

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

HISTORIC NAME:

DATE/PERIOD:

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2 Stories

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

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Spring 1995

SOURCES: City Records

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

Pictorial History of Ch'ville and University of Virginia

Charlottesville

ARCHITECTURAL DESCRIPTION

this

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

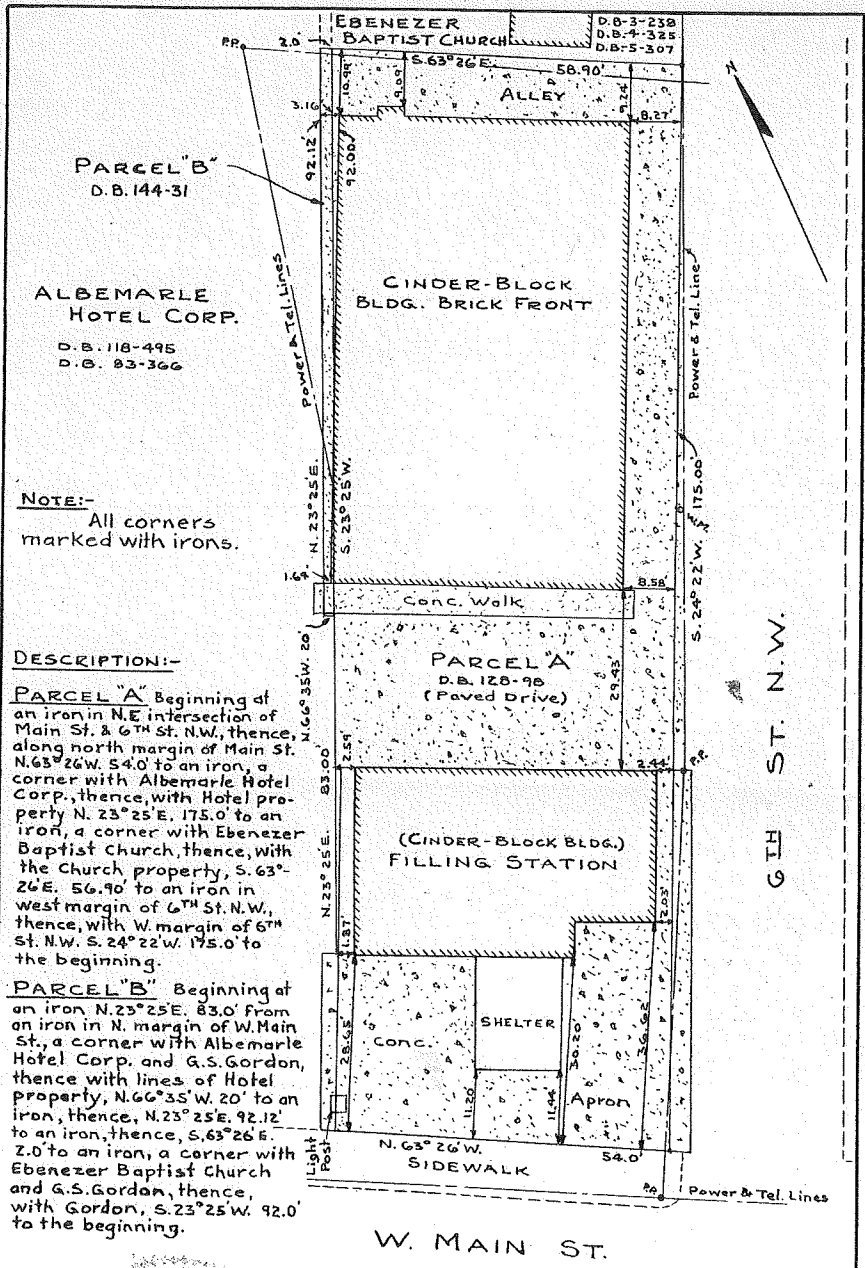
easement

HISTORICAL DESCRIPTION

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

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

32-171 P.S.



