesque plan was typical of 19<sup>th</sup>-century cemeteries. Only the southernmost blocks of the initial plan were realized, with the northern portion of the cemetery developing later and more sparsely.<sup>122</sup> A street named “Marchant Avenue” was planned for the eastern edge of the cemetery, indicating the influence Henry Clay Marchant had over the area. Although never opened, Marchant Avenue was envisioned as an important access route for the cemetery. It was made obsolete by entrances on the south and west sides. Marchant had in fact purchased a large portion of the remaining land of the Charlottesville Land Company’s 1892 plat surrounding the cemetery. Between 1893 and 1894, Marchant purchased a total of 63.5-acres from the Charlottesville Land Company. This property was the majority of the land the company platted in 1892, constituting what was left of The Farm east of Meade Avenue and north of East Market Street to the river’s bend.<sup>123</sup> Marchant sold a portion of this property to Riverview to create additional roads (never built) that would allow the cemetery to be more easily accessible.<sup>124</sup> He was elected president of the Riverview Cemetery Company in 1905.<sup>125</sup> By 1900, however, the current entrance on Chesapeake Street had been established. The *Daily Progress* reported: “The Riverview Cemetery Company have just closed a contract for a handsome entrance to their grounds and for an iron fence across their front extending 1428 feet...The cemetery is one of the most beautiful spots...The distance from the city which to some will at first seem a disadvantage is on the contrary a decided advantage since it is thereby removed from the depredations that so frequently cause pain to those having burial lots near the city.”<sup>126</sup> Although a granite arch was planned for the entrance to the cemetery as well,<sup>127</sup> it is unclear if that was ever built. The stone pylons and short iron fence that line the cemetery today replace the apparently more elaborate entrance planned at the turn of the century. The cemetery also brought one of the few, non-mill affiliated residents to the village. Cemetery caretaker William J. Lucado purchased a large lot of the Farish plat in 1901 and built the small, one-story, original block of the stuccoed 1700 Chesapeake Street (DHR# 002-1260-0086) directly across from Riverview’s entrance that same year.<sup>128</sup> The cemetery purchased the house in 1929 and leased it to the cemetery’s caretaker for decades.<sup>129</sup>

Many employees of the Charlottesville Woolen Mills purchased plots in Riverview Cemetery in the 1890s and were later buried there. Martha Burgess, the matriarch of the Burgess-Johnson-Krickbaum clan; Archie Blair, who built

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1709 East Market Street (DHR# 002-1260-0066); J. E. Hudson, who built 1516 East Market Street (DHR# 002-1260-0040); W. S. Graves of 1610 East Market Street (DHR# 002-1260-0048); and Jeremiah Rainstrick, who built 1618 East Market Street (DHR# 002-1260-0056), are just some of the village residents and mill employees who purchased plots before 1909 and were later buried in Riverview Cemetery. Henry Clay Marchant was one of the first to buy lots in the cemetery in 1894. He purchased an entire block situated at the southwest corner of the cemetery and visible from Chesapeake Street.<sup>130</sup> The large lot was apparently intended for the burial of Woolen Mills employees. Since Marchant was buried there in 1910, the lot has become full of headstones with names familiar to the neighborhood. Because the records for the cemetery have been lost, it is impossible to track how these lots were purchased or distributed, but one can assume that these mill families were buried there at Marchant's invitation.

The success of the Charlottesville Woolen Mills in this period provided another reason for the town of Charlottesville to regard the village as a good addition to the community. The devastating impact that the 1893 depression had on many American textile mills brought managements to consider new ways to compete with the more fashionable and technologically-advanced products imported from abroad. The Charlottesville Woolen Mills responded by beginning to specialize in the heavy fabric used to make uniforms in the 1890s.<sup>131</sup> Producing material for uniforms was ideal for the small operation because uniform styles changed slowly (thus precluding the need for the factory to alter production to respond to the latest fashion), companies were looking for consistency in the product (and would therefore remain loyal to the Mills for years), and such patterns resulted in predictable orders and scheduling.<sup>132</sup> For the next four decades, the Mills were a leader in the uniform industry. Their cloth outfitted all of the mail carriers of Philadelphia, veterans in government-run homes, most cadets attending American military schools (including West Point), the Pullman Company's railroad employees, and numerous fire and police departments all across the United States.<sup>133</sup> The Mills won gold medals for their material at both the 1893 and 1904 world's fairs, and received the contract to outfit the guards of the 1893 World's Columbian Exposition. The *Charlottesville Chronicle* claimed of the honor: "The beneficial results of this recognition...of our Woolen Mills will be great and lasting."<sup>134</sup> The newspaper went on to boast: "Our community cannot regard this successful industry with too much pride, nor can too much praise be bestowed upon the management...it is a monument to persistent and well directed energy, of which not only our immediate community but also our State and country should be proud."<sup>135</sup> Besides bringing national acclaim to Charlottesville, the Mills and their employees were economic powerhouses for the immediate area. The *Charlottesville Chronicle* stated in 1892: "That the merchants may have some idea of the benefit accruing to them personally by the location of the mills here it might be well to say that the annual wages of the Mill to its employees amount in the aggregate to about \$45,000, all of which is disbursed in this immediate community."<sup>136</sup> The fact that many in the village built and maintained their own homes certainly factored into the pride that Charlottesville took in the nearby industry. Rather than slavishly serving the Mills, employees were contributing to the local economy on an individual level.

With newfound acclaim and secured production, the Charlottesville Woolen Mills went from depending on inconsistent waterpower facilitated by the dam to employing electric power from a plant across the Rivanna River in 1899. The plant had been busy powering the Charlottesville street railway since 1894. The Mills built their own dynamo in 1900;<sup>137</sup> the plant survives today in ruinous form along the railroad tracks. They continued to use waterpower, however, as the electricity was not consistent.<sup>138</sup> A four-story brick warehouse, used as an office building for the Mills in the last decades of operation and converted to condominiums once the Mills closed in the 1960s, was also built in the late 19<sup>th</sup> century at 1915 East Market Street (DHR# 002-1260-0002).

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The growth of the Mills was facilitated by the stability of the community, which continued to draw employees from those living in their own homes in the village. In 1910, this number had settled at 122 workers, with seventy-two male and fifty female employees. Eighteen mill families owned their own homes, while thirty rented from the Mills and fourteen boarded with other mill families.<sup>139</sup> Those who had grown up in company housing and were working their way up in mill management began to build their own houses. Shipping department supervisor J. E. Hudson for example (whose father, WS Hudson, had worked in the Mills when J. E. Hudson was a boy), built the fine two-story brick house at 1516 East Market Street (DHR# 002-1260-0040) in 1916.<sup>140</sup> The generation who had been children in the mill village also began to marry and build households, strengthening the ties between families and further stabilizing the community. Marcellus "Cel" Harlow, who came to the Woolen Mills Village with his family from Fluvanna County, married Bettie Francis Baltimore. Bettie Baltimore was the assistant organist at the Woolen Mills Sunday School and a weaver at the Mills.<sup>141</sup> Her father, George Baltimore, was a carpenter and weaver and a pallbearer at Henry Clay Marchant's 1910 funeral. The family had lived in/owned 214 18<sup>th</sup> Street NE (DHR# 002-1260-0083), 1709 East Market Street (DHR# 002-1260-0066), and 1615 East Market Street (DHR# 002-1260-0053) through the 1880s and 1890s. Bettie and Cel Harlow built their own house, 1606 East Market Street (DHR# 002-1260-0045), in 1916-17. An impressive two-story, Flemish bond, side-passage house with glazed headers, the building was most likely built by Bettie's brother, bricklayer John Wesley Baltimore. John Wesley Baltimore married Mary "Mamie" Starkes, who had grown up in 1604 East Market Street (DHR# 002-1260-0030) just next door. They raised their children in Mamie's childhood home, next door to sister Bettie.<sup>142</sup> Their daughter, Louise, worked for the Mills and met her husband, Woodie Pritchett, there. The Pritchetts built the store/residence 123 Franklin Street (DHR# 002-1260-0096) behind 1604 East Market Street (DHR# 002-1260-0030) in 1955-56.<sup>143</sup> Such tight family ties created a strong sense of community and ensured the Mills a stable, multi-generational work force throughout the early 20<sup>th</sup> century.

