

Architectural And Historic Survey



Identification

STREET ADDRESS: 310 Avon Street

MAP & PARCEL: 58-123

CENSUS TRACT AND BLOCK:

PRESENT ZONING: M-1

ORIGINAL OWNER: The Enterprise Mills & Construction Co.

ORIGINAL USE: Lumber Mill

PRESENT USE: Lumber Mill

PRESENT OWNER: Better Living, Inc.

ADDRESS: 310 Avon Street
Ch'ville, VA 22901

HISTORIC NAME:

DATE / PERIOD: 1891,

STYLE: Vernacular

HEIGHT (to cornice) OR STORIES: 2½ storeys

DIMENSIONS AND LAND AREA: 77,036 sq. ft.

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Summer 1982

SOURCES: City/County Records

Sanborn Map Co. - 1896, 1907, 1920

The Daily Progress, Ch'ville Bicentennial Edition

4/13/62

ARCHITECTURAL DESCRIPTION

The old Charlottesville Lumber Company mill building at the corner of Avon and South Streets is two storeys tall with a central clerestorey section extending almost the full length of the building. It is set on a low foundation. Originally, the walls were weatherboarded and the building was twelve bays wide with double-sash, 6-over-6 light windows at the second level, and six warehouse doors each two bays wide, at the first. Windows were irregular spaced on the north end. Those at the first level were 9-over-9 light. There was an entrance door in the center of the second level at the north end. The medium-pitched gable roof was covered with composition roll roofing and had projecting eaves and verges and exposed rafter ends. At some point, the frame walls were replaced (not simply faced) with cinderblock. The facade is now six bays wide with a pair of metal casement windows with a transom, flanked by glass-bricked panels, in each bay at the second level. The second-storey door at the north end has been removed, and there are panels of glass brick in place of windows. The roof is now covered with composition shingles and has close eaves and verges. (The cinderblock walls were probably built outside the frame ones, which were then removed). The 8-bay clerestorey has not been quite so much altered. Its walls are now covered with some type of composition shingles, and its roof with standing-seam metal. It retains its 6-over-6 light windows, matching a sign covers the entire facade of the clerestorey, however. A 2-storey, flat-roofed, weatherboarded building on Avon Street just south of this one was connected to it by a second-storey bridge c. 1900. Its walls have also been replaced with cinderblock and the passageway under the bridge enclosed. A one-storey building at the rear of the lot, on Sixth Street, has a similar clerestorey, but the Sanborn maps indicate that it may have been added a quarter century after it was built. Its mustard-color weatherboarded walls have been faced with cinderblock only on the Sixth Street elevation. A shed and loading dock cover the other side. The building has a low-pitched gable roof. This clerestorey extends to the ends of the original building, which has been extended to the south in several stages. Its walls are covered with weatherboarding and its low-pitched gable roof, with standing-seam metal. It is 24 bays long, with 9-light casement windows.

HISTORICAL DESCRIPTION

The Enterprise Mills and Construction Co. purchased this entire block in 1891 (City DB 2-392). According to tax records and the 1896 Sanborn Map, the mill and the building south of it were constructed immediately. The property reverted to the seller in 1894, however, and after changing hands several times in two years, was purchased by L. W. Graves and W. C. Graves of Charlottesville Lumber Company in 1896 (DB 6-337, 7-187). This firm is said to have been founded several years earlier and so may be the same as one of the earlier firms to occupy the buildings. Charlottesville Lumber Company was incorporated in 1924 and in 1945 purchased the property from L. W. Graves estate (DB 119-270). The firm also did building construction and was the contractor (and in some cases also the designer) for a number of major buildings including McGuffey School, the McIntire Library, First Baptist Church (1905), First Methodist Church, and the Faculty Apartments. The name of the firm was changed to "Better Living, Inc." in 1968.