NOTE:-
All corners marked with irons.

DESCRIPTION:-

PARCEL "A" Beginning at an iron in N.E. intersection of Main St. & 6th St. N.W., thence, along north margin of Main St. N. 63° 26' W. 54.0' to an iron, a corner with Albemarle Hotel Corp., thence, with Hotel property N. 23° 25' E. 175.0' to an iron, a corner with Ebenezer Baptist Church, thence, with the Church property, S. 63° 26' E. 56.90' to an iron in west margin of 6th St. N.W., thence, with W. margin of 6th St. N.W. S. 24° 22' W. 175.0' to the beginning.

PARCEL "B" Beginning at an iron N. 23° 25' E. 83.0' from an iron in N. margin of W. Main St., a corner with Albemarle Hotel Corp. and G.S. Gordon, thence with lines of Hotel property, N. 66° 35' W. 20' to an iron, thence, N. 23° 25' E. 92.12' to an iron, thence, S. 63° 26' E. 2.0' to an iron, a corner with Ebenezer Baptist Church and G.S. Gordon, thence, with Gordon, S. 23° 25' W. 92.0' to the beginning.

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

FOR
G. S. GORDON

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

CERTIFIED TO BE A CORRECT PLAT

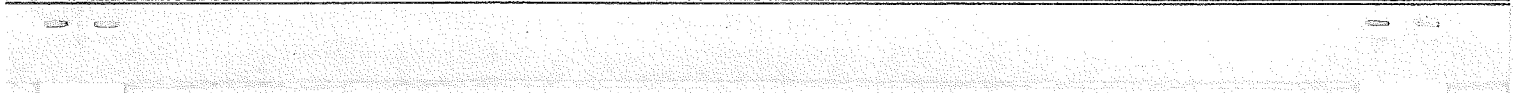
[Signature]

Lot A & B

2 32-171

LOT BK. SEC. SUB'D. WARD MAP

BUILDING PERMIT RECORD						
NUMBER	DATE	EST. COST	CERT. COST	ADD'L. APP. VALUE	ADD'L. ASSESSMENT	REMARKS
7012	1-16-63	\$ 5000 ⁰⁰	\$ 9 250.65	\$ 8300	Pay cleaning	225 - New cleaning - 1963
D4959	5-19-70	650	add nothing		addition	700 - Sash case
H 10022	5-28-70	new bilbo	add nothing			45.00 - Summer Reheater
						60.00
						65.00
						75.00
						60.00
REMARKS:					apls.	
2 story 540 sq ft building					#500 2nd	
Reviewed by Bureau of Assessors 1/60						
Full charge New addition added for 64						
REVIEWED BY ASSESSOR FOR 1975						



ACME VISIBLE CROZET VIRGINIA #86859-8

CITY OF CHARLOTTESVILLE REAL PROPERTY CARD

OWNER	WHITE <input checked="" type="checkbox"/>	COLORED	DATE	DEED BOOK	PLAT BOOK	CONSIDERATION	FINANCIAL RECORD
MICHELLE THOMAS J.						\$	
GORDON, GEORGE SHELDON				128-98			
WIT, Charles Wm & W.W. STEVENSON			12-26-61	229-378	144-33	70,000	2 Parcels
Brookland Land Company, Inc.			2-13-40	314-366		50,000	3 Parcels
Burch, Dan E & Esther C.			12-30-23	353-236	144-33	190,000	10 Parcels combined

VOID & FILE: NEW CARD MADE FOR 1995

NOTES: Corrected 1961 on lot
Parcel 32-169 combined here for 1994
P.S. PLAT IN FILE

OWNER'S MAILING ADDRESS
402 Park Street

BLOCK	SECTION	CURRENT ASSESSMENT				TOTAL CITY LEVIES	REASON FOR CHANGE OF ASSESSMENT
		VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE	RATE		
A&B P.I. DB 144 P33		5880	13710	19590	3.50	\$	
		5880	16200	22080	4.79		
		5940	16200	22140	4.79		