James M. Timberlake, the foreman of the wet finishing room and one of the older employees of the Woolen Mills, has been cited as an example of an "outcast" in the village.<sup>144</sup> With no familial ties to the community, Timberlake lived on the western outskirts of the village. He built his two-story I-house at 1512 East Market Street (DHR# 002-1260-0037) on lot 9 of the Brennan property circa 1886. Set on a hill and substantially larger than most other houses in the neighborhood, Timberlake's house is symbolic of his relative isolation in the Woolen Mills Village. In 1918 during World War I, the Charlottesville Woolen Mills' first strike began in his department when management refused to pay employees missed wages that resulted from a mandatory Fuel Administration shutdown. It has been speculated that Timberlake did not have control over the department, which consisted largely of people related by blood or marriage. Management lost confidence in Timberlake after the strike and he was replaced soon thereafter.<sup>145</sup>

The presidents of the Charlottesville Woolen Mills after Henry Clay Marchant's death in 1910 were not as hands-on or as involved in the day-to-day activities in the village.<sup>146</sup> Unlike Marchant, they had not grown up in the business, nor did they have his direct connection to the antebellum operation. Business continued largely as usual, however, with the stability of the uniform market and the community itself undoubtedly being important factors. World War I brought higher turn-over than the Mills were used to as wages at the Woolen Mills were lower than other factories in the region and the war presented employment opportunities elsewhere.<sup>147</sup> Management responded by raising wages, but could not prevent the strike in 1918. After the strike, Durgen Van Wagonen was elected president of the company. Recruited from outside of the company and more interested in business than Marchant's brand of



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paternalism, Van Wagonen was not popular with the close-knit, long-standing community.<sup>148</sup> The company prospered under his management, however, allowing for the community to grow westward and for the construction of new and more modern mill buildings. While many American woolen mills failed in the years after World War I because wages were increasing and their outdated machinery could not produce rapidly changing fashions, the Charlottesville Woolen Mills' specialization in uniform cloth kept profits steadily rising.<sup>149</sup> Van Wagonen embarked on an ambitious modernization plan for the factories in 1920, wishing to expand production that would allow the Mills an even tighter grip on the uniform market. It was in this building period that many of the mill structures that stand today at 2100 East Market Street (DHR# 002-1260-0007) were built and outfitted with the latest in wool milling technology. A new weaving room was built in 1927 for \$52,000, followed by a new finishing building soon thereafter.<sup>150</sup> With saw-tooth roofs and elevations full of glazed windows, these buildings were strikingly different from Spooner's 19<sup>th</sup>-century factory next door.

Despite the massive overhaul of production, the Charlottesville Woolen Mills suffered during the Great Depression as many military schools and municipalities deferred on updating their uniforms. The Mills cut production in half in 1931 and were completely shut down for most of 1932.<sup>151</sup> In a continuing effort to modernize and to expand the Mills' market by converting much of the operation to a "straight line textile mill," the towered factory was replaced with the massive four-story, flat roofed factory with glazed windows. The new building was constructed on the foundations of the 1880s mill and the first floor of the earlier mill can be seen beneath the present asphalt parking lot from across Moore's Creek. Because the mill was run entirely on electric power by the 1930s, the relationship between the building and the river and creek could change. Although the new plant was built at the end of East Market Street where Moore's Creek meets the Rivanna River just as Meriwether's had been built in the early 19<sup>th</sup> century, the new buildings were sited so as to take advantage of street rather than river or creek access. This facilitated the transportation of goods via trucks and other motor vehicles.<sup>152</sup> Automatic looms and other new technology were introduced to the factory, lessening the need for manual labor. Wages were cut and thirty-six employees were laid off.<sup>153</sup> With President Roosevelt's national standardization of industrial employment practices, young teenagers could no longer work at the Mills and minimum wages and maximum hours were set.<sup>154</sup> These changes drew prices up, though the municipalities who had purchased Charlottesville Woolen Mills uniform cloth for decades could not afford the higher prices.<sup>155</sup> The turbulence of the company's financial situation was matched with changes and disagreements in management, leading to Van Wagonen's resignation as mill president in 1938.<sup>156</sup>

Changes in the residential village landscape also occurred between 1920 and the 1930s. In 1918, the heirs of Henry Clay Marchant sold the large tract of undeveloped land he had purchased from the Charlottesville Land Company in the 1890s to the Albemarle Golf Club, Inc. for \$18,800.<sup>157</sup> With varying topography, a rural setting, and proximity to Charlottesville, the sixty-three-acre parcel was ideal for the golf course they built there in the early 1920s. Reminders of the golf course persist in street names like "Fairway Avenue," "18<sup>th</sup> Street NE," and "Short 18<sup>th</sup> Street." By 1927, the group had incorporated and purchased the Warner Wood Estate in Albemarle County and was building a new country club around Farmington, a house designed by Thomas Jefferson. They began to sell the land near the Mills and in 1929, platted the remaining property along the north and south sides of Chesapeake Street east of 16<sup>th</sup> Street and the north side of East Market Street east of 16<sup>th</sup> Street into regular lots. With fifty feet of street frontage and depths ranging from 150 to 200 feet, these regular lots shaped a very different development west of the more organically subdivided lots of the Farish and Brennan plats. The lots furthest east were purchased first by Woolen Mills employees or their families. Charles B. Holloway, a wool sorter, purchased four lots on the northwest corner of

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East Market Street and 18<sup>th</sup> Street NE in 1930-31 for \$650.<sup>158</sup> He sold the western lots to his daughter and her husband, Ruby and Guy N. Taylor, and they built 1513 East Market Street (DHR# 104-5161). Holloway built 1515 East Market Street (DHR# 104-5162) in 1935-36.<sup>159</sup> These houses, like many built in the former golf course tract in the 1930s, are frame and stuccoed adaptations of Craftsman Bungalows.

New building within the village, meanwhile, was limited in the 1920s and 1930s. With six houses built between 1900 and 1920, only seven were built between 1920 and World War II. Following the development of the former golf course, Chesapeake Street was finally built up. The house at 1729 Chesapeake Street (DHR# 002-1260-0088), begun circa 1899 as a two-room, two-story "tenement," retained its large lot until 1923, when the owners sold a street-fronting portion just to the east to ET and VE Berry.<sup>160</sup> They built the brick foursquare house at 1803 Chesapeake Street (DHR# 002-1260-0091) in 1926-27.<sup>161</sup> In 1930, they parceled off and sold another street-fronting lot to the east to HC Womack for \$300 and he built the bungalow at 1805 Chesapeake Street (DHR# 002-1260-0094) in 1930-31.<sup>162</sup> Neither man worked for the Woolen Mills or had discernable family ties to the village: Berry was a machinist for a lumber company and Womack a freight runner for a hardware store.<sup>163</sup> With bus service between Charlottesville and the village,<sup>164</sup> Charlottesville continuing to spread eastward, and the proliferation of private automobiles, people could now live in the village and work at businesses other than the Woolen Mills. Those who lived and built closest to the Mills on East Market Street in houses built in the 1880s-90s, however, continued to be mill employees had family members who continued to work there. In 1920, Emma Maddex was a stenographer at the Mills, while older brother Grover Maddex worked as a spinner and rented a house with his young wife, Nora.<sup>165</sup> They had grown up in the house their mother, Sally Maddex, built at 1611 East Market Street (DHR# 002-1260-0049) in 1911-12.<sup>166</sup> When Sally Maddex bought her small lot (parceled off the Farish plat), her mill-employed daughters, the married Clara Hall and unmarried Emma Maddex, purchased adjacent lots as well.<sup>167</sup> Grover bought the lot for 1613 East Market Street (DHR# 002-1260-0051) from his sister Clara in 1934 for \$250. He and his wife built the front-gabled bungalow at 1613 East Market Street (DHR# 002-1260-0051) in 1935-36.<sup>168</sup>

With newly modernized production techniques came changes to the relationships between the Mills and their employees. Following national trends in the 1920s-30s, the Charlottesville Woolen Mills raised wages and instituted vacation time, half workdays on Saturdays, pensions, and an insurance plan.<sup>169</sup> The mill employees' first union was formed in the 1940s. Led by the son of Henry Bragg, who had begun working in the mill as a boy in the 1880s, the establishment of the union is a symbol of the marked changes that had happened in the village in a generation.<sup>170</sup> Gone were any visages of Marchant's paternalism; the relationship between the Charlottesville Woolen Mills and the residents of the Woolen Mills Village had become a thoroughly modern business arrangement.

Profits began to rise for the Charlottesville Woolen Mills as the nation headed into World War II.<sup>171</sup> Ninety-five percent of production during the war was for the United States Navy and the majority of employees continued to hail from the village.<sup>172</sup> Women continued to be a substantial part of the workforce, as they had during the previous century. After the war, the Mills' profits began to decline as they diverged from solely producing uniform fabric and entered the apparel market for the first time.<sup>173</sup> In 1949, the company finally left the hands of the corporate board begun in the 1860s when it was sold to Kent Manufacturing Company of Pennsylvania.<sup>174</sup> The company's financial situation did not improve in the early 1950s, leading to a temporary closing of the Mills and the sale of the Mills' property throughout the neighborhood. The Charlottesville Woolen Mills were finally vacated in November 1962 and machinery removed in August of the next year for liquidation.<sup>175</sup> The annexation of the majority of the residential

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portion of the village in 1968 to the City of Charlottesville furthered the notion of the industrial center's end. The changing of name of the main thoroughfare between town and the Mills from "Woolen Mills Road" to "East Market Street" also aided in the shift of the neighborhood's identity from a mill village to a residential neighborhood.