58-123 ✓

77,036

M-1

#444

310
~~200~~ Avon St

Charter Book
15 pp 86-93 Better Living, Inc. 1968

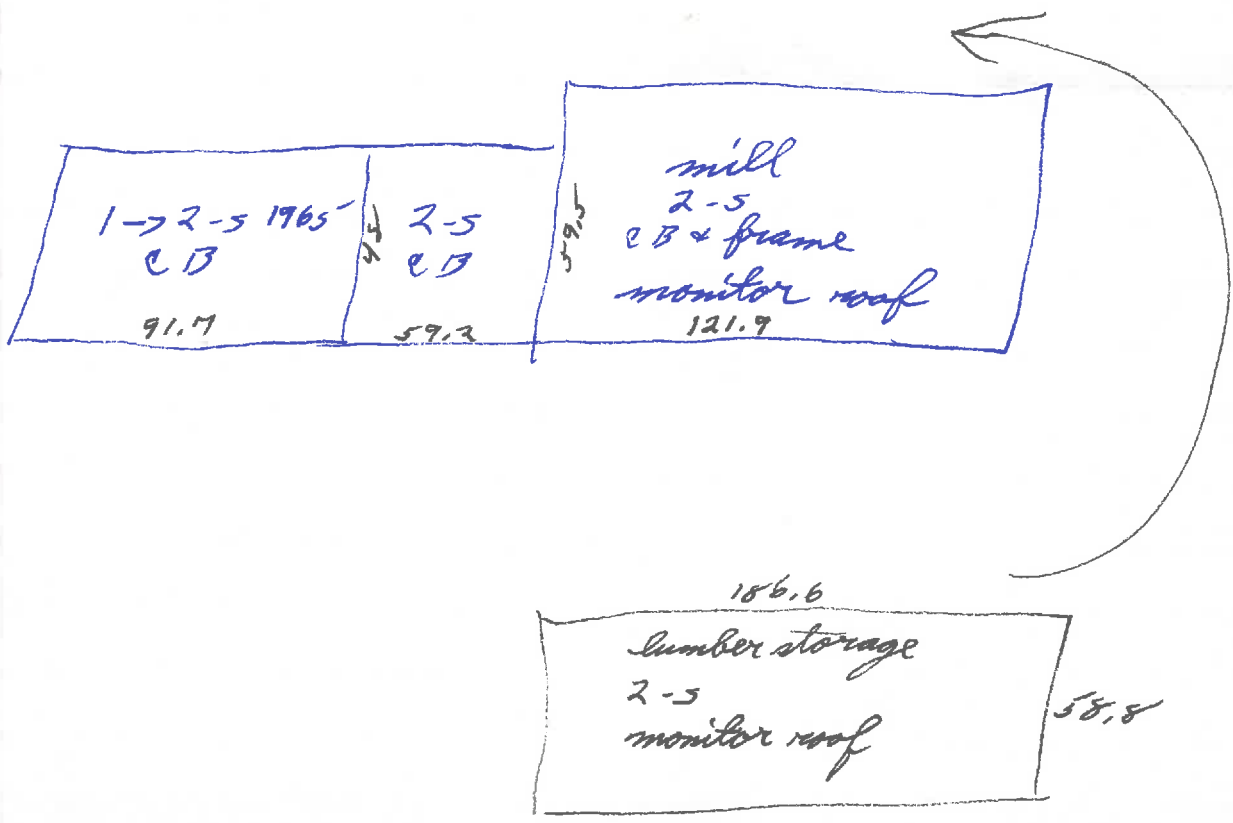
Chio Lumber Co 1961
119-270 "

ACOB 92.72 L W Graves

plat 229-27 new survey

WB 96 - 92.75

2 storages
conc blk found, stucco, comp shingle gable & flat



Ch'v Lumber founded by L W Bravels in 1890

log 4/13/62, Bus. & Ind. p 11

Es

founded 1893 by L. W. Bravels ^(Lumber) at present location

W. R. Parksdale (millwork) & J. E. Harrison (contractor) came 1895 & joined firm 1909

Incorporated 1924

built M^e Guffey Sch

M^e Intire Lab

1st Bays

1st meth

Faculty Dyts

Neel Dyts

several frats

91 Belmont map - not there

310 Avon St

119-270 John S. Graves, exec. L W Graves est -> Ch'ville Lumber Co, Inc #60,000
3/15/1945

- (1) tract bounded by Avon St (formerly Mont. Ave), South St, & Old Scottville Rd, Levy Ave
- (2) tract bounded by ~~Mont Rd~~ Mont Rd & Avon on W, Lyman St on N, Goodman St on E, & alley & lots on S; leased to Ch'v Lumber by Graves for many years sale authorized by Graves's will (~~WB~~ WB 4-422, 1942)

WB
4-422

an officer & large stockholder in Ch'v Lumber Co
no clue as to purchase date of land