PROPERTY ADDRESS
01 W. Main at 6th St. 11111

CHECK 1 2 3 4

UNIVERSITY CLEANERS MAIN BUILDING CORRECTIONS

1 EXPENSIVE 2 GOOD 3 AVERAGE 4 PLAIN CHEAP USE: Bus CLASS _____

DWELLING APARTMENT _____ STORE _____ OFFICE

FACTORY WAREHOUSE SERV.STA. GARAGE EXEMPTED Remodeled 1963

STORY HEIGHT: ① 1½ 2 2½ 3 _____ ROOMS BUILT 1963 E. AGE _____ YR.

FOUNDATION: PIERS TIMBER CINDER BLOCK CONCRETE BRICK STONE A

WALLS FRAME: WOOD STEEL CONCRETE MASONRY MILL VENEER CB A

FACE: ASB SHINGLE COMP. W.SIDING COM. BRICK FACE CINDER BLOCK CONCRETE

STUCCO STONE T.COTTA METAL TRIM: PLAIN ORNAMENTAL

SASH: WOOD-METAL CASEMENT STORM

ROOF: FLAT GABLE HIP ARCHED STEEL DECK RAFTER SIZE: _____

MATERIAL: WOOD ASB. SHINGLE COMP. SLATE METAL TILE BUILT-UP INSULATED

DORMERS STAIRWAY FLOORED FINISHED ROOMS

FLOORS: EARTH SOFTWOOD HARDWOOD CONCRETE COVERING: Tile A

CEILINGS: WOOD PLASTER BOARD METAL FLOOR JOISTS: _____ A

FINISH AND CONSTRUCTION: SOFTWOOD HARDWOOD METAL PANEL A

PARTITIONS: WOOD PLASTER WALLBOARD MASONRY

FIXTURES: _____

HEATING: NONE STOVES F.FURN. H.AIR DUCTS STEAM HOT WATER RADIANT A

PLUMBING: NONE FULL BATHS 25 EXTRA LAV. FEW AVERAGE MANY A

LIGHTING: NONE OLD MODERN SUITABLE FEW AVERAGE MANY A

BASEMENT: OPEN PLASTERED PARTITIONED FLOOR DIRT WOOD CEMENT

GARAGE ATTACHED: CARS FINISHED ROOMS _____

SQ.FT. AREA OR % NONE

EQUIPMENT AND ACCESSORY SCHEDULE: EXTRA FIREPLACE \$ None C

TYPE: EXTERIOR INTERIOR SERVICES

SQ.FT. FLAT CHARGE

BUILDING DIMENSIONS							BUILDING VALUE			
SECTION	WIDTH	LENGTH	HEIGHT	SQ.FT.	CU.FT.	METHOD	TOTAL CORRECTIONS			
	43.7	48.7		2372		CHARLOTTESVILLE BOECKH MARSHALL	\$			
							BASE PRICE \$	\$		
							CURRENT INDEX	X	X	
							TOTAL BASE UNIT PRICE	\$	\$	
							2372 x 9.00			
PORCHES							SQ. OR CU. FT. BASE PRICE	\$	21348	
							FLAT CHARGES	\$		
							REPLACEMENT VALUE	\$	21348	
BASEMENT							DEPR. OR OBS. %	\$		
PERIMETER							SOUND VALUE	\$	50%	

OTHER IMPROVEMENTS	CONSTRUCTION	CONDITION	SIZE	SQ.FT	RATE
DETACHED GARAGE	Aspl. C.B. BK. 12 Rooms - 4 Baths	-	Steel - Raftered Jamb.		
1/2 Rd. Area	Plaster 1/2 Water Plaster	44 X 77	= 3328 @ 16% = 54208		50%
ADDITIONAL	Concrete Pl. Down 2 lanes	X 26 = 88088	with 0.		
TOTAL APPRAISED VALUE OF IMPROVEMENTS					