With the Mills closed, the livelihoods that families had now depended on for generations was lost. With the growth of Charlottesville into a bustling town, however, opportunities that had not existed for village residents just a few decades earlier now proliferated. The sale of the Mills' assets in the 1950s-60s also provided the opportunity for many who had never owned property in the village to purchase a house or build anew. These conditions sparked the last wave of building in the village at the end of the period of significance. The 1950s also saw the parceling off and development of some lots left undivided since the Farish and Brennan plats in the 19<sup>th</sup> century. For example, the Mills parceled off the large lot for the schoolhouse at 1701 East Market Street (DHR# 002-1260-0059) in 1953, creating 3 additional lots. They sold the schoolhouse to William Joseph Holloway and his wife, Clara Caldwell Holloway for \$3,500 separately from the other three lots facing onto East Market Street and Riverview Avenue.<sup>176</sup> Holloway had been a machine operator for the Mills and his wife a burler when they were renting a house in the village in 1930.<sup>177</sup> Julius L. Lively, Jr. and his wife, Joyce, purchased the large lot to the east of 1701 East Market Street (DHR# 002-1260-0059) and built two houses – 1703 and 1705 East Market Street (DHR# 002-1260-0061, -0062) – between 1958 and 1961.<sup>178</sup> The modest Cape Cod houses built on concrete block foundations are typical of this period and reflect similar houses that were constructed in the golf course subdivision beginning in the 1930s. Chesapeake Street also became the site of new development in the early 1960s as Chesapeake-fronting lots that had been sold as part of East Market Street-fronting lots were finally parceled off and sold separately.

Begun in the early 19<sup>th</sup> century with a timber-crib construction dam and a modest, family-run mill complex, the Woolen Mills Village grew over the next century into a productive and close-knit community. Differing from typical southern textile mill towns with a substantial portion of its employees who, by the late 19<sup>th</sup> century, had built and owned their own homes, the Charlottesville Woolen Mills avoided some of the stereotypes that plagued larger mills. Fed by the steady business of uniform cloth production over a number of decades and the employment of generations of closely related village families, the Mill prospered when other southern industries wavered. Thanks to careful preservation by descendants of some of those original families and new residents, the Woolen Mills Village retains a high degree of integrity and remains a unique example of a southern textile mill town. The District includes some of the last vestiges of Charlottesville's 19<sup>th</sup>-century industrial history, including: the railroad bridge that brought raw materials in and took finished cloth out, remnants of the 1870 dam that helped to power the Charlottesville Woolen Mills, and a collection of substantial brick factory buildings. The domestic buildings, meanwhile, form one of the area's most complete collections of late-19<sup>th</sup> and early 20<sup>th</sup>-century dwellings. The pre-Civil War Gothic Revival duplexes are unique in the County of Albemarle, while the later houses are vernacular adaptations of the Late Victorian, Craftsman Bungalow, and Colonial Revival. Largely developed according to the parceling of a large farm, the Woolen Mills Village is a remarkably intact example of late-19<sup>th</sup>-century settlements in the area. The uniquely-shaped parcels were created when mill workers purchased large lots and subdivided and sold them to friends, family members, and newcomers looking for employment at the nearby factory. The large number of secondary resources and historic parcels, coupled with the small number of buildings constructed after the period of significance allows the District to retain the feeling of a small 19<sup>th</sup>-century industrial village. The story of the Charlottesville Woolen Mills and the village that grew up to support it remain a visibly rich part of Charlottesville and Albemarle County's local history.

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ENDNOTES

<sup>1</sup> There is considerable confusion over the name of William Meriwether. Primary sources distinguish between a William D. Meriwether and a William H. Meriwether. Although Harry Edward Poindexter claims these to be two different men in his 1955 dissertation, it seems that there are errors in the historical record and that they were, in fact, the same person. I have chosen to use the shortened name “William Meriwether” to avoid confusion.

<sup>4</sup> Darby O’Donnell, “Phase I Cultural Resources Survey of 0.07 Acres for a Proposed Temporary Access Road to the Woolen Mills Dam, Albemarle County, Virginia, VDHR File #2005-1776” (Prepared for the Rivanna Conservation Society, September 2006), 19-25.

<sup>5</sup> Harry Edward Poindexter, “A History of the Charlottesville Woolen Mills, 1820-1939” (MA thesis, The University of Virginia, 1955), 9.

<sup>6</sup> The dam was largely dismantled in 2007. Lena L. Sweeten and Donald R. Burden, “Draft Historic and Photographic Documentation of the Woolen Mills Dam (002-1260-0009), Charlottesville, Albemarle County, Virginia” (Prepared for the Rivanna Conservation Society, July 2007), 5-6.

<sup>7</sup> See Michael J. Bednar, “The Farm” (National Register of Historic Places Registration Form, September 1996).

<sup>8</sup> County of Albemarle, Virginia, Deed Book 38, 363; O’Donnell, “Phase I Cultural Resources Survey,” 24.

<sup>9</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 8

<sup>10</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 3-7.

<sup>11</sup> County of Albemarle, Virginia, Deed Book 44, 355; “Farish, Farrish,” Hanging file (Albemarle County Historical Society, Charlottesville, Virginia).

<sup>12</sup> County of Albemarle, Virginia, Deed Book, 44, 269. By 1848, Thomas L. Farish had also acquired the large brick house known as The Farm and its surrounding acreage (see County of Albemarle, Virginia, Deed Book 46, 389).

<sup>13</sup> County of Albemarle, Virginia, Deed Book 45, 265.

<sup>14</sup> “Farish,” Hanging file; County of Albemarle, Virginia, Deed Book 62, 535.

<sup>15</sup> County of Albemarle, Virginia, Deed Book 62, 535. The 2-story brick house stood just east of the house now known as 1805 Chesapeake Street. See John T. E. Simms, “Plat of Julia Farish’s Subdivision of The Farm” (County of Albemarle, Virginia, Deed Book 88, 260, February 1887); Sanborn Fire Insurance Company, Map, City of Charlottesville (1929), sheet 69.

<sup>16</sup> County of Albemarle, Virginia, Deed Book 62, 535.

<sup>17</sup> Kimberly Merkel, “Woolen Mills Tavern, 1901 East Market Street, Charlottesville, Virginia,” *Studies in Vernacular Architecture* 36 (1976).

<sup>18</sup> Peter Sandbeck, “A History of the Charlottesville Woolen Mills” student paper (1975, Special Collections Library, The University of Virginia, Charlottesville, Virginia).

<sup>19</sup> Jacquelyn Dowd Hall et al., *Like a Family: The Making of a Southern Cotton Mill World* (Chapel Hill: The University of North Carolina Press, 1987), 114.

<sup>20</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 17, 24.

<sup>21</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 25

<sup>22</sup> Poindexter “A History of the Charlottesville Woolen Mills,” 28-34; County of Albemarle, Virginia, Deed Book 51, 376.

<sup>23</sup> Sandbeck, “A History of the Charlottesville Woolen Mills,” 2.

<sup>24</sup> County of Albemarle, Virginia, Deed Books 61, 215 and 62, 509.

<sup>25</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 42-3.

<sup>26</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 42.

<sup>27</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 47-9

<sup>28</sup> “An Act to Render Valid the Charter of Incorporation of the Charlottesville Woollen [sic] Mills, and the Legalize all acts done in pursuance thereof,” *Acts of the Joint Resolutions Passed by the General Assembly of the State of Virginia, at Its Session of 1871-72* (Richmond: R. F. Walker, Sup’t of Public Printing, 1872), 15.

<sup>29</sup> Edward L. Ayers, *The Promise of the New South: Life after Reconstruction* (New York: Oxford University Press, 1992), 112

<sup>30</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 59

<sup>31</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 60-66.

<sup>32</sup> See Sandbeck, “A History of the Charlottesville Woolen Mills,” 5.

<sup>33</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 71-2.

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<sup>34</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 62-3, 66.

<sup>35</sup> Lena L. Sweeten and Donald R. Burden, "Draft Historic and Photographic Documentation of the Woolen Mills Dam (002-1260-0009), Charlottesville, Albemarle County, Virginia" (Prepared for the Rivanna Conservation Society, July 2007), 6.

<sup>36</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 75-6.

<sup>37</sup> Charlottesville Woolen Mills, Inc., *Charlottesville Woolen Mills Records, 1869-1900* (Special Collections Library, The University of Virginia, Charlottesville, Virginia), 1: 78-9.

<sup>38</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 81-4.

<sup>39</sup> Charlottesville Woolen Mills, Inc., *Charlottesville Woolen Mills Records*, 1:78-79.

<sup>40</sup> Charlottesville Woolen Mills, Inc., *Charlottesville Woolen Mills Records*, 1:81

<sup>41</sup> County of Albemarle, Virginia, Deed Books 66, 58 and 67, 540.

<sup>42</sup> Sanborn Fire Insurance Company, Map, City of Charlottesville (1902), sheet 14.

<sup>43</sup> Charlottesville Woolen Mills, Inc., *Charlottesville Woolen Mills Records*, 1:78-9; United States Census Records, 1880.

<sup>44</sup> Andrew H. Myers, "The Charlottesville Woolen Mills: Working Life, Wartime, and the Walkout of 1918," *The Magazine of Albemarle County History* 53 (1995): 76.