~~WB~~
~~4-422~~

9-21 J M Scott, trustee for M^{rs} Clure Scott -> L W Graves
6/1/1898 Lot 6 Block 4 Belmont
on west side Levy Ave, 30' x 126

7-187 Daniel Harmon, trustee -> L W Graves & W C Graves partners
6/12/1896 as the Ch'ville Lumber Co at auction #3675

same as 6-343, 10/29/1895, Belmont Construction Co ->
Daniel Harmon, Trustee Deed of Trust
Block 2 Belmont, bounded by South St, Scottville Rd,
Levy Ave, & Monticello Ave
w/ bldgs & imple & machinery

6-343

(H. G. Wier) Belmont Construction Co. in debt to Ch'v Land Co (L. A. Mason)
same as 6-
w/ all bldgs etc

6-337 Daniel Harmon, Commr, Chi'o Land Co, Mary D & John Z

10/23/1895 Holliday, Leaks & H B Willis → Belmont Construction Co

Block 2

of all bldgs, impts, & machinery in bldg.

Chancery cause of Chi'o Land Co vs Enterprise Mills & Construction Co, et

1894 → Chi'o Land Co → ^{7/1894} Holliday & Willis ^{5/1895} Belmont Construction Co

deed of trust 5-117

2-392 ^{the} Chi'o Land Co → The Enterprise Mills & Construction Co

8/1/1891 land near lower depot of C & O

Block 2 of Belmont plat A CDB

P. 396 Enterprise: Lot Davis, C W Loomis

ACD
9/2/78

Ch' or Lumber

1891	nl			
1892, 94	1st Enterprise Mill Co	Block 2	$2000 + 800 = 1000?$ $2000 + 8000 = 10,000$	for Ch' or Land Co
1895, 96	"	"	$1000 + 2000 = 3000$	"
ID				
1896	Belmont Const Co	B 2 l 32	$1000 + 2000 = 3000$	for D Harmon ^{Company}
1897, 98	LW & WC Brown	Block 2	$1000 + 2000 = 3000$	for D Harmon Tr
1917	LW Brown	Planing Mill - Block 2 - W side north	$4000 + 7000 = 11,000$	
	" "	#218 north side	$200 + 700 = 900$	
1921, 25	" "	Planing Mill	$5000 + 6500 = 11,500$	
1926, 28, 30	" "	" " " side down	" + 6900 = 10000 + machinery	
1931, 32, 34	" "	" "	" + 8500 = 13,500	
1935, 36, 39, 40 th	" "	" "	" + 8000 = 13,000	

Ownership

Taxes

18

Ch'ville Land Co.



8/1891

Enterprise Mills



1894

Ch'ville Land Co.



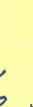
7/1894

Holliday & Willis



9/1895

Belmont Construction



6/1896

Ch'ville Lumber Co.

clerestory to ends

flush wooden siding, comp. shing.

9-l windows, —-bay (N window at very end)

WB & B+B walls, roll roofing

→ correct - #250, #385

Ch' & Lumber

now

cinderblock

2-5 + clerestory

med-pitched bellcast gable roof, close eaves & verges, ~~some~~ shingle
N end; 3 bay, glass bricks 1st & 2nd, 6

4-l 3rd, per center bay, hinged?, 0 surrounds
W side: covered by 2-5 flat-roofed CB wing, conts outside,
E " : 6 bays but not inside

1st level: garage door each bay (2 3 ~~to~~ closed)
w/ ^{5m high} glass brick window bed

2nd level: new □ ^{casement & transom} flanked by glass brick windows
1 warehouse door 2nd level, 2nd fl 5

clerestory: med gable, ave eaves & verges, 55m
ash shingle walk?

does not come to N or S end bldg anymore
sign covers E

6/6 windows, 8-bay

now mill & ext 2nd fl

CB walks replaced frame; they're gone



1917 picture clerestory weatherboarded, otherwise same as now

bldg same size & proportions as now
weatherboarded

roof has gable, eaves & verges, roll roofing, no cornice

12 bays wide, 6/6 = clerestory

5 irreg spaced garage doors at 1st level

N end appears 17 irreg bays wide (check picture 1962 Album at ACHS)

center 2nd storey door w/ steps 1-fl above fr E

2nd & 3rd " windows match facade, 1st 9/9

1st

some sort of 5 addn

other bldg:

± 5 + clerestory
mustard weatherboarding
roof black rolled roofing (or metal?), ~~low~~ gable, close eaves
clerestory
stand:

clerestory to ends of bldg
some weatherboarding
~~low~~ gable roof, exposed rafter ends, red 55m
9-1 windows, prob casement, plain trim
#s 24 bar

N end - sliding warehouse door
window or door on landing to clerestory closed
7 N bays, then

W side faced w/ CB, 12 + ^{beyond clerestory} 33 bays sep by 8 ft
E side covered by shed, loading dock

W - 24 bays, 1 closed, some diff spacing, indicates bldg ~~at~~
extended several times

building east of Avon St, south of RR

1 tracks

10-bay clerestory, 1 window at very end
mustard

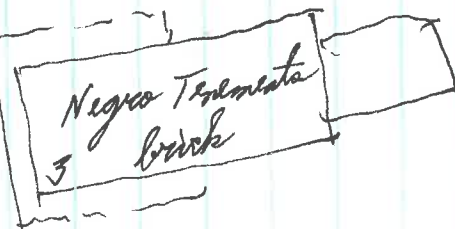
board & batten ends

flank WB or plywood clerestory?

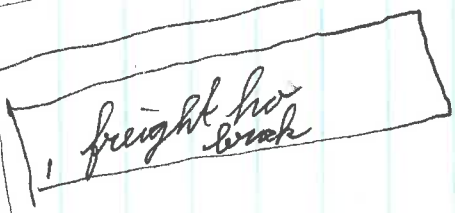
clerestory to ends of bldg

comp shingle roof

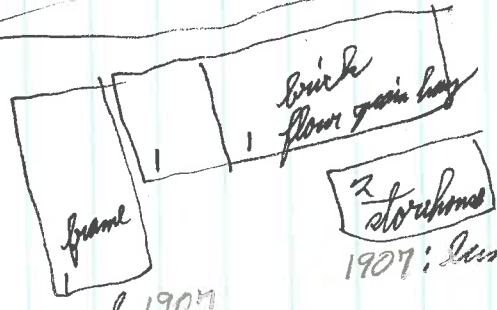
9-l casement (?) in clerestory



1905 same bldg
Bldg mat. warehouse
also 2/20



still there 1907
gone 2/20?



was in cl 1907

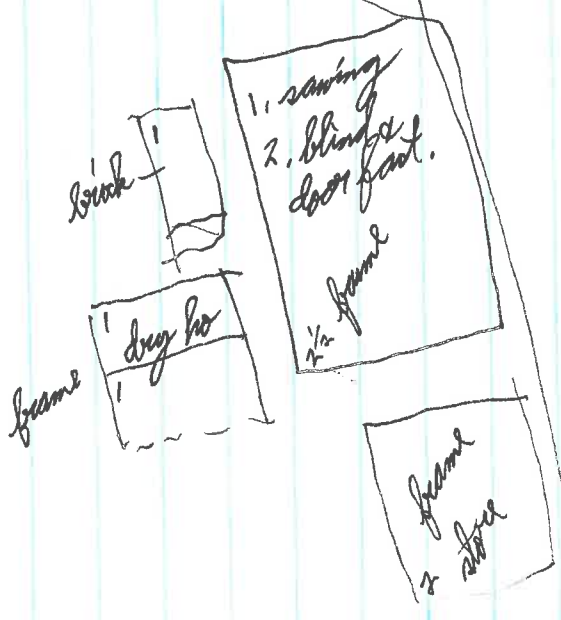
1907: lunch

1-5 frame lumber shed 1907
2/1920 says to be moved with

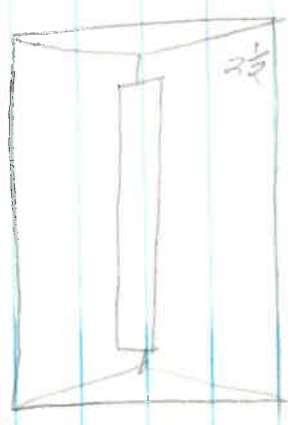
Scottville Rd

South St

Ch's Lumber Co



other bldg there
but not of raised
1907 center



1. planing
243 mach. & bench work

1906 Prigg

same size & w/ 5 wing, but frame

1907 2/20 Sanborn

Ch² & Lumber: frame

same 2/20

bridge to 2-5 warehouse with
other bldg there, no cloistering
all 3 are frame