LAND VALUATION	FRONT	DEPTH	FACTOR	% TRI.	C.I.	ADJ. FT.	FR. FT. VALUE	
LOT NO. A	54	175					\$	
FRONT	54	65	.88			44.8	\$ 13,440	
REAR	110	54	.745			82.0	\$ 6,150	
9450' + 400'	LOT B 4 X 100					F.V.	\$ 200	
DEPTH TABLE: BUS. SEMI-BUS. IND. RES.							TOTAL LAND VALUE	\$ 19790
LAND ZONED: B-3							TOTAL APPRAISED LAND & IMPROVEMENTS VALUE	\$ 73,790
LAND	APPRaised \$ 19590	ASSESSED \$ 5880	64	APPRaised \$ 19590	ASSESSED \$ 5880	74	APPRaised \$ 19790	ASSESSED \$ 5940
IMPV.	\$ 45700	\$ 13710		\$ 54000	\$ 16200		\$ 54000	\$ 16200
TOTAL	\$ 65290	\$ 19590		\$ 73590	\$ 22080		\$ 73790	\$ 22140

LOT Lot. A & B BK SEC. SUB'D. WARD 2 MAP 32-171

CHECK				MAIN BUILDING										CORRECTIONS	
1	2	3	4	1 EXPENSIVE	2 GOOD	3 AVERAGE	4 PLAIN CHEAP	USE: <u>Bus</u>	CLASS			SQ.FT.	FLAT		
				DWELLING	APARTMENT	STORE	OFFICE								
				FACTORY	WAREHOUSE	SERV.S'A.	GARAGE	EXEMPTED	<u>Remodeled - 1963</u>			CU.FT.	CHARGES		
				STORY HEIGHT: <u>0 1 1/2</u> 2 2 1/2 3				ROOMS	BUILT <u>old</u>	E. AGE	YR.				
				FOUNDATION: PIERS				TIMBER	CINDER	BLOCK	CONCRETE	BRICK	STONE	A	
				WALLS FRAME: WOOD				STEEL	CONCRETE	MASONRY	MILL	VENEER		D	
				FACE: ASB SHINGLE COMP.				W.SIDING	COM	BRICK	FACE	CINDER	BLOCK	CONCRETE	E
				STUCCO				STONE	T.COTTA	METAL	TRIM: PLAIN	ORNAMENTAL			
				SASH: WOOD-METAL				CASEMENT	STORM						
				ROOF: <u>FLAT</u>				<u>GABLE</u>	HIP	ARCHED	STEEL	DECK	RAFTER SIZE:	B	
				MATERIAL: WOOD				ASB. SHINGLE	COMP.	SLATE	METAL	TILE	BUILT-UP	INSULATED	
				DORMERS				STAIRWAY	FLOORED	FINISHED	ROOMS				
				FLOORS: EARTH				SOFTWOOD	HARDWOOD	CONCRETE	COVERING: <u>tile</u>			A	
				CEILINGS: WOOD				PLASTER	BOARD	METAL	FLOOR JOISTS:			A	
				FINISH AND CONSTRUCTION: <u>SOFTWOOD</u>				HARDWOOD	METAL	PANEL				A	
				PARTITIONS: WOOD				PLASTER	WALLBOARD	MASONRY					
				FIXTURES:											
				HEATING: NONE				STOVES	F.FURN.	<u>W AIR DUCTS</u>	STEAM	HOT WATER	RADIANT	A	
				PLUMBING: NONE				FULL BATHS <u>27</u>	EXTRA LAV.	FEW	AVERAGE	MANY		A	
				LIGHTING: NONE				OLD	MODERN	SUITABLE	FEW	AVERAGE	MANY	A	
				BASEMENT: OPEN				PLASTERED	PARTITIONED	FLOOR: DIRT	WOOD	CEMENT		F	
				GARAGE ATTACHED: CARS				FINISHED	ROOMS						
				SQ.FT. AREA				OR % <u>NONE</u>							
				EQUIPMENT AND ACCESSORY SCHEDULE: EXTRA FIREPLACE \$ <u>500</u>										C	