<sup>45</sup> United States Census Records, 1880.

<sup>46</sup> Ayers, *The Promise of the New South*, 114.

<sup>47</sup> Ayers, *The Promise of the New South*, 113; Dowd et al., *Like a Family*, 33

<sup>48</sup> Ayers, *The Promise of the New South*, 113-14.

<sup>49</sup> "Disastrous Fire," *Charlottesville Chronicle*, 13 January 1882.

<sup>50</sup> Roughly 115 people are listed in the 1880 United States Census roll as living in households with Woolen Mills employees. *Jefferson Republican*, 18 January 1882; Myers, "The Charlottesville Woolen Mills," 89.

<sup>51</sup> "Disastrous Fire."

<sup>52</sup> "The Woolen Mills to Be Rebuilt," *Charlottesville Chronicle*, 20 January 1882.

<sup>53</sup> "The Charlottesville Woolen Mills," *Charlottesville Chronicle*, 26 January 1883.

<sup>54</sup> Dowd et al., *Like a Family*.

<sup>55</sup> John S. Garner, "Introduction," in *The Company Town: Architecture and Society in the Early Industrial Age*, ed. John S. Garner (New York: Oxford University Press, 1992), 5; I. A. Newby, *Plain Folk in the New South: Social Change and Cultural Persistence, 1880-1915* (Baton Rouge: Louisiana State University Press, 1989), 260.

<sup>56</sup> Dowd et al., *Like a Family*.

<sup>57</sup> Garner, "Introduction," 6.

<sup>58</sup> John Hammond Moore, *Albemarle: Jefferson's County, 1727-1976* (Charlottesville: University Press of Virginia, 1976), 302.

<sup>59</sup> Moore, *Albemarle*, 263; Poindexter, "A History of the Charlottesville Woolen Mills," 94, 120.

<sup>60</sup> County of Albemarle, Virginia, Deed Book 74, 281.

<sup>61</sup> County of Albemarle, Virginia, Deed Book 83, 337.

<sup>62</sup> John T. E. Simms, "Brennan's Land Plat" (County of Albemarle, Virginia, Deed Book 88, 111, June 1885).

<sup>63</sup> County of Albemarle, Virginia, Deed Book 88, 260.

<sup>64</sup> County of Albemarle, Virginia, Deed Book 92, 65.

<sup>65</sup> Bill Emory, conversation with author, July 2009.

<sup>66</sup> Myers, "The Charlottesville Woolen Mills," 80.

<sup>67</sup> County of Albemarle, Virginia, Deed Book 87, 466; County of Albemarle, Virginia, 1900 Land Book.

<sup>68</sup> Roy J. and Louise H. Baltimore, interview with Bill Emory, 8 March 2003; United States Census Records, 1900 and 1910.

<sup>69</sup> Dowd et al., *Like a Family*, 37-9.

<sup>70</sup> County of Albemarle, Virginia, Deed Book 92, 453.

<sup>71</sup> County of Albemarle, Virginia, Deed Book 106, 301; 1900 Land Book.

<sup>72</sup> County of Albemarle, Virginia, Deed Books 86, 276 and 86, 111.

<sup>73</sup> County of Albemarle, Virginia, 1888 Land Book.

<sup>74</sup> County of Albemarle, Virginia, Deed Books 95, 374 and 126, 415; 1900 Land Book.

<sup>75</sup> County of Albemarle, Virginia, Deed Book 107, 330.

<sup>76</sup> Myers, "The Charlottesville Woolen Mills," 82.

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<sup>77</sup> County of Albemarle, Virginia, 1900 Land Book.

<sup>78</sup> Burgess is listed as having “own income” in the 1910 United States Census Records.

<sup>79</sup> County of Albemarle, Virginia, Deed Books 150, 240 and 149, 344.

<sup>80</sup> County of Albemarle, Virginia, Deed Book 272, 292.

<sup>81</sup> It is unclear which house was built by the Charlottesville Woolen Mills. The other was built by WA Giles in the same year.

<sup>82</sup> Margaret Crawford, “Earle S. Draper and the Company Town in the American South,” in *The Company Town: Architecture and Society in the Early Industrial Age*, ed. John S. Garner (New York: Oxford University Press, 1992), 147-8.

<sup>83</sup> *Charlottesville Chronicle*, 8 April 1887.

<sup>84</sup> Crawford, “The Company Town in the American South,” 147-48.

<sup>85</sup> County of Albemarle, Virginia, Deed Book 92, 92.

<sup>86</sup> County of Albemarle, Virginia, Deed Books 98, 453 and 107, 169.

<sup>87</sup> County of Albemarle, Virginia, Deed Book 107, 286.

<sup>88</sup> County of Albemarle, Virginia, 1900 Land Book; County of Albemarle, Virginia, Deed Book 135, 455.

<sup>89</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 127.

<sup>90</sup> *Charlottesville Chronicle*, 23 July 1886.

<sup>91</sup> “The Woolen Mills Chapel,” *Charlottesville Chronicle*, 26 August 1886.

<sup>92</sup> Department of Community Development, Charlottesville, Virginia, “1819 East Market Street,” (Charlottesville, Virginia Landmark Survey).

<sup>93</sup> “The Woolen Mills Chapel.”

<sup>94</sup> “Lawn Party at ‘The Farm,’” *Charlottesville Chronicle*, 2 September 1889.

<sup>95</sup> Myers, “The Charlottesville Woolen Mills,” 91; Roy Baltimore, Jr., interview by Alexis Black, 18 June 2003.

<sup>96</sup> Myers, “The Charlottesville Woolen Mills,” 91.

<sup>97</sup> Nancy O. Elliot and T. Richard Quesada, “Woolen Mills Chapel: Calvary Baptist Church, Charlottesville,” *Perspectives in Vernacular Architecture* (1974).

<sup>98</sup> County of Albemarle, Virginia, Deed Books 88, 132 and 124, 6; County of Albemarle, Virginia, 1889 Land Book.

<sup>99</sup> Charlottesville Woolen Mills, Inc., *Charlottesville Woolen Mills Records*, 2:15.

<sup>100</sup> Sanborn Fire Insurance Company, Map, City of Charlottesville (1920), sheet 33.

<sup>101</sup> The building is listed as a school in the 1929 Sanborn and as a dwelling in the 1950 map. Sanborn Fire Insurance Company, Maps, City of Charlottesville (1929), sheet 69 and (1950), sheet 69.

<sup>102</sup> Myers, “The Charlottesville Woolen Mills,” 90

<sup>103</sup> Crawford, “The Company Town in the American South,” 153; Dowd et al., *Like a Family*, 131-9.

<sup>104</sup> Newby, *Plain Folk in the New South*, 200.

<sup>105</sup> Newby, *Plain Folk in the New South*, 262-63.

<sup>106</sup> Henry Clay Marchant quoted in Lyon G. Tyler, *Men of Mark in Virginia: Ideals of American Life. A Collection of Biographies of the Leading Men in the State*, vol. 1 (Washington, DC: Men of Mark Publishing Company, 1906), 344.

<sup>107</sup> “Charlottesville and the Woolen Mills,” *Charlottesville Chronicle*, 3 June 1892.

<sup>108</sup> Myers, “The Charlottesville Woolen Mills,” 112.

<sup>109</sup> Poindexter, “A History of the Charlottesville Woolen Mills,” 126.

<sup>110</sup> “H. C. Marchant Expires in Cincinnati,” *Daily Progress* (Charlottesville), 11 October 1910, p. 1.

<sup>111</sup> Newby, *Plain Folk in the New South*, 125.

<sup>112</sup> Myers, “The Charlottesville Woolen Mills,” 112.

<sup>113</sup> United States Census Records, 1910.

<sup>114</sup> Newby, *Plain Folk in the New South*, 446-61.

<sup>115</sup> “Charlottesville and the Woolen Mills.”

<sup>116</sup> *Charlottesville Chronicle*, 4 January 4, 1899.

<sup>117</sup> “Charlottesville and the Woolen Mills.”

<sup>118</sup> Moore, *Albemarle*, 215, 276.

<sup>119</sup> deBruin, Bradford & Company, “The Farm: Property of the Charlottesville Land Co.,” (County of Albemarle, Virginia, Deed Book 97, 2-3, February 1892).