BUILDING DIMENSIONS						BUILDING VALUE						
SECTION	WIDTH	LENGTH	HEIGHT	SQ.FT.	CU.FT.	METHOD	TOTAL CORRECTIONS					
	48.7	48.7		2372		CHARLOTTESVILLE "D" AVG. 13-12 MARSHALL BOECKH	\$					
							BASE PRICE \$	\$				
							CURRENT INDEX	X	X			
							TOTAL BASE UNIT PRICE	\$	\$			
							X					
PORCHES							SQ. OR CU.FT. BASE PRICE	\$				
							FLAT CHARGES	\$				
							REPLACEMENT VALUE	\$				
							DEPR. OR OBS. %	\$				
							SOUND VALUE	\$				
OTHER IMPROVEMENTS		CONSTRUCTION		CONDITION		SIZE	SQ.FT	RATE				
DETACHED GARAGE		<u>CB 3 APT BLDG USED AS STORAGE (SEE FILE)</u>		<u>3399 1/2 @ 16% = 54202</u>		<u>60%</u>				\$		
ADDITIONAL		<u>1224 - 2BR POR</u>								\$	21700	
TOTAL APPRAISED VALUE OF IMPROVEMENTS										\$	21700	
LAND VALUATION		FRONT	DEPTH	FACTOR	% TRI.	C.I.	ADJ.FT.	FR.FT.VALUE				
LOT NO. <u>137664</u>		<u>76</u>	<u>175</u>	<u>(plus REAR 518)</u>						\$	48200	
				<u>13,7664 @ 3.50 per ft</u>						\$		
DEPTH TABLE: <u>Bus.</u> SEMI.BUS. IND. RES.								TOTAL LAND VALUE		\$	48200	
LAND ZONED: <u>8-3</u>								TOTAL APPRAISED LAND & IMPROVEMENTS VALUE		\$	69900	
LAND	APPRaised	ASSESSED	APPRaised	ASSESSED	APPRaised	ASSESSED	APPRaised	ASSESSED				
	\$ 35140	\$ 10630	\$ 35140	\$ 34600	\$ 48200							
IMPV.	\$ 35600	\$ 10680	\$ 39300	\$ 39000	\$ 21700							
TOTAL	\$ 71040	\$ 21310	\$ 74440	\$ 73600	\$ 69900							
LOT	127118		BK.	SEC.	SUB'D.	WARD	MAP	20 111				



APPLICATION FOR BUILDING PERMIT

32-171

Charlottesville, Va. 4/22/77 1977
PERMIT NO. 16211

OWNER
NAME Charles Hurst
ADDRESS 1290 Seminole Trail
CITY

ARCHITECT ENGINEER
NAME

CONTRACTOR
NAME owner
ADDRESS

LEGAL DESCRIPTION
LOCATION W. Main
BETWEEN 6th St. NW AND 7th St. NW
LOT NO. A+B BLOCK

PLAN REVIEW
APPROVED REFUSED
BZA CASE NO.
ZONING DISTRICT B-3 INSPECTOR

DATE 4-26-77 BLDG. INSPECTOR RW Pace
Elec. & water disconnected
Demolish dry cleaning building
Must have verification of gas

DATE PLMG. INSPECTOR
DATE ELECT. INSPECTOR

DESCRIPTION OF WORK
Demolish building and haul away trash

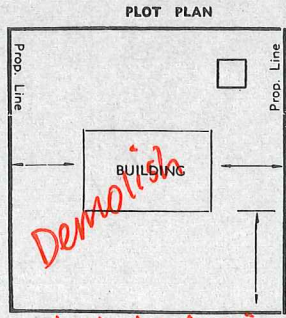
CLASS OF WORK O-24-MC-P
USE OF BUILDING Dry Cleaners
NUMBER ROOMS BATHS
NUMBER OF FLOORS
TYPE OF HEAT

DATE ENGINEERING
DATE PLANNING
DATE TRAFFIC
DATE ASSESSOR

SEWERS—It is the responsibility of the applicant to insure that the Building will be placed at such elevation as to comply with the applicable ordinance regarding connection to the City's Sewer System.

ESTIMATED TOTAL PHYSICAL VALUE \$ FEE \$ 5.00
ADJUST. FEE \$

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building & building construction.
Owner or Agent W.B. Townsend
SIGNATURE



COMPLETE 12-2-77
BUILDING REMOVED

601 West Main Street

Tax Map 32 Parcel 171

Current Owner: Main Street West LLC, leased to Shenanigans and others

.....

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

32-171 ✓

#692

46 x 175 = 12,625
B-3

601 W. Main & 107 6th NW

- 403-424 Wade L. Crawford ^{Pl 4, BOPCO} 22901 1979 plat 403-426 part → City
- " " 1978 390-309
- 390-179 " 1977 390-182
- 381-206 ^{Tx} Chas W Hunt & Stuart F Cowley 1976
- 353-236 Don E & Ethel C. Bwah 1973 plat 144-33
- 314-366 Georgetown Land Co, Inc 1970
- 229-378 Chas W Hunt & W W Stevenson 1961 "
- 128-98 Geo Sheldon Gordon ^{©1946?}
- Thos J Moline

2-5

concrete found, underblock walls, flat metal roof
"old"

1959 plat shows underblock filling sta on front of lot
¹⁹⁶³ ~~dry~~ dry cleaning plant on front of lot ~~etc~~ (adaptive use of ser sta)
rear bldg - shop & apte -

12 rooms, 4 baths, 2-5, 3 apte - med w storage in '70's

steel rafters & joists

brick found, concrete blk walls, flat metal roof, pine floors
"good bldg"

1977 - dry cleaning bldg dem

32-169 combined of this 1974 ^{22' x 22' 6"} (stage on west)

107 6th NW

128-98 ~~lot~~ heirs of Emily, Hewson Michie (da 1735 - 184-170) →
1946 Geo Sheldon Gordon #19,500

lot of mpts at NW corner W Main & 6th, 54' x 175'
same as 53-407

subject to lease to std oil co of filling sta on property.
"Brick workshop in rear rented to Robt Howler"

53-407 J E & Annie E Gleason → Mrs Emily H. Michie #19,000

1926 lot at NW corner W Main & 6th

(no mention bldgs)

same as 53-408

53-408 est of J. C. Chancellor → J E Gleason #13,000

1923²³ lot at NW cor. . . .

same as 20-469, 1907

2-5

CB of brick (stretchers) facade on 6th & brick corner piers
flat roof, pl parapet, set off on 6th lay shallow
corbelled architrave; slopes \rightarrow W

corbelled brick stringcourse all around (3 courses)
& 1 proj course at windowsill level

7 irreg spaced bays at each level, not matching

1st - 3 ^{12/4 people} ent doors w transoms, 3 garage doors, infilled window

2nd - 7 12-l ind-sash wind

plastered band above stringcourse, prob once had some

Main St rd -

2nd level - 5 = bays, but some of windows are smaller
than sd for 4-l ind casement

1st - 3 huge 12-l ind wind, 1 pr 4-l case, ent wind

^(N) rear - 6 bays, some ~~ind~~ wind infilled, shorter 2nd level
at chin rear W

W rd - 7 bays, essentially

most 1st infilled

2nd casement & 12-l, some glass brick,

1 band 4 double-sash

~~brick~~

	6th	Main	W	N
2nd	ind			
1st				