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- <sup>120</sup> County of Albemarle, Virginia, Deed Book 99, 234; Laura Day Kozak, "Riverview Cemetery," (student pamphlet, The University of Virginia, Spring 1998).
- <sup>121</sup> "Map, Riverview Cemetery, Charlottesville, VA," (County of Albemarle, Virginia, Deed Book 102, 21, 1893).
- <sup>122</sup> Hugh D. Simms, "Map of Riverview Cemetery situated near Charlottesville, Albemarle Co., VA, the property of Riverview Cemetery Co.," (County of Albemarle, Virginia, Deed Book 239, 245, March 1938).
- <sup>123</sup> R. E. Shaw, "Plat of Part of 'The Farm' Sold by The Charlottesville Land Co. to H. C. Marchant," (County of Albemarle Deed Book 98, 391, November 1892-January 1893).
- <sup>124</sup> County of Albemarle, Virginia, Deed Book 99, 145.
- <sup>125</sup> "Riverview Cemetery Is Sold to Jessup," *Daily Progress* (Charlottesville), 17 February 1939.
- <sup>126</sup> "Riverview Cemetery Company," *Daily Progress* (Charlottesville), 1 January 1900.
- <sup>127</sup> *Daily Progress*, 29 March 1900.
- <sup>128</sup> County of Albemarle, Virginia, Deed Book 119, 302; County of Albemarle, Virginia, 1901 Land Book.
- <sup>129</sup> United States Census Records, 1930; County of Albemarle, Virginia, Deed Books 196, 167; 204, 143; 207, 101.
- <sup>130</sup> County of Albemarle, Virginia, Deed Book 103, 9.
- <sup>131</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 112
- <sup>132</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 112-13.
- <sup>133</sup> "Our Woolen Mills," *Charlottesville Chronicle*, 20 May 1892; Poindexter, "A History of the Charlottesville Woolen Mills," 113-15.
- <sup>134</sup> "Our Woolen Mills."
- <sup>135</sup> "Our Woolen Mills."
- <sup>136</sup> "Charlottesville and the Woolen Mills."
- <sup>137</sup> Margaret and Michel Van Yahres, "Woolen Mills Power Plant," (Preliminary Information Form, Virginia Landmarks Commission, October 1883).
- <sup>138</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 104-05.
- <sup>139</sup> Myers, "The Charlottesville Woolen Mills," 87.
- <sup>140</sup> United States Census Records, 1880; County of Albemarle, Virginia, 1917 Land Book.
- <sup>141</sup> Bill Emory, conversation with author, July 2009.
- <sup>142</sup> County of Albemarle, Virginia, Deed Book 164, 153.
- <sup>143</sup> County of Albemarle, Virginia, Deed Books 307, 251 and 307, 254; County of Albemarle, Virginia, 1956 Land Book.
- <sup>144</sup> Myers, "The Charlottesville Woolen Mills," 84.
- <sup>145</sup> Myers, "The Charlottesville Woolen Mills," 107, 111.
- <sup>146</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 121-23, 141; Meyer, "The Charlottesville Woolen Mills," 97.
- <sup>147</sup> Meyer, "The Charlottesville Woolen Mills," 101.
- <sup>148</sup> Meyer, "The Charlottesville Woolen Mills," 104-06.
- <sup>149</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 145-7.
- <sup>150</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 150.
- <sup>151</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 156.
- <sup>152</sup> Comparison of 1920 and 1929-50 Sanborn Maps.
- <sup>153</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 157-8.
- <sup>154</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 159.
- <sup>155</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 160.
- <sup>156</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 162-166.
- <sup>157</sup> County of Albemarle, Virginia, Deed Book 168, 91.
- <sup>158</sup> County of Albemarle, Virginia, Deed Books 213, 545 and 237, 277; County of Albemarle, Virginia, 1932 Land Book.
- <sup>159</sup> County of Albemarle, Virginia, 1936 Land Book.
- <sup>160</sup> County of Albemarle, Virginia, Deed Books 123, 262 and 183, 215.
- <sup>161</sup> County of Albemarle, Virginia, 1927 Land Book.
- <sup>162</sup> County of Albemarle, Virginia, 1931 Land Book.
- <sup>163</sup> United States Census Records, 1930.
- <sup>164</sup> Bill Emory, "Woolen Mills Road," <<http://www.historicwoolenmills.org>> (June-August 2009).

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<sup>165</sup> United States Census Records, 1920.  
<sup>166</sup> County of Albemarle, Virginia, 1912 Land Book.  
<sup>167</sup> County of Albemarle, Virginia, Deed Books 128, 482; 128, 483; 128, 481.  
<sup>168</sup> County of Albemarle, Virginia, 1936 Land Book.  
<sup>169</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 151-2.  
<sup>170</sup> Myers, "The Charlottesville Woolen Mills," 113.  
<sup>171</sup> Poindexter, "A History of the Charlottesville Woolen Mills," 167-8.  
<sup>172</sup> "Historical Sketch, Charlottesville Woolen Mills," (July 1962, Special Collections, The University of Virginia Library, Charlottesville, Virginia).  
<sup>173</sup> "Historical Sketch."  
<sup>174</sup> "Historical Sketch."  
<sup>175</sup> "Woolen Mills Dismantled after 130-Year History," *Daily Progress* (Charlottesville), 21 August 1963.  
<sup>176</sup> County of Albemarle, Virginia, Deed Books 339, 88 and 304, 262.  
<sup>177</sup> United States Census Records, 1930.  
<sup>178</sup> County of Albemarle, Virginia, Deed Book 339, 85; County of Albemarle, Virginia, 1959 and 1961 Land Books.



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**10. GEOGRAPHICAL DATA**

**UTM REFERENCES**

- A. 722585.6337E 4211513.0187N
- B. 722622.8963E 4211602.6994N
- C. 723108.7712E 4212021.5027N
- D. 723247.8180E 4211902.9223N
- E. 723518.5834E 4211197.8705N
- F. 723479.6348E 4211008.8615N
- G. 723281.4938E 4210888.9511N
- H. 723155.5432E 4210951.9581N
- I. 722614.3884E 4211453.8915N

**VERBAL BOUNDARY DESCRIPTION**

The boundaries are shown on the accompanying map.

**BOUNDARY JUSTIFICATION**

The boundaries for the Woolen Mills Village Historic District rely largely on historic parcel lines to surround the greatest concentration of contributing resources. The southern boundary follows the CSX Railroad and the southern parcel lines of the historic 1885 plat of the Brennan land. This plat stretched from Riverside Avenue on the east to approximately Meade Avenue along the south side of East Market Street. The boundaries include all of the historic parcels (and accompanying resources) on the eastern side of this plat along the south side of East Market Street, ending at Leake Lane on the southwestern edge because the buildings to the west of Leake Lane are largely non-contributing to the District's period of significance. The southeastern boundaries of the District follow the parcel lines of the Charlottesville Woolen Mill's land, including the house at 2000 Marchant Street built in the late 19th-century for the mill president and superintendent, Henry Clay Marchant, and the worker's housing on Pireus Row and the mill buildings at the end of East Market Street. Staying east of the Rivanna River and north of Moore's Creek, the eastern boundaries do extend to include the ruined dam. Active since the early 19th century, the dam at this site has determined the growth of the area as an industrial center. The boundaries then extend northwest to include the housing built by the mills on the north side of East Market Street and Riverside Avenue. The buildings included on the north side of East Market Street and the few on the south side of the eastern end of Chesapeake Street are largely the contributing resources built on parcels determined by the 1886 plat of the Farish land. Few other buildings on the south side of Chesapeake Street are included because this side of the street was largely developed after the period of significance. Late 19th-century property owners often purchased lots on the north side of East Market Street along with the abutting lots fronting onto the south side of Chesapeake Street. Development along the south side of Chesapeake was limited during the period of significance, therefore, to the eastern edge (closest to the mills) and at the intersection of 18th Street NE, then a new street. Contributing resources in these areas of the south side of Chesapeake Street have been included within the boundaries. Riverview Cemetery and the few buildings on the north side of Chesapeake Street were largely included because of their association with the mills and their participation in

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the general stylistic and historical trends of the District. The house at 1700 Chesapeake was built by the caretaker for the cemetery in the late 19th-century and has been included because of its association with that resource. The boundaries' northwestern edge is determined by 18th Street NE north, as the land west of this intersection and north of East market Street was developed as a golf course in the 1920s and as a residential neighborhood in the 1930s.

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Charlottesville, Virginia**

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**PHOTOGRAPHIC DOCUMENTATION**

**Unless otherwise noted, all photographs are of:**

**Property:** Woolen Mills Village Historic District (VDHR File Number 002-1260)

**Location:** Charlottesville, Virginia

**Date of Photograph:** August 2009

**Photographer:** Lydia Mattice Brandt

**Digital images on file at the Department of Historic Resources in Richmond, Virginia.**

**1 of 12**

**View:** 1901 East Market Street, view of south-facing facade

**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0001.tif

**County:** Albemarle

**2 of 12**

**View:** Riverview Cemetery (1701 Chesapeake Street), view looking southwest

**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0002.tif

**3 of 12**

**View:** 1819 East Market Street (Woolen Mills Chapel), view of south-facing facade

**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0003.tif

**Photographer:** Bill Emory

**4 of 12**

**View:** 2100 East Market Street (the Charlottesville Woolen Mills), view looking southwest

**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0004.tif

**County:** Albemarle

**5 of 12**

**View:** Streetscape, East Market Street looking east from 1909 East Market Street

**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0005.tif

**County:** Albemarle

**6 of 12**

**View:** Streetscape, East Market Street looking west from 1604 East Market Street

**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0006.tif

**Photographer:** Bill Emory

**Date:** December 2007

**7 of 12**

**View:** 1729 Chesapeake Street, view of south-facing facade

**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0007.tif

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**8 of 12**  
**View:** 2000 Marchant Street (Marchant House), view of north-facing facade  
**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0008.tif  
**County:** Albemarle

**9 of 12**  
**View:** shed at 1606 East Market Street, view of east elevation  
**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0009.tif

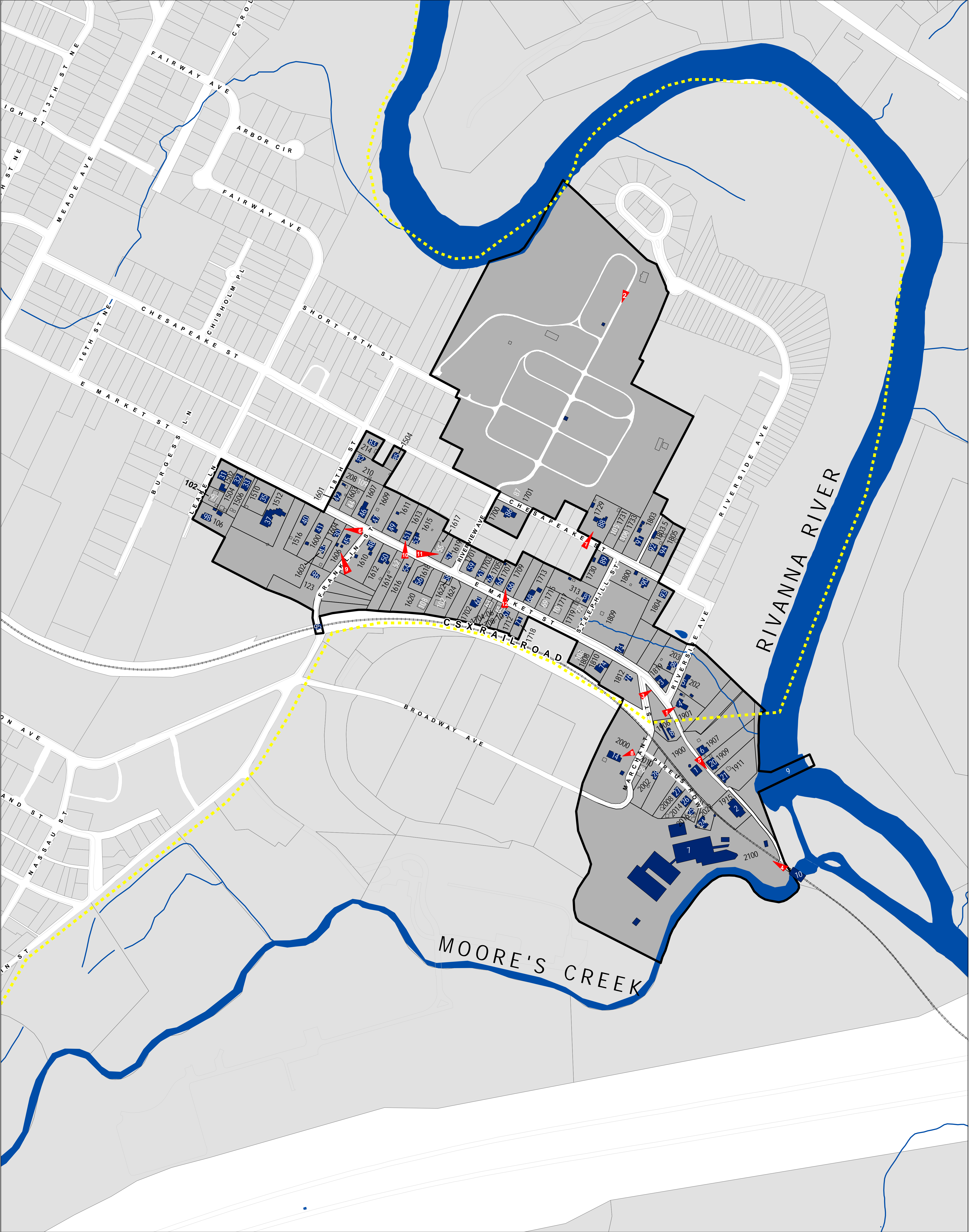
**10 of 12**  
**View:** 1613 East Market Street, view of south-facing facade  
**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0010.tif

**11 of 12**  
**View:** 1617 East Market Street, view of south-facing facade  
**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0011.tif

**12 of 12**  
**View:** 1709 East Market Street, view of south-facing facade  
**Filename:** VA\_AlbemarleCounty\_WoolenMillsVillageHD\_0012.tif



PROPOSED WOOLEN MILLS VILLAGE NATIONAL REGISTER HISTORIC DISTRICT  
AUGUST 2009







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## 6. WMNA rezoning request email from Bill Emory

Scala, Mary Joy

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**From:** bill emory <billemory@gmail.com>  
**Sent:** Monday, May 30, 2016 11:59 AM  
**To:** Council  
**Cc:** Planning Commission; Scala, Mary Joy; Rainey, Carrie; wmna-board; Margaret Maliszewski; Lydia Brandt  
**Subject:** Woolen Mills Conservation District petition  
**Attachments:** attachment A.pdf; attachment B.pdf; attachment C.pdf

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Memorial Day, May 30, 2016

Dear City Councilors,

The purpose of this letter is to seek your support for establishing a Historic Conservation Overlay District (CV) for a 60 acre portion of the Woolen Mills Neighborhood (that same portion which was listed on the National Register of Historic Places April 12, 2010).

For decades, the Woolen Mills Neighborhood has partnered with the City in an effort to retain the character of our community located in a bend of the Rivanna River at the foot of Monticello Mountain (a world heritage site). The Woolen Mills Village (both in Charlottesville and Albemarle County) contributes significantly to the architectural, archaeological, recreational, residential and historical offerings of our central Virginia region.

In 2006 the Virginia Department of Historic Resources (DHR) recommended that the Woolen Mills neighborhood contained a historic district potentially eligible for listing in the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). Neighborhood residents initiated a project through DHR with the generous support of the city and county, to pursue an architectural and historic building survey to document properties within the neighborhood that resulted in the listing of the Woolen Mills Village Historic District in the National Register of Historic Places and the Virginia Landmarks Register. The map of the Virginia/Federal historic designated area and the National Parks Service Registration Form are included as Attachment A.

While the historic places designations did provide welcomed recognition of the worthy status of our community, as well as limited tax credits for preservation and restoration of contributing properties, they do not provide a reliable, legal basis for the continued protection of the historic structures and character of the neighborhood. The CV offers a starting point in a progression toward a small area plan to address land use issues for the entire 268 acre Woolen Mills Neighborhood. Additionally, the CV would help to avoid the loss of affordable housing, the loss of historic resources and the out of scale residential development we have seen elsewhere in the City.

### **Community Engagement:**

The Woolen Mills Neighborhood Association meets monthly, the 2nd Monday at 7:00 p.m.. Discussion began at these meetings in September 2013 regarding the possibility of the neighborhood applying for a CV overlay. Minutes of the meetings are posted electronically at the WMNA webpage and physically at a bulletin Board in Meade Park. Subsequently, the WMNA Board approved a mailing to affected property owners to float a trial balloon about a CV. (February 2016, attachment B).

April 11, 2016. The WMNA hosted a community meeting with NDS Preservation and Design Planner Ms. Mary Joy Scala to educate residents on the pros and cons of a CV and to answer questions. The audio from this

meeting is posted on the Internet.

May 6, 2016, the WMNA mailed ballots to the 68 owners of the 80 parcels which would be affected by the proposed CV overlay. In the two weeks that followed, 72% (49) of the owners responded. Three voted "no", forty-six voted "yes". (Attachment C)

On the basis of the positive affected property owners response to this initiative the Woolen Mills Neighborhood Association petitions to create the Woolen Mills Village Historic Conservation District and seeks official city action and approval. This letter constitutes that formal application and request.

Best Regards,

Bill Emory (WMNA Board Secretary)  
1604 E Market ST Charlottesville VA 22902

*All cities contain areas, sites, or structures of architectural and/or historical interest or significance. Such structures and areas contribute to the particular uniqueness of each city and form an important part of that city's physical and cultural heritage which, if lost, cannot be replaced. The loss of its heritage deprives the city of its individuality. Unless means can be found to retain important structures and areas in urban areas, our communities face a future of historical and architectural sterility.—Historic Landmark Study, Charlottesville, Virginia, 1976*

p.s.- The petition is for the City portion of the NRHP "Woolen Mills Village" district, site #002-1260.



## Woolen Mills Neighborhood Association

February 13, 2016

Dear xxxx,

One of the pleasures of living in the Woolen Mills Neighborhood is its ambiance, daily being in the presence of the story told by our neighborhood's landscape and architecture.

The City of Charlottesville has a zoning tool available to help protect the unique built fabric of our neighborhood, the "Historic Conservation District" designation. The designation offers protection for the character of neighborhoods through a review process that addresses the construction of new buildings and substantial demolitions to existing houses. Currently, the sections of the city that have Conservation District designation are in the Martha Jefferson and Rugby Road neighborhoods. The Woolen Mills Neighborhood Association Board believes that the Woolen Mills would benefit from the protection offered by the Historic Conservation District designation.

Achieving additional zoning protection and design guideline benefits requires the support of landowners within the proposed Historic Conservation District. You have received this letter because your property is located in the area eligible for additional protection. If residents support the idea of a new Historic Conservation District within the Woolen Mills neighborhood, then the WMNA would request that the City Council establish the district.

This zoning protection can only be acquired if it is supported by affected homeowners. Information about Historic Conservation Districts is available on the WMNA website at:

<http://woolenmillsneighborhood.org/conservation-districts/>

We request that you consider the benefits and responsibilities of property ownership within a Historic Conservation District before we ask you to vote for your preference (pro or con for a Woolen Mills Village Historic Conservation District.) Your opinion counts!

Best regards,

Woolen Mills Neighborhood Association Board

P.S. We will host an informational meeting about this topic on 03/14/16 in the Woolen Mills Chapel from 7:00-9:00 PM. Please feel free to contact Bill Emory, WMNA secretary, with questions about this initiative: [billemory@gmail.com](mailto:billemory@gmail.com) 434-977-1243 804-462-9968



The teardown trend began nationally in 2002. Modest historic houses are scraped off lots and replaced with mega-mansions.

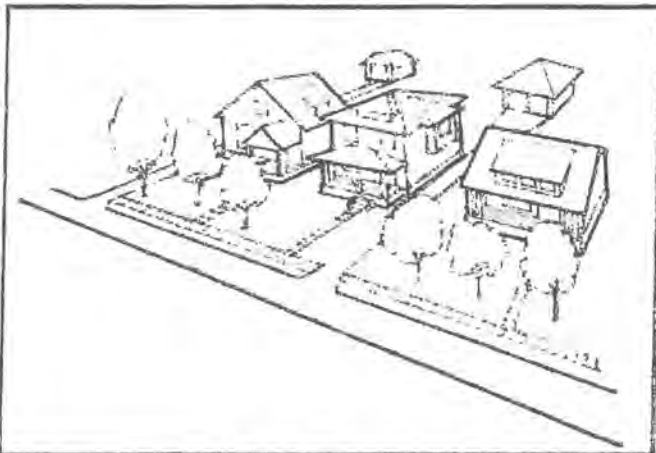
The teardowns cause the loss of historic architecture, but the phenomenon is also about community character, smart growth, affordable housing, environmental sustainability, economic and demographic shifts, and the ever-changing real estate market and housing preferences.

Community economic and social diversity is reduced as new over-scaled houses replace affordable homes.

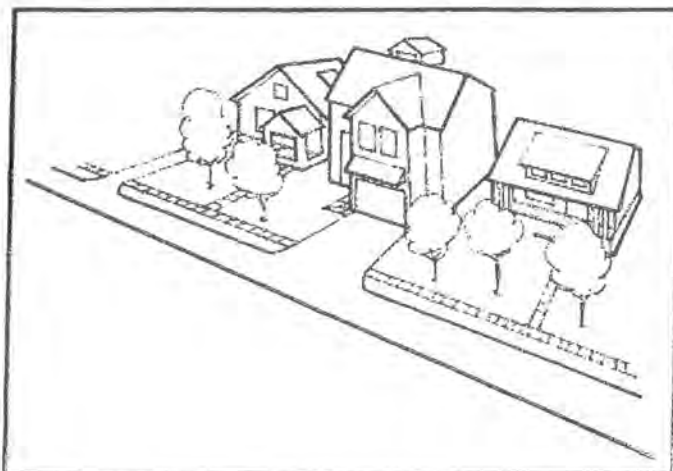
The existing zoning code in the Woolen Mills would allow the juxtaposition above. (to see it live visit Booker Street).



*620 and 624 Booker Street, Charlottesville, Virginia*



Voting for a Woolen Mills conservation district would discourage this before and after situation.



Lets have a neighborhood conversation, we believe in the necessity of a thorough study and understanding before we invite new rules and regs.

#### FAQS:

Q: Can I repaint my house optic yellow?

A: Yes.

Q: Can I build a modern architecture house on my empty lot?

A: Yes, modern style is encouraged.

Q: Can I replace my windows and doors with energy efficient "modern" windows and doors?

A: Yes

Q: How is this different from an Architectural Design Control (ADC) District?

A: (1) Unlike in an ADC District, where review is required of all exterior changes to existing buildings, in a Historic Conservation District no BAR approval is required for rehabilitations of an existing building, or for smaller additions and demolitions;

(2) The Historic Conservation District guidelines have been greatly condensed and simplified; and

(3) The residents of a Historic Conservation District help identify neighborhood features to be preserved.

## Woolen Mills Neighborhood Association

May 5, 2016

Dear XXXXX,

In February we wrote regarding the possibility of establishing a "Historic Conservation District" zoning overlay within a portion of the Woolen Mills neighborhood.

April 11, Mary Joy Scala, the City's Design and Preservation planner came to the Woolen Mills Chapel where she gave an overview of Conservation Districts and took questions from assembled neighbors.

It is time to vote! Please sign, date and mail the enclosed postcard.

Best regards,

P.S. A recording of Ms. Scala's presentation is available on the Internet.

<http://woolenmillsneighborhood.org/blog/historic-conservation-district-101/>

Unanswered questions? Send them to Ms. Scala [scala@charlottesville.org](mailto:scala@charlottesville.org) or call me.

Bill Emory (WMNA Board secretary)  
1604 E Market Street  
Charlottesville VA 22902  
434-977-1243, 804-462-9968(m)  
[billemory@gmail.com](mailto:billemory@gmail.com)

Dear Planning Commissioners, BAR and City Councilors,

As a property owner in the affected area

I support ☐

I do not support ☐

the establishment of a local conservation district overlay for the City portion (60 acres) of the Woolen Mills Village district listed on the National Register of Historic Places in April of 2010.

Name:

Parcel:

Property Address:

Signature and date:

Dear Planning Commissioners, BAR and Council,

As a property owner in the affected area

I support ☐

I do not support ☐

the establishment of a local conservation district overlay for the City portion (60 acres) of the Woolen Mills Village district listed on the National Register of Historic Places in April of 2010.

Name:

Parcel:

Property Address

Signature and date:

Dear Planning Commissioners, BAR and Council,

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Dear Planning Commissioners, BAR and Council,

As a property owner in the affected area

I support ☐

I do not support ☐

the establishment of a local conservation district overlay for the City portion (60 acres) of the Woolen Mills Village district listed on the National Register of Historic Places in April of 2010.

Name:

Parcel:

Property Address:

Signature and date:



parcel #	owner	property address	mailing address	address3	zipcode	response rec'd
55A118000	ACKERMAN, KARL D & JENNIFER G	1611 E MARKET ST	1611 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560123000	ADEBOYE, BOLANLE LABAKE	1810 E MARKET ST	1810 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A106000	ALEXANDER, JOHN & DIANE OBER, TRUSTEES	210 18TH ST NE	210 18TH ST NE	CHARLOTTESVILLE VA	22902	1
560119100	ALFELE, MATT	1704 E MARKET ST	1704 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A124100	ALLISON, SUSAN J	1705 E MARKET ST	1705 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560040A00	ANDERSON, JOHN N & ISOLINA G N	102 LEAKE LN	102 LEAKE LANE	CHARLOTTESVILLE VA	22902	1
55A122000	ARTHUR, PATRICK	1619 E MARKET ST	1619 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A115200	BALTIMORE, DAVID N	1603 E MARKET ST	605 MARSHALL CT	CHARLOTTESVILLE VA	22902	1
55A136000	BONNEY, HOLBROOK & K LEE WILLIS	1719 E MARKET ST	807 DRUID AVE	CHARLOTTESVILLE VA	22902	1
560113000	BURGESS LANE PROPERTIES INC	123 FRANKLIN ST	P O BOX 1054	CHARLOTTESVILLE VA	22902	1
55A116000	BURKE, MARY KATHERINE	1607 E MARKET ST	1607 EAST MARKET ST	CHARLOTTESVILLE VA	22902	1
55A148000	CATLIN, BEVERLY L & DIMITRA A COSTAN	202 RIVERSIDE AVE	202 RIVERSIDE AVENUE	CHARLOTTESVILLE VA	22902	1
560124000	CHESTER, KATHERINE A	1812 E MARKET ST	1812 E MARKET ST	CHARLOTTESVILLE VA	22902	1
560107000	CHILDRESS, CONNOR J M & MARIEL T	1516 E MARKET ST	1516 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560116100	Dee, Catherine Louise	1620 E MARKET ST	50 Pleasant ST	Marblehead MA	1945	1
55A107000	DIVEN, JOHN R	214 18TH ST NE	214 18TH STREET NE	CHARLOTTESVILLE VA	22902	1
560114000	DOMINICK, BETTY JO	1610 E MARKET ST	1610 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560110000	EMORY, WILLIAM H	1604 E MARKET ST	1604 E MARKET ST	CHARLOTTESVILLE VA	22902	1
560111000	EMORY, WILLIAM H	1602 E MARKET ST	1604 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A149000	FINK, JONATHAN H & ROBYN J	1901 E MARKET ST	1901 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A150000	FINK, JONATHAN H & ROBYN J	E MARKET ST	1901 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560041000	GARDNER, TAMARA L	106 LEAKE LN	106 LEAKE LANE	CHARLOTTESVILLE VA	22902	1
560114100	GELBURD, GREG S	1612 E MARKET ST	1612 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A134000	GIANAKOS, BRIDGIT ANN GATLIN	1730 CHESAPEAKE ST	1730 CHESAPEAKE STREET #A	CHARLOTTESVILLE VA	22902	1
55A090000	GIBSON, ROBERT R & SARAH B MCCONNELL	1803 CHESAPEAKE ST	1803 CHESAPEAKE STREET	CHARLOTTESVILLE VA	22902	1
560112000	GODDIN, CHARLES BURR	1606 E MARKET ST	511 MOSELEY DR	CHARLOTTESVILLE VA	22902	1
55A115100	HANES, ROBIN	208 18TH ST NE	1709 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A130000	HANES, ROBIN M	E MARKET ST	1709 E MARKET ST	CHARLOTTESVILLE VA	22902	1
55A130100	HANES, ROBIN M	1709 E MARKET ST	1709 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A124000	Hanson, Corrina B	1703 E MARKET ST	1703 E Market ST	CHARLOTTESVILLE VA	22902	1
55A138000	HART, JAMES G	1715 E MARKET ST	1715 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560040000	HURT, FLOYD W, JR, TRUST	1502 E MARKET ST	1213 WHITE HALL ROAD	KESWICK VA	22947	1
560123100	IVEY, JASON A & SACHI O	1808 E MARKET ST	1808 E MARKET ST	CHARLOTTESVILLE VA	22902	1
560119A00	JOHNSON, JUDY MARIE	1702 E MARKET ST	1702 E MARKET ST	CHARLOTTESVILLE VA	22902	1
560119000	JOHNSON, JUDY MARIE	1700 E MARKET ST	1702 E MARKET ST	CHARLOTTESVILLE VA	22902	1
560116200	KERNER, WILLIAM B JR	1620 E MARKET ST	1620 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A131000	LAMB, DOUGLAS E	1713 E MARKET ST	1713 EAST MARKET ST	CHARLOTTESVILLE VA	22902	1
560121000	LAPE, EMILY E	1718 E MARKET ST	1718 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A089100	LAWRENCE, FRANCIS M & EDITH C	1729 CHESAPEAKE ST	1729 CHESAPEAKE STREET	CHARLOTTESVILLE VA	22902	1
55A109000	LAWRENCE, FRANCIS MCQ & EDITH CATLIN	1504 CHESAPEAKE ST			22902	1
55A122100	LEWIS, EDWIN D & DONNA M	1617 E MARKET ST	1617 EAST MARKET ST	CHARLOTTESVILLE VA	22902	1
560114500	MORNINGSTAR DEVELOPMENT LLC	FRANKLIN ST	3101 SUGAR HILL LANE	CROZET VA	22932	1
55A121000	OPPENHEIMER, LEMUEL & JENNIFER	1615 E MARKET ST	1615 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560040100	PARMENTER, THOMAS A, JR	1504 E MARKET ST	1504 E MARKET ST	CHARLOTTESVILLE VA	22902	1
55A089200	PARRISH, HELEN P TR-FOR GOR LD TR	1731 CHESAPEAKE ST	1126 DRYDEN LANE	CHARLOTTESVILLE VA	22903	1
560119200	POTHOVEN, GARY K & DANIELLE M RACKE	1706 E MARKET ST	1706 E MARKET ST	CHARLOTTESVILLE VA	22902	1
55A143000	RAIFORD, HARRIET E & GILLIAN G M KYLES	203 RIVERSIDE AVE	203 RIVERSIDE AVENUE	CHARLOTTESVILLE VA	22902	1
55A141000	SCOTT, ADAM & JULIE MCGANNEY	1804 CHESAPEAKE ST	1804 CHESAPEAKE ST	CHARLOTTESVILLE VA	22902	1
55A117000	SCRUGGS, BETTY LOU & LUCIAN R JR	1609 E MARKET ST	1609 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A135000	SHULLAW, BRIAN C & SARA E	313 STEEPHILL ST	313 STEEPHILL STREET	CHARLOTTESVILLE VA	22902	1
560108000	SYME, PRESTON T JR & MICHELE MARTIN	1600 E MARKET ST	1600 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A115000	THOMPSON, BENJAMIN J & SUMMERLYN L	1601 E MARKET ST	1601 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A128000	VAN YAHRES, MICHEL & MARGARET F	1700 CHESAPEAKE ST	1700 CHESAPEAKE ST	CHARLOTTESVILLE VA	22902	1
560040300	VOISINET, ROGER L	1510 E MARKET ST	1907 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A089300	WANN, BEVERLY JEAN	1733 CHESAPEAKE ST	1733 CHESAPEAKE ST	CHARLOTTESVILLE VA	22902	1
55A144000	WOOLEN MILLS CHAPEL TR	E MARKET ST	1819 EAST MARKET ST	CHARLOTTESVILLE VA	22902	1
55A145000	WOOLEN MILLS CHAPEL TR	E MARKET ST	1819 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
55A146000	WOOLEN MILLS CHAPEL TR	1819 E MARKET ST	1819 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	1
560118000	ARNETTE, INOCH	1624 E MARKET ST	1624 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	0
55A125000	BALFREY, DAVID	1707 E MARKET ST	1707 E MARKET ST	CHARLOTTESVILLE VA	22902	0
560119300	C & T RENTALS LLC	1708 E MARKET ST	307 WEST RIO ROAD	CHARLOTTESVILLE VA	22903	0
560114300	FRANKLIN ST, LLC	FRANKLIN ST	1845 JAMES MONROE PKWY	CHARLOTTESVILLE VA	22902	0
560114400	FRANKLIN ST, LLC	FRANKLIN ST	1845 JAMES MONROE PKWY	CHARLOTTESVILLE VA	22902	0
560114200	FRANKLIN ST, LLC	FRANKLIN ST	1845 JAMES MONROE PKWY	CHARLOTTESVILLE VA	22902	0
560115000	GIBSON, NANCY W, TRUST	1614 E MARKET ST	5614 BROWNSVILLE ROAD	CHARLOTTESVILLE VA	22903	0
560115100	GIBSON, NANCY W, TRUST	1616 E MARKET ST	5614 BROWNSVILLE ROAD	CHARLOTTESVILLE VA	22903	0
55A120000	HARGROVE, CHRIS D & PATRICIA E HIDALGO	1613 E MARKET ST	1613 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	0
560040400	JABA TIMBERLAKE PLACE, LLC	1512 E MARKET ST	674 HILLSDALE DR STE 9	CHARLOTTESVILLE VA	22901	0
560109000	JABA TIMBERLAKE PLACE, LLC	1518 1620 E MARKET ST	674 HILLSDALE DR STE 9	CHARLOTTESVILLE VA	22901	0
560120000	LAVEZZO REAL ESTATE, LLC	1712 E MARKET ST	3990 FARRCROFT DR	FAIRFAX VA	22030	0
560040200	PARMENTER, THOMAS A SR & LAURA E	1506 E MARKET ST	1506 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	0
55A093000	PAYNE, WILLIAM E & PATRICIA S	1805 CHESAPEAKE ST	1805 CHESAPEAKE STREET	CHARLOTTESVILLE VA	22902	0
55A088000	RIVERVIEW CEMETERY CORPORATION	1701 CHESAPEAKE ST	1701 CHESAPEAKE STREET	CHARLOTTESVILLE VA	22902	0
55A137000	Sarver, Jonathan R	1717 E MARKET ST	1717 E Market ST	CHARLOTTESVILLE VA	22902	0
55A139000	SCHULTZ, LOUIS & LAURA C COVERT	1809 E MARKET ST	1809 EAST MARKET STREET	CHARLOTTESVILLE VA	22902	0
55A092000	SPENCER, CHARLOTTE C	1803-1/2 CHESAPEAKE ST	1803-1/2 CHESAPEAKE ST	CHARLOTTESVILLE VA	22902	0
55A140000	SPENCER, CLARENCE E JR & VIRGINIA L	1800 CHESAPEAKE ST	1800 CHESAPEAKE STREET	CHARLOTTESVILLE VA	22902	0
560119400	TUCKER, WILLIAM, III	1710 E MARKET ST	307 WEST RIO ROAD	CHARLOTTESVILLE VA	22901	0
55A123000	UMBERGER, BARRY EVERETT & DARA ECHOL	1701 E MARKET ST	1701 EAST MARKET ST	CHARLOTTESVILLE VA	22902	0
560116000	WELLS FARGO BANK, NA, ETAL	1618 E MARKET ST	Wells Fargo Bank PO Box 13519	Arlington TX	76094	0
560117000	WINTER, MARY P P & JOHN A W	1622 E MARKET ST	1015 DEER RUN DRIVE	EARLYSVILLE VA	22936	0